



# DANIA POINTE

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# DANIA POINTE – Development Design Guidelines and Development Standards

*Note: Photographs and graphics included within the Dania Pointe Development Design Guidelines are for illustrative purposes only and shall be non-binding except where noted; designs and materials are to be finalized based on the ultimate use(s) developed within the respective areas of development.*

## TABLE OF CONTENTS

Table of Contents .....	ii
List of Tables.....	iii
List of Figures .....	iii
Dania Pointe - Introduction.....	1
Legal Description .....	4
Dania Pointe Purpose and Intent .....	5
(A) Dania pointe Design Development Guidelines.....	6
Sec (1) Master Development Plan .....	6
Sec (2) Permitted Uses .....	11
SEC (3) Density/Intensity.....	13
SEC (4) Building/Lot Coverage/Lot Size Standards.....	13
SEC (5) Buildings .....	13
SEC (6) Connectivity.....	22
SEC (7) Parking.....	34
SEC (8) Landscaping-Buffering.....	38
SEC (9) Signage.....	41
SEC (10) Lighting .....	44
SEC (11) Utilities .....	45
SEC (12) Stormwater .....	45
SEC (13) Off-Site Improvements.....	45
SEC (14) Site Plan Submittals.....	45
SEC (15) Other Provisions.....	46
Appendix .....	48
A – Dania Pointe Master Vehicular Circulation Plan .....	49
B – Dania Pointe Master Pedestrian Connectivity Plan .....	50
C – Dania Pointe Master Bicycle Connectivity Plan .....	51
D – Dania Pointe Master Multimodal Connectivity Plan .....	52
E – Site Sign Plan .....	53
F – Entertainment District .....	54
G – PMUD Ordinance .....	55



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H – Legal Description.....	56
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## LIST OF TABLES

Table 1: Blocks .....	9
Table 2: Building Types.....	15
Table 3: Vehicular Circulation Types.....	25

## LIST OF FIGURES

Figure 1: Location Map.....	4
Figure 2: Master Development Plan.....	8



## DANIA POINTE - INTRODUCTION

Dania Pointe ("Project") is an approximately 102.9 ± acre mixed use project located within the City of Dania Beach on the northeast quadrant of the I-95/Stirling Road intersection (see Figure 1) and is located within the Dania Beach Regional Activity Center (RAC). Dania Pointe is a mixed use redevelopment providing for unifying theme elements in a consistent and compatible approach. The applicant is requesting approval to develop the site consistent with the recently adopted Planned Mixed Use District (PMUD) ("District") zoning code which was established pursuant to Article 340. The implementing tool established by the PMUD standards are the Development Design Guidelines (DDG) the Master Development Plan (Figure 2). The Master Development Plan and related standards identified within this document shall control development of the Project, unless otherwise noted. Dania Pointe provides unique attributes that based on its proximity and easy access to Interstate 95 and major arterials, along with internal capture of trips minimizes traffic impacts to neighboring areas and provides appropriate buffers, setbacks and development standards to mitigate impacts to existing adjoining uses. Dania Pointe is an urban mixed use project and is intended to provide greater densities and intensities than typical zoning allowances. This type of development also includes an increased need for the maximization of the project site through increased building/lot coverages. The DDG are intended provide an optional development pattern and approach by providing a planning and regulatory framework to support and enhance growth and development as it occurs.

The intent of the PMUD is to provide a framework for balanced future growth and targeted economic development including those jobs producing and oriented operations. The development standards contained herein are provided in support of the PMUD and are specific to Dania Pointe. Realizing that growth and development have the ability to either support or hamper the community's desired progress, the PMUD and these DDG were developed as a tool to properly guide future development and identify solutions to challenges. The DDG recognize those existing uses within the boundaries of the Project which are intended to remain, are exempt from these standards until such time as they may be relocated. It is further understood any use existing within the boundaries identified shall not be included in the density and/or intensity calculations including maximum levels of development as identified within Section 3 of these standards and or the MDP.

The following City of Dania Beach Codes have been (1) Revised and or Modified as part of the PMUD or (2) No Changes proposed as part of Dania Pointe.

(1)

Revised and or Modified Standards			
100	GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS	415	SIDEWALKS AND SWALES
105	USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS	420	APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS
110	USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS	500	SIGNAGE AND DESIGN REGULATIONS; GENERAL PROVISIONS
200	USER GUIDE FOR PART 2 OF THE CODE	505	SIGN REGULATIONS
205	TABULAR SUMMARY OF SITE DEVELOPMENT STANDARDS FOR ALL ZONING DISTRICTS	510	PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS
210	SUPPLEMENTAL LOT REGULATIONS	515	GASOLINE SERVICE STATIONS



215	SUPPLEMENTAL REGULATIONS FOR YARDS, LOT COVERAGE, IMPERVIOUS AREA AND OPEN SPACE	520	LARGE RETAIL ESTABLISHMENT STANDARDS
220	SUPPLEMENTAL BUILDING AND STRUCTURE HEIGHT REGULATIONS (INCLUDING LOWEST FINISHED FLOOR); ROOFTOP REGULATIONS	530	PARKING STRUCTURE DESIGN
225	INTERSECTION VISIBILITY STANDARDS	600	DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS; GENERAL PROVISIONS
230	SPECIAL FLOOR AREA, BUILDING DIMENSION AND BUILDING SIZE STANDARDS	605	GENERAL APPLICATION REQUIREMENTS
235	WALLS, FENCES AND HEDGES	615	APPEAL OF ADMINISTRATIVE DECISIONS
245	PAVING, EXCAVATION AND FILLING	620	ADMINISTRATIVE VARIANCES
265	OFF-STREET PARKING REQUIREMENTS	625	VARIANCES
270	OFF-STREET LOADING REQUIREMENTS	626	ZONING RELIEF PROCEDURES
275	LANDSCAPING REQUIREMENTS	630	SPECIAL EXCEPTION USES
280	OUTDOOR LIGHTING STANDARDS	635	SITE PLANS
285	EMERGENCY GENERATORS	640	PLATS
286	SATELLITE DISH ANTENNAS	645	REZONING
290	GARBAGE DUMPSTERS	655	VACATIONS OF RIGHT-OF-WAY
295	VOLUNTARY MOBILITY PROGRAM	675	TEMPORARY USE AND SPECIAL EVENT PERMITS
300	COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS; HOW TO USE	710	NONCONFORMING USES, STRUCTURES, AND LOTS
304	BUILDING HEIGHT AND TRANSITION REGULATIONS	805	CONCURRENCY DETERMINATIONS
307	LANDSCAPING REGULATIONS	810	IMPACT FEES
312	CIVIC OPEN SPACE; STANDARDS AND GUIDELINES	815	REQUIRED RIGHT-OF-WAY WIDTHS FOR CITY STREETS
400	STREET DEDICATIONS AND DESIGN STANDARDS	835	TELECOMMUNICATION TOWERS AND ANTENNAS

(2)

Sections Not Amended or Modified			
115	INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE	320	PORT EVERGLADES DEVELOPMENT DISTRICT (PEDD)
221	NOISE MITIGATION	330	COMMUNITY FACILITIES DISTRICT (CF)



240	DOCKS AND MOORING STRUCTURES	525	ARCHITECTURAL STANDARDS FOR THE COMMUNITY REDEVELOPMENT AREA FORM-BASED ZONING DISTRICTS
250	WILDLIFE PROTECTION	610	PUBLIC HEARING NOTICES
255	ENVIRONMENTALLY SENSITIVE LANDS; WELLFIELD PROTECTION	650	LAND USE PLAN AMENDMENT
260	AIRPORT PROXIMITY AND NAVIGATIONAL HAZARD REGULATIONS	660	VESTED RIGHTS DETERMINATION
301	LEGAL AND ADMINISTRATIVE PROVISIONS	680	LEGAL PROVISIONS GOVERNING DEVELOPMENT ORDERS AND PERMITS
302	DETAILED USE REGULATIONS	685	COST RECOVERY FOR DEVELOPMENT REVIEW
303	DISTRICT DEVELOPMENT STANDARDS	700	CODE ADMINISTRATION AND LEGAL PROVISIONS
305	INCENTIVES	705	VIOLATIONS AND PENALTIES
306	PARKING AND LOADING REGULATIONS	715	DEPARTMENT OF COMMUNITY DEVELOPMENT
308	ADDITIONAL DEVELOPMENT STANDARDS	720	PLANNING AND ZONING BOARD
309	ADDITIONAL DEVELOPMENT STANDARDS	721	AMORTIZATION OF REGULATED USES
310	BUILDING TYPES	725	DEFINITIONS
311	FRONTAGE TYPES	820	TREE ROOTS DAMAGING PUBLIC PROPERTY
315	HOTEL OVERLAY DISTRICT	825	TREE PRESERVATION
316	DESIGN DISTRICT OVERLAY	830	TREE ABUSE



Figure 1: Location Map



LEGAL DESCRIPTION – SEE APPENDIX H



## DANIA POINTE PURPOSE AND INTENT

In compliance with the City's requirements, specifically the PMUD, the Dania Pointe Master Development Plan is comprised of several components intended to provide assurance that future development of the property complies with the standards and requirements of the City's Land Development Code ("Code"), as may be amended, and these Design Development Guidelines (DDG). These components are more fully described and presented throughout this document and include:

1. A project description, purpose and intent statement.
2. A Master Development Plan that provides Development Blocks within the Dania Pointe Project and depicts a mix of land use types and intensities designed to meet the requirements of the PMUD and RAC. Sample illustrations depicting application and implementation alternatives for a mix of uses that meet the Dania Pointe provisions are provided for reference purposes.
3. A description of permitted uses.
4. Building development standards.
5. Connectivity, both internal to Dania Pointe and to the adjacent roadway network.
6. Parking, loading and access standards.
7. Landscape and Buffering standards.
8. Signage and Lighting standards.
9. Utilities and Stormwater provisions.
10. Other Provisions applicable to Dania Pointe.

The DDG, when combined with the PMUD standards and the City's Code, are a planning tool that will provide the framework to effectively coordinate land use and development within the Dania Pointe Project. The applicant is proposing a mixed-use development project intended to provide a compact, attractive, sustainable, and economically vital destination in this strategic location. Dania Pointe includes objectives which contribute to the overall improvement and revitalization of this area of the City. Revitalization of this area will also enhance the City as a whole and provide for targeted land uses which not only increase the City's tax base but provide for a compact urban form desired by the City. This property is within an area designated in the City's respective planning documents as a Regional Activity Center. The urban form of the project site and the surrounding area, as it currently exists contains no consistent design characteristics or theme. These inconsistencies with the existing urban form present a visual disconnect between services and businesses residing adjacent to one another. The DDG are intended to:

- Create an identity for the subject property;
- Provide for a transition from the suburban form existing within the area creating an integrated mixed use center;
- Integrate uses, either vertically, horizontally or both;
- Improve mobility access and connections for all modes (bike/ped/transit/vehicle);
- Plan a development that is complementary to the surrounding areas.

The DDG have been developed based on existing site features, available infrastructure, and the development vision for Dania Pointe. This provides a sustainable mix of compatible land uses both internally and with adjacent properties and, more importantly, provide flexibility to best respond to current and future land uses, changes in building and development patterns and community demographics. Due to the integrated, mixed use nature of Dania Pointe, it is understood and defined that Dania Pointe is not a residentially zoned property or lot as defined by the City. Furthermore, for the purposes of application of the standards, Dania Pointe is not adjacent to a residentially zoned property or lot.

Consistent with the Section 340-40(E) of the City Code, those entitlements within Dania Pointe which have not been permitted, applied for and or reserved (as may be approved by the City) December 31, 2030,





shall be made available to other properties within the RAC. This date may be extended upon mutual agreement between the City and Dania Live 1748, LLC (“Master Developer” of Dania Pointe) and approved by the City Commission.

Dania Pointe is projected to start in 2015 with initial entitlements, zoning code amendments and submittal of required applications and plans, anticipated initial occupancy in 2017 with anticipated completion, as noted above, by December 31, 2030; information specific to Dania Pointe’s phasing is provided as part of the required Site Plan. Section 635-100.A is modified as follows: the Dania Pointe Site Plan shall be vested for a period of five (5) years from the date of City Commission approval providing building permits have been subsequently applied for and received. Extensions of this time period may be granted by the City for good cause (see Section 13 Site Plan Submittals). The project is understood to be developed sequentially with construction beginning in the southern portions of the project boundary and extending north along both sides of the Boulevard A and Boulevard C. Specific information will be provided with the respective Site Plan submittal package for each portion of development; however, it is understood that the on-site infrastructure necessary to support a particular phase of development shall be provided as needed to support each building and to comply with the applicable codes. In addition, all off-site improvements will be constructed as required by the development agreement (see Section 13 Off-Site Improvements).

#### (A) DANIA POINTE DESIGN DEVELOPMENT GUIDELINES

The following identifies the proposed development standards applicable to Dania Pointe. Certain items have been identified that are understood to constitute either a minor or major modification to the planning and site plan process.

#### SEC (1) MASTER DEVELOPMENT PLAN

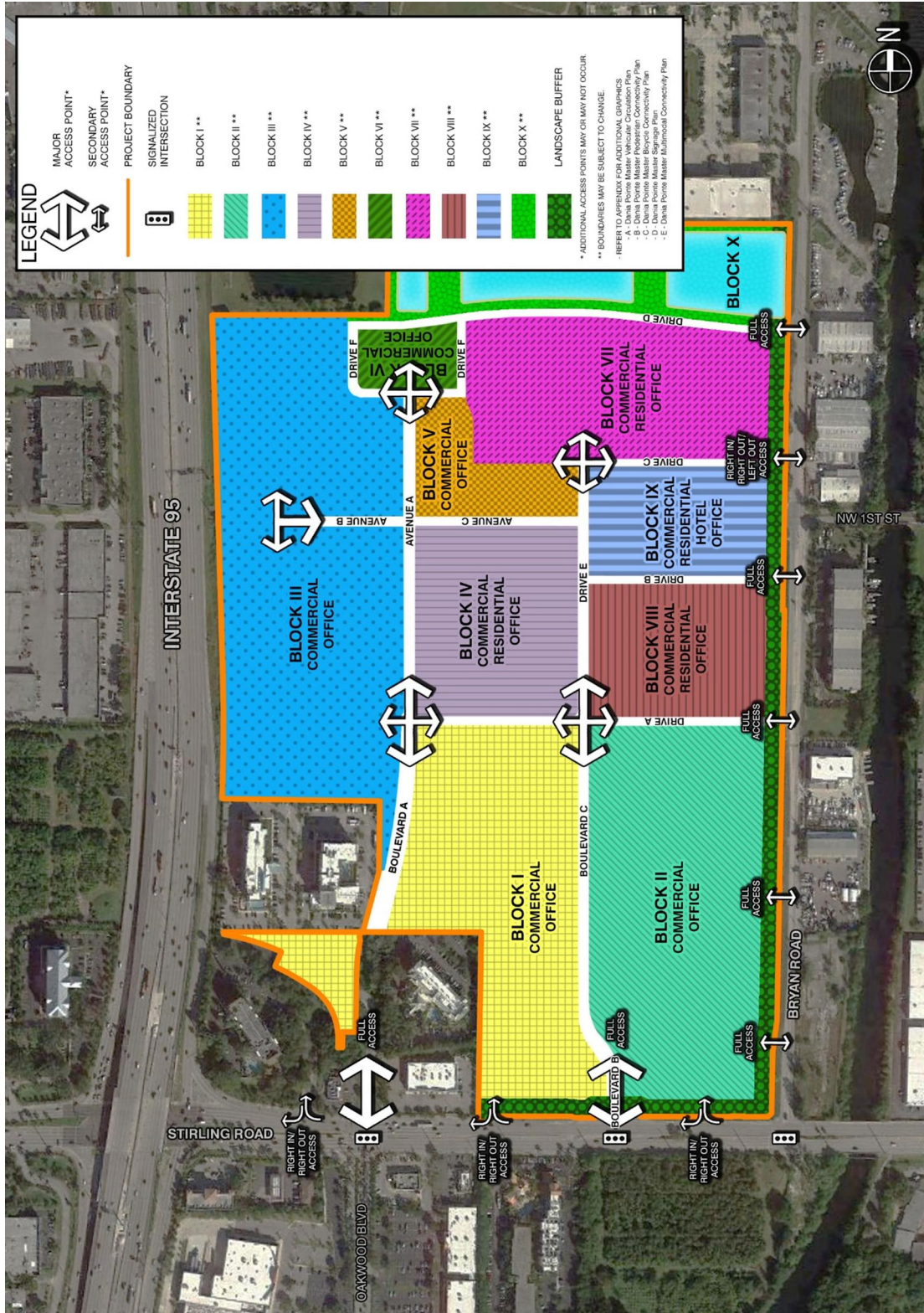
The Master Development Plan (“MDP”) provided in Figure 2 identifies the boundaries of the Dania Pointe development. The MDP depicts the locations of the “Blocks” of development including the primary development focus for each Block, subsection A of this section includes the intensities for each use, major internal roadways as defined in Section 6 below, external roadway connections and types, and generalized building types as identified in Section 5 of the DDG, permitted within the respective Block. Major internal roadways are identified on the MDP and are referenced by Roadway (Vehicular Circulation) Type (Note: the MDP and these DDG are not required to be amended to reflect changes in roadway nomenclature); Roadway Types as well as other MDP related information is provided in the Appendix including: Vehicular Circulation Plan (A), Pedestrian Connectivity Plan (B), Bicycle Connectivity Plan (C) and Multimodal Plan (D). Permitted and Specific Uses are provided in Section 2 of the DDG and are generally shown within the Blocks on the MDP; an MDP amendment will be required to allow uses not identified on the MDP and Table 1. The Dania Pointe development, including its respective Blocks, are created with an overall (total) levels of development listed in Section 3 of the DDG. Note: Section (1)(A) Blocks identifies the specific Block, its primary land use types and maximum levels of development; however, the cumulative amount of development may not exceed the totals in Section (3). Pre-existing uses and developments, constructed and/or approved through the City’s previous process(es) shall not be included as part of (total) the Dania Pointe development density and intensity. Based on the scale, timing and nature of the development, it is further understood that necessary infrastructure and/or amenities in the form of, but not limited to, utilities, parking, open space and stormwater management, shall not be restricted or limited to the respective Block boundary, however sufficient infrastructure will be provided to support each stage of development. When combined, these Blocks provide a more balanced mix of uses to increase convenience and provide greater



transportation choices. When a wide variety of uses are located in close proximity to each other, walking and bicycling become practical alternatives to automobile travel. Such areas would support objectives for improved mobility and reduced congestion. Infill development success can be enhanced by planning a mutually-supportive mix of uses. The mixing of uses can add variety and vitality to an area, making it a more attractive, interesting place to live. In addition, convenient commercial and personal services, readily accessible to work sites and residential areas, and convenient cultural or recreational amenities can enhance the attractiveness of infill development. Space should be oriented to create activity zones and areas that promote pedestrian activity, where possible.



Figure 2: Master Development Plan



(A) BLOCKS

The Master Development Plan identifies ten (10) Blocks of development including the primary land use types. The Blocks, primary uses and maximum levels of development (per Block) are identified in Table 1. Boulevard A, Boulevard B and Drive A are intended to function as the development's main internal roadways, serving as connectivity corridors within and between the blocks and also generally serve as "dividing lines" between blocks. The maximum, individual Block permitted development shall be as follows:

Table 1: Blocks

Block I – Commercial / Office
Commercial – 190,000 s.f.
Office – 50,000 s.f.
Block II – Commercial / Office
Commercial – 215,000 s.f.
Office – 50,000 s.f.
Block III – Commercial / Office
Commercial – 365,000 s.f.
Office – 500,000 s.f.
Block IV – Commercial / Residential / Office
Commercial – 115,000 s.f.
Residential – 400 Units
Office – 500,000 s.f.
Block V – Commercial
Commercial – 106,000 s.f.
Office – 500,000 s.f.
Block VI – Commercial
Commercial – 70,000 s.f.
Office – 500,000 s.f.
Block VII – Commercial / Residential / Office
Commercial – 145,000 s.f.
Residential – 1,250 units
Office – 1,000,000 s.f.
Block VIII – Commercial / Residential / Office
Commercial – 57,000 s.f.
Residential – 1,000 units



Office – 600,000 s.f.
Block IX – Commercial / Residential / Hotel / Office
Commercial – 128,000 s.f.
Residential – 500 units
Hotel – 400 Rooms
Office – 600,000 s.f.
Block X - Block for Non-Building Uses (see below for development standards)

Blocks I and II are generally identified for “Destination Retail” and may include larger scale commercial uses, either as single use or series of buildings, offices, community oriented retail uses, restaurants, as well as a mix of smaller scale buildings and uses served by interconnected surface parking (may be located in the front of buildings), pedestrian connections and similar facilities. Blocks I and II are generally bounded by Stirling Road, Bryan Road and Drive A. The primary access points are from Stirling Road, Bryan Road, and access to SW 18th Avenue, with additional internal connections within and the adjacent Blocks and those areas identified as “Existing”.

Blocks III, IV, V, VI, VII, VIII and IX are generally referred to as the “Town Center” districts and may be also referred to as Lifestyle Uses. These areas are generally located in the northern portion of the site north of Drive A (note: a portion of Block III is located south and west of the intersection of Drive A and Drive E).

This area is envisioned to include commercial, office, hotel, restaurants, entertainment, and residential uses designed and developed in a compact, walkable environment served by both surface (on-street and off-street) and structured parking options. The primary access points for these Blocks are from Bryan Road with internal connections through Blocks I and II via a publicly accessible, private



extension of SW 18<sup>th</sup> Avenue, Boulevard A, Boulevard B and an additional private access from Stirling Road. These blocks include enhanced design and development features consistent with the street type and the adopted plat including but not limited to on-street parking, pedestrian amenities, plazas and public spaces, landscaping, multimodal improvements, art and architecture, and a mixture of building styles and heights.

Block X includes the area identified on the Master Development Plan as “Block for Non-Building Use” is included within the PMUD and DDG. Uses within this area may include utilities, including but not limited to FP&L, paving, driveways, stormwater, open space and recreation, landscape and buffering, bus stop, vehicular turnaround, and parking.



## SEC (2) PERMITTED USES

Permitted Uses for Dania Pointe shall be as consistent with the Dania Beach Regional Activity Center (RAC).

- (1) Residential
- (2) Hotel
- (3) Commercial
- (4) Office
- (5) Employment Center
- (6) Parks and Recreation
- (7) Community Facilities
- (8) Transportation
- (9) Conservation
- (10) Utilities

Specific uses include the following:

- (1) Community meeting rooms, auditoriums, community centers, recreational facilities, libraries, halls, business center, conference center, private clubs and other places of public assembly
- (2) Retail and service establishments including department stores, grocery stores, farmer's market, marine market, home improvement centers, major appliance stores, furniture stores, liquor stores, package stores, wine stores, retail/grocery stores with wine and liquor, micro-breweries, restaurants, billiard parlors, bars or taverns for on-premises and or off-premise consumption of alcoholic beverages, night clubs, spas, salons, beauty shops, barbershops, athletic clubs or gymnasiums, group instruction, art gallery, daycare center, pet shop, dry cleaning/laundry, deli, baked goods/bakery including those within a retail/grocery store, bowling alleys, indoor motion picture theaters, and theater for live stage productions; also includes uses utilizing a drive-thru facility, automotive parts sales. Note: with respect to liquor stores, package stores, wine stores; no free standing stores shall be permitted fronting Stirling Road and or Bryan Road except as accessory to the big-box or big box liquor store and shall be in excess of 12,000 square feet in size. Large scale retail uses ("Big-Box") including uses such as warehouse club, discount retailer or similar, inclusive of accessory gas stations limited to one (1) gas station within Dania Pointe
- (3) Art studios and shops, museums



- (4) Parking lots and structures (may also be referred to as parking garage throughout the DDG. See also Section (5) Building (A) Building Types – Building Type 5 Parking Structures/Garages
- (5) Banks and financial institutions with and without drive-thru facilities
- (6) Open-air cafes, restaurants, with or without a drive-thru facility, and bars or taverns, including those with outdoor, rooftop and or sidewalk seating areas. Such uses shall be exempt from the standards within Section 110-200
- (7) Outdoor recreation, including commercial oriented recreational uses
- (8) Outdoor performance venues, stages and similar
- (9) Residential including multi-family/condominium
- (10) "Aging In Place" uses, residential assisted living/adult congregate care facilities, nursing homes, rest homes, convalescent homes, homes for the aged, and assisted living facilities
- (11) Hotels and lodging uses. Such uses shall provide internal room access only; no external individual room access is permitted
- (12) Business, medical, dental and professional offices and laboratories
- (13) Auto Sales, display/showrooms and related services including accessory service facilities, within a building.
- (14) Cell phone / cellular telecommunications tower (as existing or as may be relocated within Dania Pointe; however, shall not be placed adjacent to Stirling Road or Bryan Road.



#### Conditional Uses, Special Exceptions or Restricted Uses

No conditional uses, special exceptions or restricted uses shall be permitted.

#### Prohibited Uses

- (1) Unscreened parking lots and parking garages not consistent with Permitted Uses-Specific Uses (4) identified above and as designed pursuant to Section (5) Buildings below
- (2) Adult Entertainment Businesses
- (3) Tattoo Parlor/shops
- (4) Veterinary hospital, including boarding kennel (whether overnight or daily), stockyard or animal raising establishment
- (5) Industrial, Warehousing or Manufacturing use which is determined to be a principle use.
- (6) Pawn shops



- (7) Auto Salvage Facility
- (8) Agricultural uses
- (9) Medical marijuana facilities/uses
- (10) Motels (lodging facilities with external room access(es))
- (11) Free-standing liquor stores facing Bryan Road or Stirling Road
- (12) Vehicle Storage, outdoor auto sales, and overnight parking except in association with residential and hotel uses.

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### SEC (3) DENSITY/INTENSITY

Dania Pointe shall be entitled to develop consistent with the following residential density and non-residential intensity standards in accordance with the MDP. The following standards including those provided on the MDP except where noted otherwise, shall be applied to Dania Pointe as a whole; Blocks identified on the MDP shall permit up to the maximum density and or intensity noted, providing the overall (total) number of units and square feet of non-residential uses are not exceeded. Any use existing within the boundaries identified shall not be included in the density and/or intensity calculations including maximum levels of development as identified within this section. In accordance with the approved RAC, Dania Pointe shall be limited to a maximum of 1,125,000 square feet Commercial, 1,000,000 square feet Office, 400 Hotel Rooms, 1,400 residential dwelling units (see also Sec (1)(A) Master Development Plan). Consistent with the Section 340-40(E) of the City Code and as previously identified, those entitlements within Dania Pointe which have not been permitted, applied for and or reserved (as may be approved by the City) December 31, 2030, shall be returned to the RAC and reapplied for.

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### SEC (4) BUILDING/LOT COVERAGE/LOT SIZE STANDARDS

Building/lot coverage standards and impervious area standards apply to the Dania Pointe development as a whole; standards shall not be applied to individual lot(s) or development sites within the boundaries of Dania Pointe. The maximum building/lot coverage standards are calculated based on buildings and vertical structures only. Impervious area standards are calculated based on buildings, vertical structures, roadways, driveways, sidewalks and parking facilities.

