



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

**DATE:** March 27, 2012

**TO:** Robert Baldwin, City Manager *Robert Baldwin*

**VIA:** Robert Daniels, Director

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

**SUBJECT:** **SP-40-11 and VA-08-12:** The applicant, Skyland Plaza is requesting design variations and a site plan approval for the construction of a 2-story mixed use development located at 118 N. Federal Highway.

**DESIGN VARIATION**

To allow no gallery roof, awning or arcade as part of the modified shop frontage as required by Chapter 28, Section 303-40(N) and 311-20(4).

To allow no landscape island in a row of parking where required by Chapter 28, Section 275-100(C)(1).

**SITE PLAN**

To approve site plan for the construction of two (2) buildings totaling approximately 11,000 square feet of commercial space and eight (8) residential units.

**PROPERTY INFORMATION**

**ZONING:** City Center (CC)  
**LAND USE DESIGNATION:** Regional Activity Center (RAC)  
**OVER LAY DISTRICT:** Community Redevelopment Area (CRA), Principal Arterial Commercial Design Standard Overlay District.

This property is the current location of the Dairy Belle. The applicant is proposing to redevelop the site while maintaining the business on the property. The redevelopment includes construction of two (2) two-story buildings with commercial on the ground floor and residential above and an associated parking area.

**DESIGN VARIATION**

This project is located within the CRA in the City Center zoning district, which utilizes a form based code. The intent of the form based zoning codes provided for in the CRA is to encourage and facilitate redevelopment and build a vibrant community. This project achieves several of the objectives identified in the OneCode, which are identified below:

- Activate the sidewalk by building close to the street with parking facilities behind buildings, and by controlling the interface between building and sidewalk.
- Maintain and enhance when possible, the stability and property values of residential neighborhoods through compatible transition to nonresidential properties, and through building form standards that bring new or expanded dwellings closer to the street with a renewed emphasis on the front yard.
- Bring building to the roadway, ensure proper proportioning and require continuous building facades to "enclose" designated streets in order to help create a lively and

visually appealing environment that invites people to live, locate businesses and spend time shopping, dining and interacting with others.

- Encourage visual interest by ensuring the building and visual landscapes are accented rather than their parking facilities.
- Require the location of on-site parking facilities in the rear yard, accessed when possible through rear alleys or side streets.

One of the features of the form based City Center zoning district is a required building frontage type. The applicant is providing a modified shopfront frontage, meeting the minimum 30% window glazing requirement. However, the code requires modified shop fronts to provide a gallery roof, awning or arcade, which the applicant is not able to provide. This requirement can be waived through a procedure call "design variation", which is based on the following criteria:

1. Whether the request is for a reasonable accommodation of design flexibility that results in an overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or
2. Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.

The second design variation requested is to allow no landscape island in a row of parking where required by code. The applicant is unable to provide this landscape island due to the roadway dedication required on Federal Highway which requires pushing the building and parking lot east, thereby reducing the available area for landscaping. The overall pervious area provided on the site meets code requirement.

## **SITE PLAN**

The proposed redevelopment includes a half acre site fronting on Federal Highway where the existing Dairy Belle is currently located, and the fifty (50) foot wide lot across the street on the east side of NW 1 Avenue. The two buildings, two-story project provides generous window fenestration, builds close to the street and provides mixed-uses with commercial on the ground floor and residential above. The project is meeting its requirement for landscaped pervious area and parking spaces. The architect has designed a building utilizing a metal roof and light blue building color, similar to the design provided in the Paul Demaio library.

This project is projected to generate more than twenty-five (25) peak hour trips which require a traffic study or participation in the Voluntary Mobility Program. The applicant has indicated its participation in the voluntary mobility program by providing the following items.

- Installation of pedestrian crossing signs on NW 1 Avenue to improve pedestrian safety.
- Shade trees will be planted along the sidewalks on NE 1 Street to provide a shaded pedestrian path.
- Existing water meters currently located in and adjacent to the sidewalk on Federal Highway are being removed to improve sidewalk quality.
- One (1) bicycle rack will be installed on the property.

This project is located within the RAC and requires the assignment of eight (8) residential garden apartment units and .38 acres of commercial (.76 acres/2 due to commercial on the ground floor and residential on the second floor) at a Floor Area Ratio (FAR) of .52 or less. This will result in a balance of 816 garden apartments remaining and 29.24 acres of commercial at FAR of .52 available in the RAC.

Outdoor dining is proposed within the footprint of the building in a large breezeway and therefore does not conflict with fire department or public pedestrian access. The outdoor dining component is proposed with a covered patio area which is permitted provided the outdoor furnishings are:



1. Consistent with the CRA Redevelopment guidelines;
2. Comply with fire department access requirements, and
3. Do not interfere with public pedestrian access.

The site plan was reviewed by the BSO Fire Marshal, City Engineer, the City's landscape consultant, Community Development and CRA staff. The applicant was able to address all of staff's landscape comments. The applicant must address the following comments prior to issuance of a building permit.

1. Must obtain approval from Broward County School Board prior to issuance of building permit of residential units (Community Development);
2. RIGHT-OF-WAYS: Provide recorded 5' r-o-w dedication as required prior to issuance of a building permit (Community Development);
3. SIGNS: provide copy of master sign program for the development for staff approval prior to issuance of a building permit (Community Development);
4. Revise plans to show location of new west property line (Community Development);
5. Provide "No Parking" signage along the south side of the satellite parking lot (Fire Marshal); and
6. Must demonstrate adequate water supply for the site (Fire Marshal).

