



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

**DATE:** January 11, 2011

**TO:** Robert Baldwin, City Manager

**VIA:** Robert Daniels, Director *Robert Daniels*

**FROM:** Corinne Lajoie, AICP, Principal Planner *CLJ*  
Kristin Dion, Planner *kd*

**SUBJECT:** TX-27-10: The applicant, Daniel Jaramillo for Dan's Deals on Wheels Auto Transport and Sales, LLC is requesting a text amendment to Section 115-40 of the Unified Land Development Code to allow outdoor vehicle storage in the I-G zoning district as a special exception use.

**PROPERTY INFORMATION:**

EXISTING ZONING	Industrial General (I-G)
LAND USE	Industrial
OVERLAY DISTRICT	Westside Master Plan Study Area – Sub Area 1 Griffin Road West

Dan's Deals on Wheels Auto Transport and Sales LLC is an auto transport and sales company located in the Town of Davie which stores its vehicles at 4601 SW 44<sup>th</sup> Avenue in Dania Beach. The applicant received a notice of violation from Code Compliance regarding overnight parking of semi-tractor trailers and passenger vehicles in January of 2007, which is still active and unresolved. Prior to purchasing the property, Dan's Deals sublet the property from the previous owner which operated as an auto repair/auto body shop with accessory auto storage. The previous use existed when the property was zoned Broward County M-2. After annexation into the City of Dania Beach in 2001, the zoning changed from M-2 to I-G, the use was allowed to remain as a legally non-conforming use. However, per Section 710-50(A) of the Unified Land Development Code (previously identified in Chapter 28, Article 8 of the Code of Ordinances), nonconformities may not be expanded or changed. Therefore, when Dan's Deals purchased the property under I-G zoning, and used it solely for vehicle storage, it resulted in a code violation as outdoor storage as a primary use is prohibited.

The applicant is requesting to change the Industrial General (I-G) zoning district to allow interim overnight parking for passenger vehicles and tractor trailers as a special exception use. The tractor trailers are used to transport the passenger vehicles from one location to another for sale or rental purposes. The applicant's property is located within the West Side Master Plan (the Plan) study area. The Plan recommends marine uses for this location and recommends residential uses for the parcels adjacent to the marine use area.

The applicant's original application requested a text amendment to allow outdoor storage as a permitted use in the I-G zoning district and the item was heard by the Planning and Zoning Board on October 20, 2010. At that time staff recommended denial considering that I-G properties front Stirling Road and also abut residential properties in other areas of the City. Staff did not support outdoor storage in these areas. The Planning and Zoning Board tabled this item to November 17, 2010 to allow time for staff to meet with the applicant to discuss alternative remedies. Staff met with the applicant on November 10, 2010. At this meeting all agreed to recommend approval of outdoor storage as a special exception in the I-G district. Further, the special exception would need to meet specific criteria to prevent this use in close proximity to residential neighborhoods and along principal road frontages.

**PROPOSED TEXT AMENDMENT(S):**

**Section 115-40, Schedule of Permitted Uses, Unified Land Development Code**

Outdoor storage of  
passenger vehicles,  
trailers, and tractor-  
trailers

SE in I-G (74,78)

74 – On site parking and storage of vehicles shall not be visible from right-of-way.

78.-

a. Use shall not be permitted within the Community Redevelopment Area.

b. A five foot (5') wide perimeter landscaped buffer shall be required on all sides of the property.

c. Use must be separated from any arterial roadway by a minimum of 500 feet.

d. Outdoor activities and movement of vehicles shall be permitted only between the hours from 7:00 a.m. to 7:00 p.m.

**PREVIOUS CITY COMMISSION ACTION**

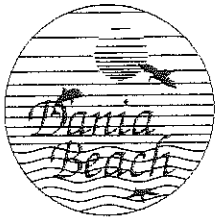
On December 14, 2010 the City Commission requested that staff send a courtesy notice to adjacent residents and recommended approval of the proposed text amendment on first reading.

