



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

DATE: March 8, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, LEED G.A., Planning and Zoning Manager *CLajoie*

SUBJECT: **TX-136-15:** The applicant, Matthew Scott, Tripp Scott, P.A., representing Park 'N Go of Fort Lauderdale, LLC, is requesting a zoning text amendment to the City's Land Development Code (LDC)(FIRST READING).

**REQUEST
TEXT AMENDMENT**

To allow stacked vehicle storage/ parking facilities; Article 115.

PROPERTY INFORMATION

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

The applicant is requesting a zoning text amendment to add a new condition of use to the 'Parking for Vehicles and Equipment' use identified in the PEDD zoning district to allow stacking of parked vehicles.

TEXT AMENDMENT

The proposed amendment will create a new condition of use. This new language will allow vehicles to be parked, valet style, in stacks and rows.

This amendment is being requested on behalf of Park 'N Go, a vehicle parking and storing business currently operating in the city. Today's LDC does not allow the 'valet style' stacking and storage of vehicles that currently occurs on a portion of the site. The parking of vehicles in rows and stacks is done by the employees in an area not intended for public access, similar to valet parking.

The conditions of use include the following:

- Must provide attendants to receive, park, and deliver the automobiles to customers;
- Parking, stacking, driveway aisle, drop-off and delivery areas, and stall dimensions shall be shown on the circulation plan for the automobile storage parking facility;
- Stacking rows for vehicles shall be permitted. Stacking rows shall be a minimum eight and one-half (8 ½) feet in width and a maximum of 140 feet in depth; and
- Overnight storage of automobiles shall be permitted in the designated automobile storage area.

The amendment is proposed for the benefit of Park 'N Go, however, the regulation will be applied city-wide.

This application will be heard by the City Commission at two (2) public hearings.

PLANNING AND ZONING BOARD RECOMMENDATION

On February 17, 2016 the Planning and Zoning Board recommended approval of the text amendment.

STAFF RECOMMENDATION

Provide a recommendation of approval to the City Commission.