



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

**DATE:** June 14, 2016

**TO:** Robert Baldwin, City Manager

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

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

**SUBJECT:** **SP-113-15:** The applicant, Dania Live 1748 LLC, – Joseph Denis, on behalf of the property owner, Dania Live 1748, LLC, is requesting site plan approval for Phase 1 of Dania Pointe, 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: Planned Mixed-Use District (PMUD)  
LAND USE DESIGNATION: Regional Activity Center (RAC)

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.

**SITE PLAN**

The applicant is proposing to construction seven (7) buildings and one (1) set of gasoline pumps approximately 310,954 square feet of commercial development, on approximately 46 acres of land. This development represents Phase 1 of the Dania Pointe project. While Phase 1 includes fourteen (14) separate buildings, only seven (7) are proposed in this site plan. Therefore, as additional buildings are proposed, additional site plan approvals will be necessary.

On May 24, 2016 the City Commission approved the rezoning of the property to PMUD and approved the projects Development Design Guidelines (DDG) which will function as the regulatory document for the development and have been applied to this site plan.

The site plan was reviewed by the staff which includes personnel from the BSO Fire, Public Services, the City's engineering consultant, the City's landscape consultant and Community Development Department's Planning Division. The applicant has several outstanding staff comments that must be addressed prior to issuance of a building permit. The outstanding staff comments are listed as conditions of approval in the resolution.

Included in the backup to this document is a Declaration of Covenants, Restrictions and Easements for Dania Pointe that has been approved by the City Attorney's Office. Also included, for the record, is correspondence from an attorney representing a neighboring commercial development known as Frontier Dania, LLC. representing the Dania Pointe project.

### **MUST BE ADDRESSED PRIOR TO PUBLIC HEARING.**

1. Must provide a letter of intent regarding the Developers Agreement identified in the DDG. Letter must identify the scope of work projects and timing of all off-site improvements that will be included in the Developers Agreement.
2. Show proposed transit improvements on all adjacent rights-of-way. Provide covered, lighted bus shelter with trash receptacles consistent with Broward County standards for all bus stops on Bryan and Stirling Roads. Provide details on plans.  
This is the 2<sup>nd</sup> time this information has been requested.
3. This site plan review is for Phase 1, which includes 14 separate building, however, detail for only 7 buildings were provided. Therefore, separate and additional site plan review and approval for each of the missing buildings will be required. Provide revised statement addressing issues stating, "The remainder of our buildings and related site improvements will be the subject of an application for subsequent site plan approval for public hearing" as required by the DDG.

### **CONDITION OF APPROVAL, TO BE ADDRESSED PRIOR TO ISSUANCE OF A BUILDING PERMIT.**

4. Per Sec. 635-50, provide the following missing documents and information:

(S) "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination." Provide detail for ALL buildings – only Costco was provided.

THIS IS THE 3<sup>RD</sup> TIME THIS INFORMATION HAS BEEN REQUESTED.

- Costco signage – Per DDG (9)(3) internally illuminated cabinet signs are prohibited. Provide additional detail regarding construction and illumination.
- Costco – a monument sign is shown on Sheet C-404, no monument sign detail was provided.
- Costco – DDG is unclear as to how many "Primary wall mounted signs" are permitted per tenant and per tenant frontage. DDG currently states 300s.f. maximum is allowed. Costco proposed 2 signs @ 280 s.f. on south elevation and 1 sign @ 280 s.f. on west elevation. Further clarification is needed.
- Costco – DDG is unclear as to the number of secondary signs permitted; 2 proposed. Further clarification is needed.
- The sign package provided was not specific to the site plan for Phase 1. Provide all signage associated to only Phase 1.

(V) "Proposed building floor plans

THIS IS THE 3<sup>RD</sup> TIME THIS INFORMATION HAS BEEN REQUESTED.



(CC) "Color site plan elevations and renderings for meeting presentation proposed".  
South elevation of Building D is missing.  
THIS IS THE 3<sup>RD</sup> TIME THIS INFORMATION HAS BEEN REQUESTED.

