



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: August 23, 2011

TO: Robert Baldwin, City Manager

VIA: Robert Daniels, Director *Robert Baldwin*

FROM: Corinne Lajoie, AICP, Principal Planner *C. A. Lajoie*

SUBJECT: **SP-31-10** - The applicant, Downtown Dania Beach Development, LLC., is requesting a one (1) year extension of previously approved design variations and site plan for a 7-story hotel located at 48 South Federal Highway.

DESIGN VARIATIONS:

1. To provide 0' setback on south property line; code required a 10' setback, per Section 21.14(a) (2).
2. To allow a 2' setback from Federal Highway; code requires a 25' setback, per Section 21.14(a) (1).
3. To allow a 0' building recess; code requires a 15' recess on street frontage (east and west) and a 30' recess on sides (north and south), per Section 21.14(b)(2).
4. Provide 149 parking spaces, code required 159, per Section 21.20.

SITE PLAN:

To allow the construction of a 7-story, 120 room hotel.

PROPERTY INFORMATION:

| | |
|-----------------------|--------------------------------------|
| EXISTING ZONING: | City Center (CC) |
| PREVIOUS ZONING: | Transit Oriented Development (TOD) |
| LAND USE DESIGNATION: | Regional Activity Center (RAC) |
| OVERLAY DISTRICT: | Community Redevelopment Agency (CRA) |

The applicant is requesting a one (1) year extension of the previously approved design variations and site plan. The site plan is for the construction of a 120 room hotel. This hotel is considered to be Phase 3 of the City Center Project, which includes the new parking garage and library in Phases 1 and 2.

This property is located in the City Center district neighborhood of the CRA Redevelopment Plan. CRA Director supported the original approvals and is recommending approval of the extension request.

CITY COMMISSION PREVIOUS ACTION:

On July 27, 2010, the City Commission approved the design variations and site plan with conditions.

On May 12, 2009, the City Commission approved Ordinance No. 2009-006 allowing for design variations to the zoning code within the Community Redevelopment Agency Redevelopment Plan area consistent with the adopted Redevelopment Plan.

On September 22, 2009, the City Commission granted special exception approval for the assignment of 180 hotel rooms to the applicant for a period of three (3) years.

STAFF RECOMMENDATION:

Approval.



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: _____

Petition No.: SP-31/10 EXT.

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: Dania Beach Indigo Hotel Project Site -
 48 South Federal Highway, Dania Beach, Florida 33304

Lot(s): 11/12/13/14/15/16 Block: 22 Subdivision: TOWN OF DANIA

Recorded Plat Name: _____

Folio Number(s): 504234-01-3280 Legal Description: TOWN OF DANIA

Applicant/Consultant/ Legal Representative (circle one) Hank Thomas

Address of Applicant: 501 SE 2nd Street, Apartment 1104, Fort Lauderdale, Florida 33301

Business Telephone: 561 400 8578 Home: _____ Fax: 954-337-0910

E-mail address: hank@thegreenhilldevelopmentcompany.com

Name of Property Owner: Griffin Ranches LLC

Address of Property Owner: 3001 W. HALLMIDALE BCH BLVD; #300; PEMBROKE PARK, FL 33009

Business Telephone: 954-981-1154 Home: _____ Fax: 954-964-7875

Explanation of Request: Need Extension of Site Plan approval for Dania Beach Indigo Hotel for one (1) year to July 27, 2012.

For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: Commercial Building Proposed Use: Indigo Hotel
 Is property owned individually, by a corporation, or a joint venture? An LLC

CORPORATION NOTARIZED SIGNATURE:

This is to certify that the below referenced corporation is the owner of subject lands described above and that I, as a duly authorized officer, have authorized (Applicant/Consultant/Representative) _____ to make and file the aforesaid application.

Sworn to and subscribed before me

Corporation Name:

This 27 day of July 2011

Griffin Ranches Dev. LLC,

Signature: _____

Date: 7/27/2011

SAM JAZAYRI
(Print Name)

MGR
(Print Title)

[Signature]
Sign Name of Notary Public
State of (FLORIDA)

LESLIE Y POBLETE
Print Name of Notary

3001 W. HALLANDALE BCH BLVD ; #300 ; PEMBROKE
Street Address, City, State and Zip Code PARK FL 33009

Commission Expires: _____
Seal:  _____
Leslie Y. Poblete
Commission # EE044792
Expires: NOV. 23, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

954 981 1154 ; F 954 964 7875
Telephone No. & Fax No.

JOINT VENTURE/PARTNERSHIP NOTARIZED SIGNATURE:

This is to certify that the below referenced that the duly authorized persons are the owners of subject lands described above and that all partners have authorized (Applicant/Consultant/Representative) _____ to make and file the aforesaid application.

Sworn to and subscribed before me

This _____ day of _____ 20__

Signature: _____

Date: _____

(Print Name)**

Sign Name of Notary Public
State of (_____)

Print Name of Notary

Street Address, City, State and Zip Code

Commission Expires: _____
Seal: _____

Telephone No. & Fax No.

****Each partner must sign. Attach duplicate sheets as required.**

I understand that all approvals automatically expire within 12 months of City Commission approval, or pursuant to the expiration timeframe listed in Part 5 of the Land Development Code.

[Signature]
Applicant/Owner signature

HANK THOMAS
Print Name

July 26, 2011
Date

APPLICANT, CONSULTANT, OR LEGAL REPRESENTATIVE NOTARIZED SIGNATURE

Sworn to and subscribed before me
This 26th day of JULY 2011

Applicant/Consultant/Representative:

Signature: [Signature]
Date: July 26, 2011
HANK THOMAS
(Print Name)

[Signature]
Sign Name of Notary Public
State of (FLORIDA)

LESLIE Y POBLETE
Print Name of Notary

501 SF 2nd St. Fort Lauderdale
Street Address, City, State and Zip Code FL 33301

Commission Expires: NOTARY PUBLIC-STATE OF FLORIDA
Seal: Leslie Y. Poblete 561-400-8578/954-337-0910
Commission # EE044792 Telephone No. & Fax No.
Expires: NOV. 23, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

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: _____
(Print Name)

Sign Name of Notary Public
State of ()

Print Name of Notary

Street Address, City, State and Zip Code

Commission Expires: _____
Seal:

Telephone No. & Fax No.

RESOLUTION NO. 2010-112

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN REQUEST (SP-31-10) SUBMITTED BY SAM JAZAYRI, REPRESENTATIVE FOR DOWNTOWN DANIA BEACH DEVELOPMENT, LLC, AND THE PROPERTY OWNER, GRIFFIN RANCHES DEVELOPMENT LLC, FOR PROPERTY LOCATED AT 48 SOUTH FEDERAL HIGHWAY IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 8.4, Article 1, Chapter 8, of the Code of Ordinances of the City of Dania Beach, Florida, states that a site plan is required as a condition to the issuance of a building permit; and

WHEREAS, Sam Jazayri, representative for Downtown Dania Beach Development, LLC, and the property owner, Griffin Ranches Development LLC, is requesting site plan approval to allow construction of a 7 story, 120 room hotel in the City of Dania Beach; and

WHEREAS, the Planning and Zoning Board on July 21, 2010, recommended that the City Commission grant the site plan request (SP-31-10), based upon the criteria set forth in Section 8.4, Article 1, Chapter 8, of the Code of Ordinances of the City of Dania Beach;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That that certain application (SP-31-10) for site plan approval, a copy of which is attached and made a part of this Resolution as Exhibit "A" is approved with the following design variations and site plan conditions:

DESIGN VARIATIONS:

1. To provide 0' setback on south property line; code requires a 10' setback, per Section 21.14(a) (2).
2. To allow a 2' setback from Federal Highway; code requires a 25' setback, per Section 21.14(a) (1).
3. To allow a 0' building recess; code requires a 15' recess on street frontage (east and west) and a 30' recess on sides (north and south), per Section 21.14(b)(2).
4. Provide 149 parking spaces, code requires 159, per Section 21.20.

CONDITIONS:

5. Provide dimensions of loading/service delivery space on site plan, must provide 14' vertical clearance and a minimum 12' X 25" dimensions (Planning Division).
6. Identify lot coverage, maximum permitted in 90% (Planning Division).
7. Must provide 6 foot wide sidewalk on SW 1 Street. Revise accordingly (Planning Division).
8. Relocate bench and trash receptacle adjacent to public sidewalk (Planning Division).

9. Revise parking calculations on cover sheet to identify 120 rooms at 1.1 space per room and meeting space, restaurant and bar at 1 space per 150 s.f. for a total of 159 parking spaces required (Planning Division).
10. Add the 10 parallel spaces to the total parking provided in the parking calculations (Planning Division).
11. Sheet L-1 shows 1 tree in landscaped island adjacent to SW 1 Avenue, Sheet A2.01 shows 2 trees. Revise accordingly (Planning Division).
12. All curbing must be type "D" or "F". Identify on site plan and provide detail (Planning Division).
13. Provide approval from FDOT for new curb cut on Federal Highway (Planning Division).
14. Provide copy of plat (Planning Division).
15. Sheet L-1 remove notes referencing Miami Springs (Landscape Consultant).
16. Sheet L-2 add note requiring pre-construction meeting with City landscape consultant Michael McCoy, contact at 954-643-0423 at least 48 hours prior (Landscape Consultant).
17. Sheet L-1 remove landscape calculations table, replace with "Landscaping requirements per direction of CRA Director. Any modifications to species, size or locations require prior approval by the City" (Landscape Consultant).
18. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (i.e. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the City of Dania Beach Fire Prevention Bureau in any area where water is being supplied by the City of Dania Beach Public Services (Fire Marshal).

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the City of Dania Beach Fire Prevention Bureau at (954) 893-5060 for determination of where the water is being supplied from (Fire Marshal).

19. Identify the Needed Fire Flow Requirements for all buildings/structures. Fire Flow calculations shall be prepared by a professional engineer currently licensed in the State of Florida for each newly constructed building. The Needed Fire Flow Requirement must be in accordance with N.F.P.A. 1 (2006 Ed.), Annex H or The Guide for Determination of Needed Fire Flow, latest edition, as published by the Insurance Service Office (ISO). All calculations must be demonstrated and provided (Fire Marshal).
20. The Hydrant Flow Test must be in accordance with the Broward County Amendments (2005 Ed.) to the Florida Fire Prevention Code (2007 Ed.) as follows:

Broward County Amendments to the Florida Fire Prevention Code (2005 Amendments)

F-22 – Automatic Sprinklers Required

F-22.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe systems (ASS) using water as an extinguishing agent for new buildings and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five percent (75%) of their value shall be as follows:

a. Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.005(2).

b. Design for AFPS and/or ASS shall be calculated using a maximum of fifty (50) pounds per square inch (psi) as the static pressure to allow for drought conditions.

Example: If the results of a Fire Flow Test have a static pressure of eighty (80) psi, a residual pressure of seventy-two (72) psi and a flow of 1,300 gallons per minute (gpm), the design water supply for an AFPS and/or ASS would be a static pressure of fifty (50) psi, a residual pressure of forty-two (42) psi and a flow of 1,300 gpm.

c. Design for AFPS and/or ASS at or below a static pressure of 55.56 PSI shall be calculated using a ten (10) percent reduction in the static pressure from the fire flow test to allow for drought conditions.

