

# South East Architect Services, Inc.

---

4316 W. Broward Blvd. Plantation, Fl. 33317  
ldk@searchitects.com

Office: 954 797 2821 Fax: 954 797 2847  
Lic. No. State of Florida: AR 004021

March 3, 2014

**PZ#:** SP-69-13  
**Project Name:** "Dania Place" at Dania Beach  
**Project Address:** 180 E Dania Beach Boulevard  
**Agent:** Lawrence Kramer (954) 797-2821

## Planning and Zoning Department Comments:

3. DEDICATION OF PARK LAND: Per Section 805-110, please identify where the required 0.7776 acres of park land will be dedicated. If payment in lieu option is being requested, provide a current appraisal as required in Section 805-110(E)(1). 2<sup>nd</sup> time requested.

## **Response:**

AHS acknowledges the requirements of Section 805-110, "Recreation and open space level of service standard, generation rates, and impact mitigation." Please see the attached analysis, pertaining to required acreage of recreation and open space, according to demand generated by the proposed project.

We propose a reasonable extrapolation of the demand generation table, to accommodate the higher density of the proposed project. Using 1.4 persons per dwelling unit, we arrive at a required 26,345 sq. ft. of recreation and open space.

Notwithstanding the above, Section 305-110 (E) specifies: "In any event, the maximum total percentage of any plat which shall be required for dedication for public parks, open space or recreational purposes shall be as follows: (a) Single-family: six (6) percent; (b) Townhouse: twelve (12) percent; (c) Multifamily: twenty (20) percent."

Therefore, as shown in the attached, 20% of net area amounts to a required 16,775 sq. ft. of recreation and open space.

The project proposes, as shown in the submitted drawings, a combination of outdoor pool, recreation, gymnasium, and open landscaped areas, totaling 18,448 sq. ft.

AHS requests the DRC and the Dania Beach City Commission, as appropriate, consider these provided recreation and open spaces as sufficient benefit to the community so as to satisfy the recreation and open space requirements of Section 805-110.

7. SIGNS: provide copy of master sign program for staff approval, per Section 505-200. 2<sup>nd</sup> time requested.

**Response:**

Master sign plan program drawing provided. Please see Master Sign Plan Sheet.

8. Provide minimum bicycle parking requirements identified in section 265-51. 2<sup>nd</sup> time requested. Identify required/provided bicycle parking (parking is not the same as storage):

- Residential  $264 \times 5\% = 13.2$
- Comm/Office  $44 \times 10\% = 4.4$
- 17.6 or 18 bicycle parking spaces are required. Identify location on site plan.

**Response:**

The bicycle parking is noted on Drawing SP-2.

9. Must provide latest revised set of plans on disk prior to going to public hearing

**Response:**

Disk provided.

10. DUMPSTER: Must meet the minimum requirement identified in Article 290 & Section 307-30. Provide detail. Revise accordingly. 2<sup>nd</sup> time requested.
- Per Section 307-30(B), dumpster and enclosure shall not be located within 20' of any street line or BTL. Revise accordingly.
  - Per Section 307-30(C), dumpster & enclosure shall be screened from view at street frontage by wall & planter at street, city may require additional screening if necessary to obscure from street view. Revise accordingly.

**Response:**

AHS seeks a Design Deviation, pertaining to certain dumpster-related requirements of 307-30. Please see attached Design Deviation Request, as prepared by South East Architect Services and submitted to DRC, for review.

11. Wildlife Protection: Identify how Article 250 is being implemented. This is required, per Director's request made on 12-19-13. 2<sup>nd</sup> time requested.

**Response:**

Not required.

14. Per City Attorney's Office, a parking variance request while utilizing a parking incentive is not allowed. PARKING CALCULATIONS provided on Sheet SP-2 need to be revised as identified below:
- Restaurant  $986/60 = 16.4$  or 17 spaces

- Revise Parking Reduction for Mixed Use Development table as shown below:

REQUIRED PARKING	WEEKDAY			WEEKEND	
	12:00pm 6:00 am	7:00 am 8:00pm	6:00pm 12:00 pm	7:00 am – 6:00 pm	6:00pm 12:00pm
Res.	100% = 235	60% = 141	90% = 211.5	80% = 188	90% = 211.5
Guest	100% = 29	60% = 17.4	90% = 26.1	80% = 23.2	90% = 26.1
Office	5% = 0	100% = 1	5% = 0	5% = 0	5% = 0
Retail	5% = 1.45	70% = 9.1	70% = 9.1	100% = 13	70% = 9.1
Restaurant	10% = 2.9	70% = 20.3	100% = 29	70% = 20.3	100% = 29

- Minimum total required parking per Section 265-50 = 308.
- Minimum total required parking per Section 265-90 = 277.
- Identify parking provided in site and street = 254. Revise accordingly, request payment in lieu of parking or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.

**Response:**

AHS no longer seeks a parking incentive.

Please see the attached updated sheet SP-2, detail #1, with an updated Parking Reduction for Mixed Use Development Table, per the requirements above.

As pertains to required parking for the subject property, AHS requests a Variance.

Please see attached Variance request, for reduction in required parking at the subject property, per Sec. 265-90, Parking Reduction for Mixed Use Development, as prepared by South East Architect Services for DRC review.

16. PARKING: Per Section 265-140(c) clearance between a parking space and a wall or column shall be 2.5'. Parking detail #2 on page SP-2 shows parking stall width less than the minimum 9'; required as column width intrudes into space. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. 2<sup>nd</sup> time requested.

**Response:**

Please see attached sheet SP-2. Plan was modified to reflect a clear 9'-0" parking space.

19. PARKING: Clarify that the motorcycle parking is in addition to the minimum parking spaces required. Add note on sheet SP-2. 2<sup>nd</sup> time requested.

**Response:**

Please see attached sheet SP-2, detail #1, updated to include note, clarifying: "Bicycle park'g, bicycle storage and motorcycle park'g are in addition to the minimum park'g spaces req'.

accompanies by a written statement identifying code section not met and addressing the criteria identified in Section 301-50(D). 2<sup>nd</sup> time requested.

**Response:**

The "stoop" as described in the LDC is the design concept we are using for the townhouse entry.

28. Third party certification will require submittal of cost recovery fees = \$1,500 along with an additional set of the site plans and LEED score card, per e-mail sent to Larry Kramer 2-10-14.

**Response:**

As AHS does not seek third party certification, the cited cost recovery fees and LEED score card do not apply.

29. This project is located in the RAC and is therefore limited to the maximum allowed by the Future Land Use Element of the City's Comprehensive Plan. RAC units will be assigned to the project at time of building permit issuance.

**Response:**

AHS recognizes and acknowledges the limits and timing associated with RAC units. AHS will anticipate allocation of RAC units to the project at the appropriate time.

30. Density – per Section 725-30, definition for 'Density, permitted' states density calculation shall be to gross acreage of land area plus ½ of the adjacent right-of-way. Provide revised calculations on Sheet SP-1.

**Response:**

Please see attached, updated sheet SP-1, indicating both net and gross acreage of the subject property. Gross acreage, including land area of ½ of adjacent right-of-way totals 117,328 sq. ft.

31. EDBB-MU Requirement Table –

- Add "Porch" to table under Front Street Setback Line, 15' BTL required; 4' provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be accompanied by a written statement identifying code section not met and addressing the criteria identified is Section 301-50(D).
- Apartment, Stoop, in the provided column should only show 'S' for secondary street. Revise accordingly.
- Max. Height, Height at setback, in the required column should show 3-stories/35' max. Identify the number of stories provided in the provided column.
- Table shows min. building frontage required identified in Sec. 303-60(L) of 70% for primary street is not being met. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be accompanied by a written statement identifying code section not met and addressing the criteria identified is Section 301-50(D).

20. PARKING: Total number of parking provided is 252 including on street parking. Submittal package states that 10 of the on street parking spaces are to be public to qualify for the density incentive. Therefore those parking spaces cannot be counted toward the required parking. Revise calculations accordingly. On street parking is required and therefore cannot be used as an incentive. Modify accordingly, per Director 12-19-13. 2<sup>nd</sup> time requested.

**Response:**

In recognition of the above, AHS no longer seeks a parking incentive. As per total parking proposed at the subject site, please see Variance request submitted in response to DRC comment #14.

22. Provide graphic showing how building height complies with Section 304-20. Revise graphic #4 on sheet SP-2 to show entire height & step back of building. 2<sup>nd</sup> time requested.

**Response:**

Please see attached, updated sheet SP-2, graphic #4. The graphic illustrates step backs provided for the building along both E Dania Beach Blvd and SE 2<sup>nd</sup> Ave. Entire height and step back of building is provided.

23. Maximum building height permitted with incentives is 6-stories/70'; 7-stories shown. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. 2<sup>nd</sup> time requested.

**Response:**

Please see attached, Design Deviation regarding 7 stories in lieu of the required 6 stories, Sec. 625-40, as prepared by South East Architect Services for DRC review.

25. Identify how Street scape/complete streets identified in Section 209-10. No requirement for Dania Beach Boulevard is identified in the CRA Redevelopment Plan. Typical cross section for 50' wide ROW shows 7' side walk, 8' wide parking and 10' travel lane. Revise accordingly. 2<sup>nd</sup> time requested

**Response:**

Please see attached, updated sheet SP-1. Please find dimensions provided along SE 2<sup>nd</sup> Ave, indicating a 7' side walk, 8' wide parking and 10' travel lane, as requested above.

Also, please see attached updated sheet A-1. Dimensions shown for SE 2<sup>nd</sup> Ave indicate a 7' side walk and 8' wide parking.

26. Townhouse units provide a "Porch Frontage" per Section 311-20(A), therefore a 15' BTL applies, per Section 303-60(K). Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be

- Table shows min. upper story recess identifies in Sec. 303-60(N) of 20' is not being met. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be accompanied by a written statement identifying code section not met and addressing the criteria identified in Section 301-50(D).
- Revise table provided on Sheet SP-2 accordingly.

**Response:**

- We are noting "stoop", see response #26
- Please see the attached, updated sheet SP-2, detail #1 table. Apartment, Stoop now shows only 'S' for secondary street, as requested.
- Max. height, Height at set back has been updated to indicate 2-stories and 22' provided, as requested.
- Please see attached, Design Deviation request regarding min. bldg. frontage, as prepared by South East Architect Services for DRC review.
- Please see attached, Design Deviation request regarding upper story recess of 20' to 10', as prepared by South East Architect Services for DRC review.

**Engineering Comments:**

1. Verify latest Broward County Trafficway Plan for required right of way requirement for East Dania Beach Boulevard. An email dated 12/13/2013 from David Huizenga, Broward County Plat Section, requires that Dania Place dedicate 9 feet (not 5 feet).

**Response:**

Please see attached, correspondence written by Larry Kramer of South East Architect Services, to Ronnie Navarro of the City of Dania Beach, referencing both an original email written by David Huizenga as well as the dedicated right of way required of the project along East Dania Beach Boulevard.

**Landscaping Comments:**

1. Per Sec. 275-80 (C & D), please provide an existing tree survey that includes existing vegetation within 25 feet of the property lines and contains at a minimum the following:
  - Common and scientific species name;
  - Diameter at breast height;
  - Canopy cover in square feet;
  - Tree Condition;
  - Propose disposition (remain, relocate, or remove);
  - Dollar value of specimen trees calculated in accordance with Section 825-140.

