



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

DATE: June 28, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Anne-Christine Carrie, Planning Associate
Corinne Lajoie, AICP, Planning and Zoning Manager, LEED G.A. *CLajoie*

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. The property owners have submitted a Site Plan on this property for 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. This plat is restricted to 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 or design variation. 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.

CITY COMMISSION PREVIOUS ACTION

On June 14, 2016, the City Commission continued this item at the applicant's request.

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.