



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

DATE: January 12, 2016

TO: Robert Baldwin, City Manager

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

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

SUBJECT **VA-118-15:** The applicant, Stephanie Yap/BRB Bike Run and Brews, is requesting a variance to allow the sale of alcohol at 601 E. Dania Beach Boulevard.

REQUEST

To serve alcohol less than one thousand (1,000) feet from another alcoholic beverage establishment; code requires a 1,000 foot separation; per Section 110-50(B).

PROPERTY INFORMATION

EXISTING ZONING: Gateway Mixed-Use (GTWY-MU)
LAND USE DESIGNATION: Regional Activity Center

The applicant is requesting to open a new business that will serve alcohol called Bike Run Brews, which will "cater to sports enthusiasts while keeping a social aspect and desire to have fun". The business is hoping to attract beginner and intermediate athletes who are looking for a place to spend time while enjoying a beer at the end of a workout. There will be a bicycle mechanic on staff and they will carry essential equipment for cyclists, runners and swimmers.

Bars are permitted in the Gateway Mixed-Use zoning district with the condition that they are 1,000 feet from academic schools, places of worship, theaters, play houses, local halls, private clubs, amusement arcades, meeting halls and other alcoholic beverage establishments. There are two (2) businesses in the same plaza that serve alcohol, Beach Betty's and Antonio's Pizza and Italian Restaurant. The closest, Beach Betty's, is approximately twenty (20) feet from the proposed location of the new business, Bike, Run and Brews.

If the applicant served food, the business would be classified as a restaurant and the separation requirement would not apply.

VARIANCE

Section 625 of the City's LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below.

- (1) "That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city."
- (2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."
- (3) "That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."
- (4) "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."
- (5) "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community."

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

STAFF RECOMMENDATION

Approve the resolution.