



**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 *Kristin Dion*

SUBJECT: **SP-39-09 EX** - The applicant, Russel Lazega is requesting site plan extension for the construction of an office building located at 45 East Sheridan Street.

SITE PLAN

To allow the construction of a 5,777 square foot office building.

PROPERTY INFORMATION

PREVIOUS ZONING:	Transit Oriented Commercial (TOC-2)
CURRENT ZONING:	South Federal Mixed Use (SFED-MU)
PREVIOUS FUTURE LAND USE:	Commercial
CURRENT FUTURE LAND USE:	Regional Activity Center (RAC)
OVERLAY DISTRICTS:	Community Redevelopment Area (CRA) Principal Arterial Design District

The subject site has an existing 2,416 square foot office building, 10 onsite parking spaces, and no landscaping. The applicant received site plan modification approval on February 22, 2011 for a building renovation and one story addition with a total square footage of 5,777 square feet. In conjunction with the approved site plan, a variance was also granted for the reduction of parking to allow for 6 onsite parking spaces, 6 parallel street parking spaces and 33 off site parking spaces by way of a shared parking agreement with New Bethany Baptist Church.

The elevations add interest by providing a mixture of finishes including fishscale siding, simulated stucco, sand finish stucco, as well as features such as columns, aluminum railings, and multi level roof patterns. The finished product and yellow color scheme fulfills the desired Floribbean style identified in the CRA plan. The covered walkway, new sidewalk, use of decorative light posts, parallel parking, architectural design, and use of a shared parking agreement all work to further the goals of the CRA plan.

At this time, the applicant is seeking a site plan extension explaining that the cost to construct the approved building exceeds the amount the lender is willing to finance for this building and location. In response to this issue, the applicant has found ways to cut down on cost while maintaining the original proposed footprint and general aesthetic of this project. As such, he will be submitting a revised plan pending the approval of this extension. The applicant expects to complete the revised project within one year because financing and cash are available for the scaled back plan. The applicant occupies the building now and needs the space and improvements.

SITE PLAN

The site plan was previously reviewed by the Fire Marshal, Broward Sheriff's Office, 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 final approval for permitting:

Public Works

- Broward County surface water management license shall be provided.
- Provide enough grades at the site perimeter to show the proposed improvements will not cause the site to drain into public right of way.
- Provide grades for the proposed sidewalk in public right of way to ensure it can be constructed to meet ADA criteria for longitudinal and cross slope.
- Provide grades for the connection between the public sidewalk and the covered walkway, which would be the required ADA accessible route.
- Provide edge of pavement/face of curb grades at areas of pavement widening to ensure no ponding is caused in public right of way.
- Provide drainage calculations for handling additional impervious area as a result of the new addition.
- Provide a detail showing the pavement design for the new concrete driveway and loading area on northwest side of the property.
- Consider relocating the valve on the water line next to the tee and keep the valve closed to allow isolation of stagnate section.

Fire Marshal

- Fire flow demand, using ISO requirements or NFPA 1, Annex H, must be provided.

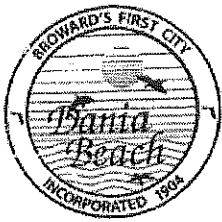
CITY COMMISSION PREVIOUS ACTION

On February 22, 2011, the City Commission approved a site plan modification for the reduction in square footage to 5,777 square feet and the elimination of the second story.

On January 12, 2010, the City Commission approved the site plan and associated parking variance for a 9,538 square foot office building.

STAFF RECOMMENDATION

Approval provided all outstanding comments are addressed prior to permitting.



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

 JAN 25 2012

Planning Department
(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: 1/25/2012
 Petition No.: SP-39-09

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: 45 East Sheridan St.
 Lot(s): 12,13,14 Block: 3 Subdivision: St. James Park North
 Recorded Plat Name: _____

Folio Number(s): 51-42-03-07-0660 Legal Description: _____

Applicant Consultant/Legal Representative (circle one)

