





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

DATE: April 23, 2013

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

SUBJECT: **VA-56-12/SP-55-12** - The applicant, Scott Backman, on behalf of Tanjali Investments, LLC., is requesting a variance and site plan approval for the construction of a hotel on property located at the northwest corner of Stirling Road and SW 19 Court.

VARIANCE

To waive the required landscape area around the building to provide between five (5) and nine (9) feet of landscaping; code requires 25 feet [Section 275-100(E)].

SITE PLAN

To construct a 100-room, 6-story hotel.

PROPERTY INFORMATION

EXISTING ZONING: Industrial, Research, Office, Marine (IROM)
LAND USE DESIGNATION: Commercial

The subject property is located on the northwest corner of Stirling Road and SW 19 Court. The previous property owner obtained site plan approval for the construction of a self storage facility on this property in 2006. Since then the property has been sold. The new applicant plans to construct a 100 room hotel on the property. The applicant received previous approval in January 2013, changing the note on the plat to allow the hotel use and amending the non-vehicular access line.

VARIANCE

The applicant is requesting to provide a landscape buffer around the building between zero (0) to nine (9) feet in width. The Code required a five (5) foot landscape area abutting the building with an addition five (5) feet required for each additional story, providing for a twenty-five (25) foot maximum. The proposed hotel has 6 stories, requiring a twenty-five (25) foot landscape area. The two (2) areas where zero feet of landscaping is provided is to the west where the pool deck extends to the building and on the north where a side walk meets the exterior door of the building and continues to the parking lot. The remainder of the landscape areas range in width between five (5) feet, seven (7) feet and nine (9) feet.

The size of the lot prohibits the applicant from meeting this requirement. In order for the applicant to meet this requirement, the width of the building would have to be reduced by 38 feet, eliminating the rooms on one side of the building, resulting in a 12 story building (in order to provide the 100 room minimum required by code).

In addition, at staff's request, the applicant has upsized the landscaping along both street frontages and adjacent to the building to help soften the built environment and enhance the site.

The applicant's request satisfies the variance criteria as identified below.

(1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

The applicant has provided the minimum of 5' of landscaping, or more, abutting the building where able and upsized landscaping the landscape material to meet the basic intent as it relates to appearance of the city. A widened buffer along Stirling Road, from the minimum 10 foot requirement to 22 feet, is provided.

(2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

The property is surrounded by vacant industrially zoned land to the west and north and a commercially zoned plant nursery to the east. The requested variance and proposed use will be compatible with these activities.

(3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city.

The variance is necessary to allow the development of the site as a hotel, which is consistent with the future land use designation of the property.

(4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.

The requested variance is necessary in order to provide the minimum 100 rooms that are required by code. Conformity with the regulations would result in rooms provided only on one side of the internal hallway and a 12-story building, which would violate the maximum height allowed in the district of 6-stories.

(5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

The requested variance is the minimum amount necessary. Where possible, the applicant provides landscaping adjacent to the building and additional landscaping on the site including the street frontage on Stirling Road.

SITE PLAN

The applicant is proposing to construct a 100 room, 6-story hotel on a vacant property approximately 1.45 acres in size.

The applicant has submitted a request to use an alternative parking standard for this project. They are proposing to reduce the required parking from 100 parking spaces (1 parking space per room) to 82 parking spaces (.82 spaces per room). The applicant makes the following justification for use of the proposed alternative parking standard:

1. The proposed hotel location is within close proximity to (three miles) the Hollywood/Fort Lauderdale International Airport.
2. The hotel will provide an airport shuttle, running between the hotel and airport, for use by hotel guests.
3. The applicant's Transportation Engineer conducted a parking analysis based on the Urban Land Institute and the Institute of Transportation Engineers standards and determined that only 56 parking spaces are needed for the proposed use.

Section 265-60 (D) allows the City Commission to review and approve alternative parking standards concurrent with approval of a site plan. Based on the analysis provided by the applicant, staff is in support of this request.

