



**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, LEED G. A., Principal Planner *[Signature]*

**SUBJECT:** LUF-70-14 - The applicant, Scott Backman, on behalf of Robert Favarato and Sarah Diane Favarato, as Trustees under the Robert C. Favarato and Sarah Diane Favarato Living Trust et. al., is requesting assignment of flex on property located at SW 29 Terrace (NW corner of Griffin Road and SW 29 Terrace). (FIRST READING).

**ASSIGNMENT OF FLEX**

Request to allow 1 acre of residential future land use designated property to be flexed to commercial.

**PROPERTY INFORMATION**

EXISTING ZONING: Two-Family Residential District (RD-8000)  
LAND USE DESIGNATION: Low-Medium (10) Residential

The subject property is located on the northwest corner of Griffin Road and SW 29 Terrace. The property is currently vacant. The property has residential to the north and east. To the west is a small convenience store and church.

**ASSIGNMENT OF FLEX**

The applicant is requesting to change the zoning of the property from Two-Family Residential (RD-8000) to Commercial Business District (C-2) to allow the construction of retail stores on the property. The underlying land use designation on the property is Low-Medium (10) Residential. In order for the new commercial zoning designation to take effect, the land use designation must be consistent. Therefore the applicant is requesting to have the one (1) acres of residential land use to be flexed to commercial, which is permitted by the City's and Broward County's Comprehensive Plans.

This property is located in the City's Flex Zone 81 which has approximately 87 acres remaining in the Residential to Commercial allocation.

This item requires only one (1) public hearing.

**CITY COMMISSION ACTION**

**ASSIGNMENT OF FLEX**

The assignment of flex application meets all applicable regulations, as determined illustrated by the applicant. Approve of the proposed flex allocation resolution.