Address of Applicant: 45 East Sheridan St., Dania Beach FL 33004

Business Telephone: 305-981-9055 Home: _____ Fax: 305-981-9053

E-mail address: Russ@LazegaLaw.com

Name of Property Owner: Shaggy Dog Holdings, LLC

Address of Property Owner: Same as above

Business Telephone: Same as above Home: _____ Fax: _____

Explanation of Request: site plan extension to obtain revised plans as tender work finance at current cost.
 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: 16,800 sq/ft Gross Acreage: 16,800 sq/ft Prop. Square Footage: 5777

Existing Use: Office Proposed Use: Office

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 Russel Lazega (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: Russel Lazega
(Owner / Agent signature*)

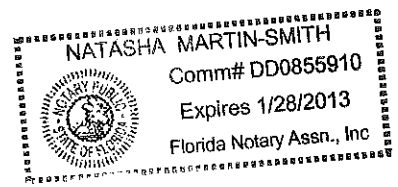
BEFORE ME THIS 17TH DAY OF January, 2012

By:

[Signature]
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of FLORIDA)



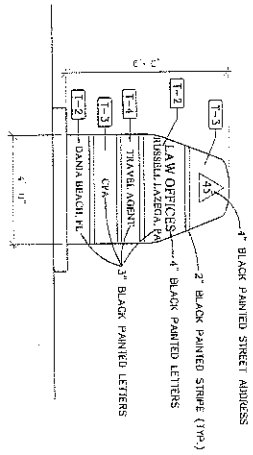
Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

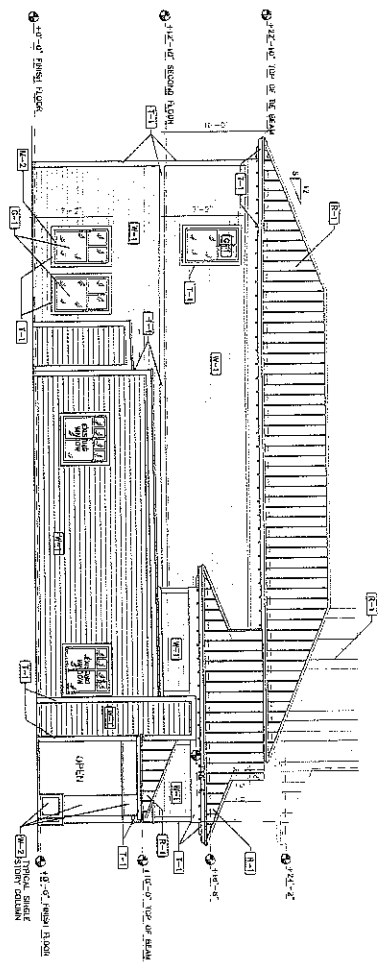
***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

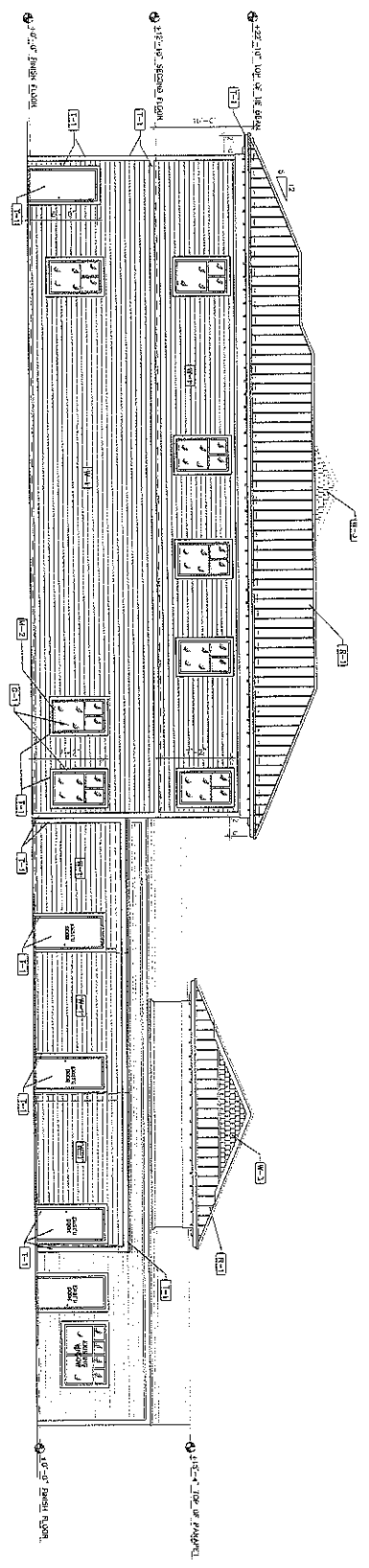
ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.



