



April 3, 2015

Justin Green, Director – Division of Air Resources Management
Office of Siting Coordination
Department of Environmental Protection
2600 Blair Stone Road, MS 5500
Tallahassee, FL 32399-2400

Re: FPL Lauderdale Combustion Turbine Peaker Project
Petition for Modification of Site Certification PA 86-26G
Additional Zoning and Land Use Information

Dear Mr. Green:

Please find enclosed a letter from the City of Dania Beach including attachments related to the zoning and land use for the Project. The Project is located in the City of Dania Beach and the City is the applicable local government entity for zoning and land use. As discussed in Section 3.2.1 of the Petition for Modification, the letter provides confirmation that the project conforms to the existing land use and zoning and no further zoning and land use requirements are applicable. The enclosed letter and supporting information provides details in addition to the zoning and land use descriptions contained in Section 3.2.1 of the Petition for Modification. Please consider the enclosed letter and attachments as supplemental information related to Section 3.2.1, and should be considered as Appendices 10.3 Zoning and 10.5 Land Use Descriptions of the Site Certification Application Instruction Guide.

If you should have any questions regarding this submittal, please do not hesitate to call me at (561)691-2808 or Ken Proctor at (561)691-7068.

Sincerely,

A handwritten signature in black ink, reading 'Matthew J. Raffenberg', is positioned above the printed name.

Matthew J. Raffenberg
Director of Environmental Licensing and Permitting

cc: Paul Wiersbicki, Siting Liaison, FDEP Southeast District Office
Scott Goorland, Esq., FPL

APPENDIX 10.3 and 10.5
ZONING AND LAND USE DESCRIPTIONS



City of Dania Beach

FLORIDA

March 24, 2015

File No: ZL-15-05

Matthew J. Raffenberg
700 Universe Boulevard
Juno Beach, FL 33408

RE: Folio number 504230000050

Dear Matthew:

This letter is written in response to your zoning letter request received on March 19, 2015 regarding the above property. The current Zoning of the property is Industrial General (IG). Attached are copies of Section 115.40-List of permitted and prohibited uses and Section 205.10-Development Regulations.

As detailed on the provided conceptual plan dated 3/18/2015, the proposed decommissioning of 22 of the 24 existing gas turbines and replacing them with highly efficient gas turbines will be considered repair and maintenance of an existing non-conforming use within the existing area/scope as defined in code section 710.60 (see attached). Provided that the construction conducted is limited to this work defined herein, no other city process will be required except for the application of a Building Permit and subsequent inspections.

If you have any further questions, please contact me at (954) 924-6805 ext. 3643.

Sincerely,



Marc LaFerrier, AICP
Community Development Department Director

Enclosures

Sec. 115-40. - Schedule of permitted uses.

Legend		
P	-	Permitted
A	-	Permitted accessory use only
#, #	-	(Ex: 1, 2) Permitted subject to the conditions of use numbered 1 and 2 found in section 115-50
SE	-	Permitted special exception use only, pursuant to article 630
SE(#, #)	-	(Ex: 1, 2) Permitted as a special exception only, and subject to conditions of use numbers 1 and 2 found in section 115-50
NP	-	not permitted

USES	IROM	IROM-AA	IROC	IRO	IG	IR	PEDD	MA-1
LIGHT INDUSTRIAL USES								
Airport-related and airport-compatible uses	33, 34	33, 34	NP	NP	NP	NP	NP	NP
Assembly of products from prefabricated parts	1, 2	1, 2	1, 2	1	P	SE	P	NP
Assembly, repair, and fabrication of furniture, home furnishings, art objects, clothing, leather goods, and jewelry	P	P	P	NP	P	NP	P	P
Bakery	P	P	P	P	P	P	NP	P
Brewery or craft distillery with/without tasting room [subject to section	P	P	P	P	NP	P	NP	P