**PLANNING AND ZONING BOARD ACTION**

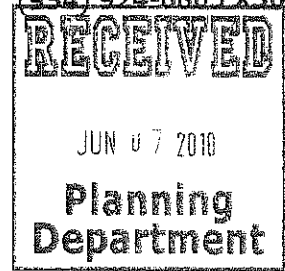
On November 17, 2010 the Planning and Zoning Board recommended approval of the proposed text amendment.

**STAFF RECOMMENDATION**

Staff recommends approval of a text amendment to allow outdoor storage as a Special Exception in the I-G zoning district, subject to conditions. In addition to the text amendment, the applicant will need to apply for the special exception approval, which will be heard by the Planning and Zoning Board only. Staff will recommend a sunset period of 5 years due to the recommendations within the WestSide Master Plan.



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: TEXT AMENDMENT

May 27, 2010

Date Rec'd: \_\_\_\_\_

Petition No.: TX-27-10

*mhagena@haglan.com corp*

**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.

Location Address: 4601. SW 44th AVE DANIA FL. 33316

Lot(s): SEE ATTACHED Block: \_\_\_\_\_ Subdivision: NEWMAN'S SURVEY

Recorded Plat Name: Same

Folio Number(s): 5041-25-0550 Legal Description: SEE ATTACHED w/c

Applicant/Consultant (circle one) Legal Representative HAGAN & HAGAN

Address of Applicant: HAGAN P.A. At: Max M. Hagan 3831 Sunflower Rd

Business Telephone: 954-987-0515 Home: \_\_\_\_\_ Fax: 954-364-3764 *at hand 8334*

Name of Property Owner: DANIA BEACH OWNERS AND TRANSPORT AND SALES LLC

Address of Property Owner: 5300 S. ST. RD. 7 HOLLYWOOD FL.

Business Telephone: 954-583-1347 Home: 954-305-8796 Fax: 954-583-2783

Explanation of Request: LAND USE DARK TRUCKS they are a excessive TURN and BUSS.  
 For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Article 10.13 of Chapter 28, Zoning Code.

Prop. Net Acreage: 1 1/2 Gross Acreage: 1 1/2 Prop. Square Footage: \_\_\_\_\_

Existing Use: DARK TRUCKS over night Proposed Use: SAME

Is property owned individually, by a corporation, or a joint venture? CORP. LLC

Is property owned individually, by a corporation, or a joint venture? (corp (LLC))

I understand that site plan and variance approval automatically expires within 12 months of City Commission approval, pursuant to Ordinance No. 2005-040.

by [Signature] Daniel Jaramillo 2/3/10  
Applicant/Owner signature Print Name Managing Member Date

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

Sworn to and subscribed before me  
This 3 day of March 2010

Applicant/Consultant/Representative:  
Signature: [Signature]

Date: 3/3/10

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

by Daniel Jaramillo  
(Print Name)

  
Print Name of Notary

5300 So SR7 Holly, FL 33314  
Street Address, City, State and Zip Code

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

954-583-1347 954-583-2783  
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.


**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) Daniel Jaramillo to make and file the aforesaid application.

Sworn to and subscribed before me

This 3 day of March 2010

Max M. Hagen  
Sign Name of Notary Public  
State of ( Florida )

Print Name of Notary: MAX M. HAGEN  
MY COMMISSION # DD 501987  
EXPIRES: April 26, 2010  
Commission Expires: \_\_\_\_\_  
Seal:  Bonded Thru Budget Notary Services

Corporation Name:

Don's Deals on Wheels Auto Transport & Sales, LLC

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

Date: 3/3/10

Daniel Jaramillo  
(Print Name)

Managing Member  
(Print Title)

5300 S. STYRD 7 Hollywood FL 33304  
Street Address, City, State and Zip Code

954-583-1347 954-583-2783  
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\_\_\_\_

\_\_\_\_\_  
Sign Name of Notary Public  
State of ( \_\_\_\_\_ )

