





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

DATE: April 22, 2014

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

FROM: Corinne Lajoie, AICP, Principal Planner, LEED G.A. 

SUBJECT: **PL-55-13:** The applicant, Paul E. Brewer and Associates, Inc., on behalf of the property owner Mile Marker 55, LLC., is requesting plat approval for the construction of 352 units and approximately 14,000 square feet of retail for a property located at 801 East Dania Beach Boulevard (FIRST READING).

REQUEST

PLAT

To plat a property for the construction of 352 units and approximately 14,000 square feet of retail.

PROPERTY INFORMATION

EXISTING ZONING: Gateway – Mixed Use (GTWY-MU)
LAND USE DESIGNATION: Regional Activity Center (RAC)

The property is located on the north east corner of East Dania Beach Boulevard and Gulfstream Road, where the Weiner's Mobile Home/RV park is located today. The property is 3.95 acres in size.

PLAT

The proposed plat establishes a 60 foot, ingress-egress on East Dania Beach Boulevard in the south east corner of the property. By way of the plat, the applicant is dedicating five (5) feet for the right-of-way of East Dania Beach Boulevard, to be consistent with the Broward County Trafficway Plan, which identifies this section of ultimate right-of-way to be 110 feet. In addition, the plat restricts the use on the property to 352 high rise units and 14,100 square feet of commercial use.

Development Review Committee

The plat was reviewed by the Development Review Committee, which includes representatives from the Fire Marshal's office, Public Services, the City's landscape consultant and the Planning Division. Each discipline reviewed the plans for consistency with regulatory requirements. All of staff's comments were addressed at that time.

On October 22, 2013 the City Commission approved the site plan for this project. This item will be heard by the City Commission at two (2) public hearings.

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board recommendation will be presented at the City Commission meeting.



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

Standard Development Application

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

Date Rec'd: 3/17/14
 Petition No.: PL-055-13

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 801 EAST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA 33004

Lot(s): - Block: - Subdivision: SEE ATTACHED SURVEY

Recorded Plat Name: NONE

Folio Number(s): 5042-35-00-0210 Legal Description: SEE ATTACHED/A PORTION SEC. 35-50-42

Applicant/Consultant/Legal Representative (**circle one**) PAUL E. BREWER AND ASSOCIATES, INC.

Address of Applicant: 12321 NORTHWEST 35th STREET, CORAL SPRINGS, FLORIDA 33065

Business Telephone: (954) 753-5210 Home: _____ Fax: (954) 753-9813

E-mail address: brewerin@bellsouth.net

Name of Property Owner: MILE MARKER 55 LLC

Address of Property Owner: 2915 BISCAYNE BOULEVARD, SUITE 303 - MIAMI, FLORIDA 33137

Business Telephone: 305/576-5060 Home: 305/778-4794 Fax: 305/576-5070

Explanation of Request: MILE MARKER 55 LLC/ CONSTRUCT 352 UNITS APPARTMENTS & RETAIL
 For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 3.95 Gross Acreage: 3.995 Prop. Square Footage: 171,876

Existing Use: TRAILER PARK Proposed Use: 352 UNIT APARTMENT BUILDING & RETAIL

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize PAUL E. BREWER, CONSULTANT (individual ~~(firm)~~) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

BY: *Paul E. Brewer*
(Owner / Agent signature*)

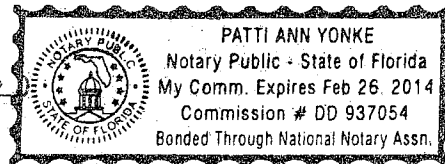
BEFORE ME THIS 14th DAY OF March 2014

By:

Daniel Rotenberg
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary *Patti Ann Yonke*
(Signature of Notary Public / State of Florida)



