

Vander Ploeg and Associates, Inc.
architects and planners license # aac001600

155 east boca raton road
boca raton, florida 33432
October 13, 2014
(561) 368-1403
fax (561) 750-8051

Ms. Corinne Lajoie, AICP
City of Dania Beach – Community Development
100 W. Dania Beach Boulevard
Dania Beach, Florida 33304

RE: Stirling Marina and Boat Sales
150 South Bryan Road, Dania Beach, Florida 33004
Petition no. SP-76-14
VPA Job # 14004

Dear Corinne:

Attached is the City Council Submission with the revisions requested in your e-mail. Sheets SP-1, SP-2 and C-1 have the dock extension revised from 10'-6" to 9'-0" with the total extension not exceeding 16'-6" per the calculation in the tabular data, which we discussed. I also caught the fact the north/south dock is actually a 6'-0" dock and not 8'-0" as was previously noted. Those are the only sheets with bubbled and delta'd revisions. A color rendering is included in pdf format and the colored elevations again as well. One set, signed and sealed at 24" x 36", an 11 x 17 reduced booklet and a CD with the pdf files make up the entire submission. I have previously forwarded approval e-mails from Landscaping and a conditional approval e-mail from Fire requiring only the fire flow calculations for the building which will arrive by pdf this week. I will coordinate with Captain Nance on getting you his final approval e-mail later this week. Also outstanding is the approval letter from the Water Management District on the use of the portion of the canal right-of-way. I am pursuing this with my coastal engineer as a top priority. Please contact me if anything else becomes necessary for completion of this site plan approval process.

Sincerely,


Jack R. Schmidt
Project Manager
Vander Ploeg & Associates, Inc.

504233270010
BRYAN ROAD DEV GROUP LLC
PO BOX 403760
MIAMI BEACH, FL 33140

504233000600
RIVERSTONE PROPERTIES LLC
901 E CARY ST STE 1500
RICHMOND, VA 23219

WESTMINSTER MCINTYRE FAM IREV TR
MCINTYRE, WILLIAM TRSTEE
817 SE 17 ST
FORT LAUDERDALE, FL 33316

504233AA0010
AMERICAN FIRST FEDERAL INC
PO BOX 920
LAKE OSWEGO, OR 97034

STIRLING INDUSTRIAL PARK
% ALAN LEVY
4901 NW 17 WAY SUITE 103
FORT LAUDERDALE, FL 33309

514204000081
SO FL WATER MGMT DISTRICT
PO BOX 24680
WEST PALM BEACH, FL 33416

504233470011
FLORIDA SILICA & CO
4491 S STATE ROAD 7 #312
FORT LAUDERDALE, FL 33314

514204000060
TECHNICRAFT PLASTICS INC
1253 STIRLING ROAD
DANIA BEACH, FL 33004



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, October 28, 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: **SP-76-14/VA-86-14/VA-87-14** - The applicant, Vander Ploeg and Associates, Inc., is requesting variances and site plan approval for the construction of an approximately 20,000 square foot new boat sales and service facility located at 150 Bryan Road.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-76-14) AND VARIANCE REQUESTS (VA-86-14 AND VA-87-14) SUBMITTED BY VANDER PLOEG AND ASSOCIATES, INC., REPRESENTING THE PROPERTY OWNER, PROJECT USA, INC., FOR PROPERTY LOCATED AT 150 BRYAN ROAD, IN THE CITY OF DANIA BEACH; PROVIDING FOR CONFLICTS; 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 based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development Department
Publish: Friday, October 17, 2014
Planning Division



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:

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Dania Beach Administrative Center
100 West Dania Beach Blvd.
Dania Beach, FL 33004

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Community Development Department
Publish: Friday, October 17, 2014
Planning Division

SunSentinel



Order ID: 2763230

GROSS PRICE * : \$161.80

PACKAGE NAME: SSC Notice of
Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal

AdSize(s): 1 Column,

Run Date(s): Friday, October 17, 2014

Color Spec. BW

Preview

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CITY OF DANIA BEACH, FLORIDA

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SunSentinel



Order ID: 2763230

Page 2 of 2

GROSS PRICE * : \$161.80

* Agency Commission not included

**PACKAGE NAME: SSC Notice of
Public Meeting**

BEACH, PROVIDING FOR CONFLICTS;
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) 924-6895 X3643.

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Community Development Department
10/17/2014

Printed: 10/14/2014 11:17:14 AM



JMD ENGINEERING, INC.

August 29, 2014

Mr. Marc LaFerrier, AICP, Director
Community Development
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

Re: Stirling Marina & Boat Sales
RAC Mitigation Fee

Dear Mr. LaFerrier:

As required by the City of Dania Beach's Resolution 2014-049, there is a Regional Activity Center (RAC) mitigation fee required for the proposed site. The mitigation fee is based on a fee schedule of \$21.26 per PM Peak hour trip of the proposed project. The PM Peak Hour trip generation for the site is:

TRIP GENERATION

Land Use	Intensity	PM Peak Hour		
		Total	In	Out
<u>Proposed Development</u>				
New Boat Sales & Service	26,606 s.f.	70	28	42
Recreational Vehicle Sales	ITE:841	= 2.54/1000 SF	36% in:	64% Out

Therefore, the RAC mitigation fee for this project is calculated below:

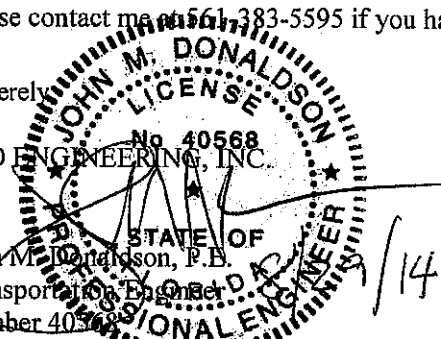
70 PM Peak Hour Trips X \$21.26/trip = \$1,488.20

Please contact me at 561-383-5595 if you have any questions.

Sincerely,

JMD ENGINEERING, INC.

John M. Donaldson, P.E.
Transportation Engineer
Number 40568
Certificate of Authorization
Number CA00009514



Vander Ploeg and Associates, Inc.
architects and planners license # aac001600

155 east boca raton road
boca raton, florida 33432

(561) 368-1403
fax (561) 750-8051

August 29, 2014

Robert J. Nance, Captain
City of Dania District – Fire Marshal's Office
103 W. Dania Beach Boulevard
Dania Beach, Florida 33004

RE: Stirling Marina and Boat Sales
150 South Bryan Road, Dania Beach, Florida 33004
Petition no. SP-76-14
VPA Job # 14004

This narrative will address the remaining DRC comments associated with this project's Final DRC review. Responses are bubbled with the delta no. 2. Both Architectural and Landscaping are attached with highlighted responses.

Fire Rescue Services

1. (new comment) A note has been added to the site data indicating the clearances around all FH's and fire department appliances.
2. Fire flow calculations are underway pending the FH flow data being generated.
3. The Fire flow hydrant test has been ordered from Mircom Engineering Services out of Hollywood, Florida. We are awaiting it's completion.
4. (new comment) Attached sheets SP-1 and SP-2 have been revised to indicate the relocated fire sprinkler point of service discussed in the DRC meeting.
5. Notes at the FDC have been added indicating proximity to FH, distance from curb and the 4'-0" open space on both sides.
6. Signage, curb painting, pavement markings, and striping have all been noted on the plan.

7. (new comment) A new fire lane sign is added at the southern end of the eastern fire lane. It is on the east side of the turf block drive.
6. Attached Landscaping sheets L-1 and L-2, indicate the clearances around all FH's and fire department appliances along with a detail. They have removed an old drawing layer with conflicting hydrant information. At this juncture, architectural, civil and landscaping all show the fire protection equipment in the same locations.

