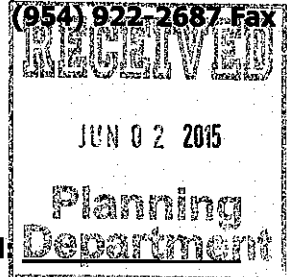


City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643



Standard Development Application

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

Date Rec'd

Petition No.: VR-057-15

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: 480 East Dania Beach Boulevard

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

Recorded Plat Name: Portion of SW 1/4 of SW 1/4 Section 35-50-42

Folio Number(s): _____ Legal Description: See attached Survey

Applicant/Consultant/Legal Representative (**circle one**) Bermello Ajamil & Partners, Inc.

Address of Applicant: 900 Southeast 3rd Avenue, Suite 203, Fort Lauderdale FL 33316

Business Telephone: (954) 626-5109 Home: N/A Fax: (954) 467-1116

E-mail address: sbakos@bermelloajamil.com

Name of Property Owner: Dania Beach Developers, LLC

Address of Property Owner: 1450 Brickell Avenue, Suite 1420, Miami FL 33131

Business Telephone: (305) 371-5254 Home: N/A Fax: (305) 371-4642

Explanation of Request: Parking Ordinance Variance

*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: N/A Gross Acreage: 2.165 Prop. Square Footage: 456,225 s.f.

Existing Use: Apartments Proposed Use: Apartments

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

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 Scott A. Bakos / Bermello Ajamil & Partners, Inc. 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: Ashley Bosch
(Owner / Agent signature*)



BEFORE ME THIS 29 DAY OF May, 2015

By:

Ashley Bosch
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Johana Ordonez
(Signature of Notary Public - State of _____)



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.**



Bermello Ajamil & Partners, Inc.

Architecture
Engineering
Planning
Interior Design
Landscape Architecture

June 2, 2015

Ms. Corinne Lajoie, AICP, LEED GA
Principal Planner
City of Dania Beach, FL

RE: **Request for Variance**
Parco Mare Apartments
480 East Dania Beach Boulevard

Dear Ms. Lajoie:

Pursuant to the Site Plan Approval for the referenced project, The Rilea Group (Project Owner) hired a full Architecture and Engineering team to develop the design of the project.

As you may recall from the Site Plan Approval process, the project site is very restrictive in terms of buildable area due to the following contributing factors:

- Narrow overall site dimension of only 107.52 feet in the East – West direction
- Provision of fire lane through the site
- Wetland protection requirements

In the process of designing the building and performing requisite structural analysis, it has become necessary to request a variance to the Off-Street Parking Requirements (Article 265-140.B) which requires columns within parking area to be a minimum of 3 feet away from the drive lane. Due to the limited buildable area and the need to reduce the overall column spans across the vehicular drive, we respectfully request approval of a variance allowing for placement of 11 columns adjacent to the drive lane whereby the apartments are stacked directly over the garage and the overall span across the drive land is reduced by 36 inches. This number represents only a portion of the columns within the parking structure, the balance will be located in compliance with the ordinance.

If you have any questions, please feel free to contact me at 954-467-5109.

Warmest Personal Regards,

Scott Bakos
Partner, Bermello Ajamil & Partners

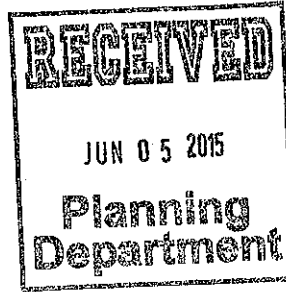
cc: Ashley Bosch, Rilea Group



Bermello Ajamil & Partners, Inc.

June 2, 2015

Ms. Corinne Lajoie, AICP, LEED GA
Principal Planner
City of Dania Beach, FL



Architecture
Engineering
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Variance Review Criteria - Land Use Development Code Sec. 625-40

- 1.) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;

The property at 480 East Dania Beach Boulevard includes a very narrow width of only 107.52 feet. The site specific combination of this very narrow dimension for building construction, building setbacks, required fire lane, areas of the site designated as wetlands to remain and FAA height restriction severely limits options for the building layout that

includes the parking structure and apartment tower. This variance will allow for placement of 11 columns within the garage to be adjacent to the entry to parking spaces in lieu of being offset by 3 feet. Reducing the center span of the garage structure by 3 feet allows for provision of a safe structure for the apartment building above, and safe structural spans between columns within the garage.

- 2.) The special conditions and circumstances do not result from the actions of the applicant;

The narrow width of the property, setbacks and wetland protection requirements were not established by the applicant, rather are cause and effect of the existing property characteristics.