**Response:**

Please see updated tee survey, specifying the required information detailed above, as provided by South East Architect Services for DRC review.

2. Per Sec. 275-80 (E), please show the approximate size of landscaping after five years of growth following installation, on any proposed renderings."

**Response:**

Please see attached statement, from the project landscape architect.

**Fire Department Comments:**

1. Provide the Fire Flow Demand Requirement for the structure – to be demonstrated via signed and sealed calculations and in accordance with NFPA 1 (09 Edition), Chapter 18, Section 18.4 for manual suppression efforts.

**Response:**

AHS acknowledges the requirement to provide signed and sealed calculations, and commits to provide same at time of construction documents submittal.

2. Provide a Fire Hydrant Flow Test – to be in accordance with Broward County Amendments to the Florida Fire Prevention Code F-112."

**Response:**

The requested Fire Flow Test has been ordered, per the attached order form. The Fire Flow Test is estimated to be completed by the Friday, March 5<sup>th</sup>, whose results will be provided to the City as soon as reasonably possible.

3. Complete the attached Application for Approval of the Fire Protection Water Supply Design."

**Response:**

We have completed the required Application for Approval of the Fire Protection Water Supply Design, and have attached for DRC review.

4. Provide additional Fire Hydrants on the building side of E. Dania Beach Blvd. and S.E. 2<sup>nd</sup> Ave.

**Response:**

AHS acknowledges the need to provide additional fire hydrants, as requested. These additional fire hydrants shall be noted on plan upon next submittal.

5. PROVIDE THE FIRE DEPARTMENT WITH A COPY OF THE COMPLETE SET OF APPROVED PLANS IN PDF FORMAT FOR PRE-FIRE PLANNING PURPOSES. THIS CAN BE ACCOMPLISHED BY SENDING THEM THROUGH EMAIL TO kennethsean\_brown@sheriff.org OR BY DELIVERING THE FILES ON CD-ROM TO THE FIRE PREVENTION OFFICE LOCATED AT 103 W. DANIA BEACH BLVD. (ACROSS THE STREET TO THE NORTH OF CITY HALL.)”

**Response:**

The complete set of drawings has been provided to the indicated email address, per attached email correspondence. AHS will provide approved plans, upon our receipt of such, as soon as reasonably possible.

End of comments

Sincerely,

Lawrence Kramer, Pres.  
South East Architect Services, Inc.

---





ABTECH ENGINEERING INC.  
Consulting Engineers

March 3, 2014

City of Dania Beach  
Attn: Community Development Department  
Department of Fire Rescue and Emergency Services  
Fire Marshal's Office  
103 West Dania Beach Blvd.  
Dania Beach, FL 33004

Re: Dania Place at Dania Beach  
180 E. Dania Beach Blvd., Dania Beach, FL.

Dear Mr. Brown:

As per comments, the required Fire Flow Demand for the reference project is as follows:

Type of construction per NFPA – 220 {Type II (222)}. Structural framing system shall be rated for a minimum of 2 hours

Combined 3 largest floor areas;

Ground level parking – Approximately 80,000 S.F.

Upper two floors area - Approximately 36,000 S.F. each

Total combined area = 152,000 S.F.

Fire flow required per table chapter 18 – 5,750 GPM for (4 ) hour duration.

Allowable reduction per NFPA 18.4.5.7.2 for a fully sprinkler building with quick response heads = 75%

$(5,750 \text{ GPM} \times (100\% - 75\%) \times 0.25) = 1,437.5 \text{ GPM}$

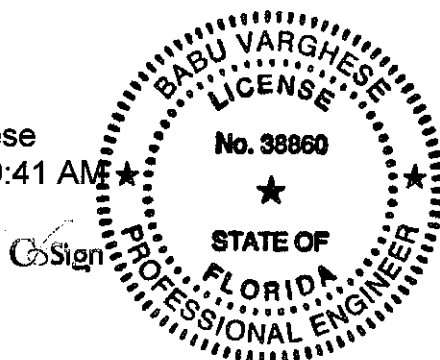
If you have any questions, please feel free to call the undersigned at 954-472-6050.

Sincerely,  
For ABTECH ENGINEERING INC.

Babu Varghese

Mar 4 2014 9:41 AM

Babu Varghese, P.E.  
Florida Reg. # PE 38860





12895 SW 132<sup>nd</sup> Street – Suite 202  
Miami, Florida – 33186  
Phone: (305) 255-5527  
Fax: (305) 255-5589

03/13/2014

**Corinne Lajoie**  
**Planning and Zoning Department**  
**City of Dania Beach, Florida**

Dear Ms. Lajoie

In accordance with the requirements of the Dania Beach Code of Ordinances, Chapter 28 – Land Development Code, Article 303, *District Development Standards*, as well as Section 305-40, *Incentives for Providing Attainable Housing*, we submit for your review the following recitals and calculations.

Whereas, AHS Development Group intends to pursue a multi-family rental development project at 180 E Dania Beach Blvd;

Whereas, the subject site lies within the **EDBB-MU, East Dania Beach Boulevard Mixed-Use District**, which allows **thirty-five (35) dwelling units per acre (du/ac) by right, and up to seventy-five (75) du/ac with density bonus;**

Whereas, **the 2.6935 acres of the subject site yield ninety-four (94) total units by right, up to two hundred two (202) units with density bonus;**

Whereas, the subject site lies within **height area D** of the Maximum Permitted Height Map applicable to the EDBB-MU District, which allows **three (3) stories up to thirty-five (35) ft. in height, by right, and up to an additional three (3) stories and additional thirty-five (35) ft., for a total of six (6) stories and seventy (70) ft. of building height, with incentives;**

Whereas, Section 305-10 of the Dania Beach Land Development Code provides that “height, density and lot coverage bonuses are awarded when a developer provides one or more of **attainable housing**, public parking, environmentally sustainable development (green building practices), or open space.”

Whereas, Section 305-40 of the Dania Beach Land Development Code defines **Attainable Housing** to include “‘**workforce**,’ ‘moderate workforce’ and ‘low-income’ as defined by the Administrative Rules Document of the Broward County Land Use Plan, article 8, and includes both owner-occupied and rental housing”;

Whereas, article 8.1 of the Broward County Land Use Plan defines “**Workforce-Income**” housing as “housing for ‘moderate-income persons’ having a total annual anticipated income for the household that is more than 100 percent but not more than 120 percent of the median annual income adjusted for family size for households within the county”;

Whereas, Section 305-40 of the Dania Beach Land Development Code defines the Workforce-income unit bonus as “one (1) market-rate dwelling unit for each unit in the building that is workforce-income, up to the maximum density allowed in the district”; further that “one (1) additional story shall be permitted for every ten (10) du/ac of bonus market-rate unites that are awarded, or fraction thereof”;



12895 SW 132<sup>nd</sup> Street – Suite 202  
Miami, Florida – 33186  
Phone: (305) 255-5527  
Fax: (305) 255-5589

Whereas, **AHS intends to offer a minimum of fifty-five (55) Workforce-Income Units** within the proposed project, which shall therefore yield up to fifty-five (55) bonus market-rate dwelling units on the subject site, bringing the total number of allowed dwelling units to 94 (by right) + 55 (bonus) = 149 du, or 55.31 du/ac (below the maximum 75 du/ac allowed with bonus under the Code);

Whereas, AHS proposes to develop **fifty-five (55) Workforce Income units, plus eighty-nine (89) market rate units** for the proposed project, for a **total of one hundred forty-four (144) total units, or 53.46 du/ac** (below the maximum 75 du/ac allowed with bonus under the Code);

Whereas, the fifty-five (55) bonus market-rate units allowed shall yield:

$$( 55 \text{ du} / 2.6935 \text{ acres} ) / 10 = 2.042 \rightarrow \text{rounds to 3 additional stories,}$$

above the three (3) stories permitted by right, for a **total of six (6) stories, and seventy (70) ft. in total height**, meeting the maximum 3 + 3 = 6 stories allowed within height area D of the EDBB-MU District, with incentives;

Whereas, Article 8.2 of the Broward County Land Use Plan specifies monthly rents for Workforce-Income households as monthly rents which do not exceed 30 percent of an amount representing 120% of the County's median income adjusted for family size;

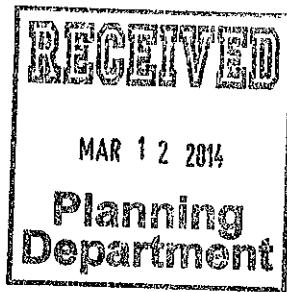
Whereas, Broward County defines Broward County Median Income as \$61,700 adjusted for household size, effective December 11, 2012 (as revised in future);

Whereas, Article 8.3 of the Broward County Land Use Plan requires that the affordability of rental and owner-occupied Workforce-Income units be maintained for a period of at least thirty (30) years.

**Now therefore, AHS Development Group (or its affiliate, assignee or successor) hereby commits to provide and maintain the above-described fifty-five (55) Workforce-Income Units at the subject property for a period not less than thirty (30) years.**

Sincerely,

Ernesto Lopes, President  
AHS Development Group, LLC



Village at Dania Beach, LLC  
12895 SW 132nd Street – Suite 202  
Miami, Florida – 33186  
Phone: (305) 255-5527

03/12/2014

**Corinne Lajoie**  
**Planning and Zoning Department**  
**City of Dania Beach, Florida**

Dear Ms. Lajoie,

Village at Dania Beach, LLC has submitted our project "Dania Place" for DRC approval. In order for us to develop the project we are requesting three (3) variances. The variances are crucial to the ability to develop a multi-story mixed use structure with a parking garage and to make this project financially viable.

Furthermore, we hereby affirm that Village at Dania Beach, LLC is committed to commence construction this summer. In order to achieve this, we have, at our own risk, initiated the development of all construction documents and permit sets. We are committed to submit the construction documents to the City's Building Department for permitting by the end of May. Upon receipt of the building permit we will commence construction within 45 days.

Village at Dania Beach, LLC willing proffers that such development orders shall expire unless we have applied for a building permit within 60 days after approval of the development order, and construction is commenced no later than 45 days after issuance of the building permit.

Thank you for your prompt attention to this request and please feel free to contact us should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ernesto Lopes", written over a horizontal line. The signature is stylized and somewhat cursive.

Ernesto Lopes, Manager  
Village at Dania Beach, LLC

file copy  
RECEIVED  
MAR 05 2014  
Planning  
Department



**SILVERGARVETT**  
ATTORNEYS AT LAW

City of Dania Beach

Dear City of Dania Beach;

Our office acts as legal counsel to AHS Development in connection with the right of way determination for the Dania Place project.

The placement of the road is a matter for the governing jurisdiction and does not govern the dedication requirement. AHS is only required, based upon the plat, to establish a 55 foot corridor on their side of the road. The centerline of a right of way is determined by the plat, not the road placement. If road placement were a factor the governing authorities could shift a road over totally to one side and double the burden on one landowner.

If you consider the centerline by the plat as required, and not by the road, no additional dedication is required. Notwithstanding that, our plan does provide for 5 feet of dedication.

**Scott A. Silver, Esq.**

Silver & Garvett, P.A.

