

CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT

**DATE:** August 23, 2011

**TO:** Robert Baldwin, City Manager *Robert Baldwin*

**VIA:** Robert Daniels, Director

**FROM:** Corinne Lajoie, AICP, Principal Planner *CLajoie*

**SUBJECT:** **VA24-11:** The applicant, Peter T. Moore is requesting a Variance to reduce the perimeter landscape screening and buffer surrounding outdoor storage on a property located at 2711 SW 36 Street.

**VARIANCE:**

To reduce the perimeter landscape screening and buffer surrounding outdoor storage on a property. Section 115-50(76).

**PROPERTY INFORMATION:**

**EXISTING ZONING:** Industrial, Research, Office, Marine – Airport Approach (IROM-AA)

**LAND USE DESIGNATION:** Industrial

**OVERLAY DISTRICTS:** Westside Master Plan Study Area – Sub Area 3 Marine Mile

This property is located west of the airport and has an existing building that the applicant will utilize. The property was previously occupied by a contractor who does sign erection. The applicant will be locating an established landscape business on the site. Property at the south east corner of SW 36 Street and SW 26 Terrace, as well as the property to the north is owned by Broward County and is known as Plat 7.

On November 23, 2010, the City Commission approved the creation of IROM-AA zoning district. This district was created to allow industrial properties located west of the airport to have outdoor storage, provided adequate landscape buffering is provided to screen the storage from public view, including the following:

- Ten (10) foot wide landscape buffer;
- Five (5) foot high meandering or winding berm along the front property line;
- Three (3) foot high meandering or winding berm on the side and rear property lines;
- The berm shall have a continuous hedge screen with a minimum height of three (3) feet on top of the berm; and
- Trees planted every 40 linear feet.

The applicant is providing:

- New landscaping in and around the parking located in front of the building along SW 36 Street;
- Retaining the chain link fence that encloses the outdoor storage area;
- A portion of the fence along the south and west has metal slats that provide a visual barrier will be retained;
- Removal of an old concrete drive adjacent to SW 36 Street and replace with sod;

- A 14' interior buffer along the south property, adjacent to fuel pumps;
- An approximately 13' swale along SW 26 Terrace exists and will remain;
- A 10' interior buffer along north property line in the north east corner of the property;
- Storage of landscape materials in pots (container storage) along north property line to serve as storage for the applicant and a landscape buffer to the property owner to the north;
- 5' landscape buffer provided at interior edge of driveway pavement to fence line in south east corner of property.

On last visit by staff to the site, trash was located in the south west corner of the property adjacent to SW 36 Street. The applicant has indicated that the trash will be removed. In the same corner of the property there is a dead Royal Palm which staff has requested the applicant remove. The chain link fence and slats exist on the site today and currently has graffiti on the east property, adjacent to SW 26 Terrace. Staff has requested that graffiti be removed and the fence be maintained graffiti free.

The subject property is located within Study Area 2, Marina Mile of the Westside Master Plan (WMP). The future use map in the WMP identifies this subarea as Commercial Employment; however one of the top priorities outlined for this subarea is to provide landscape screening and business retention.

The applicant plans to expand the office space in the future. If the expansion is less than 1,000 s.f. site plan approval is not needed. If the expansion is greater than 1,000 square feet but less than 20,000 square feet then the site plan would be presented to the Planning and Zoning Board for approval. If the expansion is more than 20,000 square feet, the site plan would be presented to the City Commission for approval.

**CITY COMMISSION PREVIOUS ACTION:**

On November 23, 2010, the City Commission approved the creation of IROM-AA zoning district.

