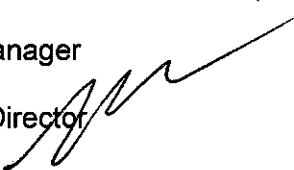





**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: December 10, 2013

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

FROM: Mariluz Maldonado, City Planner 
Corinne Lajoie, AICP, Principal Planner, LEED GA

SUBJECT: **SP-46-13/VA-50-13:** The applicant, Merrill Romanik with Synalovski Romanik Saye, on behalf of the Holocaust Documentation & Education Center is requesting to modify a previously approved site plan and a variance for the property located at 303 North Federal Highway.

SITE PLAN MODIFICATION

To allow a 26,231 square feet Holocaust Museum.

VARIANCE

To waive the required parking spaces to provide a total of 43 parking spaces; code requires a total of 70 parking spaces per Section 265.50.

PROPERTY INFORMATION

ZONING: City Center (CC)
LAND USE DESIGNATION: Regional Activity Center (RAC)

The subject property is located west of Federal Highway and south of Old Griffin Road. The site is currently vacant and was originally occupied by a dry-cleaning facility. The subject property is just over one (1) acre with an existing one-story building with approximately 26,231 square feet and associated paved areas. The applicant is proposing a Holocaust Museum that will serve for educational purposes as mandated by the State of Florida, as provided by the applicant. A portion of the property on the west is owned by FEC and the applicant is proposing to obtain an agreement for this area to be used for vehicular access. The open space area within the FEC property was not included in the provided pervious area calculation.

SITE PLAN MODIFICATION

The site plan modification was reviewed by the Fire Marshal, Public Services, the City's landscape consultant and the Planning Division. All Staff comments have been addressed. City Staff is in support of the site plan modification with the following conditions:

1. The applicant continues to work with staff on an executed Parking Agreement for use of the City's parking garage to mitigate for the parking shortage on site, prior to issuance of any Building Permits for the property.
2. The applicant obtains an executed FEC agreement for the vehicular access prior to the issuance of any Building Permits.

VARIANCE

The applicant is also requesting a variance to waive the required amount of parking as per the code to provide a total of 43 parking spaces on site. The code requires for a museum or place of assembly four (4) parking spaces in addition to 1 space per four hundred (400) square feet. In this case the use would require a total of 70 parking spaces. The site has been reconfigured to provide the maximum amount of parking spaces while taking into the consideration the fact the site is already developed.

As previously mentioned, the applicant has indicated within the justification criteria that the use of the property will be primarily for students coming in groups via school buses or van, which minimizes the need for the code required amount of parking spaces.

The applicant is currently working with City Staff on an acceptable Parking Agreement to allow the use of the City's parking garage to help mitigate the parking space deficiency. Also, as indicated by the applicant, when larger events are scheduled to occur in the facility, the garage parking spaces will also be utilized.

The applicant's request satisfies the variance criteria identified in the City of Dania Beach's Land Development Regulations, Chapter 28, Section 625.40 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 intent of the parking requirements to ensure the uses provides adequate parking. However, the code doesn't take in to consideration that certain uses may be run differently such as in this case where most museum visitors will be brought to the premises by buses as opposed to driving. The applicant has modified the site to the extent possible to incorporate additional parking areas and while improving the traffic routes. Also, since the site is already developed, it makes it almost impossible for the applicant to incorporate the required amount of parking. As part of the mitigation and justification for this variance, the applicant will be working with the City on a Parking agreement to utilize the public parking garage to help mitigate and provide the appropriate amount of spaces for events. Granting of the variance will allow a unique civic, cultural and social amenity to the city as provided by the applicant.

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

The variance will be compatible with the surrounding land uses and shall not be detrimental to the community since the applicant is proposing to occupy an empty building. As previously mentioned, most museum visitors will be brought to the premises by buses as opposed to driving. Furthermore, as part of the mitigation and justification for this variance, the applicant will be working with the City on a Parking agreement to utilize the public parking garage to help mitigate and provide the appropriate amount of spaces for events.

- (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 requested variance will allow a vacant building to be occupied by a unique civic, cultural and social amenity to the city as provided by the applicant. Furthermore, the site will be enhanced which is a major priority for the Federal Highway corridor.