18001 Old Cutler Road, Suite 600

Miami, Florida 33157

Phone: (305) 377-8802

Fax: (305) 377-8804

Cell: (305) 788-6164

E Mail: [ssilver@floridalegal.net](mailto:ssilver@floridalegal.net)

# South East Architect Services, Inc.

4316 W. Broward Blvd. Plantation, Fl. 33317  
ldk@searchitects.com

Office: 954 797 2821 Fax: 954 797 2847  
Lic. No. State of Florida: AR 004021



March 3, 2014

**PZ#:** SP-69-13  
**Project Name:** "Dania Place" at Dania Beach  
**Project Address:** 180 E Dania Beach Boulevard  
**Agent:** Lawrence Kramer (954) 797-2821

## Planning and Zoning Department Comments:

3. DEDICATION OF PARK LAND: Per Section 805-110, please identify where the required 0.7776 acres of park land will be dedicated. If payment in lieu option is being requested, provide a current appraisal as required in Section 805-110(E)(1). 2<sup>nd</sup> time requested.

## **Response:**

AHS acknowledges the requirements of Section 805-110, "Recreation and open space level of service standard, generation rates, and impact mitigation." Please see the attached analysis, pertaining to required acreage of recreation and open space, according to demand generated by the proposed project.

We propose a reasonable extrapolation of the demand generation table, to accommodate the higher density of the proposed project. Using 1.4 persons per dwelling unit, we arrive at a required 26,345 sq. ft. of recreation and open space.

Notwithstanding the above, Section 305-110 (E) specifies: "In any event, the maximum total percentage of any plat which shall be required for dedication for public parks, open space or recreational purposes shall be as follows: (a) Single-family: six (6) percent; (b) Townhouse: twelve (12) percent; (c) Multifamily: twenty (20) percent."

Therefore, as shown in the attached, 20% of net area amounts to a required 16,775 sq. ft. of recreation and open space.

The project proposes, as shown in the submitted drawings, a combination of outdoor pool, recreation, gymnasium, and open landscaped areas, totaling 18,448 sq. ft.

AHS requests the DRC and the Dania Beach City Commission, as appropriate, consider these provided recreation and open spaces as sufficient benefit to the community so as to satisfy the recreation and open space requirements of Section 805-110.

7. SIGNS: provide copy of master sign program for staff approval, per Section 505-200. 2<sup>nd</sup> time requested.

**Response:**

Master sign plan program drawing provided. Please see Master Sign Plan Sheet.

8. Provide minimum bicycle parking requirements identified in section 265-51. 2<sup>nd</sup> time requested. Identify required/provided bicycle parking (parking is not the same as storage):

- Residential  $264 \times 5\% = 13.2$
- Comm/Office  $44 \times 10\% = 4.4$
- 17.6 or 18 bicycle parking spaces are required. Identify location on site plan.

**Response:**

The bicycle parking is noted on Drawing SP-2.

9. Must provide latest revised set of plans on disk prior to going to public hearing

**Response:**

Disk provided.

10. DUMPSTER: Must meet the minimum requirement identified in Article 290 & Section 307-30. Provide detail. Revise accordingly. 2<sup>nd</sup> time requested.
- Per Section 307-30(B), dumpster and enclosure shall not be located within 20' of any street line or BTL. Revise accordingly.
  - Per Section 307-30(C), dumpster & enclosure shall be screened from view at street frontage by wall & planter at street, city may require additional screening if necessary to obscure from street view. Revise accordingly.

**Response:**

AHS seeks a Design Deviation, pertaining to certain dumpster-related requirements of 307-30. Please see attached Design Deviation Request, as prepared by South East Architect Services and submitted to DRC, for review.

11. Wildlife Protection: Identify how Article 250 is being implemented. This is required, per Director's request made on 12-19-13. 2<sup>nd</sup> time requested.

**Response:**

Not required.

14. Per City Attorney's Office, a parking variance request while utilizing a parking incentive is not allowed. PARKING CALCULATIONS provided on Sheet SP-2 need to be revised as identified below:
- Restaurant  $986/60 = 16.4$  or 17 spaces

- Revise Parking Reduction for Mixed Use Development table as shown below:

REQUIRED PARKING	WEEKDAY			WEEKEND	
	12:00pm 6:00 am	7:00 am 6:00pm	6:00pm 12:00 pm	7:00 am - 6:00 pm	6:00pm 12:00pm
Res.	100% = 235	60% = 141	90% = 211.5	80% = 188	90% = 211.5
Guest	100% = 29	60% = 17.4	90% = 26.1	80% = 23.2	90% = 26.1
Office	5% = 0	100% = 1	5% = 0	5% = 0	5% = 0
Retail	5% = 1.5	70% = 1.1	70% = 1.1	100% = 13	70% = 9.1
Restaurant	10% = 3	70% = 2.1	100% = 3.0	70% = 2.1	100% = 3.0
	267.65	169.5	276.7	245.2	276.7

- Minimum total required parking per Section 265-50 = 308.
- Minimum total required parking per Section 265-90 = 277.
- Identify parking provided in site and street = 254. Revise accordingly, request payment in lieu of parking or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.

**Response:**

AHS no longer seeks a parking incentive.

Please see the attached updated sheet SP-2, detail #1, with an updated Parking Reduction for Mixed Use Development Table, per the requirements above.

As pertains to required parking for the subject property, AHS requests a Variance.

Please see attached Variance request, for reduction in required parking at the subject property, per Sec. 265-90, Parking Reduction for Mixed Use Development, as prepared by South East Architect Services for DRC review.

16. PARKING: Per Section 265-140(c) clearance between a parking space and a wall or column shall be 2.5'. Parking detail #2 on page SP-2 shows parking stall width less than the minimum 9'; required as column width intrudes into space. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. 2<sup>nd</sup> time requested.

**Response:**

Please see attached sheet SP-2. Plan was modified to reflect a clear 9'-0" parking space.

19. PARKING: Clarify that the motorcycle parking is in addition to the minimum parking spaces required. Add note on sheet SP-2. 2<sup>nd</sup> time requested.

**Response:**

Please see attached sheet SP-2, detail #1, updated to include note, clarifying: "Bicycle park'g, bicycle storage and motorcycle park'g are in addition to the minimum park'g spaces req'.



20. **PARKING:** Total number of parking provided is 252 including on street parking. Submittal package states that 10 of the on street parking spaces are to be public to qualify for the density incentive. Therefore those parking spaces cannot be counted toward the required parking. Revise calculations accordingly. On street parking is required and therefore cannot be used as an incentive. Modify accordingly, per Director 12-19-13. 2<sup>nd</sup> time requested.

**Response:**

In recognition of the above, AHS no longer seeks a parking incentive. As per total parking proposed at the subject site, please see Variance request submitted in response to DRC comment #14.

22. Provide graphic showing how building height complies with Section 304-20. Revise graphic #4 on sheet SP-2 to show entire height & step back of building. 2<sup>nd</sup> time requested.

**Response:**

Please see attached, updated sheet SP-2, graphic #4. The graphic illustrates step backs provided for the building along both E Dania Beach Blvd and SE 2<sup>nd</sup> Ave. Entire height and step back of building is provided.

23. Maximum building height permitted with incentives is 6-stories/70'; 7-stories shown. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. 2<sup>nd</sup> time requested.

**Response:**

Please see attached, Design Deviation regarding 7 stories in lieu of the required 6 stories, Sec. 625-40, as prepared by South East Architect Services for DRC review.

25. Identify how Street scape/complete streets identified in Section 209-10. No requirement for Dania Beach Boulevard is identified in the CRA Redevelopment Plan. Typical cross section for 50' wide ROW shows 7' side walk, 8' wide parking and 10' travel lane. Revise accordingly. 2<sup>nd</sup> time requested

**Response:**

Please see attached, updated sheet SP-1. Please find dimensions provided along SE 2<sup>nd</sup> Ave, indicating a 7' side walk, 8' wide parking and 10' travel lane, as requested above.

Also, please see attached updated sheet A-1. Dimensions shown for SE 2<sup>nd</sup> Ave indicate a 7' side walk and 8' wide parking.

26. Townhouse units provide a "Porch Frontage" per Section 311-20(A), therefore a 15' BTL applies, per Section 303-60(K). Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be

accompanies by a written statement identifying code section not met and addressing the criteria identified in Section 301-50(D). 2<sup>nd</sup> time requested.

**Response:**

The "stoop" as described in the LDC is the design concept we are using for the townhouse entry.

28. Third party certification will require submittal of cost recovery fees = \$1,500 along with an additional set of the site plans and LEED score card, per e-mail sent to Larry Kramer 2-10-14.

**Response:**

As AHS does not seek third party certification, the cited cost recovery fees and LEED score card do not apply.

29. This project is located in the RAC and is therefore limited to the maximum allowed by the Future Land Use Element of the City's Comprehensive Plan. RAC units will be assigned to the project at time of building permit issuance.

**Response:**

AHS recognizes and acknowledges the limits and timing associated with RAC units. AHS will anticipate allocation of RAC units to the project at the appropriate time.

30. Density – per Section 725-30, definition for 'Density, permitted' states density calculation shall be to gross acreage of land area plus ½ of the adjacent right-of-way. Provide revised calculations on Sheet SP-1.

**Response:**

Please see attached, updated sheet SP-1, indicating both net and gross acreage of the subject property. Gross acreage, including land area of ½ of adjacent right-of-way totals 117,328 sq. ft.

31. EDBB-MU Requirement Table –

- Add "Porch" to table under Front Street Setback Line, 15' BTL required; 4' provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be accompanied by a written statement identifying code section not met and addressing the criteria identified in Section 301-50(D).
- Apartment, Stoop, in the provided column should only show 'S' for secondary street. Revise accordingly.
- Max. Height, Height at setback, in the required column should show 3-stories/35' max. Identify the number of stories provided in the provided column.
- Table shows min. building frontage required identified in Sec. 303-60(L) of 70% for primary street is not being met. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be accompanied by a written statement identifying code section not met and addressing the criteria identified in Section 301-50(D).

- Table shows min. upper story recess identifies in Sec. 303-60(N) of 20' is not being met. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be accompanied by a written statement identifying code section not met and addressing the criteria identified in Section 301-50(D).
- Revise table provided on Sheet SP-2 accordingly.

**Response:**

- We are noting "stoop", see response #26
- Please see the attached, updated sheet SP-2, detail #1 table. Apartment, Stoop now shows only 'S' for secondary street, as requested.
- Max. height, Height at set back has been updated to indicate 2-stories and 22' provided, as requested.
- Please see attached, Design Deviation request regarding min. bldg. frontage, as prepared by South East Architect Services for DRC review.
- Please see attached, Design Deviation request regarding upper story recess of 20' to 10', as prepared by South East Architect Services for DRC review.

**Engineering Comments:**

1. Verify latest Broward County Trafficway Plan for required right of way requirement for East Dania Beach Boulevard. An email dated 12/13/2013 from David Huizenga, Broward County Plat Section, requires that Dania Place dedicate 9 feet (not 5 feet).

**Response:**

Please see attached, correspondence written by Larry Kramer of South East Architect Services, to Ronnie Navarro of the City of Dania Beach, referencing both an original email written by David Huizenga as well as the dedicated right of way required of the project along East Dania Beach Boulevard.

**Landscaping Comments:**

1. Per Sec. 275-80 (C & D), please provide an existing tree survey that includes existing vegetation within 25 feet of the property lines and contains at a minimum the following:
  - Common and scientific species name;
  - Diameter at breast height;
  - Canopy cover in square feet;
  - Tree Condition;
  - Propose disposition (remain, relocate, or remove);
  - Dollar value of specimen trees calculated in accordance with Section 825-140.