Personally known or Produced Identification

Type of identification produced: _____ or Drivers License _____

*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



PREPARED BY
MILE MARKER 55, LLC
PLAT BOOK _____ PAGE _____
SHEET 1 OF 2

DESCRIPTION: PARENT PARCEL
THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 55, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA
LESS AND EXCEPT:
THE WEST 230 FEET OF THE ABOVE DESCRIBED PARENT PARCEL
ALSO LESS AND EXCEPT:
A PORTION OF THE ABOVE DESCRIBED PARENT PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARENT PARCEL; THENCE NORTH 04°33' WEST, A DISTANCE OF 207.51 FEET TO A POINT ON A LINE 230 FEET EAST; THENCE FROM SAID POINT TO THE WEST LINE OF SAID PARENT PARCEL; THENCE SOUTH 87°27' WEST, A DISTANCE OF 207.51 FEET TO A POINT ON A LINE 230 FEET EAST; THENCE FROM SAID POINT TO THE WEST LINE OF SAID PARENT PARCEL; THENCE SOUTH 87°27' WEST, A DISTANCE OF 207.51 FEET TO A POINT ON A LINE 230 FEET EAST; THENCE FROM SAID POINT TO THE WEST LINE OF SAID PARENT PARCEL; THENCE NORTH 87°07' EAST, ALONG THE SOUTH LINE OF SAID PARENT PARCEL, A DISTANCE OF 207.51 FEET TO THE POINT OF BEGINNING.
SAID LANDS STILITE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 174,000 SQUARE FEET OR 3,900 ACRES MORE OR LESS.

NOTARY PUBLIC, STATE OF FLORIDA
COUNTY OF BROWARD
SHERIFF
CLERK
NOTARY PUBLIC, STATE OF FLORIDA
COUNTY OF BROWARD
MY COMMISSION EXPIRES _____

IN WITNESS WHEREOF, MILE MARKER 55, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ IN THE COUNTY OF _____ STATE OF _____ THIS _____ DAY OF _____ 20____.

WITNESS (AS TO ALL) _____ NAME: _____
WITNESS (AS TO ALL) _____ NAME: PRINTED _____ TITLE: _____

ACKNOWLEDGMENT
STATE OF FLORIDA } SS
BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND EXECUTED THE FOREGOING INSTRUMENT AS _____ OF MILE MARKER 55, LLC.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 20____.

CITY OF DANIA BEACH PLANNING AND ZONING BOARD
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF DANIA BEACH, FLORIDA HAS CONSIDERED THIS PLAT FOR RECORD THIS _____ DAY OF _____ 20____.
BY: _____ CHAIRPERSON

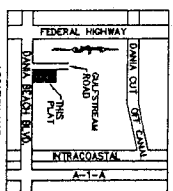
CITY OF DANIA BEACH CITY COMMISSION
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA BY ORDINANCE NO. _____ ADOPTED BY THE SAID CITY COMMISSION THIS _____ DAY OF _____ 20____.

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND BROWN MANAGEMENT DEPARTMENT
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ 20____.
BY: _____ DIRECTOR / DESIGNER

BROWARD COUNTY ENGINEERING & SURVEYING DIVISION
THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.
BY: _____ ROBERT P. LEGG, JR., PROFESSIONAL SURVEYOR & MAPPER
DATE: _____
BY: _____ RICHARD THOMAS, DIRECTOR, PROFESSIONAL ENGINEER,
DATE: _____ FLORIDA REGISTRATION NO. 40623

OWNER	MORTGAGEE	PAUL E. BREWER & ASSOCIATES, INC.
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OWNER	MORTGAGEE	PAUL E. BREWER & ASSOCIATES, INC.

PAUL E. BREWER & ASSOCIATES, INC.
12321 N.W. 25th Street
Coral Springs, FL 33065
Phone: (954) 753-2120
Fax: (954) 753-2121
037



