



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

**DATE:** November 18, 2014

**TO:** Robert Baldwin, City Manager

**VIA:** Marc LaFerrier, AICP, Director

**VIA:** Corinne Lajoie, AICP, Principal Planner, LEED GA  
Mariluz Maldonado, City Planner

**SUBJECT:** **PL-075-14:** The applicant, Pulice Land Surveyors, Inc. on behalf of the property owner Lawrence Turner Jr and Roberta Backus Turner, is requesting to create a plat known as the "Florida Park Plat" for the property generally located east of SE 5<sup>th</sup> Avenue, west of Gulfstream Road and south of East Dania Beach Boulevard. **(First Reading)**

**REQUEST**

PLAT

To plat a property for the construction of 230 high rise units.

**PROPERTY INFORMATION**

**EXISTING ZONING:** Gateway Mixed Use (GTWAY-MU)  
**LAND USE DESIGNATION:** Regional Activity Center (RAC)

The subject property is located east of SE 5<sup>th</sup> Avenue, west of Gulfstream Road and south of East Dania Beach Boulevard. The property is currently vacant and the owner will be proposing 230 high rise units and associated parking. Additional units may be requested via incentives as described in Article 305 of the Land Development Code. The plat will also restrict the construction of free standing or drive-thru bank facilities without the approval of Broward County Commissioners.

Egress and ingress will be provided along East Dania Beach Boulevard. The plat was reviewed by the Fire Marshal, Public Services, the City's landscape consultant and the Planning Division. The applicant addressed all of staff's comments.

The applicant understands that in order to develop the property, site plan approval must be obtained, which will be sought at a later time. During site plan process, the applicant will provide an analysis, signed and sealed by a certified engineer, identifying the amount of Regional Activity Center (RAC) mitigation for traffic impacts.

**PLANNING AND ZONING BOARD RECOMMENDATION**

On October 15, 2014, this item was presented to the Planning and Zoning Board and they forwarded a recommendation of approval to the City Commission.

**STAFF RECOMMENDATION**

Approve.

**ORDINANCE NO. 2014-\_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY PULICE LAND SURVEYORS, INC. AGENT ON BEHALF OF THE PROPERTY OWNERS LAURENCE TURNER, JR. AND ROBERTA BACKUS TURNER, APPROVING THE FLORIDA PARK PLAT (PL-075-14) FOR THE PROPERTY GENERALLY LOCATED EAST OF SE 5TH AVENUE, WEST OF GULFSTREAM ROAD AND SOUTH OF EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA, AND LEGALLY DESCRIBED IN EXHIBIT 'A', A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Chapter 28 "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 640, "Plats" of the City Code of Ordinances (the "City Code"), Pulice Land Surveyors, Inc. agent on behalf of the property owners Laurence Turner Jr and Roberta Backus Turner, (the "Applicant") has applied to the City of Dania Beach (the "City"), for approval of a Plat, for property legally described in Exhibit "A" (Application PL-075-14); and

**WHEREAS**, the City Planning and Zoning Advisory Board, sitting as the Local Planning Agency, held a duly advertised public hearing on October 14, 2014 and determined that the proposed Plat is consistent with the goals and objectives of the City of Dania Beach Comprehensive Plan (the "Comprehensive Plan"), and therefore, recommended approval of the proposed Plat; and

**WHEREAS**, the City Commission conducted two (2) duly noticed public hearings in accordance with law; and

**WHEREAS**, the City Commission finds that the approval of the proposed Plat will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan.

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

**Section 1. Recitals.** The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Ordinance.

**Section 2. Approval of the Plat.** That the "Florida Park Plat" (PL-075-14), for property located Pulice Land Surveyors, Inc. agent on behalf of the property owners Laurence Turner Jr and Roberta Backus Turner, is requesting plat approval for the property generally located east of SE 5<sup>th</sup> Avenue, west of Gulfstream Road and south of East Dania Beach Boulevard, in the City of Dania Beach, Florida, as legally described in Exhibit "A", a copy of which is made a part of and incorporated into this Ordinance by this reference, is accepted and approved. The City of Dania Beach consents and agrees that such plat may be recorded in the Public Records of Broward County, Florida, upon further approval of all agencies of Broward County, Florida, having jurisdiction in the matter.