**Response:**

Please see updated tee survey, specifying the required information detailed above, as provided by South East Architect Services for DRC review.

2. Per Sec. 275-80 (E), please show the approximate size of landscaping after five years of growth following installation, on any proposed renderings."

**Response:**

Please see attached statement, from the project landscape architect.

**Fire Department Comments:**

1. Provide the Fire Flow Demand Requirement for the structure – to be demonstrated via signed and sealed calculations and in accordance with NFPA 1 (09 Edition), Chapter 18, Section 18.4 for manual suppression efforts.

**Response:**

AHS acknowledges the requirement to provide signed and sealed calculations, and commits to provide same at time of construction documents submittal.

2. Provide a Fire Hydrant Flow Test – to be in accordance with Broward County Amendments to the Florida Fire Prevention Code F-112."

**Response:**

The requested Fire Flow Test has been ordered, per the attached order form. The Fire Flow Test is estimated to be completed by the Friday, March 5<sup>th</sup>, whose results will be provided to the City as soon as reasonably possible.

3. Complete the attached Application for Approval of the Fire Protection Water Supply Design."

**Response:**

We have completed the required Application for Approval of the Fire Protection Water Supply Design, and have attached for DRC review.

4. Provide additional Fire Hydrants on the building side of E. Dania Beach Blvd. and S.E. 2<sup>nd</sup> Ave.

**Response:**

AHS acknowledges the need to provide additional fire hydrants, as requested. These additional fire hydrants shall be noted on plan upon next submittal.

5. PROVIDE THE FIRE DEPARTMENT WITH A COPY OF THE COMPLETE SET OF APPROVED PLANS IN PDF FORMAT FOR PRE-FIRE PLANNING PURPOSES. THIS CAN BE ACCOMPLISHED BY SENDING THEM THROUGH EMAIL TO [kennethsean\\_brown@sheriff.org](mailto:kennethsean_brown@sheriff.org) OR BY DELIVERING THE FILES ON CD-ROM TO THE FIRE PREVENTION OFFICE LOCATED AT 103 W. DANIA BEACH BLVD. (ACROSS THE STREET TO THE NORTH OF CITY HALL.)”

**Response:**

The complete set of drawings has been provided to the indicated email address, per attached email correspondence. AHS will provide approved plans, upon our receipt of such, as soon as reasonably possible.

End of comments

Sincerely,

Lawrence Kramer, Pres.  
South East Architect Services, Inc.

---



ABTECH ENGINEERING INC.  
Consulting Engineers

March 3, 2014

City of Dania Beach  
Attn: Community Development Department  
Department of Fire Rescue and Emergency Services  
Fire Marshal's Office  
103 West Dania Beach Blvd.  
Dania Beach, FL 33004

Re: Dania Place at Dania Beach  
180 E. Dania Beach Blvd., Dania Beach, FL.

Dear Mr. Brown:

As per comments, the required Fire Flow Demand for the reference project is as follows:

Type of construction per NFPA – 220 {Type II (222)}. Structural framing system shall be rated for a minimum of 2 hours

Combined 3 largest floor areas;

Ground level parking – Approximately 80,000 S.F.

Upper two floors area - Approximately 36,000 S.F. each

Total combined area = 152,000 S.F.

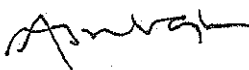
Fire flow required per table chapter 18 – 5,750 GPM for (4 ) hour duration.

Allowable reduction per NFPA 18.4.5.7.2 for a fully sprinkler building with quick response heads = 75%

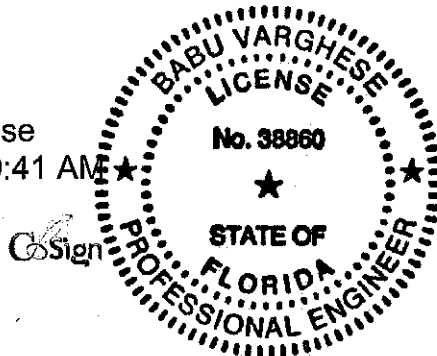
$(5,750 \text{ GPM} \times (100\% - 75\%) \times 0.25) = 1,437.5 \text{ GPM}$

If you have any questions, please feel free to call the undersigned at 954-472-6050.

Sincerely,  
For ABTECH ENGINEERING INC.

  
Babu Varghese  
Mar 4 2014 9:41 AM

Babu Varghese, P.E.  
Florida Reg. # PE 38860





**DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES  
FIRE MARSHAL'S BUREAU  
DANIA BEACH DISTRICT  
103 West Dania Beach Boulevard  
Dania Beach, FL 33004  
Phone: (954) 342-4282  
Fax: (954) 342-4280**

**APPLICATION FOR APPROVAL  
FIRE PROTECTION WATER SUPPLY DESIGN**

Date of Application: 01/20/2014  
SP-69-13

Application #: \_\_\_\_\_  
Name of Project/Development: Dania Place at Dania Beach

Address of Project/Development: 180 E. Atlantic Blvd.

Owned/Agent: Lawrence Kramer/SE Architect Serv. Inc.

Design Professional of Record: LAWRENCE KRAMER / SOUTH EAST ARCHITECT SERVICE, INC.

Water Purveyor: \_\_\_\_\_

Water Purveyor Address: \_\_\_\_\_

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

**Affirmation of Compliance with Fire Protection Water Supply Design Requirements:**

1. The Type of Construction is Type II in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and the sprinkler/standpipe operations is 1,437.5 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2000 Ed.), Chapter 16, Section 16.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).

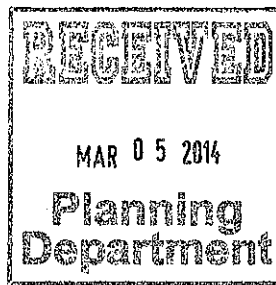
This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

Signature - Owner/Agent/Occupant: \_\_\_\_\_

1/30/2014  
Date

Signature - Design Professional of Record \_\_\_\_\_

1/30/2014  
Date



File Copy

12895 SW 132<sup>nd</sup> Street – Suite 202  
Miami, Florida – 33186  
Phone: (305) 255-5527  
Fax: (305) 255-5589

02/27/2014

**Corinne Lajoie**  
**Planning and Zoning Department**  
**City of Dania Beach, Florida**

Dear Ms. Lajoie,

Regarding the proposed project at 180 E Dania Beach Blvd, in response to Comment (3) provided by the City of Dania Beach Community Development Department, dated February 21<sup>st</sup> 2014:

*“DEDICATION OF PARK LAND: Per Section 805-110, please identify where the required 0.7776 acres of park land will be dedicated. If payment in lieu option is being requested, provide a current appraisal as required in Section 805-110(E)(1). 2<sup>nd</sup> time requested.”*

AHS Development Group responds:

AHS acknowledges the requirements of Section 805-110, “Recreation and open space level of service standard, generation rates, and impact mitigation.” Please see the attached analysis, pertaining to required acreage of recreation and open space, according to demand generated by the proposed project.

We propose a reasonable extrapolation of the demand generation table, to accommodate the higher density of the proposed project. Using 1.4 persons per dwelling unit, we arrive at a required 26,345 sq. ft. of recreation and open space.

Notwithstanding the above, Section 305-110 (E) specifies: “In any event, the maximum total percentage of any plat which shall be required for dedication for public parks, open space or recreational purposes shall be as follows: (a) Single-family: six (6) percent; (b) Townhouse: twelve (12) percent; (c) Multifamily: twenty (20) percent.”

Therefore, as shown in the attached, 20% of net area amounts to a required 16,775 sq. ft. of recreation and open space.

The project proposes, as shown in the submitted drawings, a combination of outdoor pool, recreation, gymnasium, and open landscaped areas, totaling 18,448 sq. ft.

AHS requests the DRC and the Dania Beach City Commission, as appropriate, consider these provided recreation and open spaces as sufficient benefit to the community so as to satisfy the recreation and open space requirements of Section 805-110.

Sincerely,





12895 SW 132<sup>nd</sup> Street – Suite 202  
Miami, Florida – 33186  
Phone: (305) 255-5527  
Fax: (305) 255-5589

A handwritten signature in black ink, appearing to read "Ernesto Lopes", is written over a horizontal line.

Ernesto Lopes, President  
AHS Development Group, LLC

**Recreation and open space level of service standard, generation rates, and impact mitigation.**

According to **Sec. 805-110**. Recreation and open space level of service standard, generation rates, and impact mitigation.

(A)*Measurement.* Measurement shall be based on net acreage of land that qualifies as fulfilling the public recreation lands requirements of this section.

(B)*Level of service standard.* New development shall not be approved unless there is sufficient available capacity to sustain the following levels of service for the recreational facilities as established in the recreation and open space element of the comprehensive plan:

Types of Facility	Level of Service Standard
City parks and recreation facilities, including all facilities credited toward satisfying the level of service standard according to the Administrative Rules Document of the Broward County Land Use Plan	3 acres/1,000 population

(C)*Demand generation rates.*

Density in dwelling units per gross acre of residential land area	Estimated number of persons per dwelling unit	
From 0 up to 1	3.3	
Over 1 up to 5	3.0	(-0.3)
Over 5 up to 10	2.5	(-0.5)
Over 10 up to 16	2.0	(-0.5)
Over 16 up to 25	1.8	(-0.2)
Added to the table to achieve 54 du/acre(144/gross acre=53.46)	We continue the proportion	
Over 26 up to 35	1.6	(-0.2)
Over 36 up to 45	1.5	(-0.1)
Over 46 up to 55	1.4	(-0.1)

(D)*Demand calculation.* Project demand is calculated using the formula

$\frac{3 \text{ Acres}}{1,000 \text{ Pop.}}$	x	( ) No. Dwelling Units	x	( ) Persons/Unit	=	Number of acres of demand generated by the proposed development
$\frac{3 \text{ Acres}}{1,000 \text{ Pop.}}$	x	( 144 ) No. Dwelling Units	x	( 1.4 ) Persons/Unit	=	<b>0.6048 acre=26,345 sq.ft.</b>

(E)*Dedication or payment in lieu.*

(3)In any event, the maximum total percentage of any plat which shall be required for dedication for public parks, open space or recreational purposes shall be as follows:

(a)*Single-family.* Six (6) percent.

(b)*Townhouse.* Twelve (12) percent.

(c)*Multifamily.* Twenty (20) percent.



# South East Architect Services, Inc.

---

4316 W. Broward Blvd. Plantation, Fl. 33317

Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com

Lic. No. State of Florida: AR 004021

January 17, 2014

**Project Name:** Dania Place at Dania Beach  
**Owner:** Village at Dania Beach LLC  
**Project Location:** 180 E Atlantic Blvd.  
**Agent:** Lawrence Kramer (954) 797-2821  
**Request:** Variance for reduction in required parking for "Dania Place"  
Sec.265-90 Parking Reduction for Mixed Use Development

1. Requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

**Response:** 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 proposed parking for Dania Place is 260 total parking spaces, 243 in the parking garage and 17 street spaces. The strict interpretation of the code would require us to provide 17 additional spaces. The intent and purpose of the regulations in the EDBB-MU district, being in the urban transit corridor, is to attract persons who will use public transportation and therefore rely less on their private vehicle. In addition, we are encouraging a sustainable life style by giving tenants without a car a credit on their rent, providing electric vehicle charging stations and hybrid car preferred parking spaces. We are also providing additional motor cycle parking and 58 bicycle spaces. A "Parking Statement for Dania Place" has been developed demonstrating that the parking we are providing exceeds the true parking demand for the project. Attached is the Parking Statement for Dania Place and current parking calculation.