\_\_\_\_\_  
Print Name of Notary

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

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

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

\_\_\_\_\_  
(Print Name)\*\*

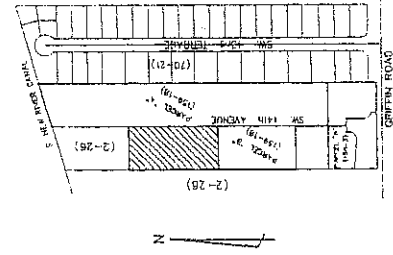
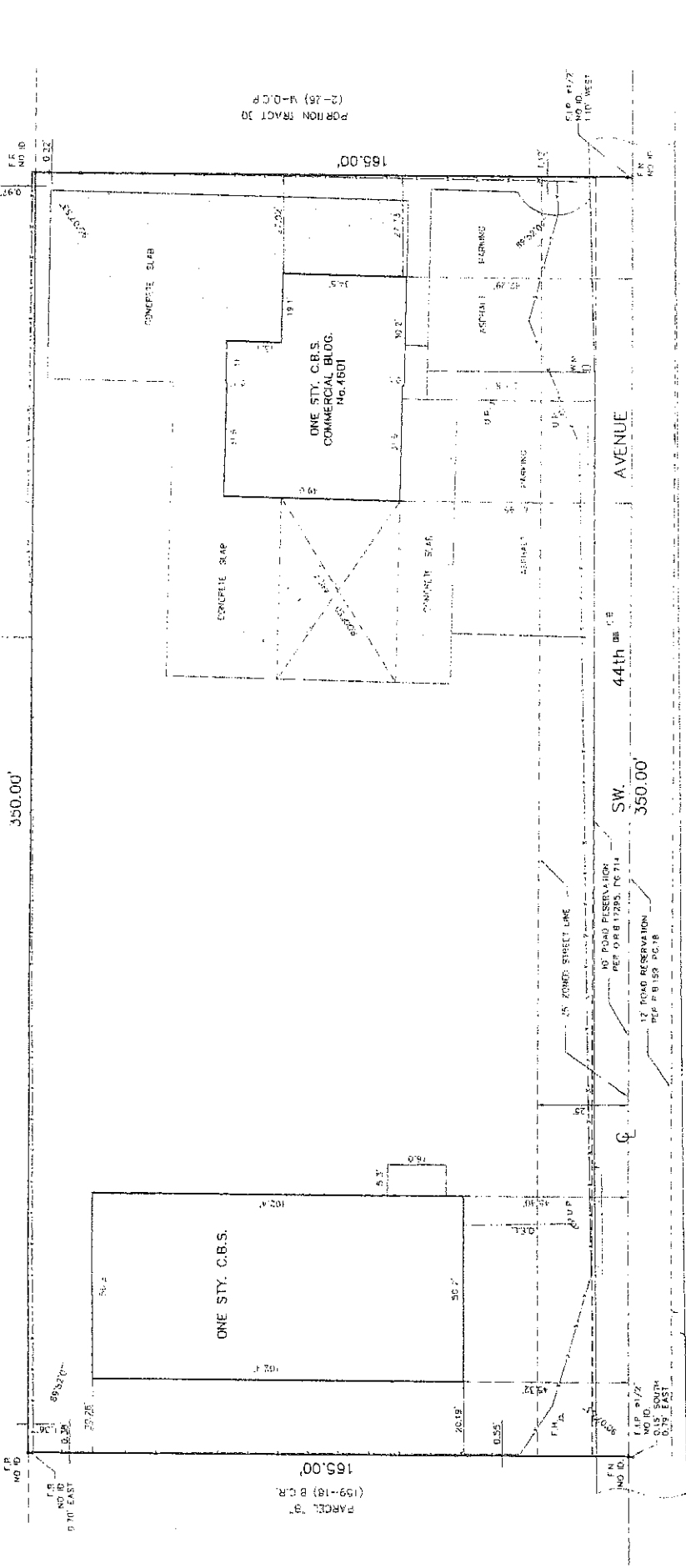
\_\_\_\_\_  
Street Address, City, State and Zip Code

\_\_\_\_\_  
Telephone No. & Fax No.

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

# BOUNDARY SURVEY

PORTION TRA 1-9  
 (19-18) B.C.P.  
 (2-26) M-D.C.P.