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. Must obtain a Determination of No Hazard to Air Navigation from FAA (Planning).
2. If you have planted six additional Category 1 trees (above and beyond the landscape requirements) the remaining mitigation requirement is 13 Cat 1 trees. Using a typical \$100 wholesale price, plus the 2.7 percent multiplier, the total additional mitigation to be paid to the Tree Trust Fund is \$3,510. I have no additional comments. However, be aware that if some of the trees that you are proposing to relocate are dead (which they do appear to be), those will have to be replaced. (Comment made on April 1, 2013 by Landscape Consultant).
3. The entry for Fire Department Apparatus from Stirling Rd. does not appear adequate for safe entry. (Fire Marshal comment made 3-21-13).
4. Provide a fire hydrant flow test (Fire Marshal comment made 3-21-13).
5. Attached BSO Application for Approval for the Fire Protection Water Supply Design must be completed, signed and the original copy returned back to the Fire Marshal's Office (Fire Marshal comment made 3-21-13).

CITY COMMISSION PREVIOUS ACTION

On January 22, 2013 the City Commission approved a delegation request for this property to change the use identified on the plans and amend the non-vehicular access line.

August 8, 2006, City Commission approved a site plan for self storage facility on this property.

STAFF RECOMMENDATION

VARIANCE

Approve

SITE PLAN

Approve, provided the requested variance and alternative parking standards are approved by the City Commission and the applicant addresses all outstanding staff comments prior to issuance of the building permit.



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

(954) 922-2687 Fax
RECEIVED
DEC 06 2012
Planning Department

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance Delegation Request - Plat Note, Delegation Request - NVAL Amendment
- Other: Assignment of Flex Acreage *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd _____
Petition No.: SP-55-12
YA 56-12
DR 57-12
AF 58-12

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: NW corner of Stirling Road and SW 19th Court

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

Recorded Plat Name: Leto Park Plat

Folio Number(s): 5042 33 37 0020 Legal Description: LETO PARK 118-39

Applicant/Consultant/Legal Representative (circle one) _____

Address of Applicant: 5355 Town Center Road, Suite 801, Boca Raton, FL 33486

Business Telephone: (561)237-1537 Home: _____ Fax: (561)544-8868

E-mail address: sbackman@sldsmllaw.com

Name of Property Owner: Tanjali Investments, LLC

Address of Property Owner: 1500 SE 5th Avenue, Dania Beach, FL 33004

Business Telephone: (954)874-1500 Home: _____ Fax: _____

Explanation of Request: Please 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: 1.45 Gross Acreage: _____ Prop. Square Footage: 56,380

Existing Use: Vacant Proposed Use: Hotel

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 Scott Backman (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 5th DAY OF Dec, 2012

By: Scott Backman, _____
(Print name of person acknowledging) (Joint owner signature if applicable)

Notary Ruth McGlynn
(Signature of Notary Public - State of Florida)

NOTARY PUBLIC-STATE OF FLORIDA
Ruth McGlynn
Commission # EE128564
Expires: SEP. 13, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

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.

SIEGEL, LIPMAN, DUNAY, SHEPARD & MISKEL, LLP

GARY S. DUNAY
KENNETH W. LIPMAN
BONNIE MISKEL
JONATHAN L. SHEPARD
CARL E. SEIGEL

THE PLAZA SUITE 801
5355 TOWN CENTER ROAD
BOCA RATON, FLORIDA 33486

(561) 368-7700
FAX: (561) 368-9274
WWW.SLDSMLAW.COM

SCOTT BACKMAN
LINDA B. LYMAN

Statement of Interest in Property and Authorization to File Petitions

TANJALI INVESTMENTS, LLC, as Owner, hereby authorizes SIEGEL, LIPMAN, DUNAY, SHEPARD, & MISKEL, LLP, ("Agent") to submit and process any and all development applications to the City of Dania Beach, including, without limitation, site plan, variances, plat note amendment, building permit and other applications necessary for development of the subject property. Owner further authorizes Agent to represent Owner at any public hearings necessary for the approval of development plans and applications associated with the subject property located within the City of Dania Beach.

