



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

DATE: July 23, 2013

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **PL-14-13:** The applicant, Francisco A. Aguirre, P.E. on behalf of the property owner William E. Elmore Jr., is requesting to plat the property located on Anglers Avenue south of State Road 84 and north of Interstate 595 (FIRST READING).

REQUEST

PLAT

To approve a perimeter plat for the property.

PROPERTY INFORMATION

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

LAND USE DESIGNATION: Industrial

The subject property is located on Anglers Avenue between State Road 84 and Interstate 595. The property currently has two multi-tenant warehouse buildings partially built. At the time of site plan approval, it was believed that platting was not necessary for this site. In addition, the property owner had paid transit concurrency fees to the county for the project. Broward County recently contacted the applicant and the city advising that platting is required. At this time the city and county have agreed not to delay completion of the project provided the property owner completes the platting process for the property within twenty-four months.

The applicant has an approved site plan (Reso. No. 2004-213) for the construction of two multi-tenant warehouse buildings equaling 21,118 square feet. The note on the plat will restrict the use to 21,118 square feet of flex industrial use, which permits up to 30% ancillary office and/or commercial uses. The ingress and egress required by the county will necessitate adjustments to the parking spaces and on site circulation, which the applicant has been made aware of.

The plat was reviewed by the Fire Marshal, Public Services, the City's landscape consultant and the Planning Division. The applicant addressed all of staff's comments.

PLANNING AND ZONING BOARD RECOMMENDATION

On July 17, 2013 the Planning and Zoning Board heard this item. The Board's recommendation will be presented at the City Commission meeting.

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: _____

Date Rec'd: 5/1/2013

Petition No.: PL-H-13

(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: WEST SIDE OF RAVENSWOOD ROAD EXTENSION, NORTH OF SW 28TH STREET AND SOUTH OF STATE RD. 84

Lot(s): PORTION OF TRACT 16 Subdivision: _____

Recorded Plat Name: SEABOARD FARMS

Folio Number(s): 504220020480 Legal Description: SEE EXHIBIT "A"
504220020500

Applicant Consultant Legal Representative (circle one) FRANCISCO A. AGUIRRE, P.E.

Address of Applicant: 11181 NAUTILUS DRIVE, HOLLYWOOD, FL. 33026

Business Telephone: 954-740-3508 Home: 954-251-1782 Fax: _____

E-mail address: Frankaguirre2010@Comcast.net

Name of Property Owner: RAVENSWOOD-AIRPORT WAREHOUSES DEVELOPMENT, INC.

Address of Property Owner: 6001 COCONUT DRIVE, PLANTATION, FL.

Business Telephone: 954-245-2135 Home: _____ Fax: _____

Explanation of Request: PLATTING OF RAVENSWOOD-AIRPORT WAREHOUSES
 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: 1.447 Gross Acreage: 1.447 Prop. Square Footage: 63,029 S.F.

Existing Use: WAREHOUSES Proposed Use: WAREHOUSES

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

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 FRANCISCO A. AGUIRRE, P.E. (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 24 DAY OF April, 2013

By:

JENNIFER BODNAR
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



JENNIFER BODNAR
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD0941444
Expires 2/2/2014

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.

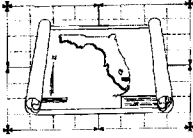
**ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF
BEFORE PROCESSING OCCURS.**

EXHIBIT 'A'

LEGAL DESCRIPTION

THE NORTH 210 FEET OF THE SOUTH 420 FEET OF TRACT 16, SEABOARD FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS AND EXCEPTING THEREFROM THE EAST 10 FEET THEREOF.

SAID LAND SITUATE, LYING AND BEING IN SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 64,254 SQUARE FEET OR 1.475 ACRES, MORE OR LESS.



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

June 27, 2013

Frank A. Aguirre, P.A.
11181 Nautilus Drive
Cooper City, FL 33026

Greetings:

SUBJECT: RAVENSWOOD ROAD AIRPORT WAREHOUSES
018-MP-13 (021-PC-13)

At its regular meeting June 27, 2013, the Broward County Planning Council approved the above-captioned plat, with regard to the Broward County Trafficways Plan, subject to the following:

Ravenswood Road Extension

No Dedication Required

The Council approval is limited only to the dedication of right-of-way for Trafficways and does not imply approval by any other agency.

The Council approval of this plat will expire on April 27, 2014, unless plat approval by the Broward County Board of County Commissioners has been granted by this date. If County Commission approval has not been granted by this date, then the plat must be resubmitted to the Planning Council for consideration in light of current conditions.

An additional sixty (60) day "grace period" may be granted upon written request if the plat has not been approved by the County Commission by the above-stated Council expiration date and if the plat conforms to the current Trafficways Plan or does not affect any Trafficways, and if it is not affected by any proposed or scheduled public hearing.

If, however, the plat has received County Commission approval by the above-stated date, the Council's approval period will be consistent with and run concurrently with that established by the Board of County Commissioners.

Should you have any questions regarding the action of the Planning Council, please contact this office.

Respectfully,

Barbara Blake Boy
Executive Director

AGREEMENT

THIS AGREEMENT, dated and effective on _____, 2013, is made and entered into by and among Broward County (the "County"), the City of Dania Beach (the "City") and William E. Elmore, Jr. (the "Property Owner").

1. The Property Owner is currently building a warehouse project ("Building Project") on property located at 2937 Ravenswood Road in the City as described in Exhibit "A" (the "Property").