PROPERTY ADDRESS: 4601 SW. 44th AVENUE, DANIA, FLORIDA

### LEGAL DESCRIPTION

NORTH 350 FEET OF THE SOUTH 960 FEET OF TRACT 90, LESS THE EAST 480 FEET THEREOF, IN SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF NEWMAN'S SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA. THERE IS HEREBY RESERVED FOR ROAD PURPOSES THE EAST 10 FEET OF SAID PARCEL.

<p><b>ABBREVIATIONS AND LEGEND</b></p> <ul style="list-style-type: none"> <li>AS - ASBESTOS</li> <li>BL - BLOCK</li> <li>BR - BROWARD COUNTY RECORD</li> <li>CD - CONCRETE</li> <li>CE - CONCRETE SLAB</li> <li>CH - CHIMNEY</li> <li>CL - CLAY</li> <li>CO - COASTLINE</li> <li>CR - CURB</li> <li>CS - CONCRETE STAIR</li> <li>DC - DRIVEWAY</li> <li>DS - DRIVEWAY SURFACE</li> <li>EA - EAST</li> <li>FC - FOOTING</li> <li>FR - FURNACE</li> <li>GR - GRASS</li> <li>HA - HATCH</li> <li>HP - HOLES</li> <li>IL - IRON PIPE</li> <li>IS - IRON STREET LINE</li> <li>LA - LAMP</li> <li>LI - LIGHTING</li> <li>LU - LUG</li> <li>MC - MASONRY CONCRETE</li> <li>MS - MASONRY</li> <li>PA - PAVEMENT</li> <li>PC - PARKING CURB</li> <li>PE - PAVED</li> <li>PH - PAVEMENT HATCH</li> <li>PI - PIPE</li> <li>PL - PLASTER</li> <li>PS - PORTLAND CEMENT</li> <li>RA - REINFORCEMENT</li> <li>RD - ROAD</li> <li>RE - REINFORCED CONCRETE</li> <li>RF - REINFORCED</li> <li>RH - REINFORCED HATCH</li> <li>RV - REINFORCED VALVE</li> <li>SC - SCHEDULE</li> <li>SE - SEWER</li> <li>SH - SHEET</li> <li>SL - SLURRY</li> <li>SN - SAND</li> <li>SO - SOUTH</li> <li>SP - SPUR</li> <li>ST - STREET</li> <li>TA - TAPER</li> <li>TH - THICKNESS</li> <li>TR - TRAIL</li> <li>TY - TY</li> <li>UN - UNKNOWN</li> <li>UR - URETHANE</li> <li>VA - VALVE</li> <li>WC - WOOD</li> <li>WO - WOOD</li> <li>WT - WEIGHT</li> <li>WV - WEST</li> </ul>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>AS - ASBESTOS</li> <li>BL - BLOCK</li> <li>BR - BROWARD COUNTY RECORD</li> <li>CD - CONCRETE</li> <li>CE - CONCRETE SLAB</li> <li>CH - CHIMNEY</li> <li>CL - CLAY</li> <li>CO - COASTLINE</li> <li>CR - CURB</li> <li>CS - CONCRETE STAIR</li> <li>DC - DRIVEWAY</li> <li>DS - DRIVEWAY SURFACE</li> <li>EA - EAST</li> <li>FC - FOOTING</li> <li>FR - FURNACE</li> <li>GR - GRASS</li> <li>HA - HATCH</li> <li>HP - HOLES</li> <li>IL - IRON PIPE</li> <li>IS - IRON STREET LINE</li> <li>LA - LAMP</li> <li>LI - LIGHTING</li> <li>LU - LUG</li> <li>MC - MASONRY CONCRETE</li> <li>MS - MASONRY</li> <li>PA - PAVEMENT</li> <li>PC - PARKING CURB</li> <li>PE - PAVED</li> <li>PH - PAVEMENT HATCH</li> <li>PI - PIPE</li> <li>PL - PLASTER</li> <li>PS - PORTLAND CEMENT</li> <li>RA - REINFORCEMENT</li> <li>RD - ROAD</li> <li>RE - REINFORCED CONCRETE</li> <li>RF - REINFORCED</li> <li>RH - REINFORCED HATCH</li> <li>RV - REINFORCED VALVE</li> <li>SC - SCHEDULE</li> <li>SE - SEWER</li> <li>SH - SHEET</li> <li>SL - SLURRY</li> <li>SN - SAND</li> <li>SO - SOUTH</li> <li>SP - SPUR</li> <li>ST - STREET</li> <li>TA - TAPER</li> <li>TH - THICKNESS</li> <li>TR - TRAIL</li> <li>TY - TY</li> <li>UN - UNKNOWN</li> <li>UR - URETHANE</li> <li>VA - VALVE</li> <li>WC - WOOD</li> <li>WO - WOOD</li> <li>WT - WEIGHT</li> <li>WV - WEST</li> </ul>
--	--

