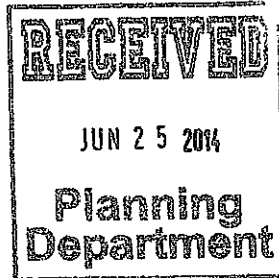


City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning Division
 (954) 924-6805 x3643
 (954) 922-2687 Fax

Standard Development Application

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



Date Rec'd: 6/25/14
 Petition No.: DS-074-14

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's Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: _____

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (circle one): Dennis D. Mele, Esquire

Address of Applicant: Greenspoon Marder, PA, 100 W. Cypress Creek Rd, Fort Lauderdale, FL 33309

Business Telephone: (954) 527-2409 Home: N/A Fax: (954) 333-4009

E-mail address: dennis.mele@qmlaw.com

Name of Property Owner: Dania Beach Developers, LLC

Address of Property Owner: 1450 Brickell Avenue, Suite 1420, Miami, FL 33131

Business Telephone: (305) 371-5254 Home: N/A Fax: (305) 371-4642

Explanation of Request: Code Amendment

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: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? Dania Beach Developers, LLC (Limited Liability Company)

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 Dennis Mele / Alicia Lewis (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

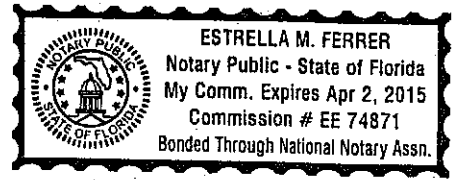
DANIA BEACH DEVELOPERS, LLC
By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 28th DAY OF MAY, 2014

By:
ALAN OJEDA
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature] Estrella M. Ferrer
(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.

Sec. 305-20. Schedule of incentives.

The table below shows the amenities that qualify for height, density and impervious area incentives within the different districts. The amount of the bonuses are delineated below the table. The developer can determine the type and extent of amenities to provide in order to reach the maximum permissible height shown on the height maps.

Y = Incentive credit available N = Incentive credit not available List of amenities that qualify for development incentives	Districts					
	CC	EDBB-MU	SFED-MU	NBHD-MU	GTWY-MU	NBHD RES
Provide public open space or paseo [see section 305-30]	Y	N	N	Y	Y	N
Provide attainable housing [see section 305-40]	Y	Y	Y	N	N	N
Use sustainable building practices [section 305-50]	Y	Y	Y	Y	Y	N
Provide public parking [section 305-60]	Y	Y	Y	Y	Y	N

(Ord. No. 2010-20, § 2(Exh. A), 9-14-10; Ord. No. 2012-015, § 5, 8-14-12)

Sec. 305-30. Incentives for providing public open space.

(A)

In the Neighborhood Mixed-Use District, one (1) story and ten (10) du/ac for a minimum two thousand five hundred (2,500) sf open space that complies with article 312, or a pedestrian paseo that complies with section 309-20. The open space or paseo shall satisfy one hundred (100) percent of the pervious open space requirement for the lot that provides it.

(B)

In the City Center District, two (2) stories and twenty (20) du/ac for a minimum two thousand five hundred (2,500) sf open space that complies with article 312, or pedestrian paseo that complies with section 309-20, and one (1) story and ten (10) du/ac for each full additional one thousand five hundred (1,500) sf of open space that complies with article 312. The open space or paseo shall satisfy one hundred (100) percent of the pervious open space requirement for the lot that provides it.

(C)

In the Beach Gateway Mixed-Use District, three (3) stories and twenty (20) du/ac for a minimum two thousand five hundred (2,500) sf open space that complies with article 312, or pedestrian paseo that complies with section 309-20, and one (1) story and ten (10) du/ac for each full additional one thousand five hundred (1,500) sf of open space that complies with article 312. The open space or paseo shall satisfy

14 stories
100 ~~units~~ per ~~block~~ ~~block~~

one hundred (100) percent of the pervious open space requirement for the lot that provides it.

(D)

Adjoining lots can each contribute a portion of a single open space and earn the bonus. The bonus shall be allocated among the lots proportionate to the open space contribution as agreed between the property owners in a binding development agreement or other instrument acceptable to the city attorney.

(DE)

This intensity bonus is available at the determination of the city commission or designee based upon whether the any given location is appropriate and desirable for open space.

(EE)

The standards for provision of public open space for incentive credit shall be as provided in article 312.