**Section 3. Plat Restrictions.** That the plat is restricted to 230 high rise units and associated parking and no free standing or drive-thru bank facilities are permitted without the approval of Broward County Commissioners.

**Section 4. Conditions.** Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Section 5. Severability.** That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

**Section 6. Conflicts.** That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with the provisions of this Ordinance are repealed.

**Section 7. Effective Date.** That this Ordinance shall take effect immediately at the time of its passage and adoption.

**PASSED** on first reading on \_\_\_\_\_, 2014.

**PASSED AND ADOPTED** on second reading on \_\_\_\_\_, 2014.

ATTEST:

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LOUISE STILSON, CMC  
CITY CLERK

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MARCO A. SALVINO, SR.  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

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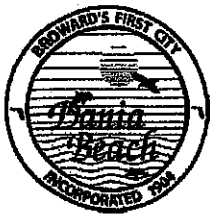
THOMAS J. ANSBRO  
CITY ATTORNEY

**LEGAL DESCRIPTION**

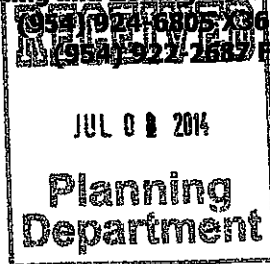
**ALL THAT PART OF THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼ ) OF THE SOUTHWEST QUARTER (SW ¼ ) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING SOUTH OF SOUTH RIGHT-OF-WAY LINE OF STATE ROAD A1A, (ALSO KNOWN AS EAST DANIA BEACH BOULEVARD) LESS THE EAST 110 FEET OF THE NORTH 250 FEET OF THE SAID PARCEL LYING SOUTH OF SAID RIGHT-OF-WAY.**

**SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 180081 SQUARE FEET (4.1341 ACRES).**





City of Dania Beach, Florida  
 Department of Community Development  
 Planning and Zoning Division  
 (954) 922-6805 x3643  
 (954) 922-2687 Fax



**Standard Development Application**

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

Date Rec'd: \_\_\_\_\_

Petition No.: PL-75-14

(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: Dania Beach Blvd + SE 5th Avenue, Dania Beach, FL

Lot(s): N/A Block: N/A Subdivision: N/A

Recorded Plat Name: N/A

Folio Number(s): 5042 3500 0340 Legal Description: see attached

Applicant/Consultant/Legal Representative (circle one) Pulice Land Surveyors, Inc.

Address of Applicant: 5381 Nolo Hill Road, Sunrise, FL 33351

Business Telephone: 954 572 1777 Home: N/A Fax: 954 572 1778

E-mail address: Jane@PuliceLandSurveyors.com

Name of Property Owner: Lawrence Turner Jr + Roberta Backus Turner

Address of Property Owner: 2349 NE 30 Court, Lighthouse Point, FL

Business Telephone: 954 572 1777 Home: N/A Fax: 954 572 1778

**Explanation of Request:** Boundary plat  
 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: 4.1341 Gross Acreage: 4.3897 Prop. Square Footage: 180081

Existing Use: vacant Proposed Use: Residential

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

**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 Police Land Surveyors, Inc (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 21<sup>st</sup> DAY OF May, 2014

By:  
Scott Backman  
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Kathleen J. Brignola  
(Signature of Notary Public - State of Florida)