The applicant is also proposing a super-graphic on the front façade of the south building. The code considers super-graphics as a special permitted use that are reviewed and approved by the Community Development Director under the following criteria:

- (1) The proposed general design, arrangement, texture, materials, colors, lighting, placement and the appropriateness of the proposed sign in relationship to other signs and the other structures both on the premises and in the surrounding areas, and only approve signs which are consistent with the intent, purposes, standards and criteria of the sign regulations.
- (2) The number of items (scenes, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer and avoid visual clutter.
- (3) The shape of the sign shall not create visual clutter.
- (4) The size, style and location of the sign shall be appropriate to the message.
- (5) The sign shall complement the building and adjacent buildings by being designed and placed to enhance the architecture.
- (6) The sign should be consolidated into a minimum number of elements.
- (7) The sign shall be proportional to the size and scale of the building upon which it is placed.
- (8) The decision to grant permission for a super-graphics sign shall not be based on the viewpoint or content of the proposed sign. Permitting for the sign shall be in accordance with Section 505-200 (signage review, approval process and fees) of this article.

This project is located in the CRA. The CRA Director recommendation will be presented at the public hearing.

#### **STAFF RECOMMENDATION**

##### **DESIGN VARIATION**

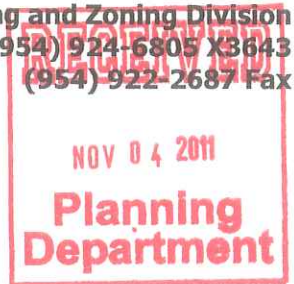
Modified Shop Front – Approve.

##### **SITE PLAN MODIFICATION**

Approve provided the design variance is approved and all staff comments are addressed prior to issuance of a building permit.



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: \_\_\_\_\_

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

Petition No.: SP-40-11  
VR-08-12

**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: 118 NORTH FEDERAL HIGHWAY

Lot(s): 15-16-17 18-19-20-43 Block: 11 Subdivision: \_\_\_\_\_

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

Folio Number(s): 504234 011670 Legal Description: SEE SUBMITTED SURVEY PLAN

Applicant/Consultant/Legal Representative (circle one) SKYLAND PLAZA

Address of Applicant: 2734 POLK STREET UNIT F HOLLYWOOD FL 33020

Business Telephone: 954921-9006 Home: 954-805-8510 Fax: \_\_\_\_\_

E-mail address: JFGERVAIS @ ABSOLUTE-IDEA.COM

Name of Property Owner: SKYLAND PLAZA

Address of Property Owner: SEE ADDRESS OF APPLICANT

Business Telephone: \_\_\_\_\_ Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request:** SITE PLAN APPROVAL  
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.** SEE SURVEY PLAN.

Prop. Net Acreage: \_\_\_\_\_ Gross Acreage: \_\_\_\_\_ Prop. Square Footage: \_\_\_\_\_

Existing Use: COMMERCIAL Proposed Use: COMMERCIAL + RESIDENTIAL



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

**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 IDEA (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: Gilles Grenier  
(Owner / Agent signature\*)

BEFORE ME THIS 1<sup>ST</sup> DAY OF NOVEMBER, 2011

By:

GILLES GRENIER  
(Print name of person acknowledging)

Gilles Grenier  
(Joint owner signature if applicable)

Notary Maria C. Breton  
(Signature of Notary Public – State of FLORIDA)



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

Type of identification produced: \_\_\_\_\_ or Drivers License G656-780-47-099-0

**\*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.**

**Lajoie, Corinne**

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**From:** IDEA - Marie-Pierre Pare [mppare@absolute-idea.com]  
**Sent:** Thursday, February 16, 2012 1:02 PM  
**To:** dhuizenga@broward.org; Lajoie, Corinne; gilles@dairybelleicecream.com; martin@civil-engineer.us  
**Cc:** IDEA - Stéphane L'Écuyer; IDEA - Jean-Francois Gervais; Francois@dairybelleicecream.com; isabelle@dairybelleicecream.com; gillesritane@gmail.com  
**Subject:** 10-594US - Skyland Plaza - Meeting with the Highway and Engineering Division - Broward County

Dear all,

This to confirm what was discussed at our meeting on Wednesday February 15<sup>th</sup> 9h30 am with David Huizenga from the Highway Construction and Engineering Division of Broward County.

Present to the meeting:

- Corinne Lajoie - Planning and Zoning of Dania Beach
- Gilles Grenier - Owner
- Martin Pilote - Civil Engineer - Globe Engineering
- David Huizenga - Highway Construction and Engineering Division
- Marie-Pierre Pare - IDEA

1. David Huizenga explained their future project to modify the US 1. At our location in Dania Beach, the Highway Construction and Engineering Division request therefore for any new construction to respect a setback of 5' on the East side of US 1.
2. David Huizenga also confirmed that the request from the FDOT to give a setback from US1 of 3'-2" for Building 1 can be included into the 5' setback.

Best regards,



**INTERNATIONAL DESIGN , ENGINEERING & ARCHITECTURE**

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IDEA

One Aventura Executive Center, 20900 NE 30th Ave., Suite 914, Aventura, FL 33180

Tel: 305.792.0015  
Fax: 305.931.0279

Email: [mppare@absolute-idea.com](mailto:mppare@absolute-idea.com)  
Web: [www.absolute-idea.com](http://www.absolute-idea.com)

{ **our idea is absolute engineering** }





**One Aventura Executive Center**

20900 NE 30<sup>TH</sup> Ave., suite 914  
Aventura, FL 33180  
Phone: 305-792-0015  
Fax: 350-931-0279  
[www.absolute-idea.com](http://www.absolute-idea.com)  
ARCH LICENSE NBR: AA26001856  
ENG. CA No. 28787



Tuesday, February 21<sup>st</sup>, 2012

City of Dania Beach, Planning & Zoning Board  
Dania Beach, Florida

Attention: Corinne Lajoie, Planning & Zoning Reviewer

Object: Skyland Plaza, 118 N. Federal Highway, Dania Beach,  
FL 33004

**Application #: SP-40-11**

Subject: **VARIATIONS IN DESIGN** (Sec. 301-50)

