



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

DATE: January 12, 2016

TO: Robert Baldwin, City Manager

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

FROM: Corinne Lajoie, AICP, Planning Manager, LEED Green Associate *CL Lajoie*
Mariluz Maldonado, City Planner *MM*

SUBJECT: **SP-39-14:** The applicant, IDEA Architects, on behalf of the owner, Carol Potvin, is requesting site plan approval to accommodate six (6) single family homes and six (6) boat slips on the property located on the southwest corner of SW 30th Avenue and the Dania Beach Cut-Off Canal.

PROJECT REQUEST

SITE PLAN

To allow the construction of six (6) single family homes and six (6) boat-slips.

PROPERTY INFORMATION

EXISTING ZONING: Single Family Residential (RS-6000)
LAND USE DESIGNATION: Low (5) Residential

SITE PLAN ANALYSIS:

The subject property is located on the southwest corner of SW 30th Avenue and the Dania Beach Cut-Off Canal. The proposed development consists of a small gated community containing six (6), two-story single family homes. The proposed homes will be approximately 2,500 square feet each, all built on approximately one and one third (1.36) acres of land abutting the canal. Main ingress and egress will be provided via a private driveway that will provide access to each house and the six private boat slips on the north side of the property. Each house provides a swimming pool and a garage, all built in a contemporary design, as described by the applicant.

The applicant recently amended the plat note to allow for the construction of six (6) single family homes and six (6) boat slips on the property. The plat note amendment was approved by the City Commission on October 13, 2015, which allows the applicant to construct the maximum allowed density on the property.

DEVELOPMENT REVIEW COMMITTEE (DRC):

The site plan was reviewed by the Development Review Committee (DRC) which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division.

The applicant has several outstanding staff comments that need to be addressed prior to issuance of a building permit. The outstanding DRC comments from the different disciplines are listed below:

1. A payment of \$10,950 is required for compliance with parkland/land dedication as per Article 805. This payment is due prior to obtaining building permits. (Planning)
2. A certified Engineer program showing compliance with the sound proof requirements identified in Article 221 along with a statement signed and sealed are due at building permit. (Planning)
3. Provide a final letter of approval by FAA/BCAD as applicable prior to building permits. (Planning)
4. Provide sign-off from Broward County regarding proposed driveway entrance due to certain control access criteria by the County. (Engineering)
5. Provide estimate of pm peak trips based on the latest ITE Manual. (Engineering)
6. Water and sewer services are provided by BCWWS at this location. Plans may need to be reviewed by that agency. Proposed sewer lateral tie in must be clarified with BCWWS. (Engineering)
7. Confirm that proposed finished floor elevation (FFE) is one (1) foot, minimum, above base flood elevation (BFE). (Engineering)
8. Confirm datum used for all existing and proposed, NAVD or NGVD. (Engineering)
9. Confirm that proposed grading and drainage plan was based on the stormwater management calculations. Perimeter grading shall be set at 25-year storm event, minimum. (Engineering)
10. Proposed public sidewalk is within a private property. Will right of way dedication be expected? (Engineering)
11. Considering the extent of development, proposed driveway (private road) provided is 20 feet, check with Fire Marshall if this would be acceptable including proposed "hammer head" turnaround. (Engineering)
12. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. Please show extent of offsite improvements in sufficient detail including but not limited to paving, grading and drainage. (Engineering)
13. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format. (Engineering)

14. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal. (Engineering)
15. A strip of land along SW 30th Avenue is shown in the plans with approximately five (5) feet in depth. Per Sec. 275-90(B(1(a))), a strip of land at least ten (10) feet in depth located between the abutting right-of-way and the VUA shall be landscaped. Please adjust the depth of this strip to the minimum required. (Landscaping)
16. Address Detail (BSO/Fire)
17. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or Fire Department Access Roads to support a 32 ton weight load. (BSO/Fire)
18. "NO PARKING" sign locations and sign details demonstrated. (BSO/Fire)
19. Fire Lane locations and striping detail (demonstrated). (BSO/Fire)
20. Fire Hydrant Flow Test. (BSO/Fire)
21. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer. (BSO/Fire)
22. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document). (BSO/Fire)
23. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer). (BSO/Fire)
24. The required turning radius is not met at the entry "S" curve. (BSO/Fire)
25. Confirm with Dania Beach Public Works Water Department that the proposed 6" water mains are acceptable for this project. Typically, they require 8" mains for new installations. (BSO/Fire)
26. Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org. If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to: Attn. Chief Brown / Fire Marshal's Office, 103 West Dania Beach Boulevard Dania Beach, FL 33004. (BSO/Fire)

RECOMMENDATION

SITE PLAN– The site plan application meets all applicable regulations, as determined by the DRC provided all thirty-three comments (33) or conditions are addressed prior to issuance of a building permit. Approve the proposed site plan resolution.