



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

DATE: November 8, 2011

TO: Robert Baldwin, City Manager

VIA: Robert Daniels, Director *Robert Daniels*

FROM: Corinne Lajoie, AICP, Principal Planner

SUBJECT: **SP-14-11:** The applicant, Corporate Property Services, Inc., is dedicating right of way to the city from property located at 1301 South Federal Highway.

DEDICATION OF RIGHT OF WAY

To dedicate approximately 300 square feet of frontage along South Federal Highway.

PROPERTY INFORMATION

EXISTING ZONING:	South Federal Highway – Mixed Use (SFED-MU)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
OVERLAY DISTRICT	Community Redevelopment Agency (CRA), Principal Arterial Commercial Design Standard

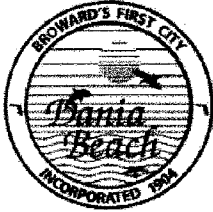
The applicant is in the process of remodeling the existing McDonald's restaurant located on South Federal Highway. This property is located in the SFED-MU zoning district which, in Section 309-10(B) of the Unified Land Development Code, requires dedication in the amount necessary to complete the 46-foot half-section on each side of the centerline of Federal Highway, pursuant to the Broward County Trafficways Plan. The conceptual section for Federal Highway will provide for the desired sidewalk width within the right-of-way required by the Broward County Trafficways Plan.

The applicant has agreed to dedicate approximately 300 square feet of property adjacent to Federal Highway in order to meet the code requirement.

This property is located in the Community Redevelopment Agency (CRA). The Executive Director of the CRA has reviewed the proposed changes on the site and is in support of this action.

STAFF RECOMMENDATION

Approve.



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: _____

RECEIVED
MAY 12 2011
**Planning
Department**

Date Rec'd: 5/12/11
Petition No.: SP14/11

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: 1310 South Federal Highway

Lot(s): 7-10 Block: 45 Subdivision: North Hollywood

Recorded Plat Name: North Hollywood

Folio Number(s): 514203106000, 6010 Legal Description: Please see attached Exhibit "A"

Applicant/Consultant/Legal Representative (circle one) Corporate Property Services, Inc.

Address of Applicant: 1239 E. Newport Center Dr., #113, Deerfield Beach, FL 33442

Business Telephone: 954-426-5144 Home: _____ Fax: 954-570-3391

Name of Property Owner: McDonald's Corporation

Address of Property Owner: 10150 Highland Manor Dr., #470, Tampa, FL 33610

Business Telephone: 954-224-1174 Home: _____ Fax: 954-570-3391

Explanation of Request: Exterior/interior renovations, ADA upgrades, reconfigure drive-thru
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: 0.92 Gross Acreage: 0.92 Prop. Square Footage: 4,815

Existing Use: Fast food restaurant w/drive-thru Proposed Use: Fast food restaurant w/side-by-side drive-thru

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

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.

[Signature]
Applicant/Owner signature

Craig McDonald
Print Name

5/12/2011
Date

APPLICANT, CONSULTANT, OR LEGAL REPRESENTATIVE NOTARIZED SIGNATURE

Sworn to and subscribed before me

Applicant/Consultant/Representative:

This 12th day of May 2011

Signature: [Signature]

Date: 5/12/2011

[Signature]

Craig McDonald
(Print Name)

Sign Name of Notary Public
State of (FLORIDA)

1239 East Newport Center Drive, Suite 113
Deerfield Beach, FL 33442

Kristen Ferretti
Print Name of Notary

Street Address, City, State and Zip Code

Commission Expires: 5-22-2011
Seal:



(954) 426-5144 / Fax: (954) 570-3391
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) Craig McDonald @ Corporate Property Services to make and file the aforesaid application.

Sworn to and subscribed before me

This 12th day of May 2011

Corporation Name:

McDonald's Corporation

Signature: [Signature]

Date: 5/12/2011

Rosangeia DeMello

(Print Name)

Area Construction Manager

(Print Title)

10150 Highland Manor Lane, Suite 470
Tampa, FL 33610

Street Address, City, State and Zip Code

(954) 224-1174 / Fax: (954) 570-3391

Telephone No. & Fax No.

[Signature]

Sign Name of Notary Public
State of (FLORIDA)

Kristen Ferretti
Print Name of Notary

Commission Expires: 5-22-11
Seal: 

~~**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.**