





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

DATE: January 14, 2014
TO: Robert Baldwin, City Manager
VIA: Marc LaFerrier, AICP, Director 
FROM: Corinne Lajoie, AICP, Principal Planner, LEED GA 
SUBJECT: **VA-67-13:** The applicant and owner, N.V. Marina Holdings, is requesting a sign variance for the property located at 50 S. Bryan Road.

**REQUEST
VARIANCE**

To allow a wall sign facing the internal side setback; code only permits wall signs facing a street frontage, per Section 505-120(O).

PROPERTY INFORMATION

EXISTING ZONING: Industrial, Research, Office, Marina (IROM)
LAND USE DESIGNATION: Regional Activity Center (RAC)

The property is located on the east side of Bryan Road and is the new location of Nautical Ventures. The Nautical Ventures is a small boat and kayak sales facility previously located at 1880 Griffin Road, in the City of Dania Beach. Broward County recently demolished their previous facility on Griffin Road. As such, Nautical Ventures is in the process of relocating their business in Dania Beach at the property on Bryan Road. The City Commission approved the site plan for this property on January 22, 2013.

VARIANCE

The applicant is proposing to locate a wall sign on the south building elevation, facing the interior side setback of the property, in addition to a wall sign on the west building elevation. The Land Development Code only permit wall signs on street frontages, which in this case is the west elevations.

The applicant has indicated that the majority of his customers will be traveling north on Bryan Road. The proposed wall sign on the south building elevation would be most visible to those motorists. The sign on the west elevation is not as visible due, in part, to the proximity of the building to road. The building is only set back 10 feet from the property line, making visibility of the sign difficult for motorist as they drive by. The square footage of the proposed sign is 46.5 square feet, same as the sign installed on the west building elevation.

Section 505-180 allows relief from the code requirements through the variance process based on the criteria identified below.

(1) The variance request is in harmony with the general intent and purpose of this article, and is not contrary to the public interest, especially with regard to the aesthetic impact on the surrounding area.

The requested variance is not contrary to public interest. The variance is being requested to increase motorist's visibility of the site. The proposed sign is consistent in design as the primary sign on the west building elevation. The location of the property is in an industrial/commercial area and will have no negative impact on the surrounding properties.

(2) The variance is necessary in order for the sign to achieve the level of visibility and effectiveness typical for conforming signs within the same zoning district in the city and intended by this article.

The variance is necessary in order for the sign to achieve the level of visibility and effectiveness typical for conforming signs within the same zoning district, due in large part to the proximity of the building to the front property line. The building has a ten (10) foot setback, reducing visibility of the sign on the west building elevation.

(3) The impaired visibility or effectiveness of the signage allowed in this article would result in unnecessary or undue hardship.

The primary sign on the west building elevation has limited visibility because of the ten (10) foot front setback of the building. The limited signage allowed would result in unnecessary or undue hardship.

(4) The hardship is not a result of the applicant's actions, financial hardship, or any inconvenience of complying with the code, but are a result of:

- (a) Conditions that are unique to the land, building, site configuration; or
- (b) Conditions that are unique to the configuration of the site in relation to adjacent sites or features; or
- (c) Other unique conditions that are not self-created by the applicant.

The hardship is not the result of the applicant's action, but rather the dimension of the property. The site is relatively narrow. The placement of the building meets code requirements and allows circulation around the building, which is necessary for the business.

(5) The request is the minimum necessary deviation from the requirements of this article to provide for reasonable and adequate sign visibility and effectiveness, with due consideration for the aesthetic of the sign and its scale relative to that of buildings and signs on the same and adjacent properties.

The requested variance is the minimum necessary deviation from the requirements of this article to provide for reasonable and adequate sign visibility and effectiveness, while being consistent in design with the existing building and signage.

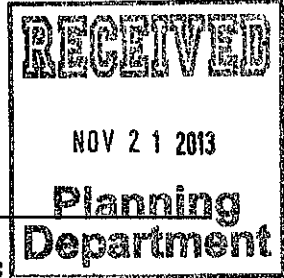
STAFF RECOMMENDATION

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: Planning Department
 Petition No.: _____

VA-67-13

(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: 50 S. BRYAN ROAD, DANIA BEACH.