- 3.) Granting the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings or structures in this same zoning district;

The requested variance does not include relief from setbacks or wetland protection requirements, rather positioning of a portion of the structure's columns relative to entry to parking stalls & the structural benefits of the proposed locations for the 11 columns included in the variance request.

- 4.) Literal interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this code and would work unnecessary and undue hardship on the applicant;

Literal interpretation of article 265-140.B regarding placement of columns relative to parking stall entry would require the applicant to modify the building structure to include increased overhead structure depth to accommodate the required span. This would prevent the use of industry standard 8 inch post tension slabs in the garage. The resulting structure will inhibit the provision of sufficient clear heights within the parking structure. The affected parking spaces will be compliant in all other requirements such as length and width. FAA height restrictions on the site prevent the applicant from increasing the overall building height.

- 5.) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

The requested variance to allow placement of 11 columns adjacent to parking stall entries represents the minimum number of columns / parking spaces needed to provide for a shortened structural span while maintaining the required 24 foot two way drive width.

6.) The variance granted will be in harmony with the general intent and purpose of this Land Development Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting of this variance will allow for the development of the Parco Mare Apartments project including sufficient parking spaces of the required 9 feet by 18 feet dimensions, allow for provision of required 24 foot wide two way drive lanes in order to ensure a safe and functional parking structure for the property. No other properties will be impacted by this variance.

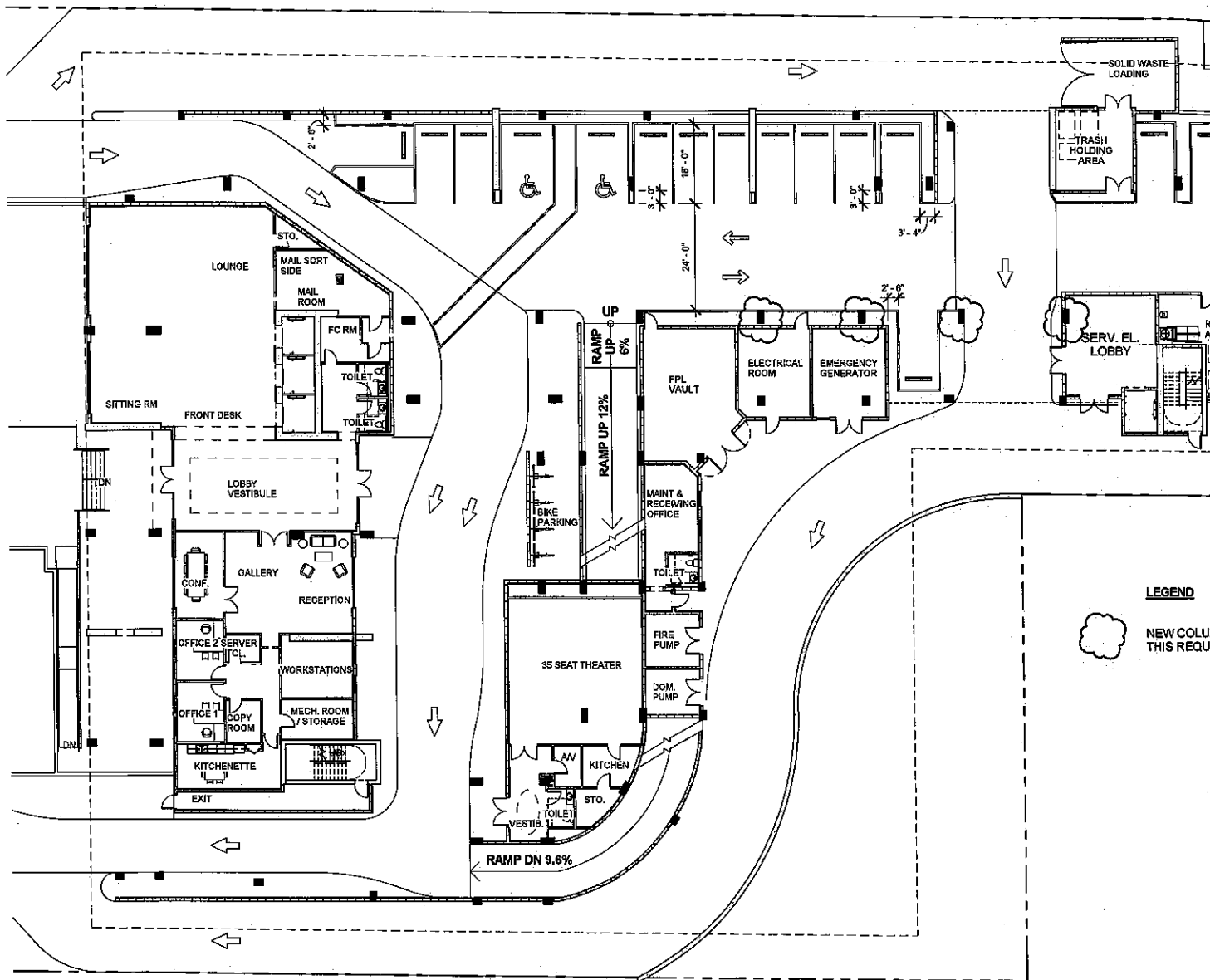
If you have any questions, please feel free to contact me at 954-467-5109.