**STAFF RECOMMENDATION:**

Approval provided the applicant does the following:

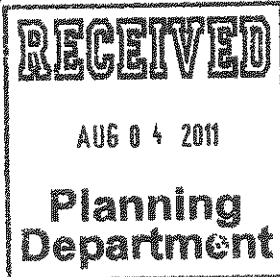
- 1) Provide new landscaping in and around the parking located in front of the building along SW 36 Street as shown on plans;
- 2) Retain the chain link fence that encloses the outdoor storage area;
- 3) Remove an old concrete drive adjacent to SW 36 Street and replace with sod;
- 4) Maintain the approximately 13' swale along SW 26 Terrace that exists today;
- 5) Storage of landscape materials in pots (container storage) along north property line is required to serve as storage for the applicant and a landscape buffer to the property owner to the north;
- 6) Remove trash at the southwest corner of the property adjacent to SW 36 Street;
- 7) Remove the dead Royal Palm located at the southwest corner of the property adjacent to SW 36 Street; and
- 8) The entire fence and slats must be maintained and free from graffiti.



City of Dania Beach, Florida  
Department of Community Development  
Planning and Zoning Division  
(954) 924-6805 X3643

### General Development Application

- Administrative Variance
- Assignment of Flex/Reserve Units
- Land Use Amendment
- Plat
- Plat Delegation Request
- Rezoning
- Site Plan
- Special Exception
- Trafficway Waiver
- Variance
- Roadway Vacation
- Other: \_\_\_\_\_



Date Rec'd: 8/4/2011  
Petition No.: VA-24/11

**THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS.** Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City's Building Department. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 2711 SW 36<sup>th</sup> Street

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: \_\_\_\_\_

Folio Number(s): See attached Legal Description: \_\_\_\_\_

Applicant Consultant/Legal Representative (circle one) \_\_\_\_\_

Address of Applicant: 2200 N. 30<sup>th</sup> Road, Hollywood, FL 33021

Business Telephone: 954.431.1111 Mobile: 954.856.3232 Fax: 954.433.1111

E-mail address: Peter@LSLMgt.com

Name of Property Owner: Ravenswood LLC

Address of Property Owner: 7646 Hawks Landing Dr., West Palm Beach, FL 33412

Business Telephone: 954.850.6487 Home: \_\_\_\_\_ Email: wyvern007@aol.com

**Explanation of Request: Reduction of Perimeter Screening/Buffering on the West, North and East Sides**  
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: \_\_\_\_\_ Gross Acreage: 5.0 +/- Prop. Square Footage: 217,800 +/-

Existing Use: Trailer Storage Yard Proposed Use: Commercial Landscape Business – Offices/Shop/Yard

Is property owned individually, by a corporation, or a joint venture? Corporation

Landlord / Owner

HEHEHE, LLC & Ravenswood LLC,

Tenant:

Lukes-Sawgrass Landscape

Address & Folio #s:

3500 SW 26 TER  
DANIA BEACH 33312  
504220350010

SW 26 TER  
DANIA BEACH 33312  
504220000540  
504220000561

2711 SW 36 ST  
DANIA BEACH 33312  
504220230010

2741 SW 36 ST  
DANIA BEACH 33312  
504220000421

Building Size:

+/- 7,200 Rentable Square Feet (RSF).

Proposed Premises:

+/- 5 acres RSF, approximately.

I understand that all approvals automatically expire within 12 months of City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Land Development Code.

Peter T Moore  
Applicant/Owner signature

Peter T. Moore  
Print Name

August 1, 2011  
Date

**APPLICANT, CONSULTANT, OR LEGAL REPRESENTATIVE NOTARIZED SIGNATURE**

Sworn to and subscribed before me  
This 2nd day of Aug 2011

Applicant/Consultant/Representative:

Signature: Peter T Moore

Date: 8/2/2011

PETER T. MOORE  
(Print Name)

Hildy Eby  
Sign Name of Notary Public  
State of ( )

Hildy Eby  
Print Name of Notary

2200 N. 30th AVENUE, HOLLYWOOD, FL 33021  
Street Address, City, State and Zip Code

954.433.1111 - 954.433.1111  
Telephone No. & Fax No.



**INDIVIDUAL OWNER NOTARIZED SIGNATURE:**

This is to certify that I am the fee simple owner of subject lands described above and that I have authorized (Applicant/Consultant/Representative) \_\_\_\_\_ to make and file the aforesaid application.

