



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

**DATE:** March 10, 2015

**TO:** Robert Baldwin, City Manager

**VIA:** Marc LaFerrier, AICP, Director *[Signature]*

**FROM:** Corinne Lajoie, AICP, LEED G. A., Principal Planner *[Signature]*

**SUBJECT:** **SE-83-14:** The applicant, Michael Vonder Meulen/Keith & Associates, Inc., on behalf of the property owner Broward County Board of County Commissioners, is requesting a special exception to permit water treatment facility at 4980 SW 40 Avenue.

**SPECIAL EXCEPTION**

To allow a water treatment facility.

**PROPERTY INFORMATION**

EXISTING ZONING:	General Industrial (IG)
PROPOSED ZONING:	Industrial, Research, Office, Commercial (IROC)
LAND USE DESIGNATION:	Utilities

The subject property is located on the east side of SW 40 Avenue where the existing Broward County Water Facility is currently located. This property was annexed into the City of Dania Beach in 2001. Prior to that time the property was located in unincorporated Broward County.

Today the property is zoned General Industrial (IG), which does not permit water treatment plants. The applicant has requested to rezone the property to Industrial, Research, Office, Commercial (IROC) which allows water treatment facilities as a special exception use with conditions. The rezoning request was heard and approved on first reading by the City Commission on December 9, 2014. These actions are necessary to allow expansion of the facility. The county is proposing to add a new water tank to the site as part of an infrastructure improvement project.

**SPECIAL EXCEPTION**

A special exception is necessary to allow a water treatment facility and the expansion of such facility. The applicant's request satisfies the special exception criteria identified in the City of Dania Beach's Land Development Regulations, Chapter 28, Section 630.50 as identified in the applicant's submittal.

- (1) "That the use is permitted as a special exception use as set forth in the use regulations of part 1 of this code."
- (2) "That the use will not cause a detrimental impact to the value of existing contiguous uses, uses in the general area, and to the zoning district where it is to be located."
- (3) "That the use will be compatible with the existing uses on contiguous property, with uses in the general area and zoning district where the use is to be located and compatible with the

general character of the area, considering population density, design, scale and orientation of structures to the area, property values and existing similar uses or zoning.”

- (4) “That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities.”
- (5) “That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.”
- (6) “That the use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community.”
- (7) “That the use will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community.”
- (8) “That the use will not utilize turning movements in relation to its access to public roads or intersections, or its location in relation to other structures or proposed structures on or near the site that would be hazardous or a nuisance.”
- (9) “That the use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the comprehensive plan.”
- (10) “That the use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area and the zoning in the vicinity due to its nature, duration, direction or character.”
- (11) “That the use will not overburden existing public services and facilities.”

The applicant indicated that the Guidelines for the Physical Security of Water Utilities standards discourage the installation of landscape material on the site. In order to respond to the special exception criteria, staff requested the County has revised the original plans which now include the following:

- 11 new trees on the site along the front (west) and side (south) property lines;
- 2 new swale trees along the front (west) property line;
- New decorative metal fence with concrete columns and sliding gate to replace the existing chain link fence with barbed wire; and
- An enhanced exterior tank elevation which includes decorative treatments such as incorporation of arches and columns as well as the use of three (3) colors.

Additional city approvals for this project are necessary. In addition to this special exception request, the applicant has also applied for a rezoning, a variance to waive minimum buffer requirements and site plan approval for construction of a new tank and site improvements.

#### **CITY COMMISSION PREVIOUS ACTION**

On January 27, 2015 the City Commission continued this item at the applicant’s request.

#### **RECOMMENDATION**

The special exception application meets all applicable regulations as illustrated by the applicant’s justification statement. Approve the special exception resolution