



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

DATE: September 9, 2014

TO: Robert Baldwin, City Manager

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

FROM: Mariluz Maldonado, City Planner *[Signature]*
Corinne Lajoie, AICP, LEED Green Associate, Principal Planner *[Signature]*

SUBJECT: **OT-079-14** - The applicant, Jeff Falkanger on behalf of the property owner, Cohen Brothers Realty, is requesting alternate parking standards for showroom uses located at 1855 Griffin Road (Design Center of the Americas-DCOTA).

REQUEST

To allow the parking requirement ratio for showroom space to be based on one (1) parking space per every one-thousand (1,000) square feet, instead of one (1) per every five-hundred (500) square feet per Code Section 265.50.

PROPERTY INFORMATION

EXISTING ZONING: General Commercial District (C-4)
LAND USE DESIGNATION: Commercial

The subject property is located east of I-95, north of NW 2nd Street, south of Griffin and west of Old Griffin Road. Back in 2012, the applicant obtained approval of a plat note change that would allow the construction of 620,000 square feet of showroom and 380,000 square feet of office/educational use. Today, the site contains three, four-story buildings with 781,000 square feet total and 1,111 parking spaces. Also, it contains an ancillary restaurant use that was not accounted for in the parking calculations because it primarily serves the existing tenants.

The applicant has submitted a request to reduce the parking ratio for the showroom from 1:500, which is required for showrooms associated with furniture, large appliances or decorators, to 1:1,000. A parking study with vehicular data was supplied by the applicant as justification for the request. (See attached)

The following table contains a list of the existing uses and the parking requirements based on today's Code:

Square footage and use	Code required parking ratio	Total required parking spaces	Proposed parking ratio	Total required parking spaces with new ratio
218,636 sq. ft. of showroom	1/500 sq. ft.	438	1/1,000 sq. ft.	219
124,955 sq. ft. of office (88,055 sq. ft. of existing and 36,900 sq. ft. of proposed office)	1/300 sq. ft.	417	Not changed	417
437,209 sq. ft. of vacant space	Not identified at this time	Not identified at this time	Not identified at this time	Not identified at this time
Total square footage: 781,000		Total required: 855		Total required: 636

With the proposed alternate parking ratio, the parking Code requirements for showroom would be reduced from 438 to a total of 219 parking spaces. All other requirements and ratios for all other uses will remain the same.

The applicant makes the following justification as enclosed in the application package containing the Engineering Traffic Study and analysis of the proposed alternative parking standard:

1. Office parking generally occurs between the hours of 8:00 a.m. and 9:00 a.m. This is confirmed by the large number of occupied parking spaces in zone 1 (nearest the occupied office space) at 9:00 a.m.
2. Showroom parking generally occurs between 9:00 a.m. and 10:00 a.m. This is confirmed by the large increase by the in occupied spaces in zones 2&3 (see attached plans) at the 11:30 a.m. occupied parking space count.
3. Showroom peak time is around 11:30 a.m. where additional 130-172 parking spaces are occupied.
4. At no time during the study (see parking chart) did the total number of occupied parking spaces exceed 406 spaces.
5. Even at showroom peak time, only ½ of the parking spaces devoted to showroom are being utilized.

Section 265-60 (D) allows the City Commission to review and approve alternative parking standards. Staff is in support of this request.

STAFF RECOMMENDATION

Approve to change the showroom parking standards to 1 parking space required to per 1,000 square feet of showroom area.

RESOLUTION NO. 2014-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING AN ALTERNATE PARKING STANDARD FOR SHOWROOM USES (APPLICATION NO. OT-079-14), SUBMITTED BY JEFF FALKANGER ON BEHALF OF COHEN BROTHERS REALTY, FOR PROPERTY LOCATED AT 1855 GRIFFIN ROAD (THE "DESIGN CENTER OF THE AMERICAS" OR "DCOTA" CENTER) IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 265.60 of the Dania Beach Land Development Code ("LDC"), allows the City Commission to consider alternate parking standards for developments; and

WHEREAS, Jeff Falkanger, on behalf of Cohen Brothers Realty (the "Applicant") is requesting to modify the Code requirements for showroom parking which require one (1) parking space per every five hundred (500) square feet, to one (1) parking space per every one thousand (1,000) square feet for property located 1855 Griffin Road, known as the Design Center of the Americas (DCOTA); and

WHEREAS, the site is currently being occupied by 218,636 sq. ft. of showroom space, 124,955 sq. ft. of office space, and ancillary restaurant and 437,209 sq. ft. of vacant tenant space; and

WHEREAS, the applicant submitted a parking study with vehicular data as justification for the request, which showed different peak times for the office and showroom uses which also indicated that at showroom peak time, only half of the parking spaces devoted to showroom are being utilized (see exhibit A); and

WHEREAS, with the proposed alternate parking ratio (1/1,000), the parking requirements for the existing showroom would be reduced from 438 spaces to a total of 256 parking spaces; and

WHEREAS, requirements and ratios for all other uses will remain unchanged; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That that certain application (OT-079-14), for use of an alternate parking standard, a copy of which is attached as composite Exhibit "A", and is made a part of and

incorporated into this Resolution by this reference, is approved; all prior approval conditions remain applicable.