PREPARED BY



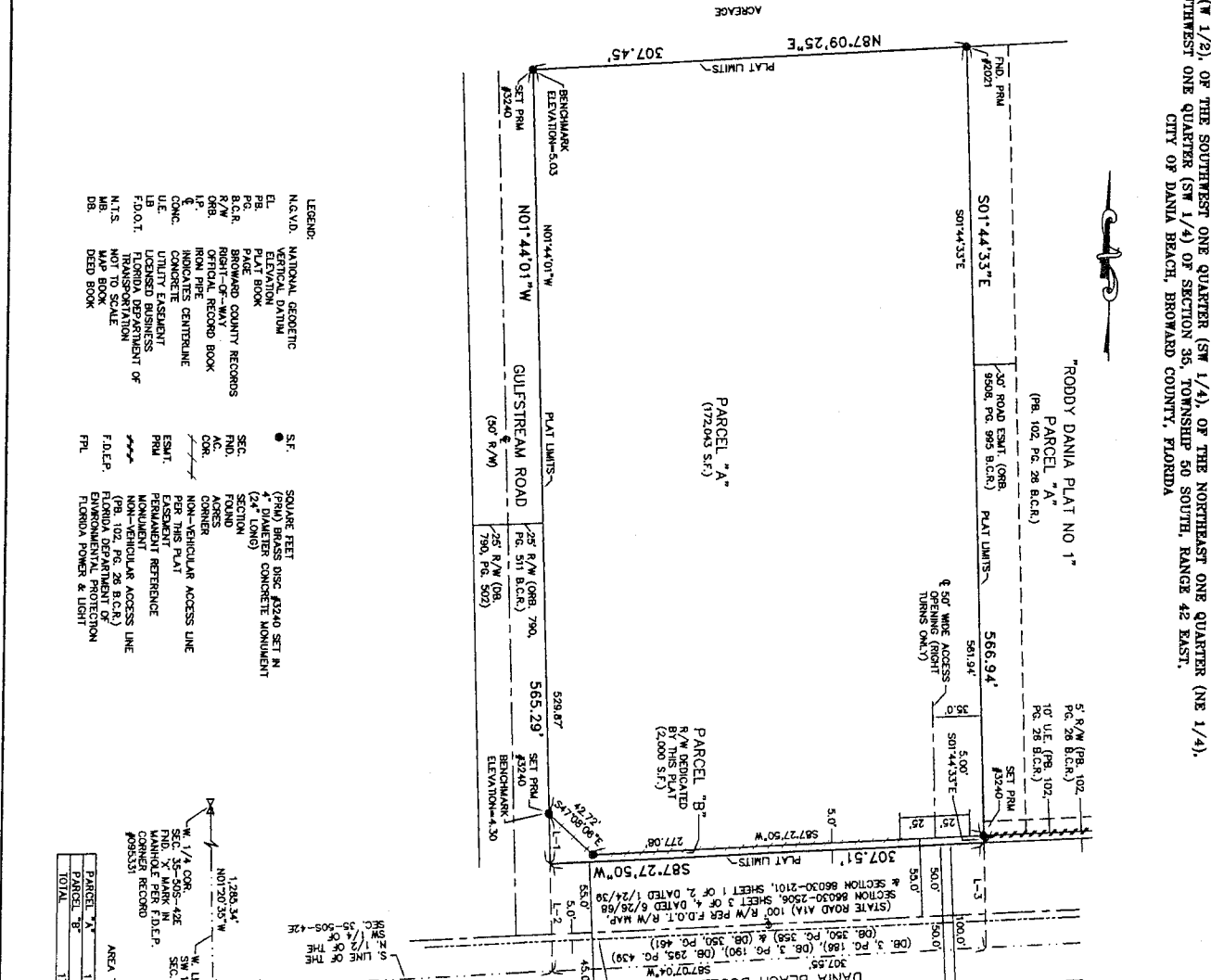
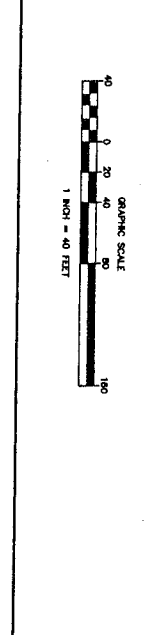
THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AND THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MILE MARKER 55, LLC