DILIP PATEL
Print Name
[Signature]
Signature
1500 SE 5th Ave
Address
Dania Beach, FL 33004
City/State/Zip

State of Florida }
County of Broward }

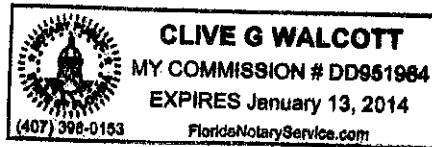
The foregoing instrument was acknowledged before me this 21 day of NOVEMBER, 2012, by DILIP PATEL, an individual, who is personally known to me or who has produced as identification and who did take an oath.

NOTARY PUBLIC

Sign: [Signature]

Print: CLIVE G WALCOTT

My Commission Expires: 1/13/14



SIEGEL, LIPMAN, DUNAY, SHEPARD & MISKEL, LLP

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JONATHAN L. SHEPARD
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Comfort Suites Hotel

Stirling Road & SW 19th Court

Use Narrative

Tanjali Investments, LLC ("Petitioner") owns the property generally located west of Interstate 95 at the northwest corner of Stirling Road and SW 19th Court ("Property") in the City of Dania Beach ("City"). The Property is zoned Industrial, Research, Office & Marine ("IROM") and the underlying Land Use is Industrial. Petitioner proposes to develop the vacant 1.45 acre Property with a 100 unit, ± 56,380 square foot Comfort Suites Hotel ("Project"). Concurrent to this request, Petitioner is submitting the following development applications to the City for the Project: (1) Site Plan; (2) Allocation of Industrial to Commercial Flex; (3) Parking Variance; (4) Plat Note Amendment; and (5) Non-vehicular Access Line Amendment.

With its close proximity to the International Airport, Port Everglades and Interstate 95, the Property is in an ideal location for the proposed Project. The upscale nature of the hotel, in conjunction with the ideal location, will attract business travelers and tourists to the City. The Project proposes to offer shuttle service to the International Airport, which will attract travelers to the City while also reducing the number of vehicles on site. Restaurants and retail establishments in the surrounding area will also see increased patronage from the hotel guests.

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Comfort Suites Hotel

Stirling Road & SW 19th Court

Flex Acreage Request

Tanjali Investments, LLC ("Petitioner") owns the property generally located west of Interstate 95 at the northwest corner of Stirling Road and SW 19th Court ("Property") in the City of Dania Beach ("City"). The Property is zoned Industrial, Research, Office & Marine ("IROM") and the underlying Land Use is Industrial. Petitioner proposes to develop the vacant 1.45 acre Property with a 100 unit, ± 56,380 square foot Comfort Suites Hotel ("Project").

Petitioner has submitted multiple development applications for the proposed Project that include a site plan, parking variance, plat note amendment and non-vehicular access line amendment. Development of the Project within the Industrial land use category will also require an allocation of Industrial to Commercial flexibility in accordance with City Code Section 115-50(6) and the Administrative Rules Document for the Broward County Land Use Plan Article 2. As such, Petitioner requests an allocation of 1.45 acres of Industrial to Commercial Flex for the proposed Project. The Property is located in Flex Zone 83 and there are approximately 30 acres remaining in the Industrial to Commercial Flex Table for this Zone.

South 88'± has Commercial Land Use

SIEGEL, LIPMAN, DUNAY, SHEPARD & MISKEL, LLP

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Comfort Suites Hotel

Stirling Road & SW 19th Court

Parking Variance Justification Statement

Tanjali Investments, LLC ("Petitioner") owns the property generally located west of Interstate 95 at the northwest corner of Stirling Road and SW 19th Court ("Property") in the City of Dania Beach ("City"). The Property is zoned Industrial, Research, Office & Marine ("IROM") and the underlying Land Use is Industrial. Petitioner proposes to develop the vacant 1.45 acre Property with a 100 unit, ±56,380 square foot Comfort Suites Hotel ("Project").

