



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: Design Variation

FEB 19 2015

Date Rec'd: _____

Petition No.: DT-26 (S); SE-27-15
VA-28-15

(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: 2 Dixie Highway, Dania Beach, Fl. 33004

Lot(s): 1 Block: 2-24 Subdivision: Magnolia Park

Recorded Plat Name: Dania Heights extension

Folio Number(s): 514203030010 Legal Description: SW attached

Applicant/Consultant/Legal Representative (circle one) HWC

Address of Applicant: 14 SE 4th Street, Boca Raton, Fl. 33432

Business Telephone: (561) 405-3324 Home: _____ Fax: (561) 409-2321

E-mail address: HCalhoun@dmbblaw.com

Name of Property Owner: American Maritime Officers Bldg. of Dania Beach, LLC

Address of Property Owner: 2 West Dixie Hwy.

Business Telephone: 954-920-4247 ex. 7558 Home: _____ Fax: 954-926-7209

Explanation of Request: Special Exception for operation of a marine school per city code section 302-10 variance from city code section 307-20 (c) / 309-10 regarding on-street parking design variation for building placement and landscaping.

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: 2.98 Gross Acreage: 4.08 Prop. Square Footage: 9,865
 Existing Use: Marine School Proposed Use: Marine School

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

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 Hope Calhoun Lombardi (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

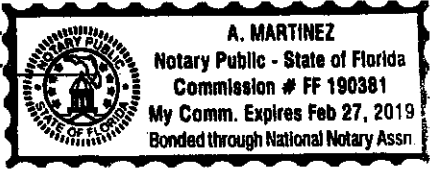
By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 03 DAY OF Feb, 2015.

By: [Signature]
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public — State of _____)



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.**

SPECIAL EXCEPTION JUSTIFICATION

American Maritime Officers Building of Dania Beach, LLC ("Owner") owns property located at 2 West Dixie Highway ("Property") in the City of Dania Beach ("City"). The Property is home to a world renowned marine school ("School"). The School has operated on the Property for more than 40 years. At this time, the facilities are in need of modernization. Accordingly, the Owner plans demolish approximately 8,716 gsf of building space and construct approximately 31,000 gsf of member service uses ("Site Plan"). In accordance with the City's land development Code ("Code"), a marine school including on-campus student housing requires a special exception in the SFED-MU zoning district. Therefore, the Owner respectfully submits this request for granting of same in accordance with City Code Section 630-50. As outlined further below, the Owner has satisfied the stated criteria for the granting of a special exception.

In accordance with City Code section 630-50, *Special Exception Use Review Standards*, the Owner has satisfied the following criteria:

(1) That the use is permitted as a special exception use as set forth in the use regulations of part 1 of this code.

In accordance with Section 302-10 of the City Code, a marine school with on-campus student housing is permitted as a special exception use in the SFED-MU zoning district.

(2) That the use will not cause a detrimental impact to the value of existing contiguous uses, uses in the general area, and to the zoning district where it is to be located.

The use will not cause a detrimental impact to the value of existing contiguous uses. In fact, the proposed improvements to the marine school will improve the marine school appearance and functionality of the campus. Once the campus is improved, the area will continue to benefit from the increased exposure to the marine world as a result of the increased student population.

(3) That the use will be compatible with the existing uses on contiguous property, with uses in the general area and zoning district where the use is to be located and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values and existing similar uses or zoning.

The use will be compatible with the existing uses on contiguous property. In fact, the marine school and its ancillary uses are the primary use on the contiguous property. As a result, the existing uses will only benefit from the improvements contemplated by the Site Plan. But for the cafeteria expansion, the majority of the marine school will receive cosmetic improvements. Once all of the improvements are complete, the marine school will continue as a compatible use in the area (as it has for over 40 years). However, once the improvements are complete, it will operate as a more functional and attractive use.

(4) That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities.

As indicated by the proposed site plan, adequate landscaping and screening will be provided. However it is important to note that the Owner controls most of the property near the marine school.

(5) That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

In accordance with the site plan and parking study provided, adequate parking and loading are provided. Further, the proposed Site Plan does not have a negative impact on ingress, egress or abutting streets.

(6) That the use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community.

The marine school has operated in the City for more than 40 years. Since locating to the City, the Owner has been a positive corporate resident who has improved the area and had a positive impact on all the properties located in the general area.

(7) That the use will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community.

The use will not have a detrimental effect on any existing conditions.

(8) That the use will not utilize turning movements in relation to its access to public roads or intersections, or its location in relation to other structures or proposed structures on or near the site that would be hazardous or a nuisance.

The use will not utilize turning movements that would be hazardous or a nuisance. In fact, in the years that the marine school has operated on the Property, traffic nor access have been an issue.

(9) That the use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the comprehensive plan.

The use will not have a detrimental effect on the future development of the general area. In fact, given the improvements proposed, the use has the potential to encourage development in the area.

(10) That the use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area and the zoning in the vicinity due to its nature, duration, direction or character.

The use will not result in the creation of incompatible activities based upon the schools current and proposed operations, the surrounding areas will continue to benefit from the continued use on the Property.

(11) That the use will not overburden existing public services and facilities.

The use will not overburden existing facilities or public services.