MONUMENT SIGN DETAIL
3/8" = 1'-0"



LEFT SIDE (WEST) ELEVATION
3/16" = 1'-0"



REAR (NORTH) ELEVATION
3/16" = 1'-0"

NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS. 3. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. 4. ALL WORK TO BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITIES. 5. ALL WORK TO BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITIES.

REVISED: 11/18/09

DATE: 8/10/09
DRAWN: K.W.N.
CHECKED: K.D.E.

Engel and Associates, Inc.
Architecture & Planning
4806 S.W. 64th Avenue, Suite 104 G, Davie, Florida, 33314
954.791.4810 • Fax 954.791.4811 • AAR0000007

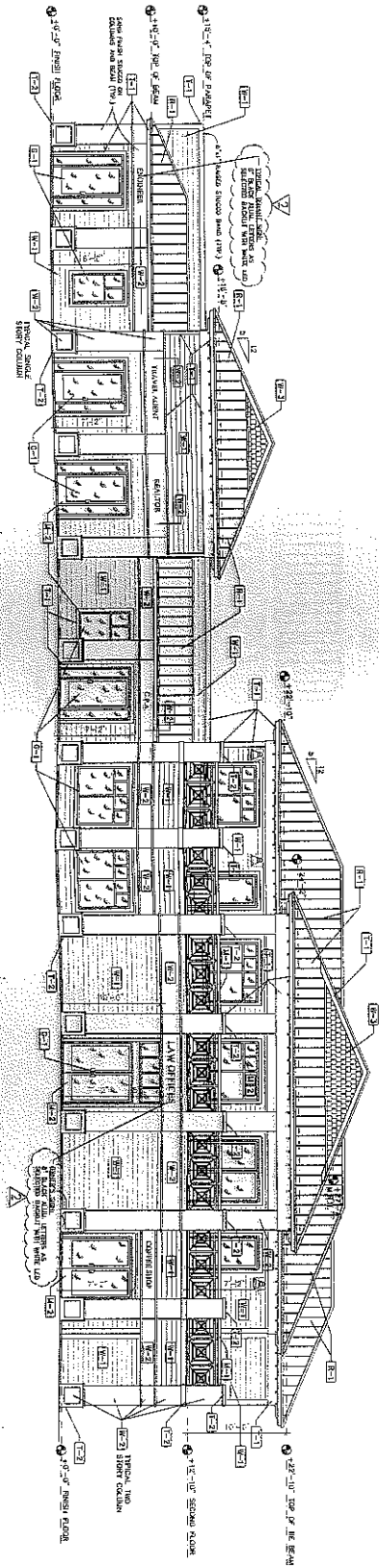
NEW OFFICE BUILDING FOR
SHAGGY DOG HOLDINGS, LLC
45 EAST SHERIDAN STREET DANIA BEACH, FLORIDA