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

Recorded Plat Name: _____

Folio Number(s): 504233-32-0010
504233-00-0573 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) N.V. MARINA HOLDINGS

Address of Applicant: 50 S. BRYAN ROAD

Business Telephone: 954 926-5250 Home: 954-609-5276 Fax: 954 337-2316

E-mail address: 007 @ NAUTICAL VENTURES. COM

Name of Property Owner: N.V. MARINA HOLDINGS

Address of Property Owner: 50 S. BRYAN ROAD

Business Telephone: 954-926-5250 Home: 954-609-5276 Fax: 954-337-2316

Explanation of Request: VISIBILITY FROM BRYAN ROAD FROM SOUTH & ENTRY
 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: 1.2 Gross Acreage: _____ Prop. Square Footage: ~ 13,000

Existing Use: IRON Proposed Use: IRON

Is property owned individually, by a corporation, association, or a joint venture? OWNED BY LLC N.V. MARINA HOLDINGS, LLC

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 _____ (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 4 DAY OF NOV, 20 13

By:

ROGER MOORE
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public - State of Florida)



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.

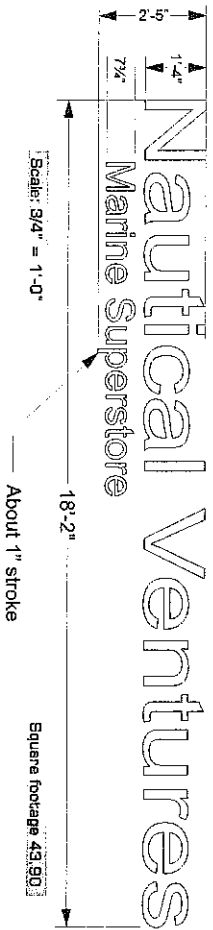
**ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF
BEFORE PROCESSING OCCURS.**

Nautical Ventures

Marine Superstore

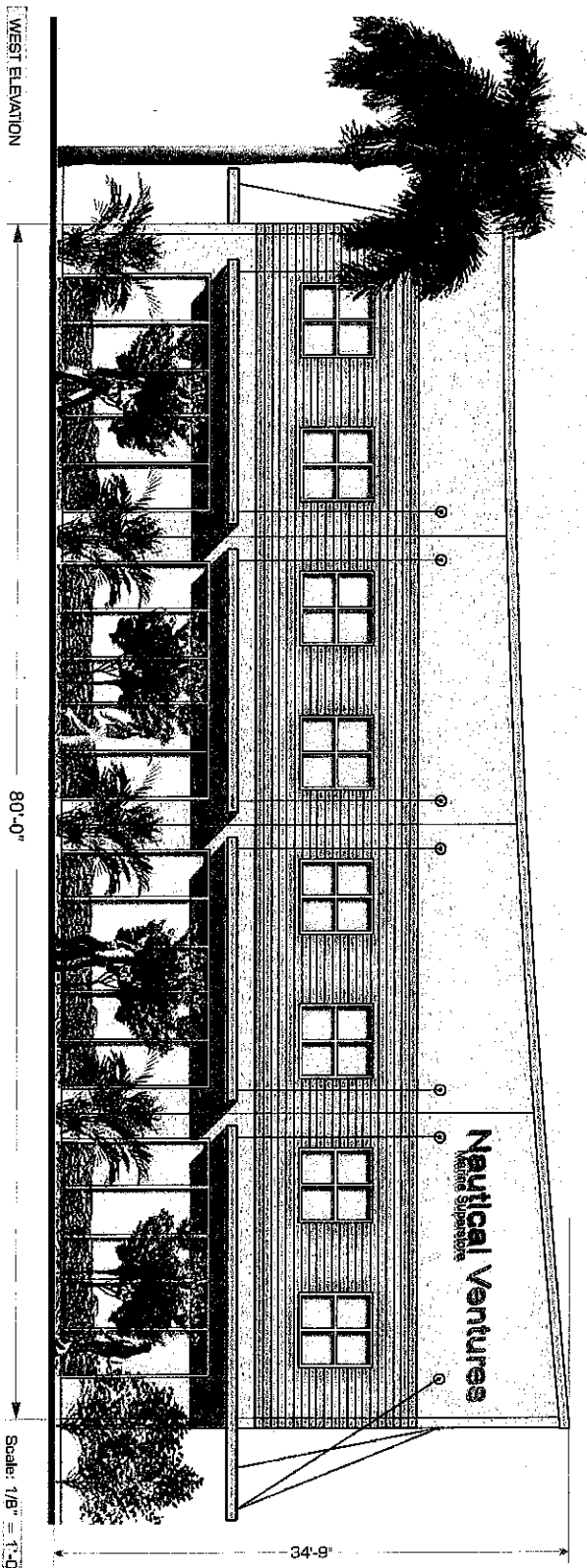
RECEIVED
 NOV 21 2013
 Planning
 Department

