





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

DATE: July 23, 2013

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

FROM: Corinne Lajoie, AICP, LEED GA, Principal Planner 

SUBJECT: **SP-09-13/PL-10-13** - The applicant, Mikel Isaac, on behalf of Stirling Station, Inc., is requesting site plan modification and plat amendment approval for a property located at 4051 Stirling Road.

REQUEST

SITE PLAN MODIFICATION

To provide a new entrance drive from SW 40th Avenue.

PLAT AMENDMENT

To amend the plat to move the existing non-vehicular access line (NVAL) in order to provide an additional entrance drive.

PROPERTY INFORMATION

EXISTING ZONING: Commercial (C-2) & Single Family 6000 Residential District (RS-6000)

LAND USE DESIGNATION: Low (5) Residential & Low-Medium (10) Residential

The subject property is located on the northwest corner of Stirling Road and SW 40th Avenue. It is currently improved with a gas station and convenience store. The site only has one point of access, from Stirling Road. The applicant would like to add a driveway access from SW 40th Avenue.

The proposed ingress and egress driveway is within a non-vehicular access line (NVAL) as shown on the plat. As such, the applicant must obtain approval to relocate the NVAL in order to construct the new access. The proposed driveway will be located 25 feet south of the northern property line and 280 feet north of the intersection of SW 40th Avenue and Stirling Road.

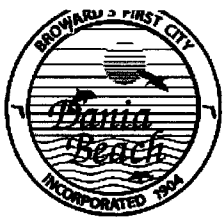
This application has been reviewed by the Planning Division, Public Services, Landscaping, and Fire. The following issues must be addressed prior to permitting:

1. No monument sign will be permitted along SW 40th Avenue entrance. Revise plans accordingly (Planning comment originated on 5-1-13).

The applicant must also obtain approval from Broward County prior to issuance of a building permit.

STAFF RECOMMENDATION

Approve, provided the applicant addresses the outstanding issues.



2/14

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

Standard Development Application

RECEIVED
April 11, 2013
Date Recd: **Planning Department**
Petition No. **SP-09-13**
PL-10-13

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

(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: 4051 STIRLING ROAD; DANIA BEACH, FLA.

Lot(s): PARCEL A & B Block: _____ Subdivision: GREENSHEEVES PLAT

Recorded Plat Name: GREENSHEEVES PLAT

Folio Number(s): 50413624 0010 Legal Description: PLAT 157-33B PARCEL A

Applicant/Consultant/Legal Representative (circle one) APPLICANT / MIKEL ISAAC

Address of Applicant: 12101 NW 4 STREET; PLANTATION, FLA. 33325

Business Telephone: 305.796.9695 Home: _____ Fax: 954.236.6843

E-mail address: MIKELISAAC@HOTMAIL.COM

Name of Property Owner: NW 79 STREET STATION, INC.

Address of Property Owner: 2200 S. DIXIE HWY #601; MIA, FLA. 33137

Business Telephone: 305.255.4143 Home: _____ Fax: 305.255.9105

Explanation of Request: _____
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: 3.59 Gross Acreage: 3.59 Prop. Square Footage: _____

Existing Use: GAS STATION Proposed Use: GAS STATION

I understand that site plan and variance approval automatically expires within 12 months of City Commission approval, pursuant to Ordinance No. 2005-040.

[Signature] Applicant/Owner signature CARLOS FONTECILLA Print Name 9/9/09 Date

APPLICANT, CONSULTANT, OR LEGAL REPRESENTATIVE NOTARIZED SIGNATURE

Sworn to and subscribed before me

This 9th day of SEPT 2009

Applicant/Consultant/Representative:

Signature: [Signature]

Date: 9/9/09

[Signature]
Sign Name of Notary Public
State of (FLORIDA)

CARLOS FONTECILLA
(Print Name)

MAUREN DIAZ
Print Name of Notary

2200 S. DIXIE HWAY # 601
MIAMI, FLA. 33133
Street Address, City, State and Zip Code

Commission Expires:
Seal:



305 255 4145 / 305.255.9165
Telephone No. & Fax No.

INDIVIDUAL OWNER NOTARIZED SIGNATURE:

N/A

This is to certify that I am the fee simple owner of subject lands described above and that I have authorized (Applicant/Consultant/Representative) _____ to make and file the aforesaid application.

Sworn to and subscribed before me
This _____ day of _____ 20____

Owner: _____

Signature: _____

Date: _____

Sign Name of Notary Public
State of (_____)

(Print Name)

Print Name of Notary

Street Address, City, State and Zip Code

Commission Expires:
Seal:

Telephone No. & Fax No.

