



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: January 24, 2012

TO: Robert Baldwin, City Manager *Robert Baldwin*

VIA: Robert Daniels, Director *Robert Daniels*

FROM: Kristin Dion, AICP, City Planner *Kristin Dion*
Corinne Lajoie, AICP, LEED Green Associate, Principal Planner *Corinne Lajoie*

SUBJECT: **VA-44-11:** The applicant, John Pindar, is requesting approval of a parking variance from Section 265-50 for a property located at 2 South Federal Highway.

PROPERTY INFORMATION

EXISTING ZONING:	City Center (CC)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
OVERLAY DISTRICT	Community Redevelopment Agency (CRA)

The subject site is the old Bank of Dania building located on the southwest corner of Federal Highway and West Dania Beach Boulevard. The property has two adjoining buildings onsite. The other building is occupied by a cigar lounge and retail shop. The overall site is non-conforming with regard to parking. The total onsite parking count is ten spaces. The subject building was previously occupied by a cellular phone retail store, which would have required a total of 4 parking spaces. The current tenant is proposing to use the space for a school for bartending and casino dealing. The proposed use is a specialty school which is permitted in the CC zoning district, but requires a much higher parking rate than retail. Based on the floor plan provided, the school requires 11 parking spaces. There does not appear to be adequate room to provide additional onsite parking spaces. Therefore, the applicant is requesting a variance for the 7 additional parking spaces required by the change of use.

According to the applicant, parking will not be an issue as the majority of the students will use public transportation to and from school. In addition, while the floor plan does provide two class areas, only one class can be held at a time and therefore only half of the teaching area will be used at any one time. Finally, the class instruction times are late in the evening when other businesses in the area have already closed down.

As part of the adoption of the Unified Land Development Code (ULDC) on September 14, 2010, the City Commission adopted the payment in lieu parking program in recognition of the need for additional public parking in the downtown area. In accordance with section 265-92 ULDC, the owner of a property may request a waiver of a portion of the required off-street parking spaces through payment of a fee-in-lieu of providing required parking. The payment-in-lieu of parking fees shall be deposited in the city's designated payment-in-lieu of parking fund and shall be used to pay for the costs of acquiring land, or development of parking improvements to off-street or on-street

parking areas. The total number of required parking spaces that can be provided through contribution of the payment-in-lieu of parking fee may not exceed thirty (30) percent of the amount of off-street parking required by code for the site. The total spaces required for this use is eleven, therefore three parking spaces may be provided by contribution to the payment in lieu. In accordance with the payment in lieu program, the cost per parking space is \$6,500, totaling \$19,500 for three parking spaces. The ULDC outlines specific payment options for the applicant.

In accordance with Section 625-40 of the ULDC, variances may be granted when:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
- (2) The special conditions and circumstances do not result from the actions of the applicant;
- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings or structures in this same zoning district;
- (4) Literal interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this code and would work unnecessary and undue hardship on the applicant;
- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- (6) The variance granted will be in harmony with the general intent and purpose of this Land Development Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

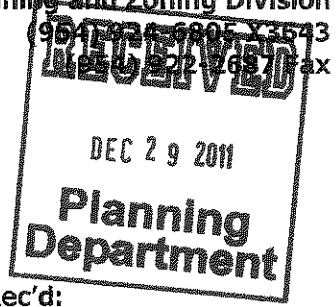
STAFF RECOMMENDATION

This application has been reviewed by the CRA Director.

The CRA Director and planning staff recommend approval of a variance for four parking spaces provided the applicant participates in the City's payment-in-lieu for the remaining 3 parking spaces.



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



Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____ (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: VA-44-11

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 Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 2 South Federal Hwy Dania Beach FL 33004

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): #504234013180 Legal Description: Town of Modelo

Applicant/Consultant/Legal Representative (circle one) John Pindar

Address of Applicant: 1401 Blue Marina Holiday FL 34691

Business Telephone: 754-400-5488 Home: 609-335-6120 Fax: N/A

E-mail address: John.Klink@comcast.net

Name of Property Owner: MOSHE LEVI

Address of Property Owner: 2604 SW 55th St Fort Lauderdale FL 33312

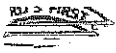
Business Telephone: 305-218-0462 Home: _____ Fax: N/A

Explanation of Request: PARKING VARIANCE

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: RETAIL Proposed Use: Service & Retail



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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize John Kinck (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

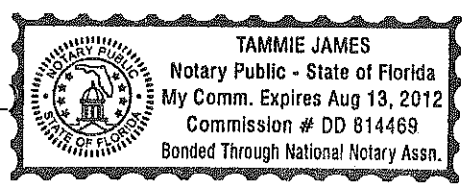
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 11 DAY OF 01, 2012

