



**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, LEED G. A., Planning and Zoning Manager *[Signature]*  
**SUBJECT:** **PL-75-14Mod:** The applicant, Florida Park Residences, LLC., on behalf of the property owner Lawrence O. Turner, Jr. and Roberta Backus Turner, Co-Trustees of the Lawrence O. Turner Jr. Revocable Intervivor Trust Agreement and Mary Ann Turner Roach, is requesting a plat modification for the property located on the south side of East Dania Beach Boulevard, east of SE 5 Avenue.

**PLAT MODIFICATION**

To allow 293 high rise dwelling units.

**PROPERTY INFORMATION**

**EXISTING ZONING:** Gateway Mixed-Use (GTWY-MU)  
**LAND USE DESIGNATION:** Regional Activity Center (RAC)

The subject property is located on the south side of East Dania Beach Boulevard, east of SE 5 Avenue. The property is approximately four (4) acres in size. A significant portion of the property is covered with marsh and mangroves.

**PLAT MODIFICATION**

The applicant is in the process of platting the property through Broward County to allow 230 high rise units. In order to develop the property as reflected in the submitted site plan, the applicant is requesting to amend the restrictive note on the plat as follows:

**FROM:** This plat is restricted to 230 high rise dwelling units.

**TO:** This plat is restricted to 293 high rise dwelling units.

**CITY COMMISSION PREVIOUS ACTION**

On December 9, 2014 the City Commission approved the plat for 230 high rise units via Ordinance Number 2014-018.

**STAFF RECOMMENDATION**

**PLAT MODIFICATION**  
Approve the resolution increasing the dwelling units.