Sworn to and subscribed before me  
This \_\_\_ day of \_\_\_\_\_ 20\_\_

Owner: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Sign Name of Notary Public  
State of ( )

(Print Name)

Print Name of Notary

Street Address, City, State and Zip Code

Commission Expires: \_\_\_\_\_  
Seal:

Telephone No. & Fax No.



August 2, 2011

City of Dania Beach, Florida

Department of Community Development  
Planning and Zoning Division  
100 West Dania Beach Boulevard  
Dania beach, FL 33004

**RE: Lukes-Sawgrass Landscape  
General Development Application – Variance Request – 2711 SW 36<sup>th</sup> Street Property**

Dear Board Members;

Lukes-Sawgrass Landscape is in the process of securing a long-term lease for the building and 5.0 acre site located at 2711 SW 36<sup>th</sup> Street, Dania Beach Florida. We have reached a point in our negotiations with the Owner/Landlord where there is a very high likelihood a lease agreement will be signed within the next 30 days.

We are excited about the Dania Beach facility - our plan is to close the current facilities in Hollywood and Boca Raton and consolidate the operations to Dania Beach during the 1<sup>st</sup> quarter of 2012. We employ more than 370 employees. 200 employees commute directly from their homes to customer sites/locations around the tri-county area daily and approximately 170 employees will work out of the Dania Beach facility every day. 145 arriving and traveling to and from various commercial sites/locations in the local area and the remaining 25 will be working daily in the office, shop and yard.

A significant amount of rehabilitation work is required to bring the building and property in to compliance with current Building/Life Safety code as well as make the office areas, shop and yard compliant and suitable for commercial landscape business operations. The initial budget to do this rehabilitation is in excess of \$220,000 and we plan to spend an additional \$50,000 to \$100,000 over the next 12 to 18 months to expand offices and add a training/conference room. Our Architect and General Contractor are working in close concert with the appropriate Dania Beach departments to make all this happen.

2200 N. 30th Road Hollywood, FL 33021

P: 877-LUKES NOW P: 954-431-1111 F: 954-433-1111 • [www.LukesSawgrass.com](http://www.LukesSawgrass.com)

As part of all good business development activities, we need to control our costs and operate within a reasonable budget and make sure the economics of a project make sense. We need to spend our resources wisely and add the greatest value we can to this venture. This is why we are turning to the Commissioners of City of Dania Beach and asking for your approval on the attached Variance Request.

We respectfully request the City of Dania Beach grant Lukes-Sawgrass Landscape a variance to reduce the Perimeter Screening/Buffering requirement. With the exception of the front of the facility, there is a substantial amount of natural landscape buffering material on the East, North and West sides of the property. In addition to the abundant natural screening that currently exists, the property is completely fenced by with 8' high fencing with the exception of approximately 150' of 6' chain link fencing on the front left side of the property. An 8' stockade fence runs along the entire length of the West side of the property and an 8' high chain link fence surrounds the remaining sides. The chain link fence on the South (front) and East side of the property has vertical privacy slats that provide additional screening. Please see the attached landscape site plan and photographs. The South (front) portion of the property will be screened and buffered in accordance with City requirements as depicted on the attached landscape plan.

Please consider:

- The current extensive natural screening
- Existing stockade fence and chain link fence with privacy slats
- Lukes-Sawgrass Landscape will fill gaps as required
- Additional cost impact to comply - \$35,000 +/-
- Beautification of the South (front) elevation and Building (paint/signage)
- Location, neighbors and flight path
- Extensive facility and yard rehab we are undertaking on this project
- Economic impact of our business/employees to the area

Thank you for your consideration and we look forward to your favorable review.