Section 2. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 3. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED _____, 2014.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

WALTER B. DUKE, III
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



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

Date Rec'd: _____

Petition No.: _____

Other: ALTERNATE PARKING STANDARD (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: 1855 GRIFFIN ROAD

Lot(s): PARCEL "A" Block: _____ Subdivision: DESIGN CENTER OF THE AMERICAS 119-32 B

Recorded Plat Name: DESIGN CENTER OF THE AMERICAS

Folio Number(s): 5042 33 38 0010
5042 33 38 0020 Legal Description: PARCEL "A" P.B. 119-32B

Applicant/Consultant/Legal Representative (circle one) JEFF FALKANGER

Address of Applicant: 988 S. ANDREWS AVE. FT. LAUDERDALE, FL. 33316

Business Telephone: (954) 764-6575 Home: (954) 557-7472 Fax: (954) 764-8622

E-mail address: JFALKANGER@FSMYARCH.COM

Name of Property Owner: DESIGN CENTER OF THE AMERICAS / DCOA DEV. CO. LTD. PARTNER

Address of Property Owner: 750 LEXINGTON AVE, 29 FLOOR, NEW YORK, NY. 10022

Business Telephone: (212) 838-1800 Home: _____ Fax: (212) 838-5318

Explanation of Request: PROPOSING AN ALTERNATE PARKING STANDARD
For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 31.4 Gross Acreage: 31.4 Prop. Square Footage: 781,000

Existing Use: SHOWROOM / OFFICE Proposed Use: SHOWROOM / OFFICE

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 JEFF FALKANGER (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: _____
(Owner / Agent signature*)

BEFORE ME THIS 7th DAY OF JULY, 2014

By:

MADELINE C. CITRONE
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Madeline C. Citrone
(Signature of Notary Public – State of NEW YORK)

MADELINE C. CITRONE
Notary Public, State of New York
No. 01MA6030446
Qualified in Westchester County
Commission Expires Sept. 13, 2017

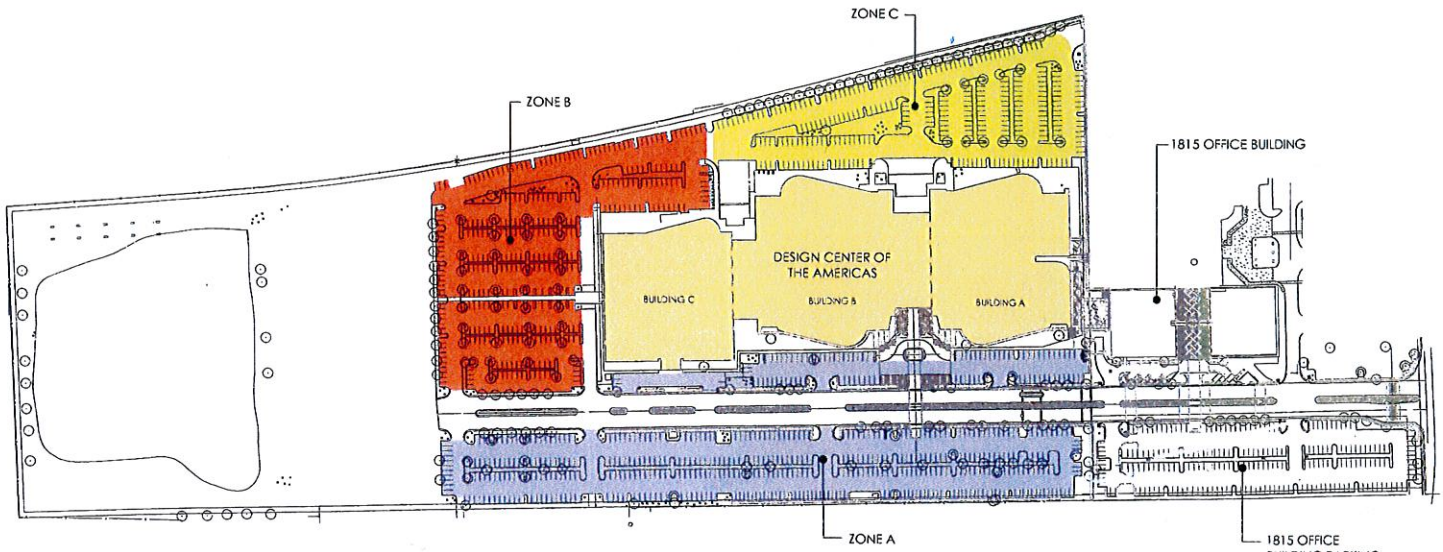
Personally known or Produced Identification _____

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.**



SITE PLAN
SCALE: NTS



DCOTA

EXISTING PARKING
PROPOSED ALTERNATE PARKING STANDARDS

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