REVISIONS:
1. 10/20/09: PER COMMENTS
2. 11/18/09: PER COMMENTS

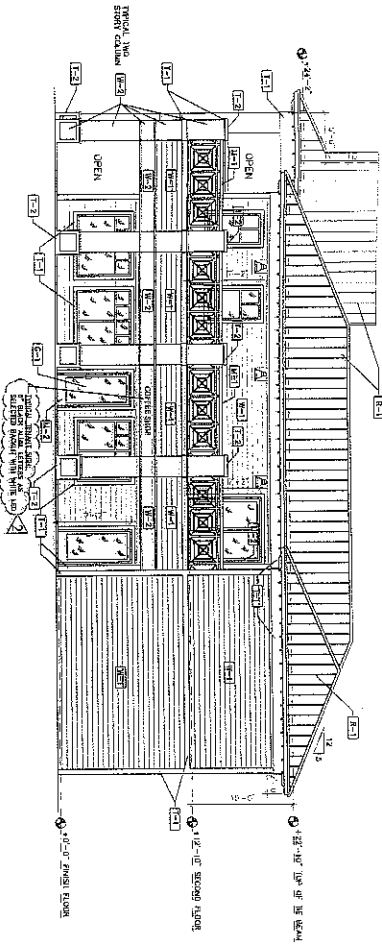
A3.2 6/18/12

MARK	FINISH KEY:	DESCRIPTION / FINISH	COLOR
G-1	WALL / MATERIAL	TINTED	
	W-1	ALUM. PAINTING	WHITE
	W-2	ALUM. WINDOW & DOOR FRAMES	WHITE
	W-3	STANDING SEAM	ALVALUME (METALLIC GREY)
	T-1	SAND FINISH STUCCO PAINTED	ALABASTER (SW 7008)
	T-2	SAND FINISH STUCCO PAINTED	SWAMPING (SW 6708)
	T-3	SAND FINISH STUCCO PAINTED	GERFEL (SW 6708)
	T-4	SAND FINISH STUCCO PAINTED	POW YELLOW (SW 6909)
	S-1	SAND FINISH STUCCO PAINTED	FUN YELLOW (SW 6908)
	S-2	SAND FINISH STUCCO PAINTED	ALABASTER (SW 7008)
