



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

**DATE:** February 28, 2012

**TO:** Robert Baldwin, City Manager

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

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

**SUBJECT:** **VA-07-12** - The applicant, David Warner, is requesting a parking variance from section 265-20 to use an unpaved surface for off-street parking on a vacant lot located at 21 South Federal Highway.

**PROPERTY INFORMATION**

ZONING:	South Federal Mixed Use (SFED-MU)
FUTURE LAND USE:	Regional Activity Center (RAC)
OVERLAY DISTRICTS:	Community Redevelopment Area (CRA) Principal Arterial Design District

The subject site is adjacent to Warner Galleries located at 15 South Federal Highway. Warner Galleries is a fine art showroom and the business owner is seeking to use a portion of the space to hold auctions. According to the applicant, the assembly area for the auction use is 644 square feet, requiring 11 parking spaces. In conjunction with the 11 spaces for the auction and 7 spaces for the showroom, the total parking spaces requirement is 18 spaces. The proposed parking area is 50 feet in width and 185 feet in length and is accessible from Federal Highway and SE 1<sup>st</sup> Avenue. At the present time, the western half of this area is covered in gravel and the eastern half is grass.

According to the applicant, the auctions will bring in approximately 25-30 people and 15 cars. The proposed parking area is large enough to accommodate attendants and will not have an impact on neighboring businesses. In addition, the auctions will be held in the evenings when other businesses in the area are closed. The city's public parking garage is less than 400 feet from the business and can provide additional parking if needed. The applicant is a tenant of the building.

This application has been reviewed by the City Engineer and the Planning Division. The City Engineer recommends improving the additional parking area to include stabilization, drainage, and fencing. Allowing parking on the grass area will further deteriorate the yard fronting SE 1<sup>st</sup> Avenue. The Planning Division recommends a street wall along Federal Highway to screen the parking area as required by Section 307-30 for this zoning district. Street walls shall be solid below 3 feet in height and at least 35 percent open screening above 3 feet. Street walls shall be set back 3 feet from the sidewalk with a planting strip between the sidewalk and the wall.

**STAFF RECOMMENDATION**

Approval provided the ground is stabilized and a street wall is provided.



Dave  
\* 754-40-9991  
954-554-7207

City of Dania Beach, Florida  
Department of Community Development  
Planning and Zoning Division  
(954) 924-6805 X3643  
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: \_\_\_\_\_

RECEIVED  
FEB 02 2012  
Planning Department

Date Rec'd: 2/2/2012  
Petition No.: VA07-12

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

**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: 21 S FEDERAL Hwy Dania Beach, FL 33007

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: \_\_\_\_\_

Folio Number(s): 504234013410 Legal Description: \_\_\_\_\_

Applicant/Consultant/Legal Representative (circle one) DAVID Warner

Address of Applicant: 9957 W ATLANTIC BLVD Coral Spring FL 33071

Business Telephone: 754-400-9991 Home: 554-7207 Fax: 754-400-9991

E-mail address: DAVID@gallery441.com

Name of Property Owner: BRUCE Kodner

Address of Property Owner: 11-17 South Federal Highway

Business Telephone: 561-441-0971 Home: 561-585-9999 Fax: 561-585-9999

Explanation of Request: Travel Parking  
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: \_\_\_\_\_ Gross Acreage: \_\_\_\_\_ Prop. Square Footage: \_\_\_\_\_

Existing Use: Parking lot Proposed Use: Parking lot

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

**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 \_\_\_\_\_ (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

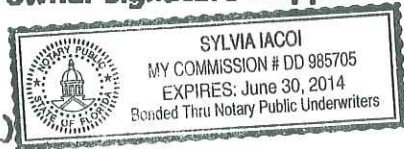
By: [Signature]  
(Owner / Agent signature\*)

BEFORE ME THIS 1<sup>st</sup> DAY OF Feb, 20 12

By: Bruce Kodner  
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]  
(Signature of Notary Public – State of \_\_\_\_\_)



Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

**\*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.**

# Grampa's Bakery & Restaurant

[www.grampasbakery.com](http://www.grampasbakery.com)

17 S.W. 1<sup>st</sup> Street

Dania Beach, Florida 33004

Phone (954) 923-2163

Fax (954) 923-0664

To Whom It may Concern,

Dave Warner has been a customer and a friend for several years now. When he started to open a business in Dania Beach he would often pick up something to go from the bakery or the restaurant. He would always ask me for names of other business people in Dania to do work at his place. Many of the people I recommended would come back and thank me, and would comment on what a nice and sincere person Dave was. He is really a great guy and a welcome addition to the business community of Dania Beach. If you would like to contact me directly I may be reached at the number at the header of this page.