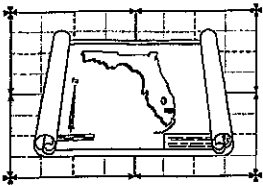
If you are satisfied with these responses, please e-mail or call me to confirm as we are planning to submit plans to Corinne for the October 28, 2014 public hearing by Monday, the 8th of September. When the fire flow calculations are completed I will make sure you receive a copy.

I am available to amplify or clarify any of these responses at your request. Contact me via jack@laoke.com or by phone.



Jack R. Schmidt
Vander Ploeg & Associates, Inc.

CC: Corinne Lajoie via e-mail



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

August 11, 2014

Derek Vander Ploeg
Vander Ploeg & Associates
155 East Boca Raton Road
Boca Raton, Florida 33432

Dear Mr. Vander Ploeg:

Re: Platting requirements for a parcel legally described as Tract "A," "Symons Plat," according to the Plat thereof, as recorded in Plat Book 82, Page 49, of the Public Records of Broward County, Florida. This parcel is generally located on the northeast corner of South Bryan Road and Stirling Road, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting is not required by Section D.2, Chapter IV, of the Broward County Land Use Plan. Section D.2. would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on April 29, 1974.

It is recommended that you contact Broward County's Development Management and Environmental Review Section at 954-357-6637, to inquire about whether additional County review, such as a plat note modification, may be required. Further, some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Matthue Goldstein, Associate Planner, at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

✓BBB:MEG

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach



CONSULTING ENGINEERING & SCIENCE, INC.

Civil Engineers

Coastal Engineers

Environmental Scientists

August 4, 2014

Mr. Derek Vander Ploeg
Vander Ploeg and Associates, Inc.
155 East Boca Raton Road
Boca Raton, Florida 334332

Re: Stirling Marina and Boat Sales
150 S. Bryan Road
Dania Beach, Florida

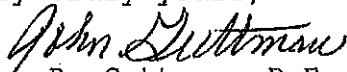
Dear Mr. Vander Ploeg:

Please accept this letter as a report on our field investigations at the above referenced site.

We have conducted three (3) visits to the site to evaluate the land area's existing conditions and wildlife populations including species protected by federal or state laws. Based upon our observations, we have determined that there is no evidence of wildlife populations of protected species present on the site. Therefore, it is our opinion that the proposed project will not adversely affect wildlife populations.

Should you have any questions or require additional information, please contact our office.

Very truly yours,


John R. Guttman, P.E.
President

JRG:agm

(14035)



Vander Ploeg and Associates, Inc.
architects and planners license # aac001600

155 east boca raton road
boca raton, florida 33432
August 6, 2014
(561) 368-1403
fax (561) 750-8051

Ms. Corinne Lajoie, AICP
City of Dania Beach – Community Development
100 W. Dania Beach Boulevard
Dania Beach, Florida 33304

RE: Stirling Marina and Boat Sales
150 South Bryan Road, Dania Beach, Florida 33004
Petition no. SP-76-14
VPA Job # 14004

Dear Corinne:

This letter of transmittal identifies the components of the Final Development Review Committee submission that is attached. There are five (5) copies signed and sealed of each item 1 thru 12.

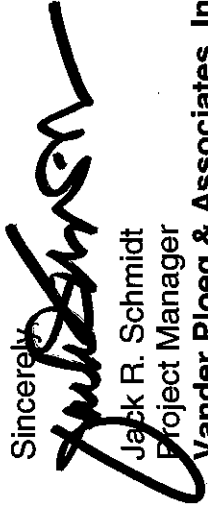
1. Alta/Acsm Survey with added existing trees
2. Plat
3. Site Plan
4. Floor Plans
5. Roof Plan
6. Elevations
7. Building Sections
8. Site Lighting
9. Civil Engineering
10. Landscaping
11. Irrigation
12. Parking Reduction Study
13. Wildlife Protection Letter
14. Variance Application

(1)



15. Variance Application Check
16. BCAD Review Letter
17. Exterior Elevation in color
18. CD with pdf's of Submission

Sincerely,



Jack R. Schmidt
Project Manager
Vander Ploeg & Associates, Inc.

Vander Ploeg and Associates, Inc.

architects and planners license # aac001600

155 east boca raton road
boca raton, florida 33432

(561) 368-1403
fax (561) 750-8051

August 6, 2014

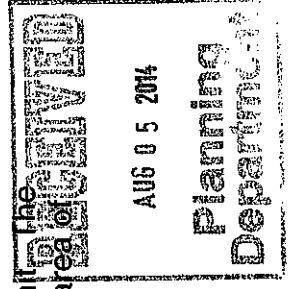
Ms. Corinne Lajoie, AICP
City of Dania Beach – Community Development
100 W. Dania Beach Boulevard
Dania Beach, Florida 33304

RE: Stirling Marina and Boat Sales
150 South Bryan Road, Dania Beach, Florida 33004
Petition no. SP-76-14
VPA Job # 14004

This narrative will address the First DRC comments associated with this project's Final DRC submission review made this date. Responses are bubbled with the delta no. 1.

Planning

1. For information Purposes.
2. An application was made to Broward County on July 28, 2014 for a determination of the plat status. We are still awaiting a response. A copy of the plat was supplied at the DRC meeting and another copy is supplied with this submission.
3. No right-of-way dedications are required.
4. Water, Sewer and Solid Waste demands are listed on sheet SP-1 as part of the tabular.
5. Impact Fees: Impact Fee Schedules have been sent to this office for information purposes.
6. Signs: All notes have been removed stating signage is part of a separate approval or permit. Monument sign and building signage have been shown with specifications, dimensions and area coverage. A detail of the letter type has also been added. See sheets A-1, A-3 and A-4.



7. We have obtained a review with comments, from Broward County Aviation Department. One of our comments requires we submit to the FAA for their review. A request has been filed, PROJE-000283498-14 which is awaiting review comments.
8. A CD is supplied with the submission in pdf format.
9. Dumpster: Notes have been revised on the Dumpster Details identifying wood as the material applied to the steel frame.
10. Wildlife: A letter is supplied from the environmental engineer addressing Article 250 and wildlife preservation.
11. For Information Purposes. You said at the DRC meeting that this was handled by staff.
12. Building Setbacks Tabular: On sheet SP-1 the Building Setback Tabular is revised to show the front and rear required and provided setbacks. Each is part of a variance request. An application is attached for these two variances with fee and criteria statement following Section 625-40 in the Land Development Code.
13. An application has been filed with South Florida Water Management District for use of the west 20'-0" of the canal right-of-way which will be in the form of a perpetual easement. This 20'-0" will be maintained by the developer and serve as the rear yard setback for the project. As soon as this determination is complete an approval letter will be provided.
14. Docks: The docks have been revised so as not to project more than 18'-0" into the canal and noted as maximum 10% of the canal width of 180'-3". The canal width is taken from the survey which shows the canal's eastern border and centerline.
15. This comment is void as the Planning Director ruled that in the case of this use, the boat racks do not require parking.
16. Flag Pole: The flag pole detail has been revised to illustrate only the American flag. The size limitation from the Land Development Code has been added for this flag.
17. Design District Standards: The glass windows and doors have been calculated on each side and put into a summary shown on sheet A-1.
18. Flood Information: The Site Data has a line item which explains the compliance with the FEMA flood criteria of setting the building 1'-0" above the base flood elevation which is AE +7'-0". See survey. The lowest FFE is shown on sheets SP-1 and A-1 illustrating +8'-0" as the lowest FFE.
19. A safe site triangle is added at the corner of S. Bryan and Stirling Road showing the monument sign to be clear of this area.

