





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

**DATE:** August 14, 2012

**TO:** Robert Baldwin, City Manager

**VIA:** Marc LaFerrier, AICP, Director 

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

**SUBJECT:** **DR-30-12:** The applicant, Dwayne L. Dickerson, on behalf of the Greenspoon Marder, P.A., is requesting a delegation request to amend a note on the plat to allow a total of 181 high rise residential units for a property located at 480 East Dania Beach Boulevard (SECOND READING).

**DELEGATION REQUEST**

To amend a note on the plat to allow a total of 181 high rise residential units.

**PROPERTY INFORMATION:**

**ZONING:** Gateway-Mixed Use (GTWY-MU)  
**FUTURE LAND USE:** Regional Activity Center

The subject property is located on the south side of Dania Beach Boulevard, west of SE 5 Avenue. The property owner obtained site plan approval for the construction of a hotel on this property in 2010. Since the change in the economy, the applicant now plans to construct an apartment building on the property, which requires changing the note on the plat to allow the new use.

**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 a 273 room hotel.

To the proposed language that reads:

This plat is restricted to 181 high rise units.

**CITY COMMISSION PREVIOUS ACTION**

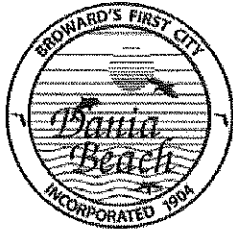
On July 24, 2012 the City Commission approved this item on first reading.

**PLANNING AND ZONING BOARD RECOMMENDATION**

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

**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
- Plat Delegation Request
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: \_\_\_\_\_



Date Rec'd: 5/29/12  
Petition No.: DR-30-12

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

Location Address: 480 East Dania Beach Boulevard

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

Recorded Plat Name: Hobal Plat

Folio Number(s): 504235230010 Legal Description: Parcel A of Hobal Plat as recorded in Plat Book 179, Page 98

Applicant/Consultant/Legal Representative (circle one): Dwayne L. Dickerson

Address of Applicant: Greenspoon Marder, P.A. 100 W. Cypress Creek Road, Suite 700, Fort Lauderdale, FL 33309

Business Telephone: (954) 527-2450 Home: (954) 812-4500 Fax: (954) 333-4050

Name of Property Owner: Dania Beach Developers LLC

Address of Property Owner: 1450 Brickell Avenue, Suite 1420, Miami, FL 33131

Business Telephone: (305) 371-5254 Home: (305) 975-3365 Fax: (305) 371-4642

**Explanation of Request:** Request to amend the plat note consistent with the proposed site plan.  
*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: 2.16 Gross Acreage: 2.4 Prop. Square Footage: 104,544

Existing Use: vacant Proposed Use: 181 high rise units

Is property owned individually, by a corporation, or a joint venture? The property is owned by a limited liability company

**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 Greenspoon Marder, P.A. (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

DANIA BEACH DEVELOPERS, LLC  
By: [Signature]  
(Owner / Agent signature\*)

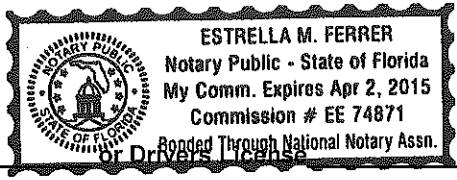
BEFORE ME THIS 21<sup>ST</sup> DAY OF MAY, 2012

By:

ALAN OJEDA  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

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



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

\*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 SCHEDULES FOR A MEETING**

**ALL APPLICATIONS MUST BE DETERMINED COMPLETED BY STAFF  
BEFORE PROCESSING OCCURS**

Evy Kalus  
Development and Environmental Regulation Division  
1 North University Drive, Suite 102  
Plantation, Florida 33324

RE: Plat Note Amendment – Hobal Plat

Dear Evy:

The City of Dania Beach has reviewed a request to amend the plat note on the Hobal Plat. Specifically the Applicant is requesting the following amendment:

FROM: This plat is restricted to a 273 room hotel

TO: This plat is restricted to 181 high rise units

Please be advised that the City of Dania Bach has no objections to the proposed plat note amendment described above.