

City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning Division
 (954) 924-8805 x3843
 (954) 922-2887 Fax

Standard Development Application

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

Date Rec'd: _____

Petition No.: RZ-623-14

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: The North side of Stirling Road Between I-95 and Bryan Road

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

Recorded Plat Name: _____

Folio Number(s): 5042-33-00-0640 Legal Description: _____

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

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

Business Telephone: (954) 527-2409 Home: (954) 648-7711 Fax: (954) 333-4009

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

Name of Property Owner: CF & A Hill Family Ltd.

Address of Property Owner: 261 SW 13 Street, Dania Beach, FL 33004-4232

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Rezoning from IROM and C-2 to C-3
 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: 7.32 Gross Acreage: N/A Prop. Square Footage: T.B.D.

Existing Use: Vacant Proposed Use: Commercial

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

CF & A HILL FAMILY LTD., a Florida limited
partnership

By: Jeanine L. Hill
Jeanine L. Hill, General Partner
(Owner / Agent signature*)

BEFORE ME THIS 6th DAY OF May, 2014

By:

Jeanine L. Hill, General Partner
(Print name of person acknowledging)

N/A
(Joint owner signature if applicable)

Notary Wilson C. Atkinson, III
(Signature of Notary Public – State of Florida)



Personally known or Produced Identification _____ 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 SCHEDULES FOR A MEETING

**ALL APPLICATIONS MUST BE DETERMINED COMPLETED BY STAFF
BEFORE PROCESSING OCCURS**

CF&A Hill Family Ltd. Property Rezoning Request

CF&A Hill Family Ltd. ("Hill Family") is the owner of approximately 7.32 acres of property on the north side of Stirling Road and east of I-95 ("Property") in the City of Dania Beach ("City"). The Hill Family 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 IROM and C-2. The request is to rezone the Property to C-3 in order to provide for the maximum flexibility for the 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 the Hill Family 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, if applicable.

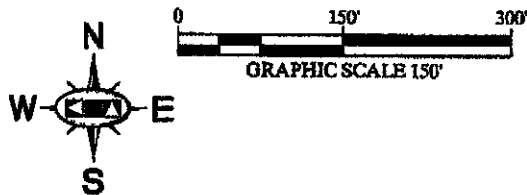
The Property is located in the West Bryan Road redevelopment area of the City Community Redevelopment Area (CRA). The proposed rezoning will facilitate development of commercial uses that are consistent with those uses on the south side of Stirling Road and will not hinder future development in the adjacent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



PARCEL A
SAN-MAR PLAT
PB 142, PG 18
BCR

670.88'
N89°58'35"E

NORTH LINE OF THE SOUTH 1/2 OF
THE S.W. 1/4 OF THE S.E. 1/4 OF
SECTION 33-50-42

CF & A HILL FAMILY LTD.
ORB 41719,
PG 283
BCR
7.32 ACRES±
318909 SQ.FT.±

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

WEST LINE OF THE EAST 1/2
OF THE S.W. 1/4 OF THE
S.W. 1/4 OF THE S.E. 1/4 OF
SECTION 33-50-42

489.32'
S00°53'38"W

EAST LINE OF THE WEST 1/2
OF THE S.E. 1/4 OF THE S.W.
1/4 OF THE S.E. 1/4 OF
SECTION 33-50-42

613.94'
N00°48'44"E

E 1/2 OF THE
SW 1/4 OF THE SW
1/4 OF THE SE 1/4 OF
SECTION 33

W 1/2 OF THE
SE 1/4 OF THE SW 1/4
OF THE SE 1/4 OF
SECTION 33

PARCEL A
STIRLING ROAD
PLAZA
PB 178, PG 112
BCR

145.03'
S00°53'38"W

N89°59'21"W 639.85'