- (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; and

As previously mentioned, the site is already developed and contains a vacant building along one of the City's major corridors. The applicant is proposing to occupy the building while improving the property to the extent possible. As previously mentioned, the applicant will be working with the City on a Parking Agreement in order to help mitigate the parking shortage on site. The use of the property will be primarily for students coming in groups via school buses or van, which minimizes the need for the code required amount of parking spaces, as indicated by the applicant.

- (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 applicant is requesting the parking variance since they are not able to accommodate the required parking spaces on site. As part of the mitigation and justification for this variance, the applicant will be working with the City on a Parking agreement to utilize the public parking garage to help mitigate and provide the appropriate amount of spaces for events.

STAFF RECOMMENDATION

Approve with the following conditions:

1. The applicant continues to work with staff on an executed Parking Agreement for use of the City's parking garage to mitigate for the parking shortage on site, prior to issuance of any Building Permits for the property.
2. The applicant obtains an executed FEC agreement for the vehicular access prior to the issuance of any Building Permits.



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

November 6, 2013

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

**RE: Holocaust Documentation & Education Center
303 N. Federal Highway
Dania Beach, FL 33004
Site Plan No.: SP-45-13**

Dear Corinne.

As the Architect of Record for the above referenced project, we offer the following as a Criteria Statement for our Variance request to reduce the minimum off-street parking requirements for the Holocaust Documentation & Education Center (HDEC).

Sec. 265-50(B)14 of the Code of Ordinances – City of Dania Beach requires four (4) parking space plus one (1) per four hundred (400) SF for public library, museum, art gallery, or community center, which is the closest description for the HDEC in the Code. The existing facility is $26,231 \text{ SF} / 400 = 65.5$ parking spaces plus 4 parking spaces = 70 parking spaces REQUIRED by Code.

Due to true programmatic needs and site limitations, we are respectfully requesting a waiver for 27 off-street parking spaces, thus PROVIDING 43 parking spaces on-site.

The basis for Variance Request for Sec. 265-50(B)14 are as follows:

1. The programming for the facility is primarily for educational purposes. The State of Florida mandates in Florida Statute 1003.42(2)(f) that "Members of the instructional staff of the public schools, subject to the rules and regulations of the commissioner, the state board, and the school board, shall teach efficiently and faithfully, using the books and materials required, following the prescribed courses of study, and employing methods of instruction, the following: The history of the Holocaust (1933-1945), the systemic, planned annihilation of European Jews and other groups by Nazi Germany, a watershed event in the history of humanity, to be taught in a manner that leads to an investigation of human behavior, an understanding of the ramification of prejudice, racism, and stereotyping, and an examination of what it means to be a responsible and respectful person, for the purposes of encouraging tolerance of diversity in a pluralistic society and for nurturing and protecting democratic values and institutions."

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Other than the +/-15 administrative staff, the primary users of the facility are students coming in groups via school bus or van to learn. Thus, minimizing the need for code required number of parking spaces on-site on a day-to-day basis.

2. When larger events are scheduled to occur at the facility HDEC anticipates providing shuttle/valet service from the City parking garage to their facility. As per recommendation by Staff, HDEC is currently working on an agreement to utilize the City parking garage with the assistance of the City Attorney and the HDEC's Attorney.

Below is a point by point analysis of the Variance Review Criteria, Sec. 625-40 of the Code of Ordinances – City of Dania Beach.

- (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 parking reduction variance is based upon the intended use of the facility on a day-to-day basis which maintains the basic intent and purpose of the subject regulations and does not affect the stability and appearance of the City. In fact, the Holocaust Documentation and Education Center brings a unique civic, cultural and social amenity to the City and its residents.
- (2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.
The parking reduction variance is based upon the intended use of the facility on a day-to-day basis and is compatible with the surrounding land uses and would not be detrimental to the community. On occasions, larger events will be hosted at the Holocaust Documentation and Education Center and agreements are being made to provide shuttle/valet service from the City parking garage to their facility when necessary.
- (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.
The Holocaust Documentation and Education Center brings a unique civic, cultural and social amenity to the City and its residents and is in furtherance of the goals, objectives and policies of the adopted Comprehensive Plan.
- (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; and
The parking reduction variance is based upon the intended use of the facility on a day-to-day basis. Additional spaces are not required for the Holocaust Documentation and Education Center from an operational standpoint.

