



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

DATE: September 21, 2015

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **TX-70-15:** The applicant, Dania Live 1748, LLC., is requesting several zoning text amendments to the City's Unified Land Development Code in order to create Planned Mixed-Use Development zoning district and associated support regulations (SECOND READING).

REQUEST

TEXT AMENDMENT

To amend several sections of the City's Code of Ordinances, including the creation of a Planned Mixed-Use Development (PMUD) zoning district.

The applicant has assembled acreage generally located east of Interstate 95, north of Stirling Road, west of Bryan Road and south of the Design Center of the Americans (DCOTA). This acreage will result in approximately 105 acres of land under common ownership. The property owners are in the process of preparing the land for development and have submitted applications for rezoning, plat, and now text amendments. Additional application approvals will be necessary in the future as the project develops, including site plan.

At this time the applicant has proposed the creation of a new zoning district entitled Planned Mixed-Use Development (PMUD) District. This newly created district will encourage an integrated approach to redevelopment, encompassing a mix of uses at an intensity and density consistent with the proximity to regional roadways, the airport and seaport. This district is also intended for large-scale development with direct access to an arterial roadway which serves as a transit route or close proximity to a mobility hub. This type and scale of development was not envisioned by our current code.

The PMUD is intended to encourage and facilitate quality development and redevelopment within the Dania Beach Regional Activity Center (RAC) by providing flexibility for large-scale development, accommodating a mix of uses in a complementary and integrated manner. The increased density and mix of uses is desirable to create a compact work, live, shop and leisure environment that reduces transportation needs by combining uses, while providing an attractive destination for tourists and local citizens.

Amendments to the City's Code of Ordinances are proposed in the following sections:

Article 300 – How to use

Article 340 – Planned Mixed-Use Development (PMUD) District (completely new section of the Land Development Code)

Article 400 – Street Dedications and design standards

Article 405 – Utilities in new subdivisions

Article 410 – Drainage facilities

Article 420 – Approval, guarantee and construction of off-site improvements

Article 505 – Signage and design regulations

Article 510 – Principal Arterial Commercial Design Standards

Article 511 – Industrial Design Standards

Article 515 – Gasoline service stations

Article 520 – Large Retail establishment standards

Article 530 – Parking Structure Design

Article 600 – General provisions and application requirements

Chapter 4 Alcoholic beverages

At staff's request, language has been added to identify what qualifies as minor deviation from the previously approved site plan, which would allow the Community Development Director to approve the change administratively, and what would qualify as a major deviation from the requiring public hearing to approve such a change.

This is second and final reading.

CITY COMMISSION PREVIOUS ACTION

On September 8, 2015 the City Commission heard this item on first reading.

PLANNING AND ZONING BOARD RECOMMENDATION

On August 19, 2015 the Planning and Zoning Board recommended approval of the proposed text amendment.

STAFF RECOMMENDATION

Approve the corresponding ordinance.