



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.: TX-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@gmlaw.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 **Variations** 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\*)

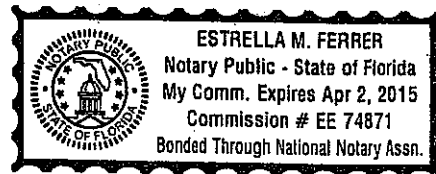
BEFORE ME THIS 28<sup>th</sup> DAY OF MAY, 2014

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.**

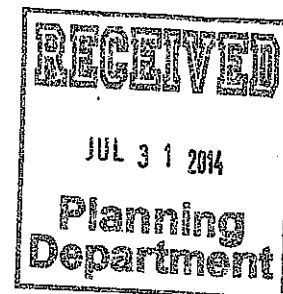
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**SUMMARY OF PROPOSED CODE AMENDMENTS**

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.



# 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 23, 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: **TX-74-14:** The applicant, Dennis D. Mele, Esq., on behalf of Dania Beach Developers, LLC, is requesting text amendments to the Beach Gateway Mixed-Use (GTWY-MU) zoning district and the Incentives section of the Land Development Code (Second Reading)

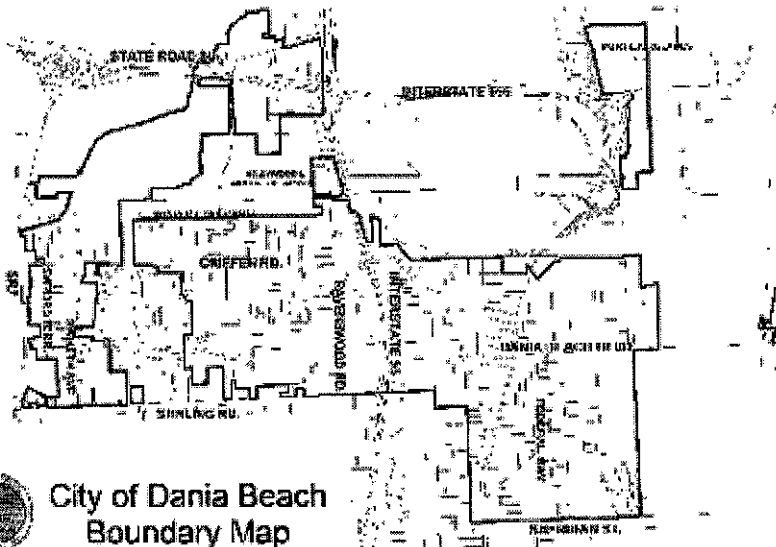
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, PART 3, OF THE "LAND DEVELOPMENT CODE" OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 303, "DISTRICT DEVELOPMENT STANDARDS", CONCERNING DENSITY IN THE CITY CENTER (CC) DISTRICT AND BEACH GATEWAY MIXED-USE (GTWY-MU) DISTRICT AND AMENDING ARTICLE 305, "INCENTIVES", ESTABLISHING DEVELOPMENT INCENTIVES RELATED TO PUBLIC PARKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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 be based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development Department  
Planning Division



City of Dania Beach  
Boundary Map