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

In practical terms, the parking reduction variance provides the amount of parking is based upon the intended use of the facility on a day-to-day basis and is compatible preserves the character, health, safety and welfare of the community.

Please feel free to contact us should you have any questions or concerns with the above.

Respectfully,

Merrill Romanik, AIA, LEED AP
Project Architect

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SYNCHRONIZING LANDSCAPE ARCHITECTURE
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 15000 W. 10TH AVENUE
 SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 www.brucecliftonspa.com

PROJECT: HOLOCAUST DOCUMENTATION AND EDUCATION CENTER
 301 N. FEDERAL AVENUE
 DENVER, CO 80202

CLIENT: HOLOCAUST DOCUMENTATION AND EDUCATION CENTER
 301 N. FEDERAL AVENUE
 DENVER, CO 80202

DESIGN: 08/11/11
 DATE: 09/08/2013
 PROJECT NUMBER: 134-13282
 DRAWN BY: EC
 CHECKED BY: EC

LANDSCAPE PLAN
 SCALE: 1" = 20'

PLANT LIST

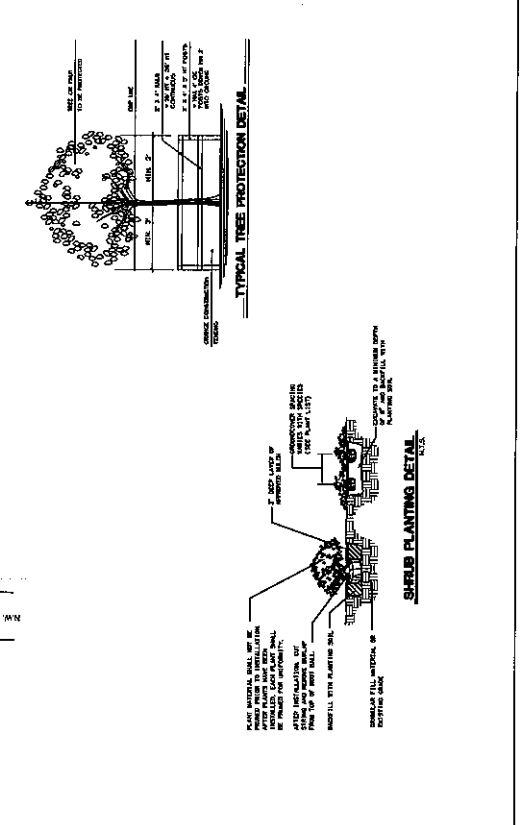
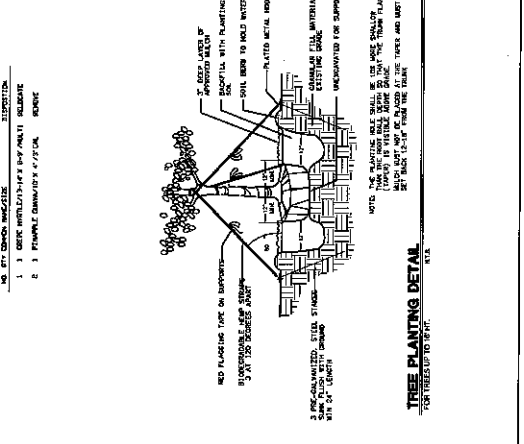
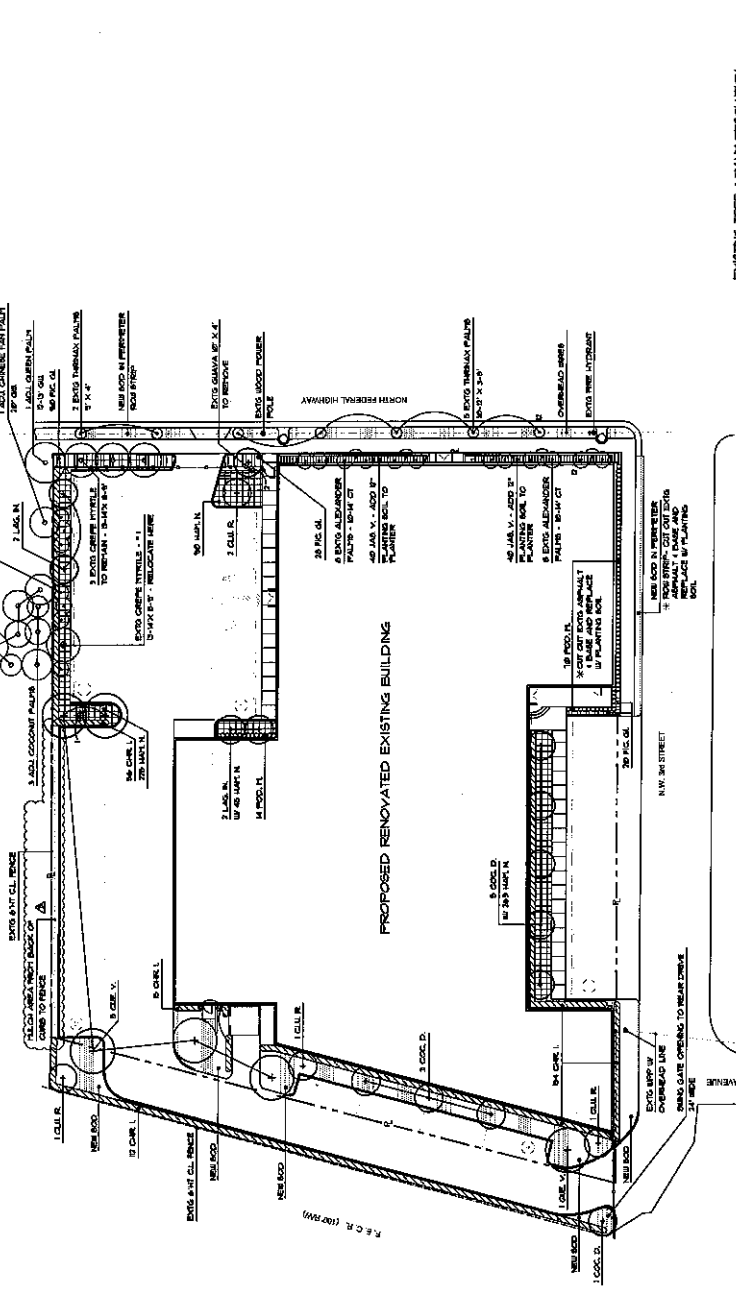
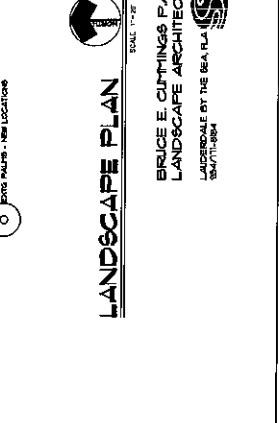
