

## Lajoie, Corinne

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**From:** Matthew H. Scott <mhs@TrippScott.com>  
**Sent:** Thursday, February 04, 2016 3:20 PM  
**To:** LaFerrier, Marc  
**Cc:** Lajoie, Corinne; Yvonne M. Redding  
**Subject:** RE: Park N' Go  
**Attachments:** Park N Go text amendment.doc

Thanks, Marc. This looks good.



## Matthew H. Scott

**Director**

phone 954-525-7500 | fax 954-761-8475 | direct 954-760-4911  
110 SE Sixth Street, Suite 1500, Fort Lauderdale, FL 33301 | [www.trippscott.com](http://www.trippscott.com)  
Best Place to Work | *Florida Trend* | *South Florida Business Journal*

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**From:** LaFerrier, Marc [<mailto:mLaFerrier@ci.dania-beach.fl.us>]  
**Sent:** Wednesday, February 03, 2016 4:38 PM  
**To:** Matthew H. Scott  
**Cc:** Lajoie, Corinne; LaFerrier, Marc  
**Subject:** Park N' Go

Hello Matt,

Attached is the Park N' Go text amendment.

Thank you,

*Macee Wray*  
Administrative Specialist I  
Community Development  
City of Dania Beach  
100 W. Dania Beach Blvd.  
Dania Beach, Florida 33004  
(954)924-6800 Ext 3643

CONFIDENTIALITY NOTE: The information contained in this transmission is privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this transmission in error, do not read it. Please immediately reply to the sender that you have received this communication in error and then delete it. Thank you.

**Lajoie, Corinne**

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**From:** Lajoie, Corinne  
**Sent:** Tuesday, December 15, 2015 12:06 PM  
**To:** 'mhs@TrippScott.com'  
**Cc:** LaFerrier, Marc  
**Subject:** Park N Go Text amendment

**Importance:** High

I received your application for a text amendment, however the submittal is incomplete and cannot be processed.

You need to provide a strike-through/underline version of your requested text amendment and a written narrative explaining why you are requesting this change. We need this information before we can process your application for public hearing. Once received, we will confirm which Planning and Zoning Board agenda your request can be heard at.

Thank you.

Corinne Lajoie, AICP, LEED GA  
Planning and Zoning Manager  
City of Dania Beach, FL



Matthew H Scott  
954-525-7500  
[mhs@trippscott.com](mailto:mhs@trippscott.com)

December 22, 2015

Marc LaFerrier, AICP  
Department of Community Development  
City of Dania Beach  
100 W. Dania Beach Blvd  
Dania Beach, FL 33004

**RE: Park'N Go - Narrative in Support of Text Amendment Application**

Dear Marc:

Park'N Go of Fort Lauderdale, LLC, as Applicant, is requesting a text amendment to the Dania Beach Land Development Code ("Code"). Specifically, the Applicant is requesting a new section be added to Article 265, "Off-Street Parking Requirements," to provide regulations for automobile storage parking facilities such as the one operated by the Applicant. Enclosed with this letter is the proposed new text. As set forth below, the Applicant is seeking this text amendment because the current Code does not specifically address this type of operation and unnecessarily creates code enforcement issues when the City, like many other cities, in fact recognizes the need for this type of business and operation.

Background regarding the Applicant illustrates the need for this text amendment. The Applicant operates a parking facility at 1101 Eller Drive that provides convenient off-site parking and shuttle service for passengers heading to and from Fort Lauderdale-Hollywood International Airport and Port Everglades. The parking facility has two main areas. On the front portion of the property closest to the right of way, the Applicant operates a simple "park and lock" business at which customers park their own vehicles and are then shuttled to the airport or Port Everglades by the Applicant. Typically, the "park and lock" area serves customers with more short term trips. In the back part of the property, the Applicant operates an automobile storage parking facility. Customers drop their vehicles off near the entrance with the Applicant's staff, and the staff parks the vehicles in the back area in stacks and rows according to when the customers are scheduled to return from their trips. Prior to the time customers are scheduled to return, the staff pull the vehicles out of the storage area and stage them for customers to be dropped-off at by the courtesy shuttle.

110 Southeast Sixth Street, Fifteenth Floor • Fort Lauderdale, Florida 33301  
Post Office Box 14245 • Fort Lauderdale, Florida 33302  
1252788v1 980469 0016 Tel 954.525 7500 • Fax 954 761.8475 • [www.trippscott.com](http://www.trippscott.com)

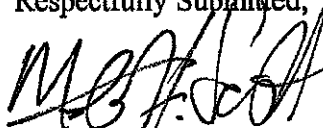
Fort Lauderdale • Tallahassee

This type of vehicle storage operation is very common for parking facilities around the country that serve airport and seaport customers, in large part because the demand for parking spots is greater than the supply of available space. The storage and stacking allows the parking lot operators to accommodate all of the customers.

