

September 10, 2015

Corinne Lajoie  
CITY OF DANIA BEACH – COMMUNITY DEVELOPMENT DEPARTMENT  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

Re: **Stephens Distribution Co.**  
185 Ravenswood Road  
PZ# SP-56-15 / FES# 15-1224.00

**Subject: Section 511-20(B) Applicability**

**Section 511-20(B):**

1. "There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impractical; and" **RESPONSE: The proposed addition is an expansion to an existing use. The form and design of the building is prescribed by the operation of the existing use. The circumstances are peculiar to the site in that the site is currently developed and the use is existing which would make the design requirements impractical or out of context with the existing structure.**
2. "The applicant has offered significant enhancement of other pertinent aspects of the site that the city commission determines will offset any negative impact that an exception to these standards might otherwise create." **RESPONSE: The applicant is providing for improved landscape within the entire site to bring the site into compliance with current code.**
3. "The property does not front on a collector or arterial roadway." **RESPONSE: The property fronts Ravenswood Road which is designated as an 80' collector on the Broward County Trafficways Plan Map, latest revision April 23, 2015. However the addition to the building is setback considerably from the fronting collector roadway and is buffered by large shade trees and landscape which provides for limited visibility of the proposed addition.**

Sincerely,



Damon T. Ricks  
Flynn Engineering Services, PA

241 COMMERCIAL BLVD.  
LAUDERDALE-BY-THE-SEA, FL 33308

PHONE: (954) 522-1004  
FAX: (954) 522-7630

www.flynnengineering.com



**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

Date Rec'd: 9/2/15

Petition No.: OT-91-15

Other: Waiver (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: 185 Ravenswood Road, Dania Beach, FL Broward County, FL

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: Bud Plat (5042 33 40 0010) + Budlight Plat (5402 33 45 0010)

Folio Number(s): 504233400010 + 540233450010 Legal Description: BUD PLAT 125-2 B PARCEL 'A'  
BUDLIGHT PLAT 141-8 B PARCEL 'A'

Applicant/ Consultant / Legal Representative (circle one) DAMON RICKS / FLYNN ENGINEERING SERVICES, PA

Address of Applicant: FLYNN ENGINEERING SERVICES - 241 COMMERCIAL BLVD., LBTS, FL 33308

Business Telephone: 954.522.1004 Home: \_\_\_\_\_ Fax: 954.522.7630

E-mail address: DTRICKS@FLYNNENGINEERING.COM

Name of Property Owner: STEPHENS BROWARD PROPERTIES LLC / TODD STEPHENS

Address of Property Owner: 185 RAVENSWOOD ROAD, DANIA BEACH, FL 33312-6605

Business Telephone: 954.989.4350 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request:** SEE ATTACHED  
 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: 7.8 AC Gross Acreage: \_\_\_\_\_ Prop. Square Footage: 343,002 SF

Existing Use: INDUSTRIAL / WAREHOUSE DIST. Proposed Use: INDUSTRIAL / WAREHOUSE DIST.

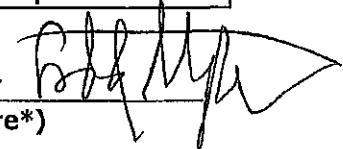
Is property owned individually, by a corporation, association, or a joint venture? Stephens Broward Properties LLC

**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 Flynn Engineering Services, PA (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: Todd Stephens   
(Owner / Agent signature\*)

BEFORE ME THIS 30<sup>th</sup> DAY OF March, 2015

By: Todd Stephens  
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Yvette DeLaney  
(Signature of Notary Public - State of Florida)



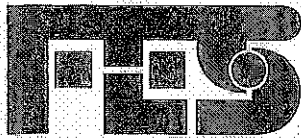
Personally known  or Produced Identification \_\_\_\_\_

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.**



FLYNN ENGINEERING SERVICES, P.A.  
CIVIL ENGINEERS

June 1, 2015

**CITY OF DANIA BEACH – COMMUNITY DEVELOPMENT DEPARTMENT**  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

Re: **Stephens Distribution Co.**  
185 Ravenswood Road  
PZ# SP-56-15 / FES# 15-1224.00  
Trip Statement

The project includes a 14,214sf addition to an existing warehouse/distribution facility. The facility currently provides for 58,156sf existing building. Per Section 605-30(K) of the Dania Beach Land Development Code, the project does not exceed 25 PM peak hour trips. An analysis is provided in the attached Table that demonstrates the project is well below the threshold to require a full traffic study.