The stability and appearance is critical to the success of both the Dania Place project and the City of Dania Beach, therefore we have designed the parking garage to be totally hidden from view with access to the parking garage at S.E. Park Street. We are also implementing the city's streetscape plan on both sides of S.E. 2nd Ave. and Park Street.

The stability and appearance is critical to the success of both the Dania Place project and the city of Dania Beach.

2. Requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**Response:** The minor parking variance is compatible with the surrounding land uses and would not be detrimental to the community.

3. 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.

**Response:** The variance for a reduction in parking 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 city's goals and objectives for the EDBB-MU district, mixed use development in a transit oriented corridor utilizing public transportation and pedestrian traffic, are the same objectives we seek to employ. We are providing adequate parking for the commercial and residential uses, the retail, coffee shop and restaurant activities. These are an amenity for our tenants and a benefit to the local community; the retail, coffee shop and restaurant will not attract significant patronage from outside the local community.

4. 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.

**Response:** The plight of the petitioner is due to unique circumstances of the property and petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome. The EDBB-MU districts requirements, mixed use, specific building geometry and other required design elements are unique to this district, limiting our ability to design into the project additional parking; yet the district is in the transit oriented corridor allowing for significantly reduced parking. It is our desire to meet the underlying goals and objectives of the city with regard to the district and provide more than adequate parking. The long term success of the project is based on having adequate services for our tenants and guests this includes parking. The design requirements in the district's ordinances make it unnecessarily burdensome to comply; therefore, we are requesting your approval of the parking reduction variance.

5. 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.

**Response:** 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. The variance to reduce the parking allows for adequate parking for the residents of Dania Place and for the patrons of the retail and restaurant establishments. The character, health and welfare of the community will not be damaged by this request, the opposite is true: Dania Place will create a first step in revitalizing E. Dania Beach Blvd., it will bring workforce housing and local retail and commercial development in an exciting new structure to the City of Dania Beach.

# South East Architect Services, Inc.

---

4316 W. Broward Blvd. Plantation, Fl. 33317

Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com

Lic. No. State of Florida: AR 004021

## **PARKING STATEMENT for "DANIA PLACE"**

The subject property is located on the corner of E. Dania Beach Blvd. and S.E. 2<sup>nd</sup> Ave. in the City of Dania Beach and contains 1.93 acres. The property is zoned EDBB-MU [East Dania Beach Corridor Mixed Use District].

The proposed project is a mixed use residential and retail commercial development with 144 residential units and 8,701 sq. ft. of retail commercial space on an unimproved site with a projected build-out in 2015. For additional information concerning site layout and details, please refer to our site plan attached herewith.

The required parking for the City of Dania Beach in a mixed use building is as follows:

- a) Residential; 1 bed room 1.25 spaces per unit for 35 units 43.75 spaces are required, 2 bed room and 3 bed room 1.75 spaces per unit for 109 units 190.75 spaces are required, guest parking is 1 space per 5 for 144 units 28.8 spaces are required for a total of 263 spaces.
- b) Retail, restaurant and office; retail 1 space per 300 sq. ft. for 3906 sq. ft. requires 13 spaces, restaurant 1 space per 60 sq. ft. for the customer service area which is generally 60% of the total square footage for 1644 sq. ft. X 60% 986 sq. ft. requires 16 spaces, for a coffee shop the customer service area is generally 70% of the total square footage for 1100 sq. ft. X 70% 770 sq. ft. requires 13 spaces.
- c) Per section 265-90[Parking Reductions for Mixed Use Developments] (D) mixed use shared parking schedule please see attached schedule. The maximum parking spaces required is 277.

The above calculations are shown for informational purposes only. Given the nature of the development and the location, actual parking demands are anticipated to be significantly less. The projected demographics for the residents targeted for the development have annual incomes ranging from \$40,000.00 to \$65,000.00. Thus, it is anticipated that the majority of the residents will have only one car. Also, the project is located along a mass transit corridor with highly accessible bus routes and a rail station close by. It is anticipated that a substantial amount of the tenants will utilize the mass transit system.

Dania Place is a part of the new urban planning concept adopted by the City of Dania Beach for the E. Dania Beach Blvd. corridor. The urban concept takes advantage of the existing infrastructure; shops, public transportation, pedestrian traffic and a vibrant local community. Dania Place is developing the commercial spaces retail, coffee shop and restaurant as an amenity for their residents. The mezzanine spaces above the coffee shop and the restaurant will be accessed from the mezzanine level by the tenants and will be reserved for tenant use only. The commercial spaces will be supported by Dania Place and the local community. The focus is on public transportation, bus and rail, the Dania Place tenants without a car will be given a reduction in rent. In addition, we are providing 5 motorcycle spaces and 58 bicycle spaces in the parking garage and shared rental bicycle stand on Dania Beach Blvd. We anticipate that better than 75% of the customers utilizing the restaurant, coffee shop and retail establishments will come by foot.

The developer of the project has completed and is working on similar developments and has found that parking provided as follows has been adequate to meet the parking demands of the tenants:

1 Bedroom Unit 1 space per unit

2 Bedroom Unit 1.5 spaces per unit

3 Bedroom Unit 1.75 spaces per unit

In addition to the above, the ITE Parking Generation Manual (3<sup>rd</sup> Edition) states that the average peak parking demand for multi-family apartment units [Land Use #221] applying the methodology from ITE, a total of 172 parking spaces [1.2 spaces per unit] for the residents would be adequate.

As previously stated, there are a total of 243 spaces in the parking garage and 17 off site street parking spaces for a total of 260 car parking spaces plus 3 motorcycle spaces and 58 bicycle spaces. Based on the nature of the proposed development and the accessible mass transit, the proposed parking as shown is anticipated to be adequate to meet the demands of the development.

# South East Architect Services, Inc.

---

4316 W. Broward Blvd. Plantation, Fl. 33317

Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com

Lic. No. State of Florida: AR 004021

February 25, 2014

**Project Name:** Dania Place at Dania Beach  
**Owner:** Village at Dania Beach LLC  
**Project Location:** 180 E Atlantic Blvd.  
**Agent:** Lawrence Kramer (954) 797-2821  
**Request:** Variance to reduce the pervious area from 10% to 5%  
**Section 303-60 (D)**

1. Requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

**Response:** 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 reduction in the pervious area by 5% in the urban environment we are creating will not be visibly evident or environmentally significant. The design concept provides for green spaces at the 2 level parking deck and the roof both of which is not calculated as pervious area.

2. Requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**Response:** The variance as to reduce the pervious area by 5% will not change the compatibility with the land uses and would not be detrimental to the community. The Dania Place uses, commercial and residential, are compatible with the existing uses required and noted in the EDBB-MU district.

3. 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.

**Response:** The variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended time to time, and all other similar plans adopted by the city. Dania Place's uses and design concept, mixed use commercial and residential and aesthetics is consistent with the City's Comprehensive Plan. The reduction of the pervious area will not change objectives and policies of the plan.



4. 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.

**Response:** Due to unique circumstances of the property and petitioner which render conformity with the strict requirements of the subject regulations unnecessarily burdensome. The requirement to develop a mixed use building, retail and residential with the added need to construct a parking structure and the dimensional characteristics of the property requires us to seek this variance.

5. 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.

**Response:** The variance requested is the minimum variance necessary to afford relief to the petitioner, while preserving the character, health and safety of the community. The 5% pervious area reduction is a minimum deviation from the code. The character of the structure is maintained as demonstrated in the proposed design. The health and welfare of the community is not affected by the variance requested.

# South East Architect Services, Inc.

---

4316 W. Broward Blvd. Plantation, Fl. 33317

Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com

Lic. No. State of Florida: AR 004021

Feb. 25, 2014

**Project Name:** Dania Place at Dania Beach  
**Owner:** Village at Dania Beach LLC  
**Project Location:** 180 E Atlantic Blvd.  
**Agent:** Lawrence Kramer (954) 797-2821  
**Request:** Design Deviation, min. bldg. frontage, Sec.303-60(L)

**This request for modifications of the minimum building frontage required on a primary street is for a reasonable accommodation of design flexibility that will result in an overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

**The request for the design change from the required 70% façade frontage on the BTL at the primary street per Sec. 303-60(L) is a reasonable request and will allow us to develop the retail and restaurant frontage on E. Dania Beach Blvd. in an aesthetic manner and provide for public spaces for dining and building access.**

**We are developing a curved corner front lobby, plaza and outdoor dining spaces along the E. Dania Beach. The façade on the BTL is 58% of the frontage thereby allowing for a front plaza to the lobby and two intimate outdoor dining spaces along the Boulevard. This will also create an interesting front geometry for the retail and restaurant segment.**

**The design we are creating provides for an aesthetically interesting front elevation and allows us to develop the commercial and public spaces that the code requires on E. Dania Beach Blvd. The code section 303-60(L) does not address the design concept we are seeking, therefore we are forced to request this deviation from the strict interpretation of the code.**

# South East Architect Services, Inc.

---

4316 W. Broward Blvd. Plantation, Fl. 33317

Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com

Lic. No. State of Florida: AR 004021

Feb. 25, 2014

**Project Name:** Dania Place at Dania Beach  
**Owner:** Village at Dania Beach LLC  
**Project Location:** 180 E Atlantic Blvd.  
**Agent:** Lawrence Kramer (954) 797-2821  
**Request:** **Design Deviation, 7 stories in lieu of the required 6 stories  
Sec.625-40**

**This request for an additional story with in the allowable 70' height is a reasonable accommodation of design flexibility that will result in an overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

**The request for the additional story fills an eighteen foot void caused by the required vertical dimensions of the parking structure. The in-fill, second floor, allows us to add amenities such as a 2,500 sq. ft. gym, a 1,750 sq. ft. recreation room and town home style two story residences along S.E. 2<sup>nd</sup> Ave.**

**In addition we are providing mezzanines at the coffee shop and restaurant that will be used by the tenants as private seating areas with access from the second level recreation area. The balance of the mezzanine spaces for the retail tenants will be used for offices and storage. The mezzanine also fills the void but is not considered a floor. The intent of this deviation is to utilize the void space to benefit the tenants and create a more aesthetic building exterior.**

# South East Architect Services, Inc.

---

4316 W. Broward Blvd. Plantation, Fl. 33317

Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com

Lic. No. State of Florida: AR 004021

Feb. 25, 2014

**Project Name:** Dania Place at Dania Beach  
**Owner:** Village at Dania Beach LLC  
**Project Location:** 180 E Atlantic Blvd.  
**Agent:** Lawrence Kramer (954) 797-2821  
**Request:** Design Deviation, upper story recess of 20' to 10'

**This request for modifications of the upper story recess of 20' to 10' is for a reasonable accommodation of design flexibility that will result in an overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

**The request for the design change from the required 20' to 10' step back per Sec. 303-60(N) is reasonable and would allow us to develop the structure as currently designed incorporating the residential element and the retail commercial spaces at the first floor. The fixed dimensions of the parking garage and the requirements of the residential structure above will not allow us to step the structure back an additional 10'.**

