



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

**DATE:** August 13, 2013

**TO:** Robert Baldwin, City Manager

**VIA:** Marc LaFerrier, AICP, Director

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

**SUBJECT:** **RZ-27-13:** The applicant, John Bartley, representing J. Wielandt, is requesting to rezone the property located at 20 and 22 SE 6 Street (SECOND READING).

**REQUEST**

**REZONING**

To rezone the property from South Federal Highway-Mixed Use (SFED-MU) zoning to Neighborhood-Residential (NBDH-RES) zoning.

**PROPERTY INFORMATION**

**EXISTING ZONING:** South Federal Highway-Mixed Use (SFED-MU)  
**LAND USE DESIGNATION:** Regional Activity Center (RAC)

The subject property is located in the South Dania Heights section of the city, which is east of Federal Highway and north of Sheridan Street. The property currently has four (4) units on the property. On January 10, 2012 the City Commission, at the request of the CRA, rezoned several properties as a way to encourage assembly of properties for redevelopment.

The applicant is proposing to build two (2) new single family homes on the property. The current zoning of the property does not permit construction of a single family home. The property to the west is the new AMO union headquarters, and is therefore unlikely to redevelop utilizing the applicant's property. In addition, the property to the east and north are both single family homes.

The applicant's request satisfies the rezoning criteria identified in the City of Dania Beach's Land Development Regulations, Chapter 28, Part 6, Section 645-40 as identified below.

- (1) The request is consistent with the city's comprehensive plan.

The property has a land use designation of Regional Activity Center. Therefore, the requested zoning is consistent with the comprehensive plan.

- (2) The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission.

The proposed development will be consistent with the intent of the CRA Redevelopment plan by incorporating a porch and building closer to the street than a traditional single family house.

- (3) The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and
  - a. The request furthers the city's adopted Community Redevelopment Plan, if applicable; or
  - b. An error or ambiguity must be corrected; or
  - c. That there exists changed or changing conditions which make approval of the request appropriate; or
  - d. That substantial reasons exist why the property cannot be used in accordance with the existing zoning; or
  - e. That the rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.

The request would not give privileges not generally extending to similarly situated property in the area. The request is to develop two single family homes which is consistent with the development to the east and north. In addition, the multi-story AMO union headquarters office building was recently constructed immediately west of the subject property, reducing the probability of property assembly for redevelopment utilizing the applicant's property.

#### **CITY COMMISSION PREVIOUS ACTION**

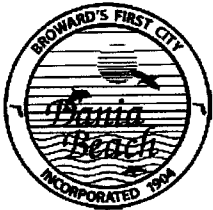
On July 23, 2013 the City Commission approved the application on the first reading.

#### **PLANNING AND ZONING BOARD RECOMMENDATION**

On July 17, 2013 the Planning and Zoning 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: 6/8/2013

Petition No.: RZ-27-13

(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: 20 & 22 SE 6 St

Lot(s): 8 & 9 Block: 3 Subdivision: South Dania Heights

Recorded Plat Name: \_\_\_\_\_

Folio Number(s): 514203120391 Legal Description: \_\_\_\_\_

Applicant/Consultant/ Legal Representative (circle one) John Bartley

Address of Applicant: 201 SE 2 Ave

Business Telephone: 927-0793 <sup>Cell</sup> Home: 944-1873 Fax: 927-1850

E-mail address: \_\_\_\_\_

Name of Property Owner: J. Wielandt

Address of Property Owner: 243 SE 6 St Dania Beach

Business Telephone: \_\_\_\_\_ Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request:** \_\_\_\_\_  
 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: \_\_\_\_\_ Prop. Square Footage: \_\_\_\_\_

Existing Use: Multi family Proposed Use: Single family homes

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 John BaAtay (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\*)

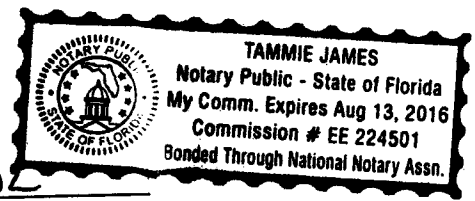
BEFORE ME THIS 22 DAY OF 05, 2013

By:

\_\_\_\_\_  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

Notary Tammie James  
(Signature of Notary Public - State of FL)



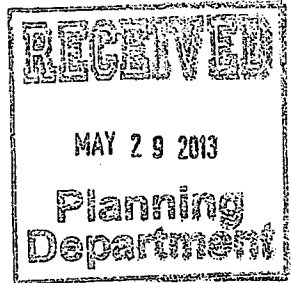
Personally known \_\_\_\_\_ or Produced Identification DL