Sincerely,

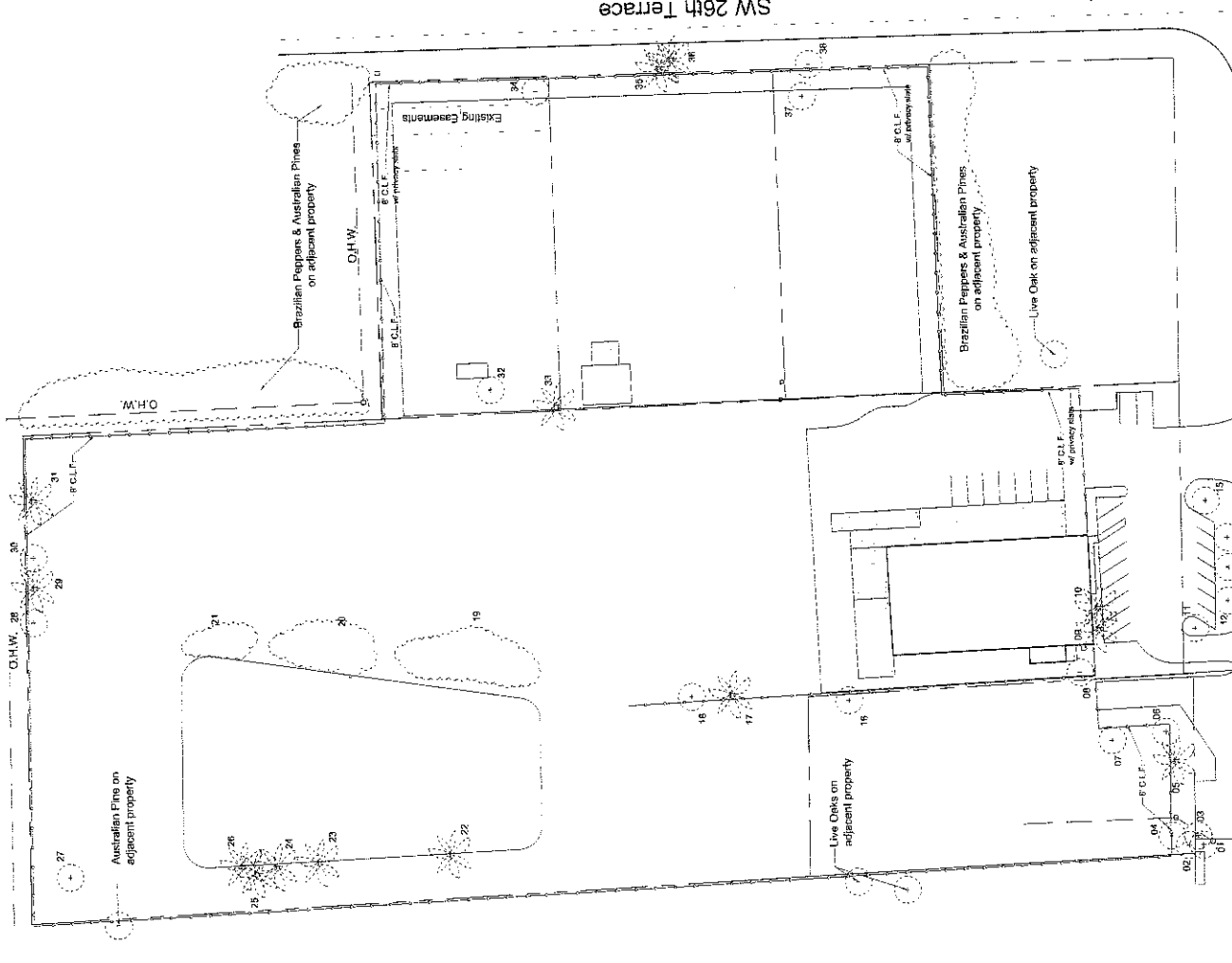
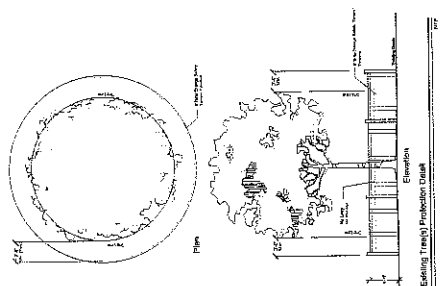
**LUKES-SAWGRASS LANDSCAPE**



