



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

**DATE:** December 9, 2014  
**TO:** Robert Baldwin, City Manager  
**VIA:** Marc LaFerrier, AICP, Director *[Signature]*  
**FROM:** Corinne Lajoie, AICP, Principal Planner, LEED G.A. *[Signature]*  
**SUBJECT:** TX-111-14: The applicant, City of Dania Beach, is requesting several zoning text amendments to the City's Unified Land Development Code, known as OneCode (FIRST READING).

**REQUEST**

**TEXT AMENDMENT**

1. Correcting scrivener's error is code section reference in home occupations; Section 105-80.
2. Add exhibit/event space to the South Federal Highway Mixed Use and City Center zoning districts; Section 110-20 & 302-10
3. To allow microbrewery as a special exception use in the Gateway Mixed Use zoning district; Section 110-20 & 302-10.
4. Identify pervious area credit for installation of a green roof or roof garden; Section 215-130.
5. Eliminate columns from the clearance section regarding structured parking facilities; Section 265-140.
6. Add athletic club, athletic studio, green roof and roof garden to the terms defined Section 725-30.

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. HOME OCCUPATION**

This amendment will correct a scrivener's error. Current section reference is incorrect and refers to sections that do not exist.

**2. EXHIBIT/EVENT SPACE USE**

This amendment will add exhibit/event space as a special exception use in the South Federal Highway Mixed Use and City Center zoning districts. This is at the request of the public.

### **3. MICROBREWERY**

This amendment will permit microbreweries in the Gateway Mixed Use district as a special exception use where it is currently prohibited. This is at the request of the public.

### **4. GREEN ROOF/ROOF GARDEN**

This change will identify a pervious area credit for instillation of a green roof equal to 50% of the improved area. This regulation is intended to encourage installation of green roof to retain, clean and slow stormwater runoff, reduce heat island effects and improve air quality.

### **5. COLUMNS**

This amendment will remove columns from the required 2.5 foot separation from parking spaces. Application of the code, as written today, is extremely difficult to implement in most garage designs without wasting a great deal of space.

### **6. DEFINED TERMS**

This amendment will provide definition for athletic clubs, athletic studio, green roof, and roof garden. A Planning and Zoning Board member requested that athletic clubs and studios be defined. Green roofs and roof gardens are a new term introduced with these amendments.

### **PLANNING AND ZONING BOARD**

On November 19, 2014 the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approve of the proposed text amendments.

### **COMMISSION ACTION**

City Commission approve.