




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

DATE: May 27, 2014

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

FROM: Corinne Lajoie, AICP, Principal Planner, LEED G.A.

SUBJECT: **TX-31-14:** Zoning code text amendments to the City's Unified Land Development Code, known as OneCode (SECOND READING).

REQUEST

TEXT AMENDMENT

1. Academic schools & colleges will now be permitted as a special exception use in all zoning districts where it was previously permitted by right; Section 105-20.
2. Amend farmers market to require a parking plan instead of parking consistent with retail requirements; Section 105-240.
3. Add Community garden to the City Center, East Dania Beach Boulevard Mixed Use, South Federal Highway Mixed Use, Gateway Mixed Use Neighborhood Mixed Use zoning districts; Section 110-20.
4. Permitting brewpub, microbrewery and craft distillery with tasting room as a special exception use in the City Center, East Dania Beach Boulevard Mixed Use, South Federal Highway Mixed Use, and Neighborhood Mixed Use zoning districts; Section 110-20 and Section 302-10.
5. Added tasting rooms associated with microbrewery or brewpub to the exempt from separation requirements; Section 110-50.
6. Add fleet parking with conditions in the Industrial Research Office, Marine Airport Approach and Industrial General zoning district; Section 115-40.
7. Permit watchman or caretaker dwelling unit as accessory use in all industrial zoning districts; Section 115-40.
8. Change incorrect section reference in permitted yard encroachment; Section 215-50.
9. Add setbacks for patio and decks when not associated with a pool; Section 215-50.
10. Add residential care facilities as a special exception use in Community Facility zoning districts; Section 330-20.
11. Update and amend the park impact fees; Article 810.

On September 14, 2010, the City Commission approved the City's new Land Development Code referred to as OneCode. As staff continues to use the new regulations, scrivener's errors, inaccuracies and vague, imprecise or ambiguous language begins to emerge, some of which staff is proposing to address at this time. In addition, over time any set of regulations begins to get antiquated unless periodically updated.

The following amendments to the Unified Land Development Code are proposed:

1. **ACADEMIC SCHOOLS & COLLEGES.** The proposed text amendment will change academic schools and colleges from a permitted use to a special exception use in all zoning districts where it was previously permitted by right. This will allow staff to insure adequate traffic and pedestrian circulation is available prior to approval.
2. **FARMERS MARKET.** The proposed amendment requires a parking plan instead of parking consistent with retail requirements. This will make future expansion efforts more feasible.
3. **COMMUNITY GARDEN.** This amendment will add the community garden use to the City Center, East Dania Beach Boulevard Mixed Use, South Federal Highway Mixed Use, Gateway Mixed Use, and Neighborhood Mixed Use zoning districts. Today the use is only permitted in the residential districts. This amendment was requested by the CRA staff.
4. **BREW PUB/MICROBREWERY/CRAFT DISTILLERY.** This text amendment will permit brewpub, microbrewery, craft distillery and associated tasting rooms as a special exception use in the City Center, East Dania Beach Boulevard Mixed Use, South Federal Highway Mixed Use, and Neighborhood Mixed Use zoning districts. These are uses which staff has recently received several requests for. Today the uses are not permitted in the City. This amendment was requested by the CRA staff.
5. **TASTING ROOMS.** This amendment will allow tasting rooms associated with microbrewery, brewpub or craft distillery to be exempt from separation requirements.
6. **FLEET PARKING.** The amendment will add fleet parking of vehicles, with conditions, such as minimum separation from residential and landscape requirements adjacent to a street, in the Industrial Research Office, Marine-Airport Approach and Industrial General zoning districts; Section 115-40. This amendment was requested by the CRA staff.
7. **WATCHMAN OR CARETAKER DWELLING.** This text amendment will permit one watchman or caretaker dwelling unit as accessory use in all industrial zoning districts. This use is currently permitted in all commercial districts as an accessory use.
8. **YARD ENCROACHMENT.** This amendment will change an incorrect section reference.
9. **PATIO AND DECKS.** This text amendment is necessary to identify minimum setback requirements for patio and decks when not associated with a pool. Currently the only patio/deck reference is associated with pools.
10. **RESIDENTIAL CARE FACILITIES.** This amendment changes residential care facilities from a permitted use in the Community Facilities zoning district to a special exception use. This change will allow staff to ensure adequate buffering and circulation exists before new uses or expansions to existing uses occur.