Dear Corinne,

1. VARIATION IN DESIGN (to allow a no gallery roof, awning, or arcade as part of the modified shop frontage as required by Chapter 28, Section 303-40(N) and 311-20(4):  
The Unified Land development Code of Dania Beach is requesting to provide an awning structure or an arcade on 40% of the façade on US 1. We do not provide arcade or awning on US 1 but we do provide arcades inside the owner property for all the entrances of all commerce. We treated the façade on US 1 using an architectural language & scale that is welcoming to pedestrian. We believe that this variation in design is a reasonable accommodation of design flexibility that results in a design that is consistent with the intent and principles that govern the standard for which this variation is requested. This variation in design is an alternative that works as well as the prescribed standard.
2. VARIATION IN DESIGN (to reconcile conflicting requirements):
  1. The Zoning Code requires 75% of the new construction to be on the site line on US 1. At the mean time FDOT requires to respect sight distance for right turn outbound movement for northbound US 1 traffic. Refer to FDOT letter issued on January 19<sup>th</sup> 2012. The width of the entrance shall be 24'-0" with a radius of 25'. In addition, following the request from David Huizenga of the Broward County Highway Construction and Engineering Division , it is required to respect a setback of 5' on the East side of US 1 from the property boundary line.  
To respect those conflicting regulations, we propose a variance in design to move back Building one and two as indicated on plans from a minimum of five feet and therefore reducing the required setback of the building to 1<sup>st</sup> Avenue from 15'-0" to 10'-0".

End of this report.

IDEA (International Design Engineering & Architecture, LLC).

02/21-2012

Stephane L'Ecuyer, AIA Florida AR93637

# SKYLAND PLAZA

118 N. Federal Highway, Dania Beach, FL 33004

10-594US

01-23-2012

Issued for PLANNING & ZONING

## Drawing index:

ARCHITECTURAL, CIVIL & LANDSCAPE DRAWINGS (24"x36")	NAME	REQUIREMENT	ISSUED:	REV. DATE:	REV. DATE:
COVER	PROJECT TITLE & DRAWING LIST				
SP-1	ZONING INFORMATION AND PROJECT DATA				
Survey	ORIGINAL SURVEY	SURVEY	✓	✓	✓
SP-2	SITE PLAN - ROOF PLAN	SITE PLAN	✓	✓	✓
SP-3	SITE PLAN - GROUND FLOOR PLAN	SITE PLAN	✓	✓	✓
C-1	WATER, SEWER, FAVING AND DRAINAGE	CIVIL PLAN	✓	✓	✓
C-2	PAVEMENT MARKINGS AND SIGNAGE	CIVIL PLAN	✓	✓	✓
C-3	CIVIL ENGINEERING DETAILS	CIVIL PLAN	✓	✓	✓
L-1	LANDSCAPE PLAN	LANDSCAPE PLAN	✓	✓	✓
L-2	EXISTING TREE DISPOSITION PLAN	LANDSCAPE PLAN	✓	✓	✓
L-3	LANDSCAPE DETAILS AND SPECIFICATIONS	LANDSCAPE PLAN	✓	✓	✓
SP-4	GROUND FLOOR PLANS	FLOOR PLANS	✓	✓	✓
SP-5	SECOND FLOOR PLANS	FLOOR PLANS	✓	✓	✓
SP-6	BUILDING A ELEVATIONS	ELEVATIONS	✓	✓	✓
SP-7	BUILDING B ELEVATIONS AND CROSS SECTION	ELEVATIONS	✓	✓	✓
SP-8	CROSS AND LONGITUDINAL SECTIONS	ELEVATIONS	✓	✓	✓
SP-9	COLOR ELEVATIONS	COLOR DRAWINGS	✓	✓	✓
SP-10	COLOR PERSPECTIVES	COLOR DRAWINGS	✓	✓	✓
SP-11	PHOTOMETRIC PLAN	LIGHTING PLAN	✓	✓	✓
SP-12	EXTERIOR LIGHTING FIXTURES DETAILS	LIGHTING PLAN	✓	✓	✓
SP-13	EXTERIOR LIGHTING FIXTURES DETAILS	LIGHTING PLAN	✓	✓	✓
SP-14	DETAILS	DETAILS	✓	✓	✓
<b>ADDITIONAL DOCUMENTS:</b>					
	FIRE FLOW REQUIREMENT FOR BUILDINGS	WATER SUPPLY	✓		
	WATER SUPPLY - HYDRANT FLOW TEST	WATER SUPPLY	✓		✓
	CD ZIP FILE CONTAINING ALL SHEETS	CD ZIP FILE	✓		
	RESPONSE NARRATIVE TO MOBILITY PROGRAM	MOBILITY PROGRAM	✓		
	CRITERIA STATEMENT FOR VARIANCE	CRITERIA STATEMENT	✓		
	RESPONSE NARRATIVE TO SITE PLAN REVIEW COMMENTS	RESPONSE NARRATIVE	✓		
	FDOT PRE-APPLICATION LETTER	FDOT LETTER	✓		
	LETTER FOR VARIATIONS IN DESIGN	VARIATION IN DESIGN	✓		✓



PERSPECTIVE FROM FEDERAL HIGHWAY

**RECEIVED**  
FEB 22 2012  
Planning Department

International



architecture  
International Design Engineering & Architecture  
One Aventura Executive Center  
20900 NE 30th Ave. Suite 914  
Aventura, FL 33180  
Tel: 305.792.00153  
info@absolute-idea.com  
www.absolute-idea.com

