



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

**DATE:** May 10, 2016

**TO:** Robert Baldwin, City Manager

**VIA:** Marc LaFerrier, AICP, Director *MLF*

**FROM:** Corinne Lajoie, AICP, LEED G.A., Planning and Zoning Manager *CLajoie*

**SUBJECT:** **VA-86-14/VA-87-14/SP-76-14 Extension:** The applicant, Vander Ploeg and Associates, Inc., on behalf of the property owner, Project USA, LLC, is requesting an extension of the previously approved variances and site plan for the construction of a new 20,000 square foot boat sales and service facility located at 150 Bryan Road.

**REQUEST**

To extend the variances and site plan approval.

**PROPERTY INFORMATION**

EXISTING ZONING:	Industrial-Research-Office-Marine (IROM)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
OVERLAY DISTRICT:	Community Redevelopment Agency (CRA)

**VIOLATIONS ON PROPERTY**

There are no open violations on this property.

The subject property is located on the north east corner of Bryan Road and Stirling Road. The property has been vacant for several years. In 2013 this property was added to the Dania Beach Design District. The project includes a 12,000 square foot showroom and a 5,000 square foot service area. On October 28, 2014 the City Commission granted conditional approval of the site plan and two (2) variances for the construction of an approximately 20,000 square foot new boat sales and service facility. This action granted site plan approval until April 28, 2016.

**SITE PLAN & VARIANCE EXTENSION**

The applicant is requesting an extension of the previous setback variances and site plan approval for twenty-four (24) months.

One of the conditions of the original approval required the applicant to obtain approval from the South Florida Water Management District (SFWMD) allowing for the use of their land and waterway prior to issuance of a building permit. The applicant has indicated that they have been working with South Florida Water Management District (SFWMD) for the last seventeen (17) months and are close to obtaining the required approval.

Once approval from SFWMD is received the applicant will be able to submit plans to Broward County and the City of Dania Beach to obtain building permits.

Pursuant to Resolution No. 2014-049, the applicant had a trip generation analysis performed by a certified engineer. Per this study, an additional 70 PM peak trips would be generated by this project. In order to comply with the RAC mitigation requirement for traffic impact, the fee due at the time of permit issuance will be \$1,488.20 (70 PM trips X \$21.26).

The Community Development Director and City Engineer have requested that the property owner provide a Right Of Way dedication along Stirling Road to allow for construction of a future left turn lane onto the north bound Stirling Road. This dedication is important to provide for the needed future roadway expansion of Stirling Road.

**CITY COMMISSION PREVIOUS APPROVAL**

On October 28, 2014 the City Commission conditionally approved the site plan and two (2) variance requests for this property.

**STAFF RECOMMENDATION**

Approve provided the previous outstanding conditions of approval remain and the applicant provides a Right Of Way dedication along Stirling Road.