11. **PARK IMPACT FEES.** This amendment will update and amend the park and recreation concurrency and impact fees to reflect changes in case law. The amendment will also result in a change to the way park impact fees are calculated. Today the fees are calculated based on the amount of land dedication required times the appraised value of the subject property. An outside consultant has recommended adopting a flat rate based on use. This amendment will enable this change, however the new rates will have to be adopted in a resolution separately. These fees will be assessed prior to issuance of a building permit, as is done today.

CITY COMMISSION PREVIOUS ACTION

On May 13, 2014 the City Commission heard this item on first reading.

PLANNING AND ZONING BOARD RECOMMENDATION

On April 16, 2014 the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of this request.

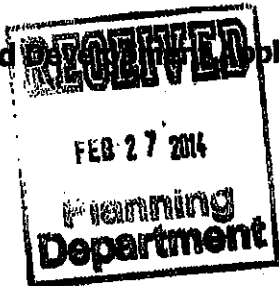
STAFF RECOMMENDATION

Approve.



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
 (954) 924-6805 X3643
 (954) 922-2687 Fax

Standard **RECEIVED** Application



- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance

Date Rec'd: 02/27/14
 Petition No.: TX-031-14

Other: Zoning Text Amendment (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: _____

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) City of Dania Beach

Address of Applicant: 100 W Dania Beach Blvd

Business Telephone: 954-924-6805 Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: City of Dania Beach

Address of Property Owner: 100 W Dania Beach Blvd

Business Telephone: 954-924-6805 Home: _____ Fax: _____

Explanation of Request: Various zoning Text Amendments
 For Plats please provide proposed Plat Name for Variances please attach **Criteria Statement** as per Section 625.40 of the Land Development Code.

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Community Development (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner /-Agent signature*)

BEFORE ME THIS 26th DAY OF February 2014

By:

Mara LaFerrer
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Donna H Kirby
(Signature of Notary Public - State of Florida)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

**ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF
BEFORE PROCESSING OCCURS.**

EXHIBIT A

**Recreation & Open Space
Impact Fee Study**

February 2014

Prepared For:

DANIA BEACH, Florida

Prepared by:



Nancy E. Stroud, Esq.
Lewis Stroud & Deutsch, P.L.
Boca Raton, Florida

Introduction

This Study documents the updating of the City of Dania Beach's Recreation and Open Space Impact Fee to current conditions. Florida Impact Fees are of one of two (2) types: "Consumption Based" and or "Improvements Based". The City of Dania Beach's Recreation and Open Space (ROS) Impact Fee utilizes the "Consumption Based" methodology for this update.

Population and Housing Characteristics

The population of Dania Beach, Florida has grown from 13,183 residents in 1990 to 29,639 residents in the 2010 U.S. Census. Information on 2012 City population and housing characteristics was obtained from U.S. Census Bureau's American Community Survey 2008-2012 data set. This data provides information on dwelling unit type, occupancy, seasonal units and persons per household. Additional information was obtained from the Greater Fort Lauderdale Convention and Visitors Bureau to estimate the seasonal population. The resident population is consistent with the July 1, 2012 Census estimate excluding residents in group quarters. The weighted population estimate averages the resident population for 7 months with the peak season population for 5 months. Table 1 on the following page provides 2012 City population and housing characteristics.

Long range planning forecasts for the Broward Area Metropolitan Planning Organization project that residential growth will continue in the City. The Broward County Planning and Environmental Regulation Division published population and housing forecasts for Broward County and the County's municipalities in August 2012. Table 2 utilizes this information along with Table 1 to estimate 2032 population and household characteristics for the City of Dania Beach. Growth in seasonal units and hotel motel units is expected to continue in the future. The 2032 population estimates are rounded to the nearest one hundred population number.