By: MOSHE LEVY (Print name of person acknowledging) _____ (Joint owner signature if applicable)

Notary Tammie James (Signature of Notary Public - State of FL)



Personally known _____ or Produced Identification _____

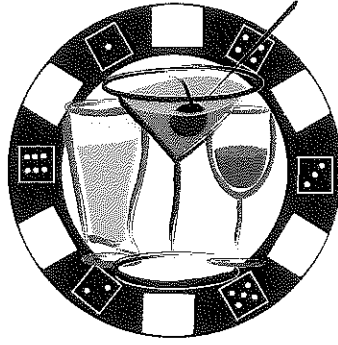
Type of identification produced: _____ or Drivers License L100-540-61-1110

*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

Bucks County School of Bartending



Casino Dealer School

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

Re: Criteria Statement

We are requesting a parking variance for the property located at 2 South Federal Highway.

When considering the variance please keep these points in mind:

1. 90% of our business is done after normal business hours and our main class is conducted from 6pm - 10pm Monday thru Thursday. The surrounding businesses all close at 7pm. The business (an auction house) next to us does not use their parking lot at all during the week, except for Friday nights. We are seeking an agreement with the owner to share our parking lots as they use their parking lot on Fridays only and we use our parking lot Monday thru Thursday. We could share parking without effecting each others business.
2. 25% - 35% of our class currently uses Public Transportation. We encourage this by giving a fare allowance for those who use public transportation. We will offer the same for all of our students at the Dania Beach location, and since Public Transportation is so much more convenient at this location we expect an even higher percentage of students utilizing this option.
3. We will be using some of our space for retail sales--not just for the school, which requires much less parking spaces then the code for schools. We will be setting up a retail display area within the school for the sale of bar equipment, casino supplies, tables and accessories.
4. When we hold classes we only hold one class at a time so we will never be using the entire instructional space at one time. We also limit our class sizes to 12 students. It is our policy to have a very small classes so we can produce the very best graduates. This is why we have been so successful at getting people hired. Our track record speaks for itself.
5. By granting the variance, this will in no way give us any special privilege that has been denied to others in the same zone, nor will it be detrimental to the area. However, by not granting the variance this would put a hardship on the business.

We have a 12 year track record in PA for getting people trained and most importantly getting people jobs. We will bring our expertise in training for the hospitality and the casino industry to Dania Beach and we are looking forward to a long relationship with our students, the community and the City.

Sincerely,

John P. Klinck

1921 Street Road - Bensalem, PA 19020

(215) 638-7616

www.utendbar.com

(215) 638-2575

www.buckscasinoschool.com

appeared in Sun-Sentinel on the date and page indicated. You may not create derivative works, c

Insertion Number: 14054942
Size: 1 x 73
Color Type: B&W

may be received and will be...
state, Division of Corporations,
Tallahassee, FL and/or Clerk of the
Circuit Court of Broward County,
FL
Prestige Sales & Marketing Consul-
tants Corp.
1805 S. Powerline Rd. #103
Deerfield Beach, FL 33442
January 6, 2012

NOTICE TO CONTRACTORS
Sealed bids will be received until 2:00 P.M. on Wednesday FEBRUARY 8, 2012 in the Office of the City Engineer, Public Works Department (Engineering and Architectural Services), City Hall, 100 North Andrews Avenue, 4th Floor, City of Fort Lauderdale, Florida and open immediately thereafter in the Conference Room, for: Project # 11633 GREEN EDUCATION CENTER HOLIDAY PARK SOCIAL CENTER.
This project consists of Drawing File NO. 4-136-29 (twenty-seven (27) sheets).

In accordance with Florida State Statute 119.07(1)(b)2., bid amounts will not be announced at the time of the bid opening. All bids will become public upon the issuing of a notice of an intended decision or at the expiration of 30 days from the bid opening, whichever ever occurs first.

The work includes, as defined by the Contract Documents: Specifications Manual and consists of the following:
Renovation and Repair of the existing 7-story, 7,000-sq. foot Social Center building at Holiday Park. Remove interior square at entryway to house a new multi-function exhibit display area illustrating the Energy Savings Technology included in the scope of work. Adjust and reallocate interior spaces and partitions. Installing a 10kw solar PV system at the entry canopy (with new canopy) and along the existing covered canopy. Re-fit the existing roof with (cool roof) TPO on insulation. Replace/reuse roof top HVAC units including a new exhaust hood and make-up air. Provide a Heat wheel on fresh air supply. Add a solar heated water unit for kitchen use. Replace and modify doors and windows for Energy efficiency. Provide new Energy Star appliances for the kitchen. Replace all restroom plumbing fixtures with new low flow Energy saving fixtures. Replace all ceiling light fixtures with Energy efficient fixtures including the addition of motion/IR detection switches. Provide an outside charging station for 2 cars. Provide Energy efficient exterior building lighting to meet City of Fort Lauderdale Code ordinances. Adjust and provide improvements for, sidewalk and accessible paths for the physically disabled that are impacted by new construction.