- (1) Lot Size Standards (acreage/sq.ft.): No minimum lot size is required.
- (2) Lot Width/Depth: No minimum lot width and/or depth is required.
- (3) The maximum lot (building) coverage shall be 75 percent.
- (4) The maximum impervious coverage shall be 90 percent.
- (5) Corner lots, multiple frontage lots and through lots shall be permitted in Dania Pointe; setbacks shall be provided in accordance with Section (5)(B) below.
- (6) Open Space: Open space inclusive of pervious spaces as well as plazas, public spaces, sidewalks, pedestrian amenities, amenity areas, public lakes, stormwater facilities or similar shall comprise a minimum of five percent of the total Dania Pointe acreage.

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### SEC (5) BUILDINGS

Building standards include those items generally pertaining to the height, perimeter setbacks and orientation; may also contain general design standards pertaining to development themes and





visual appearance. As a mixed-use redevelopment project Dania Pointe has the potential for a variety of building heights and building uses per Block, according to the MDP. The building types provided in Table 2 are a template for the potential buildings within Dania Pointe. These building types are intended to provide a more predictable image of the buildings.

General Building Comments and Notes:

- (1) Building Height. Building height will be measured as indicated in Table 2. This provides flexibility considering the different uses proposed and the possible variety in floor to floor height requirements. Building height shall be consistent with Table 2 Building Types and shall comply with Article 220-20. Buildings exceeding 175' will require coordination and approval with the Federal Aviation Administration, Broward County Aviation Department and/or Florida Department of Transportation (Aviation Division), as applicable.
- (2) Building Use. Building use identifies the types and combinations of uses that may be utilized within Dania Pointe.
- (3) Buildings shall comply with the Florida Building Code, latest edition.
- (4) Building Materials shall be per those listed in subsection (E) below.
- (5) Building Separation: Buildings shall meet the applicable Florida Building Code requirements for separation.

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*(A) BUILDING TYPE*

The following table provides a representative list of potential building types for Dania Pointe. Ancillary uses as noted below in Table 2 are understood to be supportive in nature and include up to 49 percent of the floor area. Overall Building Heights are regulated as described in the "Building Height" section below.



Table 2: Building Types

Building Type	Building Height	Primary Use	Block(s)
Type 1. Commercial			
One-Story	Maximum: 40 feet	Commercial	I – IX
Two-Stories	Maximum: 50 feet	Commercial	I – IX
Three-Stories	Maximum: 75 feet	Commercial	III – IV
Type 2. Office			
Low Rise	Maximum: 6 Stories (100 feet)	Office: may include ancillary commercial	I – IX
High Rise	Maximum: 20 Stories (250feet)	Office: may include residential and ancillary commercial, as allowed	I – IV; VII – IX
Type 3. Hotel			
	Maximum: 25 Stories (250 feet)	Hotel: may include ancillary commercial	IX
Type 4. Residential			
Townhouse	Maximum: 3 Stories (60 feet)	Residential	IV, VII – IX
Low Rise	Maximum: 6 Stories (100 feet)	Residential: may include ancillary commercial	IV, VII – IX
High Rise	Maximum: 25 Stories (250 feet)	Residential: may include ancillary commercial	IV, VII – IX
Type 5. Parking Structure			
	Maximum: 10 Stories (120 feet). <i>Note: Parking Structures may be as tall as the adjacent residential building</i>	Parking: may include ground floor commercial or office	I - IX
Type 6. Flex/ Other Building			
	250 feet	May include ancillary and accessory uses	I - IX



Building Type 1 – Commercial

This building type is primarily commercial and may include an individual retail building, major retail store, part of a small retail center and may also be part of a shopping or lifestyle center. The building heights range from one story up to three stories. The primary facade for Building Type 1 is located adjacent to pedestrian areas. Entrances will be from the sidewalk or pedestrian areas. Sidewalks may include an arcade. Outdoor cafes and restaurant seating areas may be provided adjacent to the frontage.



Building Type 2 – Office

This building type is primarily office and may include residential and/or ancillary commercial. The building heights range from one story to six stories (low rise) and seven stories to twenty stories (high rise). It is likely that this building type will include multiple entrances located at sidewalk level, but may also be accessed from upper stories via an attached or detached parking structure.



Building Type 3 – Hotel

This building type is primarily a facility offering lodging accommodations to the general public and may provide ancillary services and other uses. These ancillary services may include commercial, restaurants, meeting rooms, entertainment and recreational facilities. The building may be a high rise structure up to 25 stories.



#### Building Type 4 – Residential

This building type is primarily residential and may include ancillary commercial in the low to high rise subtype. The building height range from one to three stories (townhouse), one to six stories (low rise) and seven to twenty-five stories (high rise). Building entrances to be located from the sidewalk or pedestrian areas. Building entrances may also be located within parking structures and internal accessways which may not necessarily be public in nature and provide access to the residents of the building.



#### Building Type 5 - Parking Structures/Garages

This building type is primarily for parking and may consist of either an independent parking structure or a parking structure with ground floor commercial, 1 to 2 story liner buildings and other similar uses and may be attached or detached. Where such building types are located adjacent to Boulevard A, Boulevard B, the first two stories shall be screened consistent with Section (2) Permitted Uses – Specific Uses (5) Parking Lots and Garages. Parking garages may also be attached to the residential building and be the same height as the residential building. This is intended to allow for tenant parking on the same floor/level as their residential unit.



#### Building Type 6 – Flex/Other

Building Type 6 is intended to provide alternative building types which may, as part of the mixed use nature of Dania Pointe, provide for alternative building types not identified in Building Types 1 through 5 above. Although not illustrated, Building Type 6 may be provided as part of the subsequent permitting process and may include industrial, park buildings, restrooms, mobility hubs, cellular telecommunication towers and accessory (related uses) for such towers, enclosed dumpster and/or similar uses.

#### *(B) SETBACKS*

- (1) Except as provided below, a 15' building setback shall be required from the external PMUD property lines.

Dania Pointe shall provide a minimum 25' building setback, specific to principal structures, where adjacent to the following:

- (1) Bryan Road



- (2) Stirling Road
- (3) 18<sup>th</sup> Avenue (public portion)

A building setback shall not be required where adjacent to existing buildings not included within the Master Development Plan, SW 18<sup>th</sup> Avenue and/or the private extension of SW 18<sup>th</sup> Avenue (Boulevard A).

- (2) Buildings and structures with rear facades adjacent to Bryan Road or Stirling Road south of Drive A shall increase the property perimeter setback along the width of the building adjacent to the road to 40 feet unless the building/structure is designed to appear like the front of the respective building through the use of similar building materials, appurtenances, articulation, spacing of alternative building and design materials, if provided, etc.
- (3) Except where required to meet applicable Fire Codes and/or utility and drainage easements, no building setback is required from internal property/lot lines, and/or other structures within Dania Pointe. Except where necessary to provide intersection site distance(s), minimum 5' building setback shall be provided along internal roadways measured from the face of curb to the face of the building. This standard shall apply to all parcels, lots or similar including corner lots, multiple frontage lots and through lots.
- (4) Buffers and setbacks shall be identified on the Site Plans. Buffers and setbacks shall be measured from the external PMUD property line or at the right-of-way line.
- (5) Building Attachments as identified in Section (D) below, may encroach into the required setbacks providing they do not interfere with pedestrian, vehicular movements and proposed landscape buffer, or restrict utilities. Building Attachments included in this section and Dania Pointe are not subject to City Code Sec. 215-10 (B).
- (6) Buildings are not required to be relocated if the setback is reduced due to future right-of-way dedication(s) subsequent to Site Plan approval.

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### *(C) ORIENTATION*

Buildings shall be generally oriented internal to the development, toward public rights-of-way, and the major roadways as identified on the Master Development Plan including Boulevard A, Boulevard B and Boulevard C. Building storefronts, public spaces and similar are to be oriented towards the internal roadway network including the major roadways; garages, loading areas and service areas including service driveways are intended to be located to the side or rear of buildings. Driveways and access to parking lots and garages may be oriented and located to the major roadways; however, shall be minimized in number where practical. Exceptions to this standard include small scale (pad) buildings and uses and those buildings adjacent to (facing) I-95 and Stirling Road. Buildings that are adjacent to property perimeters are to provide façade enhancements facing Bryan Road, Stirling Road and Interstate 95. See also Section (B) above.

This standard is not intended to restrict the placement of buildings and/or the location of building entrances.

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### *(D) BUILDING ATTACHMENTS*

Building Attachments are generally defined as any feature secured to the façade of the building, such as awnings, loggias, arcades, or similar. Awnings, canopies, or similar shade structures may be provided and may encroach into prescribed building setbacks provided they do not



interfere with pedestrian, landscaping materials, and/or vehicular movements. Graphics, including signage may be affixed to building attachments as regulated by the DDG.

*(E) BUILDING ARCHITECTURE*

(1) Design Intent

- i. The buildings of Dania Pointe are to be designed to create a high quality signature character while providing a visually interesting mixed-use development. Buildings are exempt from the specific standards of Section 510 and 515; buildings, building features and articulation are to be provided with the respective Site Plans and as provided below.

(2) Building Design

- i. Building facades shall be designed to continue the character established by the front or primary building facade. Buildings located within Blocks III, IV, V, VI, VII, VIII, and IX and at an internal roadway corner shall feature a distinct corner element.



- ii. Building facades shall include articulation of the building facade to reduce the overall mass of the walls. This articulation shall include:



1. Façade projections and recesses that may be coordinated with changes in wall color or material
  2. Variation in overall building height
  3. Arcade/colonnade, Canopies or Balconies
- iii. Buildings adjacent to FP&L: Those portions of the building facing the FP&L easement will not require articulation. Adjustments will be provided for rooflines and materials only; landscaping will be provided where possible.
  - iv. Exemption to this standard includes Service Areas. Those portions of the building enclosed or screened for service and/or facing the FP&L easement will not require articulation.
  - v. There are no maximum building dimensions/lengths as required in Section 230-10.



(3) Building Materials

- i. The building materials will serve as a reinforcement to the objective of creating a high quality signature character for Dania Pointe and shall consist of hard, durable materials that convey an impression of permanence and durability. Materials as provided below in subsection (6) such as masonry, stone, Synthetic stucco, glass, metal panels, composite panels, terracotta panels, and tile are encouraged.
- ii. Building materials shall be used to compliment the architectural style of the building and vary in texture and type to accentuate the public entrances / exits, façade projections and other architectural features.
- iii. Glass used as an exterior material shall be clear or lightly tinted. The use of reflective glass will require coordination and approval with the Federal Aviation Administration and/or Florida Department of Transportation (Aviation Division).
- iv. Materials listed below are the recommended materials within Dania Pointe. Materials may be substituted with like kind materials of similar quality and or color as part of a Site Plan.



1. Paver Options:

- a. Slab Pavers
- b. Narrow Modular Pavers
- c. Precast Concrete Pavers



2. Vehicular Paver:

- a. Stamped Asphalt
- b. Color Concrete
- c. Stamped Concrete
- d. Colored Asphalt

3. Decorative Wood Tile:

- a. Preservation Wood Tiles with Concrete Subsurface

4. Seat Wall Options:

- a. Poured in Place Concrete Seat Wall
- b. Concrete Block Wall with Smooth Stucco Finish

5. Planter Pot Options:

- a. Cascade Concrete Planter Pot
- b. Wilshire Rectangular Planter
- c. Pots as approved by the ownership entity

6. Building Materials (see Subsection (4) below for additional information regarding colors):

- a. Composite Panel
  - i. CP-1 Trespa Meteon (Various sizes, colors and textures)
  - ii. CP-2 Prodema (Various sizes and colors)



- b. Masonry
  - i. CMU-1 Arriscraft Renaissance (Georgia, USA) 4" Veneer Masonry Units (Various sizes, colors and textures)
  - ii. CMU-2 Arriscraft Arris tile Renaissance (1" tile unit) (Various sizes, colors and textures)
  - iii. CMU-3 Arriscraft Contemporary Brick (Various colors)
  - iv. CMU-4 Arriscraft ArrisStack (Various colors)
  - v. CMU-5 Arriscraft Old Country (Various colors)
  - vi. CMU-6 Arriscraft Quoins
  - vii. CMU-7 Arriscraft Sills
  - viii. CMU-8 Integrally Colored CMU
  - ix. CMU-9 Arriscraft Matterhorn
- c. Synthetic stucco
  - i. Dryvit - Limestone Finish (Various Colors)
  - ii. Dryvit - Reflectit (Various Colors)
  - iii. Dryvit - Standard Finishes (Various Colors)
- d. Tile
  - i. T-1 Emser Tile 15 X 30 Exterior Panel

(4) Building Colors

The color palette for the exterior building materials shall be neutral earth tones with accent colors. An accent color may be used to emphasize architectural form or material texture.

Accent colors may also be used to emphasize the brand of the retail establishment in Type 1 Commercial Buildings.

*(F) LOADING/UNLOADING SPACES*

Service areas including loading/unloading spaces, areas or similar serving semi-trailers not located within the interior of the building and within 100' of the identified perimeter located along Bryan Road and Stirling Road, shall be designed to include screen walls, landscaping, and other treatments to limit the visibility of the service area to the adjacent public street. Service areas shall be located outside of a public roadway and off of private boulevards, where practical, and identified through signage or other similar means. Where loading/unloading is proposed within the road/driveway, at least one vehicular travel lane shall be preserved to ensure the flow of traffic.

Loading areas shall be convenient to the building(s) in which it serves. Due to the compact nature of Dania Pointe, no minimum number of loading/unloading spaces shall be required. The sharing of such spaces (areas) between individual tenants, uses and buildings within Dania Pointe shall be permitted.

*(G) SERVICE STRUCTURES AND USES*

These standards are intended to guide the design and development of service structures and uses including dumpsters and HVAC units, utility boxes and other similar equipment.





- (1) Building Mechanical, Electrical, Communication and Service Equipment
  - i. All wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes, shall be located in the building service area. Screening shall be as required under building service and loading areas per Section F Loading / Unloading Spaces.
  - ii. All rooftop and sidewall mechanical equipment and other extensions allowed above the building height shall be concealed by or integrated within the roof form or screened from view of the public right-of-way. The following appurtenances or necessary extensions above the roofline that require screening include: air conditioning units, large vents, heat pumps and mechanical equipment.
- (2) Building Refuse Collection
  - i. Trash dumpsters are to be located in close proximity to the building service areas. For trash dumpsters not located within an enclosed service area provide screen walls that are of a durable, complementary material as the adjacent building; landscaping may be provided to screen these areas as well. Dumpsters, compactors and similar uses shall be enclosed within buildings or screened using walls or fences to match the architecture and color of the building which it serves.
  - ii. Trash compactors attached to the building are to be located within the building service area and screened as required under building service and loading areas per Section F Loading / Unloading Spaces.
  - iii. There are no minimum or maximum trash/dumpster enclosure sizes. Pedestrian openings are not required but can be provided. Trucks accessing dumpsters are not allowed to back into public roadways or private boulevards but are allowed to utilize all other street types. Dumpsters shall follow the same setback requirements as principal structures.
- (3) Cart Storage
  - i. If a use within Dania Pointe requires exterior storage of shopping carts, the shopping cart storage area shall be screened with screen walls that are of the same material as the associated building. This section does not apply to cart corrals located within parking lots.
- (4) Vehicular service areas for multiple buildings shall be consolidated whenever practical.

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## SEC (6) CONNECTIVITY

Transportation systems are understood to include facilities providing both vehicular and non-vehicular connections within the Dania Pointe project including incorporating internal multi-modal opportunities. The private roads and sidewalks for Dania Pointe will generally connect to the existing City, County and or State roadway and sidewalk network. Note: SW 18th Avenue is public until the point at which the southern property line of Hyatt intersects with the (generally) northern property line of Hilton Garden Inn. From that point to the north, SW 18th Avenue becomes Boulevard A and is private. Publicly maintained roads proposed or modified in association with Dania Pointe will be designed to applicable roadway standards, such as FDOT and Broward County. Onsite roadways will be designed to these DDG and the applicable portions of the City Code.

For reference purposes, the following Plans are provided in the Appendix:



- A. Vehicular Circulation Plan (Appendix A),
- B. Pedestrian Connectivity Plan (Appendix B),
- C. Bicycle Connectivity Plan (Appendix C).
- D. Multimodal Connectivity Plan (Appendix D).

*(A) ROUTES/ROADS/DRIVEWAYS*

Major Roadways are identified as Boulevard A, Boulevard B, Boulevard C, Avenue A, Avenue B, and Avenue C; Minor Roadways are identified as Drive A, Drive B, Drive C, Drive D, Drive E, Drive F and Accessway. Roadway Types are described in in Table 3 and the crosssections provided below. All new internal vehicular circulation routes/ drives within Dania Pointe including major roadways, are private; roadways shall be constructed to the standards below. Such vehicular routes include roadways, sidewalks, pedestrian crossings, on-street parking, landscape areas/verge, lighting, drainage, bike lanes, irrigation, utilities, signing/markings, street furniture and bus/shuttle stops and route information, as applicable. Driveways are intended to provide public access to buildings and uses.

Roadways, as identified on Appendix A, can be used by the general public and maintained at the expense of the Master Developer.

Vehicular Circulation Types within Dania Pointe are all private and shall generally conform to the following standards:

- Roadways shall provide drainage facilities either through curb and gutter system, crown, inverted crown or alternate.
- Traffic calming measures including but not limited to roundabouts, traffic circles, signage, striping, raised pedestrian crossings, etc., may be provided within the internal roadways.
- Roadways shall include the following items, as applicable:
  - Sidewalk along both sides, except along those roads as shown on the Pedestrian Connectivity Plan
  - Drainage structures
  - At least a 6" vertical curb, or curb and gutter section (as may be modified); breaks in curbs are allowed to facility drainage as necessary. Extruded curb placed on top of asphalt is not allowed.
  - Flumes, sidewalk chases, sidewalk flumes
  - Manhole lids, drainage structures/lids permitted in sidewalks
  - High emphasis or decorative cross-walks, accessible ramps or similar
  - Bike lanes
  - Sharrows
  - Trench drains and linear-type drainage collection systems
  - Encroachments such as awnings and canopies may be allowed where the height provided does not conflict with vehicular traffic and landscape materials.
  - Pavers and other surface treatments are allowed for use on all internal drives, streets, sidewalks, parking and crosswalks.



- Bus/shuttle stops with benches and shelters.
- Onsite private roadway pavement sections shall be constructed to designs as recommended by a licensed geotechnical engineer.
- Sight triangles at intersections with public roadways shall conform to State/County requirements. Internal sight distance requirements do not apply within Dania Pointe; however, a ten (10) to fifteen (15) foot standard shall be considered.

The roads and driveways within Dania Pointe will be part of a greater street hierarchy developed to organize building uses and activities. The street hierarchy includes the Major Roadways and Minor Roadways as identified in Table 3 below which provide increased accessibility throughout Dania Pointe connecting to the external public roadways and help define blocks, and minor roadways which generally provide internal connections within and between blocks and the major roadways. Minor roadways typically do not include a median. The goal is to balance vehicle mobility and access with pedestrian comfort, accessibility and safety in mind. The following table provides a representative list of potential Vehicular Circulation Types for Dania Pointe. Note: Roadway cross-sections may be amended to meet FDOT or County requirements where Dania Pointe's roadways intersect these (FDOT or County) roadways.



Table 3: Vehicular Circulation Types (1)

Vehicular Circulation							
Type	Travel Lanes		Median	On-Street Parking (3)		Adjacent Non-Vehicular Circulation	
	Number	Width (2)		Parallel	Angled	Sidewalk (4)	Bike Lane (5)
Major Roadways							
Boulevard A	4	11 feet (6)	5 feet	N/A	N/A	7 feet	4 feet
Boulevard B	4	11 feet (6)	5 feet	N/A	N/A	6 feet	4 feet
Boulevard C	2	11 feet	5 feet	N/A	N/A	6 feet	4 feet
Avenue A	2	15 feet	5 feet	8 feet	18 feet	10 feet	N/A
Avenue B (7)	2	15 feet	N/A	8 feet	18 feet	10 feet	N/A
Avenue C	2	15 feet	N/A	8 feet	18 feet	10 feet	N/A
Minor Roadways							
Drive A	2	11 feet	N/A	N/A	N/A	6 feet	4 feet
Drive B	2	11 feet (8)	N/A	N/A	N/A	6 feet	4 feet
Drive C	2	11 feet (8)	N/A	N/A	N/A	6 feet	4 feet
Drive D	2	15 feet	N/A	N/A	N/A	6 feet	N/A
Drive E	2	11 feet	N/A	N/A	N/A	6 feet	4 feet
Drive F	2	15 feet	N/A	N/A	N/A	6 feet	N/A
Accessway	1	11 feet	N/A	N/A	N/A	6 feet	N/A

Notes:

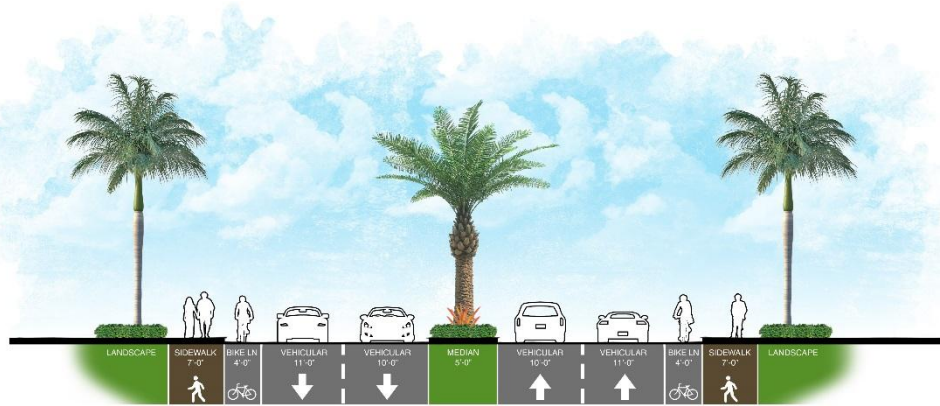
- (1) The dimensions provided in Table 3 represent minimum required dimensions.
- (2) The lane widths refer to single travel lane widths. Travel lanes do not include turn lanes.
- (3) On-street parking to be either angled or parallel parking adjacent to a travel lane.
- (4) The minimum sidewalk dimension refers to the width of the sidewalk. The widths of the sidewalks are intended to provide unobstructed pedestrian movement. Refer to Section 6(B)
- (5) Refer to the Bicycle Connectivity Plan, Appendix C, for the location of bike lanes
- (6) Roads with four lane sections may have a 10 feet inside lane
- (7) A pedestrian plaza occurs, refer to Avenue B (see below)
- (8) Where bike lanes do not occur, minimum lane width to be 15 feet. Refer to Appendix C Dania Pointe Master Bicycle Connectivity Plan. Sharrows may be provided on 15' wide lanes.



Landscaping types shown below are graphical. Landscape will be submitted as part of the site plan submittal and will be per Section (8) Landscaping - Buffering.

## Boulevard

Boulevards within Dania Pointe are a formal entrance to Dania Pointe with a landscape median. A pedestrian connection shall be provided on at least one side of the boulevard to connect Dania Pointe with the City's, County's or FDOT's sidewalk network. Note: no landscape is required along the boulevard where a patio or storefront are located adjacent to the roadway. Sidewalks shall be unobstructed except for traffic control devices.



**Boulevard A**

- \* DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 2: VEHICULAR CIRCULATION TYPES.
- \* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.



**Boulevard B**

- \* DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 2: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE.
- \* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.





**Boulevard C**

- \* DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 2: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE.
- \* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.

**Avenue**

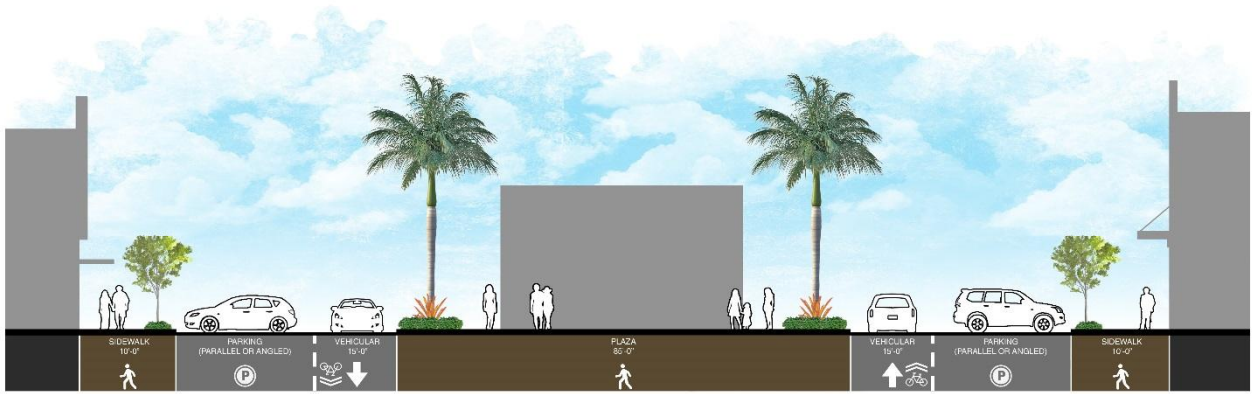
Avenue A and B shall include a landscape median, public space or a water feature; Avenue C shall not be required to provide these features. Off-street parking may also be incorporated in certain sections. In general, avenues are adjacent to commercial, office and hotels that will generate a higher pedestrian volume. To support the higher volumes of pedestrians, the avenue provides a shorter pedestrian crossing distance and sidewalk buffering with on-street parking.



