

Lajoie, Corinne

From: Lajoie, Corinne
Sent: Wednesday, March 30, 2016 10:31 AM
To: Jack Schmidt (jack@laroke.com)
Cc: Navarro, Ronnie; LaFerrier, Marc
Subject: FW: Stirling Marina & Boat sales
Attachments: DOC032816-03282016133015.pdf

Good morning,

Please see the recommendation below from the City Engineer regarding your extension request.

You may contact Ronnie Navarro, City Engineer at 954-924-3615 or Marc LaFerrier, Community Development Director at 954-924-9605, extension 3640 for further detail.

Thank you.

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

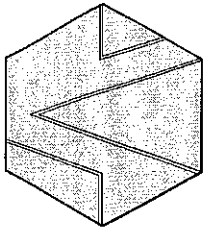
From: Navarro, Ronnie
Sent: Tuesday, March 29, 2016 3:46 PM
To: Lajoie, Corinne; LaFerrier, Marc
Cc: Carrie, Anne-Christine; Kaine, Brad
Subject: RE: Stirling Marina & Boat sales

Hi Marc,

Per our phone conversation, I concur that additional right of way dedication on Stirling Road and widening of Bryan Road should be made as condition for approving the proposed site plan for the Stirling Marina & Boat Sales. This recommendation is consistent for all planned development on Bryan Road including but not limited to the Dania Pointe project.

Thank you

Ronnie S. Navarro, PE
Deputy Director | City Engineer
Office 954-924-6808 ext 3615 | Fax 954-923-1109



Vander Ploeg and Associates

architects and planners

155 east boca raton road
boca raton, florida 33432

(561) 368-1403
fax (561) 750-8051

March 15, 2016

Ms. Corinne Lajoie, AICP Principal Planner
City of Dania Beach Community Development
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

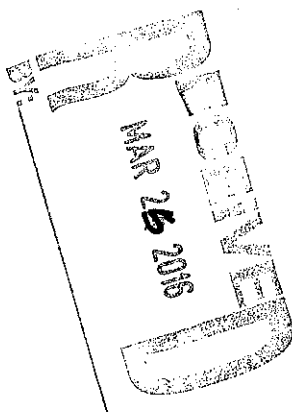
Re: Extension of Site Plan Approval and Variances for Stirling Marina and Boat Sales
Owned by Project USA, Inc.

Dear Corinne:

This letter is a request for an extension of our site plan approval (SP-76-14) including the two variance requests/approvals (VA-86-14) and (VA-87-14), see attached application and filing fee. Our original resolution no. 2014-105 stated we had 18 months from the adoption date of October 28, 2014, to file for our building permit, making it valid until April 28, 2016. We are requesting this extension of an additional 24 months for the site plan approval and two variances based on the following circumstances:

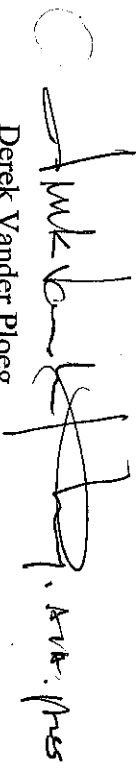
Condition number 1 from resolution no. 2014-105 stipulated we obtain an approval letter or easement from the South Florida Water Management District (SFWMD) to allow use of land and waterway for vehicular circulation, boat docks, boat basin, and launch ramp, etc. For the last 17 months, we have been engaged in a new process which instead of a perpetual easement process, the South Florida Water Management District required Project USA, Inc. to purchase the requisite land. We were, in fact, the first project required to complete this process mandated by the State of Florida in 2014.

The status of this process with SFWMD is such we feel confident of its completion in the next 30-60 days from today's date. Subsequently, we will be able to file for the building permit to construct this project.



Both bulkhead/seawall and dock permits have been processed by the District, in conjunction with our acquisition of the property from SFWMD. These permits will be released once the land acquisition process has reached its conclusion.

Please place us on the next available City Council agenda so we can formally complete this extension request and answer any additional questions in this regard. Please do not hesitate to contact me or Jack Schmidt in order to amplify or clarify any of the content of this letter.



Derek Vander Ploeg
Vander Ploeg & Associates, Inc.

CC: Iruii Andreev via email
Wilson Atkinson III via email
Veronika Andreeva via email



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

Standard Development Application

RECEIVED
 MAR 25 2016

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: EXTENSION OF APPROVAL

Plat Rec'd: _____

Petition No.: SP-76-14 EXT
VA-86-14 EXT
EXT

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: 150 S. Bryan Road, Dania Beach, FL 33004

Lot(s): Tract "A" Block: NA Subdivision: NA

Recorded Plat Name: "Symon Plat"

Folio Number(s): 504233270010 Legal Description: (See Attached)

Applicant/Consultant/Legal Representative (circle one) Vander Ploeg & Associates, Inc.

Address of Applicant: 155 E Boca Raton Road, Boca Raton, FL 33432

Business Telephone: 561-368-1403 Home: _____ Fax: 561-750-8051

E-mail address: derek@laroke.com

Name of Property Owner: Project USA, LLC

Address of Property Owner: 3405 N. Ocean Drive, Hollywood, FL 33019

Business Telephone: 305-510-1418 Home: 786-351-5912 Fax: _____

Explanation of Request: EXTENSION OF SITE PLAN & (2) VARIANCE APPROVALS
 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: 1.91 AC Gross Acreage: 1.91 AC Prop. Square Footage: 83,163.67 S.F.