5. Approval letters from FAA and BCAD are required. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.  
THIS IS THE 3<sup>RD</sup> TIME THIS INFORMATION HAS BEEN REQUESTED.
6. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view. No detail was provided for Costco.  
THIS IS THE 3<sup>RD</sup> TIME THIS INFORMATION HAS BEEN REQUESTED.
7. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. Based on letter from Kimly Horn dated 2/1/16 805 PM peak hour trips will be generated, therefore \$17,114.30 (21.26 X 805) is due prior to issuance of a building permit.
8. Provide copy of recorded plat prior to issuance of a building permit.
9. Sheet C-403, if parcel A, Duke & Duke subdivision is "NOT INCLUDED" & outside the project property line then do not provide detail for that parcel. Delete all additional detail located outside of project limits.  
THIS IS THE 3<sup>RD</sup> TIME THIS INFORMATION HAS BEEN REQUESTED.
10. Must identify who is responsible for maintenance of public places. The City Attorney's Office approved the original document dated 1/29/16 in concept. Provide an updated document with complete exhibits for review and final approval prior to recordation. Executed and recorded documentation required prior to issuance of building permit.
11. COSTCO – materials and colors should be consistent those identified in the DDG. Revise accordingly.
12. COSTCO – Per DDG, Section (5)(E)(2)(ii) "Building facades shall include articulation of the building façade to reduce the overall mass of the walls." Revise accordingly.
13. COSTCO – Per DDG, Section (15)(e) "Accessory Gasoline Service Stations ... shall incorporate design elements of the primary building including building accents, colors, design features, however, this standard is not intended to require consistent use of materials and or mirror the primary building." Must provide colored elevations of gasoline service to indicate how this provision is being met.
14. COSTCO - Signage appears to exceed allowable area and number as defined by the DDG. Primary wall sign only permitted on elevation with "primary entry/exit" revise accordingly.
15. Per DDG (A) Blocks, identify the square footage of commercial and office use in each Block of Phase 1 to ensure consistency with DDG.

16. SW 18<sup>th</sup> Avenue must meet City's regulations, variances may be needed for missing sidewalk. Construct matching sidewalk on east side on SW 18<sup>th</sup> Avenue for full length of public right-of-way.
17. Per DDG, provide public safety plan for review and approval by BSO Police Chief. Public safety plan must be approved prior to issuance of a building permit.
18. Sheet C-400 identified 36 bicycle parking spaces are required but does not indicate the number provided, revise accordingly.
  - Sheets C-402, C-403, & C-404 also does not include the number of bicycle parking spaces provided. Clarify.
  - Provide a bicycle rack detail showing the design and number of bicycles that can be stored on each.
19. Additional Fire Department Access Information as follows:
  - a. Fire Lane locations and striping detail (demonstrated)
  - b. "NO PARKING" sign locations and sign details demonstrated
  - c. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or Fire Department Access Roads (where applicable)
  - d. Building Accessibility
  - e. Load Limits for Bridges and Grading for significant changes in elevation (if applicable)
  - f. Fire Department Access Routes During Construction
20. Additional Water Supply Information as follows:
  - a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.
21. A detail sheet accompanying the Civil Plans with the following details:
  - a. Fire Hydrant Detail
  - b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
  - c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
  - d. Post Indicating Valve Detail (where applicable)
  - e. Underground Gate Valve Detail (where applicable)
  - f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
  - g. Signage Detail for the Fire Department Connections (where applicable)
22. Address Detail.
23. Applicant shall provide a revised Dania Beach Blvd. Bridge Traffic Study with justification of traffic distribution percentages utilized in the study for review and approval.
24. Internal Traffic Study shall be resubmitted for review and approval along with external traffic study, after the finalization of the external traffic study. Resubmittal is necessary as Applicant is planning on increasing the percentage distribution of site traffic (ingress/egress) on the main access (Compass Way) from Stirling Road, and reducing the traffic on SW 18th Ave.