With its close proximity to the International Airport, Port Everglades and Interstate 95, the Property is in an ideal location for the proposed Project. The upscale nature of the hotel, in conjunction with the ideal location, will attract business travelers and tourists to the City. The Project proposes to offer shuttle service to the International Airport, which will attract travelers to the City while also reducing the number of vehicles on site.

In connection with the Project, Petitioner submits this Variance Application seeking the following relief from Section 265-50 of the City Code:

Variance from City Code Section 265-50(D) to permit 87 parking spaces where the Code requires 100 parking spaces ("Parking Variance").

In support of the proposed variance, Petitioner will demonstrate that: (a) special conditions and circumstances exist which are peculiar to the Property and Project that are not applicable to other lands, structures or buildings in the same zoning district; (b) the special conditions and circumstances do not result from the actions of the Petitioner; (c) granting the variance requested will not confer on the Petitioner any special privilege that is denied by this Code to other lands, buildings or structures in this same zoning district; (d) literal interpretation of the provisions of this Code would deprive the Petitioner of rights commonly enjoyed by other properties in the same zoning district under the terms of this Code and would work unnecessary and undue hardship on the Petitioner; (e) the variance granted is the minimum variance that will make possible the reasonable use of the Property; and (f) the variance granted will be in harmony with the general intent and purpose of this Land Development Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

(a) Special conditions and circumstances exist which are peculiar to the Property and which are not applicable to other lands, structures or buildings in the same zoning district.

Special conditions and circumstances exist which are peculiar to the Property and which are not applicable to other lands, structures or buildings in the same zoning district. In this case, Petitioner is requesting a variance to reduce the required number of parking spaces for the Project by 13 parking spaces. The Property and Project is located in close proximity to the International Airport and Port Everglades. As such, a large portion of hotel customers will arrive at the hotel by way of taxi, shuttle, or similar mode of alternative transportation. In addition, considering the hotel's proximity to the International Airport and I-95, Petitioner is proposing a hotel shuttle service that will transport hotel patrons to and from the airport. This shuttle service, in addition to other alternative modes of transportation utilized by hotel patrons, will significantly reduce the need for the additional parking spaces required for the Project well beyond the 13 space reduction requested, which will allow for greater design flexibility and open space/green area for the Project.

(b) The special conditions and circumstances do not result from the actions of the Petitioner.

The special conditions and circumstances do not result from the actions of Petitioner. The parking requirements as established by Section 265-50 of the Code require Petitioner to account for one vehicle per hotel room despite the fact that a large portion of hotel guests will arrive and stay at the hotel without a vehicle of their own. As a result of the Project's location, it will not generate nearly the same demand for parking as a traditional resort hotel.

(c) Granting the variance requested will not confer on Petitioner any special privilege that is denied by this chapter to other lands, buildings or structures in this same zoning district.

Granting the Parking Variance will not confer any special privileges on Petitioner that are typically denied to others within the same zoning district. The pending request is similar in nature to relief approved for other airport hotels located within the City that provide airport shuttle service. Indeed, considering the number of proposed parking spaces despite the fact that a large percentage of guests will utilize the shuttle or alternate means of transportation, there will be more than enough parking to accommodate patrons of the hotel who do choose to park a vehicle on site. In addition, the proposed airport shuttle will further relieve the parking demands for the Project, thus creating a surplus of parking spaces more than satisfactory to accommodate the proposed use of the Property.

(d) Literal interpretation of the provisions of this chapter would deprive Petitioner of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on Petitioner.

Literal interpretation of the Code would deprive Petitioner of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on Petitioner. If the parking requirements are enforced, Petitioner could not develop the Property with the proposed

Project. The parking requirements would make the site unfeasible for the type of hotel development encouraged by the City. It is also important to note that similar relief has been afforded to other airport hotels within the City.

(e) The variance granted is the minimum variance that will make possible the reasonable use of the Property.