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.**



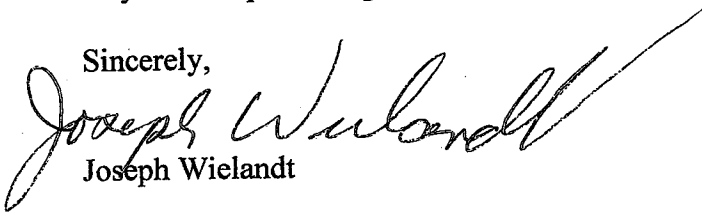
**John Bartley**  
201 SE 2<sup>nd</sup> Ave.  
Dania Beach, Florida 33004  
Office: 954-927-0793 Fax: 954-927-1850 Cell: 954-448-1873

May 17<sup>th</sup>, 2013  
City of Dania Beach  
Building, Zoning and Code enforcement  
100 W Dania Beach Blvd.  
Dania Beach, Florida 33004

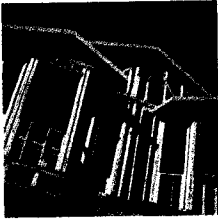
To whom this may concern:

I Joseph Wielandt do hereby authorize John Bartley to represent me in all  
City matters pertaining to 20 SE 6<sup>th</sup> St. Folio # 514203120391.

Sincerely,



Joseph Wielandt



All South Florida Construction Management Inc.

201 SE 2<sup>nd</sup> Ave

Dania Beach, Florida 33004

Office: 954-927-0793 Cell: 954-448-1873

July 10th, 2013

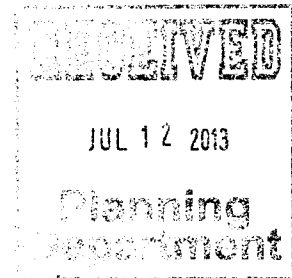
City of Dania Beach  
100 W. Dania Beach Blvd.  
Dania Beach, Florida 33004

To whom this may concern:

This is a request to rezone 20-22 SE 6<sup>th</sup> St. from South Fed Hwy mixed use to Neighborhood residential use. If request is granted we will be building two Single Family Residences instead of multi family units.

Sincerely,

John Bartley





Thomas J. Bethel  
National President

# American Maritime Officers

601 S. Federal Highway • Dania Beach, FL • 33004-4109  
(954) 921-2221 • Fax: (954) 920-3257

ISO CERTIFIED

June 25, 2013

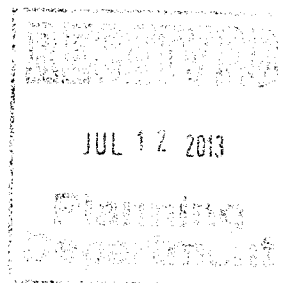
City of Dania Beach  
Building, Zoning and Code Enforcement  
100 W. Dania Beach Boulevard  
Dania Beach, FL 33004

To Whom It May Concern:

I, Thomas J. Bethel, do hereby authorize John Bartley to represent me in all City matters pertaining to 20 S.E. 6<sup>th</sup> Street, Folio # 514203120391.

Sincerely,

THOMAS J. BETHEL  
National President



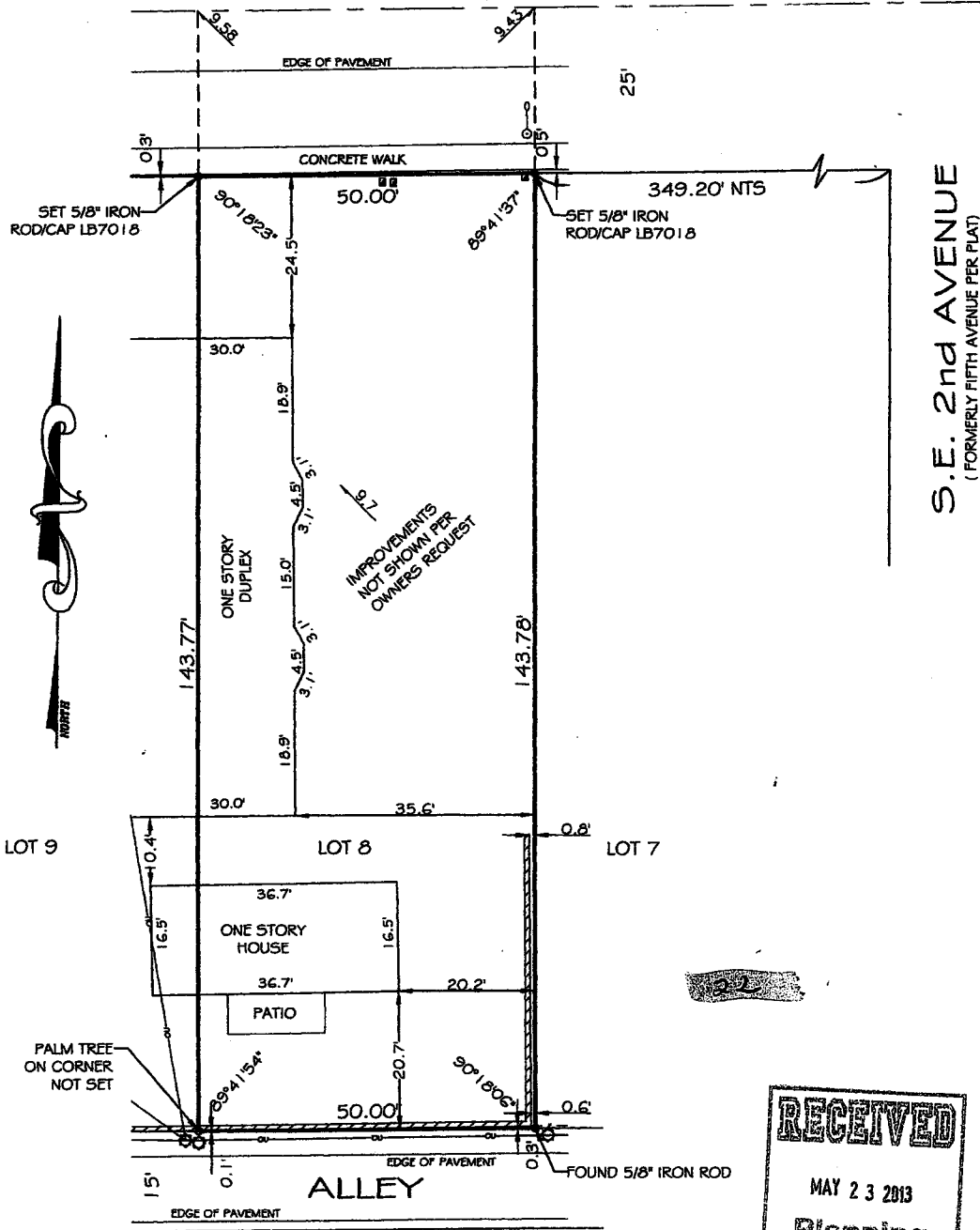
TJB:jgb

**DESCRIPTION:**

LOT 8, BLOCK 3, "AMENDED PLAT OF SOUTH DANIA HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**S.E. 6th STREET**  
(FORMERLY CODY STREET PER PLAT)

**S.E. 2nd AVENUE**  
(FORMERLY FIFTH AVENUE PER PLAT)



**RECEIVED**  
MAY 23 2013  
Planning Department

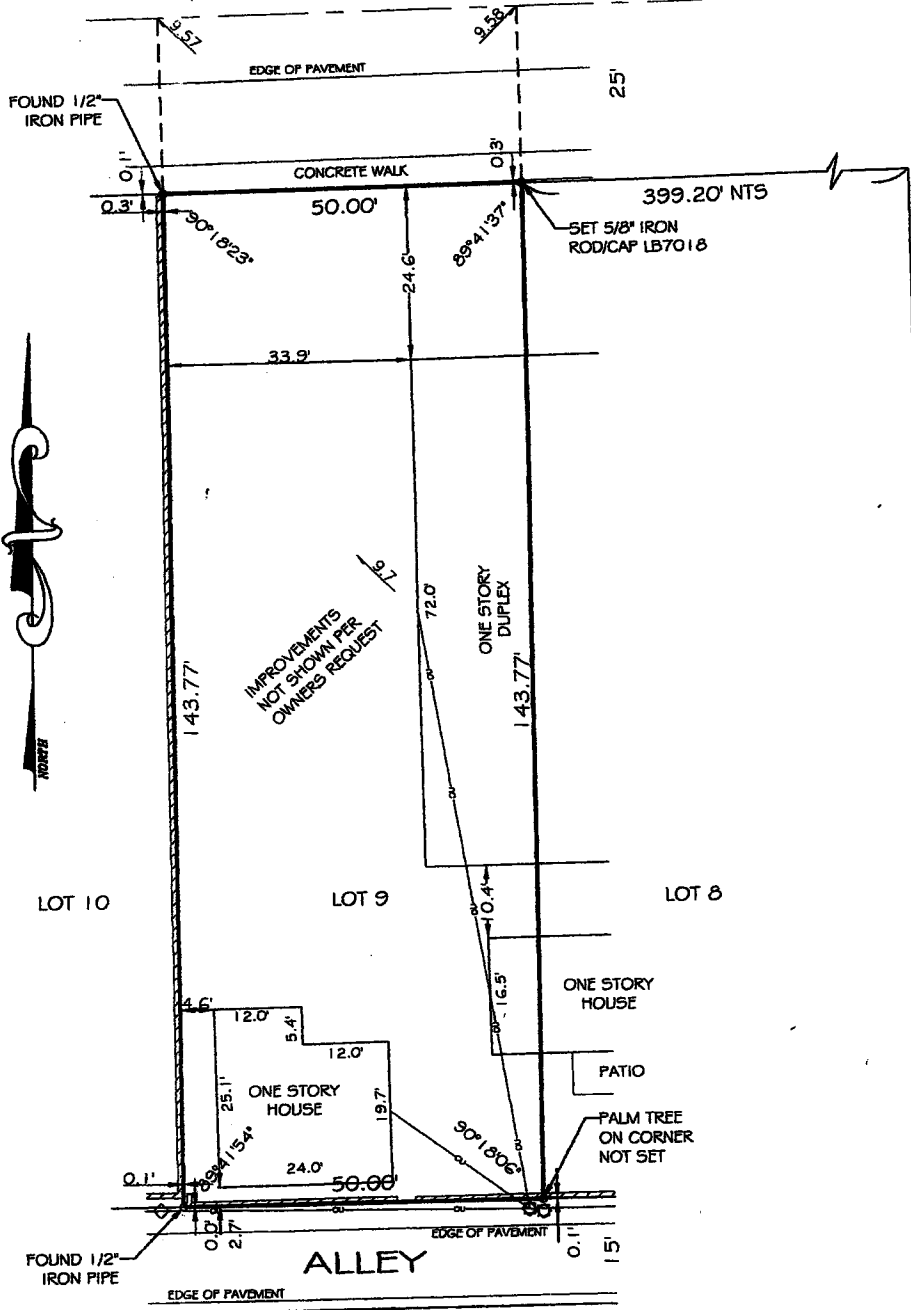
<b>FEMA FLOOD INSURANCE RATE MAP</b> CITY OF DANIA BEACH BROWARD COUNTY, FLORIDA				COMMUNITY NO. 000000		NOTES 1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM. 2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL. 3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 4) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF S.E. 6 STREET. 5) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.	NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER
PANEL NO. 0000	SUFFIX D	ZONE D	FIRM DATE 10-02-97	BASE ELEV. N/A	LOWEST FLR. ELEV. N/A		
REVISION		DATE		BY		SKETCH OF BOUNDARY SURVEY JOB #: RNB195    DATE: 5-2-13 SCALE: 1" = 20'    FILE NO.: RNB195 DRAWN BY: MEB    CHECKED BY: SKS	
GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018				STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574			



DESCRIPTION:  
 LOT 9, BLOCK 3, "AMENDED PLAT OF SOUTH DANIA HEIGHTS", ACCORDING TO THE PLAT  
 THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD  
 COUNTY, FLORIDA.

**S.E. 6th STREET**  
 (FORMERLY CODY STREET PER PLAT)

**S.E. 2nd AVENUE**  
 (FORMERLY FIFTH AVENUE PER PLAT)



FEMA FLOOD INSURANCE RATE MAP  
 CITY OF DANIA BEACH  
 BROWARD COUNTY, FLORIDA

COMMUNITY NO.  
 000000

PANEL NO.	SUFFIX	ZONE	FIRM DATE	BASE ELEV.	LOWEST FLR. ELEV.	AVG. GRD.
0000	0	0	10-02-97	N/A	N/A	N/A

- NOTES
- 1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY FOR RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
  - 2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
  - 3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
  - 4) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF SE 6th STREET.
  - 5) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

REVISION	DATE	BY

SKETCH OF BOUNDARY SURVEY

JOB #: RN18196 DATE: 5-2-13  
 SCALE: 1"= 20' FILE No.: RN18196  
 DRAWN BY: MEB CHECKED BY: SKS

STEVEN K. SEELEY, FOR THE FIRM  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 4574

**GIBBS LAND SURVEYORS**  
 2131 HOLLYWOOD BOULEVARD, SUITE 204  
 HOLLYWOOD, FL 33020 (954) 923-7666  
 LICENSED BUSINESS NO. 7018



NOTICE OF PUBLIC HEARINGS  
CITY OF DANIA BEACH, FLORIDA

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Commission, on Tuesday, August 13, 2013, or as soon thereafter as possible in the Dania Beach City Commission Room, Administrative Center, 100 West Dania Beach Blvd., Dania Beach, Florida 33004, for the purpose of hearing any comments which might be made to the following request:

- 1) **RZ-27-13:** The applicant, John Bartley, representing J. Wielandt is requesting to rezone the property located at 20 and 22 SE 6 Street.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY JOHN BARTLEY, ON BEHALF OF J. WIELANDT, FOR A REZONING FOR PROPERTY LOCATED AT 20 AND 22 SE 6 STREET IN THE CITY OF DANIA BEACH, FLORIDA, AND LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM SOUTH FEDERAL HIGHWAY-MIXED USE (SFED-MU) TO NEIGHBORHOOD-RESIDENTIAL (NBHD-RES), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Legally described as: LOT 8 AND 9, BLOCK 3, "AMENDED PLAT OF SOUTH DANIA HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 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 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 August 2, 2013

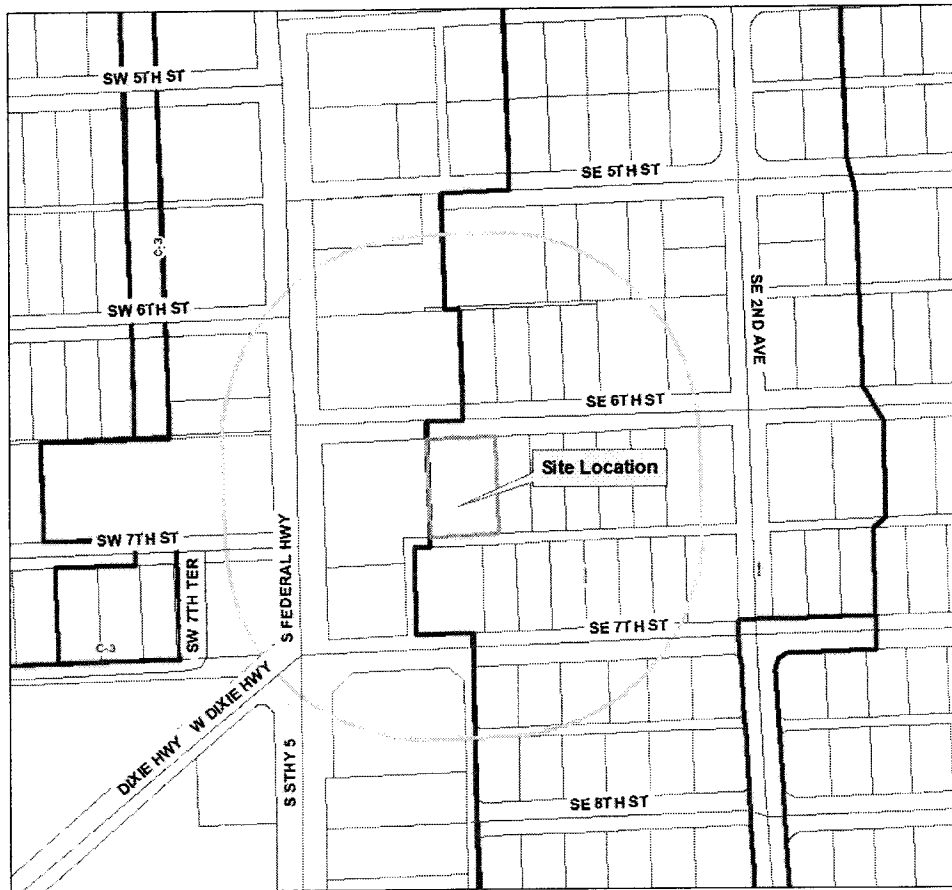


LOCATION MAP

RZ-27-13 - Rezoning  
Wielandt, Joseph  
20 & 22 SE 6th Street

Legend

300' Radius



Map Date: July 1, 2013