Respectfully,

Damon Ricks  
Flynn Engineering Services, P.A.

241 COMMERCIAL BLVD.  
LAUDERDALE-BY-THE-SEA, FL 33308

PHONE: (954) 522-1004  
FAX: (954) 522-7630

[www.flynnengineering.com](http://www.flynnengineering.com)

14,217SF WAREHOUSE ADDITION									
LAND USE	TIMEFRAME	UNITS	ITE LUC	ITE 9TH EDITION	TOTAL	% IN	TRIPS IN	% OUT	TRIPS OUT
HIGH CUBE WAREHOUSE DISTRIBUTION	DAILY	14 KSF	152	T = 1.68 (X)	24	50%	12	50%	12
HIGH CUBE WAREHOUSE DISTRIBUTION	AM PEAK HOUR	14 KSF	152	T = 0.11 (X)	2	23%	0	77%	2
HIGH CUBE WAREHOUSE DISTRIBUTION	PM PEAK HOUR	14 KSF	152	T = 0.12 (X)	2	63%	1	37%	1

58,156SF EXISTING WAREHOUSE									
LAND USE	TIMEFRAME	UNITS	ITE LUC	ITE 9TH EDITION	TOTAL	% IN	TRIPS IN	% OUT	TRIPS OUT
HIGH CUBE WAREHOUSE DISTRIBUTION	DAILY	58 KSF	152	T = 1.68 (X)	98	50%	49	50%	49
HIGH CUBE WAREHOUSE DISTRIBUTION	AM PEAK HOUR	58 KSF	152	T = 0.11 (X)	6	23%	1	77%	5
HIGH CUBE WAREHOUSE DISTRIBUTION	PM PEAK HOUR	58 KSF	152	T = 0.12 (X)	7	63%	4	37%	3

72,373SF EXISTING & PROPOSED WAREHOUSE									
LAND USE	TIMEFRAME	UNITS	ITE LUC	ITE 9TH EDITION	TOTAL	% IN	TRIPS IN	% OUT	TRIPS OUT
HIGH CUBE WAREHOUSE DISTRIBUTION	DAILY	72 KSF	152	T = 1.68 (X)	122	50%	61	50%	61
HIGH CUBE WAREHOUSE DISTRIBUTION	AM PEAK HOUR	72 KSF	152	T = 0.11 (X)	8	23%	2	77%	6
HIGH CUBE WAREHOUSE DISTRIBUTION	PM PEAK HOUR	72 KSF	152	T = 0.12 (X)	9	63%	5	37%	4

# TRIP GENERATION MANUAL

9th Edition • Volume 2: Data

## Trips Generation Rates, Plots and Equations

- Residential Terminal (Land Uses 000-099)
- Residential (Land Uses 100-199)
- Commercial (Land Uses 200-299)
- Industrial (Land Uses 300-399)
- Institutional (Land Uses 400-499)



Institute of Transportation Engineers

## Land Use: 152

### High-Cube Warehouse/Distribution Center

#### Description

High-cube warehouses/distribution centers are used for the storage of materials, goods and merchandise prior to their distribution to retail outlets, distribution centers or other warehouses. These facilities are typically characterized by ceiling heights of at least 24 feet with small employment counts due to a high level of mechanization. High-cube warehouses/distribution centers generally consist of large steel or masonry shell buildings and may be occupied by single or multiple tenants. A small ancillary office use component may be included and some limited assembly and repackaging may occur within these facilities.

High-cube warehouses/distribution centers may be located in industrial parks or be free-standing. Intermodal truck terminal (Land Use 030), industrial park (Land Use 130), manufacturing (Land Use 140) and warehousing (Land Use 150) are related uses.

#### Additional Data

**Caution should be exercised when using the trip generation rates provided for this land use.** The operational characteristics of the facilities contained in this land use may vary widely. The studies contained in this land use did not provide specific information on duration of storage, hours of operation or turnover rates. It is anticipated that facilities serving primarily a distribution function with high inventory turnover rates and very short-term storage functions would result in higher trip generation rates than facilities with longer term storage and lower turnover rates. **To assist in the future analysis and potential stratification of this land use, it is important that this information be collected and provided to ITE.**

Peak truck activities typically occur outside the peak hour of adjacent street traffic.

Truck trips accounted for 9 to 29 percent of the peak hour traffic at the sites that provided truck trip information.