Peter T. Moore  
Vice President

#	Species	Native	DBH	Canopy Cover (sq ft)	Cond.	Specimen Tree	\$ Value (if Specimen)	Disposition
01	Quercus virginiana / Live Oak	X	8"	290	Fair			Remain
02	Quercus virginiana / Live Oak	X	8"	290	Fair			Remain
03	Quercus virginiana / Live Oak	X	6"	290	Fair		\$1800	Remain
04	Quercus virginiana / Live Oak	X	20"	780	Good			Remain
05	Sabal palmetto / Cabbage Palm	X	10"	250	Good			Remain
06	Bursera simarubra / Gumbo Limbo Tree	X	3"	150	Fair			Remain
07	Mangifera indica / Mango	X	36"	420	Good		\$850	Remain
08	Swietenia mahogany / Mahogany	X	300	Good				Remain
09	Washingtonia robusta / Washington Palm	X	250	Good				Remain
10	Washingtonia robusta / Washington Palm	X	12"	250	Good			Remain
11	Quercus virginiana / Live Oak	X	7"	290	Good			Remain
12	Quercus virginiana / Live Oak	X	7"	290	Good			Remain
13	Quercus virginiana / Live Oak	X	7"	290	Good			Remain
14	Quercus virginiana / Live Oak	X	7"	290	Good			Remain
15	Quercus virginiana / Live Oak	X	6"	800	Fair			Remain
16	Platanus sp. / Sycamore	X	6"	250	Good			Remain
17	Sabal palmetto / Cabbage Palm	X	6"	250	Good			Remain
18	Casuarina spp. / Australian Pine	X	6"	650	Fair			Remain
19	Casuarina spp. / Australian Pine	X	6"	1370	Good			Remain
20	Casuarina spp. / Australian Pine	X	6"	1370	Good			Remain
21	Casuarina spp. / Australian Pine	X	6"	450	Good		\$1854	Remain
22	Royaltonia elata / Florida Royal Palm	X	20"	450	Good		\$1854	Remain
23	Royaltonia elata / Florida Royal Palm	X	20"	450	Good		\$1854	Remain
24	Royaltonia elata / Florida Royal Palm	X	20"	450	Good		\$1854	Remain
25	Royaltonia elata / Florida Royal Palm	X	20"	450	Good		\$1854	Remain
26	Royaltonia elata / Florida Royal Palm	X	20"	450	Good		\$1854	Remain
27	Casuarina spp. / Australian Pine	X	17"	250	Fair			Remain
28	Casuarina spp. / Australian Pine	X	6"	250	Good			Remain
29	Sabal palmetto / Cabbage Palm	X	10"	250	Good			Remain
30	Ficus aurea / Strangler Fig	X	12"	450	Good			Remain
31	Sabal palmetto / Cabbage Palm	X	10"	250	Good			Remain
32	Quercus virginiana / Live Oak	X	12"	450	Good		\$3840	Remain
33	Sabal palmetto / Cabbage Palm	X	10"	250	Good			Remain
34	Quercus virginiana / Live Oak	X	48"	1250	Good			Remain
35	Sabal palmetto / Cabbage Palm	X	10"	250	Good			Remain
36	Sabal palmetto / Cabbage Palm	X	10"	250	Good			Remain
37	Quercus virginiana / Live Oak	X	10"	1015	Good		\$3840	Remain
38	Quercus virginiana / Live Oak	X	60"	1015	Good		\$4600	Remain