110-50								
Catering establishments	P	NP	P	P	P	A 70	NP	P
Distribution facility, accessory use	51	51	51	51	51	NP	P	51
Distribution, principal use	SE 2, 4, 52	SE 2, 4, 52	SE 2, 4, 52	SE 46, 50	SE 50	NP	P	2, 5
Document preparation and processing service (including publishing and printing)	P	P	P	NP	NP	NP	NP	NP
Fish smoking, curing, and canning	NP	NP	A 17, 64	NP	NP	NP	71	NP
Fleet parking, associated with a contractor's office	NP	80	NP	NP	80	NP	NP	NP
Light industrial uses not itemized in this section	1, 2	1, 2	1, 2	1	P	NP	71	NP
Light manufacturing	1, 2	1, 2	1, 2	1	16	NP	71	NP
Medical and dental laboratories	P	P	P	NP	P	NP	NP	P
Overnight fleet parking for vehicles owned or leased by the business legally operating at same location. Storage in rear or internal side yard, must not be visible from any street & cannot be parked in required parking spaces.	A	A	A	NP	NP	NP	NP	NP
Pest control service, storage or fleet yard	NP	NP	79	NP	NP	NP	NP	P
Railroad and truck terminal	NP	NP	NP	NP	SE 50	NP	P	NP

Research, product development and testing, engineering development, and marketing development	1, 2	1, 2	1, 2	1	P	NP	71	NP
Self-storage facility	NP	2, 4, 52	NP	SE 2, 46	SE 2	P	NP	SE 2
Warehousing facilities	2, 4, 51	2, 4	P	7, 8	35, 36 or SE 2, as applicable	P	P	2, 5
Watchman or caretaker dwelling unit as an accessory use to a primary marine use or storage facility [subject to sections 110-30, 230-20]	A	A	A	A	A	A	A	A
Wholesale: combined office-distribution-warehouse facilities	SE 2, 4	2, 4	SE 2, 4	69	NP	NP	P	2, 5
Wholesale: combined office-showroom-warehouse facilities	2, 4, 7, 51, 69	2, 4, 7, 69	2, 7, 51, 69	69	2, 7, 69	7	7	NP
GENERAL BUSINESS USES								
Adult entertainment [subject to 115-60]	P	P	NP	NP	NP	NP	NP	NP
Banks, financial institutions	6	6	6	NP	NP	NP	6	6
Business office	P	P	P	P	A	P	P	P
Convenience food store (without fuel sales)	NP	NP	NP	NP	NP	NP	NP	6
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P	P	P	P	P	P	P	NP
Gym, fitness center, or health club	P 6	P 6	P 6	NP	NP	NP	NP	P 6

Live entertainment	SE	SE	SE	SE 46	NP	NP	P	SE 48
Marine-related retail	6	6	6	NP	6, 36	NP	A 6	6
Office, medical [subject to section 110-40]	P	P	P	P	NP	NP	NP	P
Office, professional	P	P	P	P	NP	NP	P	P
Parts store, including vehicle, aircraft or boat parts within a completely enclosed building	NP	6	6	NP	NP	NP	NP	6
Pawnshop	NP	NP	NP	NP	NP	NP	NP	NP
Personal service establishments	24	24	24	15	NP	NP	NP	6
Pharmacy, nonretail (includes compounding)	NP	NP	NP	NP	NP	NP	NP	NP
Pharmacy or drug store	6	6	6	15	NP	NP	A 6	6
Private sport or athletic training facility not open to general public for viewing or participation	NP	NP	P	NP	NP	NP	NP	NP
Restaurant, fast food	SE 6, 63	SE 6, 63	SE 6, 63	NP	A 6, 70	NP	6	6
Restaurant, full service (including accessory bars or lounges, including outdoor seating)	6	6	6	SE 6, 46	A 6, 70	NP	6	6
Restaurant, takeout	SE 6, 63	SE 6, 63	SE 6, 63	NP	A 6, 70	NP	6	6
Retail uses not itemized in this section	9, 24	9, 24	9, 24	15	NP	NP	A 6	3, 6
Tattoo, body piercing	NP	NP	NP	NP	NP	NP	NP	22, 6

