



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

DATE: February 24, 2015

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

VIA: Corinne Lajoie, AICP, Principal Planner, LEED GA *CLajoie*

SUBJECT: **OT-01-15:** The applicant, Joseph Denis, on behalf of the property owner Dania Live 1748, LLC., is requesting a temporary use for soil storage for the property generally located west of Bryan Road, north of West Dania Beach Boulevard and south of NW 1 Street.

REQUEST

To allow the temporary storage of soil on a vacant lot.

PROPERTY INFORMATION

EXISTING ZONING: General Business District (C-3)
LAND USE DESIGNATION: Regional Activity Center (RAC)

The subject property is located west of Bryan Road between West Dania Beach Boulevard and NW 1 Street. The property is currently vacant.

The applicant is requesting temporary use approval to stockpile clean fill material on the subject property. The applicant has identified the temporary activities to include preparation of a temporary construction road and stockpiling of clean fill material on up to two (2) acres of land.

The applicant has indicated that the fill material will be used to raise the existing grade for development of the parcel as well as for filling the borrow pit lake just south of West Dania Beach Boulevard. Both the stock piling of fill and filling the lake require permits from the building department. While the site plan has not yet been submitted to the city for review, the applicant has indicated their desire to start stockpiling material to expedite construction once a site plan is approved by the City Commission.

The city's Land Development Code allows for temporary uses, including the storage of construction equipment associated with a previously approved site plan. Due to the applicants desire to begin bringing fill to the property before a site plan has been submitted, temporary use approved by the City Commission is required.

CITY COMMISSION ACTION

The temporary use request meets all applicable regulations. Approve the resolution.