**NOTES:**  
 1- ALL DIMENSIONS ARE IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.  
 2- ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.  
 3- ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE SPECIFIED.  
 4- ALL DIMENSIONS ARE TO THE INSIDE UNLESS OTHERWISE SPECIFIED.  
 5- ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.  
 6- ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE SPECIFIED.  
 7- ALL DIMENSIONS ARE TO THE INSIDE UNLESS OTHERWISE SPECIFIED.  
 8- ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.  
 9- ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE SPECIFIED.  
 10- ALL DIMENSIONS ARE TO THE INSIDE UNLESS OTHERWISE SPECIFIED.

<b>A. FIORE AND ASSOCIATES, INC.</b>		LAND SURVEYORS	
921 S.W. 122nd Avenue, Miami, Florida 33184-2406		TEL: (305) 221-3040	
DATE OF THIS SURVEY: 05-11-81	DATE OF THIS SURVEY: 05-11-81	BY: <i>[Signature]</i>	
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE FLORIDA LAND SURVEYING ACT OF 1948 AS AMENDED.		THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE FLORIDA LAND SURVEYING ACT OF 1948 AS AMENDED.	
I, <b>A. FIORE AND ASSOCIATES, INC.</b> , LAND SURVEYORS, hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client.		I, <b>A. FIORE AND ASSOCIATES, INC.</b> , LAND SURVEYORS, hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client.	
SCALE: 1" = 20'		PARTIAL BOOK: 05-11-81	
DATE: 05-11-81		PAGE: 05-11-81	

## SCHEDULE A

File Number	Policy Number	Amount
05-274M	SDC 716126	\$600,000.00

1. Policy Date November 16, 2005 at 1:37 p.m.
2. The Insured hereunder, in whom title to the fee simple estate is vested at the date hereof, is:  
  
DAN'S DEALS ON WHEELS AUTO TRANSPORT & SALES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
3. The land referred to in this policy is situated in the County of Broward State of Florida and is described as follows:  
  
North 350 feet of the South 960 feet of Tract 30, less the East 480 feet thereof, in Section 25, Township 50 South, Range 41 East, of NEWMAN'S SURVEY, according to the Plat thereof recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida, said land lying and being in Broward County, Florida, there is hereby reserved for road purpose the East 10 feet of said parcel.

**TX-27-10 – TEXT AMENDMENT  
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, January 11, 2011 at 7:00 p.m., 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:

TX-27-10: The applicant, Daniel Jaramillo representing Dan's Deals on Wheels Auto Transport and Sales, LLC., is requesting a text amendment to the Dania Beach Land Development Code Part 1 "Use Regulations", Article 115 "Industrial Districts: Permitted, prohibited, special exception uses, and conditions of use", Section 115-40 "Schedule of permitted uses" to allow outdoor vehicle storage as a permitted use in the I-G zoning district.

**AN ORDINANCE OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND ARTICLE 115, "INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE" OF THE LAND DEVELOPMENT CODE TO ALLOW OUTDOOR STORAGE OF PASSENGER VEHICLES, TRAILERS AND TRACTOR-TRAILERS AS A SPECIAL EXCEPTION USE IN THE I-G ZONING DISTRICT AND PROVIDING FOR CONDITIONS OF USE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.**

Copies of the proposed request 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 based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Lou Ann Patellaro  
Building and Planning Operations Mgr.