**By allowing for this deviation the buildings geometry is preserved and the aesthetic is maintained while allowing us to construct a structure that will provide for a well-designed parking garage, retail on E. Dania Beach Blvd. and residential units above . To add design interest we are developing the curved corner front lobby and platform and outdoor dining spaces.**

**The code section 303-60(N) does not address the design concept we are seeking, therefore we are forced to request this deviation from the strict interpretation of the code.**

# South East Architect Services, Inc.

---

4316 W. Broward Blvd. Plantation, Fl. 33317

Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com

Lic. No. State of Florida: AR 004021

Feb. 25, 2014

**Project Name:** Dania Place at Dania Beach  
**Owner:** Village at Dania Beach LLC  
**Project Location:** 180 E Atlantic Blvd.  
**Agent:** Lawrence Kramer (954) 797-2821  
**Request:** Design Deviation, dumpster requirements, Sec.307-30(B)&(C)

**This request for modifications of the dumpster design requirements as required under Article 290 and Section 307-30 (B) & (C) is for a reasonable accommodation of design flexibility that will result in an overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

**The request for the dumpster modifications are a necessary requirement for access to the dumpsters from the street, S. E. Park Ave. Waste Management is requiring unobstructed access to the dumpster which also includes overhead clearance which cannot be met inside the structure.**

**The parking and building structure occupies 95% of the site thereby preventing us from reasonably accessing the dumpster unless we allow the design deviation as requested. The dumpster cannot be placed along E. Dania Beach Blvd. or S.E. 2<sup>nd</sup> Ave. and we do not have space or ability to set the dumpster back 20' from the property line on S.E. Park Ave.**

**We are providing two compacters one at the end of each outer stair tower and one dumpster for the commercial refuse in the garage structure, these dumpsters cannot be seen from the street. In addition we are placing one larger dumpster at the west end of S. E. Park Ave. The on street dumpster will allow us to move four yard containers from the compacters and the commercial dumpster for pick up. The dumpster will be located at the end of S.E. Park Ave. and will have opaque gates.**

2-25-14

Alexander Florez - Project Manager  
South East Architects

RE: Layout Dania Beach Project 180 E Dania Beach Blvd.

Hello Alex,

I went by the job site and took some pictures too.  
I attached some specs that should help you and we will need a 30 angle at the west end enclosure. If not it will be rollouts for the drivers. No bigger dumpster can sizes than a 4yd on wheels for both dumpsters at that enclosure, and we prefer concrete block enclosures with strong pole gate hinges too. Also, for rollout the enclosure concrete floor pad must be level with the street to rollout both cans. (4 cubic yards)

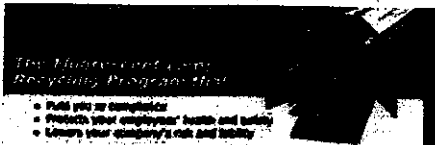
Waste Management is looking forward to being the exclusive service provider for recycle and trash removal when your building is open for business.

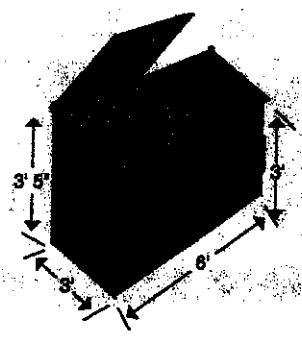
Sincerely,

PHIL BABCHICK  
TERRITORY MANAGER

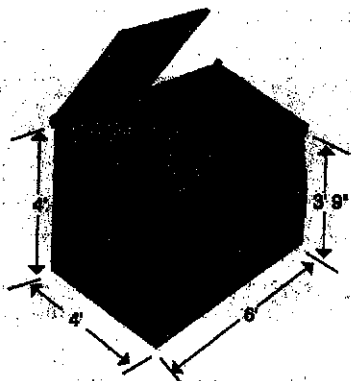
**WM Waste Management**  
3831 NW 21st Ave  
Pompano Beach, FL 33073  
CELL: 954-439-4296  
FAX: 1-866-433-1273 (Toll Free Fax)  
email: [pbabchick@wm.com](mailto:pbabchick@wm.com)

***Did you know fluorescent light bulbs are considered hazardous waste and cannot go into your dumpster? Call me to learn about our easy and exciting Recycling Program.***

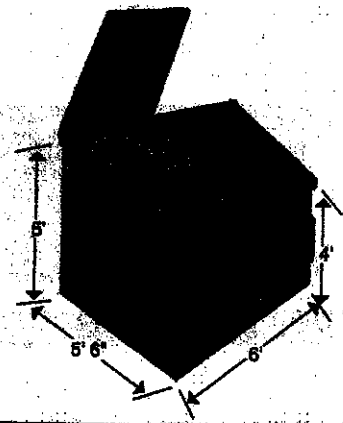




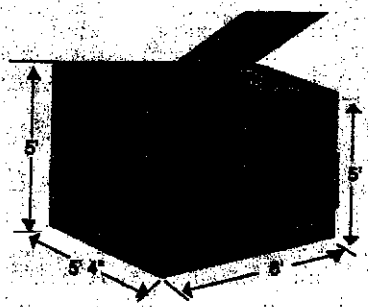
**2 YARD**



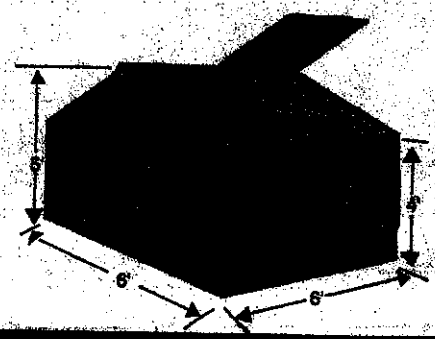
**3 YARD**



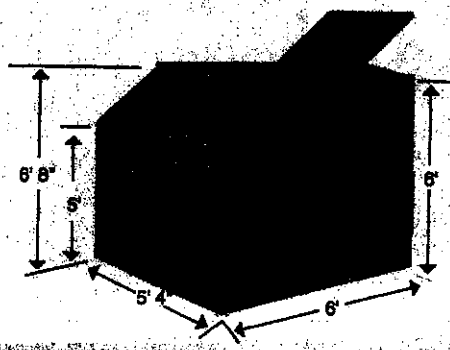
**4 YARD**



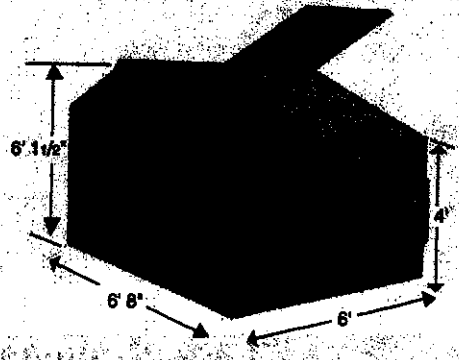
**6 YARD**



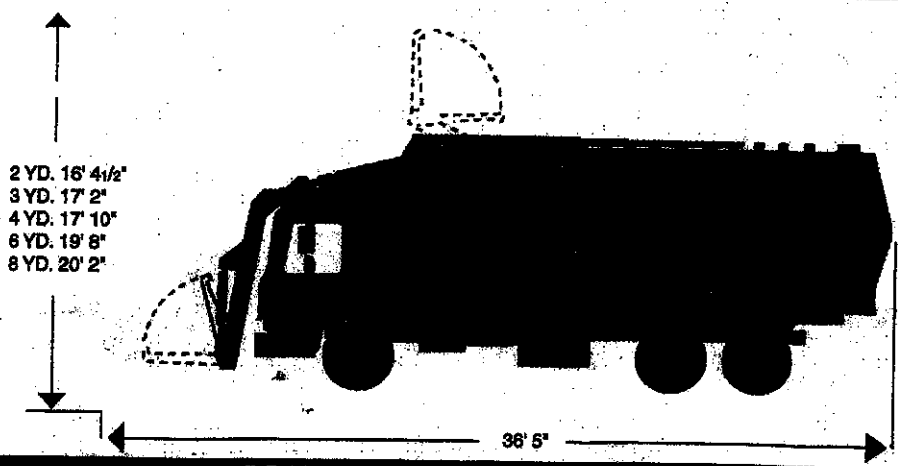
**6 YARD SLANT**



**8 YARD**



**8 YARD SLANT**

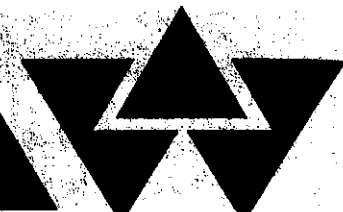


**COLLECTION VEHICLE CONFIGURATION**

*Note: Approximate specifications subject to change.*

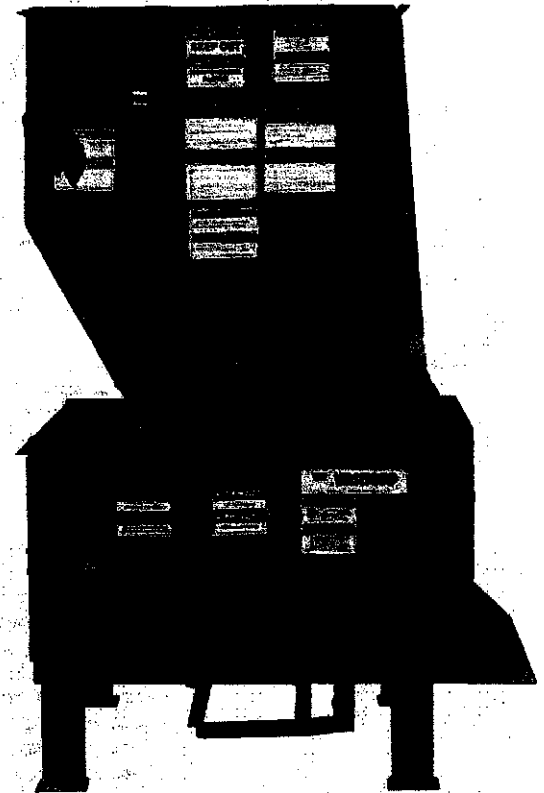
# APARTMENT COMPACTOR

C-33X-APT



## The Apartment Compactor offers powerful compaction for small spaces.

The C-33X-APT Apartment Compactor is designed to fit into tight trash rooms of high-rise complexes and apartment buildings where space is a commodity. It features a crossed cylinder mini design with totally automatic operation. Save money with the Apartment Compactor by minimizing the overall cost, pick up frequency, and labor hours associated with standard containers.



Compactor allows side feed, rear feed or chute feed. Shown without compaction container. Containers available in 2, 3 and 4 cu. yd. sizes.