**GLOBE ENGINEERING, INC.**  
WWW.CIVIL-ENGINEER.US

4839 SW 148 Avenue, Suite 507  
Fort Lauderdale, FL 33330  
Ph: 954-316-7628  
FBPE CA# 8604

**MarkTinkler**  
LANDSCAPE ARCHITECTURE  
EST. 1971

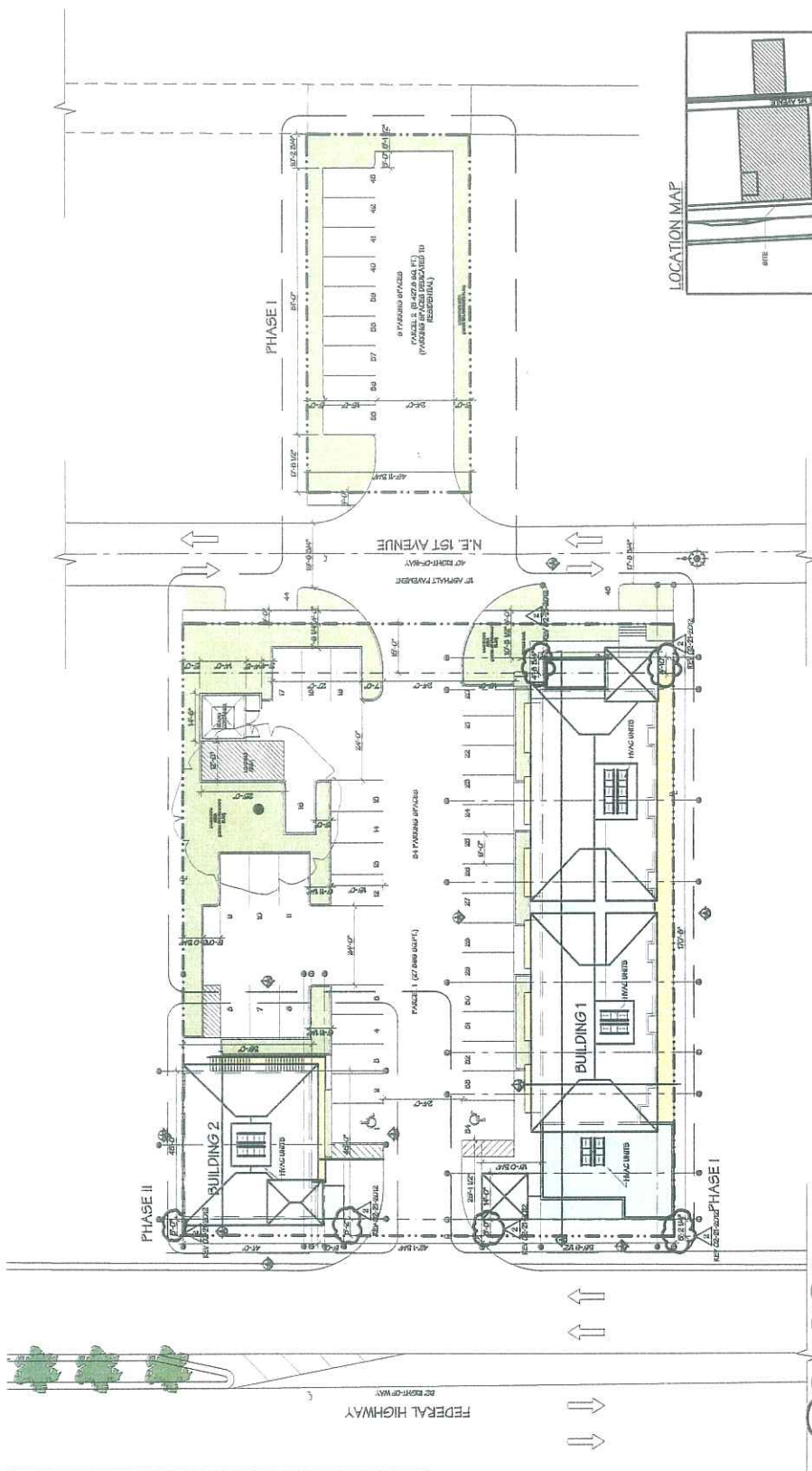
Land Planning, Landscape Architecture  
d. 305.965.3183  
f. 305.759.0182  
w. www.tinklerinc.com