(Ord. No. 2010-20, § 2(Exh. A), 9-14-10)

Sec. 303-70. GTWY-MU, Beach Gateway Mixed-Use District.

(A)

Intent and purpose. To capitalize on the proximity of conservation areas, waterways and the beach, by preserving additional land, thus enhancing the area's assets, by differentiating this district from the more urban EDBB mixed-use district, and by allowing appropriate building height to allow for reduction in footprint and developed land area. This will be accomplished by allowing relatively tall buildings built relatively close to the street, while providing greater setback and landscaping between the building and street than in the East Dania Beach Boulevard mixed-use district.

(B)

Density: max. 3550 du/ac by right; up to 75100 du/ac with density bonus.

(C)

F.A.R.: max. 8.0.

(D)

Generalized permitted uses (see article 302 for specific uses and conditions of use):

Uses	
------	--

Residential Single-Family	
Residential Multifamily	✓
Commercial (Mixed-Use Compatible)	✓
General Commercial	✓
Restricted Commercial	
Entertainment	✓
Lodging	✓
Civic and institutional	✓

✓ - Permitted use

(E)

Pervious landscaped lot area. Twenty-five (25) percent. May be reduced to twenty (20) percent reduction available with incentive bonuses (see article 305).

(F)

Parking. See article 306. Structured parking is not permitted in the first layer.

(G)

Landscaping. See article 307.

(H)

Signage. See article 308.

(I)

Additional development standards. See article 309.

(J)

Architectural and design standards. See article 525.

(K)

Building placement standards.

Diagram Key	Building Placement Requirements (In	Street Type
-------------	-------------------------------------	-------------

	Feet)		Primary	Secondary
"C"	Street setback	Other structures	30' min.	10' min.
"G"	Interior side setback (minimum)		10' except 15' abutting residential	
"I"	Rear setback (minimum)		25'	

(L)

Building frontage standards.

Diagram Key	Standard	All Streets
"D"	Depth of 1st layer	N/A
"E ₁ ...+E _x "	% of lot width that façade must be built on BTL	N/A
"R"	Max. recess from BTL	N/A

(M)

Allowable building and frontage types. Building form is not regulated through building or frontage types in this district.

(N)

Minimum lot width. One hundred (100) feet.

(O)

Minimum lot depth. One hundred (100) feet.

(P)

Maximum building height. Two (2) feet for each one (1) foot of horizontal distance from street lines and property lines, not to exceed fourteen (14) stories and one hundred fifty (150) feet.

(Q)

Height zones map.

1.

The maximum allowable height in this district is based upon proximity to adjacent residential zoning districts and district streets. Allowable height

increases at a rate of two (2) feet per one (1) foot of horizontal distance from an adjacent residential zoning boundary. Therefore, allowable height within one (1) portion of a property might be different than that permitted on another portion. Buildings must be designed accordingly.

2.

Allowable height is indicated on the map as the base allowable height, plus additional height that may be authorized by qualifying for height bonuses pursuant to article 305.

3.

The allowable height of buildings just outside of the district boundary is shown for information purposes.

(Ord. No. 2010-20, § 2(Exh. A), 9-14-10)

SUMMARY OF PROPOSED CODE AMENDMENTS

Dania Beach Developers, LLC, as property owner and applicant request to amend the Dania Beach Code as follows:

1. Amend Section 303-70(B) of the Land Development Code to provide 50 du/ac by right; 100 du/ac with bonus in the Beach Gateway Mixed-Use District (GTWY-MU) and;
2. Create a public art program with an incentive provided to the developer.
 - The public art program will provide an incentive of (2) stories and (30) du/ac to all development, redevelopment, and remodeling requesting a minimum of 25 additional dwelling units.
 - The owner of a development shall pay (\$.50) fifty-cents per square foot of estimated residential gross floor area to the city's public park fund prior to the issuance of a building permit.
3. Include the definition of Residential Gross Floor Area in Section 725-30 of the Land Development Code:
 - Residential Gross Floor Area: The sum of the habitable horizontal area of all residential floors of all stories of a residential building or structure under a roof, including residential kitchens, bedrooms, bathrooms and excluding private garages, maintenance areas, amenity areas, clubhouses, utility areas, operational areas, storage closets, lobby areas, electrical and mechanical facilities, balconies, hallways, stairwells, elevators, basements and subbasements, covered parking, loading areas, and parking structures.

