



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

**DATE:** September 23, 2014  
**TO:** Robert Baldwin, City Manager  
**VIA:** Marc LaFerrier, AICP, Director  
**FROM:** Corinne Lajoie, AICP, Principal Planner, LEED G.A. *CL Lajoie*  
**SUBJECT:** **TX-80-14:** 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).

**REQUEST**

**TEXT AMENDMENT**

1. Adding athletic studio to list of permitted uses in commercial districts; Section 110-20.
2. Removing and amending condition of uses for warehousing and wholesale uses in IROM & IROM-AA; Section 115-40.
3. Changing gym, fitness center or health club from a special exception use to a permitted use in the IROM, IROM-AA and IROC zoning districts; Section 115-40.
4. Add indoor storage of used boats as a permitted use in the industrial zoning districts; Section 115-40.
5. Add outdoor sales, leasing, rental, display and accessory repair of used boats accessory to new boat sales as a permitted use in the industrial zoning districts; Section 115-40.
6. To add fleet parking associated with a legally operating business as an accessory use in the IROM and IROM-AA zoning districts; Section 115-40.
7. Changing the parking requirements for beauty and barber shops, health club, gym, personal service establishments, and retail dry cleaners to 1:300; Section 265-50.
8. To allow apartment buildings for multiple-family dwellings in Neighborhood Residential districts; Section 302-20.
9. Allow single gable roof for mansion apartments buildings of two (2) floors more; Section 525-40.

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. ATHLETIC STUDIO**

This amendment will add the term 'studio' to the existing use titled Athletic Clubs. This addition will include a wider range of similar activities. This use will continue to be permitted in the City Center, East Dania Beach Boulevard-Mixed Use, South Federal Highway-Mixed Use, Gateway-Mixed Use, Neighborhood-Mixed Use, and all Commercial Districts except C-1.

**2. WAREHOUSING AND WHOLESALE USES**

This amendment will delete one of the conditions of use (condition #52) which states "the lot coverage comprised of fully enclosed air conditioned space shall be a minimum of twenty-five (25) percent." Another condition of use (#4) is also being amended to require all office area to be fully enclosed air conditioned space. These changes remove ambiguity in apply the code.

**3. GYM, FITNESS CENTER OR HEALTH CLUB**

This amendment will change the use from a special exception use to a permitted use in the IROM, IROM-AA, IROC and MA-1 zoning districts. This will make the use consistent with a similar use titled "Athletic Training Facilities" which is also listed as a permitted use.

**4. INDOOR STORAGE OF USED BOATS**

This change will list indoor storage of used boats as a permitted use in most industrial zoning districts. Currently the code is silent regarding this use. Historically the city has discouraged the storage of used boats, because controlling the use is difficult. However, indoor storage would eliminate much of the city's concern, as the use will not be visible to the public.

**5. OUTDOOR SALES, LEASING, RENTAL, DISPLAY AND ACCESSORY REPAIR OF USED BOATS**

This amendment adds a new use to the industrial district allow outdoor sales, leasing, rental, display and accessory repair of used boats when accessory to new boat sales. Today used boat sales is only permitted in the IROM-AA zoning districts as a conditional use and does not need to be associated with new boat sales. This use has been requested by the business community.

**6. FLEET PARKING**

This amendment will allow overnight fleet parking as an accessory use to a legally operating business, if owned by the business, in the IROM and IROM-AA districts. This use has been requested and is consistent with industrial uses in these districts. Vehicle storage is limited to the rear and internal sides of the property.

Staff added the use in the IROC zoning district and added a provision that the vehicles must not be visible from any street and cannot be parked in required parking spaces.

**7. PARKING REQUIREMENTS**

The proposed change will reduce the existing parking requirements to one (1) parking space per 300 square feet for beauty and barber shops, health club, gym, personal service establishments, and retail dry cleaners. This parking ratio is consistent with retail parking requirements which will make filling tenant space easier, as a consistent parking standard will apply.

**8. APARTMENT BUILDING**

This code amendment will allow apartment buildings as a permitted building type for multi-family in the Neighborhood-Residential district when the lot width is 160 feet or more, which makes a property no longer conducive for mansion or rowhouse building design.

**9. SINGLE GABLE ROOF**

This amendment will permit a single gable roof for mansion apartment buildings greater than two (2) stories. As currently written, single gable roof is only permitted for a 2-story building.

**CITY COMMISSION PREVIOUS ACTION**

On September 9, 2014 the City Commission heard this request on first reading.

**PLANNING AND ZONING BOARD**

On August 20, 2014, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of the proposed text amendments.

**STAFF RECOMMENDATION**

Approve.