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GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND IS TO COORDINATE WITH ALL OTHER CONTRACTORS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES - FINISH GRADES BY GENERAL CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE TO BE FURNISHED AS NOTED AS PER FLORIDA DEPT. OF AGRICULTURE, GARDENS & STANDARDS, CURRENT EDITION.
- PLANTING SOIL TO BE A LEAD FREE MIXTURE OF SAND & SOIL (SLOTTED WITH 50 LBS PER BAG) 60-40 FERTILIZED CONTAINING NITROGEN, PHOSPHORUS, AND POTASSIUM. (SEE SPECIFICATIONS FOR DETAILS)
- IRRIGATION: PIPING SHALL BE INSTALLED PER THE IRRIGATION DESIGN.
- APPLY 2" HOLCAUSTALCANTATIVE MESH CARBONIC FIBER AROUND ALL PLANTS WITHIN 6" DIA.
- CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE DRAINAGE REQUIREMENTS.
- WHERE THERE IS A DISCREPANCY BETWEEN ANY TWO PLANT SPECIES OR PLANTING METHODS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY ADJUSTMENTS INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
- ALL AREAS NOT COVERED BY FINISH GRADES, STRUCTURES OR LANDSCAPING TO BE COVERED WITH 1/2" TIGHT JUNCTIONS AND BELL SOCKETS AS NOTED.
- TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD USUALLY MARKED WITH 1/2" DIA. STAKING PERMITTED.

