



**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:** **SE-86-15:** The applicant, Leigh Robinson Kerr and Associates, on behalf of DS Realty, Inc., is requesting a Special Exception to allow a 158-room hotel on a property located at 2800 Federal Highway

**REQUEST**

**SPECIAL EXCEPTION**

To allow the construction of a 158-room hotel.

**PROPERTY INFORMATION**

**EXISTING ZONING:** Port Everglades Development District (PEDD)  
**LAND USE DESIGNATION:** Transportation

The subject property is located on the east side of Federal Highway, north of the airport. The property is currently being used as temporary parking for the airport and seaport. The property has Port Everglades immediately to the east. To the west is Federal Highway, which is approximately 150 feet wide adjacent to the property.

The property has a Port Everglades Development District (PEDD) zoning designation, which permits hotel uses as a Special Exception use. Site Plan approval is not required because of the property's location in the PEDD. Due to the location of the property, there are little impacts of the proposed use on neighboring properties.

The property is a triangle shaped lot, making full utilization of the property difficult. As such, the parking for the development will be located on the lot to the north in a future parking structure to be constructed concurrently. A parking agreement will be required prior to issuance of a building permit.

**SPECIAL EXCEPTION**

The Land Development Code (LDC) permits hotel use as a Special Exception use in the PEDD zoning district. 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."

The applicant provided a justification statement identifying how their request is consistent with the Special Exception criteria.

**CITY COMMISSION PREVIOUS ACTION**

On August 25, 2015 the City Commission approved the plat for this property.

**STAFF RECOMMENDATION**

Approve the Special Exception resolution.