25. At the intersection of Griffin Road and Old Griffin Road, Applicant shall ensure that the operations during the year 2020 shall implement the phasing and signal timings as used to model this intersection (via Broward County Traffic Engineering). In the year 2020, should westbound to southbound traffic backup underneath the Griffin Road overpass as experienced currently, improvements shall be evaluated and paid for by the applicant.
26. At the intersection of Stirling Rd. and SW 18th Avenue roadway improvement plans shall be finalized and submitted for approval after obtaining FDOT approval.
27. At its intersection with Compass Way and Stirling Road, roadway improvements plans shall be finalized and submitted for approval after obtaining FDOT approval.
28. At its intersection with Bryan Road and Stirling Road, roadway improvements plans shall be finalized and submitted for approval after obtaining FDOT approval.
29. At the intersection of Old Griffin Road and Bryan Road, provide appropriate design at this intersection. Provide a letter/memo from Broward County on the final approval and mitigation measures that need to be included.
30. For all access points to the site along Bryan Road, roadway improvement plans shall be finalized and submitted for approval after obtaining Broward County approval.
31. Street lighting along Stirling Road. As a part of the Construction Plans, provide photometrics and design plans to FDOT for review and approval for modifications to their existing lighting system along Stirling Road (between east of I-95 and Bryan Road) using FDOT lighting design criteria. Applicant shall be responsible for lighting design plans and costs related to the modified lighting system
32. Street lighting along Bryan Road. As a part of the Construction Plans, provide photometric plan to the City for review and approval after coordination with FPL for new street lighting system along Bryan Road (between Stirling Road and Old Griffin Road) using FDOT lighting design criteria. Applicant shall be responsible for lighting design plans and costs related to the new lighting system. Lighting system shall be installed and maintained by FPL.
33. The following trees proposed to be relocated or preserved on site are not depicted on the landscape plan: 30356, 30092, 30091, 20253.1, 30484, and 30355
34. Sheet L-110: Fire hydrant clear zone details should depict the required 36 inches around, currently 15' and 11'
35. Please provide details for planters and tree grates if proposed.
36. Must provide a Developers Agreement as identified in the DDG identifying all off-site improvements as required by FDOT, Broward County and the City of Dania Beach. This include, but are not limited to, the following:
  - a) Construct a second northbound right-turn lane on the I-95 northbound off-ramp at Stirling Road. Prior to permit approval, submit and get approval of an Interchange Access Request (IAR) for the second northbound right-turn lane at I-95 and Stirling Road, if necessary. An IAR must include sufficient transportation analysis and documentation to address operational and engineering issues consistent with FDOT policy, procedures, and Interchange



Access request guidelines, per FDOT Access Management Review Letter dated May 9, 2016.

- b) Reconstruct the intersection of SW 18 Avenue/Oakwood Plaza at Stirling Road to align the southbound and northbound approaches of the intersection to eliminate the north/south split phased signal timing, construct a second eastbound left-turn lane, and lengthen the westbound right-turn lane, per FDOT Access Management Review Letter dated May 9, 2016.
- c) At the proposed new signalized intersection on Stirling Road construct two eastbound left-turn lanes, one westbound left-turn lane, and one westbound left-turn lane, per FDOT Access Management Review Letter dated May 9, 2016.
- d) At the intersection of Stirling Road and Bryan Road construct a second eastbound left-turn lane OR commit to contributing the cost of constructing a second eastbound left-turn lane and associated roadway/bridge widening, per FDOT Access Management Review Letter dated May 9, 2016.
- e) Right turn lanes shall be provided at all driveways.
  - a. Drainage mitigation is required for any impacts within FDOT right-of-ways (i.e. increased runoff or reduction of existing storage), per FDOT Access Management Review Letter dated May 9, 2016.
  - b. A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection – FDEP) per FDOT Access Management Review Letter dated May 9, 2016.
  - c. If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department, per FDOT Access Management Review Letter dated May 9, 2016.
  - d. All existing driveways not approved in this letter must be fully removed and the area restored, per FDOT Access Management Review Letter dated May 9, 2016.
- f) All off-site improvements as identified in the more recently revised Development Review Report and Notification of Readiness issues by Broward County Planning and Development Management Division.

#### **CITY COMMISSION PREVIOUS ACTION**

On May 24, 2016 the City Commission approved the rezoning application on second reading.

On February 23, 2016 the City Commission approved the plat for the Subject Property on second reading.

On February 9, 2016 the City Commission approved a text amendment to the City's Code of Ordinance, Alcohol regulations for the Subject Property on second reading.

On January 12, 2016 the City Commission approved a Tree Removal and Mitigation Agreement for the Subject Property.

On January 12, 2016 the City Commission approved a Tree Agreement for this removal of trees on the Subject Property.

On October 27, 2015 the City Commission approved a LDC Text Amendment to allow site preparation before site plan approval for this site.

On October 13, 2015 the City Commission approved the establishment of the Planned Mixed Use Development Zoning District on second reading.

On February 24, 2015 the City Commission approved a Temporary Use to allow storage of fill on the site.

On September 9, 2014 the City Commission rezoned several properties from industrial to commercial zoning.

**STAFF RECOMMENDATION**

Approve, provided the outstanding conditions are addressed prior to issuance of a building permit.