



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

DATE: October 13, 2015

TO: Robert Baldwin, City Manager

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

FROM: Corinne Lajoie, AICP, Principal Planner, LEED G.A. *[Signature]*
Mariluz Maldonado, City Planner *[Signature]*

SUBJECT: **PL-30-13MOD:** The applicant, Charles O. Buckalew, on behalf of the property owner, Carol Potvin, is requesting to amend a notation on the "POTVIN" plat for property located on the southwest corner of SW 30th Avenue and the Dania Beach Cut-Off Canal.

DELEGATION REQUEST

To amend the restrictive note on the plat.

PROPERTY INFORMATION

EXISTING ZONING: Single Family 6000 Residential District
(RS-6000)

LAND USE DESIGNATION: Low (5) Residential

The subject property is located on the southwest corner of S.W. 30 Avenue and the Dania Cut-Off Canal. The property is currently vacant land. Access to the plat will remain through an opening at the south end on S.W. 45 Street. The interior street will be private. No access will be allowed from S.W. 30 Avenue (Port Boulevard).

The applicant obtained plat approvals on October 22, 2013 via Ordinance No. 2013-013. At the time, the plat proposed four (4) residential units and five (5) boat slips (the boat mooring area exists) on the Dania Cut Off Canal.

The applicant is requesting to amend the plat note to maximize the density allowed on the property.

DELEGATION REQUEST

The applicant is requesting to amend the plat note accordingly, as follows:

"POTVIN" PLAT NOTE AMENDMENT:

FROM: Four (4) single family dwelling units with five (5) ancillary boat slips

TO: Six (6) single family homes and six (6) boat slips

DEVELOPMENT REVIEW COMMITTEE (DRC)

The plat was reviewed on August 20, 2015 by the Development Review Committee (DRC), which includes representative from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division. The applicant has addressed all DRC comments.

CITY COMMISSION PREVIOUS ACTION

On October 22, 2013 the City Commission approved the "POTVIN" Plat via Ordinance No. 2013-013.

STAFF RECOMMENDATION

Approval of the delegation request resolution.



FILE COPY

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 927-6805 x3663
(954) 927-2667 Fax

SEP 11 2015
Planning Department

Standard Development Application

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

Date Rec'd: _____

Petition No.: PL-30-13MOD

(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: 3001 S.W. 45 Street, Dania Beach

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

Recorded Plat Name: Potvin Subdivision Plat

Folio Number(s): 5042 295 50010 Legal Description: PB 181 Page 44

Applicant: Consultant Legal Representative (circle one) Charles O. Buckalew

Address of Applicant: 801 South Ocean Drive #201 Huld Fl 33019

Business Telephone: 954 558-1189 Home: _____ Fax: _____

E-mail address: cbuck76670@aol.com

Name of Property Owner: Carol Potvin

Address of Property Owner: 5121 SW 25 Ave. Dania Beach Fl 33312

Business Telephone: 234-3845 Home: 954 964 6385 Fax: _____

Explanation of Request: Plat Note Change from 4 units to 6 units
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: 1.27 Gross Acreage: 1.36 Prop. Square Footage: _____

Existing Use: Residential Proposed Use: Residential

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 Charles O. Buckalew (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

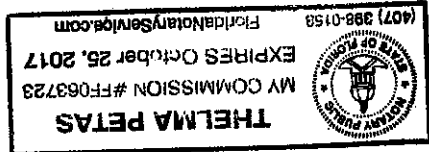
By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 18 DAY OF May, 2015

By: Carol Potvin
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(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.

Charles O. Buckalew

Consulting Engineering Services, Inc.

801 S. Ocean Drive, Suite 201
Hollywood, Florida 33019

Phone (954) 927-0561 Mobile: 558-1189

Ms. Corinne Lajoie
City of Dania Beach
Community Development Department
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

August 28, 2015

RE: Potvin Subdivision- Plast Book 181 Page 44
Plat Note Modification-PL-30-13-MOD
Broward County, Florida
Project No. 2014-0092

Dear Ms. Lajoie,

The Site Plan for the Potvin Subdivision has been revised to reflect six (6) single family homes and six (6) boat slips. The site is Zoned RS-6000 which allows five (5) units per acre. The site contains 59,311 square feet and the adjacent one half right of way along S.W. 45 Street contains 1,354 square feet, totaling 60,665 square feet divided by 43,560 square feet per acre = 1.397 acres times 5 units per are equals 6 units allowed.