Engineering

1. Dimensions showing road right-of-way widths are shown on both S. Bryan Road and Stirling Road.
2. See response no. 13 from the Planning comments.
3. See response no. 14 from the Planning comments.
4. The Design template for a 65'-0" semi-trailer truck has been added for entering and leaving the site to S. Bryan Road. The inbound curb radius has been increased to 35' to keep the truck from crossing the centerline in the northbound direction, as a result.
5. See CES responses.
6. See response no. 18 from the Planning comments.
- 7-12. See CES responses.
13. See response no. 4 from the Planning comments.
- 14-15. See CES responses

Fire Rescue Services

1. Two new fire hydrants have been added measuring 300'-0" c/c from the existing hydrant at the northwest corner of the site. Our proposed new southerly hydrant falls close to the Stirling road intersection.
2. An FDC is shown near the center entry drive near the double detector check valve for the fire sprinkler system serving the project.
3. A hydrant test will be ordered on the existing hydrant at the northwest corner of the site from an independent company that specializes in this service. The test results will be provided prior to filing for a building permit.
4. The three backflow preventers for fire sprinklers, domestic water and irrigation water are shown north of the center entry drive.
5. Hose cabinets at 75'-0" maximum c/c are shown at the private dock facilities.
6. The Fire department connection is shown near the double detector check valve assembly at the center entry drive.
7. The docking facilities are not over 150'-0" from the Fire Department Vehicular access at S. Bryan so a Siamese is not required at the docks. The site width about the centerline of the property is 137'-0".
8. The drive at the east side of the project is designated a fire lane with signage at 60'-0" c/c and pavement markings subject to fire department approval. There is an existing curb-cut at Stirling Road aligning with our rear drive and the site is graded to meet this elevation. The turf block is noted to accommodate a 32 ton vehicle.

9. The access to Stirling Road has a double gate with a knox box noted. The other security gates also are noted with knox boxes for fire department access.
10. A vertical height of 14'-0" is provided at the fire lane for the entire length.
11. The turning radii to get to the rear fire lane have been amended to 50'-0" outside and 38'-0" inside radius dimensions.
12. A new secondary means of egress has been provided from the Boat Showroom in the southeast corner.
13. Landscape plans show all fire protection equipment with clear areas noted for hydrants and fire protection appliances.

Landscaping

See narrative provided by A. Grant Thornbrough and Associates, to address these comments.

I am available to amplify or clarify any of these responses at your request. Contact me via jack@laoke.com or by phone.


Jack R. Schmidt
Vander Ploeg & Associates, Inc.



FILE COPY

JMD ENGINEERING, INC.

August 1, 2014

Mr. Marc LaFerrier, AICP, Director
Community Development
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Parking Reduction; Stirling Marina & Boat Sales
PZ# SP-076-14

Dear Mr. LaFerrier:

As requested, JMD Engineering, Inc. has completed a parking study and analysis for Stirling Marina & Boat Sales in Dania Beach, Florida. The proposed site plan as provided by Vander Ploeg and Associates, Inc. is attached.

Parking Calculations

Parking requirements per the Dania Beach Code are calculated as follows:

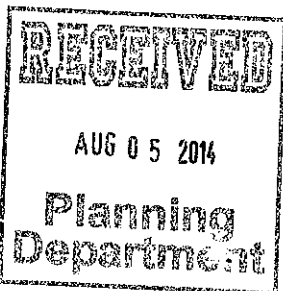
Office: 2,400 SF/300 SF	= 8 spaces
Ships Store: 300 SF/300 SF	= 1 Space
New Boat Showroom: 15,473 SF/500 SF	= 31 Spaces
Service Area: 5,525 SF/500 SF	= 11 Spaces
<u>Storage Area: 2,824 SF/1000 SF</u>	<u>= 3 Spaces</u>
Total Parking Required	= 54 Spaces

As shown above, 54 spaces are required by code and there are 52 on-site spaces provided on the site. Therefore the site is deficient in parking by 2 spaces. However, the site does qualify for a potential reduction in parking.

Transit Proximity Parking Reduction

The minimum number of parking spaces required by code can be reduced as the proposed site is located within 100 feet of an existing transit stop. A review of the Broward County Transit (BCT) system indicates that Route 6 and Route 16 have a stop directly within 100 feet of the subject property on Stirling Road on the west side of S. Bryan Road. Both these routes service the Tri Rail Station at Griffin Road.

In reviewing the latest ridership levels for these routes available from BCT (May 2014), there are 3,311 riders a day on these routes that can utilize the transit system and therefore reduce the amount of parking required on the proposed site. Based on the bus routes with stop located within 100 feet of the subject site, both of which serve the Tri Rail Station at Griffin Road, a 5% reduction in parking





would be justified. Based on a 5% transit reduction for parking, a total of 52 spaces would be required and 52 are provided.

Captive Parking

In addition to the Transit Reduction of two spaces, there also exists the opportunity of synergy between the sales, service, office and storage uses for the employees. The Urban Land Institute (ULI) classifies this as Captive Adjustment which is an estimate of the parkers of land uses which visit another land use within a site and as a result do not require an additional parking space. For example if an employee of the service area visits the storage area or the office area there is no additional parking demand as they are already on-site. Using 5%, the parking demand could be further reduced by 5% or 2 spaces. In addition, the requirement of on-site bicycle storage for 6 bicycles would also indicate the opportunity to reduce the required parking by a like amount.

Conclusions

Therefore while 52 parking spaces will be provided on-site instead of the 54 parking spaces required by code, based on the proximity of numerous transit opportunities, the synergy between the uses that allows for reduced parking demand and the on-site bicycle parking of 6 spaces, the 52 parking spaces provided on site should more than meet the actual parking demand for the site. Therefore a reduction of 2 off-street parking spaces is justified.

If there are any questions regarding this analysis, please do not hesitate to call.

Sincerely,

JMD ENGINEERS, INC.

JOHN M. DONALDSON
LICENSE
40568
JOHN M. DONALDSON, P.E.
Transportation Engineer
Number 40568
Certificate of Authorization
Number C-200009514
STATE OF ARIZONA
PROFESSIONAL ENGINEER



JMD ENGINEERING, INC.

August 1, 2014

Mr. Marc LaFerrier, AICP, Director
Community Development
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Parking Reduction; Stirling Marina & Boat Sales
PZ# SP-076-14

Dear Mr. LaFerrier:

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Parking Calculations

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Office: 2,400 SF/300 SF	= 8 spaces
Ships Store: 300 SF/300 SF	= 1 Space
New Boat Showroom: 15,473 SF/500 SF	= 31 Spaces
Service Area: 5,525 SF/500 SF	= 11 Spaces
<u>Storage Area: 2,824 SF/1000 SF</u>	<u>= 3 Spaces</u>
Total Parking Required	= 54 Spaces

As shown above, 54 spaces are required by code and there are 52 on-site spaces provided on the site. Therefore the site is deficient in parking by 2 spaces. However, the site does qualify for a potential reduction in parking.

Transit Proximity Parking Reduction

The minimum number of parking spaces required by code can be reduced as the proposed site is located within 100 feet of an existing transit stop. A review of the Broward County Transit (BCT) system indicates that Route 6 and Route 16 have a stop directly within 100 feet of the subject property on Stirling Road on the west side of S. Bryan Road. Both these routes service the Tri Rail Station at Griffin Road.