**Avenue A**

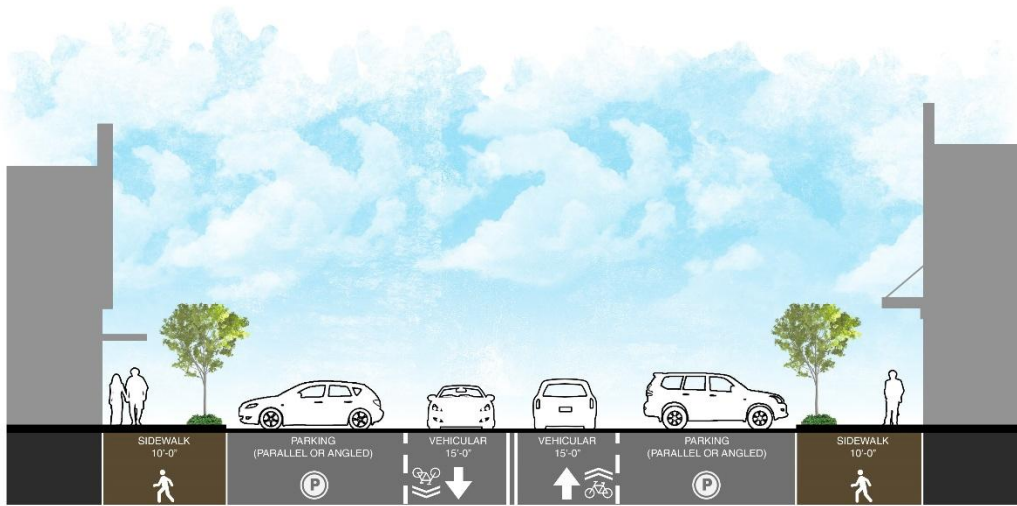
- \* DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 2: VEHICULAR CIRCULATION TYPES.
- \* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.
- \* SHARROWS MAY BE PROVIDED





**Avenue B**

- \* DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 2: VEHICULAR CIRCULATION TYPES.
- \* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.
- \* SHARROWS MAY BE PROVIDED



**Avenue C**

- \* DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 2: VEHICULAR CIRCULATION TYPES.
- \* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.
- \* SHARROWS MAY BE PROVIDED

**Drives**

Drives do not include a median or on-street parking. A non-vehicular connection shall be provided on at least one side of the drive to connect Dania Pointe with the City's, County's or FDOT's sidewalk network. Drives may be located within areas where buildings front the drive on one or both sides and may also



provide, albeit not intended to, access to service areas (unloading/loading); however, drives are not required to front a building and may also front pedestrian areas, parking facilities, landscape/buffering or similar. Drive aisles (i.e., those areas providing direct access to parking spaces typically within a parking facility and/or structure) are not included in this definition and standard.



**Drive A**

- \* DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 2: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE.
- \* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.



**Drive B**

- \* DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 2: VEHICULAR CIRCULATION TYPES.
- \* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.
- \* SHARROWS MAY BE PROVIDED.

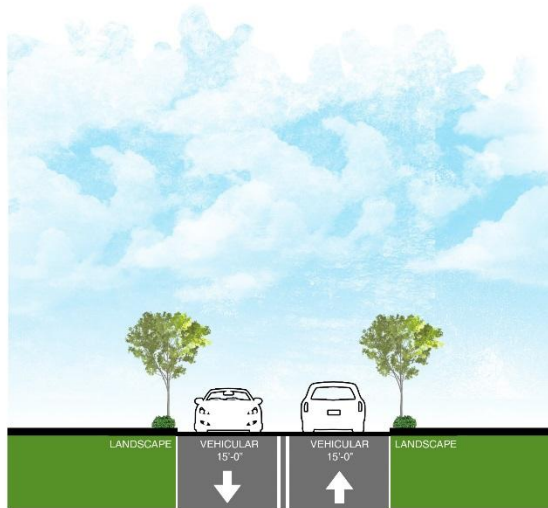






**Drive C**

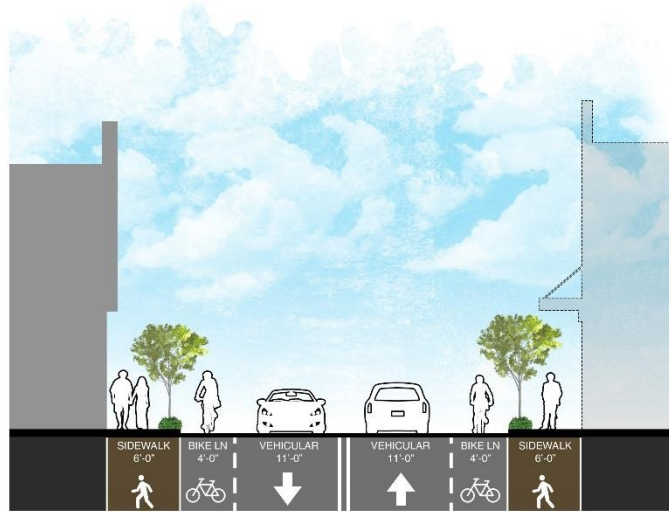
- \* DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 2: VEHICULAR CIRCULATION TYPES.
- \* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.
- \* SHARROWS MAY BE PROVIDED.



**Drive D**

- \* DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 2: VEHICULAR CIRCULATION TYPES.
- \* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.
- \* 6'-0" MINIMUM SIDEWALKS TO BE PROVIDED ON SIDE OF STREET WHERE OCCUPIABLE BUILDINGS OCCUR.





**Drive E**

- \* DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 2: VEHICULAR CIRCULATION TYPES.
- \* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.
- \* SHARROWS WITH 15'-0" TRAVEL LANES MAY BE USED IN LIEU OF BIKE LANES.



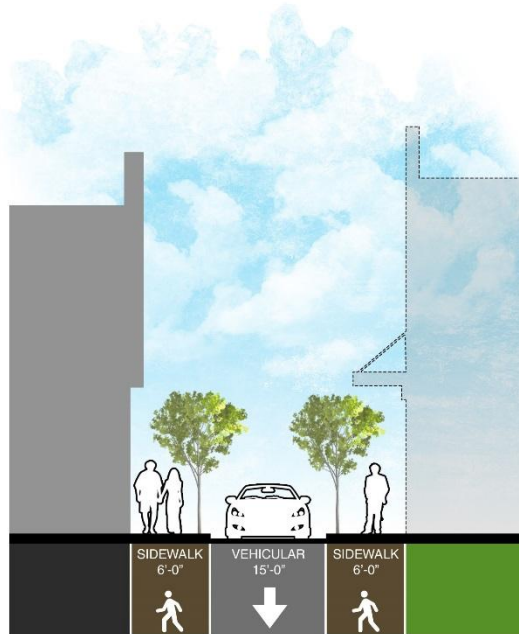
**Drive F**

- \* DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 2: VEHICULAR CIRCULATION TYPES.
- \* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.
- \* 6'-0" MINIMUM SIDEWALKS TO BE PROVIDED ON SIDE OF STREET WHERE OCCUPIABLE BUILDINGS OCCUR.



## Accessway

An Accessway is typically more single-purpose than the other vehicular circulation types, providing access to parking areas, parking structures, loading areas and service bays. This roadway type provides additional circulation opportunities to the entire street network within Dania Pointe. Sidewalks along this type are typically smaller as the volume of pedestrians is less. Landscaping is also generally minimal along this type to minimize the width of the cross section and allowing for wider pedestrian and landscape areas along other vehicular circulation types.



### Accessway

\* DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 2: VEHICULAR CIRCULATION TYPES.

\* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.

### (B) SIDEWALKS

- (1) Sidewalks within Dania Pointe will serve as the main pedestrian facilities and shall be designed to create a comfortable, outdoor public space to accommodate a range of active and passive pedestrian activities. Sidewalks and pedestrian corridors within Dania Pointe shall maintain a clear unobstructed width and maximum slopes as required by the Florida Accessibility Code.
- (2) Sidewalks can be attached to curbs or detached.



- (3) Sidewalks shall be constructed to meet minimum density requirements set forth by the Florida Building Code and as recommended by a licensed geotechnical engineer. The criteria within the City Land Development Code Article 225 and 245 shall not apply to Dania Pointe.
- (4) Pedestrian crossings will be highlighted by changes in material, finish treatment, and or elevation, including, but not limited to, stamped or colored concrete and pavers. Striping may also be used. In addition, appropriate pedestrian treatments, such as handicap ramps will be provided at all intersections and pedestrian crossings, where needed, to accommodate the mobility needs of patrons.
- (5) Internal vehicular circulation will include, at a minimum, a sidewalk at least 5' in width. Sidewalks along major roadways are outlined on the Major Pedestrian Connectivity Plan and Roadway (Vehicular Circulation) Types (Table 2 and the accompanying cross-sections).
- (6) "Squeeze" points along sidewalks and pathways shall maintain a minimum 42" width.

### (C) PUBLIC SPACES

Public Spaces shall also be counted towards open space standards and may be used within Dania Pointe to highlight prominent areas of the project and to provide opportunities for formal and informal gatherings, pedestrian congregation and other social encounters. A public space would include open space, plazas, arcades, courtyards, multipurpose fields and will be in the areas noted currently in the DDG Entertainment District (Appendix F) would occur at Blocks VI and IX and would be where band stands / stages / amphitheater would be limited to. Entertainment district could also include the same amenities of a public space. Public spaces may include storm water facilities or similar, the storm water facility shall be designed to complement the public space through the use of pedestrian pathways, benches, shade structures, signage or similar features. Public space(s) should be located in areas with increased visibility from roadways and in prominent areas of the project. At a minimum, a public space area on Avenue B and in Block IX shall be provided.



#### (1) Water Features

Water features may be used within open space areas of Dania Pointe, within medians or within lots/blocks within Dania Pointe. The water features may include large or small fountains that are either interactive or formal.

#### (2) Site Amenities/Hardscape



Pedestrian-scale site amenities and hardscape features shall be included within Dania Pointe. These may include seating opportunities, such as benches, low walls and wide planter edges, pedestrian scale lighting, trash receptacles, bicycle racks, bollards, drinking fountains, kiosks, tables and chairs. Predominately, amenities are to be located within Blocks III, IV and V. Site Amenities listed below are the recommended materials within Dania Pointe. Materials may be substituted with like kind materials of similar quality and or color as part of a Site Plan:

- a. Tree Grate – Chinook
- b. Bike Rack (Ring or FGP)
- c. Bench (Parc Vue or SCB 1600)
- d. Litter Bin (Chase Park or MLWR200)
- e. Lounge Furniture (Madagascar)
- f. Permanent and Retractable Bollard (Stainless)
- g. Additional Items include but not limited to (materials to be determined at Site Plan):
- h. Public Art
- i. Fountains
- j. Statuary
- k. Accent Lighting
- l. Landscape planters



#### (D) TRANSIT

Dania Pointe proposes to add two new bus stop pads; one on Bryan Road towards the north of the development, and one on Stirling Road towards Bryan Road. Also an existing bus stop is located in front of the Frontier parcel on Stirling Road near NW 18<sup>th</sup> Street. The site circulation is laid out such that buses may route internally should transit route onsite (internal). See also Appendix D Multimodal Connectivity Plan.

#### SEC (7) PARKING

Dania Pointe has the ability to share parking facilities, surface, structured and on-street within and between individual uses including the respective Mixed Use Areas. In addition, parking facilities shall be subject to the following:



General:

- (1) Arrangement of spaces. Parking areas shall be so arranged that any automobile may be parked/ unparked without moving another, except for parking structures which may be designed to allow tandem parking and/or valet services.
- (2) No parking space may encroach, hinder or otherwise block a public roadway or an internal Boulevard.
- (3) Combined loading areas. Collective, joint or combined provisions for loading areas for two or more buildings or uses may be made.
- (4) Due to the nature of valet parking, no minimum parking space standard shall be required with regard to spacing, size/dimensions and minimum aisle widths.
- (5) Parking spaces may be located within required building setbacks.
- (6) Parking facilities including spaces and drive aisles may be used for special events and temporary uses providing emergency service access is not restricted.
- (7) Off-street parking provides surface parking within a lot located off a public roadway or internal boulevard. In general, surface parking shall be provided with 90-degree parking stalls with a minimum dimension of nine feet wide (9') by eighteen (18) feet deep with a minimum drive-aisle of twenty four (24) feet wide. This length may be reduced to sixteen (16) feet where a two (2) foot overhang is provided over landscape. Where the two foot overhang is provided over a sidewalk, a minimum clear width for accessibility standards shall be maintained.
- (8) Angled parking (45 degree and 60 degree) may be used within Dania Pointe. For 45 degree angle spaces, on-street parking spaces shall be a minimum of nine (9) feet wide by 19'-1" long; for 60 degree angle parking spaces, on-street parking spaces shall be a minimum of nine (9) feet wide by 20'-1" long. Accessible spaces shall be 12' wide with a 5' access aisle; length for angled parking will match lengths shown above for 45 and 60 degree angle parking spaces. Drive aisles with two-way angled parking may be a minimum of twenty two (22') feet wide. Parallel parking spaces shall be a minimum of eight (8') feet wide by twenty-three (23') feet long.





- (9) On-street parking provides additional parking opportunities and greater access to businesses. On-street parking spaces shall be a minimum of nine (9) feet wide by eighteen (18) long for angled parking or eight (8) feet wide by twenty three (23) feet long for parallel; this length may be reduced to sixteen (16) feet where a two (2) foot overhang is provided over landscape. Where the two foot overhang is provided over a sidewalk, a minimum clear width for accessibility standards shall be maintained. Where on-street parking occurs, mid-block crossing opportunities will be provided.
- (10) Vehicle stacking spaces shall measure nine (9) feet wide by eighteen (18) feet long and shall be provided in a number sufficient for the use of the tenant. A bypass lane is not required.
- (11) Structured parking provides an increase in the amount of parking provided within a smaller footprint. Some surface parking may be converted to structured parking. Structured parking may be provided as part of proposed commercial, residential, hotel or office uses or independent of any other use.
- (12) Up to 15 percent of the total required parking may be provided through grass parking. Consistent with Sec 265-110, twenty-five percent of the total grass parking area may count towards satisfying required pervious area. Parking provided pursuant to this standard shall be identified on the Site Plan.
- (13) The design and outward appearance of parking facilities and structures (garages) shall incorporate design elements of Dania Pointe. Structured parking shall be considered a building and be held to the same requirements noted for buildings. Such uses must be screened landscape features, hardscape features including but not limited to pedestrian facilities, benches, signage, kiosks, or similar. Parking structures /facades shall be screened by either liner buildings not to exceed two stories in height or through the use of building design/architectural features; such features shall not exceed 50 percent of the façade to allow for increased light and ventilation.
- (14) Parking within structures may be eight feet, six inches (8'-6") wide by eighteen (18') feet long. A one (1') foot clearance from columns and walls is allowed. Parking garage slopes may vary per structure design. If sanitation, emergency or maintenance vehicles are designed to be allowed to the lower floor of structures, a fourteen (14)' foot clearance shall be provided. The Florida Building Code minimum width and clearance must be maintained at all times.
- (15) Compact spaces shall be a minimum of eight feet wide (8') by sixteen (16') feet long. Compact spaces shall be marked / designated on the Site Plan and when constructed. No more than 10 percent of Dania Pointe's parking spaces may be compact spaces.
- (16) Dead end parking aisles are permitted when a bump out or back up area is provided. These



areas are not permitted to serve as loading/unloading areas unless otherwise noted on the site plan.

- (17) There is no minimum or maximum distance from a parking facility and its associated use.
- (18) The use of wheel stops is discouraged within Dania Pointe. If a curb, curb-stop, bollard or similar cannot be provided and wheel stops are used, they shall be painted, provide reflective materials or otherwise set aside from the parking space for increased visibility. The use of wheel stops requires the Dania Pointe Master Developer's approval.
- (19) Parking may be shared between uses and buildings provided the minimum parking standard, below, is provided for the entirety of Dania Pointe.

Required Number of Spaces for Parking. Dania Pointe is a mixed use project incorporating commercial/retail, office, hotel, residential and related open spaces. It is understood that mixed use projects are intended to provide for shared infrastructure including parking facilities whether in the form of surface parking and or parking garages. The required minimum number of parking spaces for each use shall be:

Minimum Parking Standard:

(1) Non-Residential Uses

Commercial/Office: 4.0 spaces per 1,000 square feet GLA

Hotel/Lodging: 0.5 spaces per room

(2) Residential Uses

Studio/1BDR: 1.0 spaces per dwelling unit

2 or more BDR: 1.5 spaces per dwelling unit

(3) Bicycle parking:

No more than 3 percent of the total required automobile spaces. Outparcels shall provide at least one 3-space bicycle rack per building to satisfy this requirement.

Within Residential and Office uses, bicycle parking shall be provided within the respective site and identified on the Site Plan; Retail uses may provide bicycle parking across the entire Block and within centrally located facilities. Bicycle parking may be provided within structures including parking garages.

Supporting uses provided as part of a hotel or similar use (i.e., restaurant, offices, and convention/meeting space) shall provide parking spaces at 50 percent of the Minimum Parking Standard noted.

Exempt Parking Uses: Due to the nature of Dania Pointe and the number and/or location of parking facilities available, the following uses are exempt to the minimum parking standards:





- (1) Community centers,
- (2) Recreational facilities,
- (3) Other places of public assembly,
- (4) Outdoor theaters/amphitheater,
- (5) Similar uses.

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## SEC (8) LANDSCAPING-BUFFERING

Landscaping, including vehicular use areas, within Dania Pointe shall be integrally designed to enhance the high quality signature character and visual interest of the overall development while implementing Florida Friendly design principles. Landscaping shall be used and located throughout the development as outlined within the DDGs. Buffers and landscaping are proposed based on the intensity of development within the planned development areas. The purpose of these provisions is to assure compliance with the Dania Pointe buffering and landscaping guidelines. The project has been designed to require increased buffering and landscaping provisions based upon the proximity and style of buildings near public right of way. Buffers are not required to be relocated if the setback is reduced due to future right-of-way dedication(s).



- (1) Buffer Dimension and Design. The following establishes the minimum buffer design requirements and minimum widths:
  1. Type 1 Buffer: 10' width – one (1) canopy tree and five (5) shrubs for every 40 linear feet.
  2. Type 2 Buffer: 20' width – one (1) canopy tree and one (1) intermediate or small Tree and five (5) shrubs for every 40 linear feet. Trees shall be staggered within the buffer width to provide a tiered effect.
  3. Type 3 Buffer: 40' width – one (1) canopy tree and one (1) intermediate or small Tree and five (5) shrubs for every 40 linear feet. Trees shall be staggered within the buffer width to provide a tiered effect.
- (2) Buffer Application. The following establishes required buffers for the following and may be exceeded by the applicant:
  1. Stirling Road and Bryan Road (from the intersection with Stirling Road to the first right in/right out): Type 1 Buffer. Zero buffer may be utilized if a pedestrian amenity area, outdoor seating, or plaza is provided with no intervening vehicle use area.
  2. Bryan Road: Type 3 Buffer with the following exception: Type 2 Buffer may be implemented at locations where buildings abutting the public right-of-way, adjacent to front building facades that feature entrances or adjacent to rear or side facades that provide substantive fenestration to give the appearance of a front (entrance) façade. Type 2 Buffer may also be implemented where no building is provided along the right-of-way.



3. I-95: Type 1 Buffer. The buffer may be provided along the back of curb rather than along the right-of-way. No trees are required within the portion of the buffer that encroaches an FDOT drainage easement.
4. Buffers between the PMUD and all other boundaries, including along public roads such as SW 18<sup>th</sup> Street: Type 1 Buffer. The buffer width may be reduced to 5' if the buffer includes an opaque fence or wall that is 6' in height.
5. No buffer is required between the FP&L easement and adjacent property, and between the existing hotels and Dania Pointe.
6. Within Buffers, the required trees and shrubs may be clustered to provide view corridors to signage and allow for clearance for utilities, drainage, and visibility at intersections. The distance between landscape cluster areas shall not exceed 80 feet subject to the location of roadways, driveways, signage and or infrastructure.
7. The area in front of Burger King is potentially utilized for interstate signage, light poles, traffic signal poles, power poles, and other signage. As this is a densely commercial area, the area between Burger King and Stirling Road is not intended to be utilized as a buffer. If the Burger King parcel is redeveloped, a minimum 6' width buffer will be provided if possible with no fences or walls. If right-of-way is required to be dedicated by FDOT in the future and the effective width of the buffer is reduced, plantings will be provided to the extent possible given the remaining width.

(3) Additional Buffering Standards:

1. No buffers are required between areas within the District including between Blocks.
2. Fences, walls, and hedges are allowed along the interior edge of the buffers as well as throughout the development. The maximum height of fences and walls is ten (10) feet in height for screening purposes. Fences and walls proposed for ornamentation purposes are allowed to a height of maximum five (5) feet. Barbed wire fences are prohibited.

(4) General Landscape Standards:

1. Landscaping is encouraged as a tool to enhance the pedestrian experience, beautification, delineation of access, features, architecture, and environmental enhancement. In general, landscaping when used within a sidewalk shall include trees that provide shade and aesthetic enhancements without conflicting with vehicle or pedestrian movement, awnings or signs.
2. Landscape and Irrigation Plans may be at a consistent scale as the site plans provided as part of specific submittals to the City; however, plans, specifically irrigation plans, may be provided at a maximum scale of 1"-50'.
3. Tree grates within sidewalks and other publicly accessible areas shall be provided for trees planted within sidewalks less than 10' in width. Where tree grates are not provided, raised curbs, shrubs, or other material will be provided.
4. Root Barriers:



- a. Trees installed within five (5) feet of utilities or a sidewalk shall provide a root barrier; utilities and site amenities may be permitted to within seven feet, six inches (7'-6") of a tree.
  5. Tree Equivalency Standards. For the purposes of calculating required trees (but not for mitigation replacement):
    - a. One (1) large Palm with a typical DBH at maturity larger than 12 inches or greater shall be the equivalent of one (1) canopy tree.
    - b. A grouping of three (3) palm trees with a typical DBH at maturity of less than 12 inches shall be the equivalent of one (1) canopy tree.
    - c. Palms with typical DBH at maturity of less than 12 inches that are specified with trunks emerging from a common root ball shall be equivalent to one (1) palm tree.
  6. Irrigation plan submittals will be provided per City Code for construction permit submittals. Irrigation will be installed prior to the certificate of occupancy.
  7. Low-volume drip irrigation may be provided in narrow landscape spaces to avoid overspray onto paved surfaces.
  8. Mitigation replacement trees, replacing trees removed as a part of a permitted activity, may be counted towards trees required under development standards. For example, trees required for buffers, street trees, and non-buffer areas per this DDG document or City Code may be counted toward mitigation for trees removed.
- (5) Street Trees shall be planted along Boulevards, Drives and Avenues, per the following parameters:
1. Boulevard street trees: One (1) Canopy tree, intermediate tree or palm at 50 feet on center (max) spacing at road edges and 40 feet on center (max) spacing within medians.
  2. Drive and Avenue street trees: One (1) Canopy tree, intermediate tree, or palm at 40 feet on center (max) spacing at road edges, planted in a min 4'x4' tree grate, tree planter or as part of a landscaped strip at the road edge.
- (6) Landscaping within non-buffer areas shall be consistent with the following:
1. Parking structures and garages shall be exempt from landscaping requirements
  2. An area, or combination of areas equal to 8% of the total vehicular use area (VUA), exclusive of perimeter buffers, is required to be devoted to interior VUA landscaping. This standard shall be applied on the overall Dania Pointe and is not required for each block, parcel, or individual development.
  3. Required landscape for non-buffer landscape areas, inclusive of interior VUA landscaping:
    - a. One (1) tree or palm and ten (10) shrubs are required for every 2,000 square feet of required non-buffer landscape area, excluding specific purpose landscaped open spaces such as designated recreation spaces (including safety zones), grass amphitheaters, stormwater treatment areas, swales, or similar.
  4. Landscape islands shall be provided at the ends of a parking aisle and are encouraged throughout the surface parking areas to break up the expanses of the parking area. Islands must be of sufficient width to accommodate the plantings being proposed within them or root barriers, drip irrigation and other methods shall



- be implemented. Interior landscape islands may be clustered so as to provide larger, functional islands at the end caps.
5. Terminal and intermediate islands shall generally require at least one (1) tree or palm and shall be a minimum of 7' wide (back of curb to back of curb) or as practical to provide a suitable planting area. Terminal and intermediate islands must be a minimum of 7' wide for a Canopy tree. A maximum of 20 spaces may be provided between intermediate landscape peninsulas. Wider end islands may be provided if intermediate islands are not provided.
  6. All landscaped areas adjacent to VUAs shall be protected by raised curbing.
  7. A separate buffer is not required between the vehicle use area, public right-of-way and or a building in excess of those required at the property perimeter.
- (7) Project entrances shall provide enhanced landscaping and design; however, entrance landscapes are not required to exceed the minimum requirements of these DDGs..
- (8) Plants
1. The plant palette used for Dania Pointe shall be composed of a minimum 50 percent native species and nursery stock grown within the region. Trees, shrubs and similar shall, at a minimum, meet Florida No. 1 standards. Plants that are identified as category I and II invasive species per Section 825-50 (Definitions) of the Dania Beach Code of Ordinances are prohibited. Plant species should complement the design of previously installed portions within the Dania Pointe, applying the design precedence observed for previously-approved parking lots, buffers, building foundations, and internal roadway plantings. Plant species identified in the Dania Beach Landscape Technical Manual shall be utilized for at least 90% of all plantings per landscape plan application.

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## SEC (9) SIGNAGE

Signage shall be designed to complement the architecture and designs within the District and shall adhere to the following:

General provisions:

- (1) The types of signs permitted within Dania Pointe include, monument, pylon, and pedestal signs, blade signs and letters fixed directly to building walls, projecting and hanging signs, and neon and dynamic LED Digital Display signs for media uses; billboard and similar signage types as regulated by FDOT are also permitted. Digital signs including (5).1 and (5).3 below, and or oriented to FDOT right-of-way shall follow FDOT requirements.
- (2) Internally illuminated cabinet signs (i.e., box signs) directly mounted to the wall are not permitted.
- (3) The Dania Pointe Master Sign Plan (Site Sign Plan) (Appendix E) will include all ground signage, excluding tenant and building signage.
  1. Signage including Project Identification Signage, located not closer than 100' to Bryan Road, Stirling Road and I-95 are exempt from signage requirements except as otherwise provided in (4) below.
  2. Maps/Map Stands and Kiosks are exempt from signage requirements.
  3. Wayfinding and similar internal signage shall be governed by the standards listed below.
    - a. Wayfinding signs shall only be used on a localized level in close proximity to the destination when there is no conflict with traffic signs.



