



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

DATE: October 28, 2014

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **SP-85-14** - The applicant, Bermello, Ajamil & Partners, Inc., is requesting site plan modification approval for the construction of a 237 unit, 14-story, residential development at property located at 480 East Dania Beach Boulevard.

SITE PLAN MODIFICATION

To allow the construction of a 237-unit, 14-story, residential development and associated parking garage.

PROPERTY INFORMATION

EXISTING ZONING:	Gateway-Mixed Use (GTWY-MU)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
OVERLAY DISTRICT:	Community Redevelopment Agency (CRA) Commercial Arterial Design District

The subject property is the location of the former San Soucey motel on East Dania Beach Boulevard. The property owner obtained site plan approval for the construction of a new hotel on this property in 2010. On August 28, 2012 the City Commission approved a site plan and variance for a 181-units, 12-story residential building. On February 18, 2013 staff issued an extension as required by Florida Statute Executive Order which extended the approval until January 24, 2017.

SITE PLAN

Today the applicant is requesting to modify the previously approved site plan. The proposed project footprint, landscaping and architecture is substantially the same as was previously approved.

Site plan approval is being requested to allow the construction of a 237 unit, 14-story residential building with an associated parking garage on a site approximately 2 acres in size. The total project area is 407,607 gross square feet, including the garage. The proposed project footprint, landscaping and architecture is substantially the same as was previously approved. Similar to the previously approved design, the primary façade facing East Dania Beach Boulevard includes a series of windows and balconies matching the upper residential levels that mask the parking garage. The changes proposed in this modification include parking increase from 320 to 370 spaces, an addition 56 units and two additional floors.

Several prior reports and approvals have been revised and updated based on the revisions proposed at this time. These approvals include an environmental assessment, Final School Capacity Availability Determination from Broward County School Board, Broward County Aviation Department, FDOT pre-application letter, and FAA no hazard determination.

The applicant has indicated that all signage will be provided under separate permit at a later date which will require separate review and permit.

The Land Development Code requires residential development to provide public park dedication as identified in Section 805-110. The site plan shows a recreation deck on the top level of the parking garage. Provided the applicant records a covenant which runs with the land, in a form acceptable to the city attorney regarding the private open space shown on the site plan, a credit can be applied, which would result in .18925 acres of park land dedication required. Payment in lieu of park land may be accepted by the City Commission based upon current appraisals. An appraisal dated November 2, 2012 values the property at \$1,120,000. That the appraised value, the payment in lieu of park land dedication is \$99,000.47.

This project is located in the RAC and requires assignment of RAC units prior to issuance of a building permit.

The modified site plan and additional 56 dwelling units, requires a plat note amendment, which has been applied for and will be presented at a separate public hearing for approval.

INCENTIVES

In order to take full advantage of the maximum density and height permitted in this zoning district, the applicant is required to provide a series of incentives. The first incentive the developer is participating in is the Sustainable Building Practices. Participation in the Sustainable Building Practices requires the applicant to meet several requirements. One of these requirements including the applicant providing a performance bond, per Section 305-50(H) to be approved by the City Attorney prior to issuance of a building permit.

The second incentive the developer is participating in is the Public Parking Incentive, which will require the applicant to construct 10 public parking spaces on site, or pay \$6,500 per parking space, which equals \$65,000. The applicant has indicated that they will participate through the payment-in-lieu of parking and pay the \$65,000 prior to issuance of a building permit.

The third incentive the developer is participating in is the Public Park Incentive, which allows the developer to provide payment equal to fifty cents (\$.50) per square foot of estimated residential gross floor area in exchange for two additional stories and thirty additional dwelling units per acre. Payment of the Public Parking Incentive fee, in the amount of \$116,006.00, is due prior to issuance of a building permit.

DEVELOPMENT REVIEW COMMITTEE

The site plan was reviewed by the Fire Marshal, Public Services, the City's landscape consultant and the Planning Division. The following staff comments must be addressed by the applicant prior to issuance of a building permit:

1. Payment in lieu of park land dedication equals \$99,000.47, which must be paid prior to the issuance of a building permit, if accepted by the City Commission (Planning).
2. Per Section 805-110(F)(2), provide written agreements and documents acceptable to the City Attorney identifying that the private ownership and maintenance of the open space is adequately provided. Must be provided prior to issuance of a building permit (Planning).
3. Per Section 805-110(F)(3), provide a covenant for the City Attorney to review which restricts such private open space to park, open space and recreational purposes to be recorded in Broward County Public Record prior to issuance of a building permit. Must be provided prior to issuance of a building permit (Planning).
4. Utilization of Sustainable Building Practices Incentive: Per Section 305-50(F)(6) Project site and engineering plans that clearly detail all green building measures which are intended to qualify for incentives. Must be provided prior to issuance of a building permit (Planning).
5. Payment of the Park Incentive fee, in the amount of \$116,006.00 is due prior to issuance of a building permit (Planning).
6. Payment of the Public Parking Incentive fee, in the amount of \$65,000.00, is due prior to issuance of a building permit (Planning).
7. Applicant to post a performance bond for the Sustainable Building Practices based on Section 305-50(H) to be approved by the City Attorney prior to issuance of a building permit.

CITY COMMISSION PREVIOUS ACTION

On February 18, 2013 staff issues an extension to site plan number SP-34-11 (Reso. No. 2012-096) and variance number VA-35-15 (Reso. No 2013-095) per Florida Statutes Executive Order to January 24, 2017.

On August 28, 2012 the City Commission approved variances and site plan approval for the construction of a 181 unit, 12-story, residential development.

On July 24, 2012, the City Commission approved, on first reading, the plat note amendment, changing the use from hotel.

STAFF RECOMMENDATION **SITE PLAN**