



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

DATE: August 14, 2012
TO: Robert Baldwin, City Manager
VIA: Marc LaFerrier, AICP, Director *[Signature]*
FROM: Corinne Lajoie, AICP, LEED Green Associate, Principal Planner *CM Lajoie*
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 (SECOND 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 DRI will have to be amended to reflect the changes to the plat. 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.

CITY COMMISSION PREVIOUS ACTION

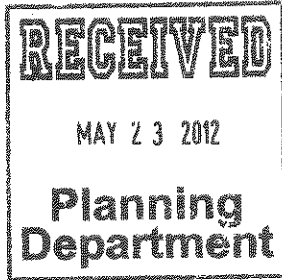
On July 24, 2012, the City Commission approved this item on first reading.

PLANNING AND ZONING BOARD RECOMMENDATION

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

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 Legal Description: PARCEL "A"
504 2333 800 20

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) 938-1800 Home: _____ Fax: (212) 838-5318

Explanation of Request: SEE ATTACHED
 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: 30.9 AC. Gross Acreage: 31.37 AC. Prop. Square Footage: 1,346,776 S.F.

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

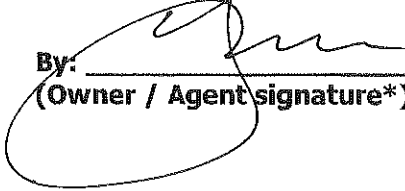
Is property owned individually, by a corporation, association, or a joint venture? CORPORATION

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.

DECLARATION & AGREEMENT

The Design Center of the Americas (DCOTA) has begun the legal process to change the Design Center of the Americas (PB 119 - 32) plat note as follows:

FROM:

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

TO:

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

DCOTA has also begun design and planning for Site Plan Approval of the fourth and final phase of DCOTA, which will include structured parking.

Currently, the parking requirement for wholesale showroom on the DCOTA site is 1 space for each 582 s.f. of wholesale showroom space, per variance. Since DCOTA is actively marketing and leasing office space in the existing buildings which contain over 250,000 s.f. of vacant wholesale showroom space, DCOTA would agree to the following arrangement with the City of Dania Beach relative to required parking:

- DCOTA agrees to not lease 250,000 s.f. of existing vacant wholesale showroom space as wholesale showroom use, which requires of 430 parking spaces. In turn, DCOTA will lease 129,000 square feet as office use, requiring the 430 parking spaces (430 spaces x 300 s.f. per space = 129,000 s.f.). DCOTA further agrees to restrict the remaining 121,000 square feet of wholesale showroom space as vacant until plat note and site plan approval is granted for the final phase of DCOTA and all requires parking is constructed.

DATED on July 19, 2012

By: Robert Curbelo Jr.

Robert Curbelo Jr., VP of Construction
on behalf of Design Center of the Americas, LLC

State of Florida
County of Broward

SWORN TO AND SUBSCRIBED before me this 19 day of
July, 2012
by Robert Curbelo
Personally Known or Produced Identification _____
Type of Identification Produced _____

Signature of Notary: Christina Del Pino
Printed Name: Christina del Pino
Commission Expires: 06/07/16



Lajoie, Corinne

From: Jeff Falkanger [JFalkanger@falkanger.com]
Sent: Wednesday, June 20, 2012 11:48 AM
To: Lajoie, Corinne
Cc: Robert Curbelo; BLaystrom@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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6/20/2012

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