- b. Wayfinding signs shall have a standardized character, and be constructed of attractive and durable materials.
  - c. Wayfinding signs shall be developed as a family of signs for different uses.
  - d. Wayfinding signage shall be designed at an appropriate size to relate to the intended reader. For instance vehicular wayfinding signs shall be larger to be readable at greater speeds, whereas pedestrian signs shall be smaller and on shorter bases.
  - e. Where located within Florida Department of Transportation (FDOT) facilities, wayfinding signage must adhere to the FDOT Plans Preparation Manual as may be amended.
- (4) Sign standards: in addition to those signs provided above, the following sign standards shall apply within Dania Pointe
- 1. Existing Billboards located along I-95 may be relocated and reconstructed in accordance with F.S. 70.20, subject to a relocation and reconstruction agreement between the City and Dania Pointe Master Developer. No Billboards shall be permitted along Bryan Road and Stirling Road.
  - 2. Advertising Pylons: Two (2) advertising pylons are proposed adjacent to I-95 in the Northwest parking area. These signs may be up to fifty (50) feet in height as measured from the adjacent finished grade. These signs may include digital displays and may be used for off-site advertising. Digital displays may be up to six hundred seventy-five (675) square feet per sign.
  - 3. Dania Pointe Project Identification Monument: One (1) project identity sign is proposed adjacent to I-95 in the Northwest parking area, One (1) may be provided at the public right of way leading from Stirling to Boulevard A and one (1) at Stirling and Boulevard B. These signs may be up to fifty (50) feet in height as measured from the adjacent finished grade. Signs may include digital displays and may only be used for onsite advertising. Digital displays may be up to six hundred seventy-five (675) square feet per sign. See also Sec (9)(1) above.
  - 4. Dania Pointe Tenant Identification Monuments: Monument signs are proposed that will identify Dania Pointe as well as the delineation in blocks. These signs will have tenant identification panels and will include design elements that help to identify the development. These structures will be architecturally compatible with the main design theme of Dania Pointe.
    - a. Primary Tenant Monument Signs: Each block is permitted one (1) primary monument signs for each five hundred (500) feet in length. These signs may contain up to 200 square feet of signage per sign face, maximum height shall be thirty-five (35) feet. Signs may include digital displays for on-site advertising. No offsite advertising shall be permitted.
    - b. Secondary Tenant Monument Signs: Each block with frontage on more than one right-of-way may have one secondary ground-mounted sign. These signs will have tenant identification panels that do not exceed 15 feet in height from grade and will include a 4 feet high design element that identifies the development. These structures will be architecturally compatible with the main design theme of Dania Pointe. Tenant signage panels will not exceed 100 square feet.
    - c. Secondary Project Identity Monument Signs: A series of three (3) vertical signs grouped together to identify the project and may include tenant identification panels. The maximum height shall be twenty (20) feet as measured from the



- adjacent finish grade; maximum width is six (6) feet. Tenant Identification panels, if provided, may not exceed 20 square feet each.
- d. Tenant Monument/Outparcel Signs: A freestanding sign may be permitted on developed outparcels and for tenants located on Bryant or Stirling Rd. An outparcel, or tenant whether a corner or interior parcel, may have no more than one freestanding sign. Freestanding outparcel signs shall be placed no closer than 15 feet to any property line. Freestanding signs may not be placed in the vision triangle. Signs may contain up to 65 square feet of signage per sign face, maximum height shall be eight (8) feet.
5. Vehicular Directional Signage: Signs directing and guiding traffic to parking areas, entrances, exits, and service areas. Signs may contain up to 20 square feet of signage per sign face, maximum height shall be ten (10) feet.
  6. Tenant Signs:
    - a. Primary wall mounted signs: These signs identify the individual tenants within the building and are located on the exterior of the building in which the tenant is located. These signs are to be located on any side of a building that is considered a primary entry/exit to the tenant space. Two square foot per linear foot of building face where the sign is to be located with a maximum of 300 square feet.
    - b. Secondary Wall Mounted Signs: Tenants are also permitted up to two (2) secondary wall mounted signs that may be placed on a non-entrance/exit side of the building that contains the tenants' space. These signs shall be permitted with a maximum (total) of 150 square feet.
    - c. Primary and Secondary wall mounted signage may be traded based on the orientation of the primary customer entrance location and building orientation.
    - d. Under Canopy Signs: In addition to the wall mounted tenant signs, each tenant is permitted one pedestrian oriented under-canopy sign with a maximum area of four square feet. These under-canopy signs are not permitted to be internally illuminated, must maintain nine feet vertical clearance above pedestrian walkways.
  7. Hotel, Residential and Office Towers: These buildings may include wall signs at or below the roof parapet per City of Dania Beach zoning code allowances.
  8. Service/Loading: Signs identifying service and loading areas. These signs may be wall mounted or freestanding. Signs may contain up to fifteen (15) square feet of signage.



## SEC (10) LIGHTING

Lighting for Dania Pointe shall be designed to provide safety and security for motorists and pedestrians as well as to enhance the overall character and design of the development after dusk. CPTED (Crime Prevention Through Environmental Design) guidelines will be used in lighting design. Lighting may include skyline lighting for buildings taller than ten (10) stories which will require coordination and approval from FAA / FDOT, accent lighting for building facades accenting key design aspects, decorative building lighting, landscape lighting, pedestrian walkway lighting, parking lot lighting, fountain lighting, up-lighting on buildings and building security lights. Lighting shall be used to provide safety and security for motorists and pedestrians while not adversely effecting properties sharing a property line. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:

1. Fixture. The light source shall be concealed behind an opaque surface and recessed within an opaque housing and shall not be visible from adjacent properties.
2. Fixture Height. Lighting fixtures shall be a maximum of 35 feet in height within a parking lot or along a pedestrian way.
3. Light Source (Lamp). Incandescent, florescent, LED, metal halide, or color corrected high-pressure sodium may be used.
4. Pedestrian scale lighting is provided along Boulevard A and Boulevard B specifically within Blocks III, IV and V.
5. Mounting. Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross the boundaries of the District.
6. Limit Lighting to Periods of Activity. The use of sensor technologies, timers or other means to activate lighting during times when it will be needed may be provided to conserve energy, provide safety, and promote compatibility between the different Permitted Land Use Areas within the District.



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## SEC (11) UTILITIES

Water and wastewater infrastructure is presently available to the property and provisions have been made for the connection to these systems; connection points will be coordinated with the City of Dania Beach. Utilities are intended to be designed and developed as public infrastructure. Utility designs will meet Broward County and Florida Department of Health and Environmental Protection Standards. Easements necessary to serve the development (internal) shall be provided as follows:

- 10' where utility lines are installed separately or
- 20' where utility lines are co-located.

Easements will be dedicated to the City via a separate instrument; a plat shall not be required.

Development will comply with Florida State Statutes 633, Florida Administrative Code 69A, currently adopted NFPA codes, the currently adopted edition of The Florida Fire Prevention Code and the currently adopted edition of the Broward County Amendments to The Florida Fire Prevention Code.

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## SEC (12) STORMWATER

Stormwater design shall meet Broward County criteria and requirements. Finish floor, minimum inlet, pavement and roadway elevations shall all meet Broward County criteria as part of an approved Environmental Resource Permit (ERP). Finish floor elevations shall meet FEMA requirements, as applicable. The City of Dania Beach Code for minimum finish floors, roadway and parking lot elevations shall not apply in Dania Pointe. Areas shall be drained so as not to cause a nuisance on adjoining or nearby properties and shall be permitted in accordance with Broward County standards. Lots shall be filled in accordance with Broward County approved plans and permits.

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## SEC (13) OFF-SITE IMPROVEMENTS

Off-Site Improvements required by FDOT, Broward County and the City of Dania Beach shall be provided by the Master Developer in a timely and coordinated manner. The Master Developer will provide a statement as part of the site plan approval process describing such improvements. The Off-Site Improvements include certain required improvements and other non-required voluntary improvements provided by the Master Developer for the betterment of Dania Pointe as shall be specified and negotiated in a development agreement between the Master Developer and the City. The provisions of the agreement concerning voluntary Off-Site Improvements shall apply without rendering such improvements ineligible for the purposes of calculating impact fee credits. The development agreement will be adopted and executed prior to issuance of the first building for vertical construction.

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## SEC (14) SITE PLAN SUBMITTALS

Site Plan submittals shall provide the following additional information in graphic or text format. Site Plans shall be reviewed consistent with these DDG and the PMUD:

1. Pedestrian Connectivity Plan
2. Bicycle Connectivity Plan





3. Transit Plan (circulation)
4. Fire Access Plan (vehicle turning movements)

Plans as may be provided in the Appendix are for reference purposes and supplement subsequent submittals.

Section 635-100.A is modified as follows: the Dania Pointe Site Plan shall be vested for a period of five (5) years from the date of City Commission approval subject to the application and approval of building permits within this time frame. Extensions of this time period may be granted by the City for good cause.

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## SEC (15) OTHER PROVISIONS

- (a) Entertainment District. Dania Pointe includes an Entertainment District identified in Appendix F which is generally described as occurring at Avenue B, and Blocks III, VI and IX and would be where band stands / stages / amphitheater would be limited to. Entertainment district could also include the same amenities of a public space.
- (b) Alcohol Sales and Consumption
  1. Consistent with Section (2), Permitted Uses, bars, taverns and night clubs are permitted uses within Dania Pointe. These facilities may provide both the on and/or off-premise consumption of alcoholic beverages. Due to the nature of Dania Pointe and the creation of a mixed-use district encompassing entertainment type uses and venues, the following are permitted:
    - a. Minimum distance requirements. There shall be no minimum distance required between any place of business licensed by the state to sell alcoholic beverages within Dania Pointe either for consumption on or off premises and any other place of business licensed for the sale and/or service of alcoholic beverages. There shall be no minimum distance requirement between any establishment licensed to sell alcoholic beverages either for consumption on or off premises within Dania Pointe and establishments similarly licensed outside of Dania Pointe.
    - b. Hours of operation. Establishments licensed by the state of Florida to sell alcoholic beverage either on or off premises within Dania Pointe shall comply with the City's hours of sale regulations as set forth in City Code Section 4-18 as may be amended in the future, except establishments located within the Dania Pointe Entertainment Districts may sell or offer for sale or deliver or serve or permit to be consumed until 3:00 a.m. daily. Extended hours beyond this time may be permitted pursuant to City Code Section 4-18.1 "Extended House License."
    - c. Consumption and possession of alcoholic beverages within Dania Pointe. Alcoholic beverages sold for consumption on the premises by a vendor within Dania Pointe, may be held, carried and transported in substitute container, at any location within the Entertainment District, either indoors or outdoors to the extent it is permitted by the state. This provision shall not permit consumption in parking lots or parking garage facilities.
    - d. Hours for music and entertainment. Music and other forms of live entertainment whether amplified or not, shall be permitted indoors at any time during regular business hours of any business within Dania Pointe, and in addition music and live entertainment shall be permitted outdoors within the Entertainment District until 3:00 a.m.; all other areas within Dania Pointe until 1:00 a.m.



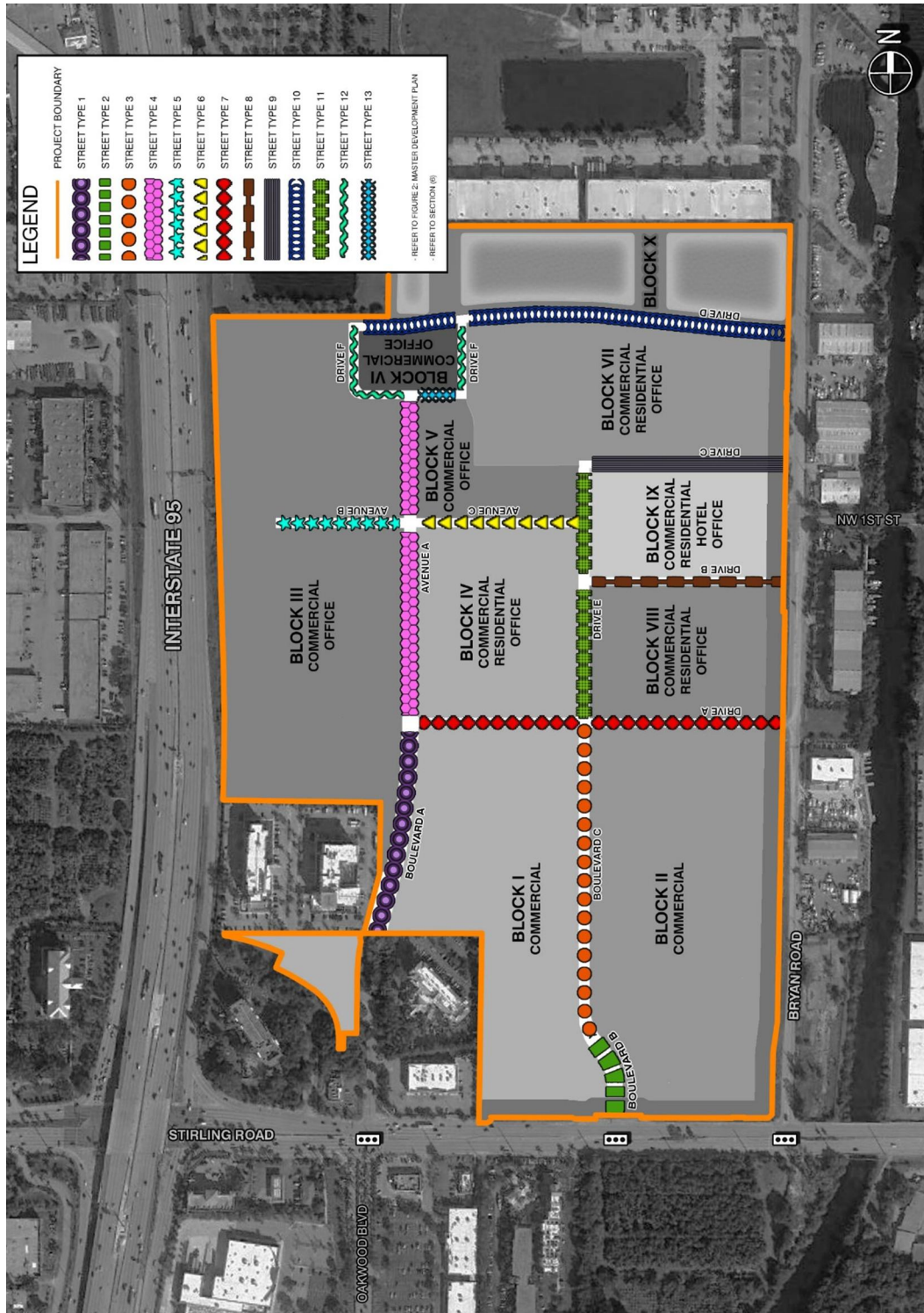
- e. Outdoor sales of alcoholic beverages. Vendors licensed under the state beverage laws, may sell and serve alcoholic beverages at any location within Dania Pointe licensed for such sale and under the control of such licensee, including, but not limited to, sidewalk cafes and outdoor areas in compliance with s. 561.01(11), F.S., provided all such operators of any outdoor facilities vending and serving alcoholic beverages shall be duly licensed by the state, and permitted to operate pursuant to the City Code.
  - f. Minors on licensed premises. Vendors may permit minors access on the licensed premises during hours of operation and only during times the establishment is open to the general public with the exception of scheduled private events.
- (c) Dania Pointe shall provide the City on an annual basis a Security and Emergency Services Response Plan approved by the Police Chief. Police and Fire Protection shall be provided unfettered access to the property to perform their duties. Access for fire hydrant maintenance and repair will be provided by easement.
  - (d) Emergency Generators
    - 1. Generators may be located no less than 10 feet from the external perimeter of the PMUD; no other setback requirements shall be required; however, generators cannot be located within a perimeter buffer and must be screened from public view.
  - (e) Accessory Gasoline Service Stations as identified in Section 2 shall be exempt from Sec. 515 of the City Code. Such uses shall incorporate design elements of the primary building including building accents, colors, design features; however, this standard is not intended to require consistent use of materials and or mirror the primary building.
  - (f) Temporary easements for construction shall be permitted on-site by the Master Developer.
  - (g) Amendments to the DDG shall only require the approval of the affected property owner(s) within the PMUD boundary and the master developer, and follow procedures of 340 (d) of the City's Land Development Code.
  - (h) Due to the nature of Dania Pointe and its improvements (private), a maintenance and responsible party agreement shall be provided with each respective Site Plan. Dania Pointe Property will be maintained up to the minimum standards, included within a declaration of covenants restrictions and easements as administered by the Master Developer.
  - (i) Master Developer approval is required to be submitted prior to the submittal of the building permit submittal.
  - (j) These DDG do not amend Section 505 of the City Code specific to the conditions for permits (i.e., submittal, review and approval of sign permits) except that any permit, building or similar, submitted by a third-party applicant requires approval in writing by the Dania Pointe Master Development prior to submittal to the City of Dania Beach. These DDG modify the location, size and height of signs within Dania Pointe.



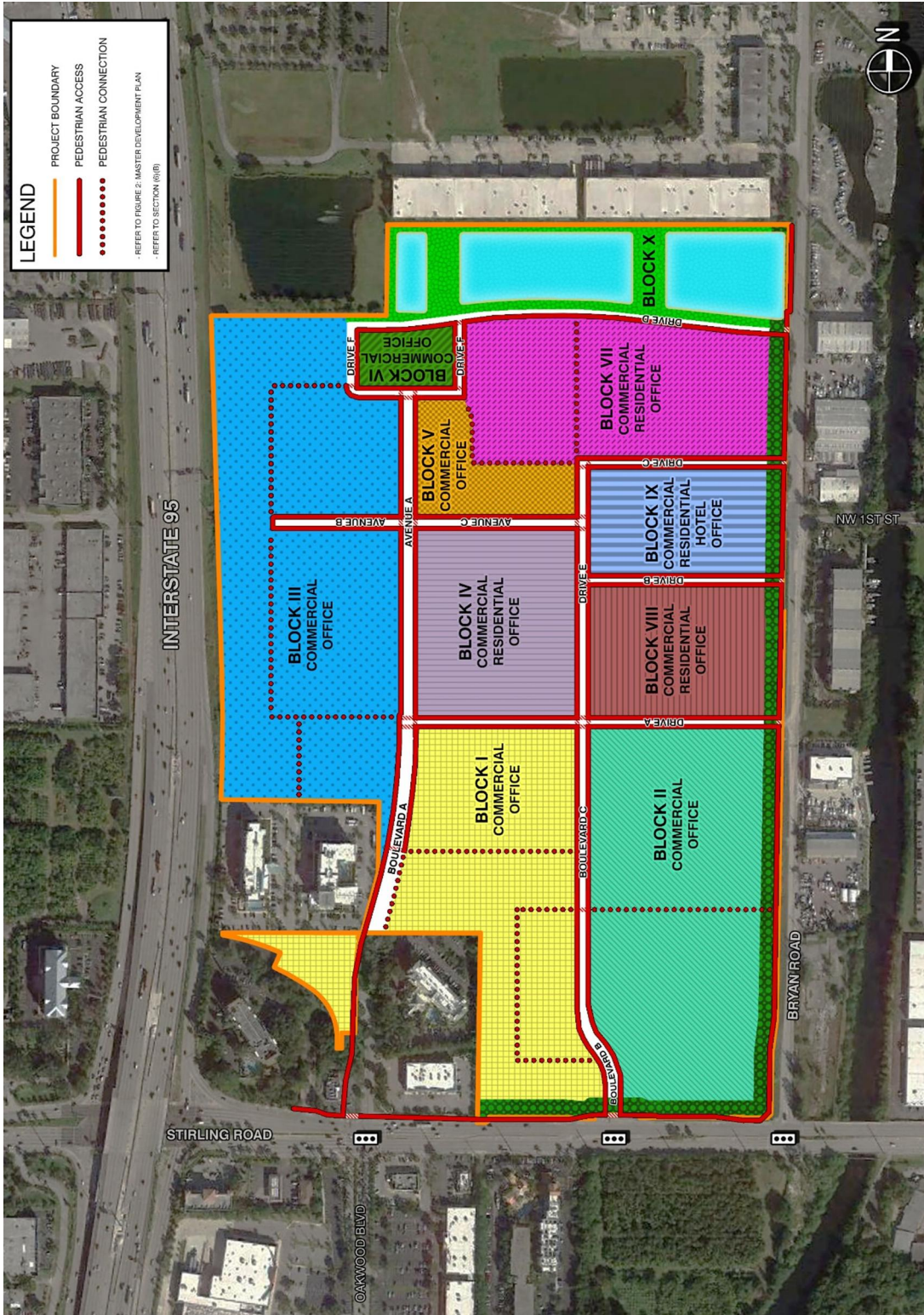
# APPENDIX



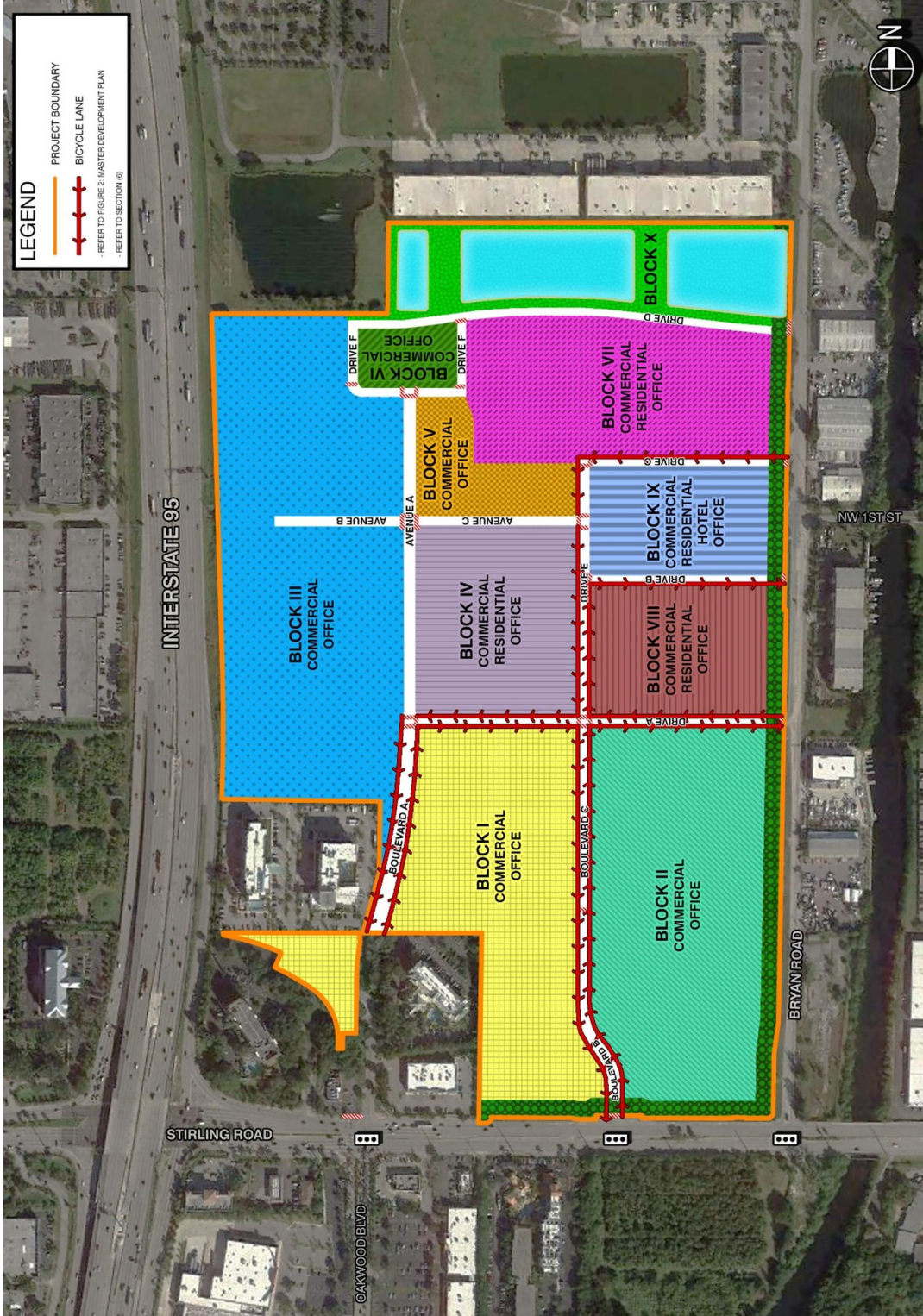
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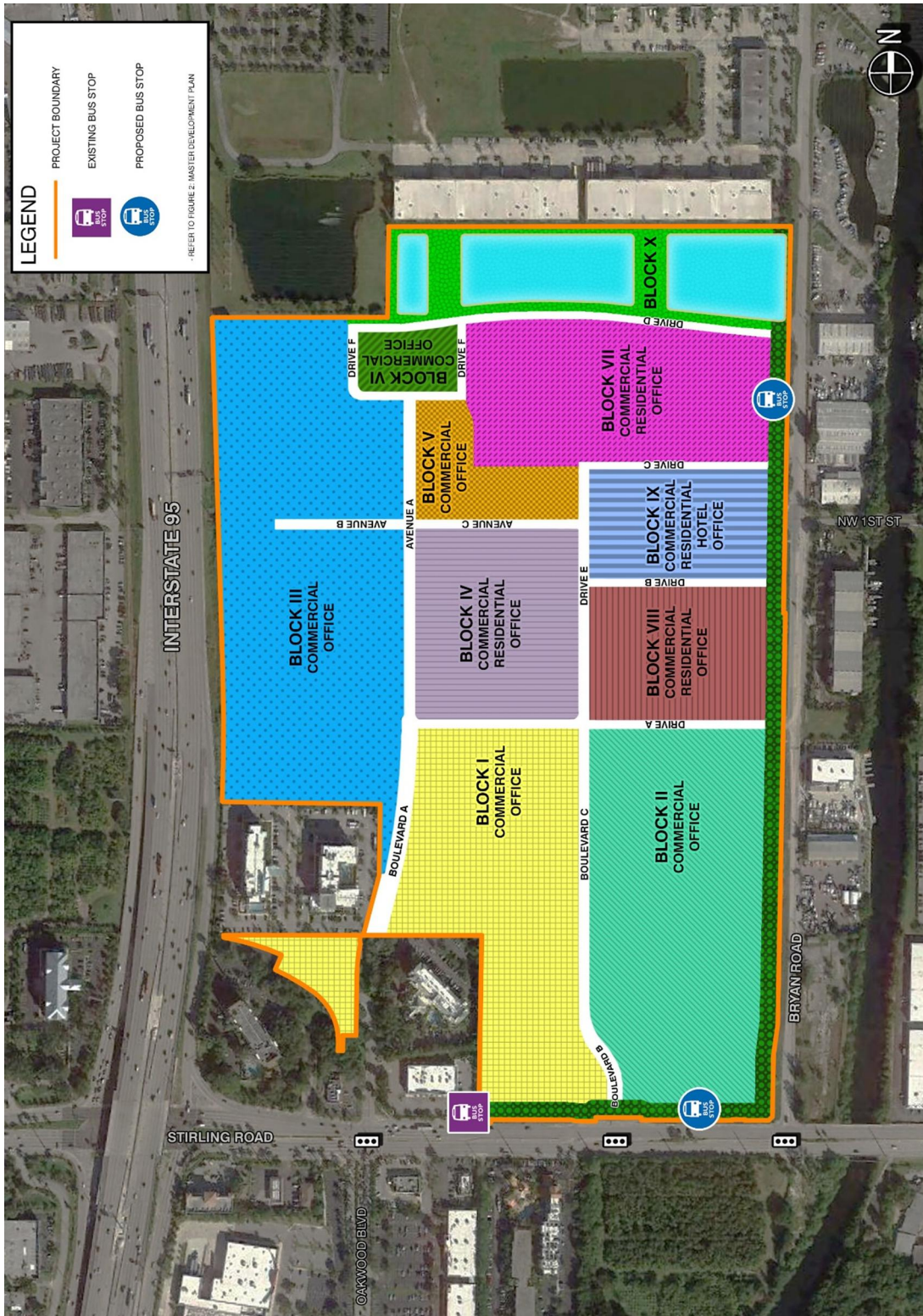
B – DANIA POINTE MASTER PEDESTRIAN CONNECTIVITY PLAN