In reviewing the latest ridership levels for these routes available from BCT (May 2014), there are 3,311 riders a day on these routes that can utilize the transit system and therefore reduce the amount of parking required on the proposed site. Based on the bus routes with stop located within 100 feet of the subject site, both of which serve the Tri Rail Station at Griffin Road, a 5% reduction in parking



would be justified. Based on a 5% transit reduction for parking, a total of 52 spaces would be required and 52 are provided.

Captive Parking

In addition to the Transit Reduction of two spaces, there also exists the opportunity of synergy between the sales, service, office and storage uses for the employees. The Urban Land Institute (ULI) classifies this as Captive Adjustment which is an estimate of the parkers of land uses which visit another land use within a site and as a result do not require an additional parking space. For example if an employee of the service area visits the storage area or the office area there is no additional parking demand as they are already on-site. Using 5%, the parking demand could be further reduced by 5% or 2 spaces. In addition, the requirement of on-site bicycle storage for 6 bicycles would also indicate the opportunity to reduce the required parking by a like amount.

Conclusions

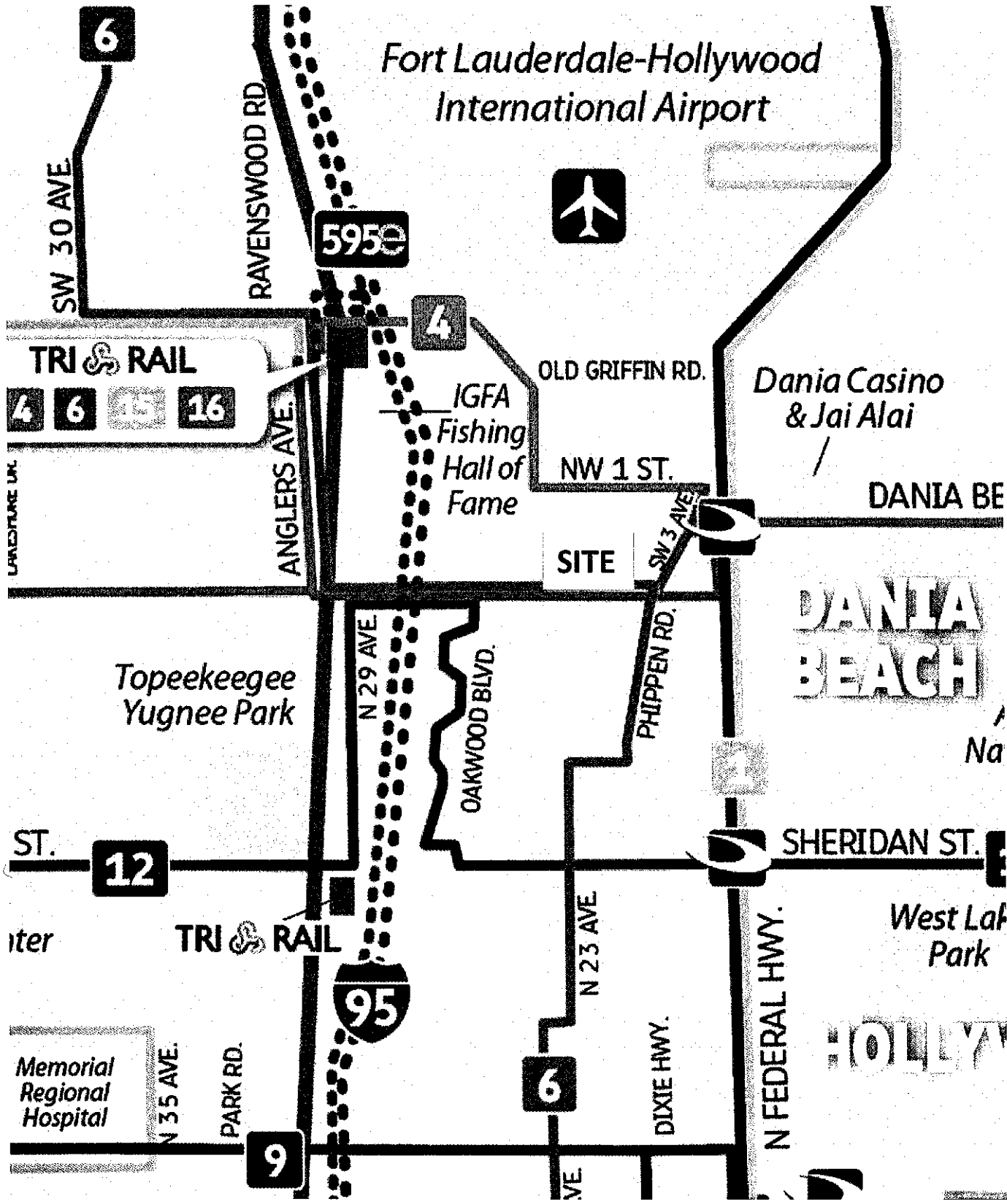
Therefore while 52 parking spaces will be provided on-site instead of the 54 parking spaces required by code, based on the proximity of numerous transit opportunities, the synergy between the uses that allows for reduced parking demand and the on-site bicycle parking of 6 spaces, the 52 parking spaces provided on site should more than meet the actual parking demand for the site. Therefore a reduction of 2 off-street parking spaces is justified.

If there are any questions regarding this analysis, please do not hesitate to call.

Sincerely,

JMD ENGINEERING, INC.

John M. Donaldson, P.E.
Transportation Engineer
Number 40568
Certificate of Authorization
Number CA00009514



JMD ENGINEERING, INC.