Table 1 – Dania Beach 2012 Population & Household Characteristics

Unit Type	Housing Units			Total Units	Resident Pop in Occupied Units	Persons Per HH	Vac Rate %	Seasonal Units	Persons Per HH	Seasonal Pop
	% Occ.	Occ Units	Vac Units							
Single Family	89.1%	5,860	720	6,580	15,160	2.59	10.9%	250	2.00	500
Multi-Family	73.3%	5,364	1,959	7,323	11,704	2.18	26.8%	660	2.00	1,320
Mobile Home	62.4%	1,338	808	2,146	2,511	1.88	37.7%	340	2.00	680
Boats, RV, etc.	100.0%	73	0	73	175	2.40	0.0%			
Resident Population		12,635 78.4%	3,487	16,122	29,551 2.34	2.34	21.6%	1,250 7.8%		2,500
Hotel/Motels				1.83				1,925	2.00	3,273
Peak Season Occ %								85.0%		
Seasonal Population										5,773
Weighted Population										35,300
										31,900

Source: Walter H. Keller, Inc.
US Census Bureau ACS 2008-2012
July 1 population estimate excluding group quarters

Table 2 – Dania Beach Future Population & Household Characteristics

Type	2010	2012	2015	2020	2022	2025	2030	2032	2035
Dwelling Units	15,547	16,122	16,263	16,911	17,258	17,779	18,327	18,407	18,526
Households	12,816	12,640	13,930	14,918	15,230	15,699	16,196	16,258	16,352
Vacancy Rate	17.6%	21.6%	14.3%	11.8%	11.7%	11.7%	11.6%	11.7%	11.7%
Resident Population	29,734	29,551	31,478	33,251	33,800	34,622	35,421	35,500	35,601
Persons Per HH	2.32	2.34	2.26	2.23	2.22	2.21	2.19	2.18	2.18
Seasonal Units	1,250	1,250			1,275			1,300	
Hotel/Motel Units		1,925			2,100			2,300	
Seasonal Population		35,300			39,900			42,000	
Weighted Population		31,900			36,300			38,200	

Source: 2010, 2015, 2020, 2025, 2030 & 2035 by BC Planning & Environmental Regulation Division - August 2012
2012 by US Census Bureau ACS 2008-2012, July 1 estimate
2010 Seasonal Units by US Census
Hotel/Motel, Seasonal & Weighted Population by Walter H. Keller, Inc.

Impact Fee Methodology

The methodology for this Study establishes the current value of the City's recreation and open space facilities. The value includes land, improvements and contents. Any recreation and open space debt and grant funding is subtracted from the overall value. The resulting value is further reduced to account for past payments credits for vacant property. The Impact Fee has been calculated under two scenarios: for resident population only; and, for a weighted population that includes seasonal residents.

City Recreation and Open Space Facilities

Information on the City's recreation and open space facilities has been tabulated using City and Broward County Property Appraiser information. The City's property schedule for insurance purposes was also reviewed. Table 3 provides the tabulation of City owned recreational and open space facilities. The Table does not include other sites, which may be leased. The land value utilized Property Appraiser information and is based on net acreage not gross acreage, which would include right of way. The improvement value and contents are based on the property schedule.

City Recreation Debt and Grants

The City Finance Office provided information on recreation and open space debt and grants. The City initiated a General Obligation Bond for various improvement needs in 2005. Approximately 38.4% of the bond was related to recreation improvements. A bank loan was also used to fund Frost Park improvements. Approximately \$3.6 million dollars in debt is remaining on these two items. The City has also received grants for a variety of recreation and open space improvements. Grants have been obtained for P. Meli Park Aquatic Complex, C.W. Thomas Park, Wrice Center and Dania Cove. The grants received totaled approximately \$1.9 million dollars.

Per Capita Recreation and Open Space Cost

Per capita cost for recreation and open space is provided in Tables 3 and 4. Table 3 is based on the 2032 resident population. Table 4 is based on the 2032 weighted population.

