



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

DATE: April 22, 2014

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

VIA: Corinne Lajoie, AICP, Principal Planner, LEED Green Associate *[Signature]*

FROM: Mariluz Maldonado, City Planner *[Signature]*

SUBJECT: **DR-037-14:** The applicant, The Hertz Corporation, a Delaware Corporation (successor by merger to Hertz Realty Corporation) and Port 5 Ltd c/o David Dix, Wallypark East Coast Regional Office, Orlando, FL., is requesting to amend a notation on the "Nisa Plat" located at 1950 and 1900 NE 7th Avenue.

DELEGATION REQUEST

To amend the restrictive note on the plat.

PROPERTY INFORMATION

EXISTING ZONING: Industrial Research Office (IRO)
LAND USE DESIGNATION: Employment Center

The subject properties are located east of I-595 between NE 7th Avenue and Access Road. One of the properties is vacant (1900 NE 7th Avenue) while the 1950 NE 7th Avenue site is being used as parking, rental car and supportive rental car facilities. The applicant is currently requesting a text amendment to the Industrial Research Office (IRO) to include automobile rental (indoor/outdoor) and parking for vehicles and equipment as conditional uses.

The applicant understands that a site plan approval would be required to develop the properties, and such approval will be requested at a later date.

DELEGATION REQUEST

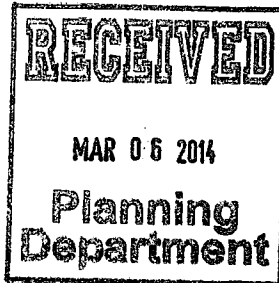
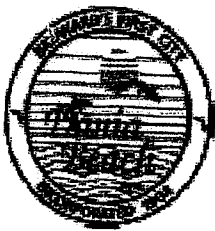
The original plat note was for 13,804 sq. ft. of commercial use (no restaurants) on Parcel "A" and 8,000 sq. ft. light manufacturing use on Parcel "B".

The amended note will allow for an additional 25,000 sq. ft. of commercial use for a new car rental facility.

This request was reviewed by the Development Review Committee (DRC) on March 27, 2014 and the applicant has addressed all comments.

STAFF RECOMMENDATION

Approval.



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 Note
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____

Date Rec'd: 3/6/14

Petition No. DR-037-14

(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: 1900 NE 7th Avenue, Dania Beach

Lot(s): N/A Block: N/A Subdivision: N/A

Recorded Plat Name: Nisa Plat (147-14) Parcel B

Folio Number(s): 5042 26 09 0020 Legal Description: Nisa Plat (147-14) Parcel B

Applicant/Consultant/Legal Representative (circle one) Leigh R. Kerr, AICP

Address of Applicant: 808 East Las Olas Boulevard #104, Ft. Laud, FL 33301

Business Telephone: 954-467-6308 Home: n/a Fax: 954-467-6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: Port 5 Ltd c/o David Dix, Wallypark

Address of Property Owner: East Coast Regional Office, Orlando, Florida

Business Telephone: 407-520-2888 Home: N/A Fax: N/A

Explanation of Request: Revise plat note to 25,000 sq. ft.

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: 4.3 Gross Acreage: 4.3 Prop. Square Footage: 186,865

Existing Use: Vacant Proposed Use: car rental, maintenance and storage

Is property owned individually, by a corporation, association, or a joint venture? owned by Port 5, Ltd., a Florida limited partnership

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 Leigh Robinson Kerr & Assoc. (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

Port 5, Ltd., a Florida limited partnership
By: Leigh Robinson Kerr & Assoc.
(Owner/ Agent signature*)

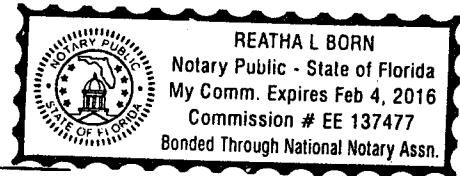
BEFORE ME THIS 5 DAY OF March, 2014

By:

Reatha L Born
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Reatha L Born
(Signature of Notary Public - State of FL)



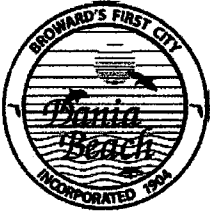
Personally known or Produced Identification

Type of identification produced: _____ or Drivers License _____

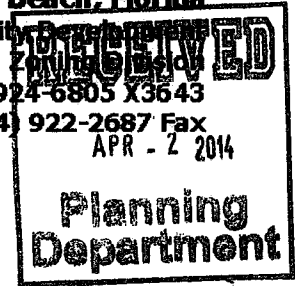
*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning
 (954) 924-6805 X3643
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Standard Development Application

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- Other: _____

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Petition No.: _____

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Location Address: 1950 NE 7th Avenue, Dania Beach

Lot(s): N/A Block: N/A Subdivision: N/A

Recorded Plat Name: Nisa Plat (147-14) Parcel A

Folio Number(s): 5042 26 09 0010 Legal Description: Nisa Plat (147-14) Parcel A

Applicant/Consultant/Legal Representative (circle one) Leigh R. Kerr, AICP

Address of Applicant: 808 East Las Olas Boulevard #104, Ft. Laud, FL 33301

Business Telephone: 954-467-6308 Home: n/a Fax: 954-467-6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: The Hertz Corporation, a Delaware Corporation (successor by merger to Hertz Realty Corporation) c/o David Dix, Wallypark

Address of Property Owner: East Coast Regional Office, Orlando, Florida

Business Telephone: 407-520-2888 Home: N/A Fax: N/A

Explanation of Request: Revise plat note to 25,000 sq. ft. of commercial on Parcel A.
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: 4.3 Gross Acreage: 4.3 Prop. Square Footage: 189,013

Existing Use: car rental, maintenance and storage Proposed Use: Parking, car rental, maintenance and storage

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 Leigh Robinson Kerr & Assoc. (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: OKLAHOMA
COUNTY OF TULSA
The foregoing instrument was acknowledged

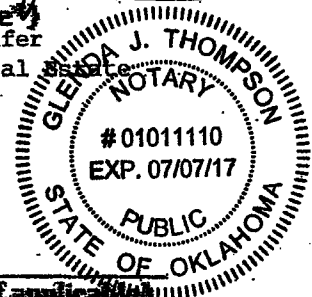
THE HERTZ CORPORATION
By: [Signature]
(Owner / Agent signature)
Michael E. Holdgrafer
Vice President, Real Estate
& Concessions

BEFORE ME THIS 6TH DAY OF MARCH, 2014

By:

Glenda J. Thompson
(Print name of person acknowledging)

[Signature]
(Joint owner signature if applicable)



Notary Glenda J. Thompson
(Signature of Notary Public - State of Oklahoma)

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).**

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**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: DR-037-14: The applicant, The Hertz Corporation, a Delaware Corporation (successor by merger to Hertz Realty Corporation) and Port 5 Ltd c/o David Dix, Wallypark East Coast Regional Office, Orlando, FL, is requesting to amend a notation on the "Nisa Plat" located at 1900 and 1950 NE 7th Avenue.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING AN AMENDMENT OF A NOTATION ON THE NISA PLAT (DR-037-14); PROVIDING FOR CONFLICTS, FURTHER, PROVIDING FOR AN EFFECTIVE DATE

Legally described as:

1900 PARCEL "B", NISA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

1950 PARCEL "A", NISA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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

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

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development Department
Planning Division
April 11, 2014

SUN SENTINEL PROOF

Customer: CITY OF DANIA (PARENT) Contact: DONNA KIRBY Phone: 9549218700
Ad Number: 14193848
Insert Dates: 04/11/2014

Section: CE Class: 720, 11/2010 BLDG PERMITS NOTICES SIZE: 1 X 8.00

Printed By: CH12 Date: 04/09/2014

Price: 206.45

Signature of Approval: _____ Date: _____