Personally known X 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.**

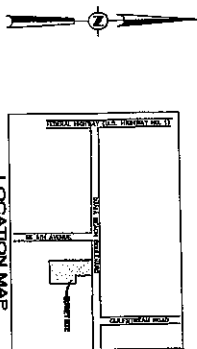
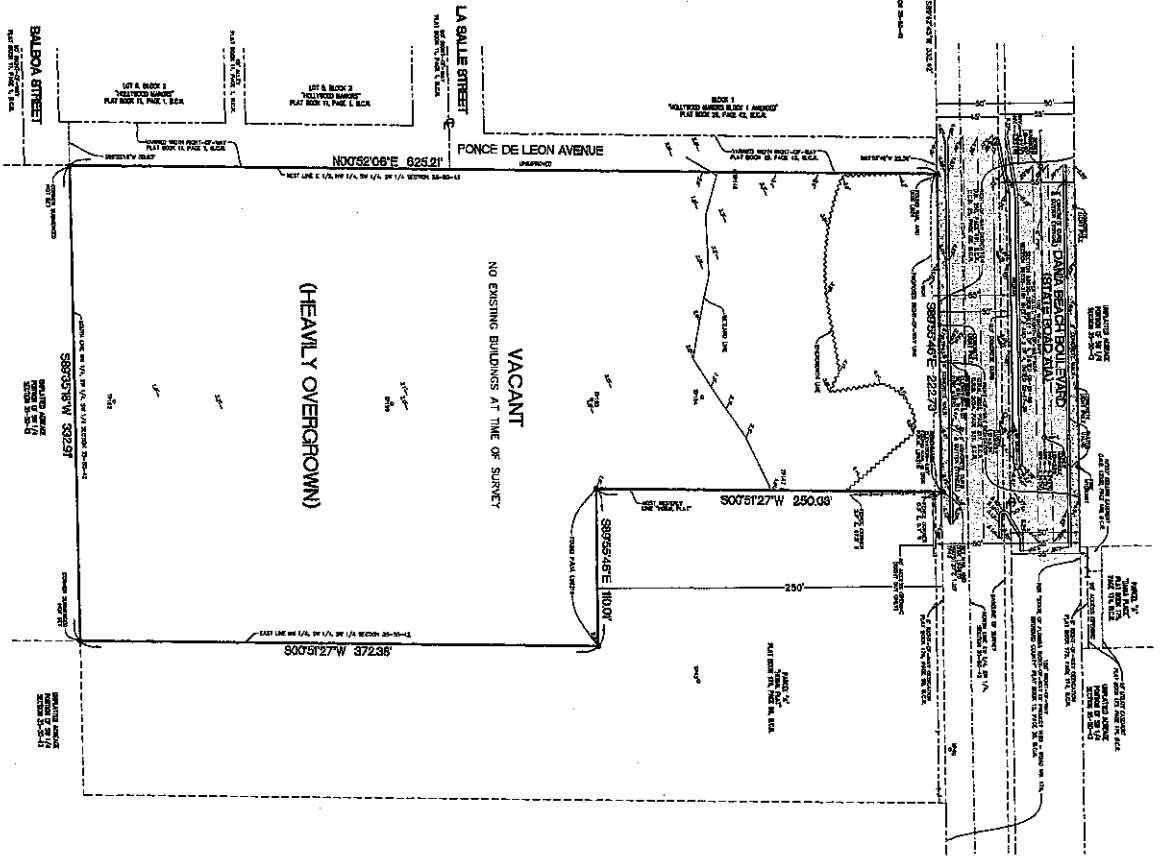
**ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.**







COMPONENT 2014 BY PULICE LAND SURVEYORS, INC.  
ALL RIGHTS RESERVED. NO PART OF THIS SURVEY  
SHALL BE REPRODUCED OR TRANSMITTED IN ANY  
MANNER, WITHOUT PERMISSION IN WRITING FROM AN  
OFFICER OF PULICE LAND SURVEYORS, INC.