The existing Potvin Subdivision was record in March 2014 with only four single family homes and 5 boat slips. The plat Modification is for six single family homes and six boat slips which is shown on the Site Plan.

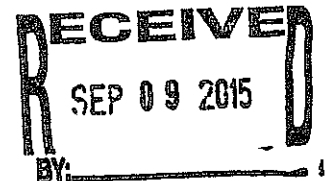
We are requesting to Modify the Plat note with Broward County, but will require the City's letter of Objection once the City has reviewed and approved the **Modification**.

If you have any additional comments or questions please feel free to contact this office.

Very Truly Yours,
Charles O. Buckalew
Consulting Engineering Services, Inc.



Charles O. Buckalew
President



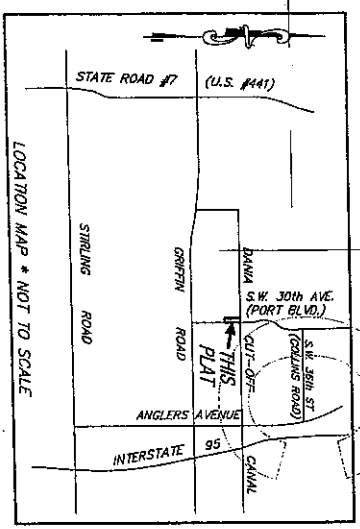
RECORDATION
KNOW ALL MEN BY THESE PRESENTS, that the CAROL POTVIN, a married man and owner of the lands described in and shown as located in this plat, has caused said plat to be submitted and plotted as shown herein, said plat to be known as per PLAT OF SECTIONS 28, 29, 31 AND 32, T. 50S., R. 42E., recorded in Plat Book 2, Page 32 of the public records of Brevard County, Florida.

IN WITNESS WHEREOF, I hereto set out, hand in the PROVINCE of Quebec, Canada, this 29th day of November, 2013.

CAROL POTVIN Owner
Name printed: Carole Potvin
Name printed: Carole Potvin

ADDITIONAL EVIDENCE
The foregoing instrument was acknowledged before me this 29th day of November, 2013, by Carol Potvin, a married man.

NOTARY PUBLIC Scott H. Brown PROVINCE OF QUEBEC, CANADA
Name of Notary printed: Scott H. Brown
My Commission Expires: March 2, 2014



POPVIN PLAT
A REPLAY OF A PORTION OF GRACE 10, BLOCK 3,
PLAT OF SECTIONS 28, 29, 31 AND 32,
T. 50 S., R. 42 E.,
(PLAT BOOK 2, PAGES 32, B.C.R.)
IN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF DANA BEACH, BROWARD COUNTY, FLORIDA
MAY 2013

PREPARED BY:
McLACHLIN ENGINEERING COMPANY
1400 N. UNIVERSITY BLVD.
FORT LAUDERDALE, FLORIDA 33301
TEL. (954) 763-7611 FAX (954) 763-7615
SURVEY FILE NO. 13-3-004 M.L. JOB NO. U-8100

CITY PLANNING AND ZONING BOARD

This plat has been approved by the City Planning and Zoning Board of DANA BEACH, Florida, this 21st day of December, 2013.

CITY COMMISSIONER
THIS IS TO CERTIFY that this plat has been accepted and approved for record by the CITY COMMISSION OF THE CITY OF DANA BEACH, FLORIDA, in and by ORDINANCE NO. 2013-015, adopted by the said CITY COMMISSION, this 22nd day of December, 2013.