Table 3 – Dania Beach 2032 Resident Population Per Capita Park Cost

Active Park	Size (Ac)	Land	Improvements	Contents
Dania Beach Ocean Prk	16.62	\$24,190,576	\$759,975	\$47,389
Tigertail Park (south + 40% of North)	28.30	\$1,752,854	\$227,414	
Northside	0.38	\$81,463	\$23,170	
Chester Byrd	1.78	\$214,670	\$16,560	
C.W. Thomas	6.00	\$559,308	\$1,361,910	\$94,300
Sun Garden Isles (Mildred V. Jones)	0.65	\$92,021		
Frost	8.55	\$799,425	\$1,389,350	\$57,000
Mullikin	0.58	\$119,700	\$16,400	
Patrick J. Meli (city owned)	2.60	\$396,400	\$619,645	\$46,500
Dania Cove	4.70	\$1,997,141	\$44,970	
Griffin Marina	1.87	\$794,750	\$82,300	
I.T. Parker Community Ctr.	3.99	\$260,348	\$1,497,830	\$92,000
Star Centennial Park	0.11	\$2,430		
Community Garden	0.54	\$11,642		
SW Community Center	0.44	\$95,832	\$273,600	\$50,000
Forest View Park	0.28	\$74,350	\$35,000	
Nyberg Swanson House	0.33	\$82,655	\$351,940	\$15,000
Total (City Owned Sites)	77.73	\$31,525,565	\$6,700,064	\$402,189
Grand Total	77.73	\$38,627,818		
Resident Population Served (2032)	35,500			
Existing Level of Service	2.19			
Planned Level of Service	3.00			
Recreation & Open Space Total Value				\$38,627,818
Per Capita				\$1,088.11
Outstanding Debt				\$3,627,093
Citizen's Equity				\$35,000,725
Grant Funding				\$1,952,750
Past Payment Credit				1.50%
Cost Per Capita				\$916.96

Source: City of Dania Beach
 Broward County Property Appraiser
 Walter H. Keller, Inc.

Note: Park acreage is based on net size for City owned sites.
 Note: Park LOS is for this Study not County Park Standards.

Table 4 – Dania Beach 2032 Weighted Population Per Capita Park Cost

Active Park	Size (Ac)	Land	Improvements	Contents
Dania Beach Ocean Prk	16.62	\$24,190,576	\$759,975	\$47,389
Tigertail Park (south + 40% of North)	28.30	\$1,752,854	\$227,414	
Northside	0.38	\$81,463	\$23,170	
Chester Byrd	1.78	\$214,670	\$16,560	
C.W. Thomas	6.00	\$559,308	\$1,361,910	\$94,300
Sun Garden Isles (Mildred V. Jones)	0.65	\$92,021		
Frost	8.55	\$799,425	\$1,389,350	\$57,000
Mullikin	0.58	\$119,700	\$16,400	
Patrick J. Mall (city owned)	2.60	\$396,400	\$619,645	\$46,500
Dania Cove	4.70	\$1,997,141	\$44,970	
Griffin Marina	1.87	\$794,750	\$82,300	
I.T. Parker Community Ctr.	3.99	\$260,348	\$1,497,830	\$92,000
Star Centennial Park	0.11	\$2,430		
Community Garden	0.54	\$11,642		
SW Community Center	0.44	\$95,832	\$273,600	\$50,000
Forest View Park	0.28	\$74,350	\$35,000	
Nyberg Swanson House	0.33	\$82,655	\$351,940	\$15,000
Total (City Owned Sites)	77.73	\$31,525,565	\$6,700,064	\$402,189
Grand Total	77.73	\$38,627,818		
Weighted Population Served (2032)	38,200			
Existing Level of Service	2.03			
Planned Level of Service	3.00			
Recreation & Open Space Total Value				\$38,627,818
Per Capita				\$1,011.20
Outstanding Debt				\$3,627,093
Citizen's Equity				\$35,000,725
Grant Funding				\$1,952,750
Past Payment Credit				1.50%
Cost Per Capita				\$852.15

Source: City of Dania Beach
 Broward County Property Appraiser
 Walter H. Keller, Inc.

Note: Park acreage is based on net size of City owned sites.
 Note: Park LOS is for this Study not County Park Standards.

Maximum Possible Recreation and Open Space Impact Fee

Tables 1 through 4 provide information for determining the maximum Recreation and Open Space Impact Fee. Table 5 provides the persons per unit for different unit types and population characteristics. The Resident Population Based numbers do not incorporate the seasonal population and therefore, only apply to residential dwelling units. Resident Population Based numbers include single family (and townhouse) units, multi-family dwellings and mobile homes.

The Weighted Population Based numbers incorporate seasonal population and hotel/motel rooms. The information is based on averaging seven months of resident population with five months of peak season population.

Table 5 -- Maximum Possible Recreation and Open Space Impact Fee

Unit Type	Persons per Unit	Maximum Possible ROS Impact Fee
Resident Population Based:		
Single Family Dwelling	2.304	\$2,113
Multi-Family Dwelling	1.598	\$1,466
Mobile Home	1.170	\$1,073
All Residential Units	1.833	\$1,681
Weighted Population Based:		
Single Family Dwelling	2.380	\$2,028
Multi-Family Dwelling	1.779	\$1,516
Mobile Home	1.487	\$1,267
All Residential Units	1.988	\$1,694
Hotel/Motel Room	1.700	\$1,449

Source: Walter H. Keller, Inc.