	S-3	SAND FINISH STUCCO PAINTED	SWAMPING (SW 6708)
	S-4	SAND FINISH STUCCO PAINTED	GERFEL (SW 6708)

FRONT (SOUTH) ELEVATION
3/16"=1'-0"



RIGHT SIDE (EAST) ELEVATION
3/16"=1'-0"



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NO.	DATE	DESCRIPTION

NEW OFFICE BUILDING FOR
SHAGGY DOG HOLDINGS, LLC
45 EAST SHERIDAN STREET DANIA BEACH, FLORIDA

DATE:	11/18/09
DRAWN:	K.W.N.
CHECKED:	M.D.E.

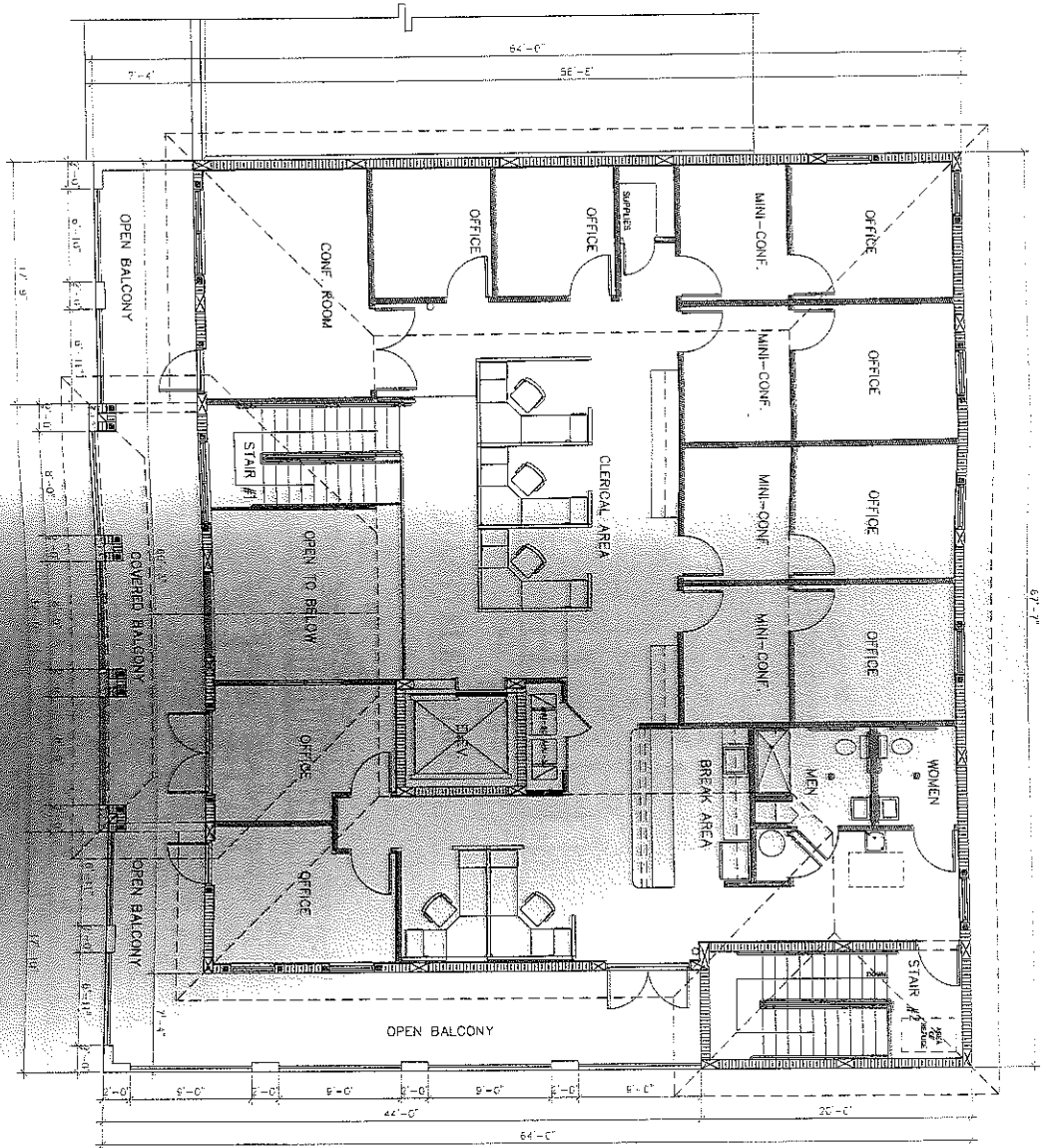
Engel and Associates, Inc.
Architecture & Planning
4600 S.W. 41st Avenue, Suite 100 • Davie, Florida 33314
954.791.4610 • Fax 954.791.4611 • A40002007

