





**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: **PL-19-12:** The applicant, Craven Thompson and Associates, on behalf of Broward County Board of County Commissioners, is requesting to replat a property located at 5440 Anglers Avenue (SECOND READING).

PLAT

To replat a property restricting the use to 250,000 square feet of public transit facility use.

PROPERTY INFORMATION:

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

The subject property is located on the east side of Anglers Avenue, immediately north of Tigertail Boulevard. The property is the current site of the Broward County bus facility.

PLAT

The applicant is requesting to establish a plat note limiting the use of the property as follows:

This plat is restricted to 250,000 square feet of public transit facility use.

In addition to establishing the use, the plat also addresses access points to the property. The only change to existing access points that is proposed is to eliminate one curb cut at the northwest corner of the property and replaced it with a shared access point on City owned property at the Tigertail Lake Center where the dog diving dock is located. Relocating the access to this shared point will allow for alignment with SW 53 Court, located on the west side of Anglers Avenue, which will improve safety in the area.

The shared access requires the City and County to enter into an access easement agreement that will be approved by the City Commission. The county is in the process of proposing enhancements and improvements to the park that will include maintenance, landscaping and signage.

The two access points on Anglers Avenue will remain. This request has been reviewed by the Fire Marshal's Office, Public Services, Community Development and Parks and Recreation.

CITY COMMISSION PREVIOUS ACTION

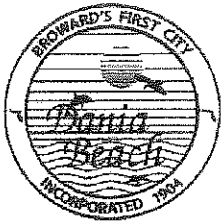
On July 24, 2012 the City Commission approved this item on first reading.

PLANNING AND ZONING BOARD RECOMMENDATION

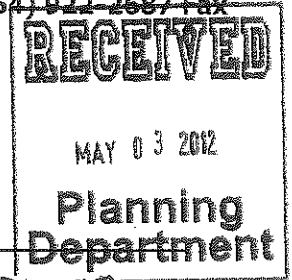
On July 18, 2012 the Planning and Zoning Board recommended approval of the plat including staff's conditions.

STAFF RECOMMENDATION

Approve, provided the conditions of the access easement agreement is accepted and approved by the City Commission.



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 NAME - RAVENSWOOD TRANSIT FACILITY
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____ (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: PL-19-75

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: 5440 Ravenswood Road, Dania Beach, FL 33312

Lot(s): _____ Block: _____ Subdivision: see attached legal description

Recorded Plat Name: Highland Park Unit No. 1, PB 12 -12, BCR

Folio Number(s): 5042 3307 0010 Legal Description: see attached

Applicant/Consultant/Legal Representative (circle one) Craven Thompson & Assoc., Inc.

Address of Applicant: 3563 NW 53 ST, Ft. Lauderdale, FL 33309-6311

Business Telephone: 954-739-6400 Home: _____ Fax: 954-739-6409

E-mail address: Catherine Donn / cdonn@craventhompson.com

Name of Property Owner: Broward County Board of County Commissioners

Address of Property Owner: 115 S Andrews Ave, Rm 326, Ft. Lauderdale, FL 33301

Business Telephone: 954-357-5641 Home: _____ Fax: 954-357-6411

Explanation of Request: Replatting of existing bus maintenance facility

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: 8.94 Gross Acreage: 8.94 Prop. Square Footage: 389,416

Existing Use: General Industrial Proposed Use: General Industrial
Bus Maintenance Facility Bus Maintenance Facility

Is property owned individually, by a corporation, association, or a joint venture? It is owned by Broward County, a public entity.

APPOINTMENT OF AN 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 CRAVEN THOMPSON & ASSOCIATES, INC. (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.

Steve Hammond

(Owner / Agent signature*)

(Joint owner signature if applicable)

NOTARY REQUIRED:

STATE OF FLORIDA
County of Broward
The foregoing instrument
was acknowledged:

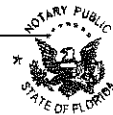
BEFORE ME THIS 20th DAY OF April, 20 12 by:

Steve Hammond

(Print the owner(s) or agent name signing acknowledgment)

Who is/are Personally known to me, _____ or Produced Identification _____
Type of identification produced: _____ or Drivers License _____

Notary Signature: M Kelly
Printed name of notary: Merlene Kelly



MERLENE KELLY
MY COMMISSION # EE 075302
EXPIRES: March 17, 2015
Bonded Thru Budget Notary Services

***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.***