The Dania Beach City Commission on more than one occasion has recognized the need for automobile storage parking facilities such as the one being operated by the Applicant. Unfortunately, the current Code does not provide specific regulations for this type of operation, and business owners such as the Applicant instead are forced into trying to squeeze the operation into standards supplied by the Code for other off-street parking areas and valet parking. In addition, the City's code enforcement staff may be forced to cite business owners like the Applicant because the parking facility may not seem to fit within the confines of the Code, when in fact the use and operation pose no life safety or health risks and create no zoning or land use issues. With the airport and seaport expanding to service more people, the Applicant believes now is an appropriate time to amend the Code to accommodate and regulate this specific type of parking facility.

The text amendment proposed by the Applicant acknowledges this unique subset of parking lot and provides reasonable regulations for its development and operation. In light of the above, the Applicant respectfully requests that staff process the text amendment and submit to the City Commission for review and approval. In advance, thank you for your consideration of this application.

Respectfully Submitted,



MATTHEW H. SCOTT

Enclosure

( ) ( )

**Proposed Text Amendment with Proposed Changes/Additions Underlined**

**Sec. 265-180. - Parking of commercial vehicles and recreational vehicles.**

The parking of commercial vehicles and recreational vehicles within residential zoning districts is regulated in sections 105-110, 105-120, 105-130 and 105-140. Recreational vehicles and commercial vehicles are defined in section 725-30 (Definitions).

(Ord. No. 2010-20, § 2(Exh. A), 9-14-10)

**Sec. 265-190. Automobile Storage Parking Facilities.**

Notwithstanding the requirements of this Article 265 to the contrary, a parking facility which stores automobiles for customers, provides attendants to receive, park, and deliver the automobiles to customers one hundred percent (100%) of the operating hours of the parking facility, and does not permit customers to access or enter the designated automobile storage area without being escorted by an attendant shall be excepted from certain provisions of the design and operation requirements provided in this Article 265 as follows:

- A. Parking spaces need not be delineated with pavement markings. Stall and aisle dimensions, and automobile drop off and delivery shall be shown on the circulation plan for the automobile storage parking facility. Automobile drop off and delivery shall be provided for on-site and outside the automobile storage area.
- B. Stacking of vehicles in stalls shall be permitted. Stalls shall be a minimum eight and one-half (8 ½) feet in width and a maximum of 140 feet in depth.
- C. The delineated automobile storage area may be paved with millings.
- D. No customers shall be permitted to enter the delineated automobile storage area without being escorted by an attendant.
- E. Overnight storage of automobiles shall be permitted in the designated automobile storage area.

## Lajoie, Corinne

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Thank you.

Corinne Lajoie, AICP, LEED GA  
Planning and Zoning Manager  
City of Dania Beach, FL



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: Text Amendment (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)



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

Petition No. \_\_\_\_\_

TX-136-15

**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: 1101 Eller Drive

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

Recorded Plat Name: \_\_\_\_\_

Folio Number(s): \_\_\_\_\_ Legal Description: \_\_\_\_\_

Applicant/Consultant/Legal Representative (circle one) Matthew Scott, Tripp Scott, P.A.

Address of Applicant: 1101 Eller Drive - Applicant

Business Telephone: 954-760-4911 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: MHS@trippscott.com

Name of Property Owner: Park'n Go of Fort Lauderdale LLC

Address of Property Owner: P.O. Box 643804 Vero Beach, FL 32964

Business Telephone: 954-760-4525 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request:** Text Amendment - Off-Street Parking Requirements  
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: \_\_\_\_\_ Gross Acreage: \_\_\_\_\_ Prop. Square Footage: \_\_\_\_\_

Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_



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

**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 Tripp Scott P.A. (Matthew Scott) (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 Indian River  
COUNTY OF ~~BROWARD~~  
The foregoing instrument was acknowledged

By: R. Fairchild II on behalf of  
(Owner / Agent signature\*) Park 'N Go of Fort Lauderdale, LLC

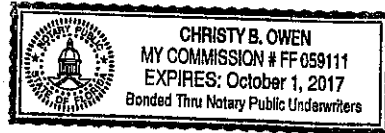
BEFORE ME THIS 9<sup>th</sup> DAY OF December 2015