3/16"=1'-0"
A3.1 7 of 12

REVISED: 11/18/09



SECOND FLOOR PLAN
1/4"=1'-0"



REVISED:

NOT TO SCALE UNLESS OTHERWISE NOTED. THIS DRAWING IS THE PROPERTY OF ENGEL AND ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF ENGEL AND ASSOCIATES, INC. IS STRICTLY PROHIBITED. ALL RIGHTS RESERVED.

DATE: 8/18/06
DRAWN: K.N.K.
CHECKED: M.D.E.

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Architecture & Planning
4800 S.W. 44th Avenue, Suite 104 • Dania, Florida 33134
954.791.4816 • Fax 954.791.4811 • AAG0001607

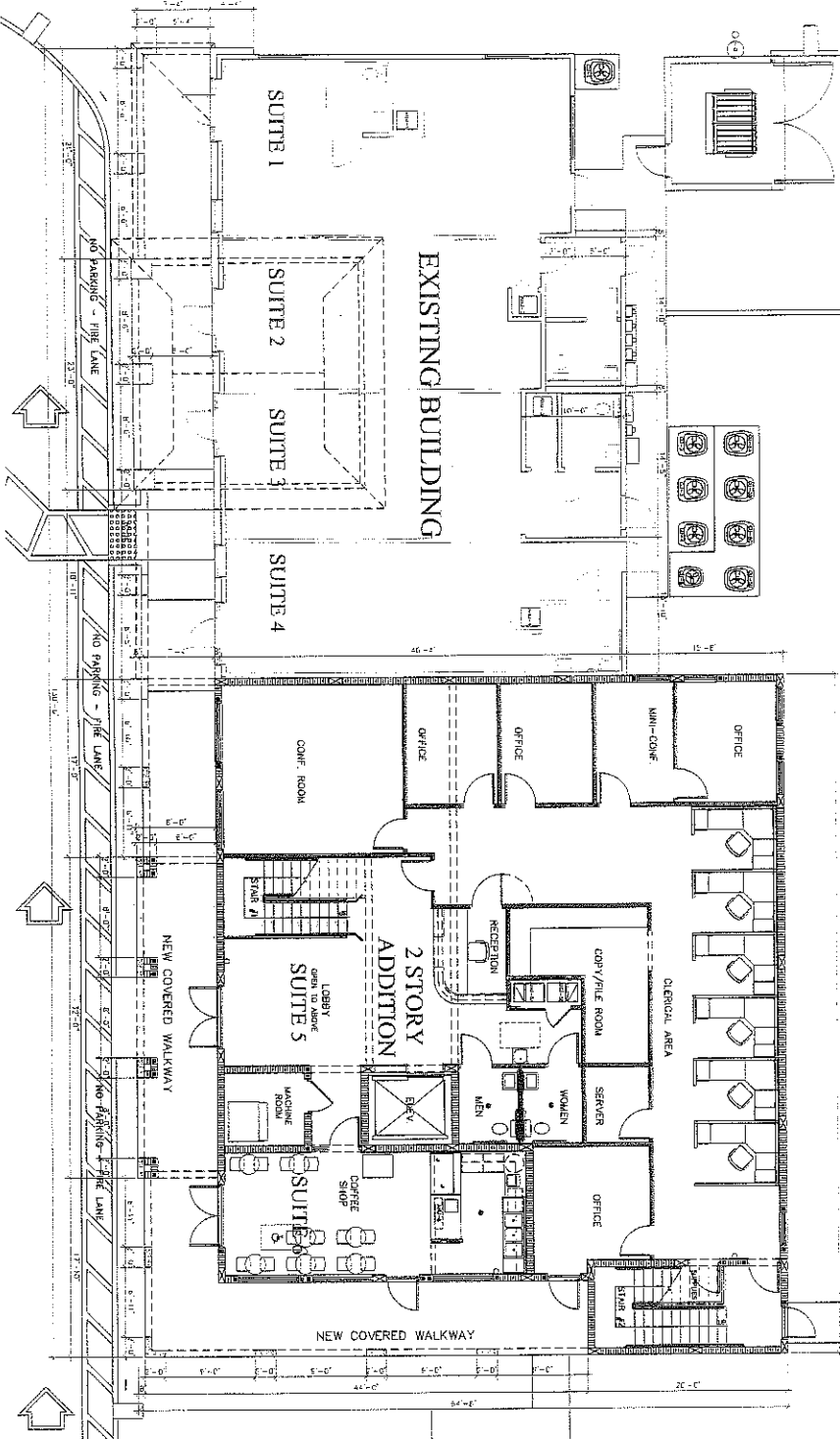
NEW OFFICE BUILDING FOR
SHAGGY DOG HOLDINGS, LLC
45 EAST SHERIDAN STREET DANIA BEACH, FLORIDA

NO.	REVISIONS

CONTRACT NO. 06-001
A2.2, set 7



FIRST FLOOR PLAN
3/16"=1'-0"



REVISED: 10/29/09

WITH REFERENCE TO ALL DRAWINGS AND ALL REVISIONS
AND ALL SPECIFICATIONS, CONTRACTORS TO BE AWARE THAT
OFFICE USES OF THIS DRAWING ARE LIMITED TO THE PROJECT
AND NO OTHER USES ARE TO BE MADE WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL BE
RESPONSIBLE FOR ANY REVISIONS OR CHANGES TO THIS