CORPORATION NOTARIZED SIGNATURE:

This is to certify that the below referenced corporation is the owner of subject lands described above and that I, as a duly authorized officer, have authorized (Applicant/Consultant/Representative) _____ to make and file the aforesaid application.

Sworn to and subscribed before me

This 9th day of Sept 2009

Corporation Name:

NW 79 STREET STATION, INC.

Signature: _____

[Handwritten Signature]

Date: _____

9/9/09

CARLOS FONTECILLA
(Print Name)

OWNER / MGR. MEMBER
(Print Title)

2200 S. DIXIE HWAY #601
MIAMI, FLA. 33133
Street Address, City, State and Zip Code

305.255.4145 / 305.255.9165
Telephone No. & Fax No.

[Handwritten Signature]

Sign Name of Notary Public
State of (FLORIDA).

Maureen Diaz
Print Name of Notary

Commission Expires: JAN 18, 2012
Seal:



JOINT VENTURE/PARTNERSHIP NOTARIZED SIGNATURE:

N/A

This is to certify that the below referenced that the duly authorized persons are the owners of subject lands described above and that all partners have authorized (Applicant/Consultant/Representative) _____ to make and file the aforesaid application.

Sworn to and subscribed before me

This _____ day of _____ 20____

Signature: _____

Date: _____

(Print Name)**

Sign Name of Notary Public
State of ()

Print Name of Notary

Street Address, City, State and Zip Code

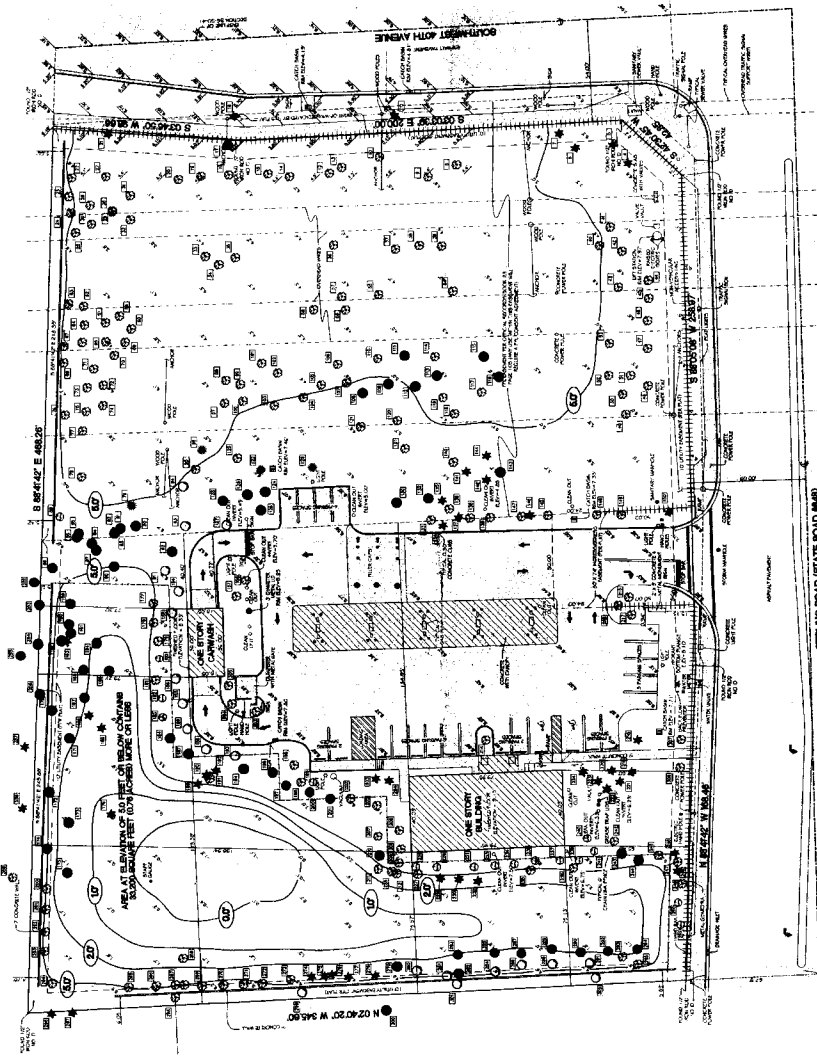
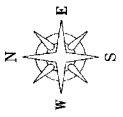
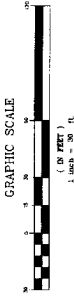
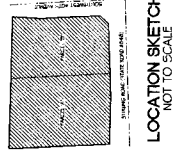
Commission Expires: _____

Seal:

Telephone No. & Fax No.

