



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

DATE: February 9, 2015

TO: Robert Baldwin, City Manager

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

FROM: Corinne Lajoie, AICP, Planning and Zoning Manager, LEED G.A. *[Signature]*

SUBJECT: **PL-55-15:** The applicant, Linda Strutt, AICP, on behalf of the property owners, Dania Live 1748, LLC and Discount Auto Parts, LLC., is requesting plat approval for the several properties generally located north of Stirling Road and east of Interstate 95 (FIRST READING).

**REQUEST
PLAT**

To establish a perimeter plat with multiple access points.

PROPERTY INFORMATION

EXISTING ZONING: Community Business District (C-2)/General Business District (C-3)

LAND USE DESIGNATION: Regional Activity Center

The subject property is approximately one hundred, and ten (110) acres in size and located on the north side of Stirling Road between Interstate 95 and Bryan Road. This property is the future location of the Dania Pointe development project.

PLAT

The plat identifies nine (9) access openings along Stirling Road and Bryan Road ranging in size from forty (40) feet to one hundred and thirty (130) feet in width.

The plat allows SW 18 Avenue to continue northward. In addition, the plat area encompasses several public roads and easements that will be vacated by this plat. All proposed roads will be privately owned and maintained. The applicant is requesting the plat to ultimately construct the following:

- 893,000 s.f. Commercial
- 506,000 s.f. Office
- 7,000 s.f. Bank
- 300 room Hotel
- 12 Fuel position service station
- 1,000 high rise residential units

Development Review Committee

The plat was reviewed by the Development Review Committee, which includes representative from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division. The following outstanding comments remain:

1. Provide easement to the City for the proposed water main and force main relocation as proposed by the developer. This may be done by separate instruments:
 - a. Utility Easements – The proposed plat shows vacation of Tigertail Boulevard right-of-way, as well as vacation of the existing 30ft utility easement (O.R.B. 13770, PG 10, B.C.R.). The submitted Utility Relocation Plan dated 10/30/2015 shows the existing 6" PVC force main and existing 8" PVC water main to remain (Engineer).
Conditions of Approval: Provide utility easements for all existing City owned utilities to remain. If the proposed utility easements are to be provided by separate instrument please provide sufficient documentation of such in the form of an easement agreement signed by the property owner. This agreement should be submitted to the City prior to recordation of the Plat for the City's use until such easement(s) may be recorded.
 - b. Utility Easements – The proposed plat shows vacation of Dania Beach Boulevard Right-of-way. Please provide utility easements for the proposed relocation of the existing 12" water main and 6" force main to be relocated from the Dania Beach Boulevard Right-of-way (Engineer).
Conditions of Approval: If the proposed utility easements are to be provided by separate instrument please provide sufficient documentation of such in the form of an easement agreement signed by the property owner. This agreement should be submitted to the City prior to recordation of the Plat for the City's use until such easement(s) may be recorded.
2. The NVAL must show necessary width for adequate traffic lanes, as well as dedications for sidewalk, bicycle lanes and street scaping. 2nd time requested (Planning).
3. Provide 10' sidewalks on Stirling Road and Bryan Road via ROW and/or public easement. This may be done by separate instruments prior to issuance of a building permit. 3rd time requested. (Planning)
4. Initial application fee pays for 2 review cycles, as this is the third plat submittal, please provide additional application fee of \$1,000 for the additional review. Fee must be paid prior to the public hearing. (Planning)
5. Plat note number 2, second part appears to reference a different property. Clarify. (Planning)

In addition to the plat, the applicant has also submitted an application for rezoning, adoption of the Development Design Guidelines (DDG), and site plan for Phase I of the project.

This application required two (2) public hearings at the City Commission.

PLANNING AND ZONING PREVIOUS ACTION

On January 20, 2016 the Planning and Zoning Board recommended approval of the plat with staff's conditions.

STAFF RECOMMENDATION

Approve.