



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

DATE: November 10, 2015

TO: Robert Baldwin, City Manager

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

FROM: Corinne Lajoie, AICP, Planning and Zoning Manager, LEED G.A. *C. Lajoie*

SUBJECT: **DR-88-15:** The applicant, Calvin, Giordano and Associated, Inc., on behalf of the property owner, Dania Entertainment Center, LLC., is requesting to amend the Non-Vehicle Access Line on the "Jai-Alai" plat for property located at 301 East Dania Beach Boulevard.

DELEGATION REQUEST

To amend the Non-Vehicle Access Line (NVAL).

PROPERTY INFORMATION

EXISTING ZONING: East Dania Beach Boulevard – Mixed Use (EDBB-MU)

LAND USE DESIGNATION: Regional Activity Center (RAC)

OVERLAY DISTRICT: Principal Arterial Design Standards

The subject property is the Dania Jai Alai fronton, located the north east corner of East Dania Beach Boulevard and Fronton Boulevard.

DELEGATION REQUEST

The applicant is requesting to amend the NVAL along the Dania Beach Boulevard opening from one hundred (100) feet to seventy-five (75) feet in depth due to conflicts with the existing building and proposed improvements. When the plat was recorded, the Boyd Gaming plan was to tear down the existing fronton and build a new structure, which would have left sufficient room for the one hundred (100) foot deep NVAL. Today's plan envisions maintaining the existing structure in its currently location.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The plat was reviewed by the Development Review Committee on August 20, 2015, 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 May 8, 2007 the City Commission approved the Jai Alai plat, via Ordinance Number 2007-09.

STAFF RECOMMENDATION

Approval.