ORB
32874
PG 209

TRACT A
THE GADDIS
PLAT
PB 112, PG 7
BCR

175

175

P.O.B.
LESS AND
EXCEPT
PARCEL

EXISTING
NORTHERLY
R/W LINE
30.14'
N89°59'21"W

LESS AND
EXCEPT
PORTION

STIRLING ROAD

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

ORIGINAL
NORTHERLY
R/W LINE

LEGEND

—————	PROPERTY LINE
—————	SECTION LINE
BCR	BROWARD COUNTY RECORDS
ORB	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING
PB	PLAT BOOK
PG	PAGE
RAW	RIGHT OF WAY

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 DEED OF RECORD FOUND IN ORB 41719, PG 283 AND THE SURROUNDING PLATS RECORDED IN PB 112, PG 7; PB 142, PG 18; PB 171, PG 14 AND PB 178, PG 112.
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 33-17, 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.

REVISED STREET AND PLAT NAMES - 4-14-14

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

REZONING EXHIBIT
CF & A HILL FAMILY LTD. PARCEL
CITY OF DANIA

SCALE	1"=150'
DESIGNED BY	
DRAWN BY	PCS
CHECKED BY	ECD

Kimley-Horn and Associates, Inc.
 © 2014 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 204, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM LB 008

LEGAL DESCRIPTION

THE WEST ONE-HALF (W ½) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) AND THE EAST ONE-HALF (E ½) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT WHERE THE EASTERN BOUNDARY LINE OF THE WEST ONE-HALF (W ½) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, INTERSECTS THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD THENCE WESTERLY ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD, A DISTANCE OF 639.85 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE SAID EASTERN BOUNDARY LINE OF THE WEST ONE-HALF (W ½) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, A DISTANCE OF 175 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SAID NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD, A DISTANCE OF 639.85 FEET, MORE OR LESS, TO THE POINT WHERE SAID LINE INTERSECTS WITH THE EASTERN BOUNDARY LINE OF THE SAID WEST ONE-HALF (W ½) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTHERLY ALONG SAID EASTERN BOUNDARY LINE OF THE WEST ONE-HALF (W ½) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING.

SHEET NUMBER 2 OF 2	DATE 4-9-14	<p align="center">REZONING EXHIBIT CF & A HILL FAMILY LTD. PARCEL CITY OF DANIA</p>	SCALE N/A	 <p>Kimley-Horn and Associates, Inc. © 2014 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, NERO BEACH, FL 33590 PHONE: 772-784-6100 WWW.KIMLEY-HORN.COM LI 000</p>
	PROJECT NO. 147537007		DESIGNED BY ---	
			CHECKED BY ECD	

This document, together with the sheets and design professional fees, is the instrument of service, to be retained only for the specific purpose and shall not be used for any other purpose without the written consent of Kimley-Horn and Associates, Inc. All other uses are prohibited. Drawing name: K:\VRB_LDEV\Lennor\Danis Place, old Boomers, Danis Beach FL\ByOthers\Surveyor\Rezoning Parcels 9 and 10\PARCEL 10 SKETCH.dwg BORDER (2) Apr 25, 2014 9:24am by:

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, September 9, 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: RZ-63-14: The applicant, Dennis D. Mele, Esq., on behalf of the property owner CF & A Hill Family, Ltd., is requesting to rezone a property from Industrial, Research, Office, Marine (IROM) and Community Business District (C-2) to General Commercial District (C-4) for a property located at the north side of Stirling Road between Interstate 95 and Bryan Road.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE REQUEST MADE BY DENNIS D. MELE, ESQ., AGENT FOR THE PROPERTY OWNER FLORIDA CF & A HILL FAMILY LTD., TO REZONE PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN INTERSTATE 95 AND BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA, AND LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM INDUSTRIAL, RESEARCH, OFFICE, MARINE (IROM) AND COMMERCIAL BUSINESS DISTRICT (C-2) TO GENERAL COMMERCIAL DISTRICT (C-4), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Legally Described as: THE WEST ONE-HALF (W ½) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) AND THE EAST ONE-HALF (E ½) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

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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
Publish: Friday, August 29, 2014
Planning Division