INDIVIDUALLY ILLUMINATED PLEX FACE CHANNEL LETTERS



- Faces: Blue, Orange and Black/White perforated vinyl.
- Returns: Same as faces
- Trim-cap: Blue, Orange, Black
- Letter Height: 7 1/2", 18"
- Letter depth: 5"
- Letter Style: Logotype
- Reverse: n/a
- Illumination: White L.E.O.
- Allowed Sq Ft:
- Proposed Sq. Ft: 43.90

- BLUE
- ORANGE
- BLACK/WHITE PERFORATED VINYL



ART SIGN 835 N.W. 67 Ave Ft. Lauderdale, FL 33311
 T. 954.765.4450 brand@artsign.com

CLIENT APPROVAL

NAUTICAL VENTURE
 DANIA BEACH, FL

PLEX FACE CHANNEL LETTERS

SALES REP BRAD Drawn by: Carlos
 DATE: 8/6/2013 Page: 1

Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others, without the written consent of the client. Reference copy list for copyright specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawing before proceeding with fabrication.

LOCATION:

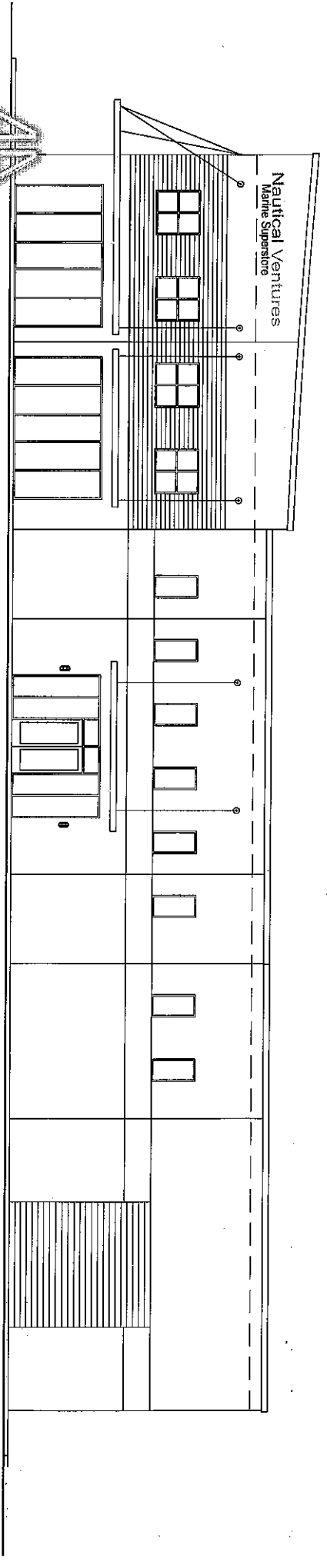
Nautical Ventures - South Elevation
 50 South Bryan Road, Dania Beach