Recreation and Open Space Impact Fee Comparison

The recreation and open space impact fees for other Broward municipalities were reviewed. Table 6 provides a comparison of the maximum possible recreation and open space impact fees for Dania Beach with three (3) cities: Fort Lauderdale; Pompano Beach; and, Davie. These city fees are based on some differences with the proposed Dania Beach fee, but provide some basis for comparison on the proposed fee amount. The Fort Lauderdale fee is based on the size of a residential unit not the per capita basis. Pompano Beach has 3 different geographic sectors with each sector providing a different park fee. The Pompano Beach numbers included in Table 6 are based on the sector with the highest rate. The Davie Beach multi-family rate is based on a multi-family density of 10 dwelling units per acre or higher.

Table 6 – Recreation and Open Space Impact Fee Comparisons

Unit Type	Dania Beach Max ROS Impact Fee	Ft Lauderdale Park Impact Fee*	Pompano Beach Park Impact Fee [†]	Davie Park Impact Fee [^]
Resident Population Based:				
Single Family Dwelling	\$2,113.00			\$1,625.95
Multi-Family Dwelling	\$1,466.00			\$630.97
Mobile Home	\$1,073.00			
All Residential Units	\$1,681.00			
Weighted Population Based:				
Single Family Dwelling	\$2,028.00		\$1,732.00	
Multi-Family Dwelling	\$1,516.00		\$1,071.00	
Mobile Home	\$1,267.00		\$1,301.00	
All Residential Units	\$1,694.00	\$2,375.00		
Hotel/Motel Room	\$1,449.00	\$1,250.00	\$799.00	

Source: Walter H. Keller, Inc.
 American Community Survey 2008-2012 DP04
 * - Ft Lauderdale for 1500-2000 sf unit
 † - Pompano Beach for highest Sector Rate
 ^ - Davie multifamily for 10 du per ac or more

Conclusion

The study demonstrates a need for recreation and open space for anticipated population growth in order to meet the existing Level of Service for recreation and open space in the City of Dania Beach. Should the City desire to create a recreation and open space impact fee to ensure that future growth pays its fair share of the need for new recreation and open space, this study provides the technical support for the maximum impact fee that may be adopted. The City may choose to implement a fee that is less than the maximum.

The study provides three alternative fees: one based on a fee assessed only to residential uses; the second fee is assessed to residential and hotel/motel uses; and, the final alternative fee is assessed to residential and hotel/motel uses at 90% of the maximum fee. The alternatives are provided in Table 7 below.

Table 7 – Recreation and Open Space Impact Fee Alternatives

Impact Fee Alternative	Dania Beach Recreation & Open Space Impact Fee
Alt One - Residential Only:	
Single Family/Townhouse Dwelling	\$2,113.00
Multi-Family Dwelling	\$1,466.00
Mobile Home	\$1,073.00
All Residential Units (Average)	\$1,681.00
Alt Two : Residential & Hotel/Motel	
Single Family/Townhouse Dwelling	\$2,028.00
Multi-Family Dwelling	\$1,516.00
Mobile Home	\$1,267.00
All Residential Units (Average)	\$1,694.00
Hotel/Motel Room	\$1,449.00
Alt Three: Alt Two Assessed 90%	
Single Family/Townhouse Dwelling	\$1,825.00
Multi-Family Dwelling	\$1,364.00
Mobile Home	\$1,140.00
All Residential Units (Average)	\$1,525.00
Hotel/Motel Room	\$1,304.00

Source: Walter H. Keller, Inc.