www.absolute-idea.com  
Absolute-idea.com  
www.absolute-idea.com







LOCATION MAP



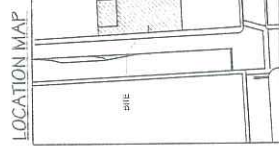
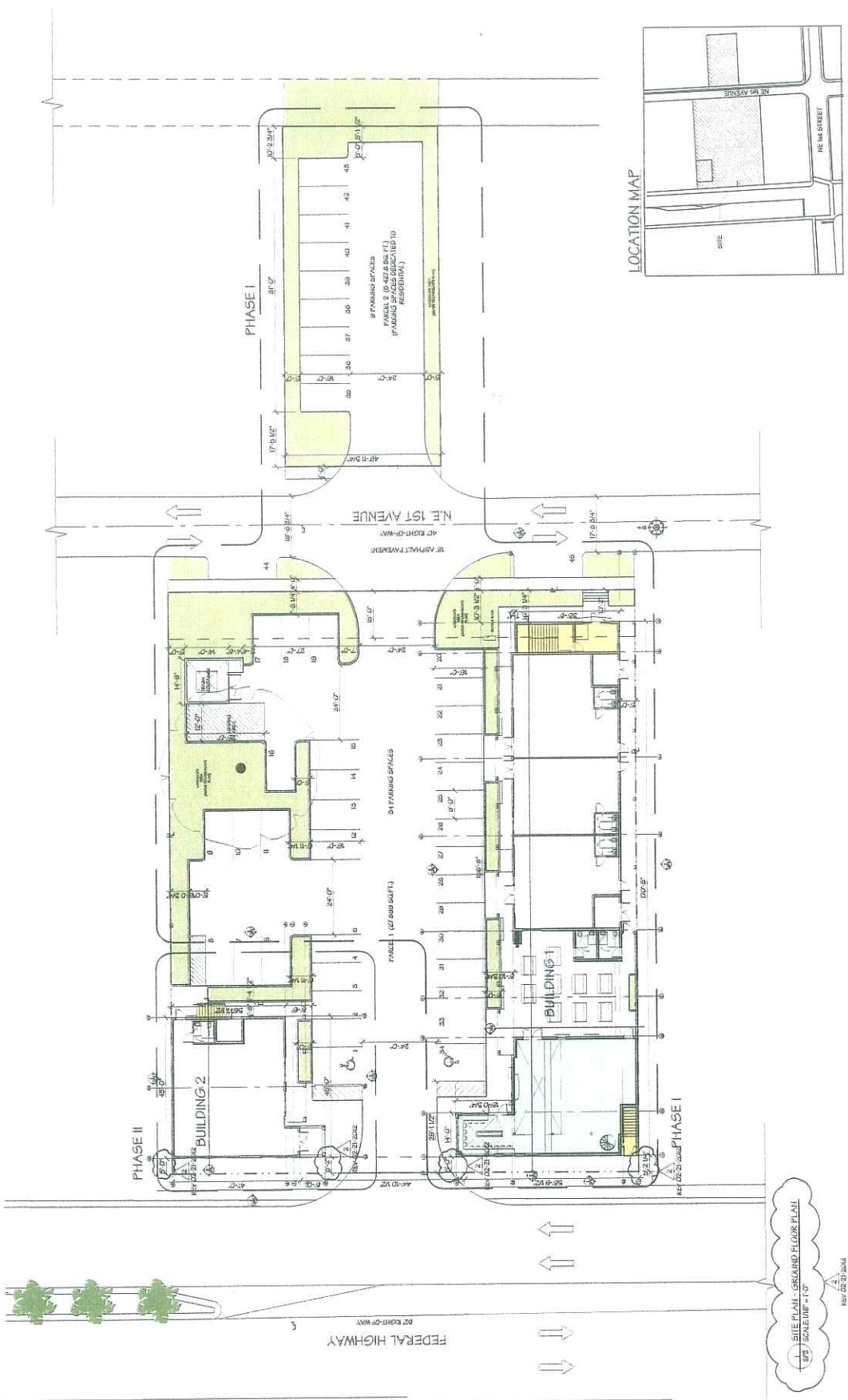
www.danielberach.com

SITE PLAN  
 Site plan - Roof plan

**SKYLAND PLAZA**  
 118 N. Federal Highway, Dania Beach, FL 33004 10-594JUS

Scale: 1/16" = 1'-0" Date: 01-23-2012 Sheet: SP2



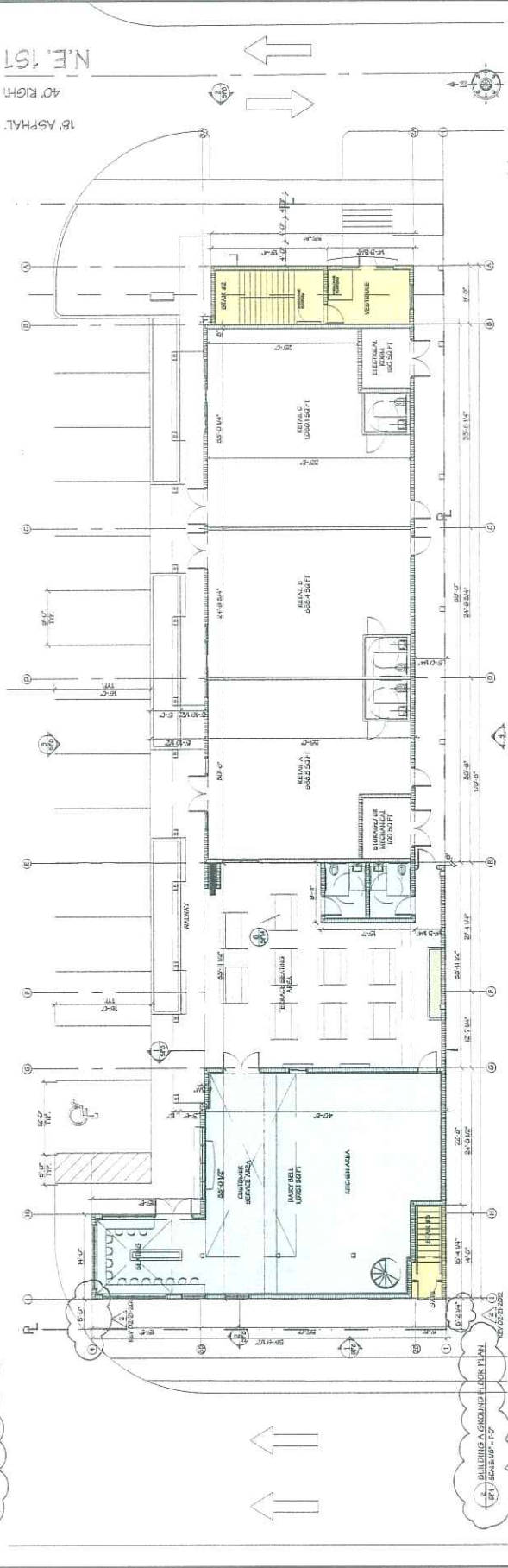
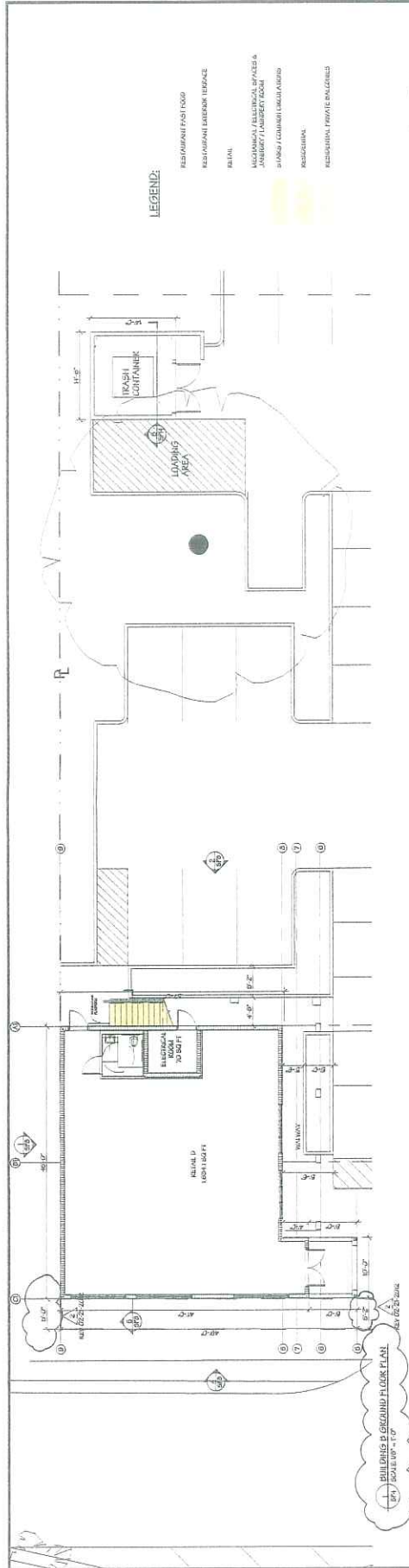


