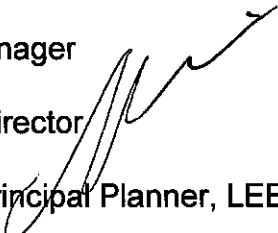





**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: August 26, 2014

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

FROM: Corinne Lajoie, AICP, Principal Planner, LEED G.A. 

SUBJECT: **TX-74-14:** The applicant, Dennis D. Mele, Esq., on behalf of Dania Beach Developers, LLC., is requesting text amendments to the Beach Gateway Mixed-Use (GTWY-MU) zoning district and the Incentives section of the Land Development Code.

REQUEST

TEXT AMENDMENT

1. To amend the Beach Gateway Mixed-Use zoning district to increase density from 35 dwelling units per acre by right/75 dwelling units per acre with density bonus to 50 dwelling units per acre by right/100 dwelling units per acre with density bonus; Section 303-70.
2. To amend the Schedule of Incentives to add park as an incentive in the Beach Gateway Mixed-Use district and the City Center district; Section 305-20.
3. To add a section discussing park incentive to the Land Development Regulations; Section 305-70.

The applicant has requested that this item be continued to the August 20, 2014 Planning and Zoning/Local Planning Agency Board agenda to allow staff and the applicant more time to fully develop this item.

STAFF RECOMMENDATION

Continue this item to the September 9, 2014 City Commission meeting.