Petitioner is only seeking a reduction for 13 parking spaces, which is the minimum variance necessary to make possible the reasonable use of the Property. Petitioner has designed the site plan in order to maximize the number of parking spaces for the Project, while at the same time complying with all other applicable Code requirements. The Parking Variance will provide more than enough parking to those hotel patrons that park a vehicle on site, while a large portion of hotel guests will utilize the shuttle service provided to and from the International Airport.

(f) Granting the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting the Parking Variance will be in harmony with the general intent and purpose of the Code and will not be injurious to the City or otherwise detrimental to the public welfare. Indeed, Petitioner is proposing a Comfort Suites Hotel, which will provide another hotel option for the City that will appeal to business travelers and tourists alike. The services offered in connection with the proposed hotel will actually create a surplus of parking, thus justifying the approval of the Parking Variance.



McMAHON ASSOCIATES, INC.
5500 Village Blvd | Suite 103 | West Palm Beach, FL 33407
p 561-840-8650 | f 561-840-8590
www.mcmtrans.com

April 8, 2013

Ms. Corinne Lajoie, Principal Planner
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004-3643

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
John F. Yacapsin, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.

**RE: Alternate Parking Standards for the Comfort Suites Hotel – Revised
McMahon Project No. L12751.01**

Dear Corinne:

McMahon Associates, Inc. (McMahon) has reviewed the parking needs for the proposed Dania Beach Hotel development versus the City of Dania Beach parking requirement. The hotel site is located in the northwest corner of the Stirling Road/SW 19th Court intersection, in Dania Beach. We also understand that the hotel is proposed to have 100 rooms and provide 77 parking spaces, based on the site plan, prepared by James E. Gilgenbach Architects and Planners.

City Parking Code

Based on the City of Dania Beach requirement of one (1) parking space per one (1) hotel room, the minimum number of parking spaces required by municipal code is 100 spaces. Ancillary uses such as ballrooms, meeting rooms, restaurants, lounges, and shops are not proposed with this development and thus have no additional parking requirements.

Alternate Parking Standards

The proposed hotel site is located within three (3) miles driving distance to the Fort Lauderdale-Hollywood International Airport. In addition, the hotel will provide a shuttle from/to the airport. As such, the proposed hotel could be categorized as an "airport hotel" as described in *Shared Parking*, published by the Urban Land Institute (ULI). The ULI is accepted as the industry standard for **best professional practices** to determine parking needs of sites with atypical characteristics. ULI indicates that approximately 45 percent of guests at airport hotels drive vehicles to the hotel. The remaining guests use airport shuttles, taxis, limousines, or other public transit. In addition, approximately 75 percent of employees drive to the hotel with the remaining 25 percent using other modes of transportation. Parking demand calculations included two (2) components, guest and employee parking. The number of guests requiring parking would typically be based on room occupancy of 60 to 70 percent. To be conservative, this analysis assumes 100 percent occupancy. Based on data provided by the applicant/hotel owner, the number of staff during the busiest work shift will be 14 employees. Accordingly, the number of spaces needed to meet peak demand will be:

Guests: 100 guests * 45% drivers = 45 parking spaces for guests.
Employees: 14 Employees * 75% drivers = 11 parking spaces for employees.
Total: 45 guest spaces plus 11 employee spaces = 56 parking spaces.

Additional Support

In addition to the ULI information regarding "Airport Hotels," the Institute of Transportation Engineers, (ITE) provides guidance in *Parking Generation*, 4th Edition. ITE indicates that the average occupancy rates for hotels range from 60 to 70 percent. Furthermore, it indicates that the average peak period parking demand is 0.66 vehicles per occupied room for a Business Hotel. A Business Hotel is defined as a hotel that caters to business travelers and provides minimal amenities. For example, a breakfast buffet is provided, but a restaurant is not. The hotel being proposed fits this description. Assuming the high end of the range, the result is the need for 0.46 spaces per hotel room or 46 spaces. For a more conservative analysis, the demand of spaces was recalculated assuming the 85th percentile rate of 0.75. The result is a demand of 0.53 spaces per hotel room, or 53 parking spaces, a very similar result to guidance provided by the ULI for an airport hotel.

