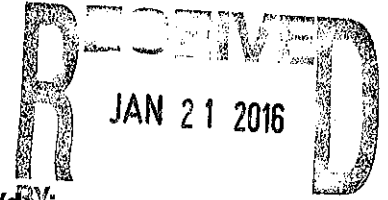




City of Dania Beach, Florida  
Department of Community Development  
Planning and Zoning Division  
(954) 924-6805 X3643  
(954) 922-2687 Fax

### Standard Development Application



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

Date Rec'd BY: \_\_\_\_\_

Petition No.: TX-70-15

**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: N/A (proposed changes would apply within the RAC)

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: N/A

Folio Number(s): N/A Legal Description: N/A

**Applicant** Consultant/Legal Representative (circle one) Dania Live 1748 LLC

Address of Applicant: 1 Oakwood Blvd., Suite 70 Hollywood, FL 33020

Business Telephone: 954-956-2118 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: (Joe Denis) JDenis@kimcorealty.com or (Peter Flint) PFlint@kimcorealty.com

Name of Property Owner: N/A

Address of Property Owner: N/A

Business Telephone: \_\_\_\_\_ Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request:** Changes associated with newly created PMUD. See attached letter.  
*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: N/A Gross Acreage: N/A Prop. Square Footage: N/A

Existing Use: N/A Proposed Use: N/A

Is property owned individually, by a corporation, association, or a joint venture? limited liability 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 Dennis Mele, Esq. (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

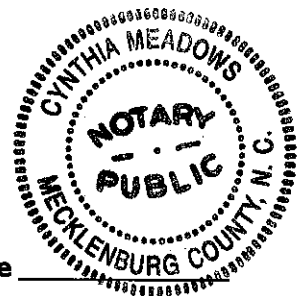
By: [Signature]  
(Owner / Agent signature\*)  
Dania Live 1748 LLC

BEFORE ME THIS 14<sup>th</sup> DAY OF January, 2016

By:  
Joseph Denis, Vice President

(Print name of person acknowledging) (Joint owner signature if applicable)

Notary Cynthia Meadows  
(Signature of Notary Public - State of NC)



Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: N/A 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.**

**PROPOSED TEXT AMENDMENT  
CHAPTER 4 DANIA BEACH CODE OF ORDINANCES  
ALCOHOLIC BEVERAGES  
DESCRIPTION AND JUSTIFICATION**

In October 2015 the City Commission adopted text amendments to Chapter 28 Land Development Code which created a new planned mixed use development district (Article 340) to facilitate redevelopment at the density and intensity commensurate with the RAC land use designation and location. Article 340 requires Design Development Guidelines (DDG) for any property zoned PMUD. The DDG is a document adopted as part of the zoning approval ordinance to shape and coordinate development within the PMUD boundaries through development criteria and standards and a master development plan.

Text changes to Chapter 28 adopted by the Ordinance creating the PMUD provide the opportunity for standard zoning provisions in the Land Development Code to be modified through the DDG. Included in those changes was a text amendment to Sec. 110-50 "Proximity of alcoholic beverage establishments to other establishments and uses" which exempts vendors located on property zoned PMUD who are operating in compliance with the adopted DDG from the requirements of that section. Given the size and unique nature of a PMUD development, compatibility concerns can be addressed without strict adherence to the more traditional provisions of the LDC.

Similarly, there are provisions in Chapter 4 of the City's Code of Ordinances "Alcoholic Beverages," primarily related to separation distances and hours of operation, which may prove to be inappropriate for the unique large-scale mixed use project envisioned by the PMUD. In order to afford the same flexibility in design and operation provided by the text changes to Chapter 28, the proposed amendments to Chapter 4 allow for properties zoned PMUD to replace the subject provisions with the DDG.

In addition, the text change proposed to Sec. 4-17 is intended to clarify this somewhat vague code provision.