



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

DATE: September 21, 2015

TO: Robert Baldwin, City Manager

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

FROM Corinne Lajoie, AICP, Principal Planner, LEED G.A. *[Signature]*

SUBJECT: **SP-56-15:** The applicant, Damon T. Ricks/Flynn Engineering Services, PA., on behalf of the property owner, Stephens Broward Properties, LLC./Todd Stephens, is requesting site plan approval to allow a building expansion for property located at 185 Anglers Avenue.

SITE PLAN

To allow the construction of a 14,217 square foot building expansion and parking lot modifications.

WAIVER

To waive the Industrial Design Standards; per Article 511.

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 which includes 61,656 square feet of warehouse space on approximately seven and a half (7.5) acres of land.

The proposed modifications to the existing site includes construction of an additional 14,217 square feet of warehouse space. The warehouse addition will be added on the north east side of the existing building, maintaining the west and south building setbacks. The setbacks on the east and north will meet code requirements.

WAIVER

The applicant is requesting a waiver from Article 511, entitled Industrial Design Standards. The Land Development Code (LDC), Section 511-20(B) allows the City

Commission to approve exceptions to this article as conditions to a site plan approval upon making the following findings:

1. "There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impractical; and"
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."
3. "The property does not front on a collector or arterial roadway."

Many of the design standards identified in Article 511 are difficult for the applicant to meet as the new construction is an expansion of existing industrial building, which was constructed prior to existing regulations. Additionally, the form and design of the building is prescribed by the operation of the existing use. The proposed addition will have a stucco finish as well as a pronounced red trim finish at the roof line to match the existing structure. In addition, the new addition will have significant setbacks from both streets, 134 foot setback from Ravenswood Road and 483 foot setback from Tigertail Boulevard.

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 of the DRC staff comments.

CITY COMMISSION PREVIOUS ACTION

On July 28, 2015 the City Commission approved plat delegation request, changing notes on the plat.

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 the site plan resolution.