****Each partner must sign. Attach duplicate sheets as required.**

* TREES Acquired To Be Relocated: 19



TREE TABLE

NO.	SEX	HEIGHT	DBH	SP. SPECIES	STATUS
17A	MALE	15.0	10.0	FLORIDA PALM	RELOCATED
17B	FEMALE	15.0	10.0	FLORIDA PALM	RELOCATED
17C	MALE	15.0	10.0	FLORIDA PALM	RELOCATED
17D	FEMALE	15.0	10.0	FLORIDA PALM	RELOCATED
17E	MALE	15.0	10.0	FLORIDA PALM	RELOCATED
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LEGAL DESCRIPTION:
 PARCEL 'A' AND PARCEL 'B' GREENBELTS PLAT ACCORDING TO RECORD AS RECORDED IN PLAT BOOK 57 AT PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTICE:
 LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD. ANY SUCH RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD SHOWN ON THE REFERENCED PLAT ARE SHOWN.

NOTES:
 1) POINTS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 2) UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND UTILITIES ARE NOT SHOWN.
 3) BEARING ANGLES SHOWN HEREON REFER TO THE ABOVE MENTIONED PLAT OR LEGAL DESCRIPTION.
 4) ROD READINGS NOT LOCATED UNLESS OTHERWISE SHOWN.
 5) ALL DISTANCES ARE IN FEET UNLESS OTHERWISE SHOWN.
 6) THIS SURVEY IS FOR PERMITTING PURPOSES ONLY.
 7) THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
 8) DISTANCE AND LOCATION OF UNDERGROUND UTILITIES, THIS INFORMATION, BEFORE EXCAVATION, CONTACT THE UTILITY COMPANY FOR IDENTIFICATION.
 9) VICTORY PETROLEUM, INC.
 10) THIS SURVEY IS IN SECTION 36, TOWNSHIP 90 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
 11) ALL BEARING ANGLES AND DISTANCES SHOWN HEREON ARE UNLESS OTHERWISE SHOWN.
 12) THIS SURVEY IS FOR PERMITTING PURPOSES ONLY AND SHOULD BE VERIFIED WITH A PROFESSIONAL ARBORIST OR LANDSCAPE ENGINEER.

TREE SURVEY

CERTIFICATION

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS RECORDED IN PLAT BOOK 57 AT PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DATE: 06/27/2007

BY: [Signature]

PROFESSIONAL SURVEYOR NO. 17,121

REVISION / DATE

NO. 1	REVISED	APRIL 28, 2006
NO. 2	REVISED	JUNE 20, 2006
NO. 3	REVISED	JUNE 20, 2006
NO. 4	REVISED	AUGUST 27, 2007
NO. 5	REVISED	JANUARY 22, 2010
NO. 6	REVISED	JUNE 4, 2013