Existing Use: Industrial Proposed Use: Marina & Boat Sales

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

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 DEEK VANDER FLOEG (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

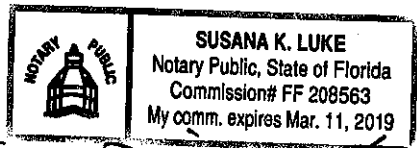
By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 7 DAY OF March, 2016

By: Turii Andreev
(Print name of person acknowledging)

[Signature]
(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public - State of FLORIDA)



Personally known _____ or Produced Identification Florida Driver License
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.

| APPLICATION TYPE | FEE |
|---|--|
| LAND USE | |
| 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> |
| ZONING | |
| 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 | Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i> |
| PLAT | |
| Delegation Request | (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> \$1,500.00, <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i> |
| SITE PLAN | |
| Residential, Hotel, Condo-Hotel, Time-Share, Motel | Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus retainer for staff/consultant review, administrative and notice cost \$5,000.00 Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i> |
| All other uses | Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus retainer for staff/consultant review, administrative and notice cost \$4,000.00 Minimum fee = \$5,500.00 <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 (PLUS) an additional \$ 250.00 for each associated approval |

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

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| | |
|---|---|
| SPECIAL EXCEPTION | |
| 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> |
| SPECIAL EXCEPTION (Cellular Towers) | Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i> |
| Additional Resubmittal (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. |
| VARIANCES, APPEALS & WAIVERS | |
| 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 PLUS any outside costs incurred by the city as per "Section 685-10" |

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

LEGAL DESCRIPTION:

TRACT "A", OF "SYMONS PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A", THENCE SOUTH 87°55'33" WEST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 14.00 FEET; THENCE NORTH 21°13'59" EAST, A DISTANCE OF 35.39 FEET TO THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 02°04'22" EAST ALONG SAID EAST LINE, A DISTANCE OF 32.50 FEET TO THE POINT OF BEGINNING.

RESOLUTION NO. 2014-105

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-76-14) AND VARIANCE REQUESTS (VA-86-14 AND VA-87-14) SUBMITTED BY VANDER PLOEG AND ASSOCIATES, INC., REPRESENTING THE PROPERTY OWNER, PROJECT USA, INC., FOR PROPERTY LOCATED AT 150 BRYAN ROAD, IN THE CITY OF DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 28 of the Code of Ordinances of the City of Dania Beach, which chapter contains the City Land Development Code, pursuant to Part 6, "Development Review Procedures and Requirements", Section 635, states that site plan approval is required as a condition to the issuance of a building permit; and

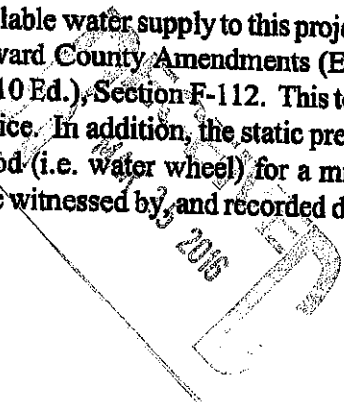
WHEREAS, the applicant, Vander Ploeg and Associates, Inc., representing the property owner Project USA, Inc., is requesting site plan modification approval for the proposed construction of an approximately 20,000 square foot new boat sales and repair facility to be located at 150 Bryan Road, in the City of Dania Beach; and

WHEREAS, the applicant is requesting variance approval to provide a zero foot rear (east) setback, and to provide a twenty (20) foot front yard (west) setback at the property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That that certain application (SP-76-14) for site plan approval and application (VA-86-14 and VA-87-14) for variances, a copy of which is attached and made a part of this Resolution as Exhibit "A" is approved with the following conditions:

1. Provide approval letter or easement from Water Management District allowing the use of their land and waterway prior to public hearing or revise site plan accordingly. Provide prior to issuance of a building permit.
2. Must obtain FAA approve prior to issuance of a building permit.
3. Provide a Hydrant (water) Flow Test to determine the available water supply to this project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective January 12, 2012) to the Florida Fire Prevention Code (2010 Ed.), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (i.e. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent



to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

It is further noted that the original site plan is maintained in the office of the Community Development Department of the City of Dania Beach.

Section 2. That such application must be reviewed by Broward County Aviation Department. The point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

Section 3. That such approval is also subject to the conditions previously approved by the City Commission.


Section 4. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 5. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

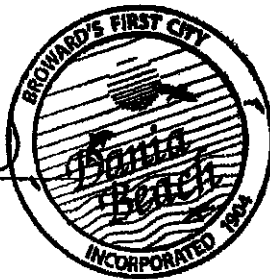
Section 6. That this Resolution shall be in force and take effect immediately upon its passage and adoption and remain valid for eighteen (18) months, per Section 635 of the Dania Beach Land Development Code.


PASSED AND ADOPTED on October 28, 2014.

ATTEST:



LOUISE STILSON, CMC
CITY CLERK





WALTER B. DUKE, III
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:



THOMAS J. ANSBRO
CITY ATTORNEY