CITY ENGINEER
This plat is approved and accepted for record this 19th day of December, 2013.
No building permits shall be issued for the construction, expansion, and/or completion of a building within this plat until such time as the developer provides the municipality with written confirmation from Broward County that all applicable impact fees have been paid or are not due.
Attest: Walter B. Duda, III Mayor, this 20th day of November, 2013. INSTR # 112173505
Leah Stilson Leader Stilson City Clerk, this 21st day of November, 2013. Page 1 of 2
Recorded 03/21/2014 at 09:09 AM

BROWARD COUNTY ENGINEERING AND SURVEYING DEPARTMENT
This plat is approved and accepted for record this 18th day of March, 2014.
Attest: Scott H. Brown Director / Designer

BROWARD COUNTY PLANNING DEPARTMENT
This plat has been prepared for conformity with Chapter 177, Part 1, Florida Statutes.
Attest: Robert P. Long, Jr. Director / Designer

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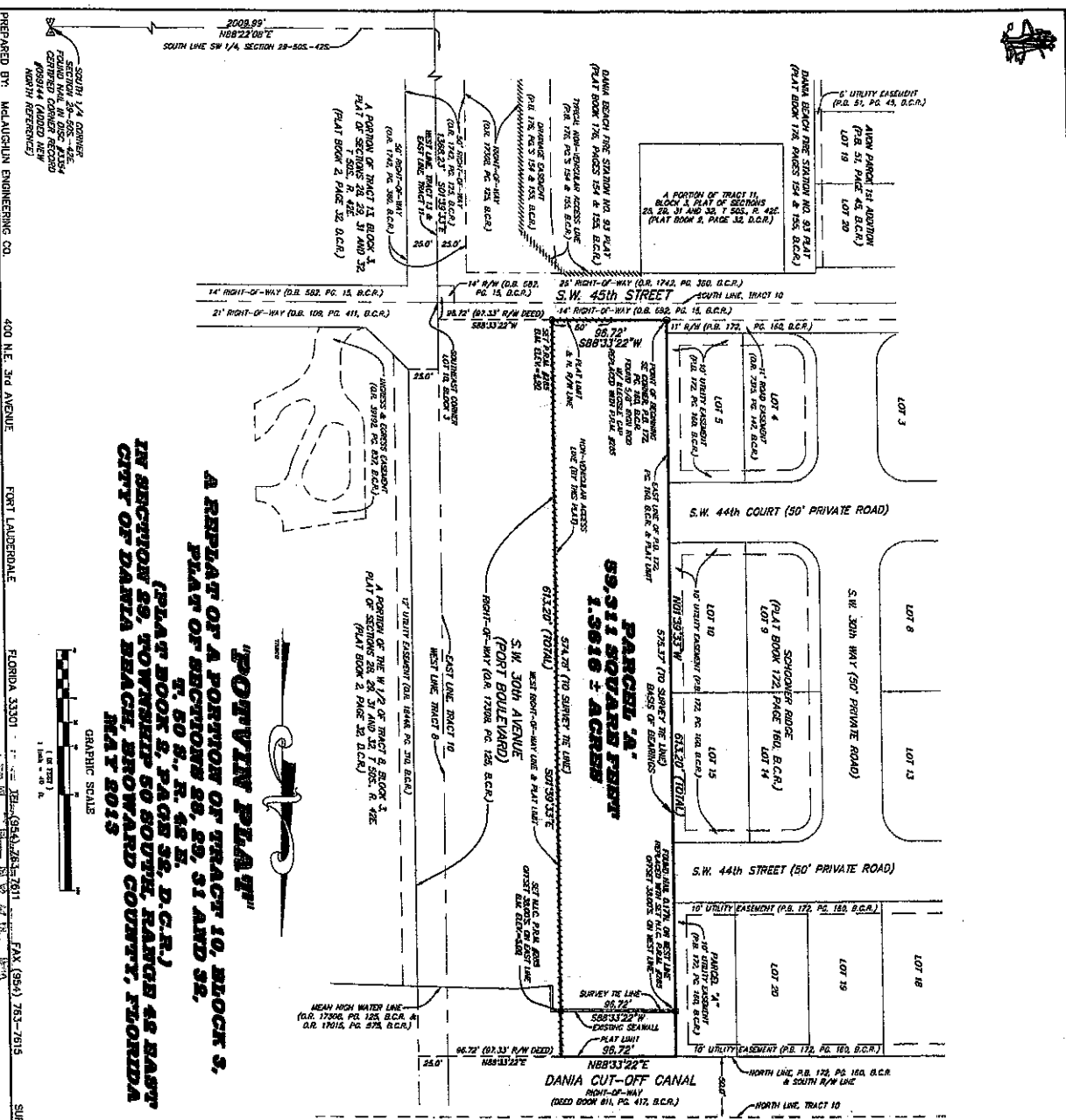
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023-MP-13
AUG 27 2015
Rec'd 8/27/15



