



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: April 26, 2016
TO: Robert Baldwin, City Manager
VIA: Marc LaFerrier, AICP, Director
FROM: Corinne Lajoie, AICP, LEED GA, Planning and Zoning Manager
SUBJECT: **VA-50-16/SP-69-13MOD:** The applicant, Hunter Halten on behalf of the property owner, Village at Dania Beach, LLC., is requesting a parking variance and to modify a previously approved site plan for the property located at 180 East Dania Beach Boulevard.

**REQUEST
VARIANCE**

To allow 256 parking spaces, the Land Development Code requires 277; per Section 265-90.

SITE PLAN MODIFICATION

To change the building color and signage of a previously approved site plan.

PROPERTY INFORMATION

EXISTING ZONING: East Dania Beach Boulevard Mixed Use (EDBB-MU)
LAND USE DESIGNATION: Regional Activity Center (RAC)

The subject property is approximately 1.9 acres in size located on the south side of East Dania Beach Boulevard where the Dania Beach Hotel previously stood. The property is surrounded on three (3) sides (north, east and south) by roadway, but is immediately adjacent to residential property to the west. On March 25, 2014 the City Commission approved a site plan for the construction of a mixed-use, seven story building totaling approximately 83,875 square feet. On July 22, 2014 the City Commission approved a site plan modification to add a wall along the west property line. The development includes 144 residential units and 8,700 square feet of retail/commercial space. The site is currently under construction.

VARIANCE

At staff's request, the applicant is removing four (4) on-street parking spaces shown on the site plan to be located on the south side of SE Park Street, next to an existing residential home. This request resulted from resident's concerns related to the location of the parking and proximity to existing homes. On March 25, 2014 the City Commission approved the site plan for this project, which included a parking variance to provide 260 of the required 277 parking spaces. The four (4) parking spaces on SW Park Street were counted as parking provided, therefore, further reduction requires another variance.

SITE PLAN MODIFICATION

The applicant is proposing to change the exterior color of the building from white with red and blue accents to cream/beige with burnt orange accents.

The applicant is also proposing to change the building identification signage. The signage change is within the allowable sign area permitted by the City's Land Development Code.

CITY COMMISSION PREVIOUS ACTION

On July 22, 2014 the City Commission approved a site plan modification (Reso. No. 2014-056) to add a six (6) foot wall along the west property line.

On March 25, 2014 the City Commission approved the site plan, design variance and variances (Reso. No. 2014-021) for this project with conditions that remain applicable.

STAFF RECOMMENDATION

Approve.