DANA LANDSCAPE CODE

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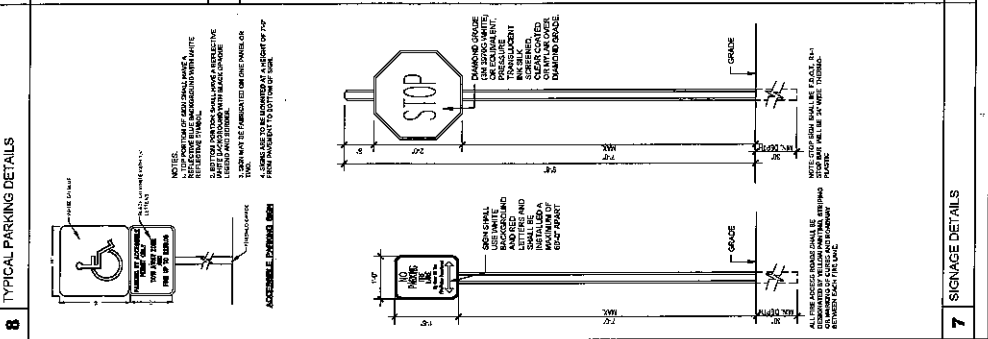
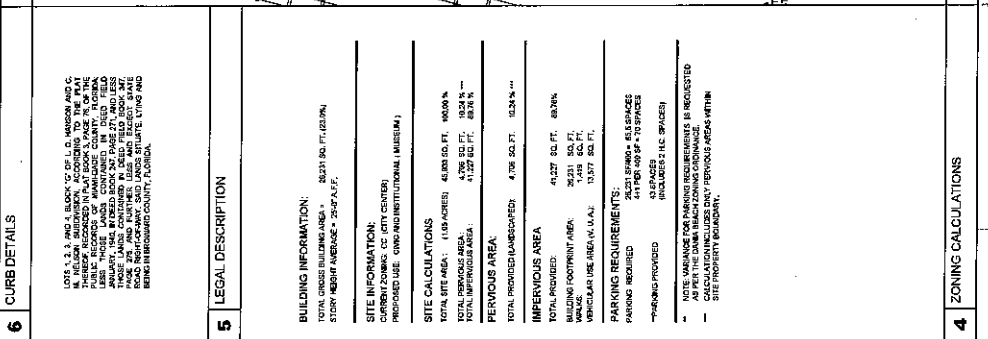
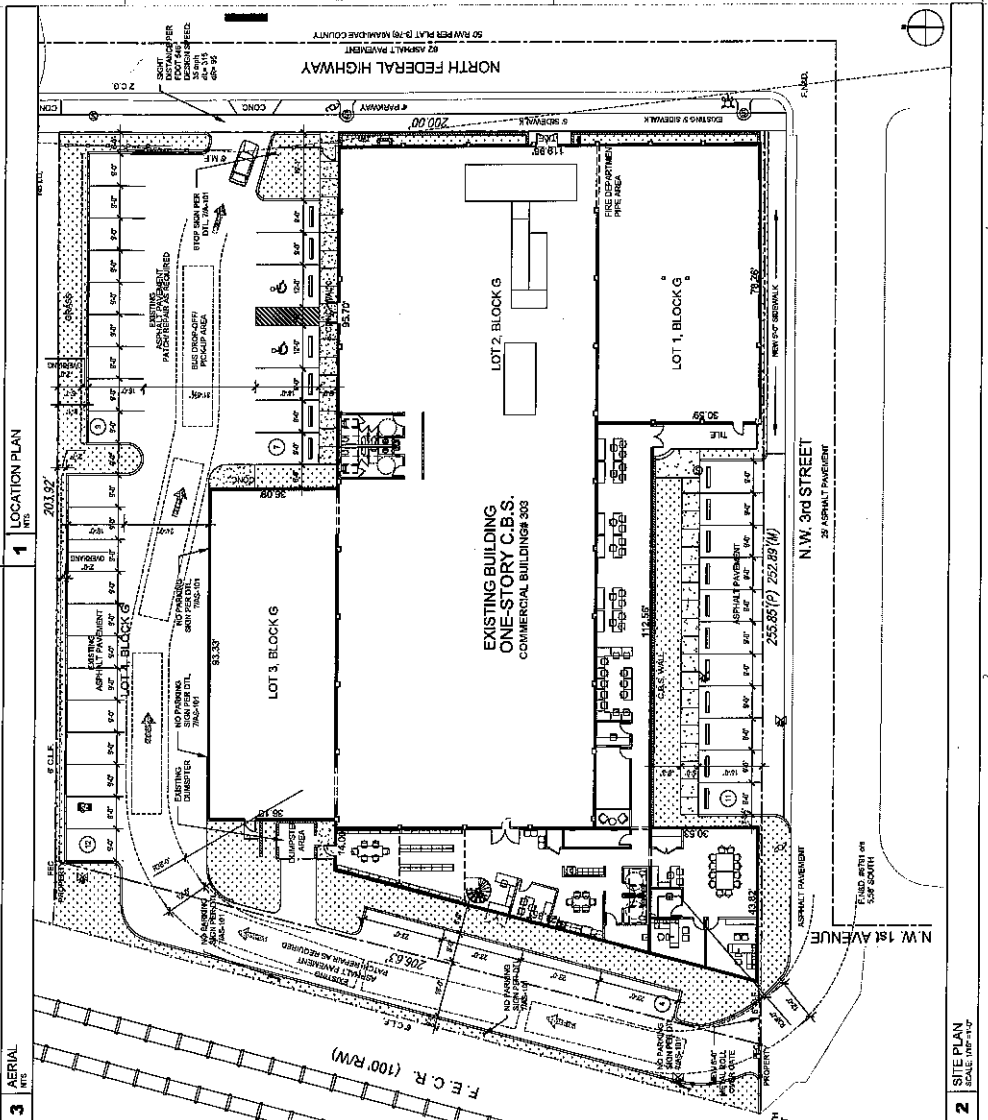
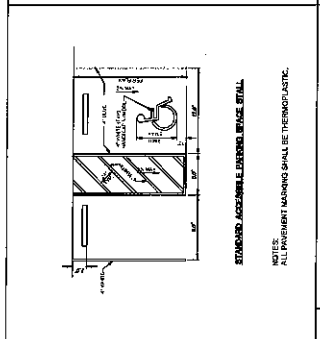
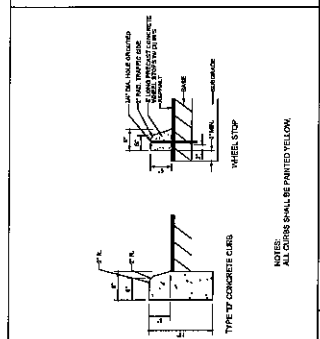