Findings/Conclusion

The proposed hotel is in the vicinity of an international airport and is aimed toward the business traveler. Based on multiple sources, the parking needs for this type of hotel are significantly less than a typical hotel due to the transportation modes of the guests and employees, and thus **alternate parking standards** are justified. The 77 parking spaces proposed for the Comfort Suites Hotel, at the corner of Stirling Road and SW 19th Court will be sufficient to accommodate the proposed 100 rooms.

If you have any questions or comments, please feel free to contact me.

Sincerely,



R. Trent Ebersole, P.E.
Associate & General Manager – Florida

RTE/hsv

cc: Scott Backman, Esq., Dunay, Miskel, Backman & Blattner, LLP

**NOTICE OF PUBLIC HEARINGS
ON LAND DEVELOPMENT CODE AMENDMENTS
CITY OF DANIA BEACH, FLORIDA**

A Public Hearing will be conducted by the City of Dania Beach City Commission meeting on Tuesday, April 23, 2013 at 7:00 p.m. or as soon thereafter as the same may be heard at the City Commission Chambers located at the Dania Beach Administrative Center, 100 West Dania Beach Blvd., Dania Beach, FL 33004 to hear any comments relating to the following requests:

VA-56-12/SP-55-12: Request by applicant, Scott Backman, on behalf of Tanjali Investment, LLC is requesting a variance and site plan approval for the construction of a hotel on property located at the northwest corner of Stirling Road and SW 19 Court.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN REQUEST (SP-55-12) AND VARIANCE (VA-56-12) SUBMITTED BY SCOTT BACKMAN, ON BEHALF OF TANJALI INVESTMENT, LLC., FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF STIRLING ROAD AND SW 19 COURT IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Vacant Property on the Northwest corner of Stirling Road and S.W. 19th Court

Legally described as: A portion of Tract "A" of LETO PARK according to the plat thereof as recorded in Plat Book 118 at Page 39 of the Public Records of Broward County, Florida; being more particularly described as follows:

Begin at the most Southerly Southwest corner of said Tract "A"; thence run North 00 degrees 40 minutes 16 seconds East along the west line of said Tract "A" for a distance of 278.86 feet to a point; thence run North 89 degrees 58 minutes 59 seconds East for a distance of 230.92 feet to a point on the East line of said Tract "A"; thence run South 00 degrees 40 minutes 16 seconds West along the East line of said Tract "A" for a distance of 254.22 feet to a point; thence run South 45 degrees 20 minutes 08 seconds West for a distance of 16.37 feet to a point of intersection with the arc of a circular curve concave to the Northwest, the center of which bears North 06 degrees 11 minutes 48 seconds West from said point; thence run Southwesterly along the arc of said curve having a radius of 2302.26 feet, thru a central angle of 05 degrees 21 minutes 09 seconds for an arc distance of 215.07 feet to a point of non-tangency; thence run North 90 degrees 00 minutes 00 seconds West for a distance of 4.98 feet to the Point of Beginning. Less and except all road right-of-way.

Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Boulevard, Dania Beach, Florida, and may be inspected by the public during normal business hours. For more information please call the Planning Division at (954) 924-6805 x3643.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 W. Dania Beach Blvd, Dania Beach, FL 33004 (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Please be advised that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development Department
Planning Division
April 12, 2013

SUN SENTINEL PROOF

Customer: CITY OF DANIA (PARENT) Contact: DONNA KIRBY Phone: 9549218700
Ad Number: 14156929
Insert Dates: 04/12/2013

Section: CE Class: 720, 11/20/10 CEIS TRAINING NOTES Size: 2 X 36.00

Printed By: CH15 Date: 04/05/2013

Price: 284.00

Signature of Approval: _____ Date: _____