PLAT BOOK _____ PAGE _____

SHEET 2 OF 2

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°02'07" WEST ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND ALL OTHER BEARINGS ARE RELATIVE THEREBY.
2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
3. BENCHMARK OF GROW BROWARD COUNTY ENGINEERING DIVISION BENCHMARK #1281, F.D.O.T. EAST DANIA BEACH BOULEVARD, ELEVATION 14.068 (N.G.V.D.).
4. THE PLAT IS RESTRICTED TO 300 HIGHER LIMITS AND 14,100 SQUARE FEET OF COMMERCIAL USE. NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE LOCAL GOVERNMENT. THESE USES FOR WORKED APPLICANTS.
5. THE LOT IS REQUIRED BY CHAPTER 6, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE ADJUSTED BY THE BOARD OF COUNTY COMMISSIONERS. THE LOCATION AND ANY ADJUSTMENTS HEREON ARE SLAELY INDICATING THE OFFICIAL RECORDING LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT BE CONSIDERED AS A GUARANTEE OF ACCURACY FOR ANY PROPERTY HEREON. THE PLAT IS THE OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
6. ANY STRUCTURE WITHIN THE PLAT MUST COMPLY WITH SECTION IV D.11, DEVELOPMENT REVIEW REQUIREMENTS OF THE BROWARD COUNTY LAND USE PLAN, REGULATORY HAZARDS TO AIR POLLUTION.
7. NOTICE: THE PLAT AS RECORDED IN ITS ORIGINAL FORM IS THE ORIGINAL RECORD OF THE SURVEYED LINES DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
8. THE FOLLOWING NOTES IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (2B), FLORIDA STATUTES. PLANNED UTILITY EXISTENTS ARE ALSO EXISTENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, OPERATION AND REMOVAL OF PUBLIC UTILITIES AND SERVICES PROVIDED, HOWEVER, NO SUCH SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IT SHALL BE THE OBLIGATION OF ANY CONTRACTOR OR COMPANY DURING THE FACILITIES OF PRIVATE EXISTENTS GRANTED TO BE OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR COMPANY WITH THE NATIONAL ELECTRICITY SYSTEM AS ADVISED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
9. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRIVeways, SALES AND CONSTRUCTION) IS REQUIRED FOR THE PROPOSED PROJECT, THE OWNER OF THE PROPERTY SHALL OBTAIN AN APPROPRIATE PERMIT FROM THE BROWARD COUNTY SURVEYOR. THE PERMITTING PROCESS FOR SUCH PROJECTS SHALL BE AS FOLLOWS: THE OWNER OF THE PROPERTY SHALL HAVE A SURVEYOR DRAWING THAT THE APPLICATION SATISFIES THE REGULATORY REQUIREMENTS SET FORTH IN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THE REQUIREMENTS WITHIN THE ABOVE REFERENCED THE PLATE, AND/OR
10. FOR INTERVAL RECORDS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____



LEGEND:

NG.V.D.	NATIONAL GEODETIC ELEVATION
PL	PLAT BOOK
PG	PAGE
B.C.M.	BROWARD COUNTY RECORDS
ORB	OFFICIAL RECORD BOOK
IP	IRON PIPE
CMC	CONCRETE CENTERLINE
IC	INDICATE CENTERLINE
LD	LOCAL DISSEMINATION
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
MTS	NOT TO SCALE
DB	DEED BOOK

S.F. SQUARE FEET (PER BRASS DISC #3240 SET IN ELEVATION (2\"/>

LINE TABLE

L-1	S01°44'01" E	354.42
L-2	S01°44'01" E	76.08
L-3	S01°44'33" E	74.20

AREA TABULATION

PARCEL	AREA (AC)
PARCEL "A"	172.043
PARCEL "B"	2.000
TOTAL	174.043



NOTICE OF PUBLIC HEARINGS
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission meeting on the following date:

DATE: Tuesday, April 22, 2014
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach Administrative Center
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: PL-055-13 - The applicant, Paul E. Brewer & Associates, Inc., on behalf of Mile Marker 55, LLC, is requesting plat approval for the property located at 801 East Dania Beach Boulevard.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY PAUL E. BREWER AND ASSOCIATES, INC., ON BEHALF OF THE PROPERTY OWNER, MILE MARKER 55, LLC, TO CREATE A PLAT (PL-55-13) TO BE KNOWN AS THE "MILE MARKER 55, LLC PLAT", FOR PROPERTY LOCATED AT 801 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH; ACCEPTING THE DEDICATION FOR PUBLIC USE OF ALL STREETS, HIGHWAYS, ALLEYS AND EASEMENTS AS SHOWN ON SUCH PLAT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Legally described as: The West one-half (W ½) of the Southwest one quarter (SW ¼) of the Northeast one quarter (NE ¼) of the Southwest one quarter (SW ¼) of Section 35, Township 50 South, Range 42 East, less road rights of way, Said lands situate, lying and being in Broward County, Florida.

