





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

DATE: September 9, 2014

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

SUBJECT: **RZ-62-14:** The applicant, Dennis D. Mele, Esq., on behalf of the property owner Florida Silica Sand Company, is requesting to rezone a property from Industrial, Research, Office (IRO) to General Business District (C-3) for a property located at 181 South Bryan Road (SECOND READING)

REQUEST

REZONE

To rezone a property from Industrial, Research, Office (IRO) to General Business District (C-3).

PROPERTY INFORMATION

EXISTING ZONING: Industrial, Research, Office (IRO)
LAND USE DESIGNATION: Regional Activity Center (RAC)

The subject property is located on the west side of Bryan Road and stretches from Stirling Road on the south to Dania Beach Boulevard on the north. The property is approximately 24 acres in size. The property is currently owned by Silica Sand which has been in operation at this location for several years.

REZONING

The request submitted by the applicant will change the zoning of the property from industrial (IRO) to commercial (C-3). This rezoning is being requested as first steps needed for a potential redevelopment project. The applicant indicates that the redevelopment project includes several parcels and will ultimately provide a mix of uses.

The City's Land Development Regulations, Section 645-40 allows for rezoning of property based on the criteria identified below.

(1)The request is consistent with the city's comprehensive plan.

The subject property currently has a Regional Activity Center future land use designation on the City of Dania Beach's Future Land Use Map. The uses permitted in the proposed C-3 zoning district are consistent with the RA land use plan designation. Therefore, the proposed application is consistent with the City of Dania Beach's Comprehensive Plan.

(2)The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission.

The proposed rezoning will be consistent with the CRA Redevelopment Plan, which identifies this location within the West Bryan Road subarea. The concept plan depicted in the CRA Redevelopment Plan identifies the uses in the area as hotel/entertainment.

(3)The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and

- a.The request furthers the city's adopted community redevelopment plan, if applicable; or
- b.An error or ambiguity must be corrected; or
- c.There exists changed or changing conditions which make approval of the request appropriate; or
- d.Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or
- e.The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.

The area identified in the CRA Redevelopment Plan as West Bryan Road subarea has a multiple commercial and industrial zoning designations within it, including C-3, C-4, IROM and IRO. Therefore the requested C-3 designation is consistent and does not result in an isolated district. In addition, the requested rezoning is essential to the applicant's attempts to assemble property in the area for redevelopment.

This property is located in the Regional Activity Center and will require commercial land use assignment from the RAC use tables which were established by Broward County when the RAC land use was created.

CITY COMMISSION PREVIOUS ACTION

On July 22, 2014 the City Commission approved this request on first reading.

PLANNING AND ZONING BOARD

On June 18, 2014, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of this request.

STAFF RECOMMENDATION

Approval of the rezoning request.