By:

Richard Alan Fairchild II  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

Notary Christy B. Owen  
(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.**

**City of Dania Beach  
APPLICATION TYPE AND FEE SCHEDULE**

**INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.**

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

<b>APPLICATION TYPE</b>	<b>FEE</b>
<b>LAND USE</b>	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>ZONING</b>	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	<del>Changing the list of Permitted Uses - \$6,000.00</del> General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>SITE PLAN</b>	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	<b>Filing fee = \$1,000.00 PLUS \$10.00 per unit</b> <b>PLUS</b> retainer for staff/consultant review, administrative and notice cost \$5,000.00 <b>Minimum fee = \$6,100.00</b> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	<b>Filing fee = \$1,000.00 PLUS</b> the following: \$5.00 : 100 s.f. for 1 <sup>st</sup> 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f <b>PLUS</b> retainer for staff/consultant review, administrative and notice cost \$4,000.00 <b>Minimum fee = \$5,500.00</b> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension ( <b>PLUS</b> ) an additional \$ 250.00 for each associated approval

**City of Dania Beach  
APPLICATION TYPE AND FEE SCHEDULE**

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<b>SPECIAL EXCEPTION</b>	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<i>SPECIAL EXCEPTION (Cellular Towers)</i>	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>Additional Resubmittal</b> (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
<b>VARIANCES, APPEALS &amp; WAIVERS</b>	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 <b>PLUS</b> any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

Proposed Zoning Text Amendment to Dania Beach Land Development Code

265-190. Automobile Storage Parking Facilities.

Notwithstanding the requirements of this Article 265 to the contrary, a parking facility which stores automobiles for customers, provides attendants to receive, park, and deliver the automobiles to customers one hundred percent (100%) of the operating hours of the parking facility, and does not permit customers to access or enter the designated automobile storage area without being escorted by an attendant shall be excepted from certain provisions of the design and operation requirements provided in this Article 265 as follows:

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**CITY OF DANIA BEACH**  
**COMMUNITY DEVELOPMENT**  
**Payment Receipt**

No: 000672

Date: 12/15/15

**RECEIVED FROM:**

Name: PARK N GO OF FORT LAUDERDALE, LLC

Address: 1101 Eller Drive

Address 2: \_\_\_\_\_

City/St/ZIP: Fort Lauderdale, FL 33316

Service or Item	Amount
<u>PSP - Standard Develop/Variance etc Application Fee</u>	<u>\$2000.00</u>
_____	_____
_____	_____
_____	_____

P/Z ITEM # TX-136-15

LOCATION: City Wide  
1101 Eller Drive

APPLICANT: Matthew & Tripp Scott

**PREPARED BY:** Anne-Christine Carrie      **TOTAL DUE:** \$2000.00

12/15/2015  
COLLECTION STATION  
City Hall Window 2

City of Dania Beach  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

2016-03000241  
RECEIPT NO.  
2016-00011678  
CASHIER  
fincashier2

RECEIVED FROM  
PARK N GO FT  
LAUDERDALE, LLC

DESCRIPTION  
1101 ELLER DR FT LAUDERDALE, FL 33316

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
PSP	Appl Review - Standard TX-136-15 CITY WIDE 1101 ELLER DR APPLICANT: MATTHEW & TRIPP SCOTT	\$2,000.00						
Payments:	<table border="1"><thead><tr><th data-bbox="414 577 544 609">Type</th><th data-bbox="552 577 998 609">Detail</th><th data-bbox="1006 577 1120 609">Amount</th></tr></thead><tbody><tr><td data-bbox="414 609 544 640">Check</td><td data-bbox="552 609 998 640">5121</td><td data-bbox="1006 609 1120 640">\$2,000.00</td></tr></tbody></table>	Type	Detail	Amount	Check	5121	\$2,000.00	
Type	Detail	Amount						
Check	5121	\$2,000.00						
<b>Total Amount:</b>		<b>\$2,000.00</b>						

Customer Copy

5121

63-1424/670

LOOK FOR:  
3D hologram foil across top  
Heat-reactive circle in upper-right corner

Park & Go of Fort Lauderdale, LLC  
100 Pelican Drive  
Fort Lauderdale, FL 33316

Date: 12/19/15

Pay to the Order of: City of Davie's Beach  
Two thousand

\$ 2,000.00

Security features on back

Marine Bank & Trust Company  
571 Beachland Blvd  
Vero Beach, Florida

*R. Fawcett*

For: Text Am. A/c

194840011 5121

10670142467

Security check