Illuminated Channel Letters
 Flush mounted



15" 17'
 12" **Nautical Ventures**
Marine Superstore

Bay Length: 140.7'

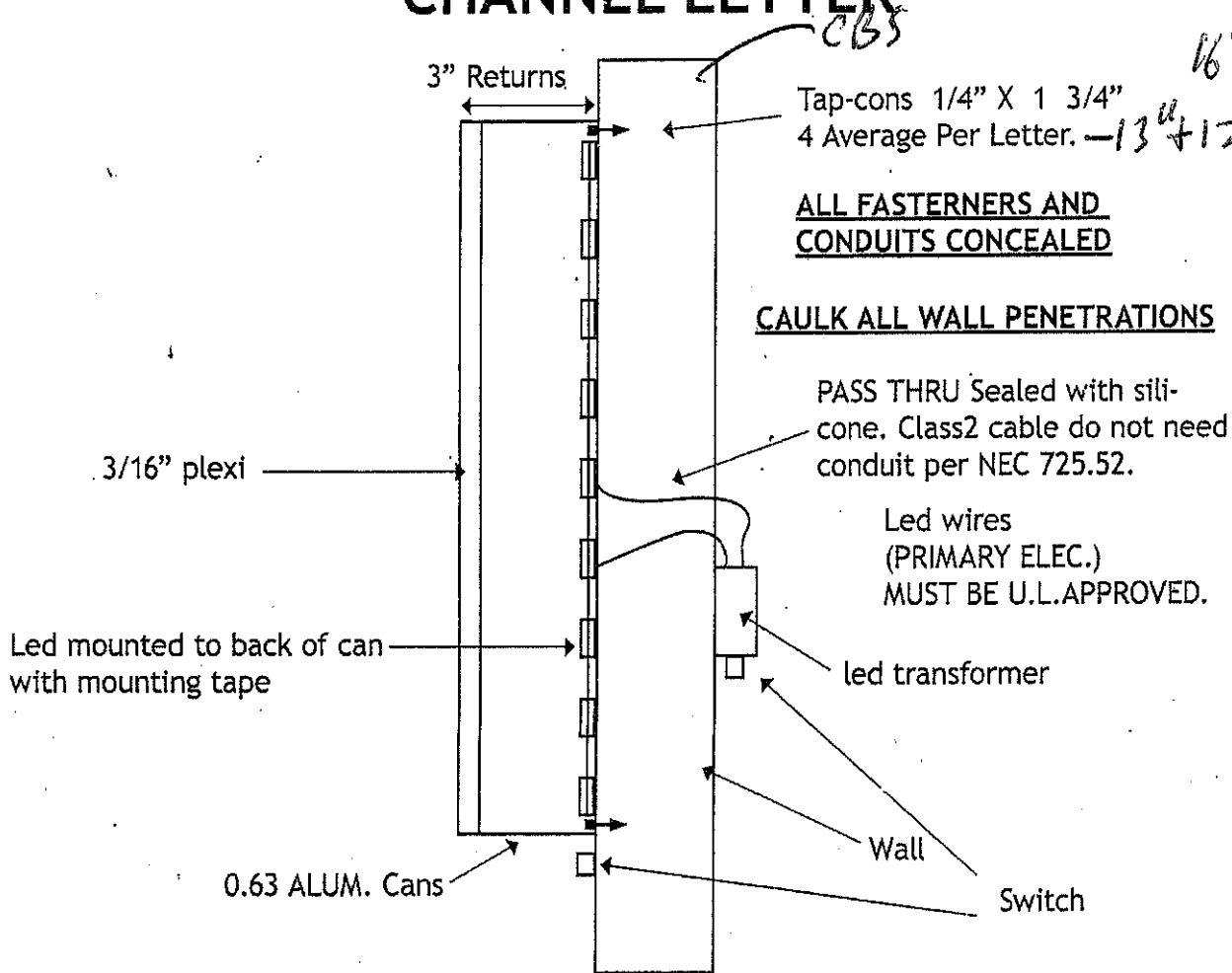


SPECIFICATIONS	
Letters Size	8" / 15"
Font	-
Scale	-
Sign Area	46.4 sf.
Bay length	-
Face Color	Multi
Trim / Returns	Black
Led Color	White