"POVIN PLAT"
**A REPLAT OF A PORTION OF TRACT 10, BLOCK 3,
 PLAT OF BROOKS SS. 59, 31 AND 32,
 T. 50 S., R. 48 E.,
 (PLAT BOOK 2, PAGE 32, D.C.R.)
 IN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 48 EAST
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
 MAY 2015**



PREPARED BY: MCLAUGHLIN ENGINEERING CO. 400 N.E. 3RD AVENUE FORT LAUDERDALE FLORIDA 33301 TEL: (954) 263-7811 FAX: (954) 753-7915 SURVEY FILE NO. 13-3-004 MCL JOB NO. U-8100 023-MP-13

PLAT BOOK 161 PAGE 45
 SHEET 2 OF 2 SHEETS
 INSTR #112173505
 Page 2 of 2

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR
 PURSUANT TO CHAPTER 127.029, SUBSECTION(2)(b), FLORIDA STATUTES.

Plotted utility easements are also shown for the water, gas, electric, and sewer lines. The utility easements are shown in accordance with the Florida Public Service Commission's rules and regulations. The utility easements are shown in accordance with the Florida Public Service Commission's rules and regulations. The utility easements are shown in accordance with the Florida Public Service Commission's rules and regulations.

PLAT RESTRICTIONS

This plat is restricted to four (4) single family dwelling units with one (1) auxiliary boat slip. This plat is restricted to four (4) single family dwelling units with one (1) auxiliary boat slip. This plat is restricted to four (4) single family dwelling units with one (1) auxiliary boat slip. This plat is restricted to four (4) single family dwelling units with one (1) auxiliary boat slip.

SUBRECORDS NOTES

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LEGAL DESCRIPTION

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LEGEND

- PLAT - Indicates Plat Number
- SEC - Section
- RANGE - Range
- TOWNSHIP - Township
- LOT - Lot
- STREET - Street
- CANAL - Canal
- EASEMENT - Easement
- UTILITY - Utility
- WATER - Water
- GAS - Gas
- ELECTRIC - Electric
- SEWER - Sewer
- BOAT SLIP - Boat Slip
- BOAT DOCK - Boat Dock
- BOAT LIFT - Boat Lift
- BOAT HOIST - Boat Hoist
- BOAT RAMP - Boat Ramp
- BOAT STORAGE - Boat Storage
- BOAT WASH - Boat Wash
- BOAT REPAIR - Boat Repair
- BOAT MAINTENANCE - Boat Maintenance
- BOAT INSPECTION - Boat Inspection
- BOAT REGISTRATION - Boat Registration
- BOAT SALES - Boat Sales
- BOAT REPAIRS - Boat Repairs
- BOAT PARTS - Boat Parts
- BOAT ACCESSORIES - Boat Accessories
- BOAT SUPPLIES - Boat Supplies
- BOAT SERVICES - Boat Services
- BOAT REPAIRS - Boat Repairs
- BOAT PARTS - Boat Parts
- BOAT ACCESSORIES - Boat Accessories
- BOAT SUPPLIES - Boat Supplies
- BOAT SERVICES - Boat Services

AUG 27 2015

Rec'd 8/27/15

Maldonado, Mariluz

From: Navarro, Ronnie
Sent: Thursday, August 13, 2015 10:04 AM
To: Lajoie, Corinne; LaFerrier, Marc
Cc: Dunleavy, Sherie; Kirby, Donna
Subject: No Objection Letters: Potvin Plat and Dania Jai Alai Plat

Hi Marc,

I have reviewed the proposed modification for Carol Potvin Plat (PL-3013MOD) and the vacation request for Dania Jai Alai Plat (VC-087-15; VC-088-15) and have no objections to both plats.

Just want to check with you if you any outstanding comments otherwise I would issue the "No Objection Letters" on behalf of Public Services.

Thank you

Ronnie S. Navarro, PE
Interim Director | City Engineer



Public Services Department | City of Dania Beach
1201 Stirling Road | Dania Beach FL 33004
Office 954-924-3742 | Fax 954-923-1109
rnavarro@ci.dania-beach.fl.us

Please note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure