

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

DATE: September 13, 2011

TO: Robert Baldwin, City Manager *Robert Baldwin*

VIA: Robert Daniels, Director *Robert Daniels*

FROM: Corinne Lajoie, AICP, Principal Planner *CL*
Kristin Dion, AICP, Planner *KD*

REQUEST: **SP-60-09/SE-19-10/VA-20-10ext:** The applicant, William Stamm, is requesting an extension of a site plan along with a special exception use and parking variance to construct a 5,422 square foot industrial building for a property located at 684 SW 7th Terrace.

VARIANCE

To allow for 6 parking spaces; code requires 9 parking spaces.

SPECIAL EXCEPTION

To allow the use of welding in the proposed building; code requires special exception approval for welding in an IR zoning district.

SITE PLAN

To construct a 5,422 square foot industrial building.

PROPERTY INFORMATION

EXISTING ZONING:	Restricted Industrial (IR)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
OVERLAY DISTRICT	Community Redevelopment Agency (CRA)

The subject site is currently vacant and is located on the north side of SW 7th Terrace, just west of the railroad. The property is bordered by an industrial plaza to the north, vacant property along the northern portion of the west property line and nonconforming single family structures along the southern portion of the west property line; all with IR zoning. Industrial property also exists to the south, across SW 7th Terrace.

On the site, the applicant is proposing a 5,422 square foot building that provides a 301 square foot office, 3,544 square foot warehouse, and a 1,450 square foot manufacturing area to include welding. On July 27th, 2010, the City Commission approved the site plan request with associated parking variance and special exception for welding use.

The property is located within the CRA. The CRA Director stated during public meetings held in 2008, the residents of College Gardens requested revised zoning and land use from Industrial to a mix of residential and office. The original CRA boundary did not include this property. The revised CRA Redevelopment Plan for the expanded CRA boundary, which includes the subject

site, was adopted by the City Commission on March 11, 2009. The current property owner worked with the City for the purpose of constructing an industrial building prior to the CRA boundary expansion.

At this time, the applicant is requesting a two year extension until September 13, 2013 for the site plan, variance, and special exception approvals. The applicant cites the economic downturn and unforeseen expenses incurred in the site planning process as the reason for needing an extension.

In 2010, the site plan was reviewed by the Fire Marshal, Public Services, the City's Landscape consultant, the CRA Director and the Planning Division. The following items must be addressed by the applicant prior to issuance of building permits:

Fire Marshall

- Provide fire flow calculations.
- Provide a hydrant flow test.
- Identify the water main sizes.

The CRA Director

- The applicant close bay doors facing SW 7th Terrace during welding activity.
- The applicant hires local applicants whenever feasible.

STAFF RECOMMENDATION

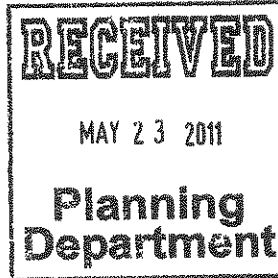
Approval.



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: 5/23/2011
Petition No.: SE-19/10 Ext.
VA 20/10 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: 684 SW 7th terrace Dania Bch FL
Lot(s): 12, 13, 14 Block: 2 Subdivision: College Tract First Addition

Recorded Plat Name: _____
Folio Number(s): 749556, 749557 Legal Description: College Tract 22-10 BLOT 12-BK 1
College Tract-22-10 B-lot-13-14 " 2

Applicant / Consultant / Legal Representative (circle one)

Address of Applicant: 744 SW 12th AVE FT Lauderdale FL-33312

Business Telephone: 9-925-7987 Home: cell 9-560-9027 Fax: 9-925-7987

Name of Property Owner: William J. Starns

Address of Property Owner: 744 SW 12th AVE FT Lauderdale

Business Telephone: Same Home: Same Fax: Same

Explanation of Request: Extensions due to Economic Circumstances
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: 1/2 acre plus Gross Acreage: 1/2 acre plus Prop. Square Footage: 22,997

Existing Use: Vacant lot Proposed Use: Welding Shop

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

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.

Bill Williamson
Applicant/Owner signature

William J Stamm
Print Name

5/16/11
Date

APPLICANT, CONSULTANT, OR LEGAL REPRESENTATIVE NOTARIZED SIGNATURE

Sworn to and subscribed before me

This 23rd day of May 2011

Applicant/Consultant/Representative:

Bill Williamson
Signature: William J Stamm

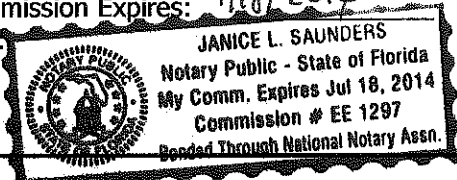
5/23/11
Date:

Bill Williamson Stamm
(Print Name)

Janice Saunders
Sign Name of Notary Public
State of (FL)

Janice Saunders
Print Name of Notary

7444 SW 12th AVE FT LAUD FL
Street Address, City, State and Zip Code 33312

Commission Expires: 7/18/2014
Seal: 