**STIRLING STATION
 5813 SOUTHWEST 40TH AVENUE
 BROWARD COUNTY, FLORIDA**

KERI LAND SURVEYING

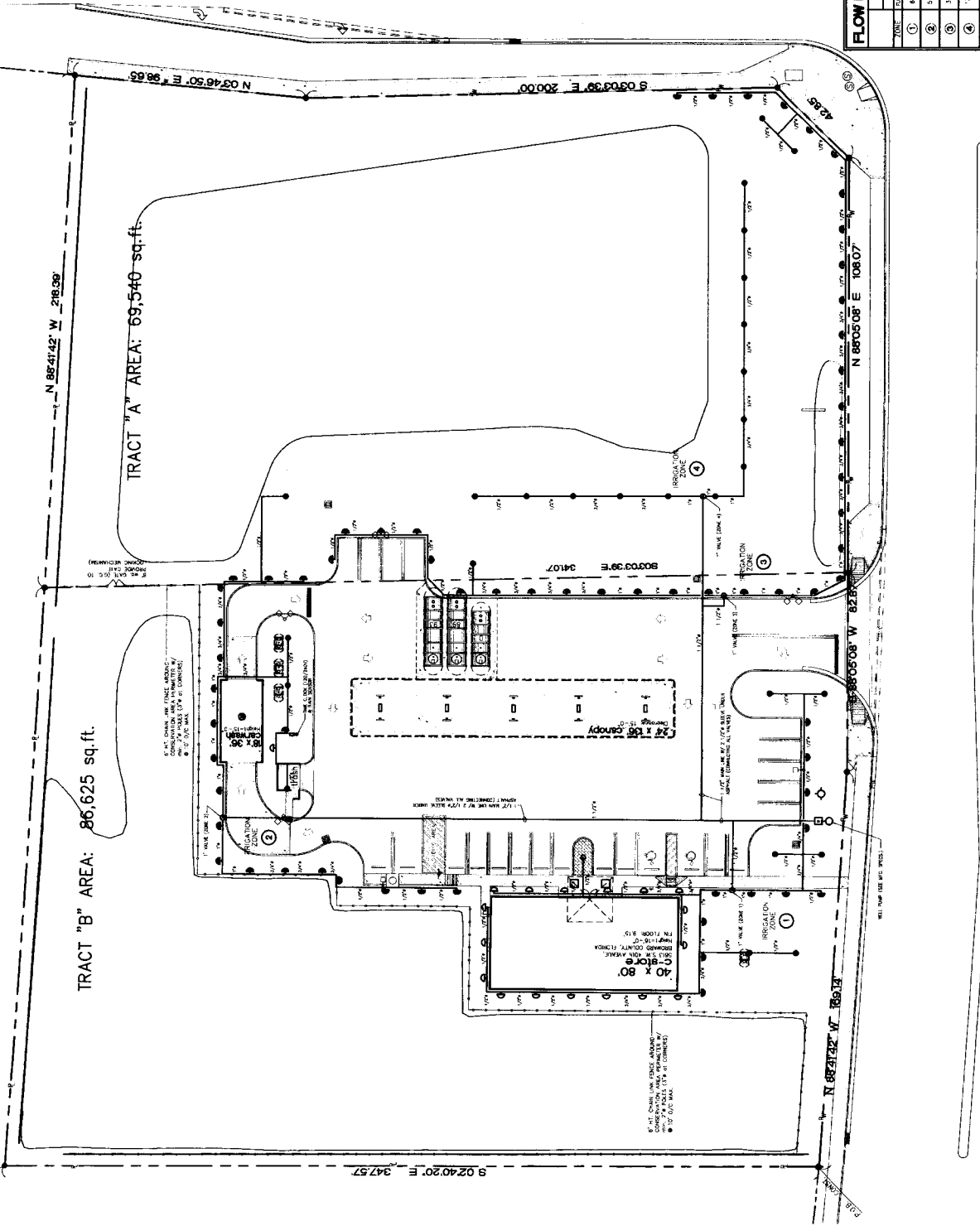
1840 NORTH PINE ISLAND ROAD
 PLANTATION, FLORIDA 33322
 PHONE (850) 472-8610 FAX (850) 472-8080
 EMAIL: KLS@KERILANDSURVEYING.COM

BROWARD COUNTY, FLORIDA
STRILING STATION, Inc.
 5885 SW 40th AVENUE
 P. O. Box 220954
 Hollywood, FL 33022
 OFFICE: 305 969-2445
 FAX: 305 969-2403
AL WEBBER
 CONSULTING ENGINEER
 PLO Reg. No. 22203

IRRIGATION PLAN
 Date: 07/27/07
 By: JES
 Scale: 1"=20'-0"
 Job No.: 99-100
 Ref. Date: 11/28/03
 12/18/05
 07/25/06
 07/17/07

IR-1
 OF

BROWARD CO. ENG. DIV. REF. 010507001



Notes Irrigation to Center 100% Coverage w/ 90% Overlap

1. 1/2" PVC pipe shall be used for all mainlines and submains. All pipe shall be installed in 18" deep sand bedding. All pipe shall be installed in 18" deep sand bedding. All pipe shall be installed in 18" deep sand bedding.

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FLOW RATES / MATERIAL LIST

ZONE	REGULAR		LOW CAL		VALVE SIZE	TOTAL FLOW RATE (GPM)
	INCH	FEET	INCH	FEET		
1	1/2"	11	1/2"	17	3/4"	69
2	1/2"	20	1/2"	30	3/4"	61
3	1/2"	34	1/2"	50	3/4"	80
4	1/2"	53	1/2"	77	3/4"	87

NOTE: MATERIAL QUANTITIES ARE BASED ON THE ASSUMPTIONS LISTED IN THE NOTES. MATERIAL QUANTITIES ARE BASED ON THE ASSUMPTIONS LISTED IN THE NOTES.