### Value Added Benefits

#### Standard features included at no additional charge

- Automatic cycle operation
  - Photo electric eye senses trash and starts compaction into container
  - Automatically shuts off after cycle
  - Full container light on panel illuminates when compactor is full
- Ground loading access door
- Easy to use single side attachment is ideal for tight spaces
- 6" of ram penetration results in less spillage and cleanup as compared to other 4" penetration models
- Powerful 5 hp motor
- NEMA 4 control panel protects against windblown dust, splashing water and hose directed water (superior to NEMA 3 models)
- Large clear top opening accommodates bulky items



Toter

5\*lbreatH

CUSCO

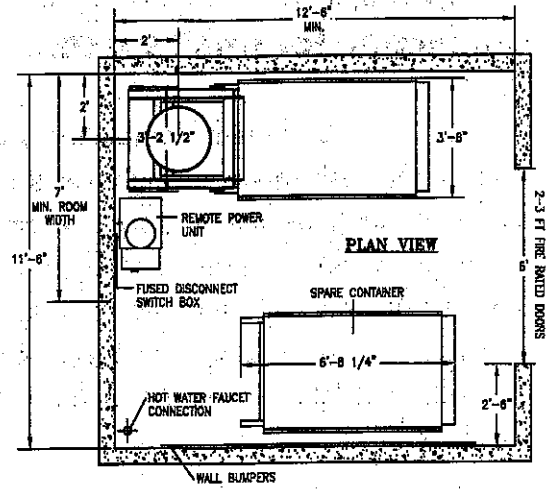
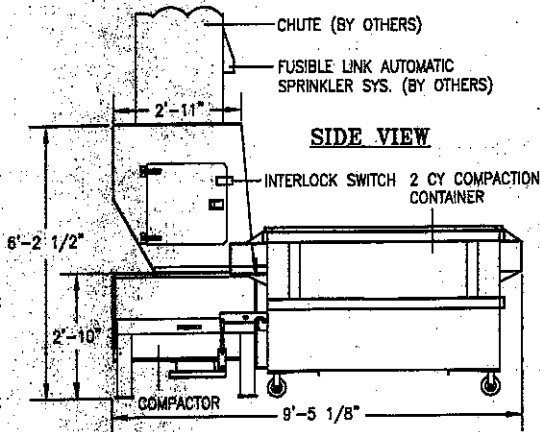
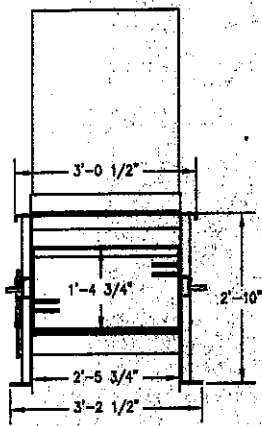
Accurate



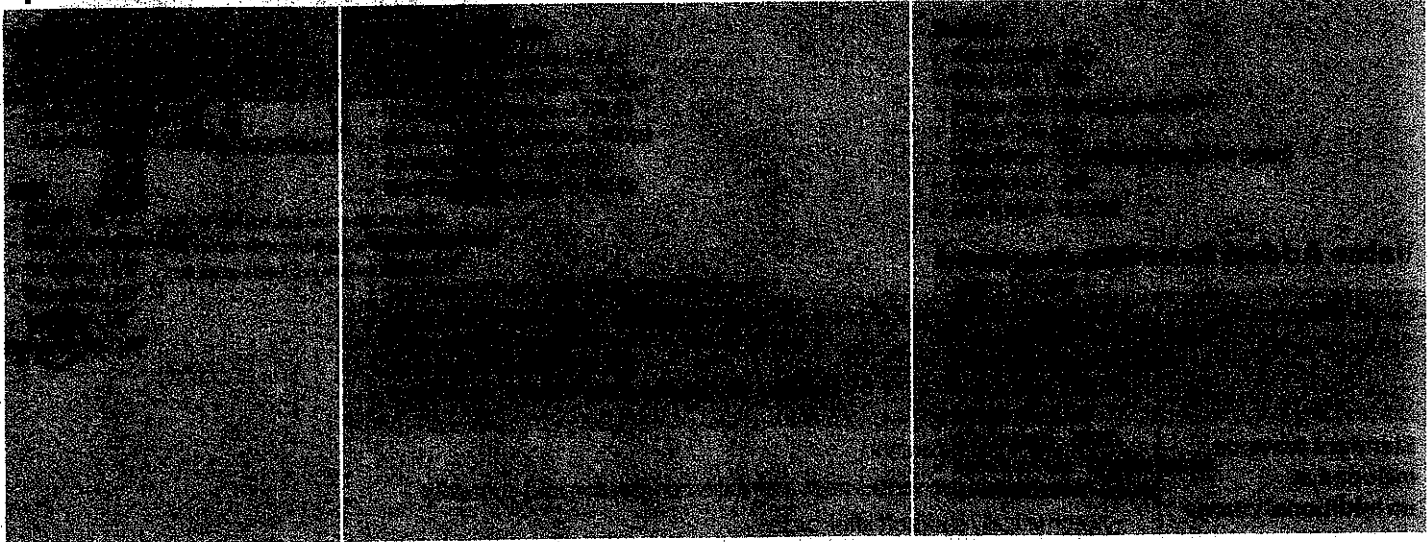


# APARTMENT COMPACTOR

C-33X-APT



## Specifications



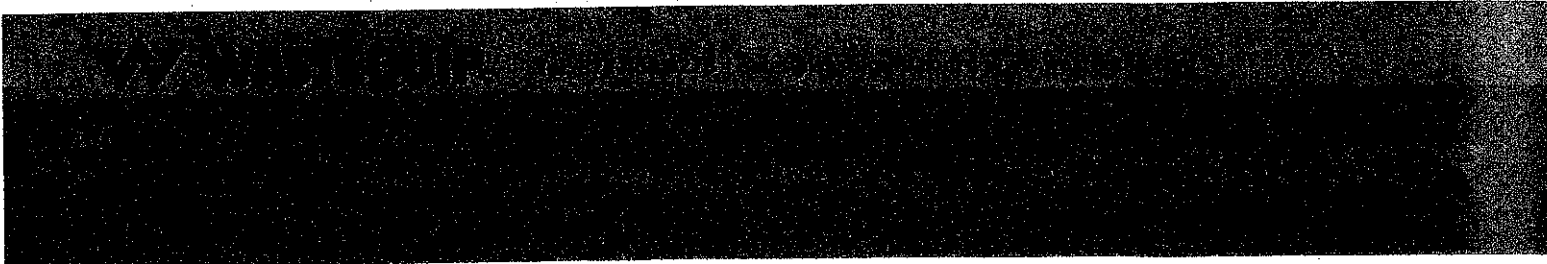
**PARTS PLACE**  
Replacement parts available online at [www.partsplace-inc.com](http://www.partsplace-inc.com)



### Standard Color Choices\*



\* Colors shown are as accurate as printing allows. The actual color is subject to variation from the printed color sample. Color choices vary by plant location. Please contact your local sales representative for available colors. Custom colors are available upon request and are subject to an additional charge.



## Lajoie, Corinne

---

**From:** Hunter Halten <hhalten@ahsdevelopment.com>  
**Sent:** Thursday, March 13, 2014 2:27 PM  
**To:** Lajoie, Corinne  
**Subject:** RE: Dania Place  
**Attachments:** 2014 03 13 Letter to Dania - Bonus Density.pdf

Corinne,

In clarifying the correct number of workforce units proposed for the project, I've looked closely at the Code and have revised the attached letter to indicate **fifty-five (55) workforce units**.

Section 305-40 of the Code defines the Workforce-income unit bonus as "one (1) market-rate dwelling unit for each unit in the building that is workforce-income, up to the maximum density allowed in the district"; further that "one (1) additional story shall be permitted for every ten (10) du/ac of bonus market-rate units that are awarded, or fraction thereof."

Therefore, in providing 55 workforce units, the Code's formula yields:

$( 55 \text{ du} / 2.6935 \text{ acres} ) / 10 = 2.042 \text{ du/ac}$  which rounds to 3 additional stories, our required outcome.

Originally, we arrived at the number 68 in order to achieve a bonus du/ac figure in excess of 2.5, thus rounding to 3. Upon further review, we find the Code's own example calculation in 305-40(C) illustrates a figure of 2.4 rounding to 3. Thus the definition of "fraction thereof" is reasonably assumed to be any amount in excess of a whole number, in this case 2. Thus the 55 units get us over that hurdle.

I understand the site plan identifies only 50 workforce units. This should be and will be amended to indicate 55. Will you accept the revised letter attached as sufficient for your review, until the next submittal? Or will we need to furnish an updated site plan as well?

Please advise and we will comply.

Kind regards,



**From:** Hunter Halten  
**Sent:** Thursday, March 13, 2014 12:22 PM  
**To:** 'Lajoie, Corinne'  
**Cc:** Larry Kramer; Julio Montaner; Ernesto Lopes; LaFerrier, Marc; Earle, Jeremy; Donnelly, Colin  
**Subject:** RE: Dania Place

Corinne, this one I can address.

I will clarify in an email shortly.



**Hunter Halten**  
Director of Planning  
& Development

t. 305.255.5527

c. 305.570.8246

f. 305.255.5589

[hhalten@ahsdevelopment.com](mailto:hhalten@ahsdevelopment.com)

12895 SW 132<sup>nd</sup> St. - Suite 202 Miami, FL 33186

[www.ahsdevelopment.com](http://www.ahsdevelopment.com)

**From:** Lajoie, Corinne [<mailto:cchurch@ci.dania-beach.fl.us>]

**Sent:** Thursday, March 13, 2014 12:19 PM

**To:** Hunter Halten

**Cc:** Larry Kramer; Julio Montaner; Ernesto Lopes; LaFerrier, Marc; Earle, Jeremy; Donnelly, Colin

**Subject:** Dania Place

**Importance:** High

Still working on the staff report...

The letter you sent on February 25, 2014 regarding your workforce housing commitments identifies 68 workforce housing units will be provided. The site plan identifies only 50. Can you please clarify and revise accordingly. The sooner the better...

Thank you.

Corinne Lajoie, AICP, LEED Green Associate





12895 SW 132<sup>nd</sup> Street – Suite 202  
Miami, Florida – 33186  
Phone: (305) 255-5527  
Fax: (305) 255-5589

03/13/2014

**Corinne Lajoie**  
**Planning and Zoning Department**  
**City of Dania Beach, Florida**

Dear Ms. Lajoie

In accordance with the requirements of the Dania Beach Code of Ordinances, Chapter 28 – Land Development Code, Article 303, *District Development Standards*, as well as Section 305-40, *Incentives for Providing Attainable Housing*, we submit for your review the following recitals and calculations.

Whereas, AHS Development Group intends to pursue a multi-family rental development project at 180 E Dania Beach Blvd;

Whereas, the subject site lies within the **EDBB-MU, East Dania Beach Boulevard Mixed-Use District**, which allows **thirty-five (35) dwelling units per acre (du/ac) by right, and up to seventy-five (75) du/ac with density bonus;**

Whereas, **the 2.6935 acres of the subject site yield ninety-four (94) total units by right, up to two hundred two (202) units with density bonus;**

Whereas, the subject site lies within **height area D** of the Maximum Permitted Height Map applicable to the EDBB-MU District, which allows **three (3) stories up to thirty-five (35) ft. in height, by right, and up to an additional three (3) stories and additional thirty-five (35) ft., for a total of six (6) stories and seventy (70) ft. of building height, with incentives;**

Whereas, Section 305-10 of the Dania Beach Land Development Code provides that “height, density and lot coverage bonuses are awarded when a developer provides one or more of **attainable housing**, public parking, environmentally sustainable development (green building practices), or open space.”