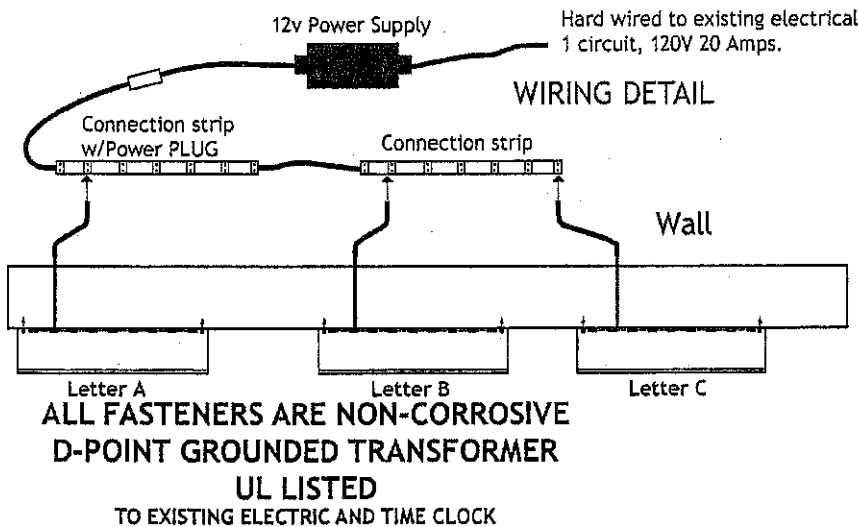
SIGN LINES

5601 N Powerline RD, Suite 405 • Fort Lauderdale, Florida 33309 • P. 954-776-5290 • F. 954-776-5318 • License # ES12000869

CROSS-SECTION ILLUMINATED CHANNEL LETTER



TYPICAL CROSS SECTION - N.T.S. ILLUMINATED CHANNEL LTRS. w/ REMOTE TRANS.)



GOVERNING CODE: 2010
FLORIDA BUILDING CODE
WITH 3 SEC GUST & A.S.C.E. 7-10
Ch. 6, 29
Vasd=132 MPH, V=170 MPH
EXPOSURE "C"
SOLID SIGN METHOD, HVHZ Chapter 16

CAT II

ENGINEERING AGK, LLC
DON ARPIN M.S.P.E.
4920 N. DIXIE HWY.
STRUCTURAL ONLY RE. 28585
FT. LAUDERDALE FL, 33334
TEL. 954-772-8345
OQA # 26073

VALID FOR (1)
(30) DAYS ONLY
USED ONLY WITH
ENGINEER SPAL
#28585

11-14-13



**NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA**

VA 57-13
A public hearing will be conducted by the City of Dania Beach City Commission meeting on the following date:

DATE: Tuesday, January 14, 2014
TIME: 7:00 P.M. or as soon thereafter as the same may be held
PLACE: CITY COMMISSION CHAMBERS
Dania Beach Administrative Center

700 West Dania Beach Blvd.
Dania Beach, FL 33004
SUBJECT: VA 57-13: The applicant and owner, M.V. MARIA HOLDINGS, is requesting a sign variance at the property located at 605 Brown Road.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A VARIANCE IN A SIGN SUBMITTED BY M.V. MARIA HOLDINGS FOR PROPERTY LOCATED AT 605 SOUTH BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA. PROVIDING FOR CONFLICTS, FURTHER PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed amendments 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 x3523.

In accordance with the Americans with Disabilities Act, persons requiring 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 x3523, at least 24 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 that 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 based. The city does not provide or prepare such record pursuant to F.S. 286.0105.

Community Development Department
Planning Division
January 3, 2014

SUN SENTINEL PROOF

Customer: CITY OF DANIA (PARENT) Contact: CITY OF DANIA (PARENT) Phone: 9549218700
Ad Number: 14186627
Insert Dates: 01/03/2014