**STIRLING BOAT SALES & SERVICE
TRANSIT ROUTE MAP**

May 2014 Ridership Report



Broward County Transit Division
Service and Capital Planning

MAY 2014 AVERAGE DAILY RIDERSHIP

Route	Corridor	Weekday Ridership	Avg Weekday Ridership	Saturday Ridership	Avg Saturday Ridership	Sunday Ridership	Avg Sunday Ridership	Monthly Ridership	Monthly Revenue
1	US1 - South of Broward Terminal	151,912	7,234	28,913	5,783	21,504	4,301	202,329	\$141,214
101	US1 Breeze	25,747	1,226	NIS	NIS	NIS	NIS	25,747	\$13,678
2	University Drive	136,042	6,478	21,805	4,361	10,970	2,194	168,816	\$104,545
102	University Breeze	22,669	1,079	NIS	NIS	NIS	NIS	22,669	\$15,654
4	AWA Danlin Park/Hallandale	18,829	897	3,689	732	2,922	586	25,731	\$16,160
5	Pembroke Rd - Hallandale Bch City Hall	33,462	1,593	4,269	854	2,718	544	40,449	\$33,796
6	Broward Terminal - SR84 - County Line Rd	47,141	2,245	5,283	1,057	2,868	574	55,293	\$36,030
7	Hollywood/Pines Blvd	95,109	4,529	13,888	2,778	7,476	1,495	116,473	\$79,335
9	Broward Terminal - Davie Rd - Johnson St	41,321	1,968	5,252	1,050	3,093	619	49,666	\$31,569
10	US1 - North of Broward Terminal	83,866	3,994	15,261	3,052	7,587	1,517	106,715	\$60,426
11	A1A - Las Olas - Sistrunk Blvd - NW 21 Ave	66,128	3,149	10,128	2,026	7,204	1,441	83,461	\$47,806
12	Sheridan St - Davie Rd - University Dr	36,775	1,751	4,846	969	2,548	510	44,170	\$27,732
14	Powerline Road	88,166	4,198	10,411	2,082	5,429	1,086	104,005	\$51,117
16	Wilton Dr - Pembroke Lakes Mills	22,527	1,066	2,806	361	NIS	NIS	25,498	\$16,866
18	State Road 7 - South of Lauderhill Mall	120,773	5,751	30,793	6,159	19,601	3,920	171,167	\$123,583
19	State Road 7 - North of Lauderhill Mall	142,856	6,803	30,585	6,117	17,082	3,416	190,522	\$105,459
441	US 441 Breeze	118,639	5,649	NIS	NIS	NIS	NIS	118,639	\$77,790
20	N. 43 Avenue	22,055	1,090	3,889	708	4,608	321	27,497	\$18,668
22	Broward Boulevard	95,059	4,527	12,987	2,597	8,480	1,696	116,525	\$53,532
28	Miramar Pkwy/Hallandale Beach Blvd	98,338	4,683	14,872	2,974	7,051	1,410	120,260	\$100,006
30	Broward Terminal - Davie Blvd/Peters Rd	55,260	2,631	7,686	1,537	3,237	647	66,183	\$39,130
31	NW 31 Ave/Lyons Road	72,798	3,467	7,757	1,551	4,226	845	84,780	\$46,085
34	Sample Road	75,131	3,578	8,854	1,771	4,239	848	88,224	\$62,825
36	Sunrise Boulevard	116,406	5,543	22,146	4,429	13,870	2,774	152,422	\$80,062
40	NW 31 Ave-Sistrunk Blvd-17 St Caus.-A1A	81,585	3,885	14,088	2,818	8,212	1,642	103,885	\$49,833
42	Atlantic Blvd	49,750	2,369	6,604	1,321	3,548	710	59,902	\$39,813
48	Hillsboro Blvd	13,886	661	2,593	520	NIS	NIS	16,434	\$11,574
50	Dixie Hwy - Wilton Dr.	101,134	4,816	14,089	2,818	7,085	1,417	122,309	\$77,720
55	Commercial Blvd	59,110	2,815	6,272	1,254	3,186	637	68,568	\$40,749
60	Andrews Ave - MLK/Coconut Creek Pkwy	89,314	4,253	12,383	2,477	6,010	1,202	107,706	\$59,244
62	Riverside Dr - McNab Rd - Cypress Creek	49,319	2,349	5,758	1,152	3,270	654	58,346	\$43,572
72	Oakland Park Blvd	193,693	9,223	30,974	6,195	17,732	3,546	242,400	\$126,845
81	Broward Blvd - Lauderhill Mall - Inverrary	85,999	4,095	15,516	3,103	7,256	1,451	108,771	\$60,817
83	Copans Rd/Royal Palm Blvd	34,723	1,653	3,098	620	1,809	362	39,630	\$24,004
85	Holland Blvd/Coral Springs Dr	20,995	1,000	NIS	NIS	NIS	NIS	20,995	\$13,094
106	95 Express - Miramar - Miami	9,312	443	NIS	NIS	NIS	NIS	9,312	\$8,837
107	95 Express - Pembroke Pines - Hollywood - Miami	4,175	199	NIS	NIS	NIS	NIS	4,175	\$4,231
108	95 Express - Miramar - Miami	7,986	380	NIS	NIS	NIS	NIS	7,986	\$7,298
109	95 Express - Pembroke Pines - Miramar - Miami	12,915	615	NIS	NIS	NIS	NIS	12,915	\$11,146
110	595 Express - Sunrise - Miami	6,156	293	NIS	NIS	NIS	NIS	6,156	\$4,604
112	595 Express - Sunrise - Fort Lauderdale	1,641	78	NIS	NIS	NIS	NIS	1,641	\$1,140
114	595 Express - Weston - Miami	6,784	323	NIS	NIS	NIS	NIS	6,784	\$4,760
unknown		272	13	58	12	31	6	361	\$90
Fixed Route (Directly Operated) Subtotal		2,615,630	124,554	377,176	75,435	211,857	42,371	3,204,663	1,970,753
15	N. 56 Ave - Griffin Road	3,378	161	NIS	NIS	NIS	NIS	3,378	\$3,045
23	Sawgrass Mills - Pembroke Lakes Mall	6,904	329	NIS	NIS	NIS	NIS	6,904	\$4,850
Fixed Route (Purchase Transportation) Subtotal		10,282	490	NIS	NIS	NIS	NIS	10,282	7,895
Fixed Route Total May 2014		2,625,912	125,043	377,176	75,435	211,857	42,371	3,214,945	1,978,648
Fixed Route Total May 2013								3,095,504	1,956,905
Change (%)								3.9%	1.1%

TOP 5 BOTTOM 5

* Top 5 and Bottom 5 highlights are based on May 2014 average weekday ridership rankings and exclude Express, Breeze, and Purchased Transportation routes.
 **May 2014 had one less weekday and one more Saturday when compared to May 2013. When taking this into consideration, Fixed Route actually experienced a 5.5% increase in ridership.

Sterling Marina & Boat Sales
Responses to DRC Comments

Engineering Comments

1. Show dimensions of right of way.
Response: Right-of-way dimension provided on Sheet C-1.
2. Verify that proposed dock meets SFWMD's right-of-way criteria.
Response: Discussion have been held with SFWMD Right-of-Way Section.
3. Define canal right-of-way centerline.
Response: Canal east right-of-way line and canal centerline have been added to Sheet C-1.
4. Show design vehicle ((65-ft trailer) template on driveways.
Response: Template has been added on Sheets SP-1 and SP-2.
5. Provide stormwater management and drainage calculations, including percolation test results.
Response: A note has been added to Sheet C-2 specifying that drainage design will comply with the requirements of SFWMD and Broward County criteria. Calculations and percolation test results will be provided at final design.
6. Show FEMA base flood elevations (BFE).
Response: Finished Floor Elevations (FFE) has been added to Sheet C-2.
7. Show P-G-D Plan based upon stormwater management calculations. Perimeter grading shall be based upon 25-year storm event.
Response: See response to Item 5 above. In addition, flow arrows indicating pavement slopes have been shown on Sheet C-2. Final P-G-D design will be provided on final drawings.
8. Show extent of off-site improvements in sufficient detail including , but not limited to, paving, grading and drainage.
Response: A typical parkway section has been added to Sheet C-3. Details will be provided on final drawings.
9. Show sight distances.
Response: Site distances provided on Sheets SP-1 and SP-2.
10. Provides section and details of at-grade driveways and at - grade parking.
Response: A typical parkway section has been added to Sheet C-3. Details will be provided on final drawings.

Responses to DRC Comments
Page 2

11. Provide pavement marking and signage on separate sheets. Show details of ingress and egress driveways.
Response: Pavement markings and signage shown on Sheet C-1. Separate sheet(s) for signage and striping will be provided on final drawings.
12. Provide conceptual water and sanitary sewer system plan, including building service connections.
Response: Conceptual water services, fire services and sanitary sewer is shown on Sheet C-6. Complete plan and details will be provided on final drawings.
13. Provide a projection water demand and sewage and solid waste generation in tabular format.
Response: This has been provided on a separate page in responses prepared by Architect.
14. Response not required.
15. Response not required.

Water Supply Comments

1. Fire hydrants.
Response: Two new fire hydrants have been added to Sheet C-6; spaced at 300' and 600' east of existing fire hydrant located at northwest corner of property.
2. Design distribution systems to reduce dead-end mains and provide a loop.
Response: No on-site water main extensions required. There are no dead-ends.
3. Minimum size of private fire service mains.
Response: Provision has been made for a 6-inch fire service to serve both the building and the dock fire hose cabinets.
4. Hydrant spacing.
Response: See response to Item 1 above. Fire hydrants along South Bryan Road are spaced at 300' oc.
5. Blue Reflective Hydrant Markers.
Response: Blue reflective hydrant markers will be provided on final drawings.

6. Impact Protection.
Response: Protective bollards will be provided at fire hydrants and backflow devices on final drawings.
7. Clearance Requirements for Fire Hydrants & Fire Protection Appliances.
Response: Proper clearance requirements have been provided.
8. Fire Flow Requirements for Buildings.
Response: Fire flow calculations will be provided at final design.
10. Hydrant Flow Test.
Response: Fire flow test has been ordered; and, will be provided as soon as complete.
11. Private Fire Service Mains Connection from Waterworks System.
Response: Fire service main is provided with a post indicator valve (PIV).
12. Post Indicator Valves to be located min 40 feet from Buildings.
Response: Post indicated valve located at project main entrance, over 40 feet from the buildings.
13. Backflows Required.
Response: Appropriate backflow devices are provided on water supply (RPZ) and fire (DDCVA) lines.
14. Hose Stations Requirements for Private Boast Docking Facilities.
Response: Fire hose cabinets are provided along dock at 75" (min) spacings. Details and specifications of fire hose cabinets will be provided on final drawings.
15. Locations of Fire Department Connections (FDC).
Response: A single FDC is provided at the main entrance, within appropriate distances from the building, the closest fire hydrant and the DDCVA.
16. Signage for Fire Department Connections.
Response: Appropriate signage for FDC's ill be provided on final drawings.

17. Siamese Connection Required for Private Docking Facilities.
Response: Building and dock fire systems are proposed to be provided from a single fire line. Sizing and details will be provided on final drawings. Additional FDC's will be added at that time, as required.

Fire Department Access

1. Provide Fire Department access road on the east side of the building; which shall open up onto Stirling Road.
Response: Fire Department access road on the east side of the building has been shown. Curb cut and connection has been provided to Stirling Road. Details to be provided on final drawings.
2. Access gates at Stirling Road to be provided a Knox Box.
Response: Knox box(es) will be provided, as required, on final drawings.
3. No Parking - Fire Lane.
Response: this designation has been shown to be painted along the fire lane at the east side of the building.



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 S.W. 45 Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

July 24, 2014

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

RE: Broward County Aviation Department (BCAD) Review: Sterling Boat Sales, 150 S. Bryan Road, Dania Beach, FL

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Sterling Boat Sales development, located south of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, and Chapter 333 Florida Statutes and the Broward County Land Development Code. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. The following web address can be used to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- The applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.

- No building, structure or vegetation on the site may exceed fifty one (51) feet above Mean Sea Level (MSL) based on North American Vertical Datum 1988 (NAVD '88), as shown on the site plan and architectural plans, unless submitted to BCAD for additional review. At this location, a structure exceeding fifty one (51) feet in height would impact critical airspace surfaces, some of which are not monitored by the FAA or FDOT, but are of critical safety importance to operations at FLL.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

We request that the above conditions be included in any development approval issued by the City of Dania Beach.

This review by BCAD is based on the Site Plan SP-1 dated July 2, 2014, and architectural plans A-3, dated July 2, 2014, prepared by Vander Ploeg and Associates, Inc. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the applicant submit the revised development plans to BCAD for an additional review.

This review also serves to advise the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development, Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me at 954.359.6258 if you have questions or require additional information.

Sincerely,



Scarlet R. Hammons, AICP
Principal Planner

cc:

Michael P. Pacitto, Director Planning and Environmental

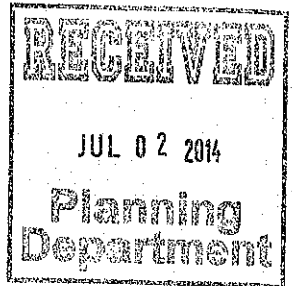


CONSULTING ENGINEERING & SCIENCE, INC.

Civil Engineers

Coastal Engineers

Environmental Scientists



June 30, 2014

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: Stirling Marina and Boat Sales
150 S. Bryan Road
Dania Beach, Florida

To Whom It May Concern:

The waterside improvements associated with the above referenced project will include a new seawall along a portion of the shoreline; both floating and fixed piers for the docking of boats; provisions for launch and retrieval of boats and jet skis; and, environmental mitigation areas. These improvements will require environmental permit approvals from local, State and Federal agencies. These agencies will include Broward County Planning and Redevelopment Division (PRD), Florida Department of Environmental Protection (FDEP), South Florida Water Management District (SFWMD) and the U.S. Army Corps of Engineers (ACOE).

In addition to the environmental permit approvals, the project will be required to obtain a Right-of Way Permit from the South Florida Water Management District to allow construction along the shoreline of the C-10 Canal that is owned and operated by the District. When issued, this permit will include a perpetual easement with specific conditions that the Permittee shall be required to maintain the shoreline, including the seawall, in perpetuity.

In conjunction with the development of the site master plan, on-site investigations were conducted on both the terrestrial and aquatic ecosystems to determine the presence of any natural resources in the area of the proposed project. These investigations determined that there were no aquatic resources present at the site and very limited terrestrial resources along the upland shoreline.

Should you have any questions, please feel free to contact our office.

Very truly yours,

CONSULTING ENGINEERING & SCIENCE, INC.

John R. Guttman, P.E.
President

(14035)

Vander Ploeg and Associates, Inc.
architects and planners license # aac001600

155 east boca raton road
boca raton, florida 33432
July 2, 2014

(561) 368-1403
fax (561) 750-8051

Ms. Corinne Lajoie, AICP
City of Dania Beach – Community Development
100 W. Dania Beach Boulevard
Dania Beach, Florida 33304

RE: Stirling Marina and Boat Sales
150 South Bryan Road, Dania Beach, Florida 33004
VPA Job # 14004

Dear Corinne:

This letter of transmittal identifies the components of the Development Review Committee submission that is attached. There are five (5) copies signed and sealed of each item 1 thru 10.

1. Alta/Acsm Survey
2. Site Plan
3. Floor Plans
4. Roof Plan
5. Elevations
6. Building Sections
7. Site Lighting
8. Civil Engineering
9. Landscaping
10. Irrigation
11. Traffic Study
12. Environmental Permit Summary Letter
13. Application
14. Application Check
15. Agent Authorization Letter

(1)



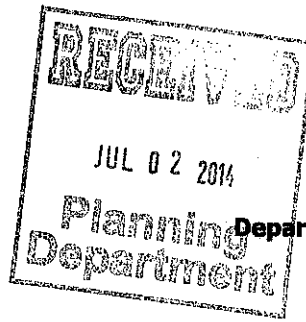
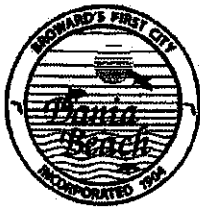
A colored elevation will be brought to the DRC meeting on July 24, 2014. Contact me if questions arise with any portion of this submission.

Sincerely,



Jack R. Schmidt
Project Manager

Vander Ploeg & Associates, Inc.



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: 7/2/14

Petition No.: SP-76-14

(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: 150 S. Bryan Road, Dania Beach, FL 33004

Lot(s): Tract "A" Block: NA Subdivision: NA

Recorded Plat Name: "Symon Plat"

Folio Number(s): 504233270010 Legal Description: (See Attached)

Applicant/Consultant/Legal Representative (circle one) Vander Ploeg & Associates, Inc.

Address of Applicant: 155 E Boca Raton Road, Boca Raton, FL 33432

Business Telephone: 561-368-1403 Home: _____ Fax: 561-750-8051

E-mail address: derek@laroke.com

Name of Property Owner: Project USA, LLC

Address of Property Owner: 3405 N. Ocean Drive, Hollywood, FL 33019

Business Telephone: 305-510-1418 Home: 786-351-5912 Fax: _____

Explanation of Request: Site Plan Review with Variance
 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: 1.91 AC Gross Acreage: 1.91 AC Prop. Square Footage: 83,163.67 S.F.