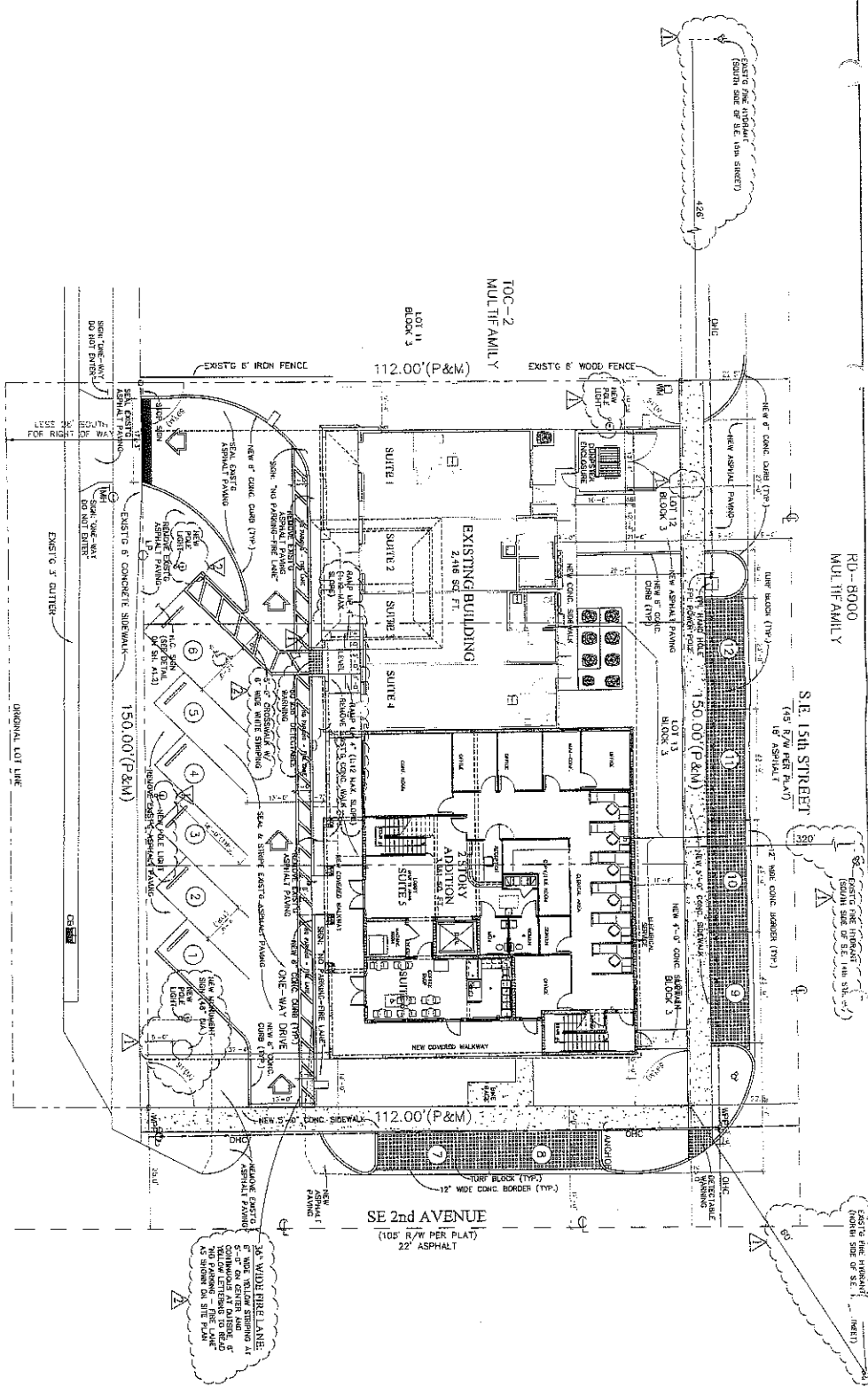
DATE: 8/20/09
DRAWN: K.W.N.
CHECKED: M.D.Z.

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NEW OFFICE BUILDING FOR
SHAGGY DOG HOLDINGS, LLC
45 EAST SHERIDAN STREET DANIA BEACH, FLORIDA

REVISIONS
01 10/29/09 USE EXISTING FIRE LANE

A2.1 4 of 7



SITE PLAN
1"=10'-0"

LEGAL DESCRIPTION:
LOTS 12, 13 & 14 LESS THE SOUTH 26 FEET FOR ROAD TOGETHER WITH THE 10' WIDE STRIP OF LAND ADJOINING THE SOUTH 26 FEET, BEING AS RECORDED IN PLAT BOOK 3, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



WEST BOUND SHERIDAN STREET
30' ASPHALT

REVISED: 10/29/09

	DATE: 01/09/09	<p align="center">NEW OFFICE BUILDING FOR SHAGGY DOG HOLDINGS, LLC 45 EAST SHERIDAN STREET DANIA BEACH, FLORIDA</p>	<p>REVISIONS: 01/14/09: SEE COMMENTS 02/10/09: SEE COMMENTS</p>
	DRAWN: K.W.N.		
<p align="center">Engel and Associates, Inc. Architecture & Planning 4906 S.W. 64th Avenue, Suite 106 • Davie, Florida 33314 954.791.4810 • Fax 954.791.4811 • E: AA0001667</p>		<p>NOTES: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p>	