Warmest Personal Regards,

A handwritten signature in black ink, appearing to be 'SAP' with a stylized flourish.

Scott Bakos
Partner, Bermello Ajamil & Partners

cc: Ashley Bosch, Rilea Group
Todd Osborn, Bermello Ajamil & Partners



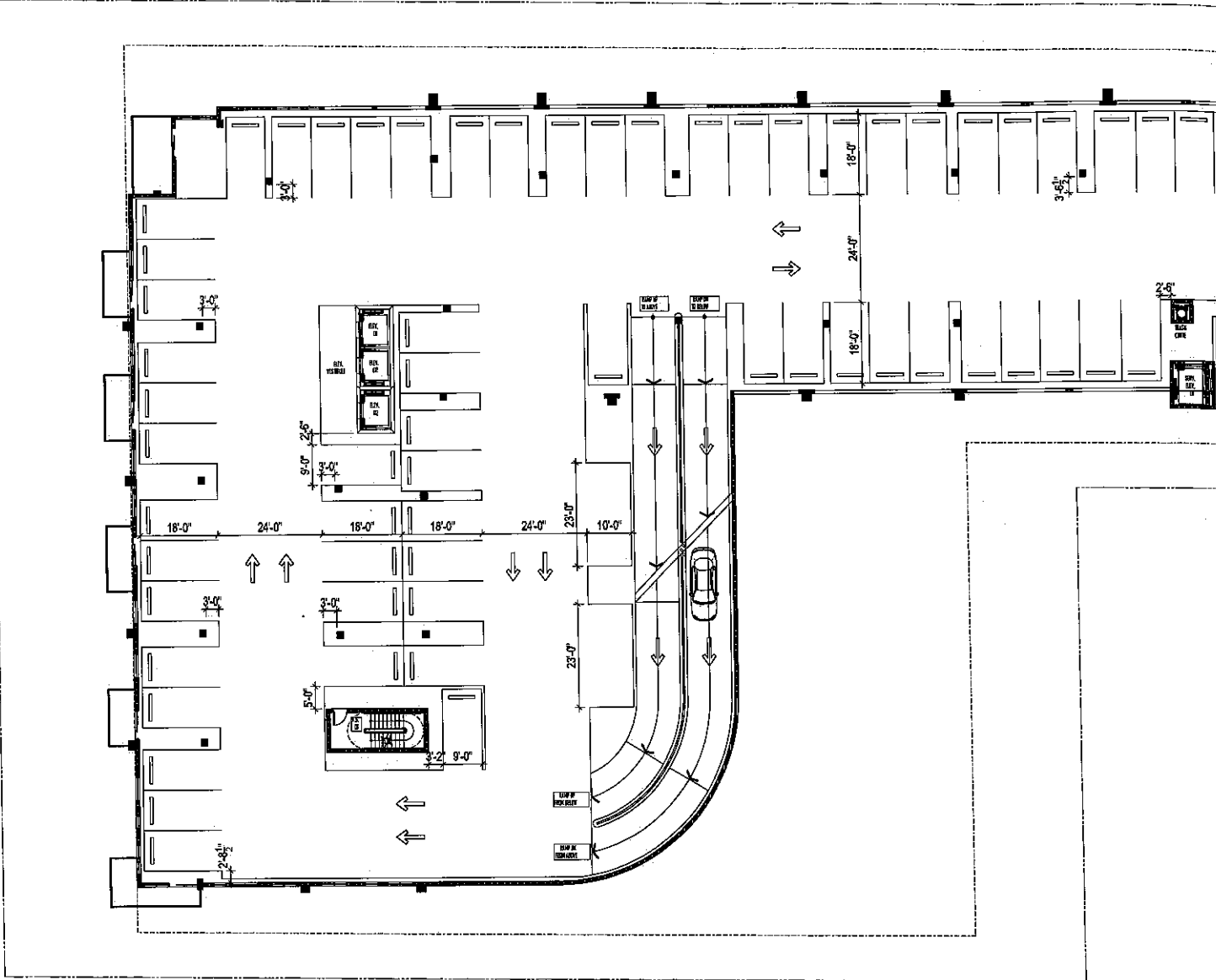
LEGEND

NEW COLU
THIS REQU