**Tree Evaluations**  
 1. Tree to be retained  
 2. Tree to be removed  
 3. Tree to be removed if it is a specimen tree  
 4. Tree to be removed if it is a specimen tree and it is a specimen tree  
 5. Tree to be removed if it is a specimen tree and it is a specimen tree  
 6. Tree to be removed if it is a specimen tree and it is a specimen tree  
 7. Tree to be removed if it is a specimen tree and it is a specimen tree  
 8. Tree to be removed if it is a specimen tree and it is a specimen tree  
 9. Tree to be removed if it is a specimen tree and it is a specimen tree  
 10. Tree to be removed if it is a specimen tree and it is a specimen tree  
 11. Tree to be removed if it is a specimen tree and it is a specimen tree  
 12. Tree to be removed if it is a specimen tree and it is a specimen tree  
 13. Tree to be removed if it is a specimen tree and it is a specimen tree  
 14. Tree to be removed if it is a specimen tree and it is a specimen tree  
 15. Tree to be removed if it is a specimen tree and it is a specimen tree  
 16. Tree to be removed if it is a specimen tree and it is a specimen tree  
 17. Tree to be removed if it is a specimen tree and it is a specimen tree  
 18. Tree to be removed if it is a specimen tree and it is a specimen tree  
 19. Tree to be removed if it is a specimen tree and it is a specimen tree  
 20. Tree to be removed if it is a specimen tree and it is a specimen tree  
 21. Tree to be removed if it is a specimen tree and it is a specimen tree  
 22. Tree to be removed if it is a specimen tree and it is a specimen tree  
 23. Tree to be removed if it is a specimen tree and it is a specimen tree  
 24. Tree to be removed if it is a specimen tree and it is a specimen tree  
 25. Tree to be removed if it is a specimen tree and it is a specimen tree  
 26. Tree to be removed if it is a specimen tree and it is a specimen tree  
 27. Tree to be removed if it is a specimen tree and it is a specimen tree  
 28. Tree to be removed if it is a specimen tree and it is a specimen tree  
 29. Tree to be removed if it is a specimen tree and it is a specimen tree  
 30. Tree to be removed if it is a specimen tree and it is a specimen tree  
 31. Tree to be removed if it is a specimen tree and it is a specimen tree  
 32. Tree to be removed if it is a specimen tree and it is a specimen tree  
 33. Tree to be removed if it is a specimen tree and it is a specimen tree  
 34. Tree to be removed if it is a specimen tree and it is a specimen tree  
 35. Tree to be removed if it is a specimen tree and it is a specimen tree  
 36. Tree to be removed if it is a specimen tree and it is a specimen tree  
 37. Tree to be removed if it is a specimen tree and it is a specimen tree  
 38. Tree to be removed if it is a specimen tree and it is a specimen tree





**PLANT LIST**

Code	Qty	Botanical Name / Common Name	Height	Notes
DR	1	Common name / Use Only	7' Min	
SR	5	Substrate / Container Size	18" Min	
TR	1	Trunk / Spacing	13' Min	
FR	1	Foliage / Spacing	13' Min	
BR	1	Branch / Spacing	13' Min	
CR	1	Canopy / Spacing	13' Min	
GR	1	Ground / Spacing	13' Min	
WR	1	Water / Spacing	13' Min	
PR	1	Plant / Spacing	13' Min	
OR	1	Other / Spacing	13' Min	
UR	1	Unknown / Spacing	13' Min	

**EXISTING TREES & PALMS** (Refer to Tree Survey for number reported)

Code	Qty	Botanical Name / Common Name	Height	Notes
DR	1	Common name / Use Only	7' Min	
SR	5	Substrate / Container Size	18" Min	
TR	1	Trunk / Spacing	13' Min	
FR	1	Foliage / Spacing	13' Min	
BR	1	Branch / Spacing	13' Min	
CR	1	Canopy / Spacing	13' Min	
GR	1	Ground / Spacing	13' Min	
WR	1	Water / Spacing	13' Min	
PR	1	Plant / Spacing	13' Min	
OR	1	Other / Spacing	13' Min	
UR	1	Unknown / Spacing	13' Min	