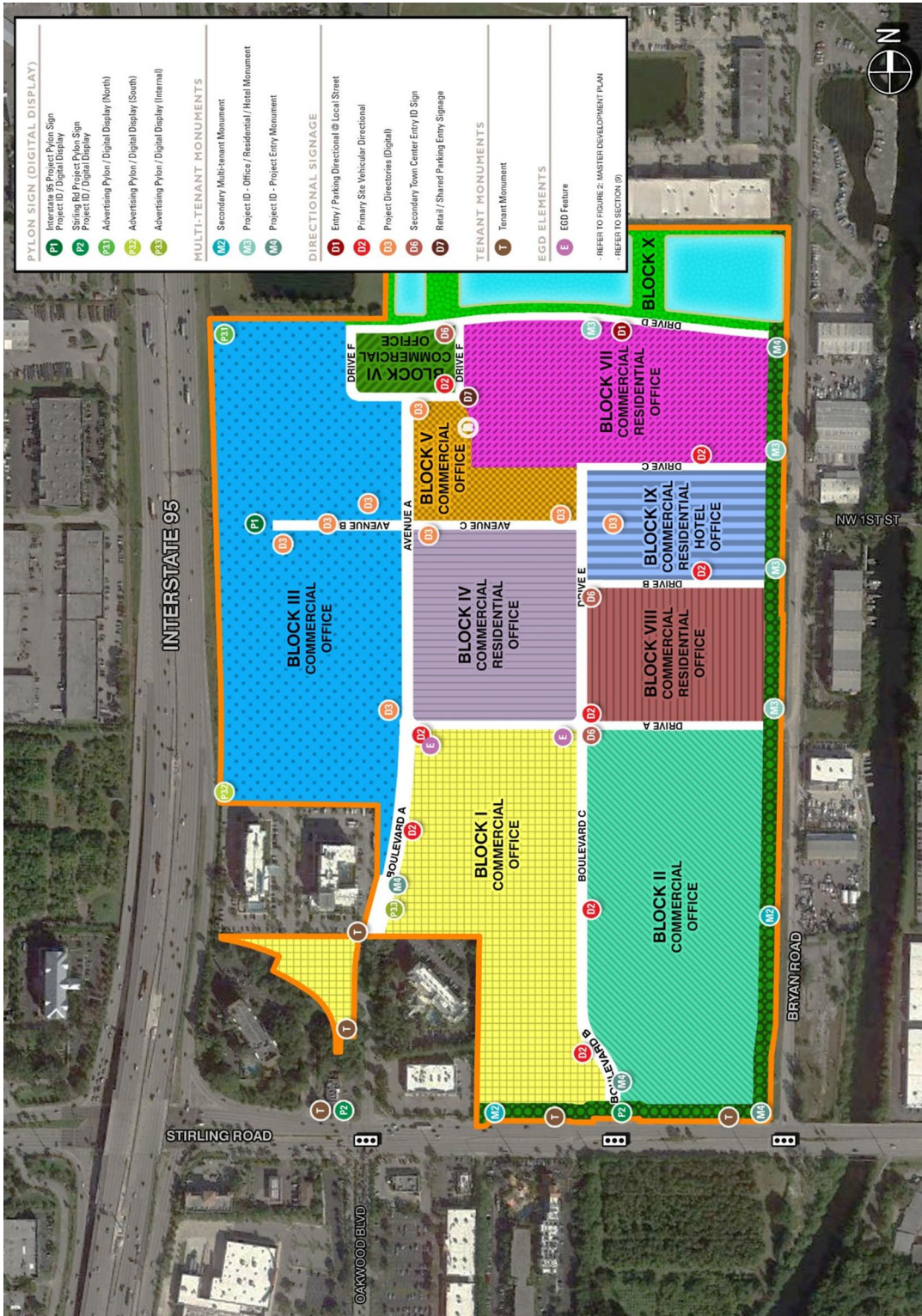
C – DANIA POINTE MASTER BICYCLE CONNECTIVITY PLAN



D – DANIA POINTE MASTER MULTIMODAL CONNECTIVITY PLAN



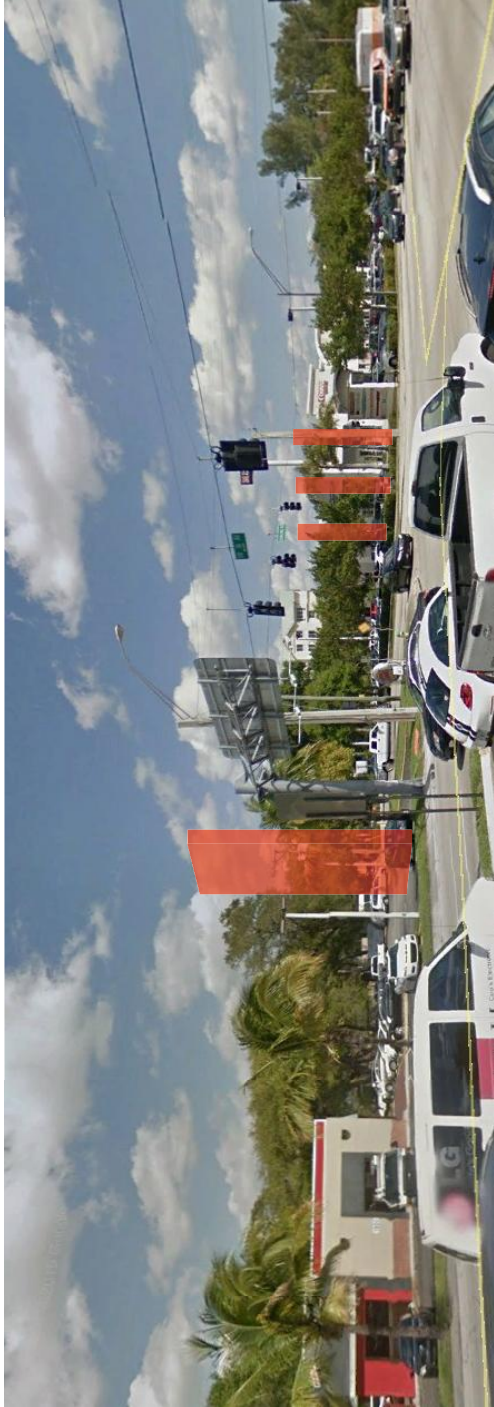
# E - SITE SIGN PLAN



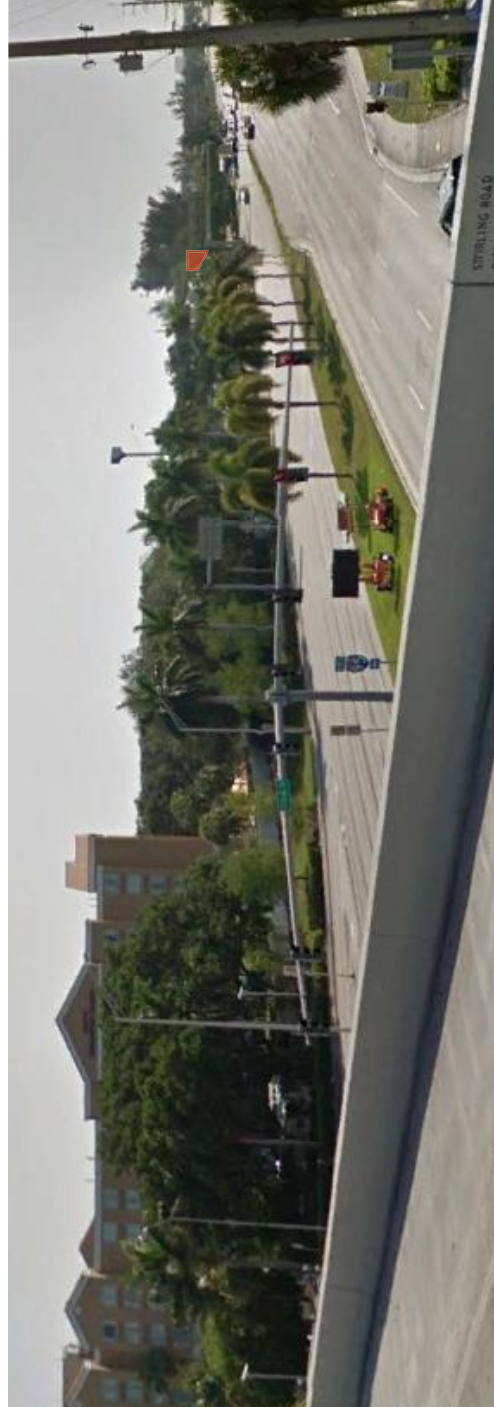


**KEY**

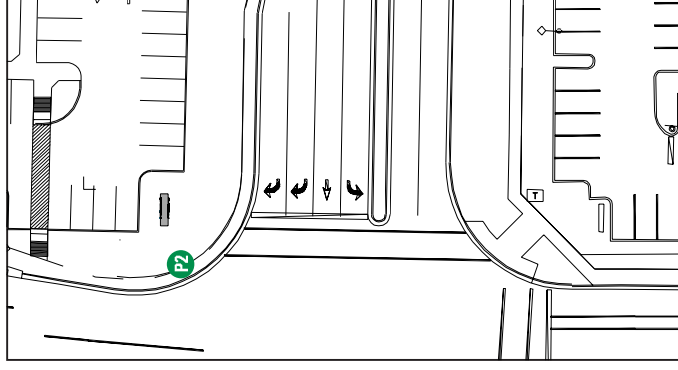
- P2** Stirling Rd Project Pylon Sign  
@ Pointe Dr Project ID / Digital Display
- M4** Project ID - Project Entry Monument



VIEW FROM SW 18th Ave @ STIRLING  
NTS

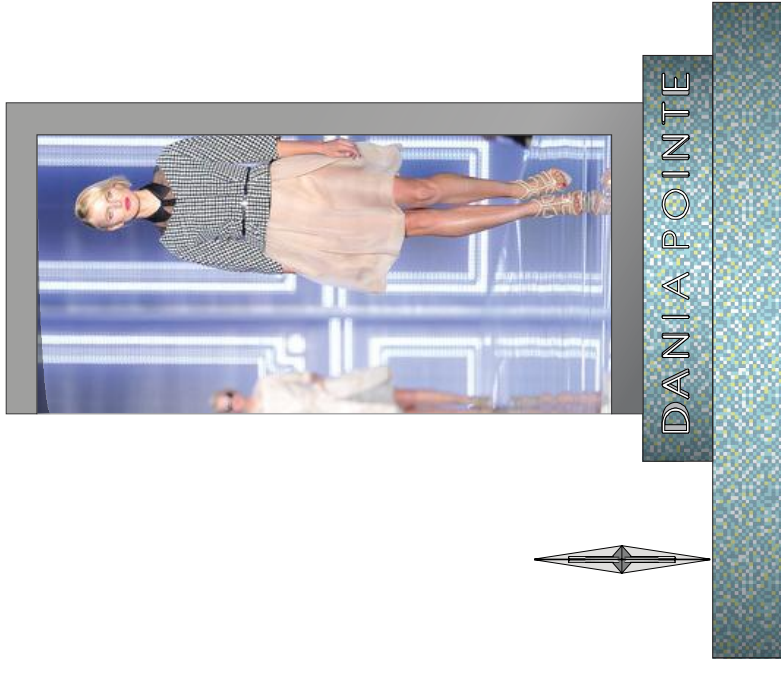


VIEW FROM NORTHBOARD 95  
NTS



DETAIL PLAN  
Scale: 1" = 50'-0"

**SIGN LOCATIONS**



P1 FRONT VIEW  
Scale: 1/8" = 1'-0"



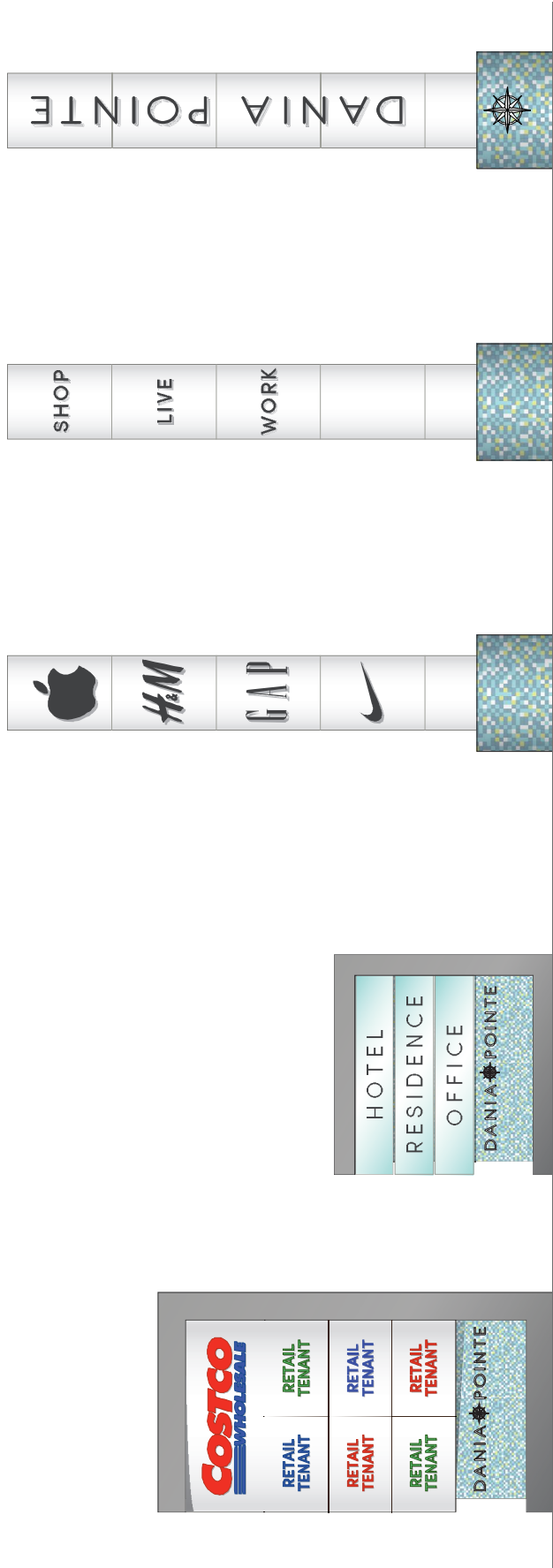
P2 FRONT VIEW  
Scale: 1/8" = 1'-0"



P3.1 FRONT VIEW  
Scale: 1/8" = 1'-0"



P3.2 FRONT VIEW  
Scale: 1/8" = 1'-0"

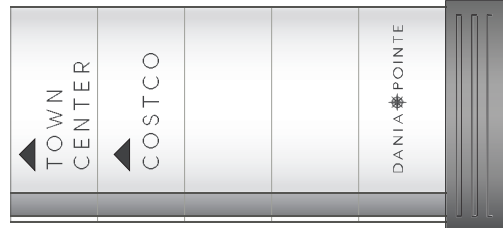


M12 FRONT VIEW  
Scale: 1/4" = 1'-0"

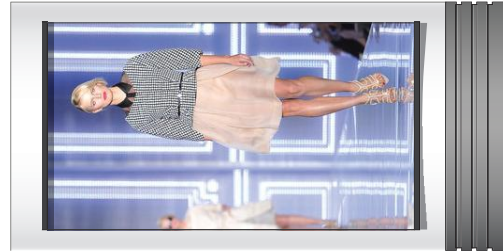
M3 FRONT VIEW  
Scale: 1/4" = 1'-0"

M14 FRONT VIEW  
Scale: 1/4" = 1'-0"

MULTI-TENANT MONUMENTS



**D2** FRONT VIEW  
Scale: 1/2" = 1'-0"



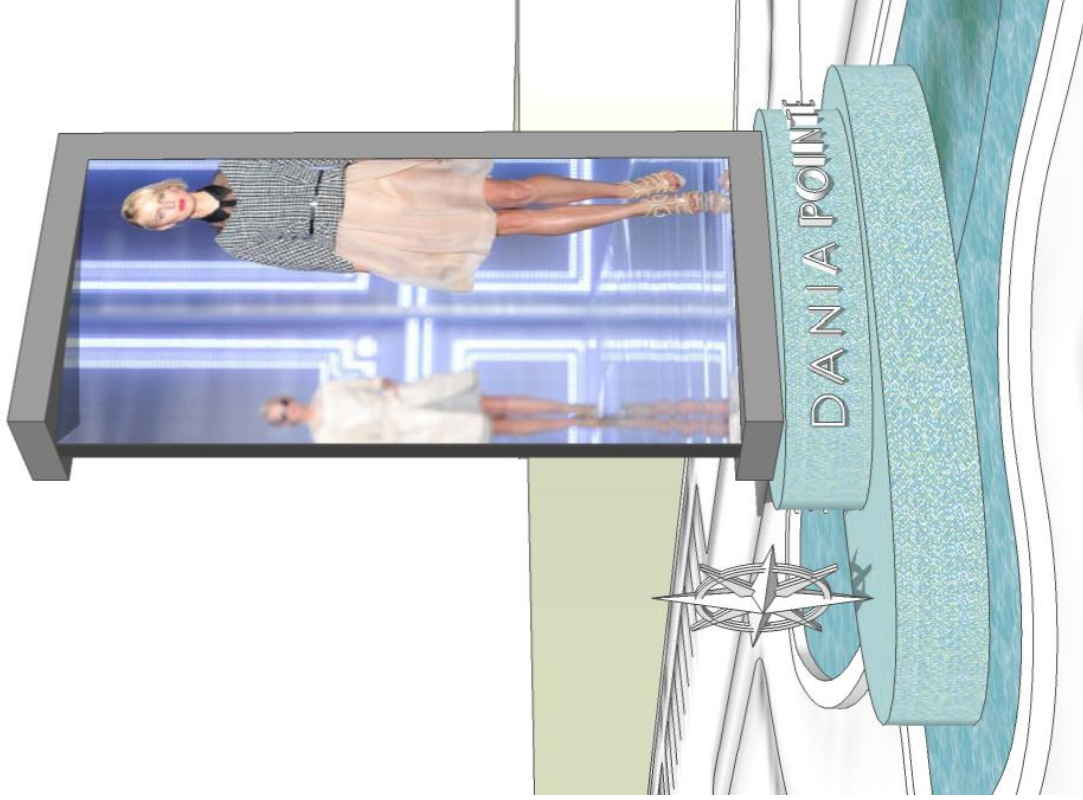
**D3** FRONT VIEW  
Scale: 1/2" = 1'-0"



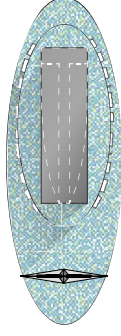
**T** FRONT VIEW  
Scale: 1/2" = 1'-0"



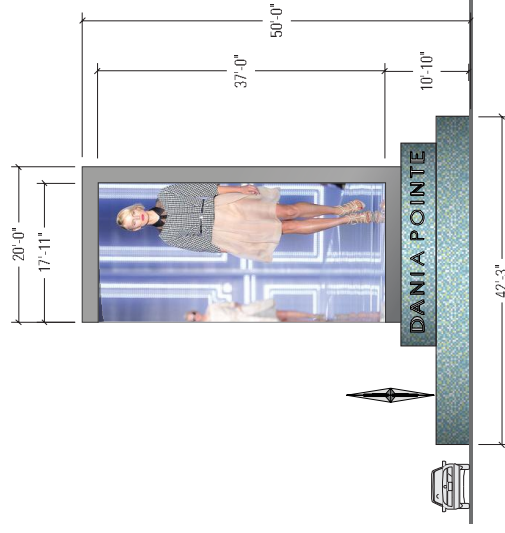
**T** FRONT VIEW  
Scale: 1/2" = 1'-0"



PERSPECTIVE VIEW  
NTS



PLAN VIEW  
Scale: 1/16" = 1'-0"



FRONT VIEW  
Scale: 1/16" = 1'-0"

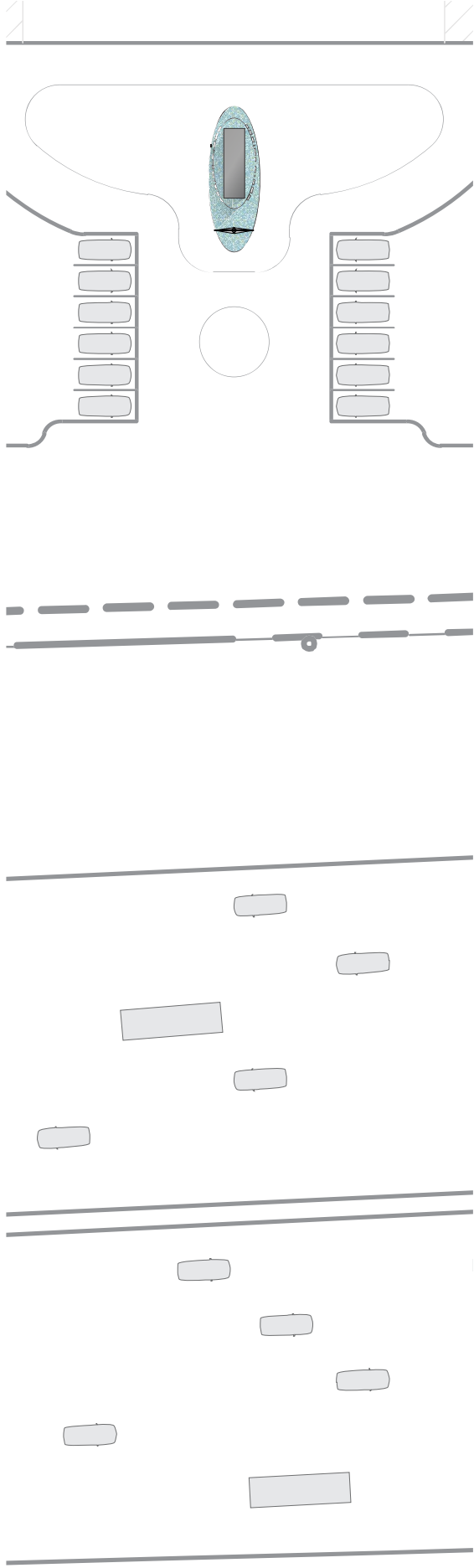


SIDE VIEW  
Scale: 1/16" = 1'-0"

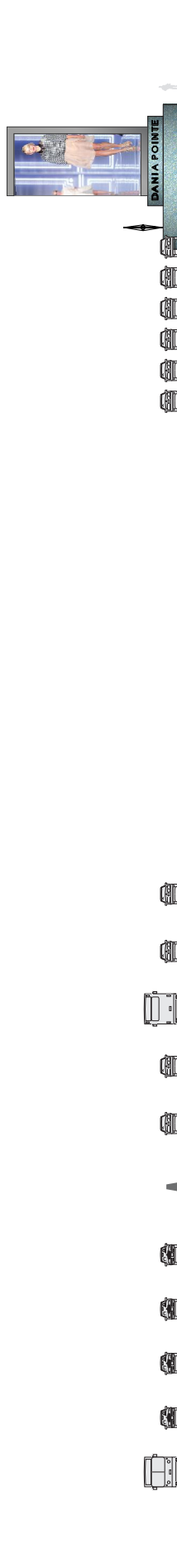
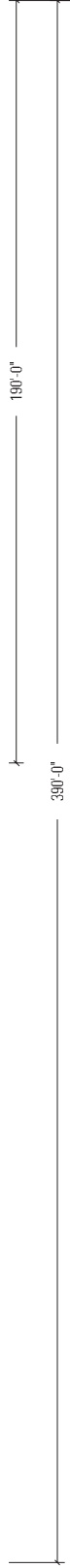


SIDE VIEW  
Scale: 1/16" = 1'-0"

P1 - INTERSTATE 95 PROJECT PYLON SIGN - PROJECT ID / DIGITAL DISPLAY

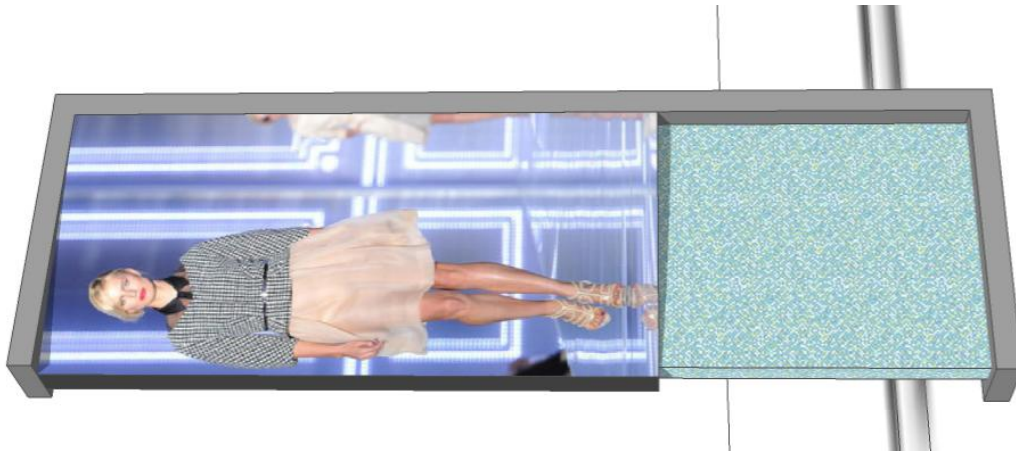


PLAN VIEW  
Scale: 1" = 30'-0"



FRONT VIEW  
Scale: 1" = 30'-0"

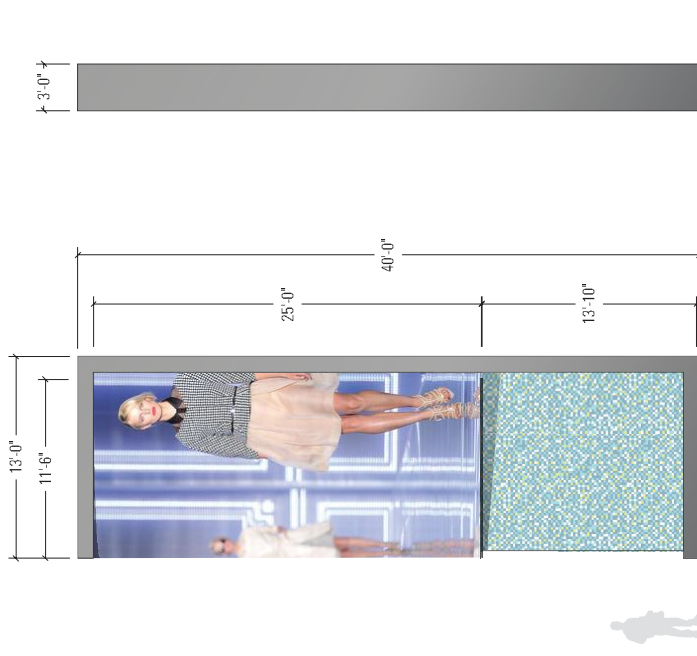
P1 - INTERSTATE 95 PROJECT PYLON SIGN - PROJECT ID / DIGITAL DISPLAY



PERSPECTIVE VIEW  
INTS



PLAN VIEW  
Scale: 1/8" = 1'-0"