Retail sales of guns or ammunition	NP	NP	38, 39, 6	NP	NP	NP	NP	NP
Thrift shop, secondhand goods sales	NP	NP	NP	NP	NP	NP	NP	SE, 6
Tool and equipment rental	NP	19	NP	NP	NP	NP	NP	P
CIVIC, GOVERNMENT AND PUBLIC ASSEMBLY USES								
City of Dania Beach governmental, administrative, community, service, or office facilities	P	P	P	P	P	NP	P	P
Convention and conference centers as a principal use	NP	NP	NP	NP	NP	NP	NP	NP
Charitable, civic, fraternal and professional organizations (including union halls)	NP	NP	NP	NP	NP	NP	NP	P
Day care center	NP	NP	NP	NP	NP	NP	NP	P
Governmental facilities	NP	NP	NP	NP	NP	NP	P	NP
Library or art gallery	NP	NP	45	NP	NP	NP	SE 40, 46, 47, 49	P
Museum	NP	NP	45	NP	NP	NP	SE 40, 46, 47, 49	P
Place of worship	NP	NP	NP	NP	NP	NP	NP	P
EDUCATIONAL FACILITIES								
Colleges and specialty schools	P	P	P	NP	P	NP	SE 40, 46, 47, 49, 67	P

COMMERCIAL USES

Athletic training facility (indoors) including, but not limited to a facility offering gymnastics, fitness training, boxing, yoga, or dance, with no spectator seating	P	P	P	P	P	P	NP	P
Auction as an accessory use, limited to one auction monthly, only on off hours (i.e. evenings or weekends)	P	P	P	P	NP	NP	NP	NP
Auto body repair	NP	73	P	NP	NP	NP	NP	SE
Automobile automated car washes	NP	NP	NP	NP	NP	NP	NP	P
Automobile rental (indoor/outdoor)	33, 74	33, 74	32, 2	2, 17, 74, 76	NP	SE	P	P
Automobile repair, minor or major	NP	73	P	NP	NP	P	P	P
Automotive fuel pump stations	NP	P	NP	NP	NP	NP	P	NP
Boarding or breeding kennel, veterinary clinic (indoor only)	NP	NP	SE 6, 17	NP	NP	NP	NP	6
Boarding or breeding kennel, veterinary clinic (outdoors)	NP	NP	NP	NP	NP	NP	NP	SE 6
Cabinet or furniture shop (wood working)	P	P	P	P	P	P	NP	P
Contractor shops, repair or service shops, including, but not limited to, air conditioning and other appliances, marine, cloth or canvas	2	2	2	P	P	P	NP	P
Copy or printing shop	P	P	P	P	P	P	NP	P

Courier service/package delivery	NP	NP	79	NP	NP	NP	NP	P
Day labor or temporary employment office	SE 53-60	SE 53-60	NP	NP	NP	NP	NP	NP
Dry cleaning or laundry, excluding self-service laundromat	NP	NP	NP	NP	NP	NP	NP	6
Fortune teller or palm reader	NP	NP	NP	NP	NP	NP	NP	6, 22
Funeral home or mortuary	NP	NP	NP	NP	NP	NP	NP	6, 22, 45
Indoor pistol and rifle ranges	NP	NP	38, 18	NP	NP	NP	NP	NP
Indoor sales, service, display, rental or repair of automobiles, motorcycles, or trucks	33, 73, 74	33, 73, 74	32, 2	NP	NP	SE	NP	P
Machine shop, sheet metal shop, welding shop, or tool and die shop	2, 17	2, 17	2, 17	NP	16	SE	P	NP
Medical marijuana retail center (subject to 115-70)	NP	SE	NP	NP	NP	NP	NP	NP
Motion picture production studio, indoors	P	P	P	NP	P	NP	NP	P
Motion picture production studio, outdoors	SE	SE	SE	NP	NP	NP	NP	NP
Outdoor or indoor sales and display of fully assembled outdoor recreational merchandise	NP	P	68	NP	NP	NP	NP	NP
Outdoor or indoor sale or rental of new or late-model construction equipment	NP	17	NP	NP	NP	NP	NP	SE
Outdoor sales, leasing, rental, and display of automobiles, motorcycles, or	NP	17, 19,	32, 2	NP	NP	SE	NP	P

trucks		73, 74						
Outdoor or indoor storage of passenger vehicles, trailers, and tractor-trailers	NP	NP	NP	NP	35	NP	NP	NP
Recording or broadcasting studio (no transmission antenna tower)	P	P	P	NP	P	NP	NP	P
Repair of bicycles in an enclosed building	P	P	P	P	P	P	NP	P
Roadside vendors	NP	NP	NP	NP	NP	NP	NP	NP
Sales, rental, leasing, display (indoors/outdoors), or repair of fully-assembled recreational vehicles or campers	26	17, 26	25, 26, 30, 31	NP	NP	SE	NP	P
Spray painting/spray booth	P	P	P	P	NP	P	NP	P
Telecom web-hosting facilities	P	P	P	P	P	P	NP	P
LODGING USES								
Hotels containing one hundred (100) or more rooms	6, 72	6, 72	6, 72	SE 6, 46, 72	NP	NP	SE 6, 40, 46, 47, 49, 72	SE 6, 72
MARINE AND HEAVY INDUSTRIAL USES								
Assembly of boats not over two hundred (200) feet in length	19	19	19	NP	21, 36, 37	NP	71	NP
Boat sanitary waste pump-out facilities	A, SE 65	A, SE 65	NP	NP	A 65	A 65	A 65	A 65
Docks and docking of boats and ships not over two hundred (200) feet in length, including the operation of	23	23	NP	NP	23, 36	NP	70	NP

charter boats								
Docks and docking of boats, ships, and cargo or shipping barges not over two hundred fifty (250) feet in length	NP	NP	NP	NP	35	NP	P	NP
Fuel tanks for fueling of vehicles and ships, including retail sale of fuel	SE 65, 66	SE 65, 66	NP	NP	35, 36	SE 65, 66	A 65, 66	SE 65, 66
Indoor or outdoor sales, leasing, display, or storage of fully-assembled new boats (including new boat trailers)	P	P	P	NP	P	SE	NP	P
Indoor sales, leasing, rental, display, storage of used boats and marine vessels	P	P	P	NP	P	SE	NP	P
Manufacture of bulk materials	NP	NP	NP	NP	NP	SE	NP	NP
Manufacturing of boats not over two hundred (200) feet in length	17	17	17	NP	16, 20, 36	NP	P	NP
Manufacturing, painting and repair of boats in excess of two hundred (200) feet in length, associated assembly, fabrication, outfitting and maintenance, marine construction and equipment loading and handling operations	NP	NP	NP	NP	36	P	NP	NP
Marinas, dry stack	NP	P	NP	NP	P	NP	P	P
Marinas, wet	P	P	NP	NP	P	NP	P	P
Marine cargo handling facilities (indoor/outdoor)	NP	SE	NP	NP	35	NP	P	NP
Marine-related educational facilities	NP	NP	P	NP	P	NP	P	NP
Office trailer	NP	NP	NP	NP	36	NP	NP	NP

Outdoor sales, leasing rental, display and accessory repair of used boats and marine vessels	NP	17, 73, 74	NP	NP	NP	NP	NP	NP
Outdoor sales, leasing, rental, display and accessory repair of used boats accessory to new boat sales	P	P	P	NP	P	SE	NP	P
Outdoor storage accessory to seaport and marine shipping	NP	SE 77	NP	NP	A 35, 36	NP	A	NP
Outdoor storage, accessory other	NP	19, 75, 77	NP	NP	NP	NP	NP	NP
Outdoor storage/parking of fully assembled & operational automobiles, aircraft, bus, truck, recreation vehicles, motor home, motorcycle, tractor trailer, boat or construction equipment.	NP	17, 76, 77	NP	NP	NP	NP	NP	NP
Painting of boats not over two hundred (200) feet in length	17	17	17	NP	16, 20	NP	71	NP
Parking for vehicles and equipment	NP	17, 76, 77	NP	17, 74, 76	35, 36	NP	P	NP
Passenger terminal	65, 33	65, 33	NP	NP	NP	NP	P	NP
Petroleum processing, transmission and storage	NP	NP	NP	NP	NP	NP	P	NP
Petroleum tanks, storage in bulk of petroleum and petroleum products including oils, gasoline fuels, grease, and lubricants	NP	NP	NP	NP	NP	NP	P	NP
Repair of boats of not over two hundred (200) feet in length	19	P	19	NP	21, 36, 37	SE	71	P