**ACCENTS / SHRUBS / GROUND COVERS**

Code	Qty	Botanical Name / Common Name	Height	Notes
DR	1	Common name / Use Only	7' Min	
SR	5	Substrate / Container Size	18" Min	
TR	1	Trunk / Spacing	13' Min	
FR	1	Foliage / Spacing	13' Min	
BR	1	Branch / Spacing	13' Min	
CR	1	Canopy / Spacing	13' Min	
GR	1	Ground / Spacing	13' Min	
WR	1	Water / Spacing	13' Min	
PR	1	Plant / Spacing	13' Min	
OR	1	Other / Spacing	13' Min	
UR	1	Unknown / Spacing	13' Min	

**MODEL SPECIES**

Code	Qty	Botanical Name / Common Name	Height	Notes
DR	1	Common name / Use Only	7' Min	
SR	5	Substrate / Container Size	18" Min	
TR	1	Trunk / Spacing	13' Min	
FR	1	Foliage / Spacing	13' Min	
BR	1	Branch / Spacing	13' Min	
CR	1	Canopy / Spacing	13' Min	
GR	1	Ground / Spacing	13' Min	
WR	1	Water / Spacing	13' Min	
PR	1	Plant / Spacing	13' Min	
OR	1	Other / Spacing	13' Min	
UR	1	Unknown / Spacing	13' Min	

**NOTES:**

1. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

2. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

3. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

4. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

5. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

6. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

7. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

8. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

9. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

10. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

**GENERAL PLANTING REQUIREMENTS**

1. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

2. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

3. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

4. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

5. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

6. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

7. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

8. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

9. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

10. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

**SPECIAL INSTRUCTIONS**

1. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

2. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

3. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

4. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

5. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

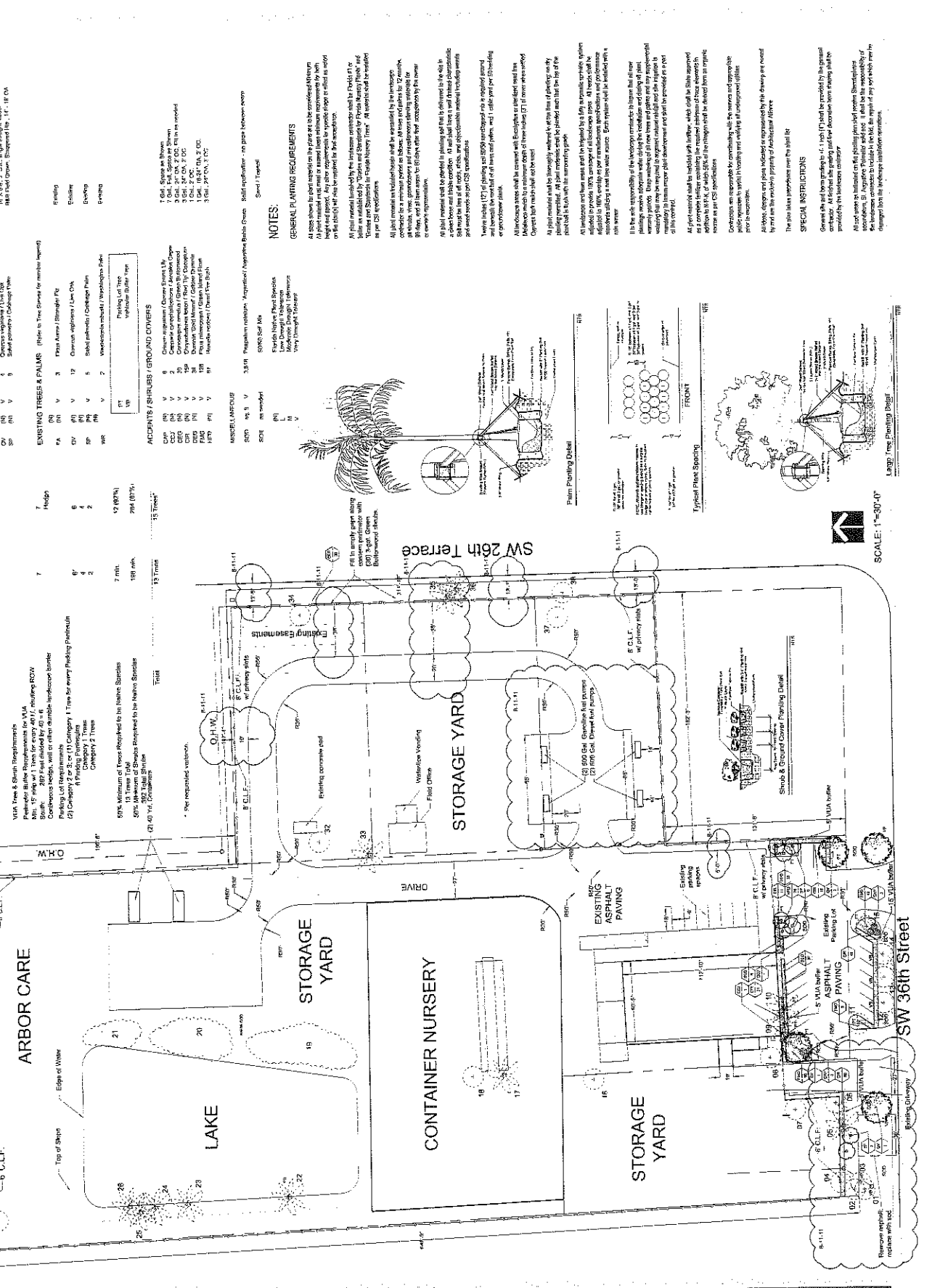
6. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

7. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

8. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

9. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.

10. All plant material shall be provided by the contractor and shall be delivered to the site in accordance with the specifications.



**VA-24-11**

**NOTICE OF PUBLIC HEARING  
CITY OF DANIA BEACH**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Commission, on Tuesday, August 23, 2011, or as soon thereafter as possible in the Dania Beach City Commission Room, Administrative Center, 100 West Dania Beach Blvd., Dania Beach, Florida 33004, for the purpose of hearing any comments which might be made to the following request.

VA-24-11 - Variance request by Peter T. Moore, Vice President of Lukes-Sawgrass Landscaping, from the Dania Beach Unified Land Development Code (ULDC) Part 1, Article 115, Section 115-50 "Conditions of Use" #76, to reduce the perimeter landscape screening and buffer surrounding an outdoor storage use on property located at 2711 SW 36th Street, Dania Beach Florida.

Property is legally described as Parcel A of the "Safety Plat", Plat Book 112, Page 28

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED BY LUKES-SAWGRASS LANDSCAPING FROM SECTION 115-50 "CONDITIONS OF USE" #76, OF THE UNIFIED LAND DEVELOPMENT CODE FOR PROPERTY LOCATED AT 2711 SW 36TH STREET, IN THE CITY OF DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed request(s) are available for viewing in the Community Development Department, 100 West Dania Beach Blvd., Dania Beach, Florida between the hours of 8:00 a.m. and 4:00 p.m., Monday - Friday please call (954) 924-6805 x3645 for more information. Interested parties may appear at the public hearing and be heard with respect to the proposed petition.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 W. Dania Beach Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Please be advised that if a person decides to appeal any decision made by the Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide or prepare such record pursuant to I.S. 286.0105

Lou Ann Patellaro  
Building and Planning Operations  
Mgr

August 12, 2011

**SUN SENTINEL PROOF**

Customer: CITY OF DANIA

Contact: LOU ANN PATELLARO Phone: 2165790300

Ad Number: 14017823

Insert Dates: 08/12 2011

SE - CROSS: 720, 11/2011 BBERG HEAVYWEIGHT PAPER - SIZE: 11 X 17.5

Printed By: CH21 Date: 08/08/2011

Price: 199.40

Signature of Approval: \_\_\_\_\_ Date: \_\_\_\_\_