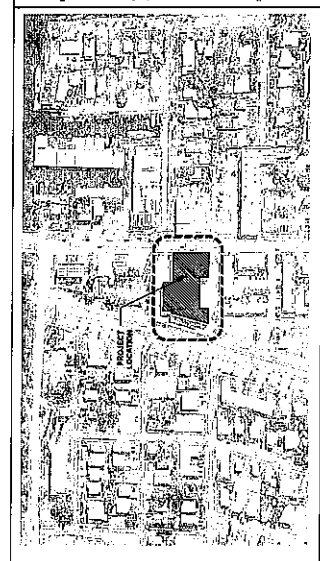
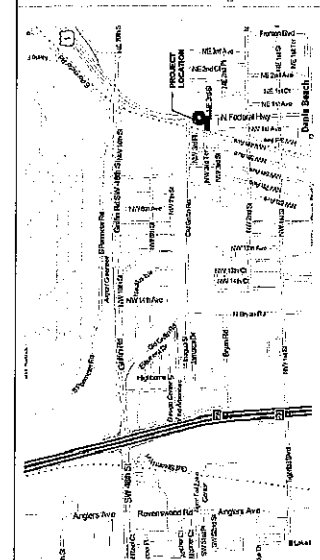
CLIENT: HOLOCAUST DOCUMENTATION AND EDUCATION CENTER
 201 N. FEDERAL HIGHWAY
 BOCA RATON, FLORIDA

PROJECT NUMBER: 1134-10002
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 08/14/2013

