



Town Council Agenda Report

SUBJECT: Ordinance

TITLE OF AGENDA ITEM: An Ordinance of the Town of Davie, Florida Amending the Code of Ordinances of the Town of Davie, Section 12-32 entitled, "Table of Permitted Uses, Subsection (A) "Residential Districts," and (B) "Commercial, Office and Business Districts," to provide for Bed and Breakfast Accommodations as a permitted, conditional or prohibited use; amending Section 12-34 entitled, "Detailed Use Regulations" by creating new subsection (EE) entitled, "Bed and Breakfast Accommodations," establishing regulations governing the approval, location, size, operation, on-site facilities, appearance, and other characteristics of Bed and Breakfast Accommodations; amending Section 503 entitled, "Definitions" providing a definition of " Bed and Breakfast Accommodation"; providing for severability; and providing for an effective date.

REPORT IN BRIEF: This Ordinance amends Chapter 12 (Land Development Code) of the Code of the Town of Davie by revising Section 12-32 (Table of Permitted Uses), Section 12-34 (Detailed Use Regulations) and Section 12-503 (Definitions) to add Bed and Breakfast Accommodations within the RR, AG, A-1, R-0, R-1, R-2, R-3, R-4, R-5, RM-5, SC, B-1, WT, B-2, UC and B-3 districts. The ordinance also provides locational and operating criteria, processing standards and other special related provisions concerning the regulation of this use.

PREVIOUS ACTIONS: On July 21, 1999 Town Council authorized staff to proceed with a Land Development Code amendment to incorporate Bed and Breakfast Accommodations as a land use in the Land Development Code.

At the October 20, 1999 meeting Town Council tabled the 1st Reading to November 3rd, or November 17, 1999, if substantial changes were made. At the October 20, 1999 meeting Town Council also tabled second reading to November 17, 1999.

CONCURRENCES: Staff recommends tabling of this Ordinance

On October 27, 1999 the Planning and Zoning Board discussed the proposed amendment. After deliberation, a consensus was reached that the Board believes Bed and Breakfast Accommodations should be eliminated from the R-3, R-4, and R-5 Districts. Additionally, the Board recommends that Section 12-34(EE)(7)(d) be amended to allow social events for registered guests only and that Bed and Breakfast Accommodations be permitted to advertise such. The Board also recommended that minimum lot standards be required within the permitted districts.

FISCAL IMPACT: Not Applicable

RECOMMENDATION(S): Motion to table this Ordinance

Attachment(s): Pink Sheet, Memo to Town Administrator and Ordinance

DEVELOPMENT SERVICES DEPARTMENT

Planning & Zoning Division

MEMORANDUM
PZ 11-13-99

TO: Robert Middaugh, Town Administrator

FROM: Mark A. Kutney, AICP, Development Services Director

DATE: November 10, 1999

RE: Ordinance/Bed and Breakfast Accommodations

Due to an issue that has arisen with Broward County relative to the referenced ordinance, Staff will need additional time to resolve the issue. Therefore, staff is requesting a tabling of the Public Hearing and First Reading prior to the November 17, 1999 Town Council Meeting to the December 1, 1999 Town Council Meeting.

Should you have any questions, please advise.