CONTRACTOR TO CONTACT UNCLE SAM'S SHIRTS TO OBTAIN A LEAST 48 HOURS PRIOR TO BEING 1-800-431-4770

STIRLING ROAD

IRRIGATION PLAN
 SCALE: 1"=20'-0"



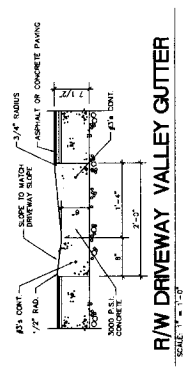
P.O. Box 22054
 Hillwood, FL 32022
 AL WEBBER
 CONSULTING ENGINEER
 OFFICE: 305 969-2445
 FAX: 305 969-2403
 FL Reg. No. 22203

DATE: 09/26/09
 BY: SES
 CHK:
 SCALE: 1"=30'-0"
 JOB NO.: 99-410
 REV: 08/05/12
 11/14/12
 12/07/12
 05/14/13

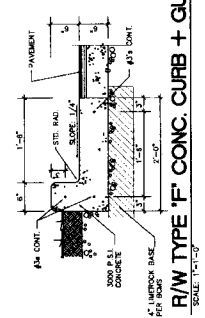
BROWARD COUNTY, FLORIDA

STIRLING STATION, Inc.
SITE ACCESS PLAN

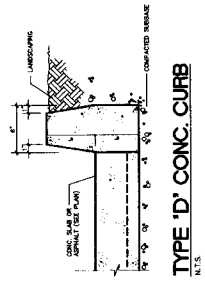
S-1



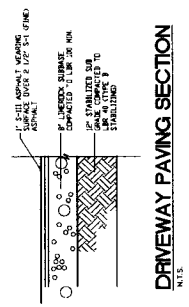
R/W DRIVEWAY VALLEY GUTTER
 SCALE: 1" = 1'-0"



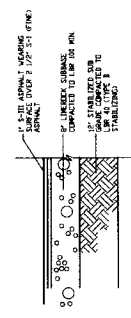
R/W TYPE 'F' CONC. CURB + GUTTER
 SCALE: 1" = 1'-0"



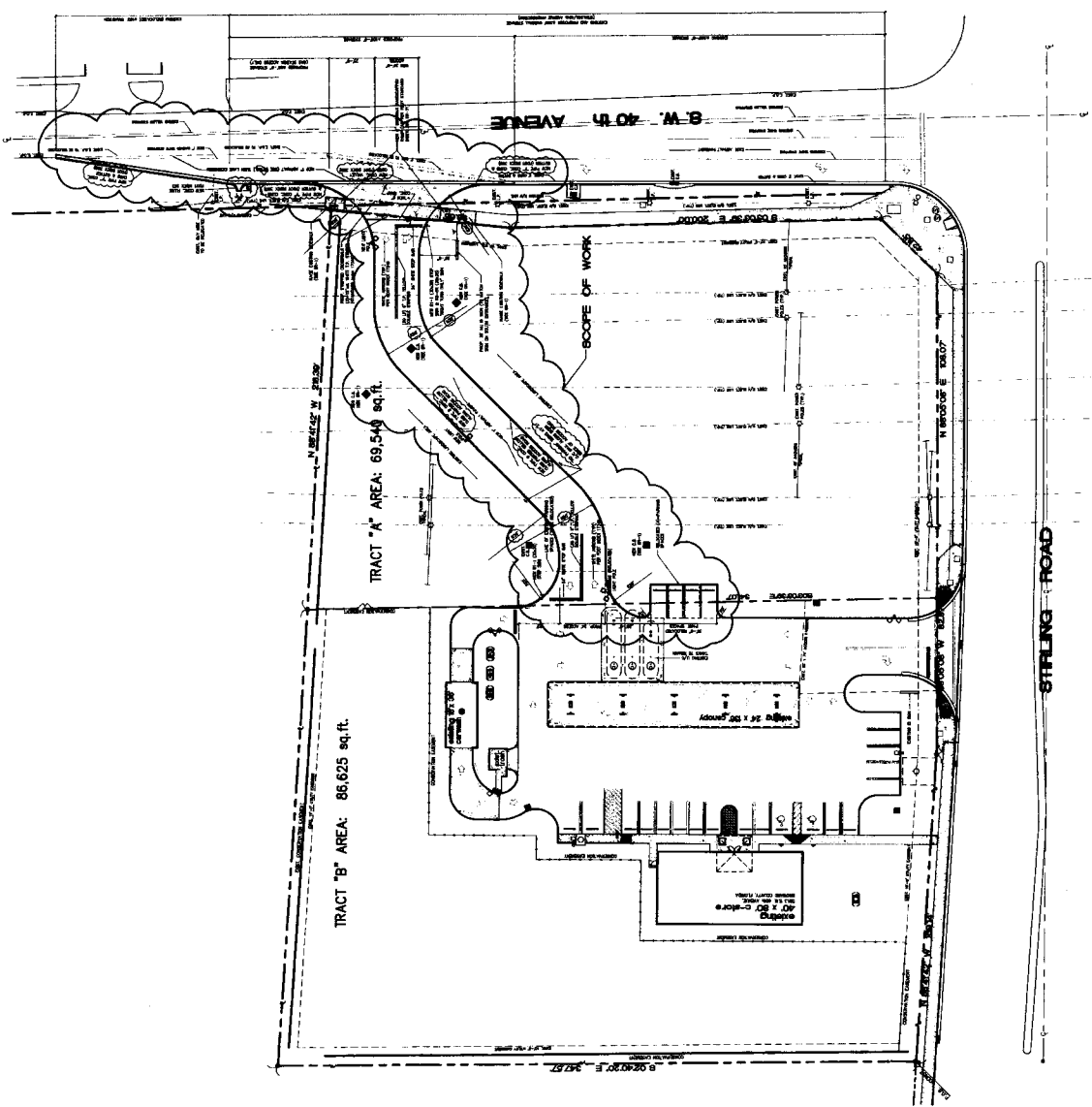
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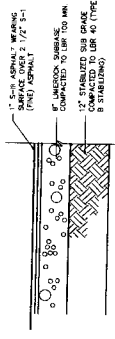


DRIVEWAY PAVING SECTION
 N.T.S.

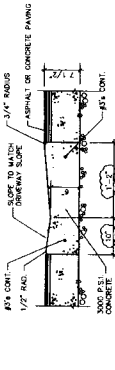


TURN LANE PAVING SECTION
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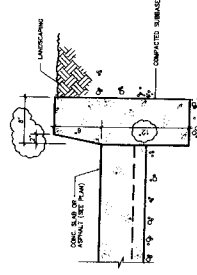




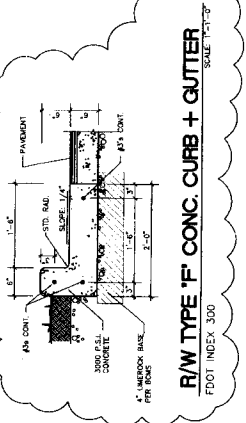
R/W PAVING SECTION
N.T.S.
(IF REPAIRS ARE NECESSARY)



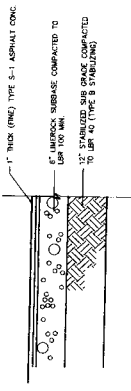
R/W DRIVEWAY VALLEY GUTTER
SCALE: 1/2\"/>



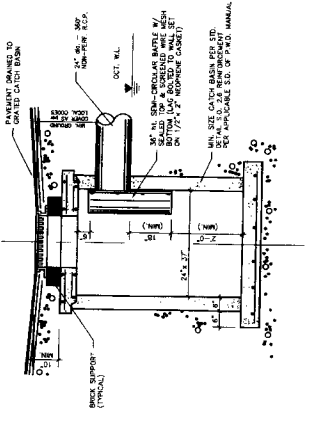
TYPE 'D' CONC. CURB
FOOT INDEX 300
N.T.S.



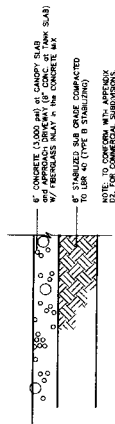
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SCALE: 1/2\"/>



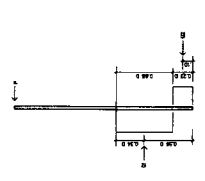
ON-SITE ASPHALT PAVING SECTION
N.T.S.



TYPE 'C' CATCH BASIN / DEBRIS BAFFLE
N.T.S.



TYPICAL CONCRETE PAVING SECTION
N.T.S.



OVERTURNING MOMENT DIAGRAM

4" x 4" STEEL POLE

MATERIAL	STEEL
WALL THICKNESS	4.00 INCHES
WALL WEIGHT	0.78 INCHES
WALL AREA	16.00 SQ. FT.
SECTION MODULUS AT	1.00 INCH
CENTRAL SECTION	1.00 INCH
MAX. MOM. WEIGHT	10.00 LBS.
ALLOWABLE TENSION STRESS (AS)	20.00
ALLOWABLE AXIAL STRESS (AS)	6.00
ALLOWABLE MOMENT (M)-AS	3.00

