

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.: RZ-C02-14

(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: 181 South Bryan Road

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

Recorded Plat Name: San-Mar Plat

Folio Number(s): 5042-33-47-0010 Legal Description: See attached

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

Address of Applicant: Greenspoon Marder, P.A., 100 W. Cypress Creek Road, Fort Lauderdale, FL 33309

Business Telephone: (954) 537-2409 Home: (954) 649-7711 Fax: (954) 333-4009

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

Name of Property Owner: Florida Silica Sand Company

Address of Property Owner: 4491 S. State Road 7, Suite 312, Fort Lauderdale, FL 33314

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Rezoning from IRO to C3
*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: 24.14 Gross Acreage: N/A Prop. Square Footage: T.B.D

Existing Use: Vacant Proposed Use: Commercial

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

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 Greenspoon Marder, P.A. (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: [Signature] C.O.D./V.P.
(Owner / Agent/signature*)

BEFORE ME THIS 30 DAY OF April, 20 14

By:

Donna M Brooks
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



DONNA M. BROOKS
MY COMMISSION # FF 063593
EXPIRES: January 5, 2018
Banded Thru Budget Notary Services

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.

DANIA BEACH BLVD

N89°56'35"E 1273.96'

DUKE & DUKE
SUBDIVISION
PB 124, PG 48
BCR

N00°44'17"E 663.71'

**FLORIDA SILICA SAND COMPANY
PARCEL "A"
SAN-MAR PLAT
PB 142, PG 18
BCR**

24.14 ACRES±
1051463 SQ.FT.±

L1
S00°56'35"W 329.90'

L2

230.00'

S00°56'35"W

BRYAN ROAD

1006.61'(C)
S89°58'35"W
S89°58'33"W 1006.58'

NORTH LINE OF THE SOUTH 1/4
OF THE S.W. 1/4 OF THE S.E. 1/4
OF SECTION 33-50-42

S.W. 18TH AVE

**TRACT A
HILTON
GARDENS AT
STIRLING
ROAD
PB 171, PG 14
BCR**

WEST LINE OF THE EAST 1/4
OF THE S.W. 1/4 OF THE
S.W. 1/4 OF THE S.E. 1/4 OF
SECTION 33-50-42

**ORB 41719,
PB 283
BCR**

EAST LINE OF THE WEST 1/4
OF THE S.E. 1/4 OF THE S.W.
1/4 OF THE S.E. 1/4 OF
SECTION 33-50-42

N00°53'38"E 469.32'

261.24'

S00°56'35"W

L4

**PARCEL A
STIRLING ROAD
PLAZA
PB 178, PG 112
BCR**

**ORB 41724,
PB 283
BCR**

**TRACT A
THE GADDIS
PLAT
PB 112, PG 7
BCR**

L9

LB 200.00'

N89°59'21"W

L7

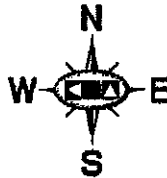
L6

LEGEND

- PROPERTY LINE
- SECTION LINE
- BCR BROWARD COUNTY RECORDS
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE

STIRLING ROAD

SOUTH LINE OF THE S.E. 1/4 OF
SECTION 33-50-42



SURVEYORS NOTES

1. THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY AND IS NOT BASED ON A FIELD SURVEY.
2. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE SAN-MAR PLAT AS RECORDED IN PLAT BOOK 142, PAGE 18, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.

This certifies that a legal description and sketch of the property described hereon was made under my supervision and that this legal description and sketch meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 61-12, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
Subject to notes and notations shown hereon.

E.C. Demeter
E.C. DEMETER, P.S.M. No. 5179
DATE: 4-25-14

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER ABOVE.

REVERSE STREET AND PLAT NAMES - 4-14-14

SHEET NUMBER	DATE
1	4-9-14
OF	PROJECT NO.
2	147337007

**REZONING EXHIBIT
FLORIDA SILICA SAND COMPANY PARCEL
CITY OF DANIA**

SCALE	1"=200'
DESIGNED BY	---
DRAWN BY	PCS
CHECKED BY	ECD

Kimley-Horn and Associates, Inc.
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
440 517th STREET, SUITE 200, VERO BEACH, FL 32980
PHONE: 772-794-6100
WWW.KIMLEY-HORN.COM LB 888