SITE PLAN - GROUND FLOOR PLAN  
 8/17 SCALE: 1/16" = 1'-0"

**a SKYLAND PLAZA**  
 118 N. Federal Highway, Dania Beach, FL 33004 10-594JUS

DATE: 07-21-2011  
 PROJECT: 10-594JUS  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]  
 WWW.ABSOLUTE-DECA.COM  
 ABSOLUTE-DECA.COM  
 118 N. Federal Highway, Dania Beach, FL 33004

Scale: 1/16" = 1'-0" Date: 01-23-2012 Sheet: SP3



**FLOOR PLANS**  
 Ground floor plans

**SKYLAND PLAZA**  
 138 N. Federal Highway, Dania Beach, FL 33004 10-59405

Scale: 1/8" = 1'-0" Date: 01-23-2012

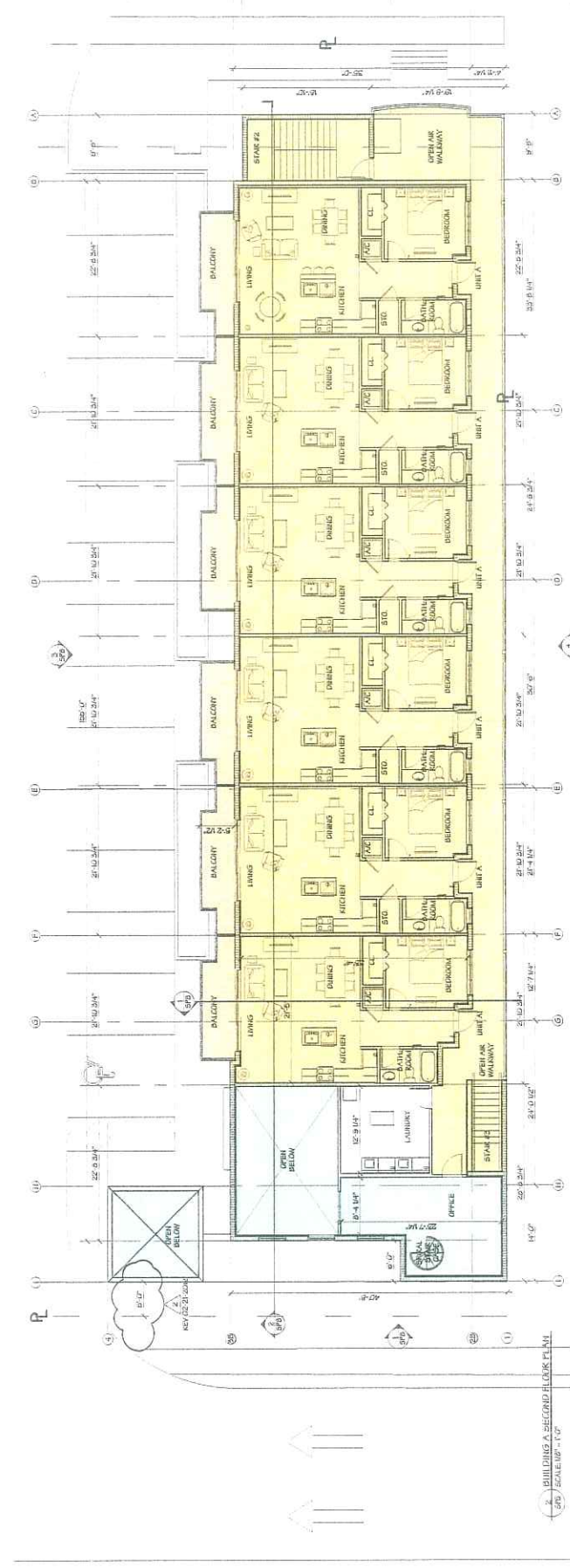
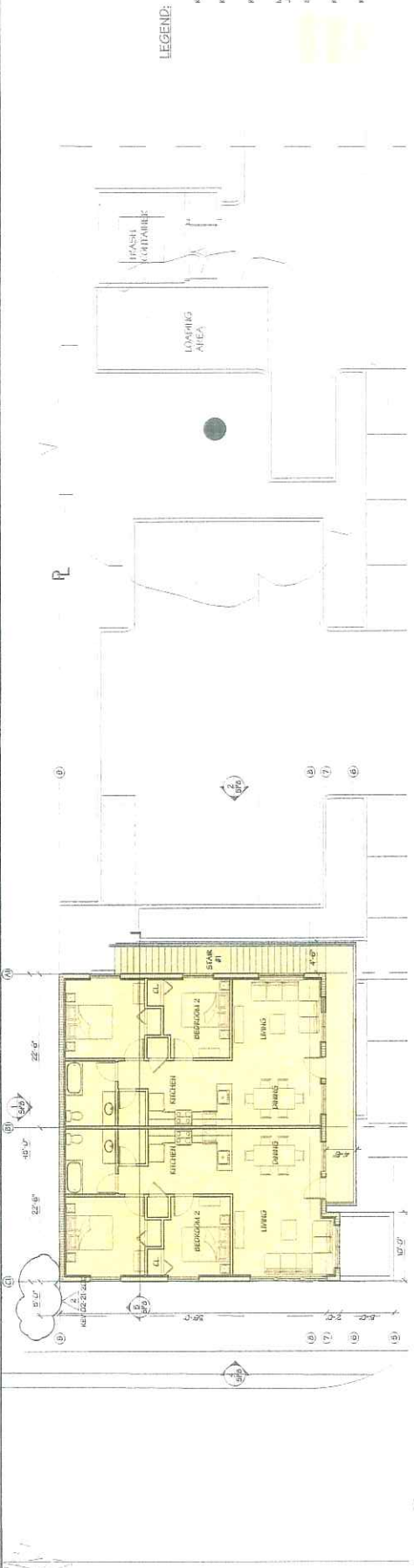
Sheet: SP4

