





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

DATE: March 22, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

SUBJECT: **TX-137-15:** The applicant, City of Dania Beach, is requesting several zoning text amendments to the City's Unified Land Development Code, known as OneCode (SECOND READING).

REQUEST

TEXT AMENDMENT

1. To amend the Marine zoning district to be recognized as MA on the zoning map, Section 100-60.
2. To add a condition of use to two-family dwellings in the Neighborhood Residential (NBDH-RES) zoning district; Section 105-20.
3. To allow up to twenty (20%) office use as accessory to warehouse with no additional parking; Section 110-20 and 115-40.
4. To identify office use accessory to warehouse does not require additional parking; Section 265-50.
5. To amend the City Center maximum permitted height map to reflect the entire district; Section 303-40.
6. Creating a Marine Overlay District; Article 317.
7. To amend Temporary Use and Special Event Permits to allow property zoned Planned Mixed Use Development (PMUD) or pari mutual to have multiple events Section 675-20

On September 14, 2010, the City Commission approved the City's new Land Development Code (LDC) referred to as OneCode. As staff continues to use the new regulations, scrivener's errors, inaccuracies and vague, imprecise or ambiguous language begins to emerge, some of which staff is proposing to address at this time. In addition, over time any set of regulations becomes antiquated unless periodically updated.

The following amendments to the Unified LDC are proposed:

1. MARINE ZONING

This amendment will change the reference of the zoning district from "Marine" to MA". This change will allow the district abbreviation to be used on the zoning map. The change was initiated internally by staff.

2. NEIGHBORHOOD RESIDENTIAL

This amendment adds a section reference to already existing conditions that only properties with an 80' lot width and 8,000 square feet are permitted to have a duplex on the property. This change will ensure proper administration of the LDC and correct an oversight in the current regulation.

This change was initiated internally by staff.

3. ACCESSORY OFFICE TO WAREHOUSE

To allow up to twenty (20%) office use as accessory to warehouse with no additional parking; Section 110-20 and 115-40.

This zoning text will change will allow office space, incidental to warehouse activity, to require no additional parking if the office space is 20% or less of the main use. This change will allow greater flexibility for many businesses with limited space to provide additional parking.

This has been requested by the public on numerous occasions.

4. ACCESSORY OFFICE USE PARKING

This change will identify the 20% accessory office allowance without requiring additional parking in the parking regulations section of the code.

This amendment has been requested by the public on numerous occasions.

5. CITY CENTER

The City Center zoning district area was previously expanded west for several blocks, but the corresponding map was not amended to reflect the expansion. This amendment changes the City Center boundaries to include the expansion area.

6. MARINE OVERLAY DISTRICT

This amendment will create a Marine Overlay District. By doing so, geographical locations with several marine related businesses can share infrastructure such as access, circulation, and parking.

This amendment being made at the request of the public.

7. TEMPORARY USE AND SPECIAL EVENT PERMIT

This change to amend Temporary Use and Special Event Permits will allow property zoned PMUD or pari mutual the ability to have multiple, reoccurring events on site. Currently the LDC allows a maximum of four (4) special events a year. The amendment will allow more frequent reoccurring events to occur on a site through t approval. This amendment is being made at the request of the public.

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

CITY COMMISSION PREVIOUS ACTION

On March 8, 2016 the City Commission heard this item on first reading.

PLANNING AND ZONING BOARD RECOMMENDATION

On January 20, 2016 the Planning and Zoning Board recommended approval of the propose text amendments.

STAFF RECOMMENDATION

Provide recommendation to the City Commission.