This scope includes, but is not limited to, concrete spread footing foundations, reinforced concrete slabs, columns and beams, steel and/or aluminum beams and joists, TPO re-roofing on roofing installation, miscellaneous roofing accessories, sealants, building insulation, hollow metal doors and frames, impact resistant glazed aluminum storefront, doors and windows, steel studs and gypsum wallboard, exterior and interior stucco and plaster, carpet tile flooring, rubber base, vinyl composite flooring tile, interior and exterior painting and caulking, toilet accessories, miscellaneous specialty items, mechanical cooling and ventilating systems, plumbing fixtures and piping and electrical power and lighting systems. Contractor shall provide infrastructure and the means for display/exhibit to be constructed under a separate contract with City of Fort Lauderdale's Display/Exhibit Sub-Contractor.

Site work includes, but is not limited to, demolition or relocation of the utilities, grading, sodding, installation of irrigation system, landscaping, site demolition, storm water system, sanitary sewer system, and domestic water, piping and connections, asphalt and structural concrete paving, pavers, concrete walks and site lighting.

There will be a non-mandatory pre-bid meeting held at the project site Holiday Park Social Center at 10:00 AM on January 24, 2012. At that time potential bidders will have full access to the site.
N.T.C.-1

Bidding blanks may be obtained at the Office of the City Engineer, Plans and Specifications are on file in the Office of the City Engineer, City of Fort Lauderdale at 100 North Andrews Avenue, 4th floor, Monday thru Friday 8:00 am to 4:30 pm) at a NON-REFUNDABLE cost of \$150.00 (including sales tax per set). Only cash or cashier's check made payable to the City of Fort Lauderdale are accepted. Plans and specifications are also available on a CD diskette at a NON-REFUNDABLE cost of \$5.00 (including sales tax per CD).

It will be the sole responsibility of the bidder to clearly mark the bid as such and ensure that his bid reaches the City prior to the bid opening date and time listed.

A certified check, cashier's check, bank officer's check or bid bond for FIVE percent (5%) of the amount bid, made payable to the City of Fort Lauderdale, Florida, shall accompany each proposal.
The City of Fort Lauderdale reserves the right to waive any informality in any or all and to reject any or all bids.
This work is subject to the prevailing wage rates and to the Equal Employment Opportunity requirements established by the U.S. Department of Labor.

Information on bid results and projects currently out to bid can be obtained on the City's website - www.fortlauderdale.gov/engineering/bids.
For general inquiries - please call (954) 828-5772.
Jonda K. Joseph
City Clerk
N.T.C.-2
January 6, 2011

of the Circuit Court of Broward County, FL
Stellar Distribution Services, Inc.
17641 South Ashland Ave.
Homewood, IL 60430
January 6, 2012

NOTICE
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SHW Blinds Wholesale, intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, FL and/or Clerk of the Circuit Court of Broward County, FL.
Alina Garcia
2070C Fitzgerald Blvd, Bldg 2
Dania, FL 33004
January 6, 2012

NOTICE
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Reilly Brokerage, intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, FL and/or Clerk of the Circuit Court of Broward County, FL.
Jeffrey Stewart Shapiro
2800 Hunter Road
Weston, FL 33331
January 6, 2012

NOTICE
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Yori's Choice LLC, intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, FL and/or Clerk of the Circuit Court of Broward County, FL.
Emily C. Landy
1546 NE 33rd St
Oakland Park, FL 33334
January 6, 2012

NOTICE
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Chaotic Exotics, intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, FL and/or Clerk of the Circuit Court of Palm Beach County, FL.
Mark Ripner
5621 Pacific Blvd #3102
Boca Raton, FL 33433
January 6, 2012

NOTICE
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Doran Tires, intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, FL and/or Clerk of the Circuit Court of Broward County, FL.
1969 HOLDING, LLC
1024 W Oakland Park Blvd
Wilton Manors, FL 33311
January 6, 2012

SHOP WITH CONFIDENCE
Confidante's
Curtains & Shades
1000 Sun-Scarfield, 60931
Find It On
Sun-Scarfield.com