WWW.BROUWER.COM



**LEGEND:**

- RESIDENT FLOOR PLAN
- RESTAURANT EXTERIOR TERRACE
- RETAIL
- MECHANICAL, RESIDENTIAL SPACES & JANITORY/LAUNDRY ROOM
- STAIRS / COMMON LOUVER ANDRS
- RESIDENTIAL
- RESIDENTIAL PRIVATE BALCONIES



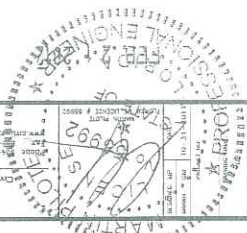
**SKYLAND PLAZA**  
 118 N. Federal Highway, Dania Beach, FL 33004 10-594US

**FLOOR PLANS**  
 Second floor plans

Scale: 1/8" = 1'-0" Date: 01-23-2012



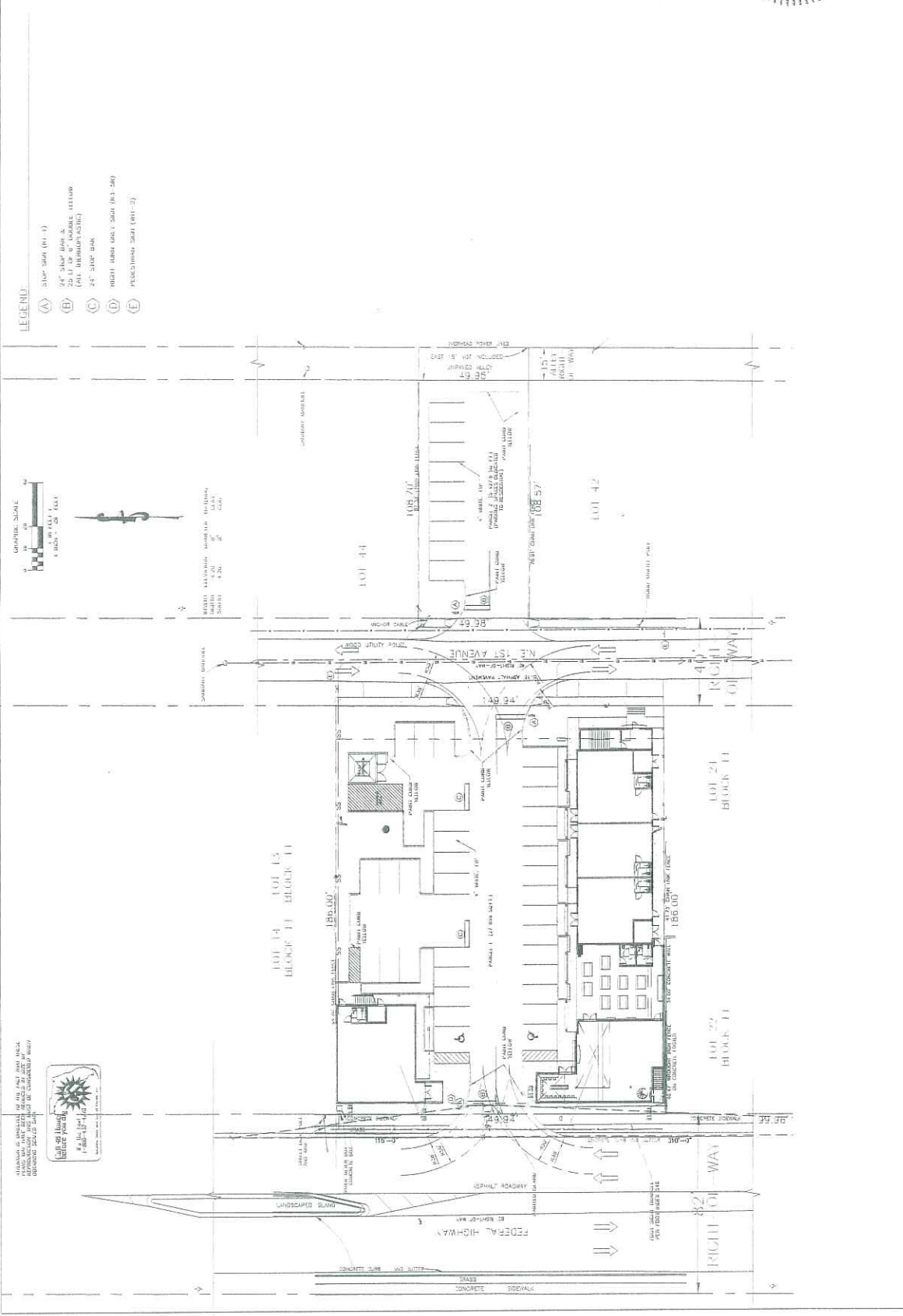




**Globe Engineering, Inc.**  
 Civil Engineering - Planning - Construction Management  
 4825 E. 141 Avenue  
 Fort Lauderdale, FL 33305  
 Certificate of Authorization No. 0004