**LEGAL DESCRIPTION:**  
 1) THAT PART OF THE EAST HALF (1/2) OF THE UNDIVIDED QUARTER (QU) 1/4 OF THE  
 SOUTH RANGE 42 EAST, TOWNSHIP 25 N, RANGE 16 W, SECTION 20, TOWNSHIP  
 25 N, RANGE 16 W, SECTION 20, TOWNSHIP 25 N, RANGE 16 W, SECTION 20,  
 TOWNSHIP 25 N, RANGE 16 W, SECTION 20, TOWNSHIP 25 N, RANGE 16 W,  
 SECTION 20 OF THE 2ND PIONEER TOWN SQUARE OF SAO NORTH OF WAY.

**LEGEND**

CONCRETE	—
ASPHALT PAVEMENT	—
ELEVATION	—
OVERHEAD WIRES	—
UNDERGROUND SANITARY SEWER LINE	—
CENTERLINE	—
OPTIONAL RECORDS BOOK	—
OPTIONAL RECORDS BOOK	—
OPTIONAL RECORDS BOOK	—
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OPTIONAL RECORDS BOOK	—

**NOTES:**

- 1) THIS SITE CONTAINS BURIED SQUARE TIE (4.241 ANGLES) UNDER BR LINES.
- 2) BENCHMARK #1278 ELEVATION: 5490 FEET.
- 3) FLOOD ZONE: AIC BASE FLOOD ELEVATION: 6 FEET; PANEL APPROX 0.005% AND 0.01% SLOPE.
- 4) THIS SITE HAS BEEN ON THE MOST RECENTLY ILLUSTRATED "Hazardous Waste Sites" (HW) MAP.
- 5) RESPONSIBLE PARTIES WERE MADE AWARE OF THE DISTANCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FINAL REPORT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION FOR FIELD VERIFICATION.
- 6) THIS SURVEY IS CONSIDERED EXCLUSIVELY TO BOUNDARY, AREA, AND ELEVATION USE.
- 7) THE VERTICAL ACCURACY OF ELEVATIONS OF WELL-DEFINED POINTS ON THIS SURVEY IS ±0.1'.
- 8) THIS SITE CONTAINS A TYPICAL PARKING SPACES.
- 9) THIS SITE CONTAINS A TYPICAL PARKING SPACES.
- 10) THIS SURVEY WAS PREPARED WITHOUT SURVEY OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLANNED ON SOUTH SIDE OF THE POND AND UNDER.

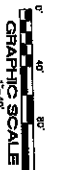
**CERTIFICATION:**  
 I, GLENN F. PULICE, PROFESSIONAL SURVEYOR AND BARRISTER, CERTIFY THAT THE SURVEY AND THE ORIGINAL PLANNED SCALE OF A FLORIDA LICENSED SURVEYOR AND BARRISTER.

**PROPOSED**  
**FLORIDA PARK SITE**  
 5881 NOB HILL ROAD  
 PALM BEACH, FLORIDA 33481  
 E-MAIL: info@pulice.com  
 TEL: 561-851-1775

**BOUNDARY AND TOPOGRAPHIC SURVEY**

**PULICE LAND SURVEYORS, INC.**  
 5881 NOB HILL ROAD  
 PALM BEACH, FLORIDA 33481  
 E-MAIL: info@pulice.com  
 TEL: 561-851-1775

DESIGNED BY: GLENN F. PULICE  
 CHECKED BY: GLENN F. PULICE





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, November 18, 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: **PL-075-14:** The applicant, Pulice Land Surveyors, Inc. on behalf of the property owner Lawrence Turner Jr and Roberta Backus Turner, is requesting to create a plat known as the "Florida Park Plat" for the property generally located east of SE 5th Avenue, west of Gulfstream Road and south of East Dania Beach Boulevard. (First Reading)

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Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Boulevard, Dania Beach, Florida, and may be inspected by the public during normal business hours. For more information please call the Planning Division at (954) 924-6805 x3643.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 W. Dania Beach Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for

this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development Department  
Publish: Saturday, November 8, 2014  
Planning Division