Average truck trip generation rates for five sites are summarized in the table below. The average gross floor area of these facilities is 1,020,238 square feet. These sites are located in a rural area.

# High-Cube Warehouse/Distribution Center (152)

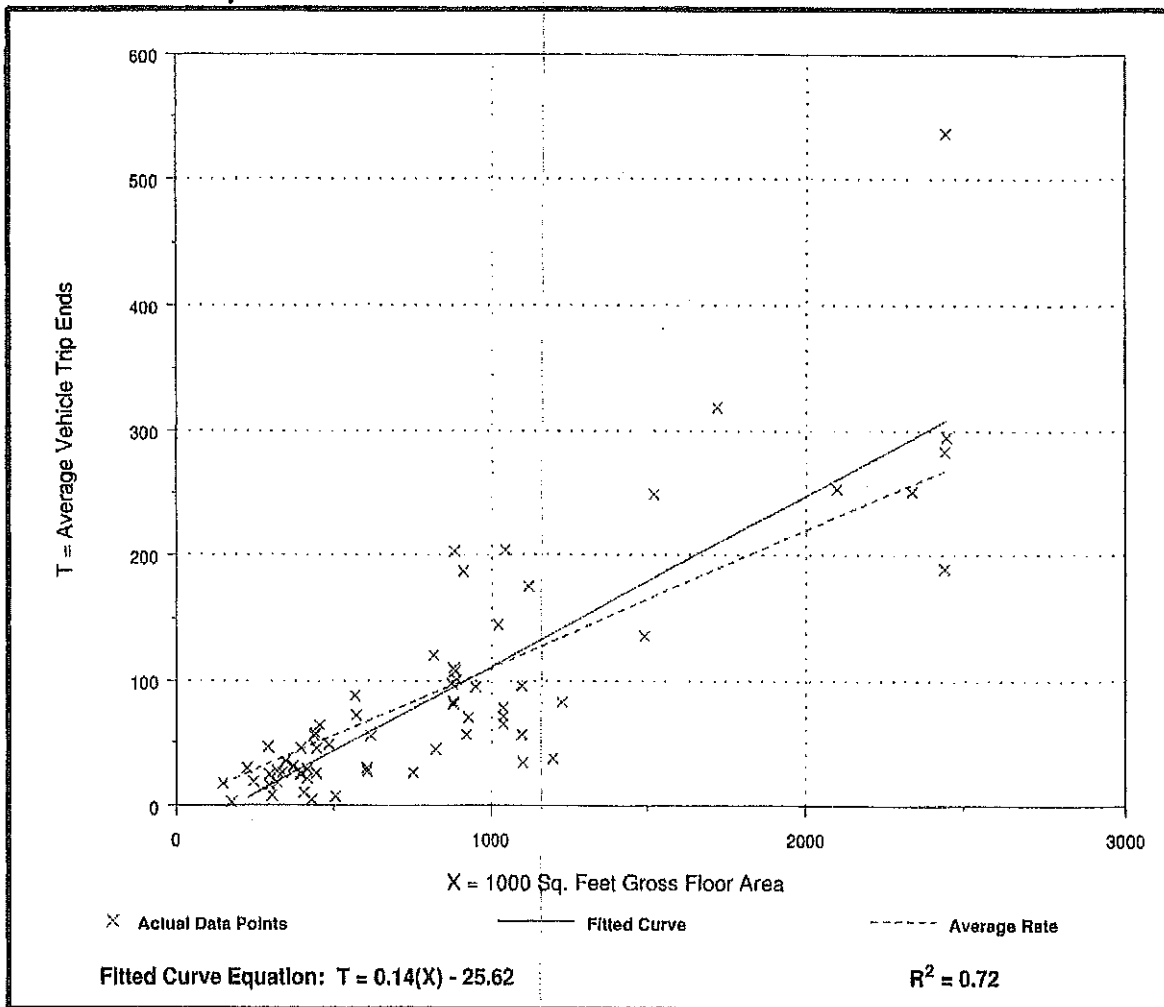
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.

