



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

**DATE:** July 22, 2014

**TO:** Robert Baldwin, City Manager

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

**FROM:** Corinne Lajoie, AICP, Principal Planner, LEED GA *[Signature]*

**SUBJECT:** **SP-69-13Mod.:** The applicant, Lawrence Kramer on behalf of the property owner, Village at Dania Beach, LLC., is requesting to modify a previously approved site plan for the property located at 180 East Dania Beach Boulevard.

**REQUEST**

**SITE PLAN MODIFICATION**

To allow the construction of a six (6) foot wall along a portion of the west property line.

**PROPERTY INFORMATION**

**EXISTING ZONING:** E. Dania Beach Boulevard Mixed Use (EDBB-MU)

**LAND USE DESIGNATION:** Regional Activity Center (RAC)

The subject property is approximately 1.9 acres in size located on the south side of East Dania Beach Boulevard where the Dania Beach Hotel previously stood. The property is surrounded on three (3) sides (north, east and south) by roadway, but is immediately adjacent to residential property to the west. On March 25, 2014 the City Commission conditionally approved (Reso. No. 2014-021) a site plan for the construction of a mixed-use, seven story building totaling approximately 83,875 square feet. The development includes 144 residential units and 8,700 square feet of retail/commercial space.

**SITE PLAN MODIFICATION**

The applicant is requesting to add a six (6) foot wall to be locating along a portion of the west property line. The proposed wall will be 177 linear feet, located nine (9) feet from the parking garage. This location will allow previously approved landscaping to be installed without disruption.

**CITY COMMISSION PREVIOUS ACTION**

On March 25, 2014 the City Commission approved the site plan, design variance and variances for this project with conditions that remain applicable.

**STAFF RECOMMENDATION**

Staff is recommends approval of the site plan modification.