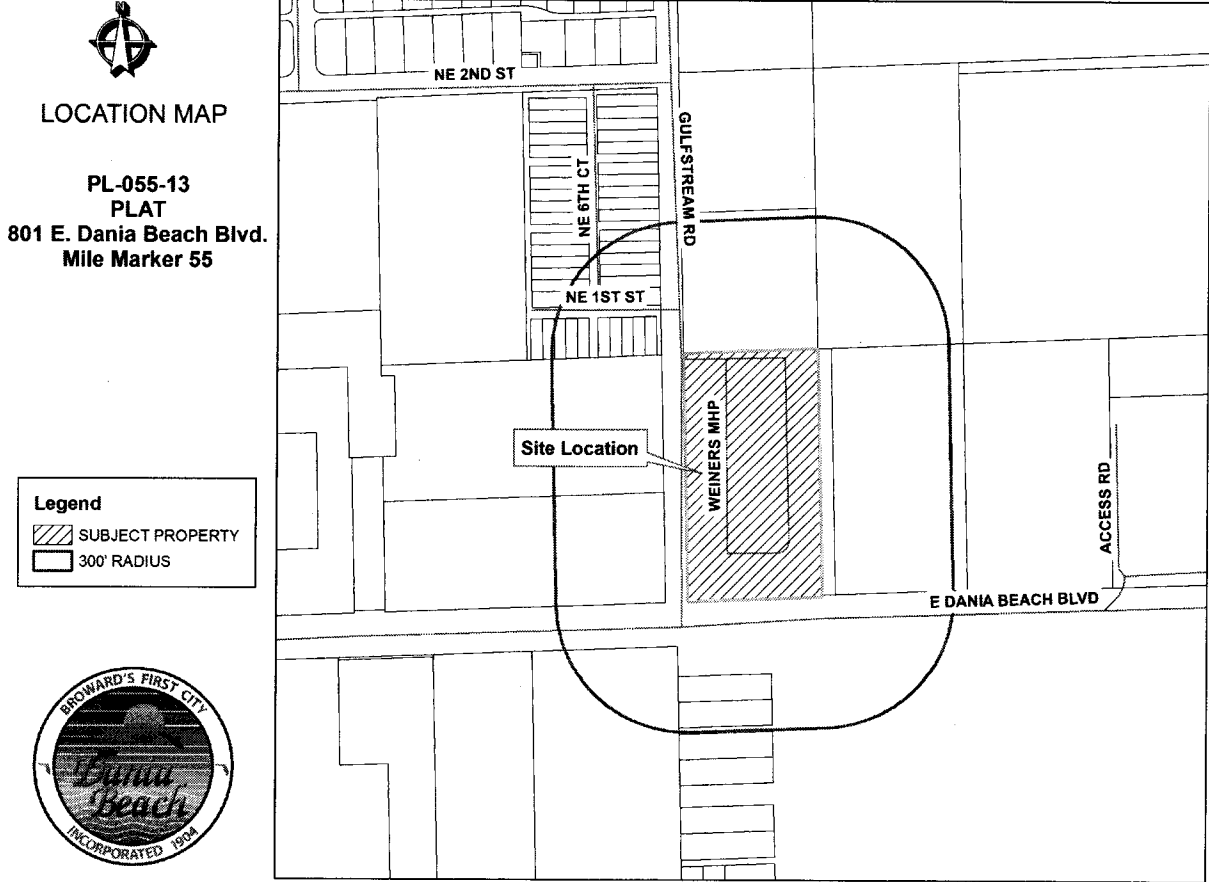
Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Boulevard, Dania Beach, Florida, and may be inspected by the public during normal business hours. For more information please call the Planning Division at (954) 924-6805 x3643.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 W. Dania Beach Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made,

which record includes the testimony and evidence upon which the appeal is to based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development Department
Planning Division
Publish: Friday April 11, 2014



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Community Development Department
Planning Division
April 11, 2014

SUN SENTINEL PROOF

Customer: CITY OF DANIA (PARENT) Contact: DONNA KIRBY Phone: 9549218700
Ad Number: 14193849

Insert Dates: 04/11/2014

Section: CL Class: 720; 11720 PUBLIC HEARING NOTICES Size: 1 x 91.00

Printed By: CH12 Date: 04/09/2014

Price: 215.85

Signature of Approval: _____ Date: _____