Number of Studies: 67  
 Average 1000 Sq. Feet GFA: 842  
 Directional Distribution: 69% entering, 31% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.11	0.01 - 0.23	0.33

## Data Plot and Equation





# High-Cube Warehouse/Distribution Center (152)

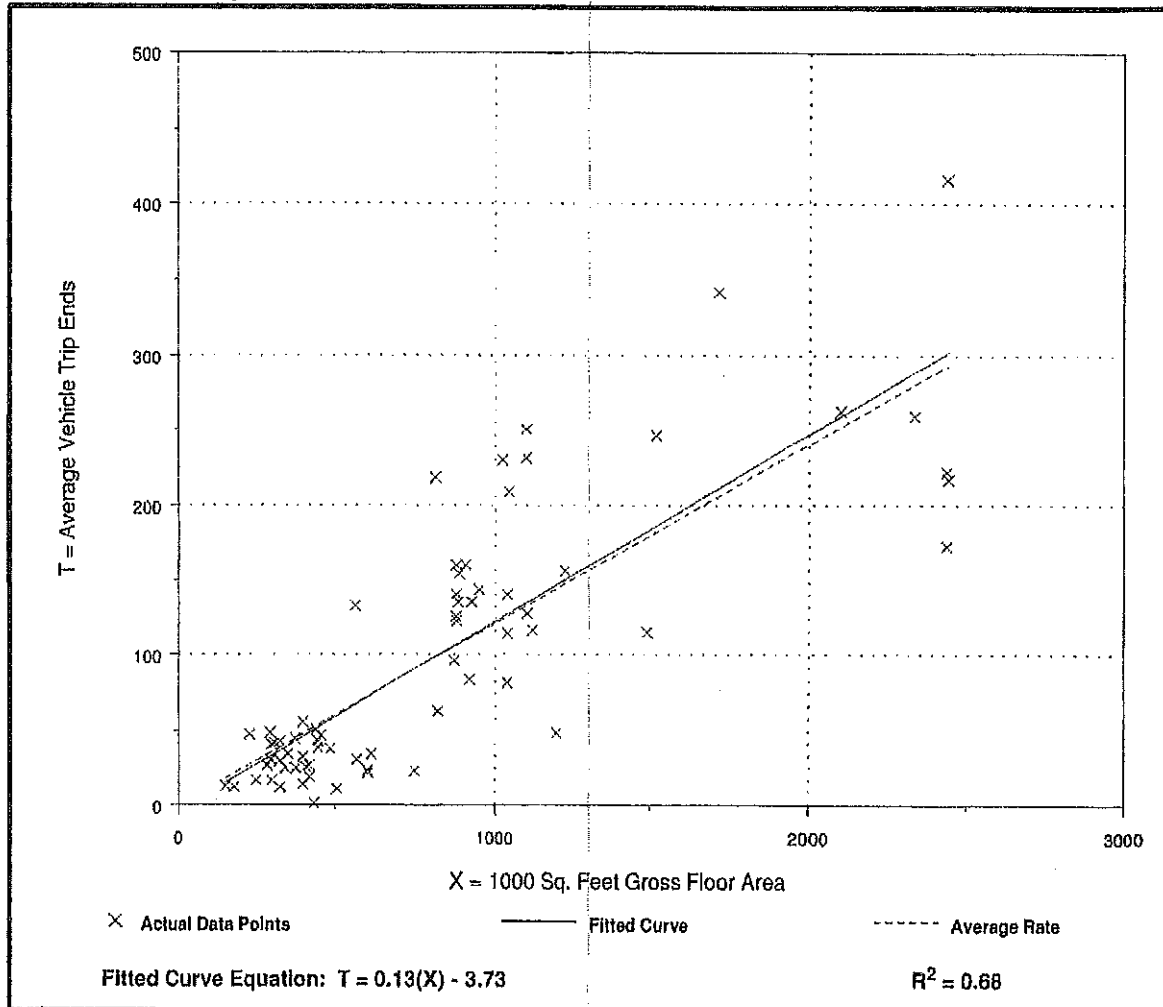
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Number of Studies: 70  
Average 1000 Sq. Feet GFA: 819  
Directional Distribution: 31% entering, 69% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.12	0.00 - 0.27	0.35

