

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

DATE: August 25, 2015

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, Principal Planner, LEED GA *CL*
Mariluz Maldonado, City Planner *M.M.*

SUBJECT: **RZ-024-14/LUF-025-14:** The applicant, Ari Sklar, A.I.A, Sklarchitecture on behalf of Casey 18 Development Group LLC, and Dania Coves 18, LLC, is requesting rezoning and flex allocation for the property located at 5461 and 5471 SW 40th Avenue. (FIRST READING)

**REQUEST
REZONING**

To allow the rezoning of an entire property from Single Family Residential (RS-6000) to Planned Residential District (PRD-1).

FLEX ALLOCATION

Request of fourteen (14) flex units.

PROPERTY INFORMATION

EXISTING ZONING:	Single Family Residential (RS-6000)
LAND USE DESIGNATION:	Low (5) residential
REQUESTED ZONING:	Planned Residential Development (PRD-1)

The subject property is greater than two (2) net acres in size and located on the south side of SW 54 Court, immediately west of SW 40 Avenue. The property currently contains two (2) single family homes which will be demolished. The applicant is also requesting a perimeter plat. Other project components include the site plan which will be heard by the City Commission at a later date.

REZONING

The applicant is requesting to rezone the property to ultimately construct a residential complex with 25 units on the property (see attached site plan). Currently the property has a Single Family (RS-6000) zoning designation. The applicant is requesting to rezone the entire property to Planned Residential District (PRD-1), which allows residential developments with greater flexibility as determined by the City Commission. The proposed development will increase the city's housing stock by incorporating a single family home and twenty four townhomes.

The request satisfies the rezoning criteria identified in Section 645-40 as shown below.

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

The requested rezoning from a single family district to another which allows greater flexibility as approved by the City Commission is consistent with provisions of the city's comprehensive plan through the application of residential to commercial flexibility rules. The rezoning is also consistent with the city's comprehensive plan, as the underlying land use will continue to be residential.

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

The request meets the city's plans since as previously indicated the proposed development will still be residential in nature. The PRD-1 zoning requested permits residential developments that are more intense in nature yet required the approval of the City Commission.

(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; and

- a. the request furthers the city's adopted community redevelopment plan, if applicable; or
- b. An error or ambiguity must be corrected; or
- c. There exists changed or changing conditions which make approval of the request appropriate; or
- d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or
- e. The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.

Rezoning the entire property to PRD-1, which as residential district, is appropriate for the orderly development of the city. The request will allow the expansion of the housing stock in the city while allowing the incorporation of a compatible and new development in the area.

FLEX ALLOCATION

In order to develop the project with the proposed twenty-five (25) units, the applicant will require the allocation of fourteen (14) units from Flex Zone eighty one (81).

This action requires two public hearings before the City Commission.

In addition to the rezoning and flex applications, the applicant has also submitted an application for plat and site plan which will be heard at a separate meeting.

PLANNING AND ZONING BOARD RECOMMENDATION

This item was heard by the Planning and Zoning Board on August 19, 2015 and the Board forwarded a recommendation of approval.

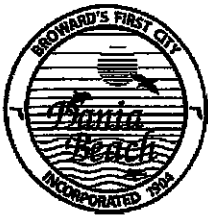
STAFF RECOMMENDATION

REZONING

The rezoning application meets all applicable regulations as illustrated by the applicant's justification statement. Therefore, recommend approval to the City Commission.

FLEX ALLOCATION

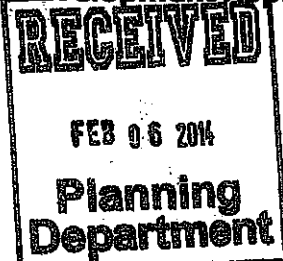
The flex allocation application meets all applicable regulations as illustrated by the applicant's justification statement. Therefore, recommend approval to the City Commission.



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: FLEX UNITS



Date Rec'd: 2/6/14
 Petition No.: SP-023-14
RZ-024-14
LUF-025-14

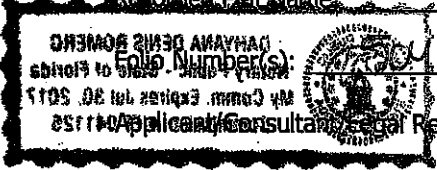
(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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: 5401 SW 40th Ave Fort Lauderdale, FL

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

Recorded Plat Name: _____



Legal Description: 136010361

Applicant/Consultant/ Legal Representative (circle one) Albert Benalloun / Ari Sklar

Address of Applicant: 777 41st Street 2nd FL Miami Beach, FL 33140

Business Telephone: 305-467-4920 Home: 954-925-9292 Cell: 786-326-2947

E-mail address: abenalloun@gmail.com / ARI@SKLARCHITECT.COM

Name of Property Owner: CASEY IS DEVELOPMENT GROUP, LLC / DANIA COVES IS, LLC

Address of Property Owner: 777 41st Street

Business Telephone: 305-673-4999 Home: 305-467-4920 Cell: _____ Fax: _____

Explanation of Request: NEW DEVELOPMENT OF 24 townhouses and 1 SF RESIDENCE.
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 2.32 Gross Acreage: 2.5 Prop. Square Footage: _____

Existing Use: RS-6000 Proposed Use: PRO-1

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

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 Ari Sklar & Sklar Architecture (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: Ari Sklar
(Owner / Agent signature*)

BEFORE ME THIS 5th DAY OF Feb, 2014

By: Dahyana Romero
(Print name of person acknowledging) (Joint owner signature if applicable)

Notary Dahyana Romero
(Signature of Notary Public - State of Florida)



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.



July 13th, 2015

Department of Planning and Development Services
100 West Dania Beach Blvd, Dani Beach FL 33004

RE: Proposed Dania Oaks Project – Rezoning Criteria
5461-5471 SW 40th Avenue – Dania Oaks Townhomes

ARCHITECTURE
Commercial
& Residential

Dear Planning Department Staff, City Council and to whom it may concern:

Interior
Architecture
& Design

We respectfully request approval of this rezoning request from PS-6000to
PRD-1 in accordance with the criteria set forth in section 645-40 as follows:

Urban
Renovation

- 1) We are consistent with the comprehensive plan because the proposed project follows the Dania Beach Land Use Map and future land use.
- 2) This request is consistent with all applicable redevelopment plans because the proposed project meets all zoning and PUD requirements.
- 3) The request would not give privileges not generally extended to result in an isolated district with related to adjacent or nearby districts. And this proposal furthers the City's adopted Community Redevelopment Plan.

Architectural
Design of
Children's
Environments

Development
Consulting

2310 Hollywood Blvd.

Hollywood

Florida 33020

We respectfully request that the City Commission approve this application for new development.

Tel: 954.925.9292

Fax: 954.925.6292

Sincerely,

email:

mail@sklarchitect.com

WEBSITE:

www.sklarchitect.com

Ari L. Sklar, AIA, NCARB
President

AA 0002849

IB 0000894

NCARB CERTIFIED



Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.