Existing Use: Industrial Proposed Use: Marina & Boat Sales

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

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 DEREK VANDER FLOEG (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]
(Owner / Agent signature*)

BEFORE ME THIS 25 DAY OF JUNE, 2014

By: IURII ANDREEV [Signature]
(Print name of person acknowledging) (Joint owner signature if applicable)

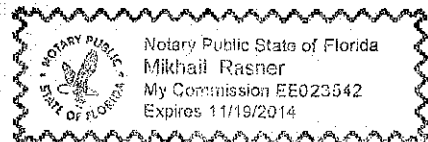
Notary [Signature]
(Signature of Notary Public - State of FL)

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.



City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus retainer for staff/consultant review, administrative and notice cost \$5,000.00 Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus retainer for staff/consultant review, administrative and notice cost \$4,000.00 Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SPECIAL EXCEPTION (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation - Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"

Revised - 8-23-11 As per City Commission Approval Resolution #2011-090

LEGAL DESCRIPTION:

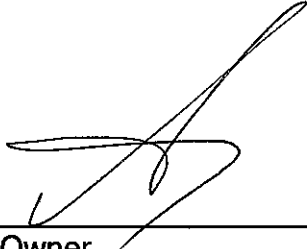
TRACT "A", OF "SYMONS PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A", THENCE SOUTH 87°55'33" WEST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 14.00 FEET; THENCE NORTH 21°13'59" EAST, A DISTANCE OF 35.39 FEET TO THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 02°04'22" EAST ALONG SAID EAST LINE, A DISTANCE OF 32.50 FEET TO THE POINT OF BEGINNING.

**PROJECT USA, LLC
3032 E. Commercial Blvd.
Suite 78 West
Hollywood Beach, FL 33308**

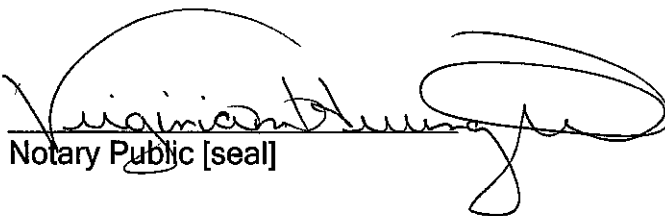
AGENT FORM

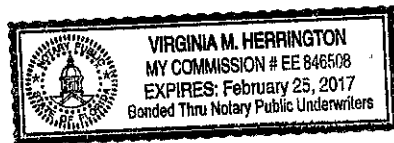
Derek Vander Ploeg, A.I.A. or a staff member of Vander Ploeg and Associates, Inc., located at 155 East Boca Raton Road, Boca Raton, Florida, 33432, is hereby authorized to act on behalf of the petitioner, Project USA, LLC in all matters regarding the property located at: 150 S. Bryan Road, Dania Beach, Florida. (See attached Legal(s))

By: 
Iurii Andreev, Owner

STATE OF Florida
COUNTY OF Palm Beach

SWORN TO and subscribed before me this 26 day of June, 2014 by Iurii Andreev, as Owner, who is personally known to me or who produced a Drivers license as identification.


Notary Public [seal]



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City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning Division
 (954) 924-6805 X3643
 (954) 922-2687 Fax

AUG 05 2014
 Planning
 Department

Standard Development Application

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

Date Rec'd: _____

Petition No.: VA-86-14

(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: 150 S. Bryan Road, Dania Beach, FL 33004

Lot(s): Tract "A" Block: NA Subdivision: NA

Recorded Plat Name: "Symon Plat"

Folio Number(s): 504233270010 Legal Description: (See Attached)

(Applicant) Consultant/Legal Representative (circle one) Vander Ploeg & Associates, Inc.

Address of Applicant: 155 E Boca Raton Road, Boca Raton, FL 33432

Business Telephone: 561-368-1403 Home: _____ Fax: 561-750-8051

E-mail address: derek@laroke.com

Name of Property Owner: Project USA, LLC

Address of Property Owner: 3405 N. Ocean Drive, Hollywood, FL 33019

Business Telephone: 305-510-1418 Home: 786-351-5912 Fax: _____

Explanation of Request: REQUEST FOR (2) VARIANCES
 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: 1.91 AC Gross Acreage: 1.91 AC Prop. Square Footage: 83,163.7 S.F.

Existing Use: Industrial Proposed Use: Marina & Boat Sales

Rear Setback

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

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 DEREK VANDER PLOEG (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]
(Owner / Agent signature*)

BEFORE ME THIS 25 DAY OF JUNE, 2014

By: LURII ANDREEV
(Print name of person acknowledging)

[Signature]
(Joint owner signature if applicable)

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

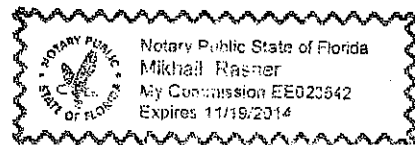
Personally known _____ or Produced Identification _____

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.

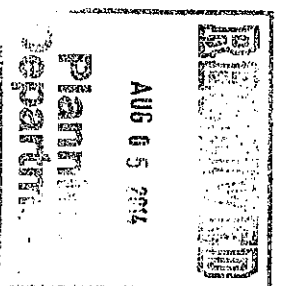
ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.



Vander Ploeg and Associates, Inc.
architects and planners license # aac001600

155 east boca raton road (561) 368-1403
boca raton, florida 33432 fax (561) 750-8051

August 6, 2014



RE: Stirling Boat Sales – Variance No. 1 Justification Statement

150 South Bryan Road, Dania Beach, Florida 33004

Petition No. SP-76-14

VPA Job # 14004

Variance No. 1 Request Description:

Request to relocate the 20'-0" rear yard setback found in Ordinance 2010-020, Article 205, Section 205-10 - Tabular Summary Standards of the City of Dania Beach Land Development Code for (D) Industrial Districts. The 20'-0" rear yard setback is to be relocated to a 20'-0" easement running north to south for the length of the property within the C-10 Canal right-of-way which is to be granted in perpetuity from South Florida Water Management. This is to be a condition of approval and this variance.

The following Variance Review Criteria outline is taken from Section 625-40 of the City of Dania Beach Land Development Code.

General

This variance and its companion requested variance work in concert with, and effect, each other. (See variance No. 2)

1. The intent of this variance is to provide the city with an equivalent or greater rear setback then that which is prescribed in its Land Development Code. The applicant has applied for an easement in perpetuity, subject to permitting and environmental permitting to the South Florida Water Management District. The applicant as a part of these perpetual easements is to provide a permanent seawall and other improvements and will agree to maintain same in perpetuity, thus relieving South Florida Water Management District from maintaining the bank and shoreline.

The easement will yield 20+ feet which can be used for the new facility (seawall, docks, ramps, boat well, etc.) for non-building purposes and replacing in context the 20' rear setback.

2. The main uses immediately to the north will be enhanced by this iconic facility acting as an entry way to this district. The property to the south is recreational and owned by the City. Given the recreational nature of the new boat sales and service, this use will be compatible.

The uses to the east are high volume warehousing, the rear of which (east side) faces the new facility and they are compatibly passive in nature.

The undeveloped property to the west has similar zoning and comprehensive plan implications. This project will be an important gateway building to this area.

3. This project is compatible with those goals, objectives, and policies contained in the Comprehensive Plan, by further enhancing the marine development which already have begun.

This new indoor boat sales and service facility is a generator for other marine industry related businesses, i.e. navigation equipment, boat tops, canvases, parts and accessories, etc., while adding to the onsite employment base. These other supporting businesses will tend to locate in and around this important facility.