## Data Plot and Equation



# High-Cube Warehouse/Distribution Center (152)

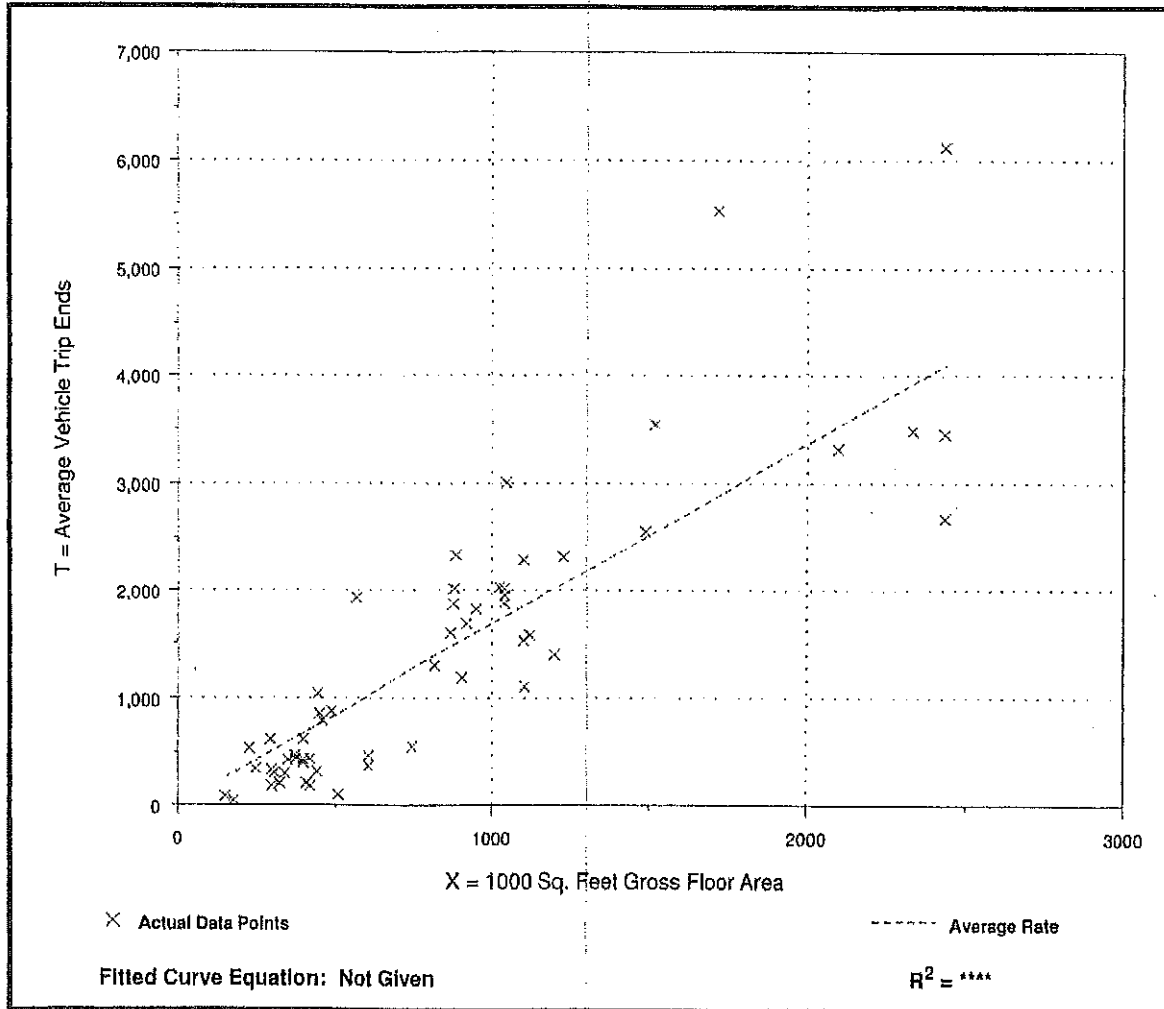
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday

Number of Studies: 57  
Average 1000 Sq. Feet GFA: 834  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.68	0.20 - 3.40	1.46

## Data Plot and Equation



Rec'd 7/30/15

July 29, 2015

**DRC – Site Plan Revision (SP-056-15)**  
**185 Ravenswood Road, Dania Beach, FL**  
Project Overview

The proposed site plan modification is located at 185 Ravenswood Road in Dania Beach, just north of Stirling Road and south of Tigertail Blvd. The site comprises of two combined plats:

- The Bud Plat 'A Portion of the Southwest one-quarter (SW ¼), Section 33, Township 50 South, Range 42 East, City of Dania, Broward County, Florida' was approved April 1985. The size of that plat is 179,098 sf.
- The BudLight Plat 'A Portion of the Southwest one-quarter (SW ¼), Section 33, Township 50 South, Range 42 East, City of Dania, Broward County, Florida' was approved by the Dania City Commission on September 1988. The size of that plat is 163,723 sf.