Whereas, Section 305-40 of the Dania Beach Land Development Code defines **Attainable Housing** to include “**workforce**, ‘moderate workforce’ and ‘low-income’ as defined by the Administrative Rules Document of the Broward County Land Use Plan, article 8, and includes both owner-occupied and rental housing”;

Whereas, article 8.1 of the Broward County Land Use Plan defines “**Workforce-Income**” housing as “housing for ‘moderate-income persons’ having a total annual anticipated income for the household that is more than 100 percent but not more than 120 percent of the median annual income adjusted for family size for households within the county”;

Whereas, Section 305-40 of the Dania Beach Land Development Code defines the Workforce-income unit bonus as “one (1) market-rate dwelling unit for each unit in the building that is workforce-income, up to the maximum density allowed in the district”; further that “one (1) additional story shall be permitted for every ten (10) du/ac of bonus market-rate unites that are awarded, or fraction thereof”;



12895 SW 132<sup>nd</sup> Street – Suite 202  
Miami, Florida – 33186  
Phone: (305) 255-5527  
Fax: (305) 255-5589

Whereas, AHS intends to offer a minimum of **fifty-five (55) Workforce-Income Units** within the proposed project, which shall therefore yield up to fifty-five (55) bonus market-rate dwelling units on the subject site, bringing the total number of allowed dwelling units to 94 (by right) + 55 (bonus) = 149 du, or 55.31 du/ac (below the maximum 75 du/ac allowed with bonus under the Code);

Whereas, AHS proposes to develop **fifty-five (55) Workforce Income units, plus eighty-nine (89) market rate units** for the proposed project, for a **total of one hundred forty-four (144) total units, or 53.46 du/ac** (below the maximum 75 du/ac allowed with bonus under the Code);

Whereas, the fifty-five (55) bonus market-rate units allowed shall yield:

$$(55 \text{ du} / 2.6935 \text{ acres}) / 10 = 2.042 \rightarrow \text{rounds to 3 additional stories,}$$

above the three (3) stories permitted by right, for a **total of six (6) stories, and seventy (70) ft. in total height**, meeting the maximum 3 + 3 = 6 stories allowed within height area D of the EDBB-MU District, with incentives;

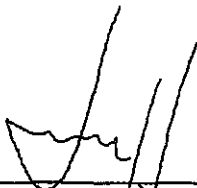
Whereas, Article 8.2 of the Broward County Land Use Plan specifies monthly rents for Workforce-Income households as monthly rents which do not exceed 30 percent of an amount representing 120% of the County's median income adjusted for family size;

Whereas, Broward County defines Broward County Median Income as \$61,700 adjusted for household size, effective December 11, 2012 (as revised in future);

Whereas, Article 8.3 of the Broward County Land Use Plan requires that the affordability of rental and owner-occupied Workforce-Income units be maintained for a period of at least thirty (30) years.

**Now therefore, AHS Development Group (or its affiliate, assignee or successor) hereby commits to provide and maintain the above-described fifty-five (55) Workforce-Income Units at the subject property for a period not less than thirty (30) years.**

Sincerely,

---

Ernesto Lopes, President  
AHS Development Group, LLC

## Lajoie, Corinne

---

**From:** Navarro, Ronnie  
**Sent:** Thursday, March 13, 2014 3:34 PM  
**To:** Lajoie, Corinne  
**Cc:** Donnelly, Colin; LaFerrier, Marc  
**Subject:** RE: Dania Place

Yes

**From:** Lajoie, Corinne  
**Sent:** Thursday, March 13, 2014 3:34 PM  
**To:** Navarro, Ronnie  
**Cc:** Donnelly, Colin; LaFerrier, Marc  
**Subject:** RE: Dania Place

So are you in support of the applicant's request to reduce pervious area on the site?

Corinne Lajoie, AICP, LEED Green Associate



**From:** Navarro, Ronnie  
**Sent:** Thursday, March 13, 2014 3:33 PM  
**To:** Lajoie, Corinne  
**Cc:** Donnelly, Colin; LaFerrier, Marc  
**Subject:** RE: Dania Place

The engineering site plans are conceptual in nature, 30% level of engineering, so I want his commitment that this will be carried through all the way to final design. The drainage components required to meet these conditions are already included in the submitted plans.

**From:** Lajoie, Corinne  
**Sent:** Thursday, March 13, 2014 3:28 PM  
**To:** Navarro, Ronnie  
**Cc:** Donnelly, Colin; LaFerrier, Marc  
**Subject:** RE: Dania Place  
**Importance:** High

Does that mean that the plans that were submitted on March 5, 2014 addressed these issue, or they have yet to address the issue?

Corinne Lajoie, AICP, LEED Green Associate



**From:** Navarro, Ronnie  
**Sent:** Thursday, March 13, 2014 3:24 PM  
**To:** Lajoie, Corinne  
**Cc:** Donnelly, Colin; LaFerrier, Marc  
**Subject:** RE: Dania Place

Hi Corinne,

Per my conversation with Martin Pilote, engineer of record, of the Dania Place project, the conditions can be met in his final design using exfiltration trenches and drainage wells.

Thanks

**Ronnie S. Navarro, PE**  
City Engineer  
Public Services Department  
City of Dania Beach

**From:** Lajoie, Corinne  
**Sent:** Thursday, March 13, 2014 9:28 AM  
**To:** Navarro, Ronnie  
**Cc:** Donnelly, Colin; LaFerrier, Marc  
**Subject:** Dania Place  
**Importance:** High

Good morning.

I am working on the City Commission staff report for this project. One of the variances they are requesting is to reduce the required pervious area from 10% to 7%. The code allows for reductions provided the following is met (see applicable code section below). Can you please provide me with confirmation this project will meet these conditions if the pervious area is reduced?

Thank you.

**Sec. 215-130. Impervious area standards.**

\* \* \*

*(D)Partial waiver of standard.* Upon demonstration by an applicant that special conditions peculiar to the location or physical characteristics of a particular site are present, or that special conditions resulting from the design of existing facilities, project design, or surrounding land uses are present, the city commission may grant a waiver from the impervious area standards, subject to the following limitations:

(1)The volume of stormwater runoff that would be increased by granting the partial waiver shall be completely mitigated through design and construction methods, including but not limited to, underground stormwater storage vaults, French drains, green (landscaped) roofs that absorb stormwater, stormwater storage and reuse systems for irrigation, positive outfall systems, use of pervious ground stabilization systems where deemed appropriate by the city engineer, and other improvements to aid in the retention and filtration of stormwater runoff.

(2) If a waiver is granted, the impervious area shall not exceed eighty-five (85) percent for industrial uses, eighty (80) percent for commercial uses and seventy (70) percent for residential uses.

Corinne Lajoie, AICP, LEED Green Associate





## Lajoie, Corinne

---

**From:** Larry <ldk@searchitects.com>  
**Sent:** Thursday, March 13, 2014 2:19 PM  
**To:** Lajoie, Corinne  
**Subject:** 11-13 Parking Statement South East Architect Service  
**Attachments:** 11-13 Parking Statement South East Architect Service.docx

Corinne,

As to the two questions reference the pervious area and parking; please note that the 5% proposed pervious area noted on the plans is correct and the statement has 5% noted and is correct, the parking 260 spaces noted on the plan is correct and last paragraph in the justification has been changed to reflect the 260 spaces.

Should you have any questions regarding this matter please let me know.

I checked the City calendar for the P&Z, the meeting I think we are on is Wednesday the 19<sup>th</sup>, is that correct?

Larry Kramer

South East Architect Services, Inc.  
4310 W. Broward Blvd.  
Plantation Fl. 33317  
Cell 954 629 0926  
Off. 954 797 2821  
E-Mail [ldk@searchitects.com](mailto:ldk@searchitects.com)

# South East Architect Services, Inc.

---

4316 W. Broward Blvd. Plantation, Fl. 33317

Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com

Lic. No. State of Florida: AR 004021

## **PARKING STATEMENT for "DANIA PLACE"**

The subject property is located on the corner of E. Dania Beach Blvd. and S.E. 2<sup>nd</sup> Ave. in the City of Dania Beach and contains 1.93 acres. The property is zoned EDBB-MU [East Dania Beach Corridor Mixed Use District].

The proposed project is a mixed use residential and retail commercial development with 144 residential units and 8,701 sq. ft. of retail commercial space on an unimproved site with a projected build-out in 2015. For additional information concerning site layout and details, please refer to our site plan attached herewith.

The required parking for the City of Dania Beach in a mixed use building is as follows:

- a) Residential; 1 bed room 1.25 spaces per unit for 35 units 43.75 spaces are required, 2 bed room and 3 bed room 1.75 spaces per unit for 109 units 190.75 spaces are required, guest parking is 1 space per 5 for 144 units 28.8 spaces are required for a total of 263 spaces.
- b) Retail, restaurant and office; retail 1 space per 300 sq. ft. for 3906 sq. ft. requires 13 spaces, restaurant 1 space per 60 sq. ft. for the customer service area which is generally 60% of the total square footage for 1644 sq. ft. X 60% 986 sq. ft. requires 16 spaces, for a coffee shop the customer service area is generally 70% of the total square footage for 1100 sq. ft. X 70% 770 sq. ft. requires 13 spaces.
- c) Per section 265-90[Parking Reductions for Mixed Use Developments] (D) mixed use shared parking schedule please see attached schedule. The maximum parking spaces required is 277.

The above calculations are shown for informational purposes only. Given the nature of the development and the location, actual parking demands are anticipated to be significantly less. The projected demographics for the residents targeted for the development have annual incomes ranging from \$40,000.00 to \$65,000.00. Thus, it is anticipated that the majority of the residents will have only one car. Also, the project is located along a mass transit corridor with highly accessible bus routes and a rail station close by. It is anticipated that a substantial amount of the tenants will utilize the mass transit system.

Dania Place is a part of the new urban planning concept adopted by the City of Dania Beach for the E. Dania Beach Blvd. corridor. The urban concept takes advantage of the existing infrastructure; shops, public transportation, pedestrian traffic and a vibrant local community. Dania Place is developing the commercial spaces retail, coffee shop and restaurant as an amenity for their residents. The mezzanine spaces above the coffee shop and the restaurant will be accessed from the mezzanine level by the tenants and will be reserved for tenant use only. The commercial spaces will be supported by Dania Place and the local community. The focus is on public transportation, bus and rail, the Dania Place tenants without a car will be given a reduction in rent. In addition, we are providing 5 motorcycle spaces and 58 bicycle spaces in the parking garage and shared rental bicycle stand on Dania Beach Blvd. We anticipate that better than 75% of the customers utilizing the restaurant, coffee shop and retail establishments will come by foot.

The developer of the project has completed and is working on similar developments and has found that parking provided as follows has been adequate to meet the parking demands of the tenants:

1 Bedroom Unit 1 space per unit

2 Bedroom Unit 1.5 spaces per unit

3 Bedroom Unit 1.75 spaces per unit

In addition to the above, the ITE Parking Generation Manual (3<sup>rd</sup> Edition) states that the average peak parking demand for multi-family apartment units [Land Use #221] applying the methodology from ITE, a total of 172 parking spaces [1.2 spaces per unit] for the residents would be adequate.

As previously stated, there are a total of 243 spaces in the parking garage and 17 off site street parking spaces for a total of 260 car parking spaces plus 3 motorcycle spaces and 58 bicycle spaces. Based on the nature of the proposed development and the accessible mass transit, the proposed parking as shown is anticipated to be adequate to meet the demands of the development.