ALL DIMENSIONS ARE CALCULATED BASED ON RIB CODES.
 MAX. DESIGN LOADS: 10.00 LBS. PER SQ. FT.
 WIND FACTOR: 1.3
 FACTORED LOAD: 25.00 PSF
 M (DRIFT) = 1.34 k-ft x 32.43 PSF x 10.00 ft = 1.00 k-ft
 M (WINDSET) = 1.00 k-ft x 32.43 PSF x 10.00 ft = 1.00 k-ft
 M (WIND) = 5.28 k-ft x 32.43 PSF x 8.00 ft = 2.32 k-ft
 M (TOTAL) = 1.00 k-ft + 8.00 k-ft + 2.32 k-ft = 11.32 k-ft

CONCRETE FOOTING

SUBJECT: 24" x 24" x 5'-0" DEEP (0.75) FOOTING
 OVERTURNING MOMENT: 11.32 k-ft
 FOOTING SOIL PRESSURE:
 P = TOTAL (WIND X WIND LOAD)
 = 10.00 x 100 + 2.38 x 32.43 PSF
 = 1023.8 PSF
 P = WIND = 11.32 k-ft / 4.00 ft
 = 2.83 k-ft
 P = 400 (10.00 x 4) / (5.00 x 10)
 = 2.83 k-ft
 S1 = 0 / 4 (0.00)
 = 2.83 k-ft / 2.5 (0.00)
 = 2.83 k-ft (TOTAL PRESSURE)
 S2 = 2.83 k-ft / 4.00 ft
 = 2.14 k-ft
 S3 = 0 / 4 (0.00)
 = 2.83 k-ft / 2.5 (0.00)
 = 2.83 k-ft (TOTAL PRESSURE)
 = 2.83 k-ft / 2.5 (0.00)
 = 2.83 k-ft (TOTAL PRESSURE)

ANCHOR BOLTS

ALLOWABLE TENSION STRESS: 18.1 KSI (A-36)
 P = WIND = 4.58 k-ft (12.71) / 4' = 1.145 KIPS (51.2 KIPS PER BOLT)
 1/2 (ACTUAL) = 1/4 = 1.145 KIPS / (0.787) (PI) = 1.458 KIPS < 18.1 KIPS
 DEVELOPMENT LENGTH (LDS): L = 0.004 C₁ C₂ f_y = 0.004 (0.7) 60,000
 = 17' x USING 18" MIN. = 0.015

FLOODLIGHT CALCULATIONS

FLOODLIGHT BASE DETAIL
SCALE: 1/2\"/>

AL WEBBER
 CONSULTING ENGINEER
 OFFICE: 305 969-2445
 FAX: 305 969-2403
 P. O. Box 220054
 Hollywood, FL 33022

Date: 09/20/09
 By: JES
 Ck: JES
 Scale: 1"=20'-0"
 Job No.: 09-412
 Rev: 06/05/02
 09/14/02

BROWARD COUNTY, FLORIDA

STIRLING STATION, Inc.
 580 SW 40th Avenue

DT-1

DRAINAGE SITE PLAN
STIRLING STATION, Inc.

BROWARD COUNTY, FLORIDA

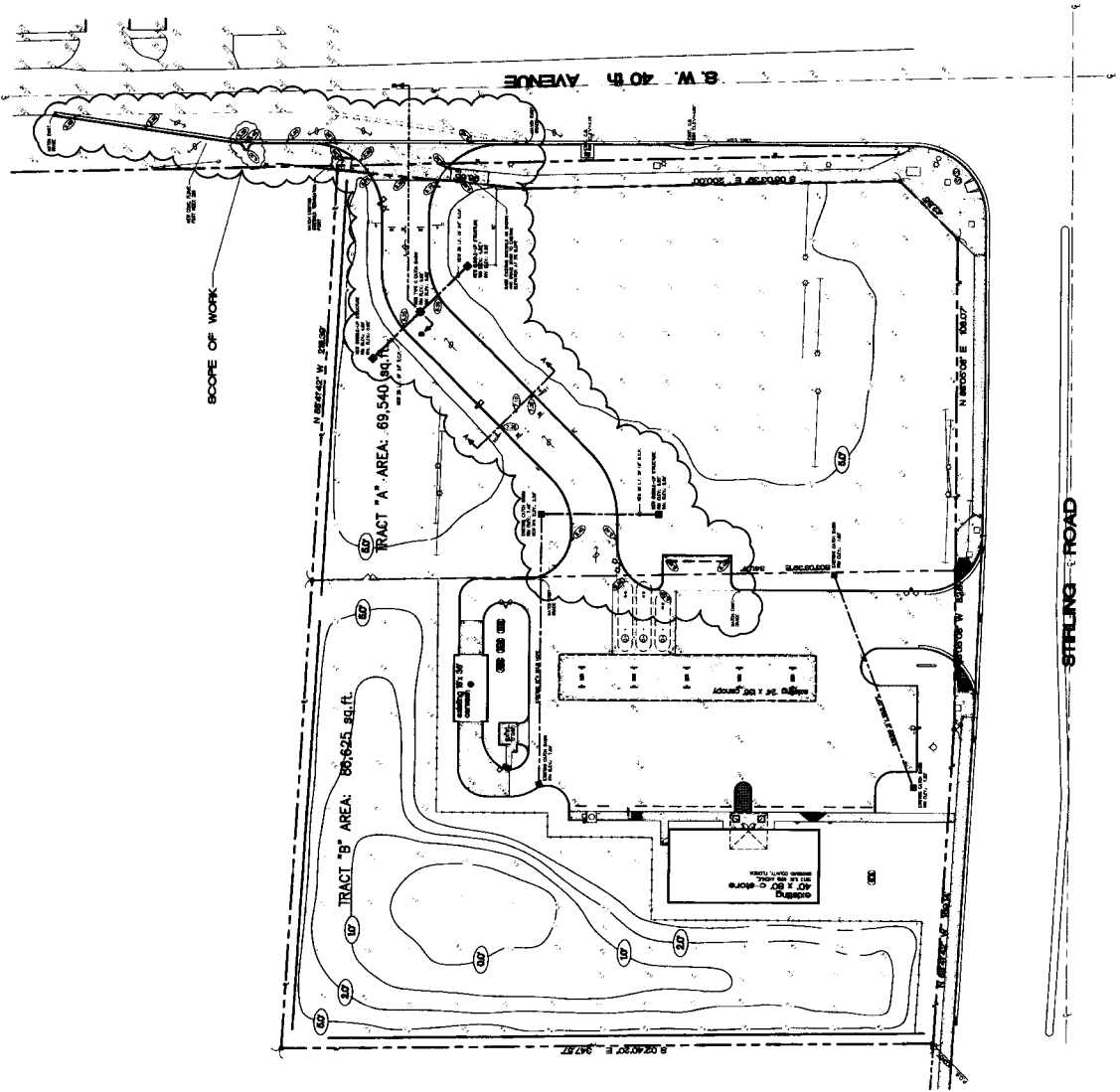
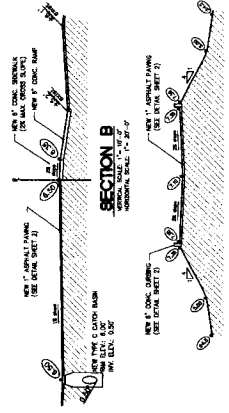
585 S.W. 428 AVENUE

AL WEBBER
CONSULTING ENGINEER
OFFICE: 305 969-2445
Hollywood, FL 33022
P.O. Box 220054
FAX: 305 969-2403

Date:	09/07/07
By:	ES
Scale:	"=30'-0"
Job No.:	99-413
Rev.:	Date:
	09/05/07
	11/14/07
	12/07/07
	05/14/13

LEGEND:

(Symbol: Circle with dot)	PROPOSED GRADE ELEVATION (+ FT)
(Symbol: Circle with cross)	EXISTING GRADE ELEVATION (+ FT)
(Symbol: Circle with horizontal line)	PROPOSED GRADE ELEVATION (- FT)



**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, July 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:

1) SP-09-13/PL-10-13 - The applicant, Mikel Isaac, on behalf of Stirling Station, Inc., is requesting site plan and plat approval for a property located at 4051 Stirling Road.

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE SITE PLAN MODIFICATION AND PLAT AMENDMENT REQUEST SUBMITTED BY MIKEL ISAAC REPRESENTING STIRLING STATION, INC., FOR PROPERTY LOCATED AT 4051 STIRLING ROAD, DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Legally Described as: Parcel "A" and Parcel "B" of Greensleeves Plat according to the plat thereof as recorded in Plat Book 157 at Page 33 of the Public Records of Broward County, Florida

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
Friday July 12, 2013

SUN SENTINEL PROOF

Customer: CITY OF DANIA (PARENT) Contact: DONNA KIRBY Phone: 9549218700
Ad Number: 14168878
Insert Dates: 07/12/2013

Section: CE Class: 720, 11/2013 CELEB HEARING NOTES Size: 1 X 35.00

Printed By: CH31 Date: 07/10/2013

Price: 190.00

Signature of Approval: _____ Date: _____