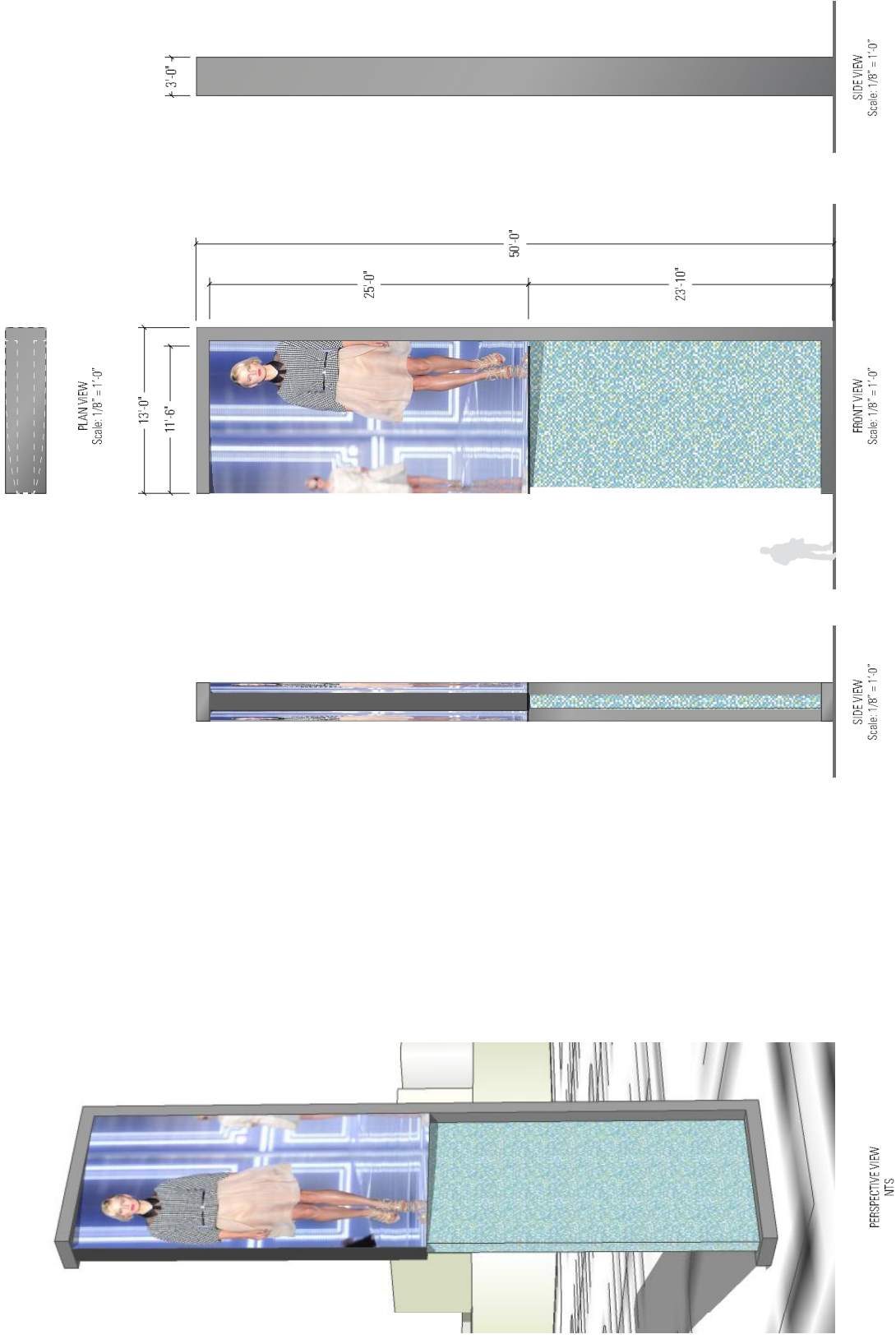


FRONT VIEW  
Scale: 1/8" = 1'-0"



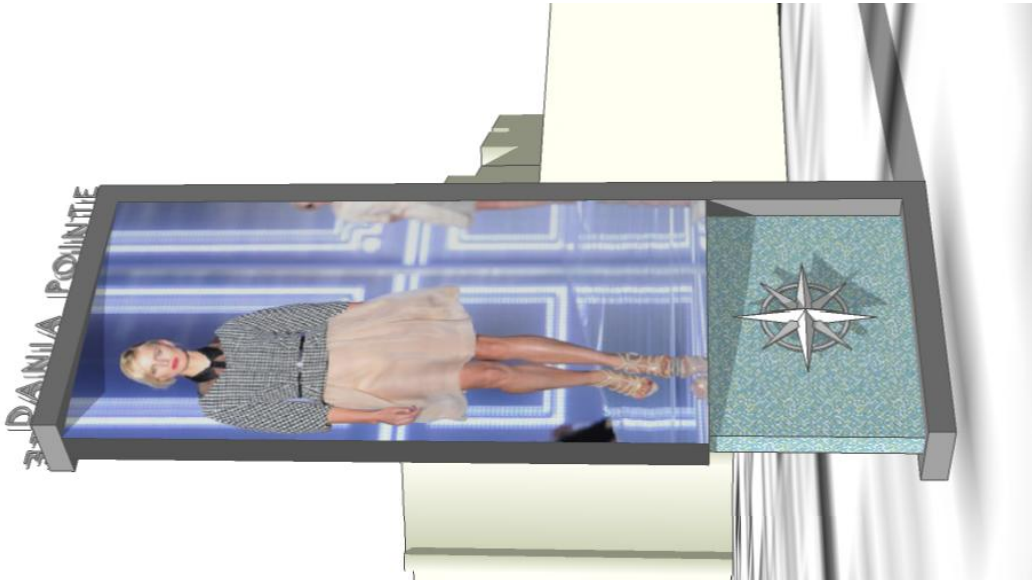
SIDE VIEW  
Scale: 1/8" = 1'-0"

P3.1 - ADVERTISING PYLON / DIGITAL DISPLAY (NORTH)



P3.2 - ADVERTISING PYLON / DIGITAL DISPLAY (SOUTH)

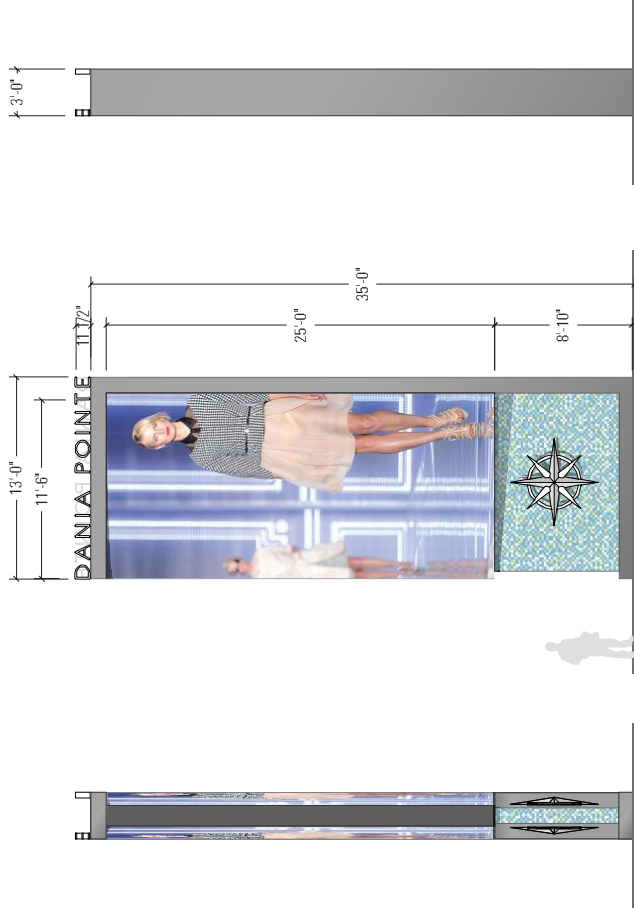




PERSPECTIVE VIEW  
NTS



PLAN VIEW  
Scale: 1/8" = 1'-0"

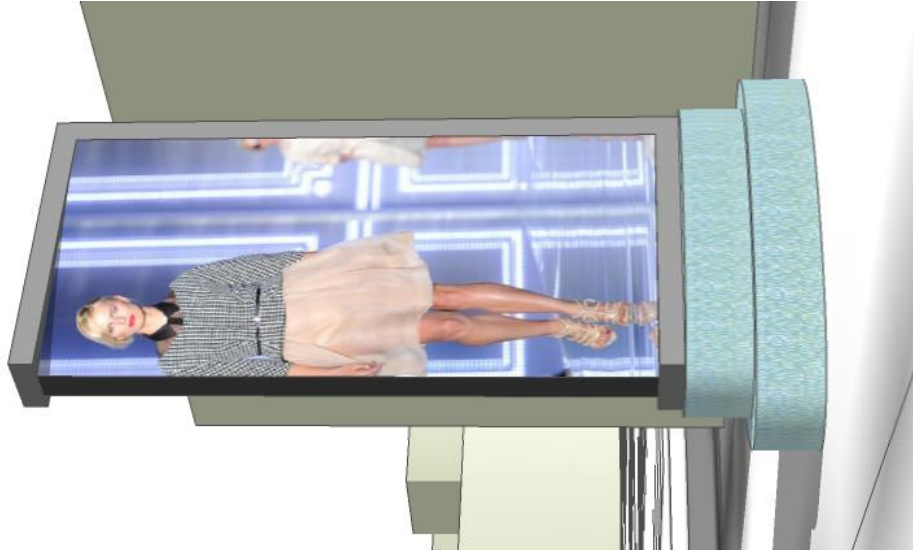


FRONT VIEW  
Scale: 1/8" = 1'-0"

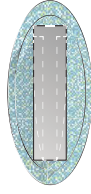
SIDE VIEW  
Scale: 1/8" = 1'-0"

SIDE VIEW  
Scale: 1/8" = 1'-0"

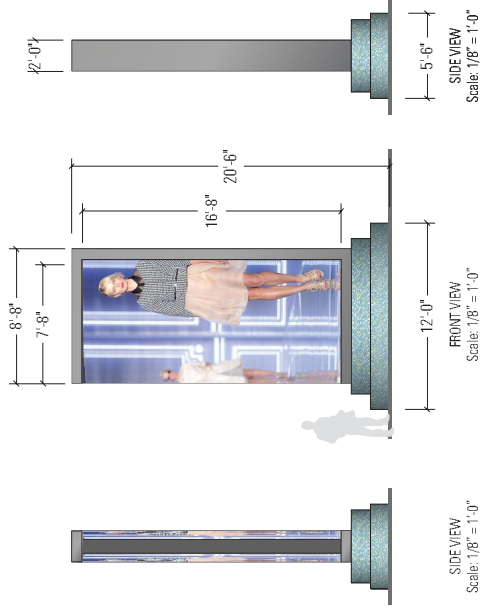
P2 - STIRLING RD PROJECT PYLON SIGN - PROJECT ID / DIGITAL DISPLAY



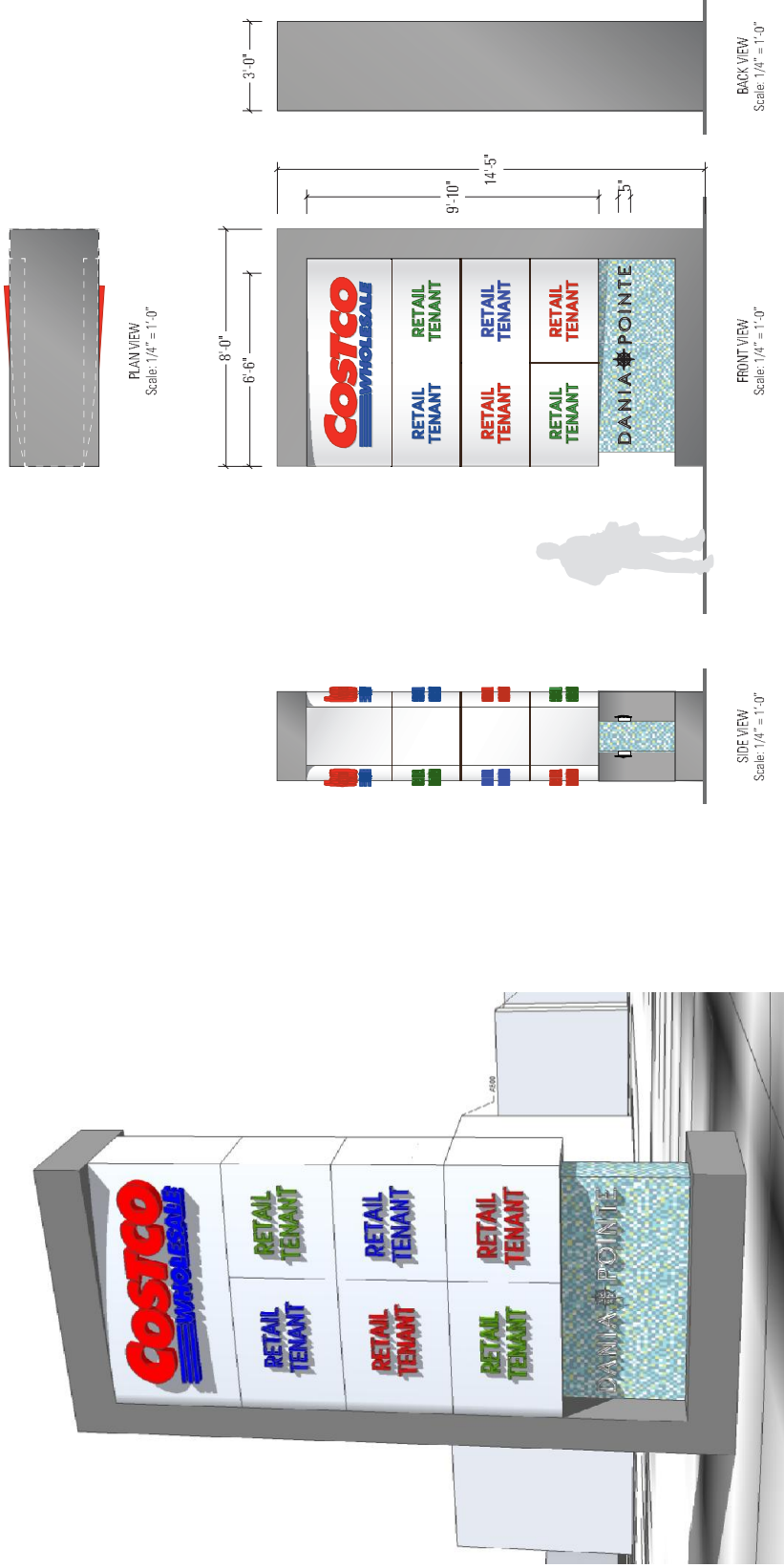
PERSPECTIVE VIEW  
NTS



PLAN VIEW  
Scale: 1/8" = 1'-0"

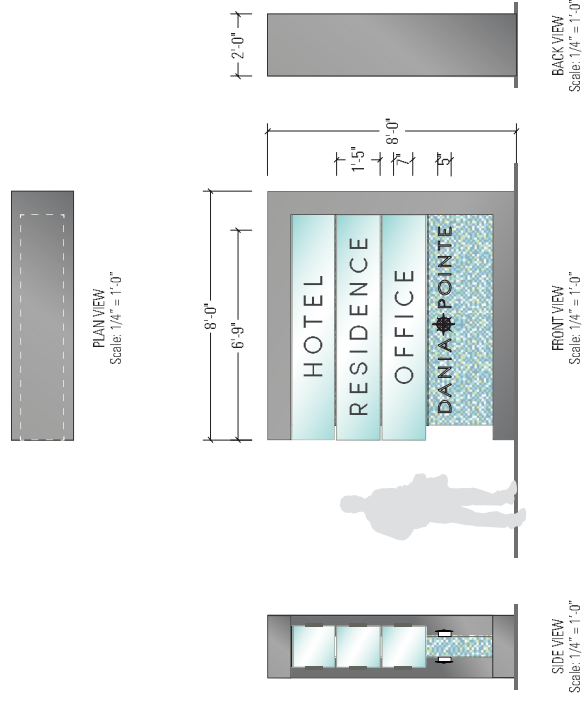
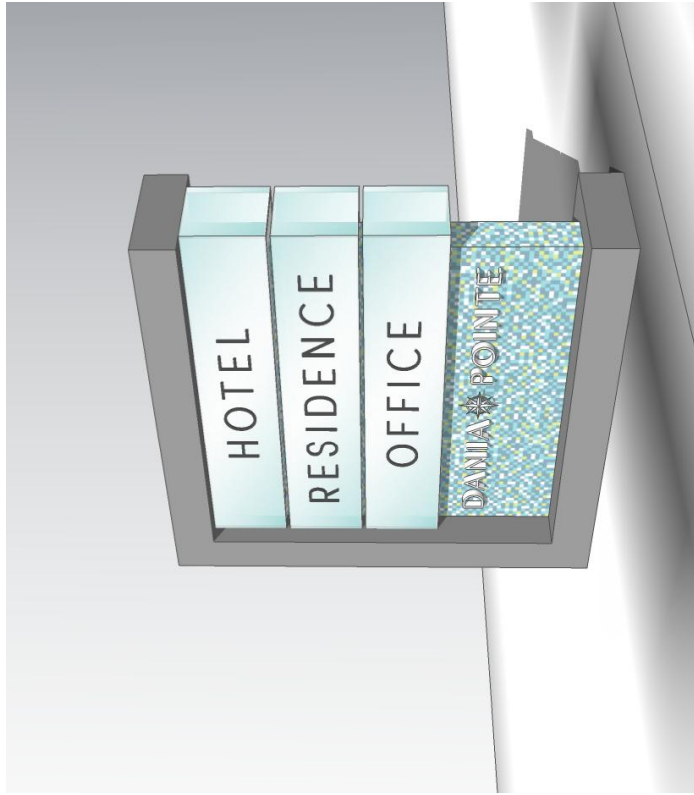


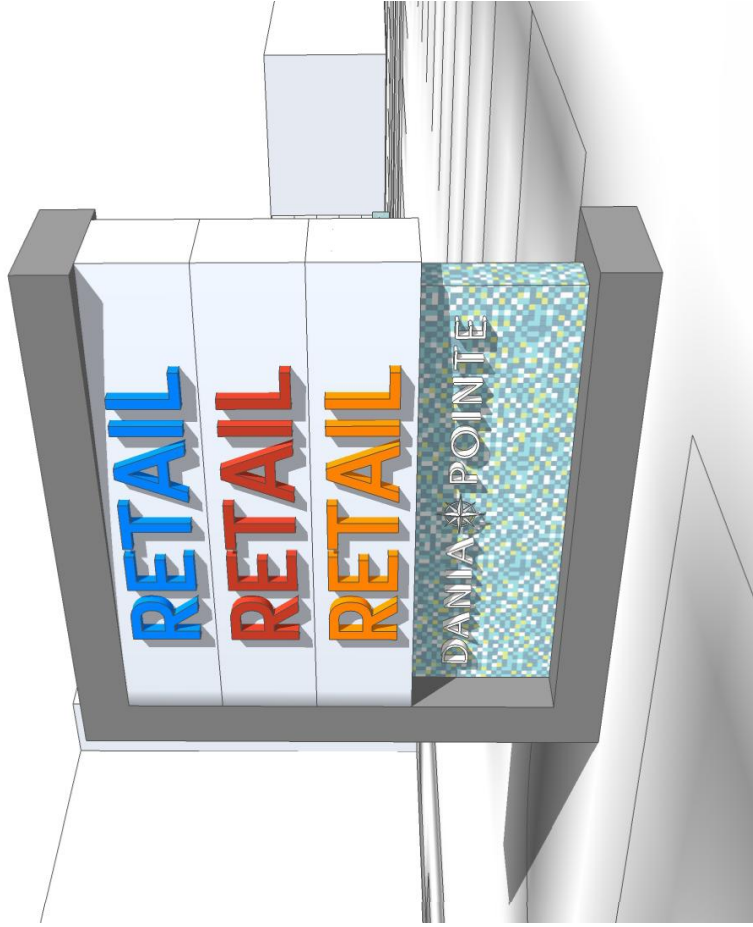
P3.3 - ADVERTISING PYLON / DIGITAL DISPLAY (INTERNAL)



PERSPECTIVE VIEW  
M/S

M2 - SECONDARY MULTI-TENANT MONUMENT

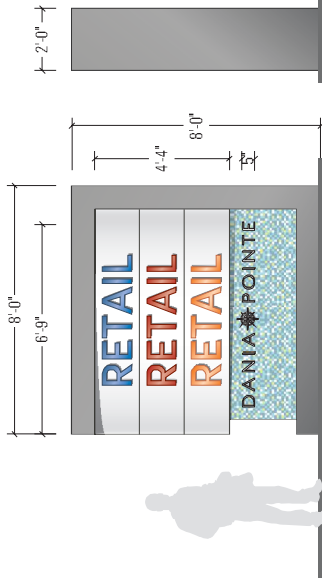




PERSPECTIVE VIEW  
INITS



PLAN VIEW  
Scale: 1/4" = 1'-0"



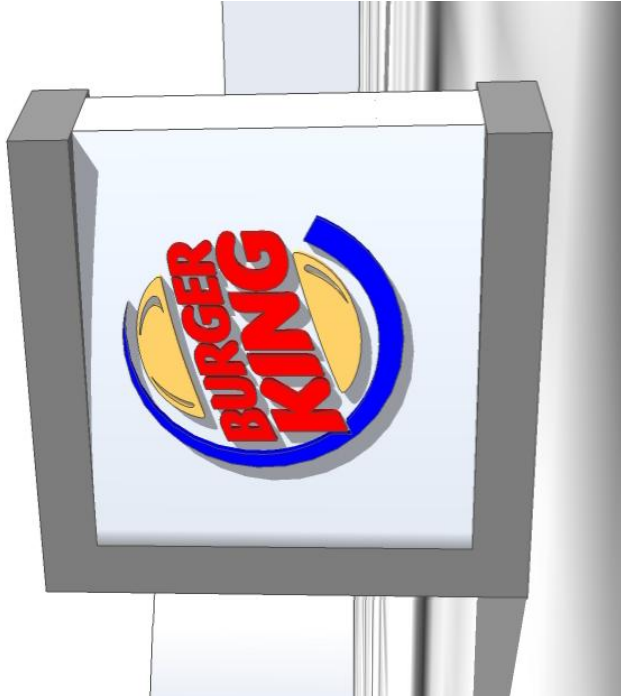
FRONT VIEW  
Scale: 1/4" = 1'-0"



SIDE VIEW  
Scale: 1/4" = 1'-0"

BACK VIEW  
Scale: 1/4" = 1'-0"

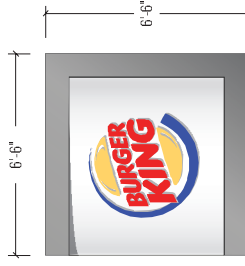
T - TENANT MONUMENT



PERSPECTIVE VIEW  
INTS



PLAN VIEW  
Scale: 1/4" = 1'-0"



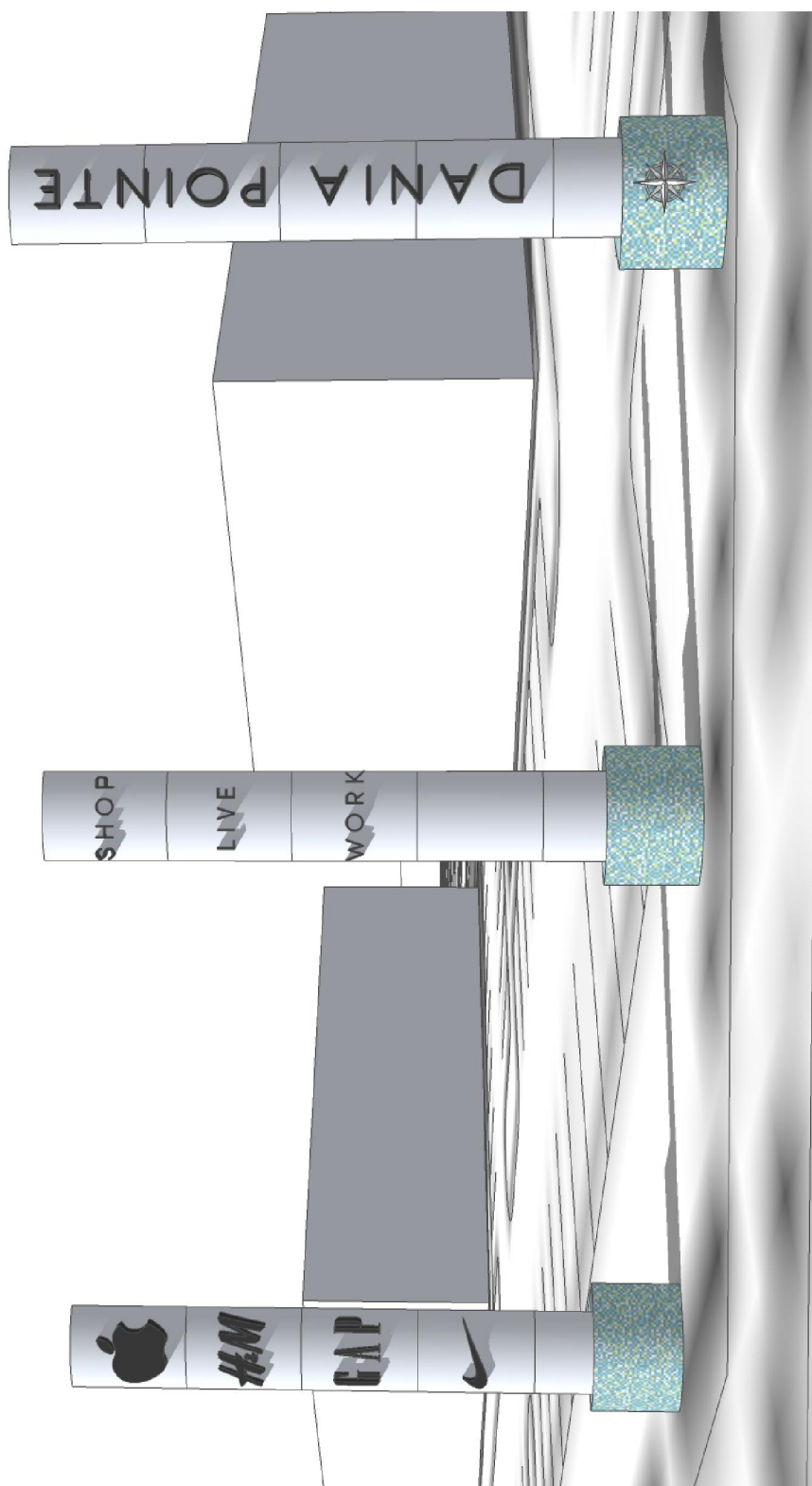
FRONT VIEW  
Scale: 1/4" = 1'-0"



