



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

DATE: July 26, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *MLF*

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

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, 386 high-rise units and 12,000 square feet of commercial space.

PROPERTY INFORMATION

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

LAND USE DESIGNATION: Regional Activity Center (RAC)

VIOLATIONS ON PROPERTY

There are no violations on this property.

The proposed plat is more than three and a half (3.5) net acres in size and located on the northwest corner of Dania Beach Boulevard and Gulfstream Road. It is the former site of a 35,000 square-foot commercial center known as the Danian Shopping Square. To the east, the subject property currently faces a four (4) acre mobile home park with an approved site plan to construct a thirteen (13) story mixed use high-rise consisting of public parking and 352 residential units. To the north are three (3) story condominiums commonly known as Seoaks Condos, and to the west are four (4) story condominiums commonly known as Danians.

The property owners have submitted a Site Plan for this property for a mixed-use development. The original request was for 352 high-rise units and 8,000 square feet of commercial space. The applicant has revised the request to now include 386 high-rise residential units and 12,000 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 proposed note on the plat will restrict the property to 386 high-rise residential units and 12,000 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.

The applicant is to provide a note on the plat that the openings off East Dania Beach Boulevard will not be for vehicular access to any parking or loading facilities, unless a variance from City Code Section 306-10 is obtained.

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. On June 28, 2016, the City Commission continued this item once more at the applicant's request.

STAFF RECOMMENDATION

Approve the Resolution with the outstanding DRC comments as conditions of approval prior to approval of a Site Plan.