DESIGN: CONSTRUCTION
 PERMISSIBLE DOCUMENTS
 ISSUE DATE: 08/14/2013

PROJECT NUMBER: 1134-10002
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 08/14/2013
 SHEET NO. 14
 SITE PLAN

AS-101



8 TYPICAL PARKING DETAILS: Diagrams of accessible and standard parking spaces with dimensions and notes.

9 NOTES: ALL DIMENSIONS SHALL BE PRINTED YELLOW. TYPE 'C' CONCRETE CURB. WHEEL STOP. 1/4\"/>

10 NOTES: ALL DIMENSIONS SHALL BE PRINTED YELLOW. TYPE 'C' CONCRETE CURB. WHEEL STOP. 1/4\"/>



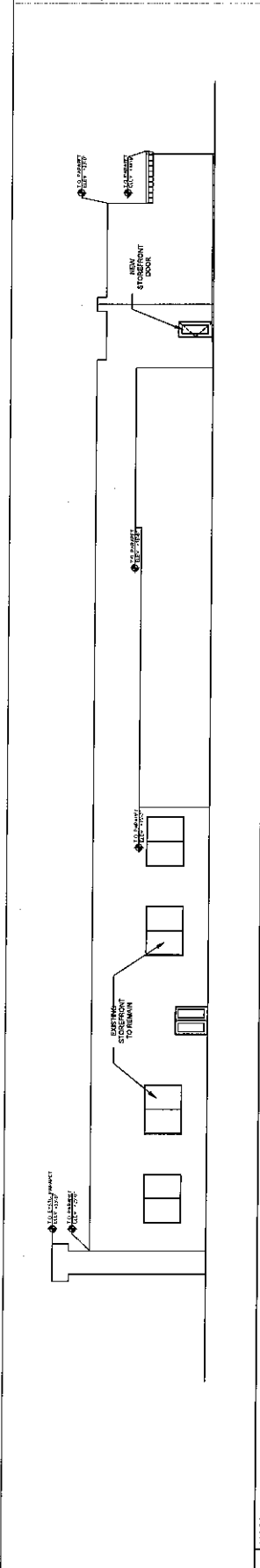
LICENSE NO. AA0001843
 PROJECT NO. 1514-00042
 DATE: 10/23/2013

HOLCAUST DOCUMENTATION AND EDUCATION CENTER - ADMINISTRATION INTERIOR IMPROVEMENT
 CLIENT: HOLCAUST DOCUMENTATION AND EDUCATION CENTER
 303 N. FRENCH HIGHWAY
 DANA BEACH, FLORIDA

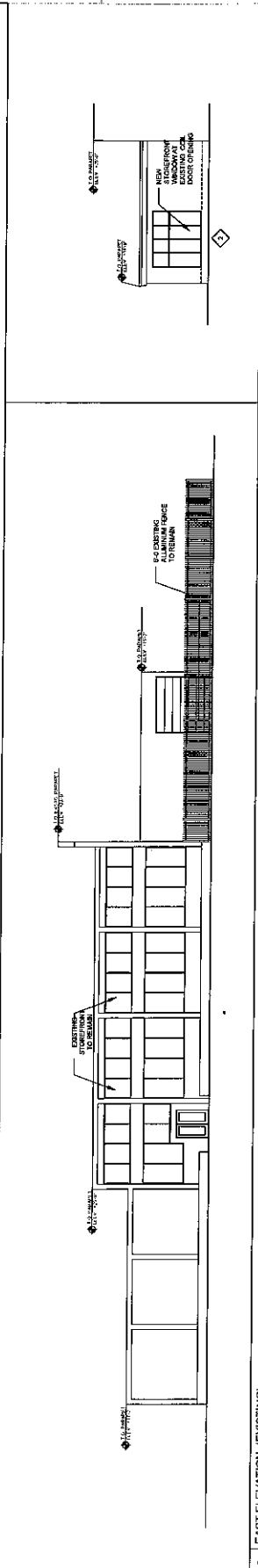
DESIGN: CONSTRUCTION
 DELIVERABLE: DOCUMENTS
 ISSUE DATE: 10/23/2013
 PROJECT NUMBER: 1514-00042
 DRAWN BY: MD
 CHECKED BY: MS
 DATE: 10/23/2013
 PROJECT LOCATION: 303 N. FRENCH HIGHWAY, DANA BEACH, FLORIDA