9-925-7987 - 9-560-9027
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 23rd day of May 2011

Bill Williamson
Owner: William J Stamm
Signature: William J Stamm

5/23/11
Date:

Bill Williamson Stamm
(Print Name)

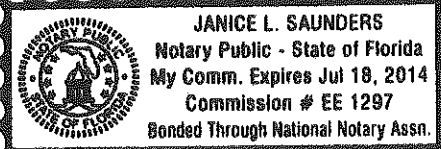
Janice Saunders
Sign Name of Notary Public
State of (FL)

Janice Saunders
Print Name of Notary

Street Address, City, State and Zip Code

Commission Expires: 7/18/2014
Seal:

Telephone No. & Fax No.



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 23rd day of May 2011

B.S. Ironhead Welding Inc
Signature: William J Stamm

B.S. Date: 5/23/11
Bill William J Stamm
(Print Name)

Janice Saunders
Sign Name of Notary Public
State of (FL)

Owner
(Print Title)

Janice Saunders
Print Name of Notary

744 SW 12th Ave Ft Lauderdale FL 33312
Street Address, City, State and Zip Code

Commission Expires: 7/18/2014
Seal:

9-560-9027 - 9-925-7987
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 23rd day of May 2011

B.S. Bill
Signature: William J Stamm

B.S. Date: 5/23/11
Bill William J Stamm
(Print Name)**

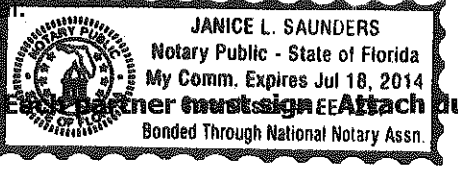
Janice Saunders
Sign Name of Notary Public
State of (FL)

Street Address, City, State and Zip Code

Janice Saunders
Print Name of Notary

Commission Expires: 7/18/2014
Seal:

Telephone No. & Fax No.



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

IRONCLAD WELDING



1205 SW 4th Avenue • Dania Beach, FL 33004
954-925-7987 • 954-525-8383

May 23, 2011

Ironclad Welding, Inc.
Bill Stamm
Tract 22-10 B-Lot 12-Block 1
Tract 22-10 B-Lot 13-14-Block 2
1205 SW 4th Avenue
Dania Beach, FL 33004

City of Dania Beach
Department of Community Development
Planning and Zoning Division

Dear Planning and Zoning:

Bill Stamm, owner of Ironclad Welding, Inc. is requesting an extension on the variance granted August 27, 2010. Due to the economic down turn and unforeseen expenses incurred in getting the land approved for a welding shop, more time is needed to gather the funds necessary to continue in the endeavor for a permit for this location, and to begin construction.

Another two years is needed to replenish the funds needed to complete this project.

Your attention to this matter is greatly appreciated.

Sincerely,

Bill Stamm
Ironclad Welding, Inc.
954-560-9027

RESOLUTION NO. 2010-107

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST SUBMITTED BY DAVID POULIOT, ONE CALL CONSTRUCTION, INC. REPRESENTING THE PROPERTY OWNER WILLIAM STAMM TO ALLOW WELDING AS A SPECIAL EXCEPTION USE IN AN "IR" (INDUSTRIAL RESTRICTED) ZONING DISTRICT, FOR PROPERTY LOCATED AT 684 SW 7TH TERRACE IN THE CITY OF DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Dania Beach Zoning Code Chapter 28, "Zoning", Article 4.20. "Schedule of Use Regulations" provides for all permitted and special exception uses within the IR zoning district; and

WHEREAS, the Dania Beach Zoning Code, Chapter 28, "Zoning", Article 4.20. "Schedule of Use Regulations", provides that the business activity of "welding" is allowed as a special exception use in the IR zoning district; and

WHEREAS, David Pouliot, One Call Construction, Inc. representing property owner, William Stamm, has applied for a special exception request to allow the activity of welding as a use within a building proposed to be constructed at property located at 684 SW 7th Terrace in City of Dania Beach; and

WHEREAS, the Planning and Zoning Board on June 16, 2010, recommended that the City Commission grant the special exception request based upon the criteria set forth in Chapter 28, "Zoning", Article 6, "Supplementary Use Regulations", Section 6.40, "Special Exception Uses", 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 SE-19-10, for a special exception use approval to allow the activity of welding in the IR zoning district for property located at 684 SW 7th Terrace in the City of Dania Beach, (a copy of which application is attached and made a part of this Resolution as Exhibit "A"), is approved with the following conditions:

CRA Director - Recommends approval of the special exception use due to the special circumstance of this individual case. This recommendation is based on the following conditions:

- The applicant closes bay doors facing SW 7th Terrace during welding activity.
- The applicant hires local applicants whenever feasible.