Because Success Doesn't Just Happen



Coral Springs Office
P.O. Box 9740
Coral Springs, FL 33075
(954) 755-3822

Sewall's Point Office
3727 SE Ocean Boulevard, Suite 200A
Sewall's Point, FL 34996
(772) 219-9079

Conclusion

The study demonstrates a need for recreation and open space for anticipated population growth in order to meet the level of service for recreation and open space in the City of Dania Beach. Should the City desire to create a recreation and open space impact fee to ensure that future growth pays its fair share of the need for new recreation and open space, this study provides the technical support for the maximum impact fee that may be adopted. The study provides two alternative fees, one based on a fee assessed only to residential uses and the second fee based on residential and hotel/motel uses. The City may choose either one or implement a fee that is less than the maximum. The maximum possible fees are as follows:

Alternative One

Unit type	Maximum Fee
Single-Family/Townhouse	\$2,113
Multi-Family	\$1,466
Mobile Home	\$1,073
All Residential Units (Average)	\$1,681

Alternative Two

Unit Type	Maximum Fee
Single-Family/Townhouse	\$2,028
Multi-Family	\$1,516
Mobile Home	\$1,267
All Residential Units	\$1,694
Hotel/Motel Room	\$1,449

Dania Beach Preliminary Existing Recreation & Open Space Inventory

Recreation & Open Space Site	Size (Ac)	Land Cost	Improvement Cost
Dania Beach Ocean Prk	16.26		
Tigertail Park (south portion)	11.90		
Northside	0.38		
Chester Byrd	0.90		
C.W. Thomas	4.28		
Sun Garden Isles (Boisy Walters ?)	0.65		
Frost	2.15		
Mullikin	0.58		
Patrick J. Mell (city owned)	3.50		
Patrick J. Mell (Leased)	1.64		
SW 45th St Park (Dania Cove ?)	4.70		
Dania Marine Park (Griffin Marina ?)	9.76		
I.T. Parker Community Ctr.	3.99		
Airport 10			
Brooks			
Audubon			
Community Garden	0.54		
Dania Cove	4.63		
SW Community Center	0.44		
Forest View Park (Mildred Jones Park ?)	0.28		
Boisy Walters			
Nyberg Swanson House			
Nature's Cove (Broward County ?)			
Total	64.93	\$0	\$0

Source: City of Dania Beach
Walter H. Keller, Inc.

NOTICE OF PUBLIC HEARINGS
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission meeting on the following date:

DATE: Wednesday, May 27, 2014
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach Administrative Center
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: TX-31-14 - The applicant, City of Dania Beach is requesting several zoning text amendments to the city's Unified Land Development Code, known as OneCode (Second Reading).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28 OF THE "LAND DEVELOPMENT CODE" OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 105, "USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS", CONCERNING PERMITTED USES IN ZONING DISTRICTS AND PROVIDING FOR USE REGULATION; AMENDING ARTICLE 110, "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS, CONCERNING PERMITTED USES IN ZONING DISTRICTS AND PROVIDING FOR USE REGULATIONS"; AMENDING ARTICLE 115, "INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE", CONCERNING PERMITTED USES IN ZONING DISTRICTS AND PROVIDING FOR USE REGULATIONS; AMENDING ARTICLE 215, "SUPPLEMENTAL REGULATIONS FOR YARDS, LOT COVERAGE, IMPERVIOUS AREA AND OPEN SPACE", CONCERNING SETBACKS; AMENDING ARTICLE 265, "OFF-STREET PARKING REQUIREMENTS", CONCERNING OFF-STREET PARKING REQUIREMENTS; AMENDING ARTICLE 302, "DETAILED USE REGULATIONS", REGARDING USE REGULATIONS IN MIXED-USE ZONING DISTRICTS; AMENDING ARTICLE 330, "COMMUNITY FACILITIES DISTRICT ("CF")", CONCERNING PERMITTED USES IN ZONING DISTRICTS AND PROVIDING FOR USE REGULATIONS; AMENDING ARTICLE 725, "DEFINITIONS", CONCERNING DEFINITIONS USED IN THE LAND DEVELOPMENT CODE; AMENDING ARTICLE 805, "CONCURRENCY DETERMINATIONS", REGARDING PROCEDURES FOR REQUIRED DEDICATION OF LAND FOR RECREATIONAL OR OPEN SPACE PURPOSES OR FOR A PAYMENT OF A FEE IN LIEU THEREOF; AMENDING ARTICLE 810, "IMPACT FEES", REGARDING REQUIREMENTS FOR PAYMENT OF RECREATIONAL AND OPEN SPACE IMPACT FEES; PROVIDING FOR AMENDMENTS THROUGHOUT CHAPTER 28, OF THE LAND DEVELOPMENT CODE, TO CORRECT

SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Boulevard, Dania Beach, Florida, and may be inspected by the public during normal business hours. For more information please call the Planning Division at (954) 924-6805 x3643.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 W. Dania Beach Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development Department
Planning Division
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