



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

DATE: July 24, 2012

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

FROM: Corinne Lajoie, AICP, LEED Green Associate, Principal Planner *[Signature]*

SUBJECT: **DR-29-12:** The applicant, Jeff Falkenger, on behalf of the Design Center of the Americas, is requesting a delegation request to amend a note on the plat to allow a total of 620,000 square feet of wholesale showroom and 380,000 square feet of office/educational use for a property located at 1855 Griffin Road (FIRST READING).

DELEGATION REQUEST

To amend a note on the plat to allow a total of 620,000 square feet of wholesale showroom and 380,000 square feet of office/educational use.

PROPERTY INFORMATION:

ZONING: Commercial (C-4)
FUTURE LAND USE: Commercial

The subject property is located on the south side of Griffin Road, immediately east of Interstate 95 and is the current location of the Design Center of the Americas (DCOTA). This property is under the control of an existing Development of Regional Impact (DRI) which has a build out date of November 30, 2015. The property owner plans to construct two additional buildings. The first building proposed will be similar to the showroom buildings that currently exist on the property and located immediately to the south of them. The second building is proposed to be a freestanding office building on the north end of the property.

DELEGATION REQUEST

The applicant is requesting to change the note on the plat limiting the use of the property from the existing language that reads:

This plat is restricted to 1,000,000 square feet of wholesale showroom.

To the proposed language that reads:

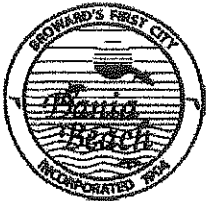
This plat is restricted to 620,000 square feet of wholesale showroom and 380,000 square feet of office/educational use.

PLANNING AND ZONING BOARD RECOMMENDATION

On June 20, 2012 the Planning and Zoning Board recommended approval.

STAFF RECOMMENDATION

Approve.



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: DELEGATION REQUEST (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: 5/23/12
 Petition No.: DR-29-12

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: 1855 GRIFFIN ROAD, DANIA BEACH

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

Recorded Plat Name: DESIGN CENTER OF THE AMERICAS 119-32

Folio Number(s): 504 2333 800 10
504 2333 800 20 Legal Description: PARTIAL "A"

Applicant/Consultant/Legal Representative (circle one) JEFF FALKANGER

Address of Applicant: 888 S. ANDREWS AVE. FT. LAUDERDALE, FL 33316

Business Telephone: (954) 764-6575 Home: 954-557-7412 Fax: (954) 764-8622

E-mail address: JFALKANGER@FALKANGER.COM

Name of Property Owner: DCOTA DEVELOPMENT COMPANY LIMITED PARTNERS

Address of Property Owner: 750 LEXINGTON AVE. 29TH FLOOR NEW YORK, N.Y. 10022

Business Telephone: (212) 838-1800 Home: _____ Fax: (212) 838-5318

Explanation of Request: SEE ATTACHED

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: 30.9 AC. Gross Acreage: 31.37 A. Prop. Square Footage: 1,346,776 S.F.

Existing Use: WHOLESALE SHOWROOM Proposed Use: WHOLESALE SHOWROOM OFFICE / EDUCATIONAL

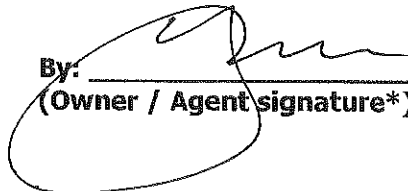
Is property owned individually, by a corporation, association, or a joint venture? CORPORATION

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 _____ (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: 
(Owner / Agent signature*)

BEFORE ME THIS 21ST DAY OF MAY, 2012

By: STEVEN M. CHERNIAK, Notary Public
State of New York, No. 24-4603886
Qualified in Nassau County
Cert. Filed in New York County
Commission Expires April 30, 2014

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary 
(Signature of Notary Public – State of NEW YORK)

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.

Lajoie, Corinne

From: Jeff Falkanger [JFalkanger@falkanger.com]
Sent: Wednesday, June 20, 2012 11:48 AM
To: Lajoie, Corinne
Cc: Robert Curbelo; B Laystrom@aol.com; Emerson Allsworth
Subject: DCOTA PLAT NOTE AMENDMENT
Importance: High

Corinne,

As per our telephone conversation I wish to confirm that our requested plat note amendment will read from 1,000,000 square feet of wholesale showroom to 620,000 square feet of wholesale showroom and from 500,000 square feet of office/educational use to 380,000 square feet of office/educational use. This is to conform the available office/educational use to the remaining 380,000 square feet permitted under our Development of Regional Impact (DRI).

Since the 380,000 square foot number is less than the 500,000 square foot number in our application, I would think there should be no problem in our request for a lesser number.

Thank you for your cooperation.