The project incorporates one warehouse building and a second service building onto the combined land of 7.8 acre (343,002 sf). Both buildings are operated by Stephens Distributing Company. The warehouse is a single story building with approximately 58,156sf. The secondary building is a single story building with approximately 3,500sf.

A Site Plan Revision application is being submitted for the addition of 14,217sf of warehouse space to the main building. The addition will be added to the north-east portion of the building. The west and south setbacks will be maintained. The east setback (along the railroad tracks) and the north setback (along Tigertail Blvd.) change but still meet the requirement. The required east setback is 10' from the property line and with the new addition the new distance from the property line will be 14.5'. The required north setback is 10' from the property line and with the new addition the new distance from the property line will be 483.2'.

The total parking required for the site is 109 parking spaces with 116 parking spaces provided. 5 Handicapped spaces are included within those 116 parking spaces. Bicycle parking will also be provided on site.

Respectfully,



Damon T. Ricks  
Flynn Engineering Services, P.A.



**AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport**  
2200 SW 45<sup>th</sup> Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

June 10, 2015

Marc LaFerrier, AICP  
Planning Director  
City of Dania Beach  
100 West Dania Beach Blvd  
Dania Beach, FL 33004

**RE: Stephens Distribution, 185 Ravenswood Road, Dania Beach FL  
Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Stephens Distribution expansion located south of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire

additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.

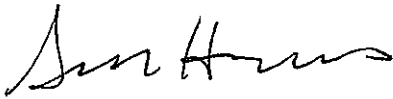
- No building, structure or vegetation on the site may exceed 28 feet above ground level as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed Stephens Distributing expansion development, and is based on the Site Plan, dated April 27, 2015, prepared by Flynn Engineering and the Architectural Plans, Sheets A-2 through A-4, dated March 16, 2015, prepared by Arthur Bengochea. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This review also serves to advise to the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

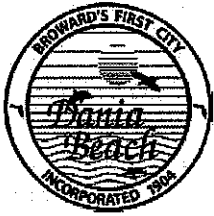
Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,

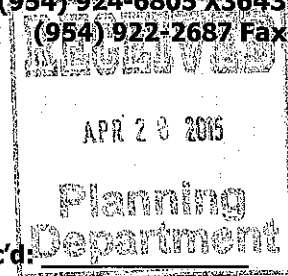


Scarlet R. Hammons, AICP  
Principal Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental



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: \_\_\_\_\_

Date Rec'd: \_\_\_\_\_

Petition No.: SP-49-89 MOD  
SP-56-15

(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: 185 Ravenswood Road, Dania Beach, FL, Broward County, FL

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: BUD PLAT (5042 33 40 0010) + BUDLIGHT PLAT (5042 33 45 0010)  
 BUD PLAT 125-2 B PARCEL "A"

Folio Number(s): 5042 33 40 0010+5042 33 45 0010 Legal Description: BUDLIGHT PLAT 141-6 B PARCEL "A"

Applicant/Consultant/Legal Representative (**circle one**) Damon T. Ricks /Flynn Engineering Services, PA

Address of Applicant: Flynn Engineering / 241 Commercial Blvd., LBTS, FL 33308

Business Telephone: 954.522.1004 Home: \_\_\_\_\_ Fax: 954.522.7630

E-mail address: dtricks@flynnengineering.com

Name of Property Owner: Stephens Broward Properties LLC /Todd Stephens

Address of Property Owner: 185 Ravenswood Road, Dania Beach, FL 33312-6605

Business Telephone: 954.989.4350 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request** Parking lot modification and 14,217sf building expansion.  
*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: .78 ac Gross Acreage: \_\_\_\_\_ Prop. Square Footage: 343,002 sf

Existing Use: Industrial / Warehouse Distribution Proposed Use: Industrial / Warehouse Distribution

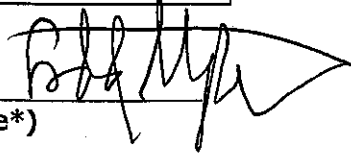
Is property owned individually, by a corporation, association, or a joint venture? Stephens Broward Properties LLC

**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 Flynn Engineering Services, PA (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: Todd Stephens   
(Owner / Agent signature\*)

BEFORE ME THIS 30<sup>th</sup> DAY OF March, 2015

By: Todd Stephens  
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Yvette DeLanyer  
(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).**

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