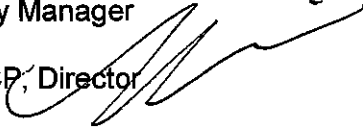




**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: September 9, 2014

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

SUBJECT: **TX-74-14:** The applicant, Dennis D. Mele, Esq., on behalf of Dania Beach Developers, LLC., is requesting text amendments to the Beach Gateway Mixed-Use (GTWY-MU) zoning district and the Incentives section of the Land Development Code (FIRST READING).

REQUEST

TEXT AMENDMENT

1. To amend the Beach Gateway Mixed-Use zoning district to increase density from 35 dwelling units per acre by right/75 dwelling units per acre with density bonus to 50 dwelling units per acre by right/100 dwelling units per acre with density bonus; Section 303-70.
2. To amend the Schedule of Incentives to add public park as an incentive in the Beach Gateway Mixed-Use district and the City Center district; Section 305-20.
3. To add a section discussing public park incentive to the Land Development Regulations; Section 305-70.

The applicant is requesting several text amendments to Article 303, entitled District Development Standards and Article 305, entitled Incentives in order to achieve additional density in the Beach Gateway Mixed-Use zoning district. The Beach Gateway Mixed-Use zoning district is located along East Dania Beach Boulevard between SE/NE 5 Avenue on the west to approximately 240 feet east of Gulfstream Road on the south and approximately 1,300 feet east of Gulfstream Road on the north.

TEXT AMENDMENT

1. BEACH GATEWAY MIXED-USE DENSITY

The applicant is proposing to increase the number of dwelling units permitted by right in the Beach Gateway Mixed-Use zoning district from thirty-five (35) units per acre to fifty (50) dwelling units per acre. If the proposed amendment is approved, no incentives would be necessary for a developer to build 50 units per acre.

In addition, the application is also requesting to increase the number of dwelling units permitted through the use of incentives from 75 units per acre to 100 units per acre.

2. PUBLIC PARK INCENTIVE

The applicant is proposing to add an incentive to the Schedule of Incentives for use in the Beach Gateway Mixed-Use zoning district and the City Center zoning district. The new incentive will be entitled Public Park incentive. Utilization of this incentive will require the applicant to provide payment to the City's Park Fund in order to receive thirty (30) additional dwelling units and two (2) additional stories, a minimum of 25 units must be requested.

3. INTENTIVE FOR PROVIDING PUBLIC PARK.

This new section of the code will identify the formula to determine the value of the public park payment. These funds will be made to the City's existing Park Fund which can be used for land acquisition or park improvements.

The applicant will be requesting site plan modification of the San Souci development in the future to increase the number of units and building height. The site plan modification will be reviewed by staff at the Development Review Committee prior to being heard by the City Commission at a public hearing.

CITY COMMISSION PREVIOUS ACTION

On August 26, 2014 the City Commission continued this item at the request of the applicant.

PLANNING AND ZONING BOARD

On August 20, 2014 the Planning and Zoning Board, sitting as the Local Planning Agency, will hear this item. Their recommendation will be presented at the City Commission meeting.

STAFF RECOMMENDATION

Approve requested amendments.