



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

**DATE:** July 28, 2015

**TO:** Robert Baldwin, City Manager

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

**FROM:** Corinne Lajoie, AICP, Principal Planner, LEED G.A. *CLajoie*

**SUBJECT:** **PL-40-15:** The applicant, Todd Stephens, on behalf of the property owner, Stephens Broward Properties, LLC., is requesting to amend a notation and the Non-Vehicle Access Line on the "BUDLIGHT" and "BUD" plats for property located at 185 Anglers Avenue.

**DELEGATION REQUEST**

To amend the restrictive note on the plats and relocation the Non-Vehicle Access Line (NVAL).

**PROPERTY INFORMATION**

EXISTING ZONING:	General Commercial District (C-4)
LAND USE DESIGNATION:	Industrial
OVERLAY DISTRICT:	Industrial Design Standards

The subject property is located on the east side of Anglers Avenue, just north of Stirling Road. This property is occupied by Stephen's Distribution, a long-time Dania Beach business, as a warehouse/distribution facility.

The property owner had previously amended the platted NVAL on Anglers Avenue, shifting the driveway access in order to be compatible with the design of Broward County's roadway improvement project. This roadway improvement project was delayed several years and has recently been redesigned. The Broward County Design Section staff from the Highway Construction and Engineering Division has advise the property owner that the new design for the road will accommodate the northern driveway access in its original location.

This request is to restore the northern driveway shown on the plat to its original location, where it physically is today, and to terminate the right-of-way and construction agreement recorded in the Official Records Book 45758, Page 1120-1151.

## **DELEGATION REQUEST**

The applicant is requesting to amend the plat note accordingly, as follows:

### **BUDLIGHT PLAT NOTE AMENDMENT:**

**FROM:** Parking use only.  
**TO:** 25,000 square feet of General Industrial.  
Industrial Use may have 30% ancillary office per bay or per single tenant building Commercial/retail and no freestanding office uses are permitted within the plat without the approval of the Broward County Commissioners who shall review and address these uses for increased impacts.

### **BUD PLAT NOTE AMENDMENT:**

**FROM:** 48,000 square feet of General Industrial  
**TO:** 90,000 square feet (58,158 square feet existing) of General Industrial.  
Industrial Uses may have 30% ancillary office per bay or per single tenant building. Commercial/retail and no freestanding office uses are permitted within the plat without the approval of the Broward County Commissioners who shall review and address these uses for increased impacts.

### **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 addressed all DRC comments.

### **CITY COMMISSION PREVIOUS ACTION**

On April 9, 1985 the City Commission approved the BUD Plat via Ordinance No. 08-85.

On August 2, 1988 the City Commission approved the BUDLIGHT Plat, via Ordinance No. 45-88.

### **STAFF RECOMMENDATION**

Approval.