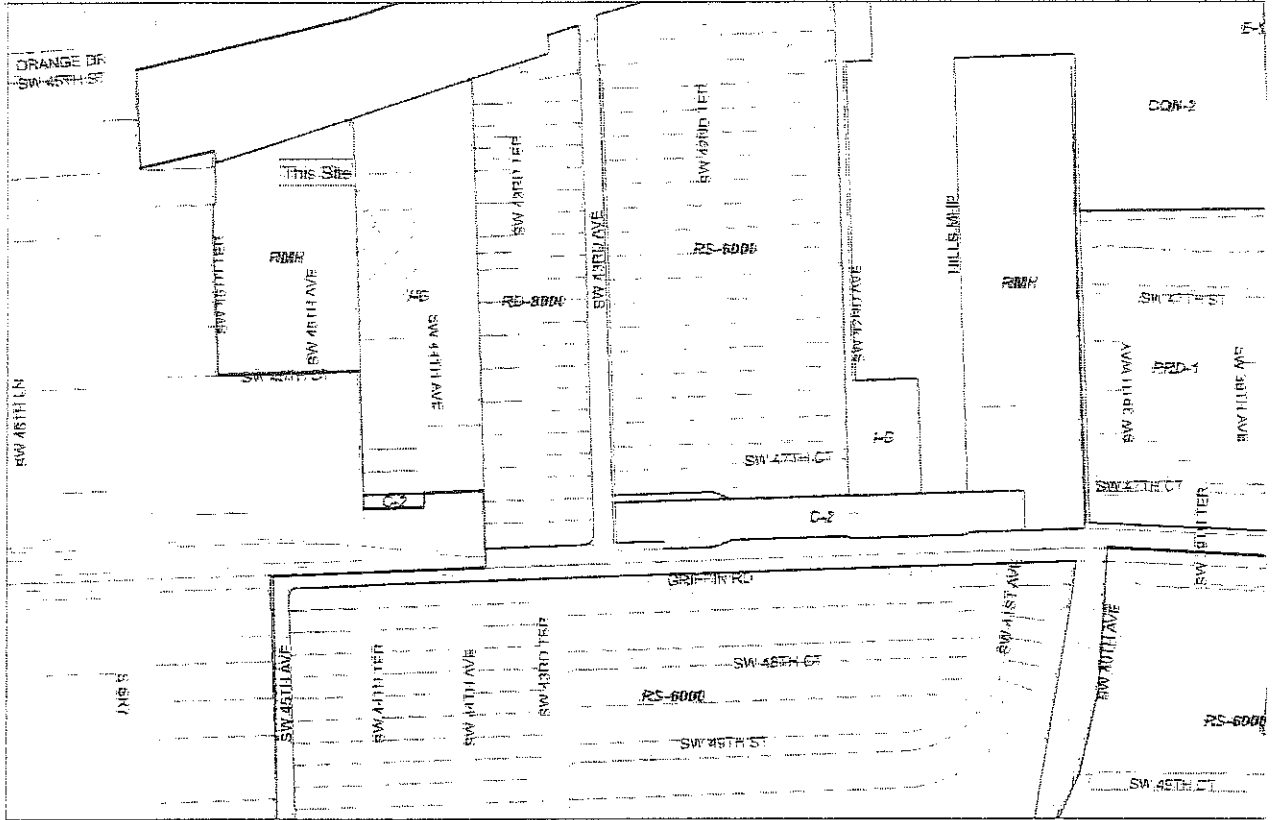
Publish Friday, December 31, 2010

**SEE REVERSE SIDE OF THIS NOTICE FOR A MAP OF THE APPLICANTS SITE**



I-G ZONING DISTRICT  
4601 SW 44TH AVENUE  
DANLA BEACH

Dans Deals on Wheels  
Text Amendment



City of Dania Beach  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

FIRM MAILING NOTICE  
CITY COMMISSION  
JANUARY 11, 2011

DAN'S DEALS ON WHEELS  
TX-27-10  
4601 SW 44TH AVENUE  
DANIA BEACH

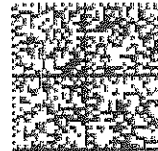
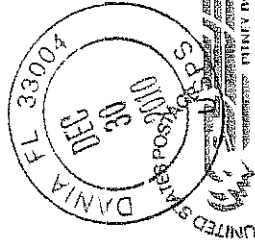
FOLIO\_NUMB NAME\_LINE\_1  
504125280020 FRONT WATER INVESTMENTS LLC  
504125300010 R S B VENTURES INC  
504125010561 SANDEFUR, WILLIAM J JR  
504125010520 RAMGOH SALES CO INC  
504125280010 FRONT WATER INVESTMENTS LLC  
504125010550 DAN'S DEALS ON WHEELS AUTO

