



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

DATE: March 8, 2016

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **SE-17-16/VA-12-16/VA-13-16/VA-14-16/VA-15-16/SP-107-15:** The applicant, Bill Laystrom, Esq. with Doumar, Allsworth, Laystrom, Voigt & Adair, on behalf of the property owner Cohen Dania Beach Hotes, LLC D/B/A The Design Center of the Americas is requesting a special exception, variances and site plan approval for the property located at 1825 Griffin Road.

SPECIAL EXCEPTION

To allow a hotel use; per Section 110-20.

VARIANCES

1. To allow a seven (7) foot wide intermediate landscape peninsula; code requires a ten (10) to fifteen (15) foot minimum width depending on separation; per Section 275-100(C).
2. To allow a terminal landscape island of approximately four (4) feet in width, code requires a ten (10) foot minimum width; per Section 275-100(D).
3. To allow maintenance of the existing landscape area abutting the buildings, code requires a minimum of ten (10) feet; per Section 275-100(E).
4. To allow two (2) wall signs and one (1) facing an internal (north) property line, code permits one wall sign facing street frontage; per Section 505-120(O).
5. To allow twenty-seven percent (27%) glass coverage on the ground floor facade, code requires a thirty-five percent (35%) minimum; per Section 510-30(H).

SITE PLAN

To allow the remodel and addition of an existing hotel.

PROPERTY INFORMATION

EXISTING ZONING: General Commercial District (C-4)
LAND USE DESIGNATION: Commercial

STAFF RECOMMENDATION

Staff recommends the public hearing item be opened and continued to the March 22, 2014 City Commission agenda.