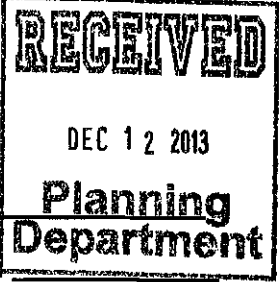




City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning Division
 (954) 924-6805 X3643
 (954) 922-2687 Fax

Standard Development Application



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

Date Rec'd: _____

Petition No. _____

(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: 2648 - 2616 GRIFFIN RD (6 parcels)

Lot(s): 9 Block: 1 Subdivision: _____

Recorded Plat Name: Reed Land Co Subdivision, PB 2-32 DCR

Folio Number(s): see attached Legal Description: see attached

Applicant (Consultant) Legal Representative (circle one) Craven Thompson & Associates, Inc.

Address of Applicant: 3563 NW 53 Street, Fort Lauderdale, FL 33309

Business Telephone: 954-739-6400 Home: _____ Fax: _____

E-mail address: Catherine Donn: cdonn@craventhompson.com

Name of Property Owner: SDS Development and Trust, LLC c/o Sharon Sharaby

Address of Property Owner: 5256 SW 38 AVE, FORT LAUDERDALE FL 33312

Business Telephone: (954) 394-6615 Home: _____ Fax: _____

Explanation of Request: Koosh at Griffin (replat)

*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: 1.59 Gross Acreage: 2.25? Prop. Square Footage: 35,000

Existing Use: Commercial/Residential Proposed Use: Commercial (C-2)

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

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 Craven Thompson & Associates (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 12 DAY OF December, 2013

By: Sharon Sharaby
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Catherine A. Down
(Signature of Notary Public - State of Florida)



CATHERINE A. DOWN
MY COMMISSION # DD 987611
EXPIRES: August 29, 2014
Bonded thru Budget Notary Services

Personally known or Produced Identification

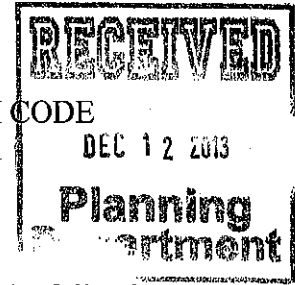
Type of identification produced: _____ or Drivers License

*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.

COMPLIANCE WITH SECTION 645-40, CITY OF DANIA BEACH CODE
REVIEW CRITERIA FOR REZONING APPLICATION FOR
PROPERTY LOCATED AT 2648 - 2616 GRIFFIN ROAD



(A) An application for a rezoning shall be reviewed in accordance with the following criteria:

(1) The request is consistent with the city's comprehensive plan.

The Applicant's rezoning request is for a change in zoning from Residential R-D 8000 on the portion of the property lying south of the portion currently zoned C-2 to Commercial C-2 zoning. Therefore the entire site will be zoned C-2. The City's comprehensive plan currently reflects a low medium residential designation on the portion zoned Residential R-D 8000.

The City's Future Land Use Element permits office and/or retail sales of merchandise or services within areas designated for residential use on the Future Land Use Map so long as no more than 5% of the area designated for residential use on the Future Broward County Land Use Plan Map within a flexibility zone is used for offices and/or neighborhood retail sales of merchandise or services. Additionally, the added contiguous area used for offices and/or retail sales may not exceed 10 acres. The Applicant has been advised that the property lies within Flexibility Zone 81 and that there is capacity within that zone for permitting the commercial uses that are the subject of the rezoning Application. The Application is therefore consistent with the City's Comprehensive Plan, including the Future Land Use Plan Element.

Moreover, the proposed rezoning is consistent with Article IV, Requirements for Future Land Use Goals, Objectives and Policies, Policy 1.2 Commercialized activities will be provided to serve the residents of the community, and Policy 5.1 Encourage development to enhance the tax base of the community.

(2) The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission.

The Griffin Road Corridor Redevelopment Community Charrette Summary Report prepared for the City of Dania Beach by the Broward Smart Growth Partnership dated June, 2009 is applicable to the proposed rezoning. As stated within the Report: "Griffin Road is a major thoroughfare in Dania Beach...and connects major federal and state roads (Federal Highway/US 1 and State Road 7/441) as well

as interstate highways (I-95 and Turnpike) and Broward County's primary airport (Fort Lauderdale/Hollywood International)."

The Report also observes that "the roadway [Griffin Road] does not take advantage of high traffic counts. Other than scattered retail shops and restaurants, passersby have few reasons to stop within the district." Further the Report states that "Residents are also leaving the area to satisfy many of their basic needs. Without any financial institutions and few retail shops, locals are taking and spending their money outside of the corridor. The district's capital leakage (money leaving the area) combined with the corridor's failure to attract capital (money coming into the area) is [sic] both major challenges to the economic stability of the district."

The proposed rezoning will accommodate the very uses that are detailed in the Report as needed for the Griffin Road corridor in order to improve deteriorating economic and demographic conditions, vacant lots, and other negative conditions. The intent of the rezoning is to provide retail and commercial uses that will draw customers into the area and serve the needs of residents within the neighboring residential areas as well as visitors using the major transportation networks and the airport. Proposed development within the area proposed to be rezoned will also provide services and retail facilities to users and guests of the expanding number of hotels that are being constructed along the Griffin Road corridor. The provision of convenient and necessary amenities including retail uses, restaurants, and banking institutions in the nearby vicinity will capture the business of those visitors utilizing the newly constructed hotels.

(3) The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts.

Generally, the zoning and land use maps of the City provide for a commercial corridor along the south side of Griffin Road from approximately I-95 to S.W. 31st Avenue. This requested rezoning further implements the goal of the City to provide commercial and retail facilities meeting the needs of the residents and visitors to the area, and is consistent with the objectives of the City's Comprehensive Plan and Land Development Regulations.

a. The request furthers the city's adopted Community Redevelopment Plan, if applicable.

The City's Community Redevelopment Plan does not cover the area subject to the rezoning Application.

b. An error or ambiguity must be corrected.

Not applicable.

c. That there exists changed or changing conditions which make approval of the request appropriate.

Please see the above explanations relating to changing conditions along the Griffin Road corridor and associated recommendations. The evolving nature of uses along the Griffin Road corridor includes hotels and commercial facilities to accommodate residents and visitors to the area as well as users of the Fort Lauderdale/Hollywood International Airport. The Application requests a rezoning necessary to provide commercial and retail facilities in response to such changing conditions.

d. That substantial reasons exist why the property cannot be used in accordance with the existing zoning.

A review of the uses within the C-2 district of the City's Land Development Regulations reveals that the types of businesses consistent with the demands of the area can be accommodated in the C-2 zoning district. In order to have a fully functioning retail center that will reasonably accommodate the needs of proposed users, the entire 2.25 acre parcel, including the currently zoned residential parcel, must be zoned for commercial uses. Moreover, the portion of the property located within the area included in the residential land use category and zoning district is necessary for inclusion in a proposed redevelopment plan for the area in order to provide sufficient parking and traffic circulation and to implement a development plan superior to a traditional "strip" shopping center.

e. That the rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming adjacent land uses and plan adjacent land uses).

Please see the responses above. To the east of the property proposed to be rezoned is the Tropical Acres Restaurant. There is also a bar and mechanic's shop located nearby. Certainly, the proposed rezoning will permit development which will complement

and enhance the commercial development along the Griffin Road corridor. The existing commercial uses discussed above have residentially zoned properties behind them to the south of Griffin Road. The proposed rezoning will accommodate development consistent with existing uses.

