



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

APR 09 2015
Planning Department

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: DELEGATION REQUEST (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____
Petition No.: VA-42-15

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: 2301 GRIFFIN ROAD, DANIA BEACH, FLORIDA 33312

Lot(s): A Block: _____ Subdivision: GRIFFIN POINTE (P.B. 178, PG. 19)

Recorded Plat Name: GRIFFIN POINTE (P.B. 178, PG. 19)

Folio Number(s): 504229530010 Legal Description: PARCEL "A", GRIFFIN POINTE (P.B. 178, PG. 19)

Applicant/Consultant/Legal Representative (circle one) JOHN C. HALLIDAY, III

Address of Applicant: 1800 S.E. 10 AVENUE, SUITE 300, FORT LAUDERDALE, FLORIDA 33316

Business Telephone: (954) 767-7700 Home: _____ Fax: (954) 767-7800

E-mail address: jhalliday@hallidaygroup.com

Name of Property Owner: GRIFFIN POINTE PARTNERS, LLLP

Address of Property Owner: 1800 S.E. 10 AVENUE, SUITE 300, FORT LAUDERDALE, FLORIDA 33316

Business Telephone: (954) 767-7700 Home: _____ Fax: (954) 767-7800

Explanation of Request: (SEE ATTACHED)
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: 9.39 Gross Acreage: 9.39 Prop. Square Footage: 103,780

Existing Use: VACANT Proposed Use: COMMERCIAL/OFFICE



LANDSCAPE ARCHITECT CONSULTANTS, INC.
5215 West Broward Boulevard, Plantation, Fl, 33317
954-581-1110 www.LACFL.com

Thomas J. Laubenthal
Katy Gallegly
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Tom@lacfl.com
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Lili@lacfl.com

April 9, 2015

City of Dania Beach
Department of Community Development
Planning and Zoning Division

Re: Airport Corporate Park – Griffin Pointe Partners

Variance Justification Statement

Pursuant to the application requirements of the Land Development Code Section 625.40 of the City of Dania Beach, we hereby request a zoning variance for the above referenced property located at 2301 Griffin Road, Dania Beach, Florida 33312. Said Variance is for:

1. Please note that royal palm and buttonwood are category 2 trees, and crape myrtle is a category 3 tree. These trees are being proposed for terminal islands, please select species that qualify as category 1 trees, as required by Section 275-100(D). This also applies to the head-to-head parking rows.

The reason for this variance is due to code section 275-190(H)(1) which states that "shade trees shall be located a minimum of 15' away from structures and 20' away from other shade trees". The code requests a minimum distance between shade trees and structures that we don't have, therefore category 2 and 3 trees have been used in place. Category 1 trees have been provided for each terminal island where possible. Dimensions have been added to the landscape plans. See sheet LP-1 and LP-2 for dimensions and clouded notes.

If there are any questions, please call me at your earliest convenience.

Respectfully,

Katy (Gallegly) Adler, RLA
LA6667175

Lajoie, Corinne

Variance

From: Claudia Alzate <Claudia.Alzate@metriceng.com>
Sent: Wednesday, April 01, 2015 12:08 PM
To: Lajoie, Corinne
Subject: RE: Airport Corporate Park

Corinne,

All landscape comments have been addressed, except for No. 11:

“Please note that royal palm and buttonwood are category 2 trees, and crape myrtle is a category 3 tree. These trees are being proposed for terminal islands, please select species that qualify as category 1 trees, as required by Section 275-100(D). This also applies to the head-to-head parking rows (Landscape Consultant). **LAC RESPONSE - Category 1 trees have been provided for each terminal island where possible. Dania Beach code section 275-190(H)(1) states that “shade trees shall be located a minimum of 15’ away from structures and 20’ away from other shade trees”. Category 2 and 3 trees have been used in place. Dimensions have been added to the landscape plans. See sheet LP-1 and LP-2 for dimensions and clouded notes.”**

I contacted Katy and explained her that since this is a Code requirement, a variance is needed. Metric would support the variance request due to the proximity of some islands to structures. She will call you to confirm that a variance is needed.

Sincerely,
Claudia Alzate
Arborist/Sr. Environmental Scientist



13940 SW 136th St, Miami, FL 33186
Office: (305) 235-5098 ext 173
Fax: (305) 251-5894
Claudia.Alzate@metriceng.com
www.metriceng.com

From: Lajoie, Corinne [mailto:cchurch@ci.dania-beach.fl.us]
Sent: Wednesday, April 01, 2015 10:34 AM
To: Claudia Alzate
Subject: FW: Airport Corporate Park

Please let me know if this addresses any of your remaining outstanding comments.
Thank you.

Corinne Lajoie, AICP, LEED GA
Principal Planner
City of Dania Beach, FL