



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

DATE: November 27, 2012

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **SP-09-12/VA-36-12:** The applicant, Mark Gelders, on behalf of CLIMA, LLC., is requesting site plan approval to construct a metal building located at 4470 Ravenswood Road.

SITE PLAN

To allow the proposed construction of an approximately 7,200 square foot boat storage building.

PROPERTY INFORMATION:

ZONING: Industrial, Research, Office, Marine – Airport Approach (IROM-AA)

FUTURE LAND USE: Industrial

CODE VIOLATIONS

The structure in question has already been installed without obtaining a building permit. On June 12, 2012 a Notice Letter of Violation; Unsafe Structures was issued by Broward County Environmental Protection and Growth Management Department, in coordination with the City's Building Official. Subsequently, on July 17, 2012 the property owner was brought before the Broward County Unsafe Structures Board, which granted a six (6) month period in order for the property owner to obtain site plan approval and a building permit.

In addition, Code Compliance has two outstanding violations on the property for work done without a permit.

SITE PLAN

The applicant is requesting site plan approval for a metal storage building located on the west side of the property, adjacent to Ravenswood Road. The building will contain six (6) bays to be used as private boat storage.

The site plan identifies new landscaping adjacent to Ravenswood Road to screen both the metal building and the outdoor storage. The site plan shows electric charging stations for vehicles available for public use, solar power for the new building and pervious pavers for a majority of the vehicle use area.

The site plan was reviewed by the Fire Marshal, Public Services, the City's landscape consultant and the Planning Division. The following staff comments must be addressed by the applicant prior to issuance of a building permit:

1. Right-of-way dedication must be recorded prior to issuance of a permit (Planning).
2. VOLUNTARY MOBILITY PROGRAM Section 295: Provide confirmation of participation in the Broward B-cycle program. If not, please propose an alternative mobility enhancement. I will need a copy of the rental agreement and indicate on the site plan the proposed location (Planning).
3. Provide 'Determination of No Hazard' letter from FAA (Planning).
4. Outdoor storage of boats is a conditional use permitted in the IROM-AA zoning district provided the area is secured and screened by an opaque fence or wall (chain link with slats is not permitted) in addition to the landscape buffer and berm. Add opaque fence or wall accordingly. I understand the storage location has been moved. I need to review the site plan showing the new location to make sure the code requirements are being met. Please provide to me a copy of the review site plan and landscape plan (Planning).
5. Provide electronic copy of landscape plan to jfreedman@metriceng.com (Landscape Consultant).

STAFF RECOMMENDATION

Approve, provided the applicant addresses all outstanding staff comments identified above.



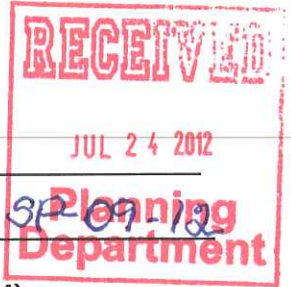
City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____

Date Rec'd: _____

Petition No.: _____



(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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: 4470 Anglers Ave (Ravenswood Rd)

Lot(s): _____ Block: 3 Subdivision: "Reed Land Co" 2-32 O.C.R. 28-50-42

Recorded Plat Name: "State Paving Plat" 146-27 BCR

Folio Number(s): 0228-01-0170
0228-01-0173 Legal Description: TRACK 11 Lot 3 Sec 28

Applicant/Consultant/Legal Representative (circle one) MARK D. GELDERS

Address of Applicant: 1265 SE SAINT LUCIE Blvd. STUART, FL 34996

Business Telephone: 954-962-8702 Home: 772-283-5379 Fax: 954-962-8703

E-mail address: MARK@AAMCMARINA.COM

Name of Property Owner: CLMIA LLC

Address of Property Owner: 3455 E. PARIS AVE GRAND RAPIDS, MI. 49512

Business Telephone: 616-975-3500 Home: _____ Fax: 616-975-0670

Explanation of Request: Site Plan Revisions

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: _____ Gross Acreage: 10 Prop. Square Footage: _____

Existing Use: MARINA/BOAT YARD Proposed Use: MARINA/BOAT YARD

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

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 MARK O. GELDERS (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: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 23 DAY OF July, 2012

By:

GARY AGENORD
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)



Gary Agenord
Notary Public
State of Florida
My Commission Expires 11/01/2015
Commission No. EE 143042

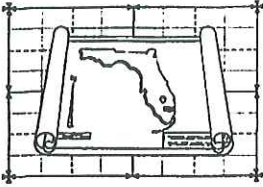
Personally known _____ or Produced Identification FL DL

Type of identification produced: Florida Driver License or Drivers License LS25-162-55-287-0

***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.



BROWARD COUNTY PLANNING COUNCIL

115 SOUTH ANDREWS AVENUE, ROOM 307 ♦ FORT LAUDERDALE, FLORIDA 33301

July 3, 2012

Stephen V. Hoffman
Perlman, Bajandas, Yevoli and Albright, P.L.
200 South Andrews Avenue, Suite 600
Fort Lauderdale, Florida 33301



Dear Mr. Hoffman:

Re: Platting requirements for a parcel legally described as all of Tract 10 and a portion of Tract 11, Block 3, "Subdivision of Section 28, Township 50 South, Range 42 East," according to the Plat thereof, as recorded in Plat Book 2, Page 32, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, FL. This parcel is located on the southeast corner of Anglers Avenue and the Dania Beach Cut-off Canal, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed boat storage facility on the above referenced parcel.

