



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

DATE: May 12, 2015

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, LEED GA, Principal Planner *CL Lajoie*

SUBJECT: **VA-23-15/VA-24-15/VA-25-15/SP-104-14:** The applicant, Craven Thompson and Associates, Inc., on behalf of SDS Development and Trust, LLC c/o Sharon Sharaby, is requesting variances and site plan approvals for the property generally located at 2616 – 2648 Griffin Road.

**REQUEST
VARIANCE**

1. To provide no double row of trees along the south property line where adjacent to residential, code requires a double row of trees adjacent to residential when a wall is located on property line; per Section 275-110(D).
2. To provide no dedication for a local road, code requires a 25' dedication to centerline for local streets with no specified width in the Land Development Code (LDC), per Section 815-30.
3. To provide landscape islands with a width as small as five (5) feet and category 2 and 3 trees; code requires a ten (10) foot width and two (2) category 1 trees, per Section 275-100(D).

SITE PLAN

To allow the construction of three (3) retail/office/commercial buildings with approximately 13,424 square foot.

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 (1.5) acres in size located on the south side of Griffin Road, between west of SW 26 Avenue and SW 26 Terrace. The majority of the property is currently undeveloped. To the west and south are residential homes. To the east and north are commercial properties.

VARIANCE

1. Double Row of Trees

To applicant is requesting to provide a single row of trees along the property line. The applicant is providing a second row of trees offset in the front where there is room to do so. The total number of

required trees are being provided on site plus additional trees to meet the tree removal mitigation requirements.

2. Road Dedication

The applicant is requesting to waive the required roadway dedication required for SW 26 Terrace. Today the road is twenty (20) feet wide. The Land Development Code (LDC) states that all local roads must include a minimum of fifty (50) feet in width. The applicant indicates in their justification statement that two (2) plats were recorded in the 1980's at which time dedication was not requested. In the 1980's the property was part of unincorporated Broward County. The property was annexed into the City of Dania Beach in the 1990's. The applicant has indicated that the property is being developed in a manner to preserve the stability and character of the residential properties. As such, the applicant has added a Non-Vehicle Access Line (NVAL) to the plat along the west property line adjacent to SW 26 Terrace, thereby prohibiting access from that road to the property.

3. Landscape Islands

The applicant is requesting to reduce the width of the terminal peninsulas. The LDC requires a ten (10) foot width. The site plan shows five (5) terminal landscape islands with a width ranging from five feet, three inches (5'3") to eight feet, three inches (8'3"). The applicant states in their justification statement that the variance is necessary in order to accommodate the number of required parking spaces to serve the proposed buildings. In these substandard landscape islands the applicant is providing a variety of trees with different category of trees based on the planter configuration and size.

VARIANCE CRITERIA

Section 625 of the Land Development Code states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below.

- (1) "That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city."
- (2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."
- (3) "That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."
- (4) "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."
- (5) "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community."

SITE PLAN

The proposed site plan includes the construction of three retail/office/commercial buildings, totaling approximately 13,424 square feet. The property will have access from Griffin Road on the north and SW 26 Avenue on the east. The property will be significantly landscaped with 124 trees provided on

site. The number and larger size of the trees proposed are necessary to meet the LDC requirements as well as resolve a code violation resulting from removal of trees from the property without a tree removal permit.

Development Review Committee (DRC)

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 the following comments that have not yet been addressed.

1. Provide eight (8) foot wall or fence along the south property line (Planning).
2. Provide channelized exit on SW 26th Avenue restricting south bound traffic into the residential neighborhood (Planning).
3. Please specify if the underground utilities are existing or proposed; if proposed provide documentation supporting the request to FPL and when would this occur (Landscape Consultant).
4. Per Section 275-100, other interior vehicular landscape areas shall be a minimum of 5 feet wide and 100 s.f. in area; and there shall be no less than one tree for each two hundred square feet. Please provide the area in square feet of the area where the monument sign is proposed (Landscape Consultant).
5. Please provide percentage of other non-vehicular open space, and follow the requirements of Section 275-140 (Landscape Consultant).
6. A pavement marking plan demonstrating all the following:
 - All turning radii (demonstrated)
 - Fire lane locations and striping detail (demonstrated)
 - Drive aisle widths (demonstrated) and vertical clearances (noted)
 - Fire Department Apparatus Access Road location and dimensions – demonstrate or note on the plan how they will be marked and delineated on site.
 - Fire department access routes during construction – provide at permit application (BSO Fire).
7. A detail sheet accompanying the civil plans with the following details:
 - a. Fire hydrant detail
 - b. Bollard/impact protection detail for hydrants, FDC's and DDCV's
 - c. Roadway pavement marker (RPM) detail for fire hydrant locations (Blue reflective markers) (BSO Fire).
8. Fire flow demand calculations signed and sealed by licensed engineer (BSO Fire).
9. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code (This document shall bear the seal and signature of the engineer) (BSO Fire).
10. Please correct the following deficiencies on your plan:

- Provide an additional fire hydrant to the NE corner of Griffin Road (one fire hydrant required every 300')
- The fire hydrant water main must be a looped system.
- Provide a scaled site plan (BSO Fire)

In addition to the Site Plan and Variances, the applicant has also submitted a rezoning, assignment of flex, and plat applications for the property.

CITY COMMISSION PREVIOUS ACTION

On April 28, 2015 the City Commission heard the plat, rezoning and allocation of flex requests on first reading.

STAFF RECOMMENDATION

VARIANCES

The variance applications meet all applicable regulations as illustrated by the applicant's justification statement. Approve the variance resolution.

SITE PLAN MODIFICATION

The site plan application meets all applicable regulations, as determined by the DRC, provided the variances are granted and further provided that the applicant address all DRC comments prior to issuance of a building permit. Approve the proposed site plan resolution.