



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

DATE: May 24, 2016

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **SP-113-15:** The applicant, Dania Live 1748 LLC, – Joseph Denis, on, on behalf of the property owner, Dania Live 1748, LLC, is requesting site plan approval for the property located at the north west corner of Stirling Road and Bryan Road.

SITE PLAN

To allow the construction seven (7) buildings and one (1) set of gasoline pumps of approximately 310,954 square feet of commercial development.

PROPERTY INFORMATION

EXISTING ZONING:	Commercial Business District (C-2) & General Business District (C-3)
PROPOSED ZONING:	Planned Mixed-Use District (PMUD)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

Section 680.30(c) and (e) of the City's Land Development Code (LDC) prohibited issuance of development orders when there are outstanding code violations.

The applicant has assembled multiple parcels generally located east of Interstate 95, north of Stirling Road, west of Bryan Road and south of the Design Center of the Americas (DCOTA). This assembly will result in approximately 103 acres of land (the "Subject Property"). The property owners are in the process of preparing the land for development and have submitted several development applications for the Subject Property. Some applications have already been to public hearing and some are still being processed.

The City's DRC staff has met with the developer and his team to discuss this site plan at least four (4) times. At this point there are eighty-three (83) outstanding staff comments that have not yet been addressed by the applicant and outstanding invoices for the cost recovery accounts amounting to \$107,448.85 and outstanding contract amount approved by the City Commission for an additional \$17,838.15. Staff is requesting that this project be continued to allow the applicant to provide additional information for staff review to confirm compliance with requests made on behalf of the city such as Developers Agreement and location for Police and Fire substation, and to pay the outstanding invoices for the outside consultants whom have also worked on this project on the City's behalf and compliance with other applicable regulations.

STAFF RECOMMENDATION

Continue this public hearing item to the June 14, 2016 City Commission meeting