Security gatehouses	NP	P	NP	NP	35, 36	NP	NP	NP
Shipbuilding and repair	NP	SE	NP	NP	36	NP	P	NP
Storage containers required for storage of shipyard/boatyard materials, vessel supplies, cargo	NP	17, 76, 77	NP	NP	35, 36	NP	P	NP
U.S. border patrol facilities	NP	NP	NP	SE 46, 61	NP	NP	NP	NP
UTILITIES								
Electrical power plants	NP	NP	NP	SE 46, 50	SE 50	NP	P	NP
Electrical substations or related electrical facilities	SE 17	SE 17	SE 17	SE 17, 46	SE 17	NP	P	NP
Municipal water or sanitary sewer treatment facilities	SE 17	SE 17	SE 17	SE 46, 50	NP	NP	P	P
Utilities including electric, gas and sanitary	NP	NP	NP	NP	NP	NP	P	NP
MISCELLANEOUS								
Commercial recreation facilities (indoors)	NP	NP	NP	SE 6, 46	SE 6	NP	NP	NP
Crop raising and plant nursery (commercial and noncommercial, excluding marijuana)	NP	P	NP	NP	NP	NP	NP	NP
Indoor private sports or athletic training	NP	NP	P 6	NP	NP	NP	NP	NP

facility without spectator seating								
Medical marijuana treatment center	NP	NP	NP	NP	NP	NP	NP	NP
Mobile vendors, except as permitted in conjunction with a temporary use approved under article 675	NP	NP	NP	NP	NP	NP	NP	NP
Parking garage	NP	P	NP	NP	NP	NP	P	NP
Recreational facilities	NP	NP	NP	NP	NP	NP	P	NP
Solid waste disposal, transfer or recycling facilities	NP	NP	NP	NP	NP	NP	NP	NP

(Ord. No. 2010-20, § 2(Exh. A), 9-14-10; Ord. No. 2010-025, § 3, 11-23-10; Ord. No. 2011-001, § 2, 1-11-11; Ord. No. 2011-007, § 6, 2-22-11; Ord. No. 2011-024, § 5, 8-9-11; Ord. No. 2012-008, § 5, 5-8-12; Ord. No. 2013-004, § 3, 6-25-13; Ord. No. 2014-004, § 4, 5-27-14; Ord. No. 2014-006, § 2, 5-27-14; Ord. No. 2014-012, § 3, 9-23-14; Ord. No. 2014-016, § 3, 10-28-14)

Sec. 205-10. - Schedule of lot, yard and bulk regulations.

(A) SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICTS	LOT			DENSITY	BULK		YARD			
	MINIMUM			MAXIMUM	MAXIMUM		MINIMUM			
	Area (Sq. Ft.)	Width (Ft.)	Depth (Ft.)	Density (DU/Gross Acre)	Height (Stories/Ft.)	Coverage (Percent)	Front (Ft.)	Interior Side Both/On (Ft.)	Rear (Ft.)	Corner side (Ft.)
E-1	35,000	175	200	1.00	2/25	30	25	40/20	25	20
R-S 18000	18,000	125	125	2.22	2/25	30	30	30/15	25	15
R-S 12000 [see section 215-110 for additional regulations]	12,000	100	100	3.33	2/25	35	30	30/15	15	15
R-S 8000	8,000	75	100	5.00	2/25	35	25	20/10	15	15
R-S 6000	6,000	60	90	5.00	2/25	40	25	14/7	15	15
R-D 8000 (see R-S 6000 for single-family detached standards)	8,000	80	90	10.00	2/25	40	25	30/15	15	15

