



**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:** Anne-Christine Carrie, Planning Associate *[Signature]*  
Corinne Lajoie, AICP, Planning and Zoning Manager, LEED G.A. *[Signature]*

**SUBJECT:** **PL-39-16:** The applicant Pulice Land Surveyors, Inc., on behalf of the property owner Calm Properties, LLC, is requesting plat approval for a property located at 601 East Dania Beach Boulevard.

**REQUEST**

**PLAT**

To establish a perimeter plat with multiple access points, 352 high-rise units and 8,200 square feet of commercial space.

**PROPERTY INFORMATION**

**EXISTING ZONING:** Beach Gateway Mixed-Use District  
(GTWY-MU)

**LAND USE DESIGNATION:** Regional Activity Center

**VIOLATIONS ON PROPERTY**

There are no violations on this property.

The subject property is approximately three and a half (3.5) acres in size and located on the northwest corner of Dania Beach Boulevard and Gulfstream Road. This property is the future site of a mixed-use development consisting of 352 high-rise residential units and 8,200 square feet of commercial space.

**PLAT**

The plat identifies two (2), twenty-four (24) foot access openings along East Dania Beach Boulevard, and two (2), twenty-four (24) foot access openings along Gulfstream Road. By this plat, the applicant is dedicating a five (5) foot right-of-way to meet the 110-foot right-of-way requirement for Dania Beach Boulevard per the Broward County Trafficways Plan.

The applicant is requesting the plat to ultimately construct 352 high-rise residential units and 8,200 square feet of commercial space.

**Development Review Committee**

The plat was reviewed by the Development Review Committee, which includes representative from the BSO Fire, Public Services, the City's landscape consultant and

the Planning Division. The applicant has one (1) outstanding staff comment that must be addressed prior to the issuance of a building permit. The outstanding DRC comment is listed as a condition of approval in the resolution.

1. Per Sec. 306-10 (A) Access hierarchy for the CRA form-based districts for rear yard parking.

(1) Vehicular access to off-street parking and loading facilities shall be from a rear alley or its equivalent via cross-access parking aisles or driveways between properties.

(2) In the absence of an alley or its equivalent rear yard access, access shall be provided from a corner (secondary) side street.

This code provision must be addressed through redesign or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. This must be addressed prior to the issuance of a building permit.

Development of the site will also require Site Plan approval which will be brought to the City Commission at a later date.

**STAFF RECOMMENDATION**

Approve the resolution with the outstanding DRC comments as conditions of approval which must be addressed prior to issuance of a building permit.