You have provided information indicating that the proposed development includes a 1-story garage/storage building for boat owners. Planning Council staff has determined that platting would not be required by Section D.2., Chapter IV, of the Broward County Land Use Plan, as the proposed building may be considered ancillary to property devoted to marina uses. This Planning Council staff interpretation is contingent upon the City of Dania Beach finding that the proposed use consists of a recreational principal use.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Matthue Goldstein, Associate Planner, at your convenience.

Respectfully

Barbara Blake Boy
Executive Director

BBB:MEG

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach

TELEPHONE: 954.357.6695 ♦ FAX: 954.357.6685

www.broward.org/planningcouncil

3

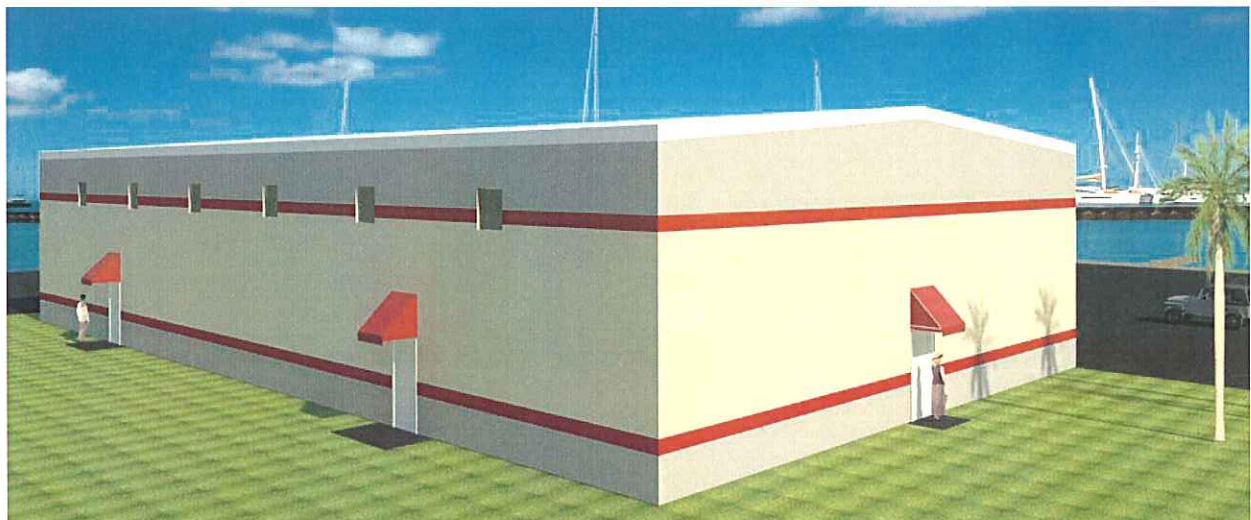
DDSM CONSULTING LLC

PROJECT: Anglers Marina

PROPOSAL #1



FRONT VIEW



REAR VIEW



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 S.W. 45 Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100



September 12, 2012

Dario A. Herrero, PE, M. ASCE
DDSM Consulting, LLC
14359 Miramar Parkway #327
Miramar, FL 33027

**RE: Proposed Boat Storage Building for Anglers Avenue Marina, 4470 Anglers Avenue, Dania Beach, FL
Broward County Aviation Department (BCAD) Review**

Dear Mr. Herrero:

The Broward County Aviation Department (BCAD) has reviewed the proposed boat storage development located west of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. At this time, BCAD is granting conditional approval of the proposed development. The conditions of this approval are as follows:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. The following web address can be used to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.
- No building, structure or vegetation on the site may exceed 39.0' above Mean Sea Level (MSL) based on North American Vertical Datum 1988 (NAVD '88). At this location, a structure exceeding this height would impact critical airspace surfaces, some of which are not monitored by the FAA or FDOT, but are of critical safety importance to operations at the airport.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.

- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.
- The proposed development must not generate electromagnetic signals that would interfere with safe and efficient aircraft/airport operations.

Adherence to these conditions is required for BCAD approval of the proposed boat storage building at Anglers Avenue Marina, and is based on the Site Plan (SP-1) dated 12/20/2011 and the building elevations (Sheet A) dated 8/2012, prepared by DDSM Consulting LLC. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This review also serves to advise to the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,



Scarlet R. Hammons, AICP
Principal Planner

DB/dc

cc: Daniel P. Bartholomew, AICP, MBA, Manager of Airport Planning