



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

**DATE:** October 23, 2012  
**TO:** Robert Baldwin, City Manager  
**FROM:** Marc LaFerrier, AICP, Director  
**SUBJECT:** **RZ-31-12/AF-32-12:** The applicant, Batia Dayan, on behalf of 4760 LLC., is requesting a rezoning and assignment of flex for the property located at 4760 SW 42 Terrace (FIRST READING).

**REZONING**

To rezone the property from Residential (RS-6000) to Commercial (C-2).

**ASSIGNMENT OF FLEX**

To assign the property flex, changing the land use designation from Low (5) Residential to Commercial.

**PROPERTY INFORMATION:**

**ZONING:** Residential (RS-6000)  
**FUTURE LAND USE:** Low (5) Residential  
**OVERLAY:** Westside Master Plan, Sub Area 1: Griffin Road West

The applicant has recently met with staff to discuss the parking and traffic circulation conditions of the site. The applicant is requesting a continuance to allow her time to amend the application request.

**CITY COMMISSION PREVIOUS ACTION**

This item has been previously continued on August 14, 2012, August 28, 2012 and September 11, 2012.

**PLANNING AND ZONING BOARD RECOMMENDATION**

On July 18, 2012 the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of the request, provided the applicant addresses the parking prior to final approval of the rezoning and flex request.

**STAFF RECOMMENDATION**

Continue to November 27, 2012.