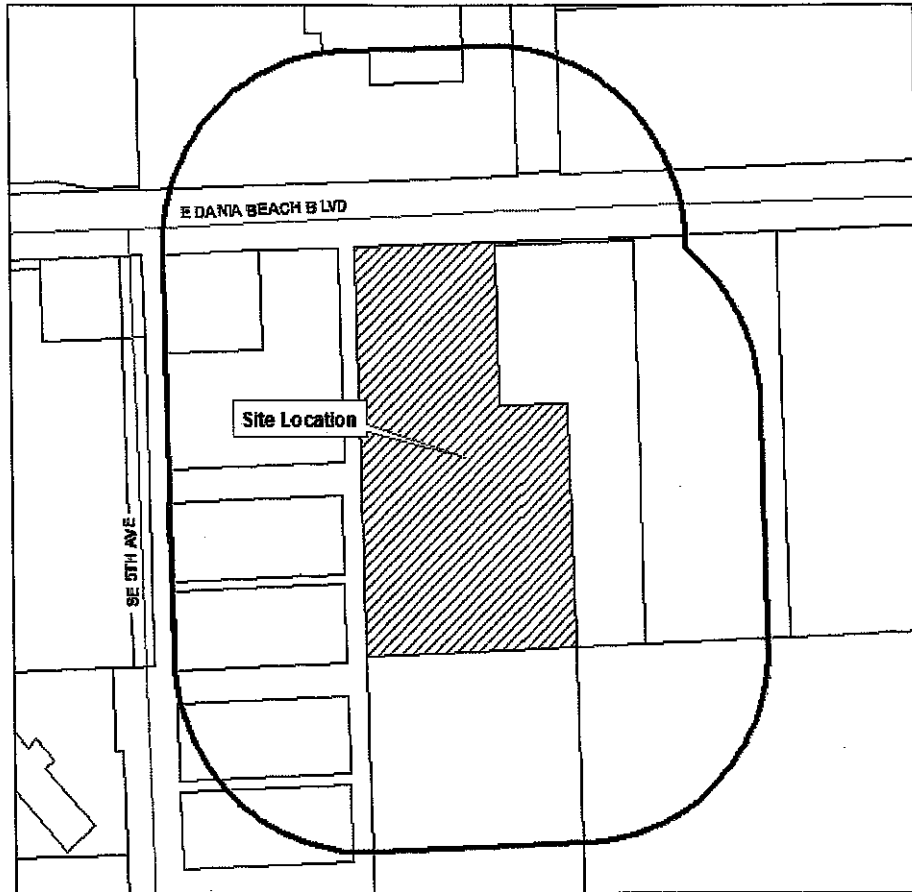


LOCATION MAP

PL-075-14  
PLAT  
E DANIA BEACH BLVD  
FLORIDA PARK

Legend

	300' RADIUS
	SUBJECT PROPERTY



504235000252  
DANIANS CORP  
PO BOX 606  
DANIA BEACH, FL 33004

504235040020  
BARBARA SCHLESINGER REV TR  
1212 SE 3 AVE  
FORT LAUDERDALE, FL 33316

504235210010  
555 DANIA BEACH LLC  
135 E DANIA BEACH BLVD STE 2  
DANIA BEACH, FL 33004

504235040010  
TRABOLD,JOHN A & BURGESS,GENE R  
7611 OLD CUTLER RD  
CORAL GABLES, FL 33143

504235230010  
DANIA BEACH DEVELOPERS LLC  
1450 BRICKELL AVE STE 1420  
MIAMI, FL 33131

504235050010  
RYAN VENTURES LTD  
700 E DANIA BCH BLVD FLR 3  
DANIA BEACH, FL 33004

504235000370  
BOARD OF COUNTY COMMISSIONERS  
115 S ANDREWS AVE RM 326  
FORT LAUDERDALE, FL 33301

504235000340  
LAWRENCE O TURNER JR REV TR  
ROACH,MARY ANN TURNER ETAL  
2349 NE 30 CT  
LIGHTHOUSE POINT, FL 33064