Section 2. That the property is legally described as: Lot 12, Block 2, College Tract First Addition, according to the Plat thereof, recorded in Plat Book 22, Page 10 B, of the Public Records of Broward County, Florida, along with Lots 13 and 14, Block 2, First Addition to College Tract, according to the Plat thereof, as recorded in Plat Book 22, Page 10, of the Public Records of Broward County, Florida.

Section 3. That this approval shall automatically expire and become null and void unless the applicant submits a building permit application and construction drawings within twelve (12) months of City Commission approval and the applicant obtains a building permit (including payment of all fees) within eighteen (18) months from the effective date of this Resolution.


Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

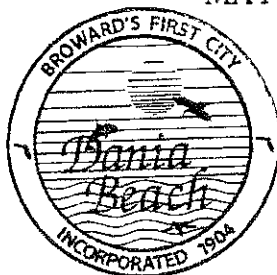
Section 5. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on July 27, 2010.

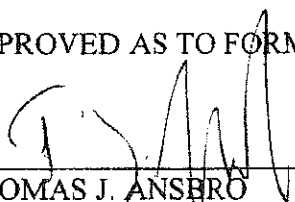

C. K. McELYEA
MAYOR-COMMISSIONER

ATTEST:


LOUISE STILSON, CMC
CITY CLERK



APPROVED AS TO FORM AND CORRECTNESS:


THOMAS J. ANSERO
CITY ATTORNEY

RESOLUTION NO. 2010-108

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED BY DAVID POULIOT, ONE CALL CONSTRUCTION, INC. REPRESENTING THE PROPERTY OWNER, WILLIAM STAMM FROM CHAPTER 28, "ZONING", "SUPPLEMENTAL USE REGULATIONS"; ARTICLE 6.21, "OFF-STREET PARKING" FOR PROPERTY LOCATED AT 684 SW 7TH TERRACE, DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Dania Beach Code of Ordinances, Chapter 28, "Zoning", Article 6.21, prescribes the off-street parking regulations within the City of Dania Beach; and

WHEREAS, David Pouliot, One Call Construction, Inc. representing property owner, William Stamm, has applied for a variance to allow six (6) parking spaces. (Chapter 28, "Zoning", "Supplemental Use Regulations", Article 6.21 "Off-Street Parking", requires nine (9) parking spaces) for property located at 684 SW 7th Terrace in Dania Beach; and

WHEREAS, the Planning and Zoning Board on June 16, 2010, recommended that the City Commission grant the variance request based upon the criteria set forth in section 10.13 of Article 10, of Chapter 28, "Zoning", 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 the variance application for the variance described above from requirements in Chapter 28, "Zoning", "Supplemental Use Regulations", Article 6.21, "Off-Street Parking" of the City of Dania Beach Code of Ordinances, a copy of which application is attached and made a part of this Resolution as Exhibit "A", is approved.

Section 2. That this approval shall automatically expire and become null and void unless the applicant submits a building permit application and construction drawings within twelve (12)

months of City Commission approval, and the applicant obtains a building permit (including payment of all fees) within eighteen (18) months from the effective 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.

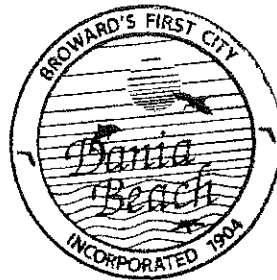


C. K. McELYEA
MAYOR-COMMISSIONER


ATTEST:



LOUISE STILSON, CMC
CITY CLERK



APPROVED AS TO FORM AND CORRECTNESS:



THOMAS J. ANSBRO
CITY ATTORNEY

RESOLUTION NO. 2010-109

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN REQUEST (SP-19-10) SUBMITTED BY DAVID POULIOT, ONE CALL CONSTRUCTION, INC. REPRESENTING THE PROPERTY OWNER, WILLIAM STAMM FOR PROPERTY LOCATED AT 684 SW 7TH TERRACE 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, David Pouliot, One Call Construction, Inc. representing property owner, William Stamm, is requesting site plan approval to allow construction of a 5,422 square foot industrial building at 684 SW 7th Terrace in the City of Dania Beach; and

WHEREAS, the Planning and Zoning Board on June 16, 2010, recommended that the City Commission grant the site plan request (SP-19-10), 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-19-10) 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 conditions:

Fire Marshal

- Provide fire flow calculations;
- Provide a hydrant flow test; and
- Identify the water main sizes.

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.

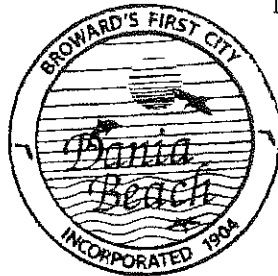
Section 4. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on July 27, 2010.

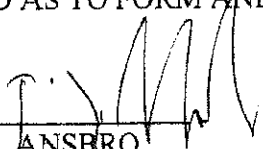

C. K. McELYEA
MAYOR-COMMISSIONER

ATTEST:


LOUISE STILSON, CMC
CITY CLERK



APPROVED AS TO FORM AND CORRECTNESS:


THOMAS J. ANSBRO
CITY ATTORNEY