NAME\_LINE1

ADDRESS LI  
13602 SW 24 ST  
1609 S CONGRESS AVE  
4831 SW 168 AVE  
350 S AVE  
13602 SW 24 ST  
5300 S STATE ROAD 7

ADDRESS\_1  
FORT LAUDERDALE FL 33325  
BOYNTON BEACH FL 33426  
FORT LAUDERDALE FL 33332  
LABELLE FL 33935  
FORT LAUDERDALE FL 33325  
HOLLYWOOD FL 33021

TRANSPORT & SALES LLC



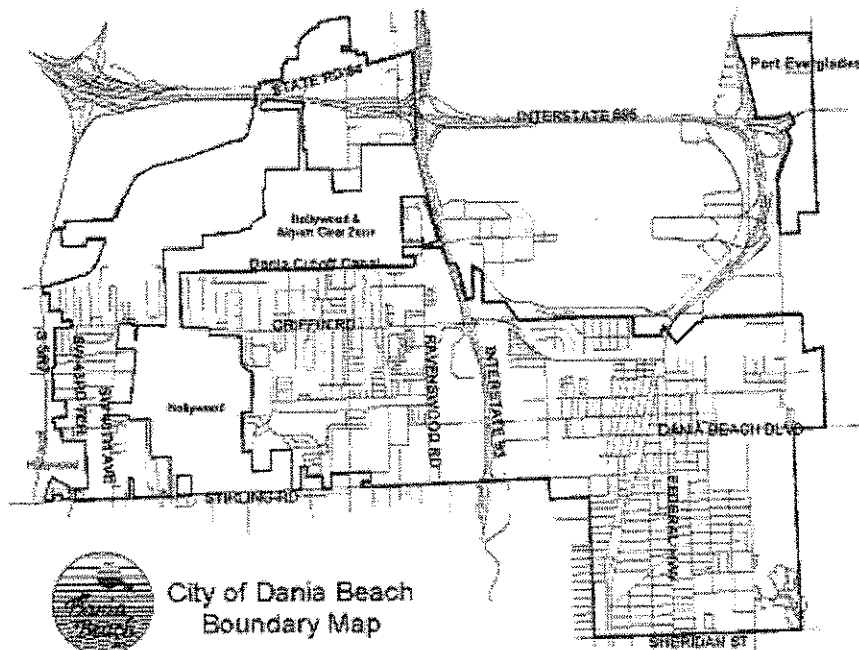
0.2 1M \$ 02.520  
0004266261 DEC 30 2010  
MAILED FROM ZIP CODE 33004

# TX-27-10 - TEXT AMENDMENT 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, January 11, 2011 at 7:00 p.m., 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:

TX-27-10: The applicant, Daniel Jaramillo representing Dan's Deals on Wheels Auto Transport and Sales, LLC., is requesting a text amendment to the Dania Beach Land Development Code Part 1 "Use Regulations", Article 115 "Industrial Districts: Permitted, prohibited, special exception uses, and conditions of use", Section 115-40 "Schedule of permitted uses" to allow outdoor vehicle storage as a permitted use in the I-G zoning district.

**AN ORDINANCE OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND ARTICLE 115, "INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE" OF THE LAND DEVELOPMENT CODE TO ALLOW OUTDOOR STORAGE OF PASSENGER VEHICLES, TRAILERS AND TRACTOR-TRAILERS AS A SPECIAL EXCEPTION USE IN THE I-G ZONING DISTRICT AND PROVIDING FOR CONDITIONS OF USE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.**



Copies of the proposed request 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 f.s. 286.0105.

Lou Ann Patellaro  
Building and Planning Operations Mgr.