



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

DATE: April 28, 2015

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **PL-57-13:** The applicant, Craven Thompson and Associates, Inc., on behalf of SDS Development and Trust, LLC c/o Sharon Sharaby, is requesting plat approval for the property generally located at 2616 – 2648 Griffin Road (FIRST READING).

**REQUEST
PLAT**

To establish a perimeter plat with access point and restrictive notes.

PROPERTY INFORMATION

EXISTING ZONING: Commercial (C-2) and Residential (RD-8000)
LAND USE DESIGNATION: Commercial/Low Medium Residential

The property is approximately one and a half (1.59) acres in size located on the south side of Griffin Road, immediately west of SW 26 Avenue. The property is currently undeveloped.

PLAT

The proposed plat establishes a 50 foot, right-in, right-out, drive connecting to Griffin Road, which has received FDOT approval. The plat notes restrict the uses on the property to 30,000 square feet of commercial use, 5,000 square feet of bank use and 5,000 square foot office use. In addition, a Non-Vehicle Access Line has been added, at staff's request, along the west property line on SW 26 Terrace to prevent future driveway connects on that street with has a substandard width of 20 feet.

Development Review Committee

The plat was reviewed by the Development Review Committee, which includes representative from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division. The applicant has addressed all of staff's DRC comments.

In addition to the plat, the applicant has also submitted a rezoning, assignment of flex, variances and site plan applications for the property.

PLANNING AND ZONING BOARD RECOMMENDATION

On December 18, 2013 the Planning and Zoning Board recommended approval of the plat.

STAFF RECOMMENDATION

The plat application meets all applicable regulations determined by the Development Review Committee. Approve ordinance approving the perimeter plat.