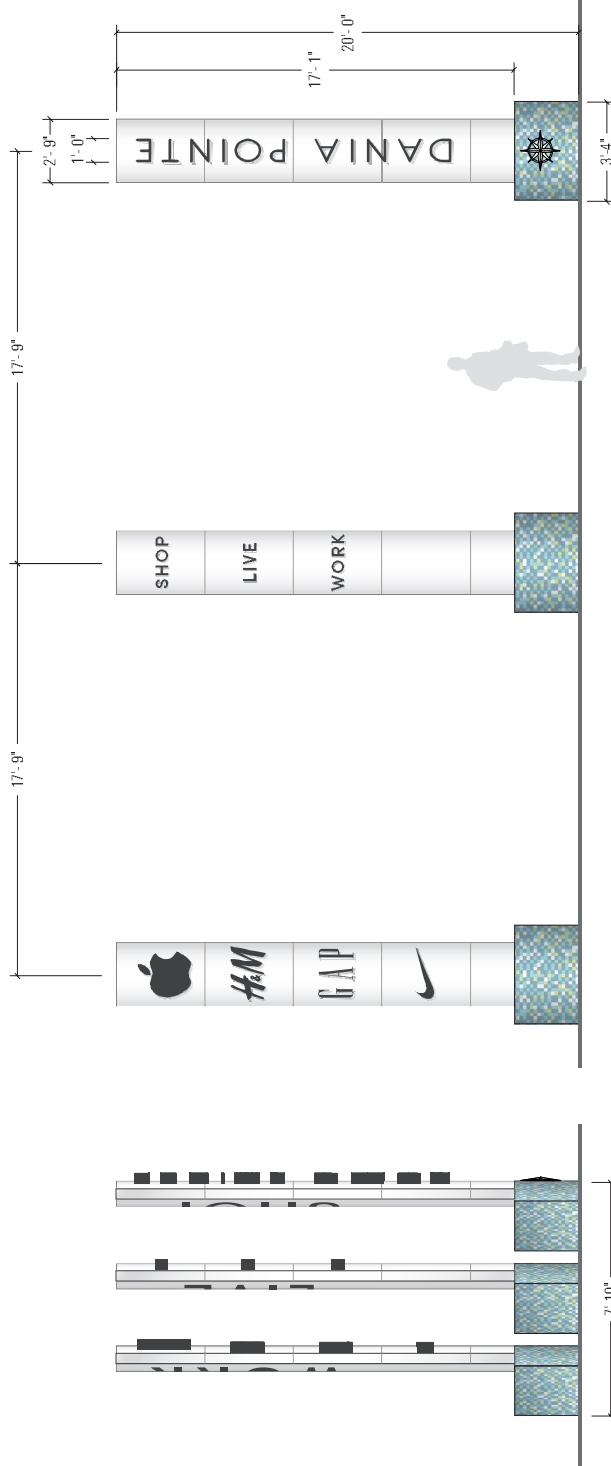
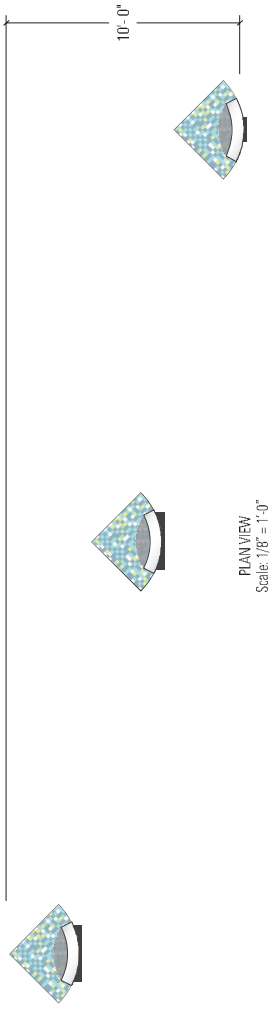
BACK VIEW  
Scale: 1/4" = 1'-0"



SIDE VIEW  
Scale: 1/4" = 1'-0"



PERSPECTIVE VIEW  
NTS



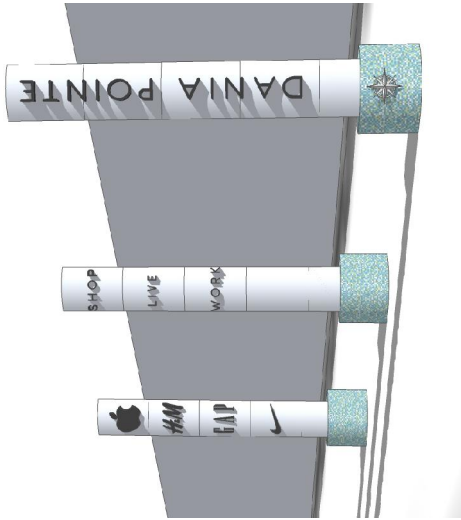
BACK VIEW  
Scale: 3/16" = 1'-0"

FRONT VIEW  
Scale: 3/16" = 1'-0"

SIDE VIEW  
Scale: 3/16" = 1'-0"

M4 - PROJECT ID / MULTI-TENANT MONUMENT (@ BRYAN ROAD)

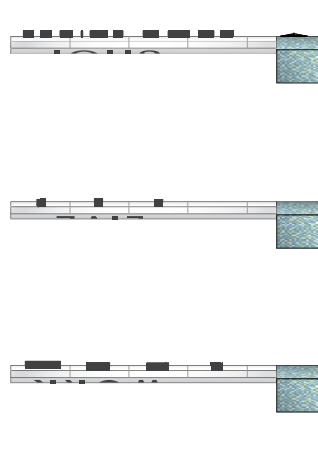
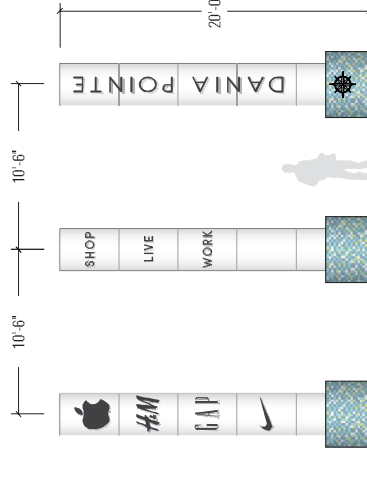
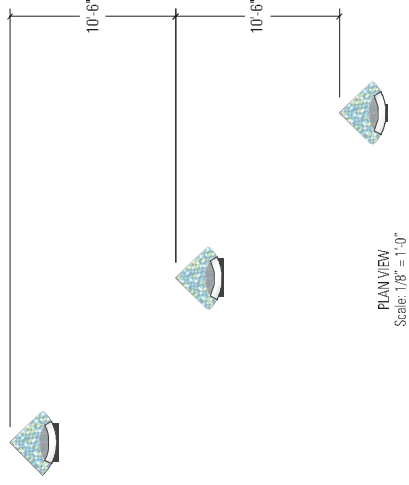


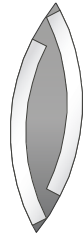


PERSPECTIVE VIEW (FRONT)



PERSPECTIVE VIEW (BACK)

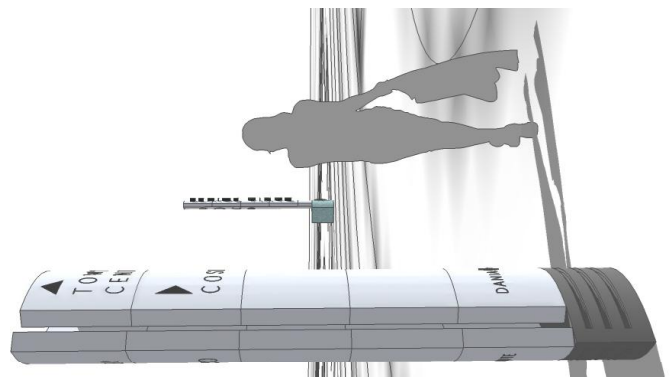




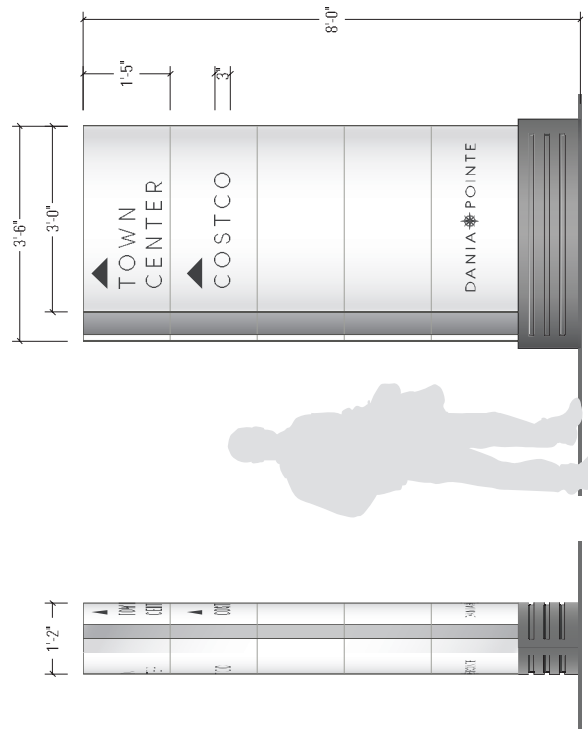
PLAN VIEW  
Scale: 1/2" = 1'-0"



PERSPECTIVE VIEW  
NTS



PERSPECTIVE VIEW (SIDE)  
NTS



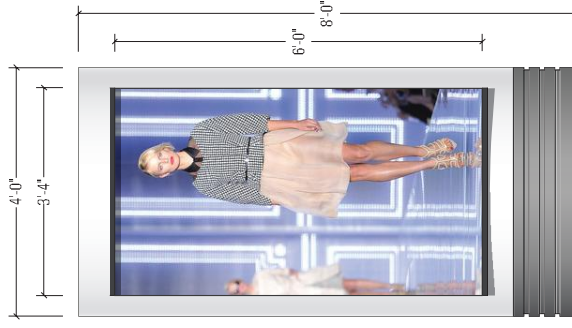
FRONT VIEW  
Scale: 1/2" = 1'-0"

SIDE VIEW  
Scale: 1/2" = 1'-0"

D2 - PRIMARY SITE VEHICULAR DIRECTIONAL



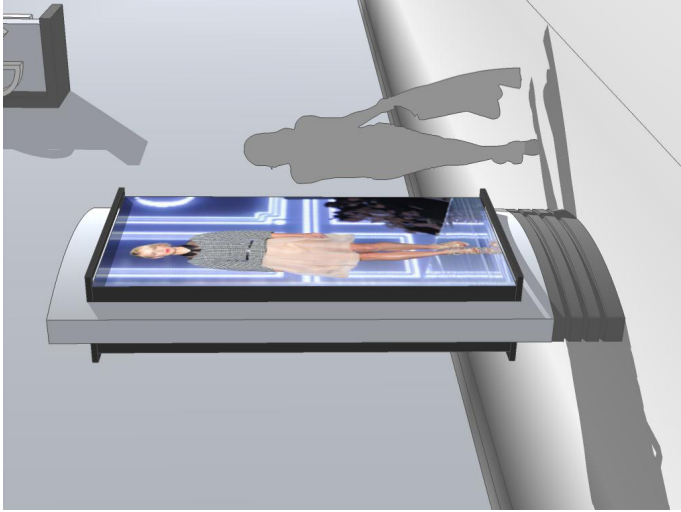
PLAN VIEW  
Scale: 1/2" = 1'-0"



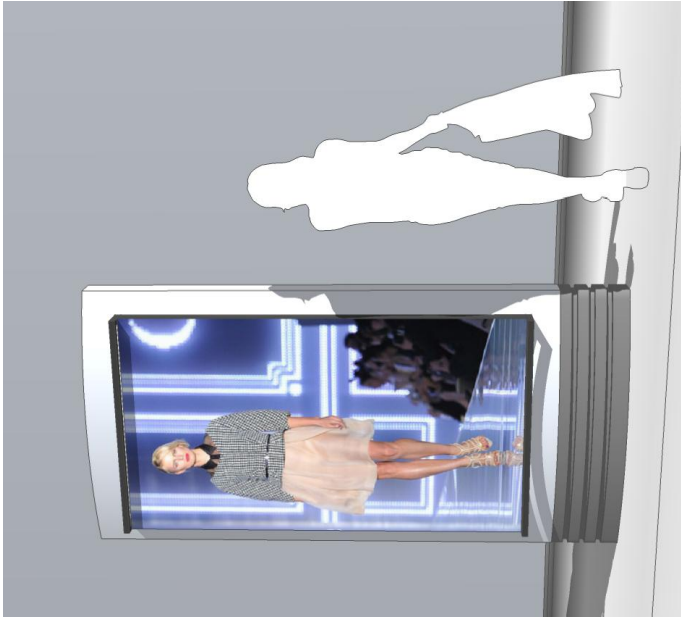
FRONT VIEW  
Scale: 1/2" = 1'-0"



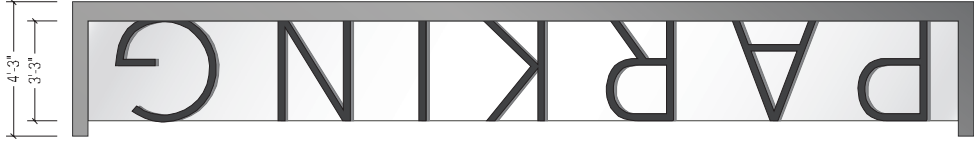
SIDE VIEW  
Scale: 1/2" = 1'-0"



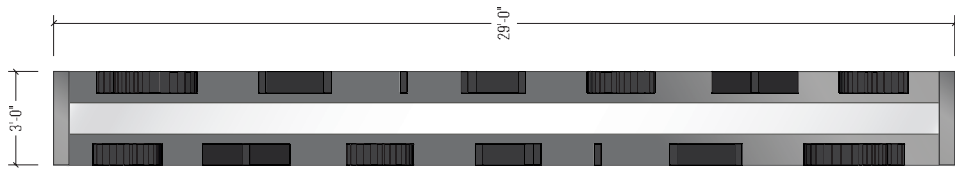
PERSPECTIVE VIEW (SIDE)  
1/8" = 1'-0"



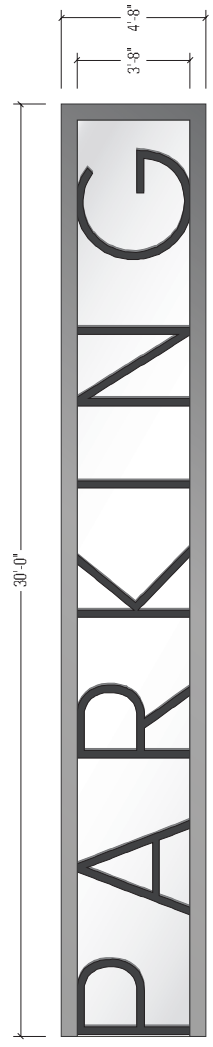
PERSPECTIVE VIEW  
1/8" = 1'-0"



FRONT VIEW  
Scale: 1/4" = 1'-0"



END VIEW  
Scale: 1/4" = 1'-0"



FRONT VIEW  
Scale: 1/4" = 1'-0"



END VIEW  
Scale: 1/4" = 1'-0"

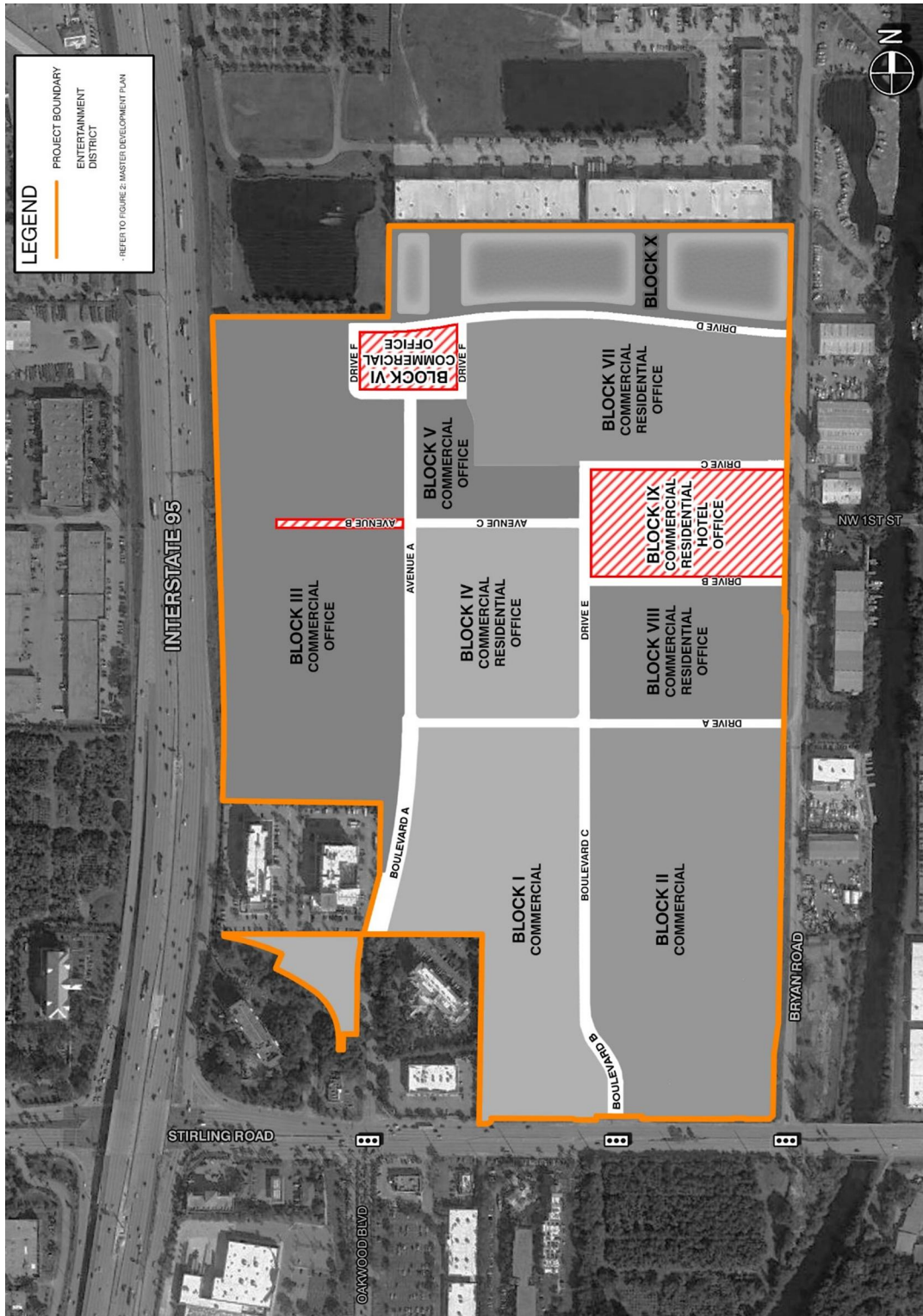


PERSPECTIVE VIEW  
NTS

D7 - RETAIL / SHARED PARKING ENTRY SIGNAGE



# F - ENTERTAINMENT DISTRICT





**ORDINANCE NO. 2015-022**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28 "LAND DEVELOPMENT CODE" OF THE CITY'S CODE OF ORDINANCES BY AMENDING PART 1 "USE REGULATIONS", ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS" TO PROVIDE FOR AND ESTABLISH PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) AND AMENDING ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS" TO PROVIDE FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) REGULATIONS; AMENDING PART 2 "SITE DEVELOPMENT REGULATIONS TO REFERENCE AND PROVIDE FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD); AMENDING PART 3 "SPECIAL ZONING DISTRICTS" TO ESTABLISH SUBPART 5 "PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD)" AND ARTICLE 340 "PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD),AMENDING SUBPART 1 "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS" TO PROVIDE FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD); AMENDING PART 4 "SUBDIVISION AND OFF-SITE REGULATIONS" TO PROVIDE FOR STANDARDS AND REGULATIONS RELATED TO PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD); AMENDING PART 5 "SIGNAGE AND DESIGN REGULATIONS" TO PROVIDE FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) SIGNAGE AND DESIGN REGULATIONS; AND FURTHER AMENDING PART 6 "DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS" PROVIDING FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City Commission of the City of Dania Beach ("City Commission") finds it periodically necessary to amend its Code of Ordinances ("Code") in order to update regulations and procedures to implement municipal goals and objectives; and

**WHEREAS**, Article VII, Section 2 of the Florida Constitution, and Chapter 166, Florida Statutes, provide municipalities the authority to exercise any power for municipal purposes, except where prohibited by law, and to adopt ordinances in furtherance thereof; and

**WHEREAS**, Objective V of the Future Land Use Element of the City of Dania Beach Comprehensive Plan provides that the City of Dania Beach will maintain land development regulations and zoning regulations to implement the City's Comprehensive Plan;



and

**WHEREAS**, the City has adopted a vision and mission statement that includes promoting development, redevelopment and economic development within the City; and

**WHEREAS**, the City has established a Regional Activity Center (RAC) land use designation to provide for development of a mixed land uses of regional significance; and

**WHEREAS**, the City's traditional development standards do not afford sufficient flexibility to accommodate development of a large-scale mix of uses within the RAC in a complementary and integrated manner; and

**WHEREAS**, the City's land development code does not include a planned mixed-use development district designed to facilitate development of large parcels of land with direct access to major roads and within close proximity to airports and cruise ship facilities; and

**WHEREAS**, the Planning and Zoning Board, sitting as the City's Local Planning Agency, has reviewed this Ordinance, and has determined that it is consistent with the City's Comprehensive Plan; and

**WHEREAS**, pursuant to Section 166.041 (c)(2), Florida Statutes, notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed Ordinance and of the time and dates of the public hearings; and

**WHEREAS**, two (2) public hearings before the City Commission were held pursuant to the published notice described above; and

**WHEREAS**, the City Commission finds that adoption of this Ordinance through its police powers will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives, and policies of the City's Comprehensive Plan;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:**

**Section 1.** That the preceding "Whereas" clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

**Section 2.** That Part 1 "Use Regulations," Article 100 "General Use Regulations Applying To All Zoning Districts" of the City of Dania Beach Land Development Code is amended to read as follows:

**ARTICLE 100. - GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS**

\*\*\*\*\*

**Sec. 100-20. - How to use Part I of this code.**

\*\*\*\*\*

**(B) Commercial and mixed-use districts.**

\*\*\*\*\*

(3) The permitted uses within the planned mixed-use district (PMUD) are subject to density and intensity limitations established by the city’s comprehensive plan for the Dania Beach Regional Activity Center (RAC). All permitted, conditional, special exception, restricted or prohibited uses within the PMUD shall be identified and established pursuant to the approved PMUD Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and Article 340 of this chapter. The General use regulations of Part I shall apply to the PMUD only as specified in Article 340 and in the approved PMUD DDG.

**Sec. 100-60. - Establishment of zoning districts.**

The restrictions and controls intended to regulate development in each district are uniform for each class or kind of categorical delineation or distinction. For the purposes of protecting, promoting and improving the public health, safety and the general welfare of the citizens and residents, the city is divided into the following districts:

District map designation	Full district title	Intent and purpose of district
<b>(B) Mixed-use zoning districts</b>		
<u>PMUD</u>	<u>Planned Mixed-Use Development District</u>	<u>Encourages an integrated approach to redevelopment within the Dania Beach Regional Activity Center (RAC) encompassing a mix of uses at an intensity and density consistent with the proximity to regional roadways, the airport and seaport. This district is intended for large-scale mixed use development with direct access to an arterial roadway(s) which serves as a transit</u>

		<u>route or located within close proximity to a mobility hub.</u>
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**Section 3.** That Part 1 “Use Regulations,” Article 110 “Use Regulations For Commercial And Mixed-Use Districts” of the City of Dania Beach Land Development Code is amended to read as follows:

**ARTICLE 110. USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS**

**Sec. 110-10. Applicability.**

The detailed use regulations of this article do not apply within the CRA form-based districts or Planned Mixed Use Development district (PMUD) of part 3 of this code unless otherwise provided.

**Sec. 110-20. List of permitted, special exception and prohibited uses.**

Included in the table below are permitted, special exception and prohibited uses within commercial districts, the residential office (RO) district, the Marine district, and generalized permitted and special exception uses within the mixed-use CRA form-based districts. Permitted and special exception uses shown in this table for the CRA form-based districts are not allowed in all areas of a district; therefore, the more detailed regulations of article 302 must be consulted to determine whether a particular use is permitted in any given location. Article 302 shall take precedence over this table. Unless otherwise provided, this table shall not apply to uses in the Planned Mixed Use Development district (PMUD). All permitted, conditional, special exception, restricted or prohibited uses within the PMUD shall be identified and established pursuant to the approved PMUD Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and Article 340 of this chapter .

\*\*\*\*\*

**Sec. 110-50. Proximity of alcoholic beverage establishments to other establishments and uses.**

- (A) *[Applicability.]* The distance separation requirements of this section shall not apply to:
  - (1) The sale of beer for consumption off-premises; ~~and~~

(2) Restaurants and cafes (including outdoor or open-air cafes specifically approved by the city commission) serving beer, wine, and liquor, for consumption on the premises only, that are located within the Community Redevelopment Area form-based code districts; and-

(3) Vendors operating in compliance with Design Development Guidelines (DDG) approved for property zoned Planned Mixed-Use Development district (PMUD).

\*\*\*\*\*

**Section 4.** That Part 2 “Site Development Regulations,” Article 200 “User Guide for Part 2 of the Code” of the City of Dania Beach Land Development Code is amended to read as follows:

\*\*\*\*\*

**Sec. 200-40. How part 2 of this code relates to the CRA form-based and PMUD regulations.**

(A) The site development regulations for the CRA form-based districts (CC, EDBB-MU, SFED-MU, GTWY-MU, NBHD-MU, NBHD-RES) are not contained in the article 205 schedule of site development regulations. Instead, they are located in part 3 of this code. However, the detailed site development regulations of the remainder of part 2 apply to the CRA form-based districts unless otherwise noted. In the event of a conflict between part 2 and part 3, the standards of part 3 shall take precedence for areas zoned in one of the CRA form-based districts.

(B) Unless otherwise provided, site development regulations for the Planned Mixed Use Development district (PMUD) are specified within Article 340 of this chapter and within the approved Development Design Guidelines (DDG). However, the sections of part 2 that specifically govern airport safety, wildlife and environmentally sensitive lands shall apply to the PMUD district.

**Section 5.** That Part 3 “Special Zoning Districts,” Subpart 5 “Planned Mixed-Use Development District (PMUD)” of the City of Dania Beach Land Development Code is established and created to read as follows:

**PART 3. – SPECIAL ZONING DISTRICTS**

Part 3 addresses the special zoning districts created by the City. Each of the subparts is devoted to a separate special zoning district, as follows:

Subpart 1: Community Redevelopment Area (CRA) Form-Based Zoning Districts

Subpart 2: Hotel Overlay District

Subpart 3: Design District Overlay

Subpart 4: Port Everglades Development District (PEDD)

Subpart 5: Planned Mixed-Use Development District (PMUD)

\*\*\*\*\*

**SUBPART 5. - PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD)**

**ARTICLE 340. – PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD)**

**Sec. 340-10. - Purpose.**

(A) The Planned Mixed-Use Development zoning district (PMUD) is intended to encourage and facilitate quality development and redevelopment within the Dania Beach Regional Activity Center (RAC) by providing flexibility for large-scale development accommodating a mix of uses in a complementary and integrated manner. The increased density and mix of uses is desirable to create a compact work, live, shop and leisure environment that reduces transportation needs by combining uses and provides an attractive destination for tourists and local citizens. This density and intensity of use is appropriate for large parcels of land with access to major roads and within close proximity to airports and cruise ship facilities.

