



**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 G.A. *CL Lajoie*

SUBJECT: **OT-74-15:** The applicant, Calvin Giordano and Associates, Inc., on behalf of the property owner Dania Entertainment, LLC., is requesting a waiver of replatting for property located at 301 E. Dania Beach Boulevard.

WAIVER OF REPLAT

To waive the replatting requirement for vacation of a public street; code requires dedicated streets to be vacated by plat, per Section 655-30(D).

The applicant is proposing several vacations on the property in connection with the current development plans of the site, consistent with the second amended and restated development agreement.

The City's Land Development Code (LDC) stated that "no platted street, alley or other property dedicated to the public use shall be vacated or abandoned except by a new plat submitted to and approved by the city commission, showing the condition of the area after such vacation and abandonment; however, if it is determined by the city commission that the submission and approval of such new plat would cause an undue hardship to the property owner requesting such a vacation or abandonment, the submission and approval of such new plat may be waived by the city commission."

The applicant's justifications statement says that the actions proposed are consistent with the Second Amended and Restated Development Agreement entered into between the City of Dania Beach and Dania Entertainment, LLC. For the renovation and redevelopment of the existing pari-mutual facility.

This application will be followed by a vacation application which will require Planning and Zoning Board recommendation and two (2) readings at public hearing by the City Commission.

STAFF RECOMMENDATION

WAIVER OF REPLAT

The waiver of replat meets all applicable regulations as illustrated by the applicant's justification statement. Approve the waiver of replat.