Under your own way or under...
ber, 2011.
If, due to a disability, you require auxiliary aids, accommodations, or alternative formats of materials to participate in a public hearing or meeting, please contact the Public Communications Office at (954) 357-6990 (V) or (954) 831-3940 (TTY). Please make accommodation requests at least three days in advance.
December 30 2011 & January 6, 2012

Notice of Public Hearing
Notice of public hearing and intention to consider adoption of a resolution to consider the third Amendment to the Marine Terminal Lease and Operating Agreement between Broward County and Mediterranean Shipping Company, S.A. to modify minimum guarantees and other related contract terms.
Notice is hereby given by the Board of County Commissioners of Broward County, Florida, that said Board will hold two public hearings at 2:00 p.m. on Tuesday, December 13, 2011 and Tuesday, December 19, 2011 in the County Commission-ers Meeting Room (Room 422), 115 South Andrews Avenue, Government Center, to consider the Third Amendment to the Marine Terminal Lease and Operating Agreement between Broward County and Mediterranean Shipping Company, S.A. to modify minimum guarantees and other related contract terms.
Dated this 1st day of November, 2011.

If due to a disability, you require auxiliary aids, accommodations, or alternative formats of materials to participate in a public hearing or meeting, please contact the Public Communications Office at (954) 357-6990 (V) or (954) 831-3940 (TTY). Please make accommodation requests at least three days in advance.
December 2, 9, 30, 2011 January 6, 2012

NOTICE OF THE NORTH BROWARD HOSPITAL DISTRICT BOARD OF COMMISSIONERS
Building Committee Meeting
January 11, 2012 - 12 Noon
Administrative Conference Room
Broward General Medical Center
1600 South Andrews Avenue
Fort Lauderdale, Florida

The purpose of the meetings is to discuss and act on any business brought before the Committee.
Persons with disabilities requiring special accommodations in order to participate should contact the District by calling 955-335-5100 at least 48 hours in advance of the meeting to request such accommodations.
Any person who decides to appeal any decision of the District's Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes testimony and evidence upon which the appeal is to be based.
January 6, 2012

Research Now with Cars.com

at this Public Hearing will need a record of the proceedings and for such purpose may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
CITY OF POMPANO BEACH,
FLORIDA
Bri Linder R. Hora, Secretary
Unsafe Structures and Housing Appeals
January 6 & 13, 2012

VA-44-11
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, January 24, 2012, or as soon thereafter as possible in the Dania Beach City Commission Room, Administrative Building, 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-44-11 - John Pinder is requesting a parking variance for property located at 2500 Federal Highway in the City of Dania Beach. The request is to allow for (4) parking spaces associated with a floor plan layout for the proposed parking school. According to the Department Code Article 265-50 - "Schedule of Minimum Off-street Parking Requirements" require 11 parking spaces for a "Specialty School".
Property is legally described as: TOWN OF MODELO (DANIA) B-49 D LOT 1 & 2 LESS ST. RD. BLK 22

A copy of the proposed request(s) is 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 X3643 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.
Community Development Department
Planning Division
Friday, January 6, 2011

LEGAL AD
CITY OF HOLLYWOOD
NOTICE IS HEREBY GIVEN in accordance with Section Florida Statutes that the mission of the City of Florida, at a Regular City Meeting, on Wednesday 18, 2012, in the City Council Chambers, Room 2 Joseph W. Watson Citywood, Florida, proposes to enter on second and final following proposed ordinance.
Proposed Ordinance 01 beginning at: 1:15 pm thereafter, as said heard, AN ORDINANCE OF HOLLYWOOD CODE AMENDING SECTION 47 CODE OF ORDINANCES CONCERNING THE DEPARTMENT WORKS AND CHANGING OF THE DEPARTMENT ONLY DEVELOPMENT.
The proposed ordinance be inspected by the City Office of the City Clerk, General Joseph W. Watson, at any hour of 8:00 AM and any regular working day and parties may appear a said time and place an with respect to the proposal(s).

NOTE: Any person who wishes to appeal any decision in City Commission with any matter considered in any of these proceedings, and it will responsibility to ensure that 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.
Dated this 6th day of January 2012.
Patricia A. Cerny, MMIC
City Clerk
Hollywood, FL
January 6, 2012

Notice of public hearing
and intent to consider a resolution concerning the resignation of a non-ownership agent franch Everglades
Notice is hereby given Board of County Commissioners of Broward County, Florida, Board will hold a public 2:00 P.M. on Tuesday, 2012 in the County Council Meeting Room (Room South Andrews Avenue mental Center, to consider of a resolution of the assignment of a non franchises from G & M

includes the testimony an upon which the appeal based.
OF POMPANO CITY
By Martha Lawson, Secretary
January 6 & 13, 2012

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