



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

**DATE:** May 13th, 2014

**TO:** Robert Baldwin, City Manager

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

**VIA:** Corinne Lajoie, AICP, Principal Planner, LEED G.A. *[Signature]*

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

**SUBJECT:** **TX-35-14:** The applicant, Leigh R. Kerr, representing 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, Florida, is requesting a Text Amendment to add uses to the Schedule of Permitted Uses List in the Industrial Research Office (IRO) zoning district. (FIRST READING)

**REQUEST**

**TEXT AMENDMENT**

To amend the Industrial Research Office (IRO) Schedule of Permitted Uses List.

The applicant is requesting to allow automobile rental (indoor/outdoor) as well as parking for vehicles and equipment in the Schedule of Permitted Uses within the Industrial Research Office (IRO) zoning district. This text amendment will allow the applicants the continuation of the uses as well as accommodating a future expansion.

Staff is in support of the request to allow the following uses within the IRO zoning district with the following conditions:

Automobile rental (indoor/outdoor) and Parking for vehicles and equipment with the following conditions:

- The building(s) shall resemble that of an office building, particularly those facing public rights-of-way and adjoining residential areas. This may include use of substantial construction materials (ex: stucco or stone over concrete for exterior building walls), pedestrian scale architectural treatment, significant use of window and door glass, landscaping directly adjacent to a building, and overhead doors and loading activities to be located to the rear of buildings, within interior areas between buildings, or within interior side yards.
- Must be located at least five hundred (500) feet from any property with a "residential" land use plan designation.
- On-site parking and storage of vehicles shall not be visible from the public right-of-way.
- Properties larger than fifteen (15) acres must be secured and the area must be screened by providing an opaque fence or wall (chain link with slat not permitted) with a fifteen-foot wide landscape buffer with a two and one-half-foot high berm along

the front property line and a minimum of seven and one-half-foot wide landscape buffer areas along the side and rear property lines. The landscape buffer areas shall also have a continuous hedge screen with a minimum height of three (3) feet and provide trees planted every forty (40) linear feet. The opaque fence or wall must be located on the inside of the landscape buffer area.

- Properties less than fifteen (15) net acres shall provide a ten-foot wide landscape buffer along the front property line and a five-foot wide landscape buffer on the side and rear with required linear trees and hedges.

The applicant will be requesting site plan review in the future to expand the surface parking and maintenance facility by approximately 25,000 sq. ft. to support the Hertz Rental Car facility. During the site plan review process, any subject conditions will be established. Site plans are reviewed by staff at the Development Review Committee prior to being heard at a public hearing.

#### **PLANNING AND ZONING BOARD RECCOMENDATION**

On April 16<sup>th</sup>, 2014, the Planning and Zoning Board recommended approval of the proposed text amendment.

#### **STAFF RECOMMENDATION**

Approve the text amendment as conditional uses with the above restrictions.



**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: \_\_\_\_\_

Petition No.: \_\_\_\_\_

(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: 2150 NE 7<sup>th</sup> Avenue, Dania Beach

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

Recorded Plat Name: Port Everglades Commerce (122-33)

Folio Number(s): 5042 26 38 0020 Legal Description: See attached.

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: Text Amendment to IRO. See Attachment 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: 9.6 Gross Acreage: 9.6 Prop. Square Footage: n/a

Existing Use: car rental 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 B of the Dania Beach Land Development Code.

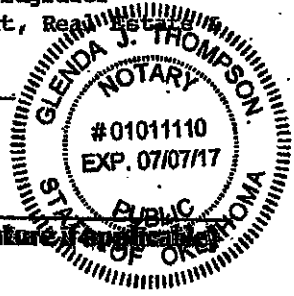
STATE OF: OKLAHOMA  
COUNTY OF: TULSA  
The foregoing instrument was acknowledged

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

BEFORE ME THIS 16<sup>th</sup> DAY OF MARCH, 2014

By: [Signature]  
Glenda J. Thompson  
(Print name of person acknowledging)

(Joint owner signature)



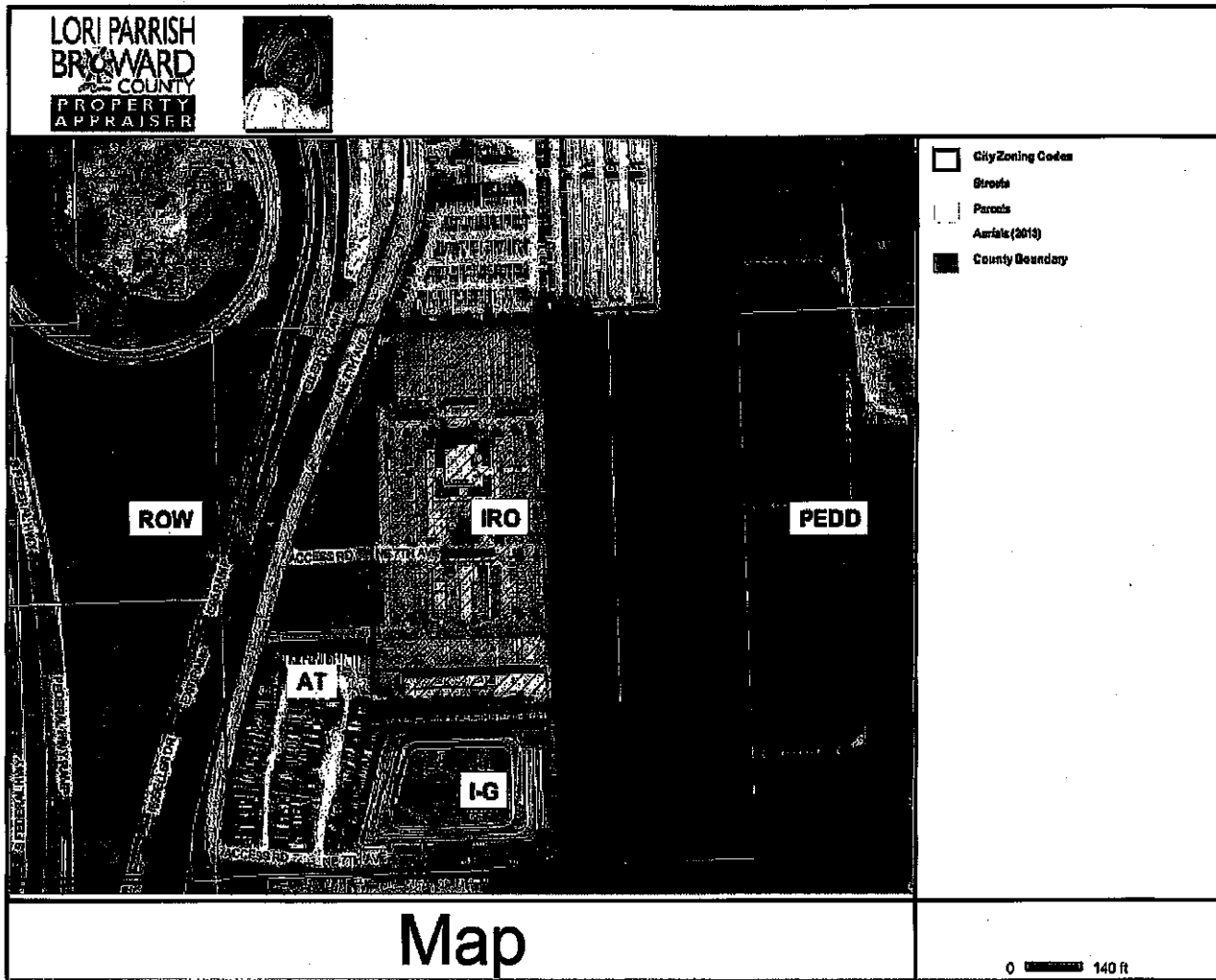
Notary [Signature]  
(Signature of Notary Public - State of Oklahoma)

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).

**NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.**  
**ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.**





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**City of Dania Beach, Florida**  
**Department of Community Development**  
**Planning and Zoning Division**  
 (954) 924-6885 X3643  
 (954) 922-2687 Fax

**Standard Development Application**

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Location Address: 1950 NE 7<sup>th</sup> 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: East Coast Regional Office, Orlando, Florida The Hertz Corporation, a Delaware Corporation (successor by merger to Hertz Realty Corporation)

Address of Property Owner: c/o David Dix, Wallypark

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

Explanation of Request: Text Amendment to IRO. See Attachment 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 Santa 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 Santa Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Santa Beach Land Development Code.

THE HERTZ CORPORATION

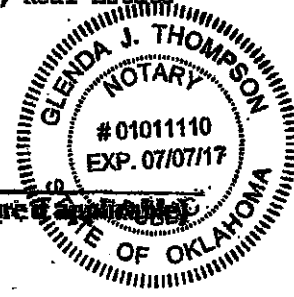
STATE OF: OKLAHOMA  
COUNTY OF: TULSA  
The foregoing instrument was acknowledged

By: Michael E. Holdgrafer  
(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)

(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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**LORI PARRISH**  
**BRYANWARD**  
 BROWARD COUNTY  
 PROPERTY APPRAISER



Site Address	1950 NE 7 AVENUE, DANIA BEACH	ID #	5042 26 09 0010
Property Owner	HERTZ REALTY CORP ATTN: TAX DEPT	Millage	0413
Mailing Address	225 BRAE BLVD PARK RIDGE NJ 07656	Use	27
Abbreviated Legal Description	NISA PLAT 147-14 B PARCEL A		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2013 Exemptions and Taxable Values to be reflected on the Nov. 1, 2013 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2014	\$2,268,140	\$605,670	\$2,873,810	\$2,873,810	
2013	\$2,268,140	\$605,670	\$2,873,810	\$2,873,810	\$63,364.94
2012	\$2,268,140	\$605,670	\$2,873,810	\$2,873,810	\$62,731.10

**IMPORTANT:** The 2014 values currently shown are "roll over" values from 2013. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2014, to see the actual proposed 2014 assessments and portability values.

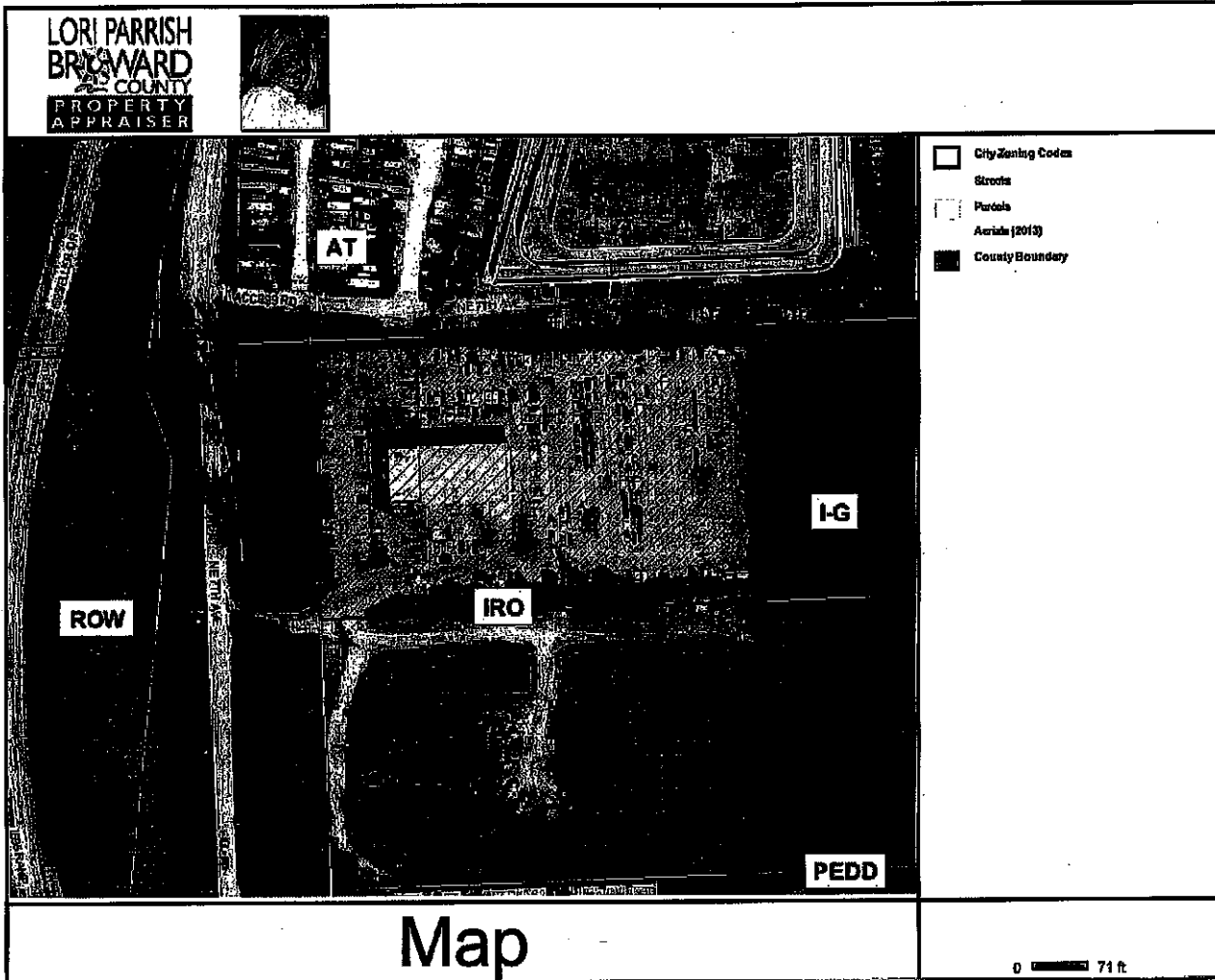
2014 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,873,810	\$2,873,810	\$2,873,810	\$2,873,810
Portability	0	0	0	0
Assessed/SOH	\$2,873,810	\$2,873,810	\$2,873,810	\$2,873,810
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,873,810	\$2,873,810	\$2,873,810	\$2,873,810

Sales History			
Date	Type	Price	Book/Page or CIN
2/15/1995	WD*	\$5,750,000	23158 / 52
6/1/1994	WD	\$725,000	22237 / 622

Land Calculations		
Price	Factor	Type
\$12.00	189,012	SF
Adj. Bldg. S.F. (See Sketch)		9313

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
9313						137.1		



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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

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Explanation of Request: Text Amendment to IRO. See Attachment 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: 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 5 of the Dania Beach Land Development Code.

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

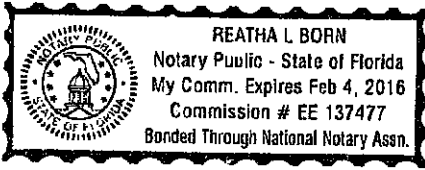
Port 5, Ltd., a Florida limited partnership  
By: Port %, Inc., a Florida corporation, its General Partner  
By: [Signature]  
(Owner / Agent signature\*)

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

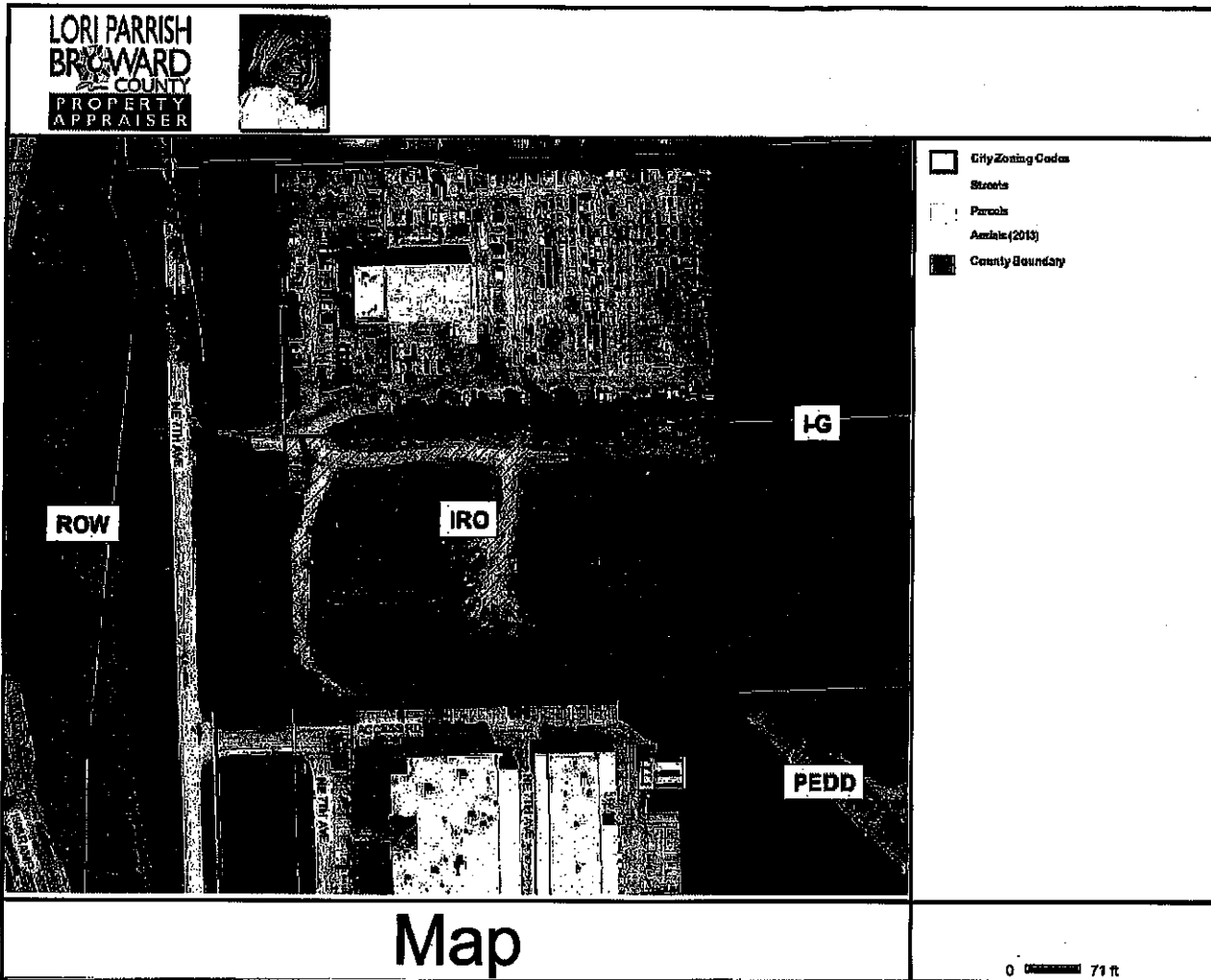
Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

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## **ZONING TEXT AMENDMENT**

**Amend the Permitted Uses within the IRO District to include:**

- **Automobile rental (indoor/outdoor)**
- **Parking for vehicles and equipment**

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: Wednesday, May 13, 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: TX-35-14: The applicant, Leigh R. Kerr, representing The Hertz Corporation, a Delaware Corporation (successor by merger to Hertz Realty Corporation) c/o David Dix, Wallypark East Coast Regional Office, Orlando, FL., is requesting a Text Amendment to add uses to the Schedule of Permitted Uses List in the Industrial Research Office (IRO) zoning district.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE TEXT AMENDMENT REQUEST MADE BY LEIGH R. KERR, REPRESENTING 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, FLORIDA, PROVIDING FOR AMENDMENT OF ARTICLE 115, ENTITLED "INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE" OF CHAPTER 28 "LAND DEVELOPMENT CODE" OF THE CODE OF ORDINANCES, TO ADD USES TO THE SCHEDULE OF PERMITTED USES IN THE INDUSTRIAL RESEARCH OFFICE (IRO) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; FURTHER, PROVIDING FOR AN EFFECTIVE DATE..

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.

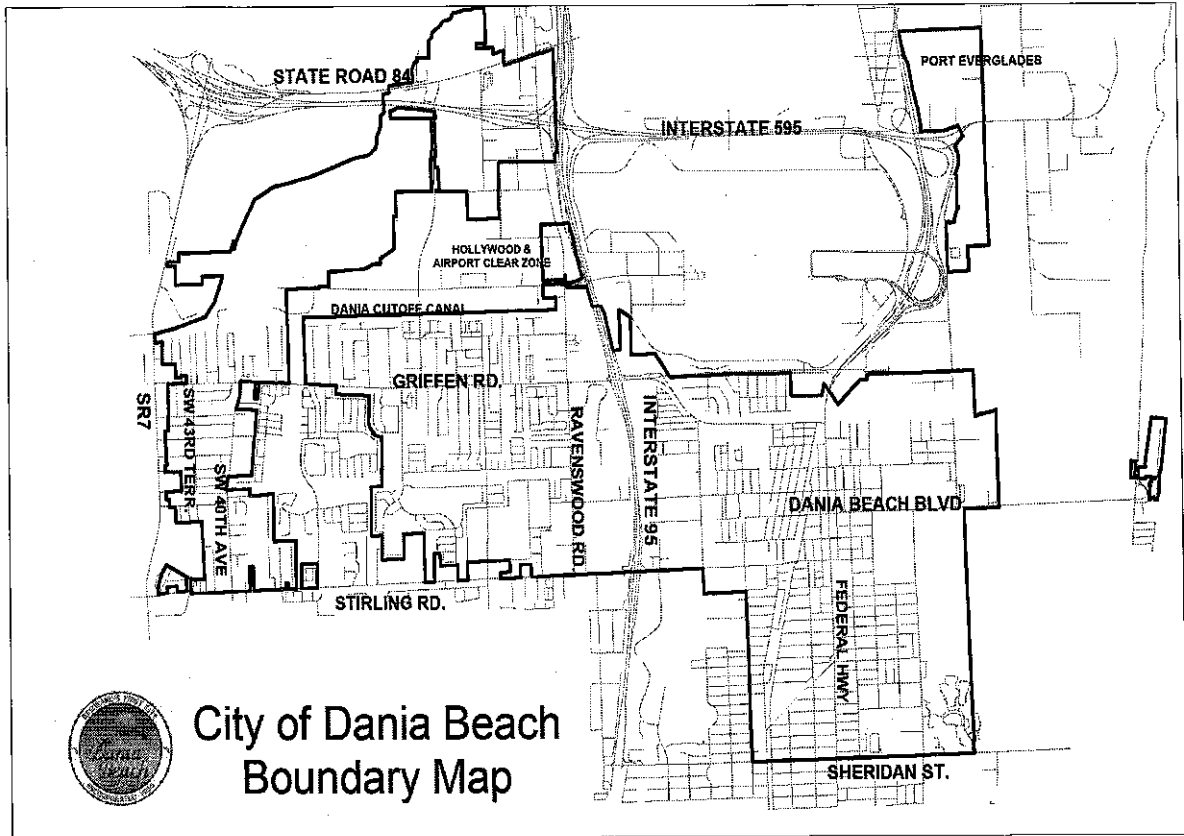
In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 W. Dania Beach Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

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 May 2, 2014





# City of Dania Beach Boundary Map