Example: If the results of a Fire Flow Test have a static pressure of fifty-three (53) psi, a residual pressure of forty-five (45) psi and a flow of 925 gpm, the design water supply for an AFPS and/or ASS would be a static pressure of 47.70 psi, a residual pressure of 39.70 psi and

a flow of 925 gpm.

d. Design for AFPS and/or ASS for the residual pressure shall be equal to the difference between the static and residual pressures as obtained from the fire flow test to allow for drought conditions.

Example: If the result of a Fire Flow Test has a static pressure of eighty-five (85) psi, a residual pressure of seventy-seven (77) psi, the difference in the static and residual pressures would be eight (8) psi which would be utilized for the drought condition water supply design criteria. If the result of a Fire Flow Test has a static pressure of forty (40) psi, the difference in the static and residual pressures would be ten (10) psi which would be utilized for the drought condition water supply design criteria.

e. Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.

f. The residual pressure at the required water flow at the connection to the water main for an AFPS and/or Ass shall not be less than 20 psi.

g. The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period (Fire Marshal).

21. Fire Flow Test Data shall not be more than one (1) year prior to the plans, hydraulic calculation and submittals for the AFPS and/or ASS being submitted to the Authority(ies) Having Jurisdiction(AHJ's) for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS (Fire Marshal).
22. Provide a note on the plans for vertical clearance requirements for apparatus: Vertical clearances of 14 ft. minimum are required by AHJ (Fire Marshal).
23. Provide "no parking" signage in accordance with the Requirements listed below in areas as indicated on the attached Plans. "NO PARKING" signage, painted curbs and / or fire lane striping required For fire lanes, Fire Department access roads and in front of Fire Department connections Fire Lanes, Access Roads and the areas in front of the Fire Department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.
 1. Provide a curb detail note to indicate that all curbs are to be painted yellow.
 2. All pavement markings shall be of thermoplastic paint.
 3. Demonstrate that these areas are to be marked with freestanding signs with the wording, "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" or similar wording.
 4. Such signs shall be 12 inches by 18 inches with a white background and red letters.
 5. These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign. These signs shall be within sight of the traffic flow and be a maximum of 60 feet apart. [1:18.2.3.5] (Fire Marshal)
24. Provide impact protection for Fire Department Connection (fdc) and backflow preventer. Provide a detail on the plan in accordance with the following:

Provide bollards consisting of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart, these bollards are to be filled with concrete and capped are acceptable. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2] (Fire Marshal)
25. Provide a detail for the signage for Fire Department connections in accordance with the following:
 1. The FDC must be identified as to the building (complete address) or portion of the building it serves. Provide a permanent tactile sign at the FDC to meet the above requirement. [14:6.3.5.3]
 2. Each Fire Department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]
 3. A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2] (Fire Marshal)
26. Identify and demonstrate the locations of all surrounding fire hydrants (Fire Marshal).

27. Demonstrate the locations of standpipes and Fire Department Connection's on the plans (to be located in the stairwells) (Fire Marshal).
28. Please re-locate the fire command room as indicated on the attached plans. If this location is not possible, please consult the Fire Marshal for alternatives.
29. Additional comments will be made by the City Engineer that must be addressed prior to issuance of a building permit (Planning Division).

It is further noted that the original site plan is maintained in the office of the Community Development Department of the City of Dania Beach.

Section 2. That based upon the criteria set forth in Section 8-4(p), Article 1, Chapter 8, of the Code of Ordinances of the City of Dania Beach, all site plan approvals shall automatically expire and become null and void unless the applicant files a complete building permit application and submits complete contractor drawings within twelve (12) months from the date of approval of the site plan by the City Commission, and the applicant obtains a building permit (including payment of all fees) within eighteen (18) months of the date of this Resolution.

Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 4. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on July 27, 2010.


ATTEST:


 LOUISE STILSON, CMC
 CITY CLERK




 C. K. McELYEA
 MAYOR-COMMISSIONER

APPROVED AS TO FORM AND CORRECTNESS:


 THOMAS J. ANSBRO
 CITY ATTORNEY