**SKYLAND PLAZA**  
 118 N. FEDERAL HIGHWAY  
 DANIA BEACH, FLORIDA  
 PAVEMENT MARKINGS AND SIGNAGE

REVISIONS	
1	01-21-13 1ST SUBMITTAL
2	02-21-13 PAVEMENT MARKINGS AND SIGNAGE



- LEGEND**
- (A) 3/4" x 3/4" x 1/4" ASPHALT
  - (B) 2 1/2" x 3/4" x 1/4" ASPHALT
  - (C) 2 1/2" x 3/4" x 1/4" ASPHALT
  - (D) 2 1/2" x 3/4" x 1/4" ASPHALT
  - (E) 2 1/2" x 3/4" x 1/4" ASPHALT

GRAPHIC SCALE  
 1" = 20' (1:20)  
 1" = 40' (1:40)



STANDARD SYMBOLS  
 1" = 20' (1:20)  
 1" = 40' (1:40)



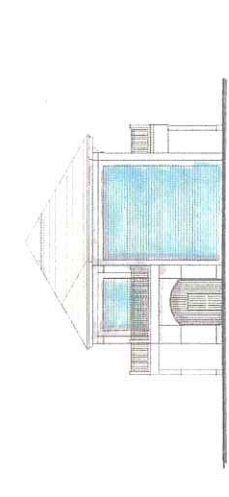




WEST ELEVATION  
PT1 / SCALE: 3/16" = 1'-0"



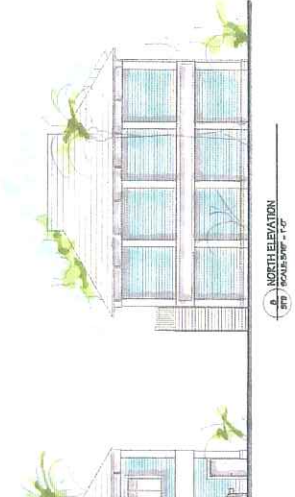
NORTH ELEVATION  
PT1 / SCALE: 3/16" = 1'-0"



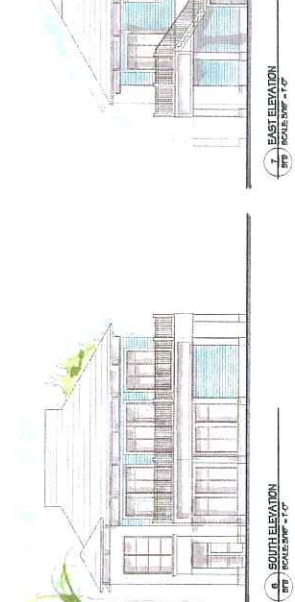
EAST ELEVATION  
PT1 / SCALE: 3/16" = 1'-0"



SOUTH ELEVATION  
PT1 / SCALE: 3/16" = 1'-0"



NORTH ELEVATION  
PT2 / SCALE: 3/16" = 1'-0"



EAST ELEVATION  
PT2 / SCALE: 3/16" = 1'-0"



WEST ELEVATION  
PT2 / SCALE: 3/16" = 1'-0"



SOUTH ELEVATION  
PT2 / SCALE: 3/16" = 1'-0"

idea  
118 N. Federal Highway, Dania Beach, FL 33004  
10-594JUS  
www.arsoulite.com

COLOR DRAWINGS  
Color elevations  
idea

SKYLAND PLAZA  
118 N. Federal Highway, Dania Beach, FL 33004  
10-594JUS

Sheet: SF9

Scale: 3/16" = 1'-0" Date: 01-23-2012



**S K Y L A N D P L A Z A**  
118 N. Federal Highway, Dania Beach, FL 33004 10-59405

**COLOR DRAWINGS**  
Color perspectives



CONCEPTS, DESIGN, PERMITS,  
ARCHITECTURE, INTERIORS  
www.ideasource.com

Scale: N.T.S.

Date: 01-23-2012

Sheet: SP10





**VA-08-12 & SP-40-11**  
**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, March 27, 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:

Development request by Gilles Grenier representing Skyland Plaza for design variations and site plan approval for the proposed construction of a 2-story mixed use development located at 118 N. Federal Highway in the City of Dania Beach

**VA-08-12** – The request for design variations as follows:

- 1) To allow no gallery roof, awning or arcade as part of the modified shop frontage as required by Chapter 28, Section 303-40(N) and 311-20(4);
- 2) To allow no landscape island in a row of parking where required by Chapter 28, Section 275-100(C)(1);

**SP-40-11** – The site plan request is for approval to construct two (2) buildings totaling approximately 11,000 square feet of commercial space and eight (8) residential units.

Property is legally described as Lots 15, 16, 17, 18, 19 and 2, less the west 24 feet of said lots 15, 18 and 19, Block 11, of TOWN OF MODELO, a subdivision as recorded in plat book B, Page 49, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in the Town of Dania Beach, Broward County, Florida, and recorded in Transcript Book 1, Page 5, of the public records of Broward County, Florida; Together with Lot 43, Less the east 15 feet, of AMENDED PLAT OF BLOCK 2, Eskilson Addition, A subdivision as recorded in Plat Book 7, Page 10, of the Public Records of 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, March 16, 2012

*See back of this notice for a location of the site*



Site location map



SKYLAND PLAZA  
VA-08-12 & SP-40-11  
118 N. Federal Highway