(B) The adopted PMUD Development Design Guidelines (DDG) is intended to regulate development within the PMUD in much the same manner as the City’s Land Development Code controls development in other zoning districts. A PMUD may be developed in one or more phases, as set forth in the adopted PMUD DDG.

(C) Where this Article 340 and an approved PMUD DDG fail to address any matter regulated by this chapter, development within a PMUD shall be governed by those regulations of this chapter.

**Sec. 340-20. - Uses permitted.**

The PMUD may only be utilized within the Dania Beach Regional Activity Center (RAC). Generalized permitted uses are those set forth in the Dania Beach RAC which include residential, hotel, commercial, office and employment center. All permitted, conditional, special exception, restricted or prohibited uses within the PMUD shall be identified and established pursuant to the approved PMUD Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and Article 340 of this chapter. Uses may be

horizontally and vertically mixed within a building(s) as well as within the PMUD as regulated by the DDG.

**Sec. 340-30. – General development standards.**

(A) Minimum size. The minimum size for a PMUD shall be fifty (50) acres of contiguous land.

(B) Density and intensity: The density and intensity of land uses within a PMUD shall be consistent with the Dania Beach Regional Activity Center (RAC) provisions set forth in the Future Land Use Element of the City’s Comprehensive Plan. The maximum permissible residential densities and square footages of non-residential uses within a PMUD shall be established in the PMUD DDG approved by the City Commission. No building permit may be issued for development of property within a PMUD except in compliance with the density and intensity limits of the PMUD DDG.

(C) Public access. Each permitted use shall have access to a public street either directly or indirectly via an approach, private road, or other area dedicated to the public or private use or common easement guaranteeing access. The City shall be allowed access on privately owned roadways, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct city services, and to generally ensure the health and safety of the residents.

(D) Maximum height. Unless a more restrictive height is specified in the approved Development Design Guidelines (DDG), the height limitations for a building or structure are those prescribed by the Federal Aviation Administration. The other requirements of Article 220, “Supplemental Building and Structure Height Regulations (Including Lowest Finished Floor); Rooftop Regulations”, shall apply unless otherwise specified in the Development Design Guidelines (DDG).

(E) Minimum lot size or width. No minimum lot size or width applies within a PMUD, except as specified by the approved Development Design Guidelines (DDG).

(F) Minimum setbacks. There shall be a minimum setback for all principal structures of not less than fifteen (15) feet in depth abutting all public road rights-of-way adjacent to the PMUD. Where the rear façade of a building is oriented toward the adjacent public road, a deeper setback which includes a landscape buffer shall be provided, as specified in the approved Development Design Guidelines (DDG). All other required setbacks shall be as specified in the approved DDG.

(G) Minimum distance between structures. Minimum distance between structures within a PMUD shall be as specified in the approved Development Design Guidelines (DDG).

(H) Offstreet parking. The standards and requirements of Article 265 “Off-street Parking Requirements,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).

(I) Offstreet loading. The requirements of Article 270 “Off-street Loading Requirements,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).

(J) Outdoor lighting. The requirements of Article 280 “Outdoor Lighting Standards,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).

(K) Landscaping. The requirements of Article 275 “Landscaping Requirements,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).

(L) Walls, fences and hedges. The requirements of Article 235 “Walls, Fences and Hedges,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).

(M) Signage. The requirements of Article 505 “Sign Regulations,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).

(N) Roadways. Internal private roads with access to public roads are permitted provided they are constructed to the same generally accepted engineering standards as public roads and provisions for maintenance are stipulated in the Development Design Guidelines.

(O) Pedestrian circulation and connectivity. The Design Development Guidelines (DDG) shall provide a continuous and connected pedestrian circulation system throughout the PMUD for all buildings and uses, parking, transit and common areas with safe convenient connection to off-site public pedestrianways and sidewalks.

(P) Multi-modal transportation. The PMUD shall foster the use of alternative modes of transportation, which will include pedestrian, bicycle, and transit, through measures which will include the mix and intensity of uses, building placement, utilization of green practices, transit amenities, inclusion of bus bays or transit hub, bike lanes and posting of transit route information.

(Q) Common areas. The PMUD shall provide open space areas, such as public plazas, passive pocket parks, public art or recreational amenities that are appropriate for the proposed uses and are accessible to residents, tenants and patrons of the PMUD and the general public.

(R) Stormwater management. Internal stormwater facilities, as defined within the Design Development Guidelines (DDG), shall be designed and integrated as a site or building amenity or accommodated underground.

(S) Site plan approval. Unless otherwise provided, site development shall comply with PMUD regulations established pursuant to Article 340 of this chapter and in accordance with the approved Development Design Guidelines (DDG). Where this Article 340 and an approved PMUD DDG fail to address any matter regulated by this chapter, a site plan within a PMUD shall be governed by those regulations of this chapter.

**Sec. 340-40. – Development Design Guidelines (DDG).**

(A) Development Design Guidelines (DDG) required for Planned Mixed-Use Development District (PMUD) zoning. No building permit for a structure or building may be issued pursuant to PMUD zoning except in conformance with City Commission approval of Development Design Guidelines (DDG) including a Master Development Plan (MDP).

(B) Required information. Any proposed DDG shall include the following:

- (1) Master Development Plan (MDP) graphically depicting, at a minimum, the general location of density/intensity of land uses in building areas, building types, landscaped areas, vehicular use areas and access, street network and street types, and pedestrian and multimodal systems;
- (2) Permitted uses, which may include accessory uses, prohibited uses, use restrictions, conditional uses, special exception uses, and a permitted use trade-off matrix;
- (3) Maximum (and minimum, if any) nonresidential square footage permitted, by Dania Beach Regional Activity Center (RAC) Future Land Use category;
- (4) Maximum (and minimum, if any) number of dwelling units permitted, by Dania Beach Regional Activity Center (RAC) Future Land Use category;
- (5) Illustrative graphics identifying circulation elements, which will include transit, vehicular, pedestrian and bicycle components, as applicable;
- (6) Maximum height of all proposed structures;
- (7) References to the specific City Land Development Code (LDC) sections which shall apply without modification;
- (8) Standards specific to the PMUD which differ from those in the City Land Development Code (LDC), which shall include:



- (a) Minimum building setback standards;
  - (b) Building separation requirements;
  - (c) Minimum pervious area for the PMUD;
  - (d) Minimum offstreet parking space ratios by use and provisions for shared or reduced parking;
  - (e) Minimum loading zone standards;
  - (f) Guidelines for all structures which address design elements, architectural styles, acceptable and prohibited materials;
  - (g) Guidelines for residential units, including minimum habitable floor area and building design standards;
  - (h) Guidelines to ensure compatibility between residential and non-residential uses;
  - (i) Landscape standards for perimeter/common landscape areas;
  - (j) Guidelines for common open and public space areas and provisions for public art, as applicable;
  - (k) Signage standards;
  - (l) Outdoor lighting standards;
  - (m) Applicable green design practices; and
  - (n) Other standards, guidelines or criteria applying to the PMUD.
- (9) Utility provider and conceptual discussion of utility service;
- (10) Supplemental application and data requirements for site plans
- (11) Additional relevant information as reasonably requested by the Director of Community Development.

(C) Conformance with Development Design Guidelines (DDG). After rezoning to the Planned Mixed Use Development District (PMUD), no building permit for a structure or building shall be issued by the City and no development shall commence unless in conformity with the approved Development Design Guidelines (DDG), unless a change or deviation is approved by the City of Dania Beach as provided in Section 340-40(D).

- (1) No building permit for a building or structure shall be issued for any portion of a PMUD until a final site plan for that portion of the PMUD has been approved. Subsequent to the approval of the DDG and any subsequent final site plan, all development within a PMUD shall be controlled by the applicable final approved site plan.

(D) Major and Minor Deviations. Any proposed change, modification or amendment to the approved DDG, including the Master Development Plan (MDP), or site plan shall be reviewed pursuant to the criteria and standards established within this section for determining whether a proposed change, modification or amendment is deemed to be a major or minor deviation.

(1) PMUD Boundary Changes. Any proposed amendment of the approved PMUD which constitutes a change in the boundary of the approved PMUD shall be reviewed utilizing the same procedures and approved in the same manner as the approved PMUD.

(2) Major Deviations. Any proposed change, modification or amendment shall be considered a major deviation if it includes any of the following:

- (a) A change to the maximum non-residential square footage established in the DDG;
- (b) A change to the maximum number of dwelling units established in the DDG;
- (c) A change to the permitted uses, which includes accessory uses, prohibited uses, use restrictions, conditional uses, special exception uses, and permitted use trade-offs established in the DDG;
- (d) A change to the maximum height limitations for a building or structure established in the DDG;
- (e) A change to the minimum setback requirements established in the DDG;
- (f) A change to the off-street parking requirements, which includes minimum off-street parking space ratios by use and provisions for shared or reduced parking established in the DDG;
- (g) A change to the off-street loading requirements established in the DDG;
- (h) A change to the location of land uses inconsistent with the MDP; a change to building areas, building types, common and landscaped areas, vehicular use areas and access shown on the MDP, to street network and street types, including major internal roadways and connections and ingress/egress to or from public roadways, as well as pedestrian and multimodal systems shown on the MDP, all as established in the DDG;
- (i) A change requiring an amendment to the recorded plat.

(3) Minor Deviations. Any proposed change, modification or amendment not meeting the criteria for a major deviation shall be deemed a minor deviation, including, but not limited to the following:

(a) Revisions to landscape plans which reduce the amount of provided landscape area by less than fifteen (15) percent. This provision does not apply to landscaping for buffers and plazas; and

(b) Increase of permitted signage area by less than ten (10) percent;

(c) Relocation, placement or replacement of a permitted sign with another permitted sign providing the sign meets other applicable standards;

(d) Increase in size/area of public spaces and public use areas including their location;

(e) Relocation, redesign or both, of utilities subject to applicable permitting;

(f) Revisions to building elevations and materials meeting the design intent of the DDG, or site plan, or both as applicable.

(4) *Determination of Major and Minor Deviations.* The Community Development Director (Director) shall consider whether a proposed change, modification or amendment satisfies the criteria established above and is a minor or major deviation to the DDG or a site plan. The Director shall have the discretionary authority to require the review and approval of the City Commission, as to whether any such proposed change, modification or amendment is deemed to be a minor or major deviation.

(5) *Review of Major Deviations.* Any proposed change, modification or amendment to all or a portion of the approved PMUD or DDG or revisions to site plans within a PMUD which meet the criteria of this section for major deviations (criteria 340-40 D(2)a through i) shall be reviewed by staff and approved by the City Commission by resolution.

(6) *Review of Minor Deviations.* Any proposed change, modification or amendment to all or a portion of the approved PMUD or DDG or revisions to site plans within a PMUD which meet the criteria of this section for minor deviations (criteria 340-40D(3) a through f) may be approved administratively by the Community Development Director and may become effective upon filing an addendum to the approved DDG. The Director's determination concerning approval or denial of a minor deviation may be appealed to the City Commission in accordance with Article 615, "Appeal of Administrative Decisions" of this chapter.

(E) *Vesting of RAC Land Use Allocations.* The DDG will determine the quantity and timing of RAC land use allocations. The DDG shall also establish a date after which unused square footage or residential units allocated from the RAC shall become unless said unused allocations have already been voluntarily returned to the City by virtue of affidavit from the officially designated

agent for the PMUD, or a deadline extension is granted by amendment to the PMUD by the City Commission.

**Section 6.** That Part 3 “Special Zoning Districts,” Subpart 1 “Community Redevelopment Area (CRA) Formed-Based Zoning Districts” of the City of Dania Beach Land Development Code is amended to read as follows:

**SUBPART 1. - COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS**

**ARTICLE 300. - HOW TO USE**

**Sec. 300-10. - The CRA includes ~~is divided into~~ six form-based districts.**

The Community Redevelopment Area (CRA) is divided into several zoning districts. Six (6) of those districts are form-based districts that are unique to the CRA. Article 300 shall not apply to the planned mixed-use development district (PMUD) established pursuant to Article 340, subpart 5 of part 3 of this chapter. Each form-based zoning district has a set of regulations that apply to it, called "district development standards" in article 303. The district standards include:

\*\*\*\*\*

**Section 7.** That Part 4 “Subdivisions and Off-Site Regulations” of the City of Dania Beach Land Development Code is amended to read as follows:

**ARTICLE 400. - STREET DEDICATIONS AND DESIGN STANDARDS**

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**Sec. 400-30. - Geometric street design standards.**

Streets and sidewalks shall be designed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

\*\*\*\*\*

**Sec. 400-50. - Access standards for development.**

Driveway spacing, width, number, and geometric standards shall be designed and constructed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

**Sec. 400-60. - Street drainage.**

Drainage facilities shall be designed and constructed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

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**ARTICLE 405. - UTILITIES IN NEW SUBDIVISIONS**

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**Sec. 405-10. - Water and sewer infrastructure.**

(B) Easements shall be provided for the installation of underground utilities or relocating existing facilities in conformance with such size and location of easements as may be determined by the director of public services to be compatible with the requirements of all utility companies involved with respect to a particular utility service, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

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**ARTICLE 410. - DRAINAGE FACILITIES**

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(B) All subdivisions and development of land shall provide on-site and street drainage facilities constructed to comply with public services department standards, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

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**ARTICLE 420. - APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS**

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**Sec. 420-20. - Construction drawings.**

(A) ***Profiles to be submitted.*** Every person proposing to subdivide property shall furnish, along with each subdivision plat, a plan showing profiles of all streets and grade line of paving to be constructed, together with all culverts or other existing or proposed drainage structures, unless an alternative timeframe for submittal is approved as part of the planned mixed-use development district (PMUD) Development Design Guidelines (DDG). All elevations shown must be referred to United States Coast and Geodetic Survey mean sea level.

(B) ***Paved streets.*** Every person proposing to subdivide property shall pave all streets contained in the subdivision or shown on the subdivision plat and all such paving shall strictly conform to the specifications of the city, unless otherwise specified in the approved PMUD Development Design Guidelines (DDG). Due notice of intention to begin construction shall be filed with the public services director in order that arrangements for inspections may be made. The public services director shall furnish paving specifications upon request.

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**Section 8.** That Part 5 “Signage And Design Regulations” of the City of Dania Beach Land Development Code is amended to read as follows:

**PART 5 SIGNAGE AND DESIGN REGULATIONS**

**ARTICLE 500. – General Provisions; How To Use**

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**Sec. 500-20. - Applicability.**

(A) The signage regulations of article 505 apply city-wide, except that signage within the Port Everglades Development District (PEDD) is regulated within article 320. Signage for PEDD is

regulated separately from other areas of the city because the PEDD is the subject of an interlocal agreement between Hollywood, Dania Beach and Broward County that contains special signage provisions. Any alternative signage regulations established in the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) supersede the signage regulations in Article 505 of this chapter, Sign Regulations, except that signs prohibited by Article 505 shall remain prohibited.

(B) The design standards in part 5 of this chapter apply to different areas and uses within the city, as indicated by the title of each article. All design regulations are found within part 5. Any alternative design standards established in the approved Development Design Guidelines (DDG) for properties zoned PMUD supersede the design standards in part 5 of this chapter, “Signage and Design Regulations”.

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#### **ARTICLE 505. – SIGN REGULATIONS**

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##### **Sec. 505-130. - Special signage regulations for certain locations and uses.**

(A) *Applicability.* This section specifies signage regulations by type of use or location and supersedes all conflicting requirements of this article.

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(H) *PMUD.* Any specific signage regulations established by the approved Development Design Guidelines (DDG) for properties zoned PMUD supersede all conflicting requirements of Article 505, Sign Regulations, except that signs prohibited by Article 505 shall remain prohibited.

#### **ARTICLE 510. - PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS**

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##### **Sec. 510-20. - Applicability.**

(A) This article shall apply to all commercially zoned properties that have frontage on any of the following roadways within the City of Dania:

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(E) Any design standards established pursuant to the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) shall supersede the standards of article 510 Principal Arterial Commercial Design Standards.

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## **ARTICLE 511. - INDUSTRIAL DESIGN STANDARDS**

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### **Sec. 511-20. - Applicability.**

(A) This article shall apply to all new construction on industrially zoned property and new industrial development including any modifications, additions, or renovations to building exteriors fronting on a listed arterial.

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(E) Any design standards for industrial development established pursuant to the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district ( PMUD) shall supersede the standards of article 511 Industrial Design Standards.

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## **ARTICLE 515. - GASOLINE SERVICE STATIONS**

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### **Sec. 515-20. - Applicability.**

(A) This article shall apply to all new service stations, and additions or renovations valued in excess of five thousand dollars (\$5,000.00) according to the city building permit valuation for any work done on all above ground structures and fixtures as determined by the city. It shall further apply to all work valued in excess of one hundred thousand dollars (\$100,000.00) for any work done on below ground equipment and infrastructure. These amounts represent the measured amounts within any twelve-month period.



(B) Modifications from the requirements of this article can be approved by the city commission as a variance pursuant to article 625 or as a component of the approved Development Design Guidelines (DDG) for a PMUD.

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**ARTICLE 520. - LARGE RETAIL ESTABLISHMENT STANDARDS**

**Sec. 520-10. - Applicability.**

This article applies to the new construction of large retail establishments, as defined in section 725-30, within Dania Beach, which may include both "big box" stores and shopping centers, with the exception of such establishments located on property zoned planned mixed-use development district (PMUD) with approved Development Design Guidelines (DDG) containing alternative standards. These requirements shall be in addition to requirements of articles 510 and 525.

\*\*\*\*\*

**ARTICLE 530. - PARKING STRUCTURE DESIGN**

As referenced in section 500-20 (B), design standards established in the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) supersede the design standards of article 530 Parking Structure Design.

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**Section 9.** That Part 6 “Development Review Procedures And Requirements” of the City of Dania Beach Land Development Code is amended to read as follows:

**PART 6 DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS**

**ARTICLE 600. - GENERAL PROVISIONS AND APPLICATION REQUIREMENTS**

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**Sec. 600-20. - Applicability.**

The development review procedures and requirements set forth in this part shall apply to all applications for development orders required or authorized in this code for land within the City of Dania Beach with the exception of those located within an approved planned mixed-use

development district (PMUD) for which any alternative procedures and requirements established in section 340-40 or in the approved Development Design Guidelines (DDG) shall apply.

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**ARTICLE 635. – SITE PLANS**

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**Sec. 635-40. - Supplemental application requirements.**

In addition to the general application requirements, the applicant shall provide the following materials in the quantity specified on the application form with the exception of site plans within an approved planned mixed-use development district (PMUD), for which any alternative requirements established in the approved Development Design Guidelines (DDG) shall govern:

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**Sec. 635-50. - Site plan data requirements.**

All site plans shall contain the following and any other information necessary to demonstrate compliance with all requirements of the code. Any alternative requirements established in the approved Development Design Guidelines (DDG) shall apply for site plans within a planned mixed-use development district (PMUD). The community development director may waive particular submittal items upon a determination that such items are not applicable or not essential to a specific project.

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**Sec. 635-70. - Site plan processing.**

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(E) Planned Mixed-Use Development District (PMUD) site plans. Site plans submitted for property zoned PMUD, whether for the entire site, individual portion(s), or in phases shall be reviewed for consistency with the approved Development Design Guidelines (DDG), including the master development plan.

~~(E)~~(F) *{Approval.}* The director, planning and zoning board or city commission, as applicable, shall approve, approve with conditions or deny the proposed site plan based upon the standards for review contained in this code, with the exception of site plans within a planned mixed-use development district (PMUD) for which any alternative procedures and standards for review established in section 340-40D or the approved Development Design Guidelines (DDG) shall govern. All decisions of the planning and zoning board and city commission shall be made following a public hearing that is noticed pursuant to article 610, and after considering public input and the staff findings.

~~(F)~~(G) *{Appeals.}* Decisions of the director and planning and zoning board may be appealed to the city commission pursuant to the procedures of article 615.

~~(G)~~(H) *{Quasi-judicial hearing procedures.}* Site plan applications decided by the planning and zoning board and city commission are matters that are quasi-judicial in nature as defined by section 2-1.3, Quasi-judicial proceedings. All matters which are defined as quasi-judicial in nature shall utilize the quasi-judicial hearing procedures set forth in the code. The petitioner shall bear the burden of providing competent substantial evidence that the site plan should be granted.

\*\*\*\*\*

**Sec. 635-80. - Site plan modifications or deviations.**

(A) Any changes or deviations of approved site plans must be reviewed and approved under the same procedures that apply to new site plans, except as follows for non-material modifications which meet the criteria of this section and except for properties zoned planned mixed-use development district (PMUD) for which the criteria and procedures established in section 340-40(D) shall apply. The community development director shall consider whether a modification satisfies the criteria below and is a non-material modification. The director shall have the discretionary authority to require the review and approval of the planning and zoning board (for small-scale site plans) or city commission (for large-scale site plans), as applicable, whether non-material or material.

\*\*\*\*\*

(D)The criteria and procedures for modifications to any approved site plans for properties zoned planned mixed-use development district (PMUD) established by section 340-40(D) shall govern over the requirements of this section.

\*\*\*\*\*

**Section 10.** That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

**Section 11.** That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

**Section 12.** This Ordinance shall be codified in accordance with the foregoing. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Dania Beach Code of Ordinances; and that the sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

**Section 13.** This Ordinance shall take full effect immediately upon its passage and adoption.

**PASSED** on first reading on September 8, 2015.

**PASSED AND ADOPTED** on second reading on October 13, 2015.

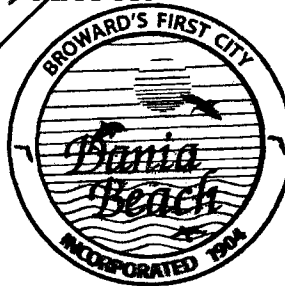
ATTEST:

*for* Jan Schneider, Deputy City Clerk  
LOUISE STILSON, CMC  
CITY CLERK

Marco Salvino, Sr.  
MARCO SALVINO, SR.  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

Thomas J. Ansbro  
THOMAS J. ANSBRO  
CITY ATTORNEY



## H – LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS AND ROAD RIGHT-OF-WAYS:

ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, DOUGLAS HILL, RECORDED IN PLAT BOOK 12, PAGE 45; A PORTION OF PARCEL "A" AND PARCEL "B", KRILICH PLAT, RECORDED IN PLAT BOOK 142, PAGE 19; A PORTION OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; A PORTION OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; A PORTION OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; ALL OF THE ABOVE REFERENCED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W., ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 49.21 FEET;

THENCE N.12°26'03"E., A DISTANCE OF 201.54 FEET;

THENCE N.01°41'47"W., A DISTANCE OF 231.30 FEET;

THENCE S.88°18'13"W., A DISTANCE OF 513.30 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°43'55"E. (THE FOLLOWING TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE 95 (S.R. 9);

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°00'14" AND A RADIUS OF 5,929.65 FEET, FOR AN ARC DISTANCE OF 414.38 FEET, TO A POINT OF TANGENCY;



THENCE N.04°16'19"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1,158.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "A", COMMERCE CENTER OF DANIA;

THENCE N.87°26'01"E., ALONG NORTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33, A DISTANCE OF 569.57 FEET, TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS" ;

THENCE N.01°41'47"W., ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 33 AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 295.03 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF SAID TRACT "A";

THENCE N.87°26'02"E., ALONG A LINE PARALLEL WITH AND 295.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1,303.07 FEET, TO A POINT ON A LINE 46.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 33;

THENCE S.01°44'05"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 295.03 FEET, TO A POINT ON A LINE 46.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W.1/2) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 245.03 FEET;

THENCE S.88°30'24"W., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 48.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET;

THENCE N.88°30'24"E., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 46.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 675.31 FEET;

THENCE N.88°30'24"E., A DISTANCE OF 6.00 FEET TO A POINT ON A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 1,335.27 FEET;

THENCE S.05°20'43"W., A DISTANCE OF 100.78 FEET, TO A POINT ON A LINE 52.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET;

THENCE S.43°02'17"W. A DISTANCE OF 16.74 FEET, TO A POINT ON A LINE 70.76 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 77.86 FEET;

THENCE N.02°25'49"W., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 72.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;



THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 70.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 296.00 FEET;

THENCE N.02°25'49"W., A DISTANCE OF 8.00 FEET TO A POINT ON A LINE 78.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 148.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 11.76 FEET, TO A POINT ON A LINE 67.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 79.50 FEET,

THENCE N.02°25'49"W., A DISTANCE OF 4.00 FEET, TO A POINT ON A LINE 71.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 269.72 FEET;

THENCE S.01°32'39"E., A DISTANCE OF 12.00 FEET, TO A POINT ON A LINE 59.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 30.15 FEET, TO THE SOUTHEAST CORNER OF PARCEL "A", "STIRLING ROAD PLAZA", RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;

THENCE N.01°38'44"W., ALONG THE EAST LINE OF SAID PARCEL "A" AND ALONG THE EAST LINE OF PARCEL "A", HILTON GARDENS AT STIRLING ROAD, RECORDED IN PLAT BOOK 171, PAGE 14, OF SAID PUBLIC RECORDS, A DISTANCE OF 609.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE S.87°32'08"W., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 335.53 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W., ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 57.51 FEET, TO THE POINT OF BEGINNING;

THENCE S.08°21'27"W., A DISTANCE OF 15.66 FEET;



THENCE S.11°24'33"E., A DISTANCE OF 13.76 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH POINT HAVE A BEARING OF N.80°42'17" W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°44'38" AND A RADIUS OF 515.00 FEET, FOR AN ARC DISTANCE OF 96.57 FEET, TO A POINT OF TANGENCY;

THENCE S.01°44'06"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 200.12 FEET, TO A POINT ON THE SOUTH LINE OF LOT 6, BLOCK 1 OF SAID DOUGLAS HILL;

THENCE S.87°26'49"W., ALONG SAID SOUTH LINE, A DISTANCE OF 42.78 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF PARCEL 'B', OF SAID KRILICH PLAT;

THENCE S.01°42'12"E., ALONG THE WEST LINE OF LOT 7, OF SAID BLOCK 1 AND SAID EAST LINE, A DISTANCE OF 50.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 'B';

THENCE S.87°25'54"W., ALONG THE SOUTH LINE OF SAID PARCEL 'B', A DISTANCE OF 15.02 FEET;

THENCE N.01°50'27"W., A DISTANCE OF 31.71 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 54°27'25" AND A RADIUS OF 193.00 FEET, FOR AN ARC DISTANCE OF 183.44 FEET, TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°53'53" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 146.40 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.21°48'15"E. ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVE, A DISTANCE OF 52.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°59'12" AND A RADIUS OF 757.00 FEET FOR AN ARC DISTANCE OF 198.01 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.01°43'03"W. A DISTANCE OF 7.45 FEET, TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A", OF DUKE & DUKE SUBDIVISION;

THENCE N.87°32'08"E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 445.14 FEET, TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 102.93. ACRES (4,483,634 SQUARE FEET), MORE OR LESS.