Jeff

Jeff Falkanger
President



888 South Andrews Avenue Suite 300
Fort Lauderdale, Florida 33316
Phone: 954 764-6575 Fax: 954 764-8622
Call me on: Extention:225



Visit us on: www.falkanger.com

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PLAT NOTE CHANGE - DESIGN CENTER OF THE AMERICAS PB119-P32

EXPLANATION OF REQUEST

The plat note change request is for two reasons.

First, due to a lack of demand for current and future wholesale showroom space, and a great deal of tenant interest in leasing office space, DCOTA would like to convert 250,000 s.f. of its vacant wholesale showroom space into office space.

Second, DCOTA is in final lease negotiations with a well established (44 years in S. Florida) private college, offering Associate of Science and Bachelor of Science degrees for 125,000 s.f. of space. DCOTA wishes to accommodate the college within the final construction Phase of 250,000 s.f. with the balance of the space, 125,000 s.f. devoted to office use.

CURRENT PLAT NOTE:

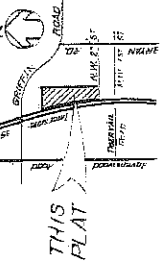
This plat is restricted to 1,000,000 square feet of wholesale showroom

PROPOSED PLAT NOTE:

This plat is restricted to 500,000 square feet of wholesale showroom and 500,000 square feet of office / educational use

"DESIGN CENTER OF THE AMERICAS"

A REPLAT OF THE AMENDED PLAT HOLLYWOOD HEIGHTS (PB. 14, PG. 58 B.C.R.) AND A PARCEL OF LAND LYING IN A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF DANIA, BROWARD COUNTY, FLORIDA



LOCATION SKETCH (PERT TO SCALE) SEE PG. 304

DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF THE EAST ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA, BROWARD COUNTY, FLORIDA, BEING MORE OR LESS THE SAME AS SHOWN ON THE PLAT HEREBY REPLICATED AND THE SAME AS SHOWN ON THE PLAT HEREBY REPLICATED AND THE SAME AS SHOWN ON THE PLAT HEREBY REPLICATED...

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE CITY OF DANIA, BROWARD COUNTY, FLORIDA, THE LANDS DESCRIBED IN THE PLAT HEREBY REPLICATED AND THE SAME AS SHOWN ON THE PLAT HEREBY REPLICATED...

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF BROWARD) I, the undersigned, do hereby acknowledge that the foregoing is a true and correct copy of the original as recorded in the public records of this county...

SURVEY NOTES

- 1. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS ON THE 15th DAY OF JANUARY, 1957.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SURVEYING ACT, CHAPTER 173, F.S.
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SURVEYING ACT, CHAPTER 173, F.S.
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SURVEYING ACT, CHAPTER 173, F.S.

PREPARED BY: METTEL ENGINEERS SURVEYORS 1705 S.W. 11th ST. MIAMI, FLORIDA

MORTGAGEE'S CONSENT

I, the undersigned, do hereby consent to the execution of the foregoing instrument and the same as shown on the plat hereby replicated...

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF BROWARD) I, the undersigned, do hereby acknowledge that the foregoing is a true and correct copy of the original as recorded in the public records of this county...

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS ON THE 15th DAY OF JANUARY, 1957, IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SURVEYING ACT, CHAPTER 173, F.S.

SEALS: A row of seven circular seals for various officials, including the Surveyor, County Clerk, and City Clerk.

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED FOR RECORDING BY THE ENGINEERING DIVISION OF THE BROWARD COUNTY PLANNING COUNCIL...

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT HAS FILED FOR RECORDING IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ON THE 15th DAY OF JANUARY, 1957...

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT, TOGETHER WITH THE INSTRUMENTS OF RECORDING THEREON, HAS BEEN FILED IN THE MINUTES SECTION OF THE BROWARD COUNTY RECORDS DIVISION...

CITY OF DANIA

PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF DANIA HAS REVIEWED THE PLAT AND HAS APPROVED IT FOR RECORDING...

