



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

**DATE:** November 24, 2015

**TO:** Robert Baldwin, City Manager

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

**FROM:** Corinne Lajoie, AICP, Planning and Zoning Manager, LEED G.A. *[Signature]*

**SUBJECT** **TX-108-15:** The applicant, Corporate Property Services, Inc. on behalf of the property owner Griffin Road Three, LLC, is requesting an amendment to the Schedule of Permitted Uses for industrial zoning districts, in the Land Development Code (FIRST READING).

**REQUEST**

To amend the Schedule of Permitted Uses for industrial zoning districts to allow outdoor seating as a Special Exception and conditional use when restaurant, fast food is permitted.

The applicant is requesting the text amendment in association with a site plan application that has been submitted to the City for the development of a Wendy's fast food restaurant to be located on the north side of Griffin Road, east of Ravenswood Road.

**TEXT AMENDMENT**

The applicant is requesting to amend the Land Development Code (LDC) Schedule of Permitted Uses for Industrial zoning districts by adding 'outdoor seating' as a Special Exception and conditions use to the already identified "Restaurant, fast food" use.

The proposed amendment includes the following conditions of use:

- Accessory to fast food restaurant containing at least 500 square feet of floor area;
- Requires Special Exception approval;
- A minimum of 500 feet of separation between outdoor seating and residentially used or zoned land;
- Music shall not be permitted to be performed or amplified within outdoor seating areas; and
- Outdoor seating requires its own Certificate of Use.

This text amendment, if approved, will be applied city-wide and would allow outdoor seating in the Industrial-Research-Office-Marine, Industrial-Research-Office-Marine-Airport Approach, Industrial-Research-Office-Commercial, and Industrial General zoning districts.

This text amendment request will require two (2) public hearings at the City Commission.

**PLANNING AND ZONING BOARD RECOMMENDATION**

On November 18, 2015 the Planning and Zoning Board heard this item. Their recommendation will be presented at the City Commission meeting.

**STAFF RECOMMENDATION**  
Approve on first reading