



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

DATE: April 28, 2015

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, Principal Planner, LEED GA *CL Lajoie*

SUBJECT: **SE-27-15:** The applicant, HWC, on behalf of American Maritime Officers Building of Dania Beach, LLC., is requesting a Special Exception to allow a marine school located at 2 Dixie Highway.

REQUEST

SPECIAL EXCEPTION

To allow a marine school, including on-campus student housing, per Section 302-10.

PROPERTY INFORMATION

EXISTING ZONING: South Federal Highway – Mixed Use (SFED-MU)
LAND USE DESIGNATION: Regional Activity Center (RAC)

This property is the location of the American Maritime STAR Center. Over time, several properties have been assembled to create a campus environment. The applicant has indicated that this site currently supports 13,547 square feet of business/vocational school, 30,744 square feet of business office and 126 beds distributed among various residential facilities for the Center's student population.

The American Maritime STAR Center is proposing to construct a 28,000 square foot expansion that will include space for office use and a galley/dining area.

SPECIAL EXCEPTION CRITERIA

The Land Development Code (LDC) permits marine schools, including on-campus student housing as a Special Exception use in the South Federal Highway – Mixed Use zoning district. Although the facility exists today, there is no evident that a Special Exception was ever approved for the use. Today the applicant is proposing to expand the facility with a new 28,000 square foot building. The applicant is requesting Special Exception approval at this time to make the use legal, thereby allowing its expansion.

Section 630-50 of the Land Development Code states, the City Commission or Planning and Zoning Board, if applicable, shall review the application to determine whether the Special Exception use complies with the following criteria standards:

(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."

In addition to the Special Exception, the applicant has also submitted applications for Variances, Design Variation and Site Plan approval for the property.

STAFF RECOMMENDATION

SPECIAL EXCEPTION

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