



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____ (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

RECEIVED
 DEC 09 2015
 Date Rec'd: _____
 BY: VA-132-15
 Petition No.: _____

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: 2800 Federal Highway

Lot(s): N/A Block: N/A Subdivision: N/A

Recorded Plat Name: Alexandria Daiagi Plat (application under review, not recorded)

Folio Number(s): 504223000230 Legal Description: Please see attached.

Applicant/Consultant/Legal Representative (circle one) Leigh Robinson Kerr & Associates, Inc.

Address of Applicant: 808 E. Las Olas Boulevard #104, Ft. Laud, FL 33301

Business Telephone: 954-467-6308 Home: N/A Fax: 954-467-6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: DS Realty Inc.

Address of Property Owner: 2512 SW 30th Avenue, Pembroke Park, FL 33009

Business Telephone: 954-457-1000 Home: N/A Fax: 954-457-1500

Explanation of Request: Request for 3 variances described in attached justification.
 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: 1.18 Gross Acreage: 1.9 Prop. Square Footage: 51,197 s.f.

Existing Use: Parking lot Proposed Use: Hotel

Is property owned individually, by a corporation, association, or a joint venture? Corporation

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 Leigh Robinson Kerr & Associates, (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 24th DAY OF July, 2015

By:
Scott Daiagi
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Lauren E. Nadel
(Signature of Notary Public - State of _____)



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.**

LEXINGTON INN & SUITES

Dania Beach, FL

REQUEST FOR VARIANCE
December 8, 2015

PROJECT INFORMATION AND JUSTIFICATION

The supplemental information provided in this document outlines requests to the City of Dania Beach being sought by the applicant as it relates to the project known as Lexington Inn & Suites. The subject site is located on the east side of US1/Federal Highway and on the south side of S.E. 28th Street. Please refer to Exhibit A: Aerial which depicts an aerial view of the site comprised of folio 504223000230.

The subject site is currently used as a parking lot for the nearby airport. The Applicant is proposing to develop the site with a 158-room hotel with parking provided on the property located on the north side of S.E. 28th Street. A parking agreement has been prepared and will secure the provision of parking for the hotel. The proposed hotel is permitted as a Special Exception use with approval by the City Commission. The City Commission approved the special exception per Resolution 2015-113 at its September 21, 2015 meeting. The proposed hotel use is a well-suited use for the subject site and for the area, which is located near both the Port and the Airport. The proposed hotel will provide accommodation opportunities to both locals and Port/Airport travelers.

The applicant is requesting variances outlined in the below table in order to facilitate the development of the subject site with a hotel. The need for variances is largely due to the size (1.9 acres) and irregular shape of the site which limits the density, configuration, and development potential for the site. In addition, Port Everglades property is adjacent to the east. In the interest of security and in coordination with Port Authorities, the subject site's proximity to the Port limits the design and use of the site. These size and location circumstances unique to the subject site create a need for relief from certain Code provisions in order to accommodate quality development on the site while still upholding the integrity of the City's Code.

The applicant is requesting the variances outlined in the below table.

SECTION/ DESCRIPTION	CODE	PROPOSED
Sec. 275-100 (D) Interior landscape requirements for VUAs – Terminal Landscape Peninsulas, Width	10 Ft	Less than 10 Ft in two locations
Sec. 275-170 (B) Landscape requirements for screening – Equipment, Dumpsters	Provide landscaping on three sides	Landscape provided on two sides. Dumpster located adjacent to wall abutting Port property. Due to increased security needs, certain design elements are limited in this area.
Sec. 275-120 Perimeter Buffer Landscape Requirements	10 Ft	Minimum of 5' adjacent to drive; 6'3" in limited area of building. Exceeds 10' in most areas.

Per City Code Section 625.40, when requesting a variance, the applicant must address certain criteria. As outlined below, the variances being sought comply with the criteria prescribed in the City's Land Development Code:

1. The request maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City;
The proposed development and use of the site not only maintains the basic intent of regulations, but also improves the appearance of the subject site and is an attractive and suitable use for the site.

2. The request is otherwise compatible with the surrounding land uses and would not be detrimental to the community;
The proposed use is permitted as a Special Exception by the City Commission per Resolution 2015-113 approved at its September 21, 2015 meeting. The proposed hotel is compatible with surrounding land uses and will not be detrimental to the community. The general area is comprised of commercial uses which are compatible with the proposed hotel use.

3. The request is consistent with, and in the furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;
The proposed project is consistent with the City's GOPs/Comprehensive Plan. The proposed use is permitted under the existing land use and zoning categories.

4. The plight of the petitioner is due to unique circumstances of the property or the petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and
The subject site is an irregular triangular shape and small size (1.9 acres) which limits the density, configuration of buildings, and development potential for the site. In addition, the subject site's proximity to the Port limits the design and use of the site.

5. The variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.
The variances requested are the minimum necessary to accommodate a quality development on the site while still upholding the integrity of the City's Code. The character, health, safety and welfare of the community is not compromised.

EXHIBIT A



Future Parking Garage
(Hollywood)

S.E. 28th Street

S.E. 28th Street

Subject Site

U.S. 1 / Federal Highway

CITY OF
HOLLYWOOD

North ↑

Imagery Date: 12/15/2014 26°05'17.52" N 80°08'09.94" W elev 14

1995