EXISTING ELEVATIONS

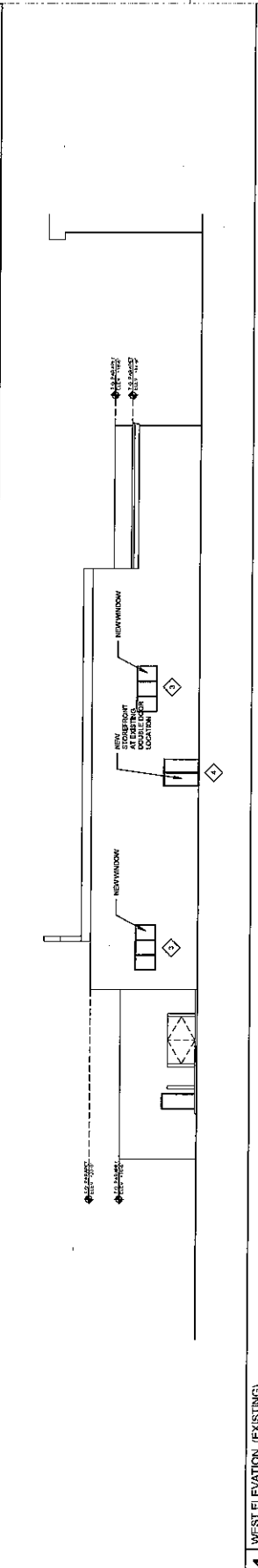
SHEET NO. **A-201**



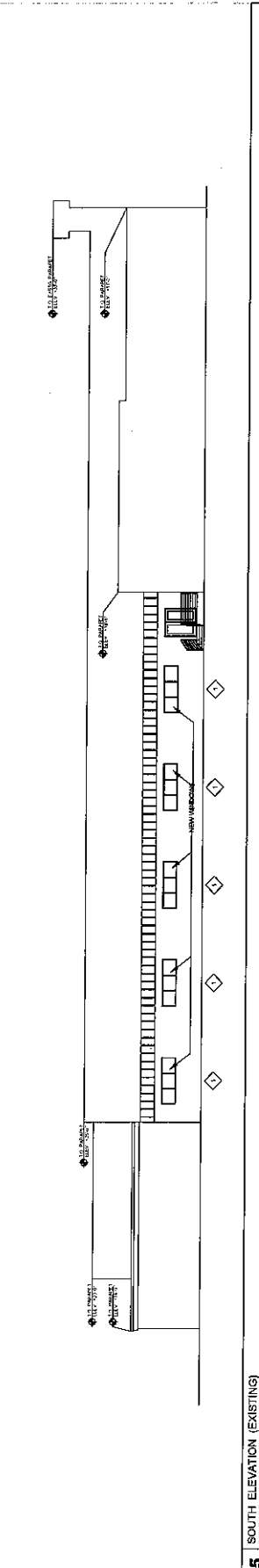
1 NORTH ELEVATION (EXISTING)
 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (EXISTING)
 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (EXISTING)
 SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION (EXISTING)
 SCALE: 1/8" = 1'-0"



**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, December 10, 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

SP-46-13/VA-50-13: The applicant, Merrill Romanik with Synalovski Romanik Saye, on behalf of the Holocaust Documentation & Education Center is requesting to modify a previously approved site plan and a variance for the property located at 303 North Federal Highway.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-46-13) AND VARIANCE (VA-50-13), SUBMITTED BY MERRILL ROMANIK WITH THE SYNALOVSKI, ROMANIK, SAYE FIRM ON BEHALF OF THE HOLOCAUST DOCUMENTATION AND EDUCATION CENTER, INC. FOR PROPERTY LOCATED AT 303 NORTH FEDERAL HIGHWAY IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Legally described:

The West one half (W ½) of the Southwest one quarter (SW ¼) of the Northeast one quarter (NE ¼) of the Southwest one quarter (SW ¼) of section 35, Township 50 South, Range 42 East, less road rights of way, said lands situate, lying and being in 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, November 29, 2013