Sincerely Thomas J. Grimes  
Grampa's Bakery and Restaurant  
General Manager

# BOUNDARY SURVEY

## LEGAL DESCRIPTION & CERTIFICATIONS

Lots 10, 11, 13 and 14, Block 23, less the West 24 feet of Lots 10, 11 and 14, conveyed by deed right-of-way, TOWN OF MODEL CITY (JIMMY DANNA), according to the Public Records of DADE County, Florida, together with Lot 16, in Block 23, TOWN OF MODEL CITY (JIMMY DANNA), according to the Public Records of DADE County, Florida, land situate, lying and being in BROWARD County, Florida.

Community Number: 120034 Parcel 0039 Sublot: F Flood Zone X Flood Work 12/16/2004

Certified To: BRUCE KOONER

Property Address:  
11015 SOUTH FEDERAL HIGHWAY  
DANVA, FL

Survey Number: W797208

## GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LOTS SHOWN HEREON WERE NOT INSPECTED FOR ENCUMBRANCES
- UNDESIGNATED PORTIONS OF RECORDS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
- UTILITIES ARE TO THE FRONT OF THE PLAT AND NOT TO BE RELOCATED WITHOUT THE SIGNATURE AND APPROVAL OF THE SURVEYOR AND HOMEOWNER
- LOCAL VARIANCE PERMITS TO CONDUCT CONCRETE WORK UNLESS NOTED OTHERWISE
- ALL DIMENSIONS SHOWN ARE PLAT AND RECONSTRUCTED UNLESS OTHERWISE SHOWN
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS IF SHOWN ARE BASED UPON A VERTICAL DATUM UNLESS OTHERWISE NOTED
- EXISTING ELEVATIONS OF ADJACENT AREAS ARE SHOWN FOR REFERENCE PURPOSES ONLY, ENCLOSURES FOR THIS USE AT THEIR OWN RISK; THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