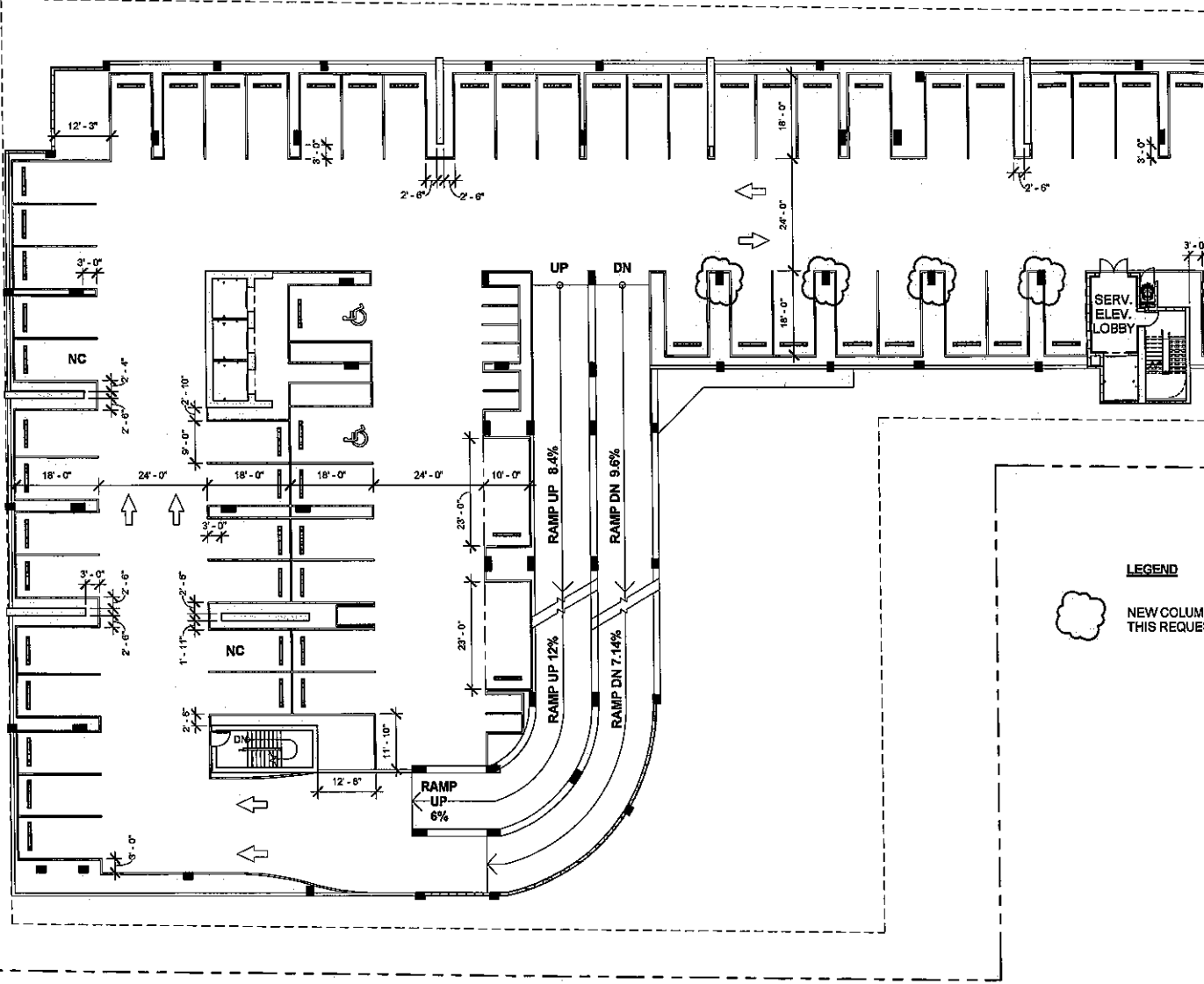
1
A-1A

UPDATED CURRENT GROUND
FLOOR PLAN
1/16" = 1'-0"



1
A2

ORIGINAL SITE PLAN APPROVED
 2ND - 4TH FLOOR PLAN -
 PARKING GARAGE
 1/16" = 1'-0"



LEGEND
 NEW COLUMN
 THIS REQUES

UPDATED CURRENT 2ND - 4TH
 FLOOR PLAN - PARKING
 GARAGE
 1/16" = 1'-0"



1
 A2A