4. The initial cause for the unusual circumstances relates to the reduction of property size and dimension, as 55' was given to the Stirling Road right-of-way, and 10' to the Bryan Road right-of-way.

While the Stirling Road right-of-way taking was the least impactful primarily due to the improvements and widening of Stirling Road, the height of the bridge and visibility of the site was hampered.

The narrowing of the site by 10' thus left the site only 115' depth at the southern portion of the property. Given a front setback of 30' and a rear setback of 20', the useable area for the primary frontage would only yield a building envelope depth of 65'. This narrowness of building depth is not conducive for quality development, other than uses for which the land is not zoned (i.e. highway commercial, retail, fast food, etc.). The access and bridge limits any real access to Stirling Road, hence primary access to the site(s) is from Bryan Road, sufficiently north to allow for a viable development.

Many of the aforementioned issues is why the site had not been previously developed
This variance and its companion variance (the rear setback) allows for the rational development of this site.

5. While this is a requested variance, it is also a replacement of lands, otherwise not utilized to provide the requisite 20' rear setback.

These lands once conveyed through its perpetual easement will provide an esthetic, useful benefit to the public at large, the applicant, and the existing emerging marine facilities to the north.

LEGAL DESCRIPTION:

TRACT "A", OF "SYMONS PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A", THENCE SOUTH 87°55'33" WEST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 14.00 FEET; THENCE NORTH 21°13'59" EAST, A DISTANCE OF 35.39 FEET TO THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 02°04'22" EAST ALONG SAID EAST LINE, A DISTANCE OF 32.50 FEET TO THE POINT OF BEGINNING.



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
 (954) 924-6805 X3643
 (954) 922-2687 Fax

AUG 05 2014

**Planning
 Department**

Standard Development Application

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

Date Rec'd: _____

Petition No.: VA-87-14

(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: 150 S. Bryan Road, Dania Beach, FL 33004

Lot(s): Tract "A" Block: NA Subdivision: NA

Recorded Plat Name: "Symon Plat"

Folio Number(s): 504233270010 Legal Description: (See Attached)

Applicant/Consultant/Legal Representative (circle one) Vander Ploeg & Associates, Inc.

Address of Applicant: 155 E Boca Raton Road, Boca Raton, FL 33432

Business Telephone: 561-368-1403 Home: _____ Fax: 561-750-8051

E-mail address: derek@laroke.com

Name of Property Owner: Project USA, LLC

Address of Property Owner: 3405 N. Ocean Drive, Hollywood, FL 33019

Business Telephone: 305-510-1418 Home: 786-351-5912 Fax: _____

Explanation of Request: REQUEST FOR (2) VARIANCES
 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: 1.91 AC Gross Acreage: 1.91 AC Prop. Square Footage: 83,163.7 S.F.

Existing Use: Industrial Proposed Use: Marina & Boat Sales

Front Setback

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

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 DEREK VANDER PLOEG (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]
(Owner / Agent signature*)

BEFORE ME THIS 25 DAY OF June, 2014

By: LURII ANDREEV
(Print name of person acknowledging)

[Signature]
(Joint owner signature if applicable)

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

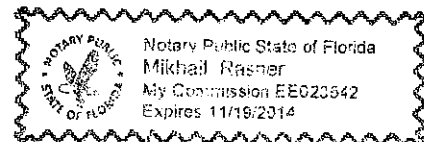
Personally known _____ or Produced Identification _____

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.



Vander Ploeg and Associates, Inc.
architects and planners license # aac001600

155 east boca raton road (561) 368-1403
boca raton, florida 33432 fax (561) 750-8051

August 6, 2014

RE: Stirling Boat Sales – Variance No. 2 Justification Statement

150 South Bryan Road, Dania Beach, Florida 33004

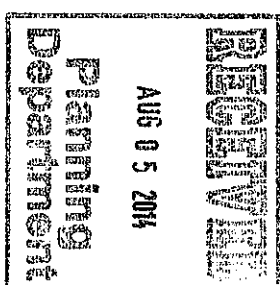
Petition No. SP-76-14

VPA Job # 14004

Variance No. 2 Request Description:

Request for a reduction from 30'-0" to 20'-0" for a portion of the front yard setback, running north to south along the South Bryan Road right-of-way. The setback requirement is found in Ordinance 2010-020, Article 205, Section 205-10 - Tabular Summary Standards of the City of Dania Beach Land Development Code for (D) Industrial Districts.

The following narrative, justification statements respond to the Variance Review Criteria found in Section 625-40 of the City of Dania Beach Land Development Code for (D) Industrial Districts.



General

1. The proposed variance from the 30' setback is for only a portion of the entire site (see attached diagram). The entire site is 669.54' in length, hence a static 30' setback for a building approximately 500' long (high volume industrial building) would be possible under the permitted zoning criteria.

The sloping wall of the building and the angular nature of the southern portion of the building, adds non-static visual interest to the building, while still respecting the southerly 30' setback, and the intersection of Stirling Road and Bryan Road.

The angular nature of the building reduces the apparent massing of the building, while directing those visitors coming from Stirling Road or from the north to the projects main entrance.

Approximately 48% of the buildings length is setback 57' in excess of the 30' setback. A reasonable measurement of the volumetric considerations of the building finds that 30,091± cu. ft. is within the 30' setback and 117,470± cu. ft. is in excess of the 30' setback thereby volumetrically complying with the intent of the setback.

2. The surrounding land-uses, while zoned, remain only partially fulfilled. The property to the west is yet undeveloped, although operated by Florida Silica Sand. The property to the north is a used boat sales center, with outdoor sales and small offices.

However, further north are newly configured boat sales, service, and marina facilities with new docks and other like facilities.

This project will serve as an iconic entry to those properties to the north. This site plan and the additional setback for the northern portion of the building opens a "view corridor" to those northern properties.

The properties to the east are currently traditional warehouse structures and do not relate to the canal or this site.

The property to the south across Stirling Road is recreational and owned by the City.

3. This project is compatible with those goals, objectives, and policies contained in the Comprehensive Plan, by further enhancing the marine development which already have begun.

This new indoor boat sales and service facility is a generator for other marine industry related businesses, i.e. navigation equipment, boat tops, canvases, parts and accessories, etc., while adding to the onsite employment base. These other supporting businesses will tend to locate in and around this important facility.

4. The initial cause for the unusual circumstances relates to the reduction of property size and dimension, as 55' was given to the Stirling Road right-of-way, and 10' to the Bryan Road right-of-way.

While the Stirling Road right-of-way taking was the least impactful primarily due to the improvements and widening of Stirling Road, the height of the bridge and visibility of the site was hampered.

The narrowing of the site by 10' thus left the site only 115' depth at the southern portion of the property. Given a front setback of 30' and a rear setback of 20', the useable area for the primary frontage would only yield 65'. This narrowness of building depth is not conducive for quality development, other than uses for which the land is not zoned (i.e. highway commerce, retail, fast food, etc.). The access and bridge limits any real access to Stirling Road, hence primary access to the site(s) is from Bryan Road, sufficiently north to allow for a viable development.

Many of the aforementioned issues is why the site had not been previously developed

This variance and its companion variance (the rear setback) allows for the rational development of this site.

5. This variance request is the absolute minimum required to effectively operate this indoor boat sales facility, give its wedge shaped configuration. (See attached diagram)

The 30' front setback is maintained, as is the 30' setback on Bryan Road (the southwest corner of the building), however the angular shape to the north is to allow for boat and fork-lift movements of boats within the building.

This variance is minimized by its companion rear setback variance.

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