## SURVEYOR'S NOTES:



STATE OF FLORIDA  
PROFESSIONAL SURVEYOR LICENSE NO. 2837

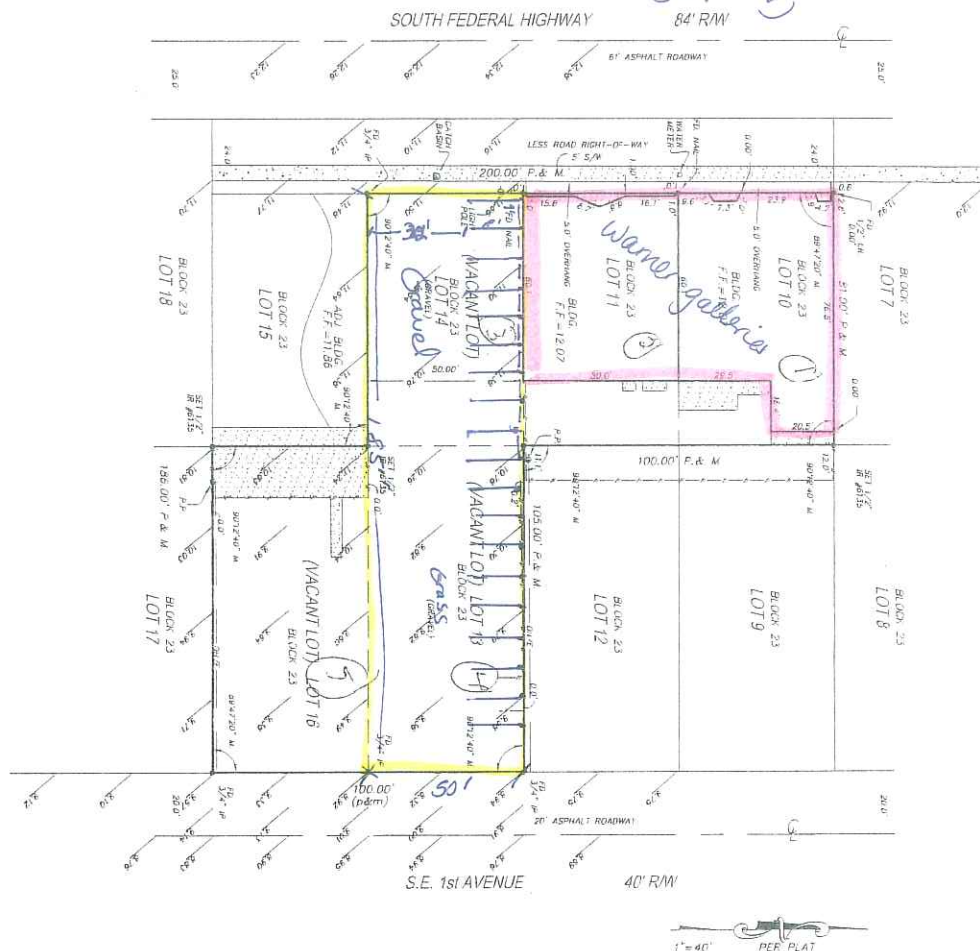
**TARGET SURVEYING, Inc.**

PREPARED BY

2800 NE PROCDENRE BOULEVARD SUITE 0  
WEST PALM BEACH, FLORIDA 33411  
PHONE: (561) 640-4900 FAX: (561) 640-0576

DATE: 05/16/2007  
MAPPING: JONCE 1/2007 28-360  
DRAWING: 1/28/07  
CERTIFIED NUMBER: 13,388

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AC	ANALOG CONTAINER	CON	CONCRETE
AD	ADJUSTMENT	CP	CONCRETE PERIMETER
AM	ASPHALT MANHOLES	CS	CONCRETE SLOPE
AP	ASPHALT PAVEMENT	DB	DEEP SOIL
B	BENCH MARK	DE	DESTRUCTION OF DEED
CB	CEILING	DG	DESIGNATION OF DEED
CC	CADASTRE	DI	DRAINAGE
CD	CADASTRE CENTER	DJ	DRAINAGE
CE	CADASTRE CENTER	DK	DESTRUCTION OF DEED
CF	CADASTRE CENTER	DL	DESTRUCTION OF DEED
CG	CADASTRE CENTER	DM	DESTRUCTION OF DEED
CH	CADASTRE CENTER	DN	DESTRUCTION OF DEED
CI	CADASTRE CENTER	DO	DESTRUCTION OF DEED
CJ	CADASTRE CENTER	DP	DESTRUCTION OF DEED
CK	CADASTRE CENTER	DQ	DESTRUCTION OF DEED
CL	CADASTRE CENTER	DR	DESTRUCTION OF DEED
CM	CADASTRE CENTER	DS	DESTRUCTION OF DEED
CMC	CADASTRE CENTER	DT	DESTRUCTION OF DEED



By applicant:  
340 X 65 ft  
@ 1500 = 6.8 (7 spaces)  
644 X 65 ft  
@ 1500 = 10.7 (11 spaces)  
18 total spaces rounded



VA-07-12  
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, February 28, 2012, 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:

VA-07-12 – David Warner is requesting a parking variance associated with property located at 15-19 South Federal Highway in the City of Dania Beach. The applicant is requesting a parking variance from the Dania Beach Land Development code Section 265-20 Off-Street Parking requirements, to use an unpaved surface for off-street parking on a vacant lot located at 21 South Federal Highway in the City of Dania Beach. (Section 265-20 of the Dania Beach Land Development Code defines off-street parking as “an all-weather surfaced area located outside of a street or alley...”)

Property is legally described as: Lots 10, 11, 13 and 14, Block 23 less the West 24 feet of Lots 10, 11 and 14 conveyed for road right of way, TOWN OF MODELO (NOW DANIA), according to the Plat thereof, as recorded in Plat Book “B”, Page 49, of the Public Records of DADE County, Florida, TOGETHERWITH Lot 16, in Block 23, TOWN OF MODELO (NOW DANIA) according to the Plat thereof, as recorded in Plat Book, “B”, at Page 49, Public Records of DADE County, Florida, land situate, lying and being in BROWARD County, Florida.

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 f.s. 286.0105.

Community Development Department  
Planning Division  
Friday, February 17, 2012

***PLEASE SEE THE BACK OF THIS NOTICE FOR A LOCATION MAP OF THE SITE***

# LOCATION MAP