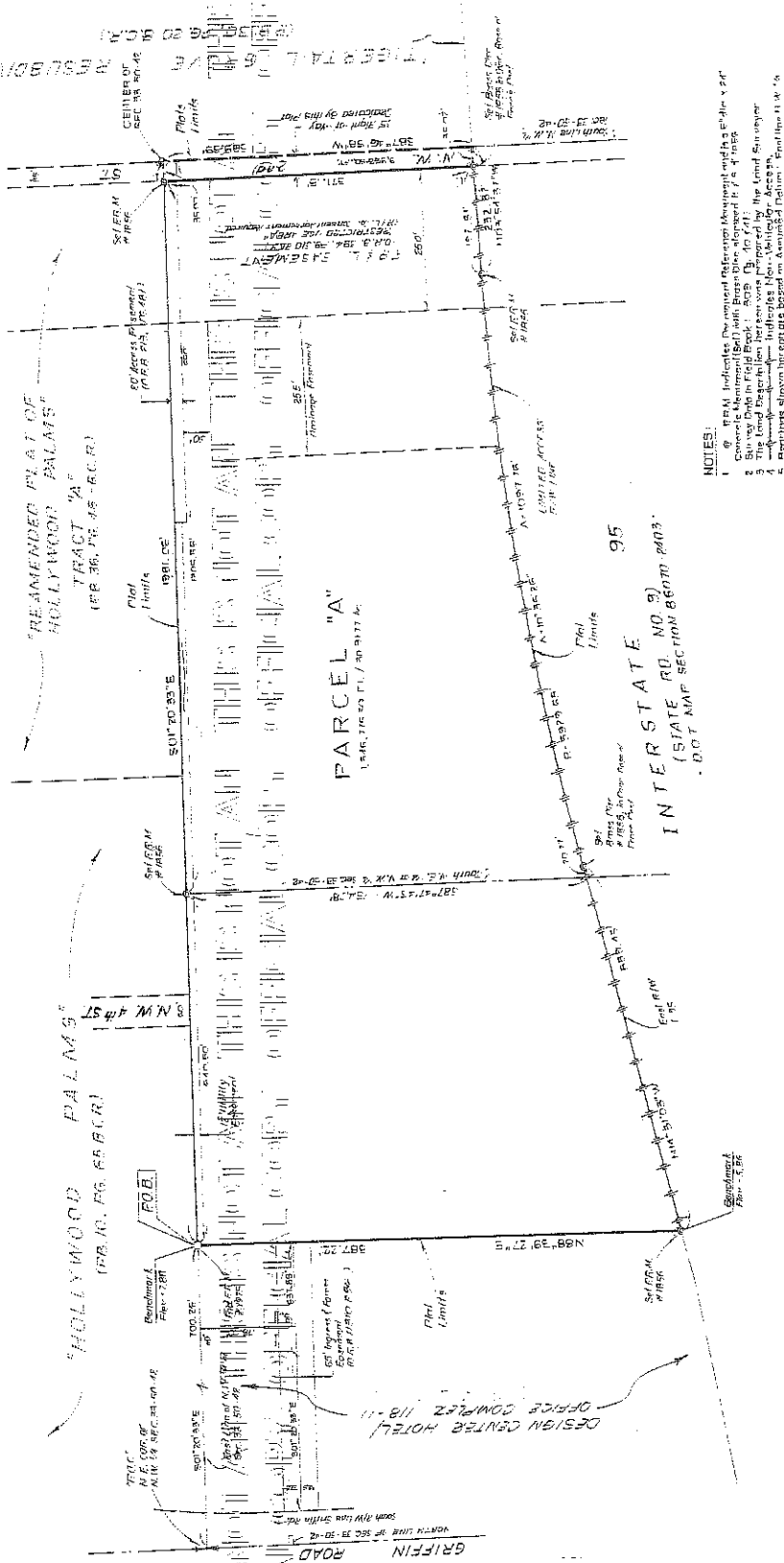
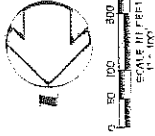
COMMISSION

THIS IS TO CERTIFY THAT THE PLAT HAS BEEN APPROVED BY THE COMMISSION ON THE PART OF THE CITY OF DANIA...

"DESIGN CENTER OF THE AMERICAS"

A REPLAT OF THE AMENDED PLAT HOLLYWOOD HEIGHTS (P.B. 14, PG. 58 B.C.R.) AND A PARCEL OF LAND LYING IN A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF DANIA, BROWARD COUNTY, FLORIDA

KEITH AND SCHMARS, C.A.
ENGINEERS - PLANNERS - SURVEYORS
1150 N. W. 11th Ave.
Fort Lauderdale, Fla. 33304



- NOTES:
1. P.B.M. indicates Permitted Information Measurement and is a 2'-0" x 2'-0" Concrete Monument (B.M.) with Brass Disk, elevation 7.84 ± 1985.
 2. Survey Done in Field Book No. 2025. (P.B. 14, PG. 58 B.C.R.)
 3. Survey Done in Field Book No. 2025. (P.B. 14, PG. 58 B.C.R.)
 4. All measurements are made by the United States Survey.
 5. Bearings shown by curves based on Assumed Datum. Final line is N. 10° 10' 10" W.
 6. Elevation shown in notes are based on the National Geodetic Vertical Datum of 1929 and said elevations are based on Assumptions, supplied by: U.S.C. & G.S. Revisions to 1985.

AREA TABULATION

PARCEL "A"	1,345,716 SQ. FT.	0.9177 AC.
DESIGNATED AREA	19,293 SQ. FT.	0.4593 AC.
TOTAL	1,365,009 SQ. FT.	0.9770 AC.