LEGAL DESCRIPTION

PARCEL "A", SAN - MAR PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S44° 33' 25"E	42.80'
L2	S07° 47' 09"W	100.72'
L3	S89° 03' 25"E	12.00'
L4	S07° 47' 09"W	100.72'
L5	S45° 28' 33"W	42.08'
L6	N89° 59' 21"W	53.26'
L7	N83° 08' 55"W	100.72'
L8	N00° 53' 38"E	134.99'
L9	S89° 59' 21"E	100.00'

SHEET NUMBER 2 OF 2	DATE 4-9-14	REZONING EXHIBIT FLORIDA SILICA SAND COMPANY PARCEL CITY OF DANIA	SCALE N/A	 Kimley-Horn and Associates, Inc. © 2014 KIMLEY-HORN AND ASSOCIATES, INC. 440 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-784-4100 WWW.KIMLEY-HORN.COM LB 606
	PROJECT NO. 147337007		DESIGNED BY _____ DRAWN BY PCS CHECKED BY ECD	

Florida Silica Sand Company Property Rezoning Request

The Florida Silica Sand Company ("Silica Sand") is the owner of approximately 24 acres of land on the north side of Stirling Road and east of I-95 ("Property") in the City of Dania Beach ("City"). Silica Sand is negotiating the sale of the Property to Master Development, Inc. ("Master Development") for a redevelopment project. The redevelopment plan includes several parcels with a mix of uses. Currently the Property is zoned IRO and the request is to rezone the Property to C-3 in order to provide for the maximum flexibility for the proposed commercial redevelopment plan. The proposed rezoning meets the rezoning criteria of the City of Dania Beach Land Development Code as documented below.

- (1) The request is consistent with the city's comprehensive plan; and

The Property is designated Regional Activity Center (RAC) on the City of Dania Beach Land Use Plan Map. The RAC is comprised of approximately 1,344 acres located east of I-95 between Griffin Road and Sheridan Street. The permitted uses in the RAC include but are not limited to residential, hotel, commercial, and industrial. The uses permitted in the proposed C-3 zoning district are consistent with the RAC land use plan designation. Therefore, the proposed application is consistent with the City of Dania Beach Comprehensive Plan.

- (2) The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission.

The proposed rezoning is consistent with the Community Redevelopment Area plan as discussed below.

- (3) The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts.

The area generally located on the north side of Stirling Road between I-95 and Bryan Road has a number of zoning designations including C-3, C-4, IROM and IRO. The proposed rezoning of the Property to C-3 is consistent with the other existing zoning designations in the area and will not create an isolated district which is unrelated to adjacent or nearby districts because other properties in the area have similar zoning designations. Therefore, approval of the rezoning request would not

extend a privilege to Silica Sand or Master Development that has not been extended to other properties in the area.

- a. The request furthers the city's adopted community redevelopment plan.

The Property is located in the West Bryan Road redevelopment area of the City Community Redevelopment Area (CRA). The proposed rezoning will facilitate development of commercial uses that are consistent with those uses on the south side of Stirling Road and will not hinder future development in the adjacent Marine area of the CRA.

- b. There exists changed or changing conditions which make approval of the request appropriate.

Master Development is working on an assemblage of land in the CRA which fronts on Stirling Road and would be suitable for commercial development. This commercial development would not have a negative impact on the remaining lands in the CRA. The resulting development would provide for increased tax base to support additional improvements in the CRA thereby stimulating redevelopment in the CRA.

- c. The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.

The Property is located along a primary east-west corridor in the City and in close proximity to I-95. Properties to the south are currently developed with commercial uses. Development of the Property with commercial uses is appropriate given the location of the Property in relation to the regional roadway network and the other commercial development. Therefore, the rezoning would provide for orderly development in the CRA which is consistent with adjacent uses.

DANIA BEACH BLVD

N89°56'35"E 1273.96'

DUKE & DUKE
SUBDIVISION
PB 124, PG 48
BCR

N00°44'17"E 663.71'

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STIRLING ROAD
PLAZA
PB 178, PG 112
BCR

ORB
33874,
PG 209
BCR

TRACT A
THE GADDIS
PLAT
PB 112, PG 7
BCR

L8 200.00'
N89°59'21"W

L9 200.00'
S00°56'35"W

L4 261.24'
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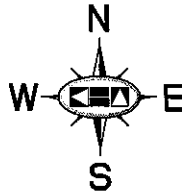
BRYAN ROAD

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