2. On August 30, 2005, the Property Owner paid \$19,697 in transit concurrency fees for 21,118 square feet of warehouse on the Property.

3. The Property Owner has applied to the County for a right-of-way permit for the Building Project.

4. The County and the City have advised the Property Owner that the Property should have first been platted in order to comply with County platting requirements prior to the issuance of County and City permits. With the exception of the right-of-way permit referenced above, such permits have already been issued due to inadvertence.

5. The County and City are willing to allow the Property Owner to complete the Building Project and the City has agreed to issue Certificates of Occupancy and the County has agreed to issue the right-of-way permit so long as the Property Owner completes the Building Project in accordance with the City's Building Code and other applicable requirements on the condition that the Property Owner completes the platting process for the Property within twenty-four (24) months from the date of this Agreement first appearing above ("Outside Date").

6. The County and City each acknowledge there will be no punitive impact fees required to be paid by the Property Owner for the "after the fact" plat process for the Property. It is understood the Property Owner will be required to pay impact fees, review fees, and processing as required by County and City Codes for the size and type of proposed development as are normal and customary. If plat approval is sought for uses different or of greater impact than 21,118 square feet of warehouse, the Property Owner will be assessed impact fees at the then current rate for any impact greater than that of 21,118 square feet of warehouse.

7. In the event the Property Owner fails to complete the platting process by the Outside Date, the City, upon its own or upon the request of the County, shall have the right to impose a penalty of Fifty Dollars (\$50.00) per day from the Outside Date, up to and until the date

the plat process is complete as evidenced by recording of the plat in the Broward County Public Records. The penalty may be imposed against the Property and if not timely paid, it will be recorded in the Broward County Public Records and will be enforceable as a municipal lien in accordance with Sections 2-81 and 2-82 of the City Code of Ordinances.

8. The parties agree that this Agreement will be recorded in the Public Records of Broward County, Florida at the Property Owner's expense.

IN WITNESS OF THE FOREGOING, the parties have signed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor, authorized to execute the same; the CITY signing by and through officials duly authorized to execute the same, and WILLIAM E. ELMORE, JR, signing as the Property Owner.

BROWARD COUNTY:

ATTEST:

**BROWARD COUNTY, by and through
its Board of County Commissioners**

Broward County Administrator, as
Ex-officio Clerk of the Broward County
Board of County Commissioners

MAYOR
Dated: _____, 2013

Insurance requirements
approved by Broward County
Risk Management Division

Approved as to form by Joni Armstrong
Coffey, Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

SIGNATURE

MAITE AZCOITIA
DEPUTY COUNTY ATTORNEY

PRINT Name and Title above

CITY:

**THE CITY OF DANIA BEACH,
FLORIDA, a municipal corporation**

SIGNATURE of Witness

PRINT Name of Witness

SIGNATURE of Witness

PRINT Name of Witness

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

WALTER B. DUKE, III
MAYOR

Dated: _____, 2013.

**APPROVED AS TO FORM AND
CORRECTNESS:**

THOMAS J. ANSBRO
CITY ATTORNEY

Dated: _____, 2013.

PROPERTY OWNER:

SIGNATURE of Witness

PRINT Name of Witness

SIGNATURE of Witness

PRINT Name of Witness

WILLIAM E. ELMORE, JR.

Dated: _____, 2013.

EXHIBIT "A"

The North 210.0 feet of the South 420.0 feet of Tract 16, SEABOARD FARMS, according to the Plat thereof, recorded in Plat Book 18, Page 22, of the Public Records of Broward County, Florida, LESS the East 10.00 feet thereof.



**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 the following date:

DATE: Tuesday, July 23, 2013
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach Administrative Center
100 West Dania Beach Blvd.
Dania Beach, FL 33004

- 1) **PL-14-13:** The applicant, Franciso A. Aguirre, P.E., on behalf of William E. Elmore, Jr. is requesting to plat the property legally described below.

AN ORDINANCE OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY FRANCISO A. AGUIRRE, P.E., ON BEHALF OF THE PROPERTY OWNER WILLIAM E. ELMORE JR. FOR THE "RAVENSWOOD ROAD AIRPORT WAREHOUSE" PLAT, SUCH PROPERTY BEING GENERALLY LOCATED ON THE WEST SIDE OF RAVENSWOOD ROAD NORTH OF SW 31 STREET AND SOUTH OF STATE ROAD 84, IN THE CITY OF DANIA BEACH AND LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; ACCEPTING THE DEDICATION FOR PUBLIC USE OF ALL STREETS, HIGHWAYS, ALLEYS AND EASEMENTS AS SHOWN ON SUCH PLAT OF THE "DJP AIRPORT WEST" PLAT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Legally described as: The North 210 feet of the South 420 Feet of tract 16, Seaboard Farms, according to the plat thereof as recorded in Plat Book 18, page 22 of the Public Records of Broward County, Florida. Less and excepting therefrom the East 10 feet thereof.

Said land situate, lying and being in Section 20, Township 50 South, Range 42 East, City of Dania Beach, Broward County, Florida. Containing 64,254 square feet or 1.475 acres, more or less.

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 Local Planning Agency, the Planning and Zoning Board or 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 based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development Department
Planning Division
Publish: Friday July 12, 2013



LOCATION MAP

**PL-14-13 - Plat
Elmore, William
Ravenswood Road**

Legend
300' Radius