(B) PRD-1 AND	LOT	DENSITY	BULK	YARDS	ADDITIONAL
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MULTIPLE-FAMILY DISTRICTS	MINIMUM			MAXIMUM	MAXIMUM		MINIMUM					REGULATIONS
	Area (Sq. Ft.)	Width (Ft.)	Depth (Ft.)	Density (DU/Gross Acre)	Height (Stories /Ft.)	Coverage (Percent)	Front (Ft.)	Interior Side Both/ One (Ft.)	Rear (Ft.)	Corner side (Ft.)	Interior of lot between buildings (Ft.)	
RM District												
Single-Family	10,000	75	100	4.00	2/25	35	25	20/10	15	25	N/A	N/A
Two-Family	10,000	75	100	8.00	2/25	35	25	20/10	15	25	N/A	N/A
Townhouses	20,000 total; 2500/unit	100 for building group ; 22 per unit	100	10.00	2/25	40 per lot & building group	25	20 for end units	15	25	20	sections 230-10, 230-30
Multifamily	15,000	100	100	10.00	3/40	30	25	35/15	30	25	section 215-120	N/A
Multifamily (when reducing plot coverage for increased	15,000	100	100	10.00	5/62	25	25	55/25	30	25	section 215-120	N/A

height subject to section 220-30												
PRD-1 District	43,560 for entire project											
Single-family cluster [subject to section 105-220]	87,120 for entire project; 2,500 per lot	N/A	N/A	5.00	2/25	40	TBD at site plan review	TBD at site plan review	TBD at site plan review	TBD at site plan review	N/A	N/A
Single-family [subject to section 105-220]	N/A	N/A	N/A	8.00	3/35	40	25	7, or 15 between dwellings	15	25	N/A	N/A
Two-family [subject to section 105-220]	N/A	N/A	N/A	8.00	3/35	40	25	15, or 30 between dwellings	15	25	N/A	N/A
Townhouses [subject to section 105-220]	N/A	22	N/A	16.00	3/35	40	25	15 for 2 stories 25 for 3 stories, except 20 adj. to	25	15	sections 230-10, 230-30	

								single-family				
RM-1 District RM-2 District												
Single-family		10,000 sf	75	100	4.00	2/25	35	25	20/10	15	25	N/A N/A
Two-family		10,000 sf	75	100	8.00	2/25	35	25	20/10	15	25	N/A N/A
Townhouses		20,000 sf total; 2,500 sf/unit	100 total; 22 per individual unit lot	100	12.00	2/25	40 per lot & bldg. group	25	20/10	15	25	20 sections 230-10 230-30
Multifamily		40,000 sf	150	200	RM-1: 15.00 RM-2: 25.00	5/55 ¹	35	25	55/25	30	25	section 215-120 N/A
Multifamily (when reducing plot coverage for increased height subject to section 220-30)	RM-1, 2	40,000 sf	150	200		8/90	25	25	55/25	30	25	section 215-120 N/A
	RM-2 only	10 acres	150	200		15/150	25	25	55/25	30	25	section 215-120 N/A

Residential Care Facilities (RM-2 only)	3 acres	250	400	49.00	7/88	35	25	55/25	30	25	section 215-120	N/A
RMH (Mobile Home) [subject to section 105-200 (RMH is restricted to existing mobile home parks and subdivisions only, and cannot be utilized to create additional mobile home parks or subdivisions.)]	5 acres	40 per dwelling lot or site	80 per dwelling lot or site	10.00	1	60 per lot or site; 40 pervious area per lot	6 For a max. of 65% of the width of the structure, the balance of the structure to be set back a min. of 18 ⁽⁵⁾	5 Roof overhang of 16 inches into setback for open carports only ⁽⁵⁾	8 For a max. of 50% of the structure, balance at 12 min. ⁽⁵⁾	6	section 215-120	section 215-90 (Accessory structures)
Single-Family (CBS construction) [subject to section 105-200] (RMH is restricted to existing mobile	5 acres	40 per dwelling lot or site	80 per dwelling lot or site	10.00	15 measured from finished floor	60 per lot or site; 40 pervious area per lot	For a max. of 65% of the width of the structure, the balance	5 Roof overhang of 16 inches into setback for open carpo	8 For a max. of 50% of the structure, balance at 12	6	sec. 215-120	sec. 215-90 (accessory structures)

home parks and subdivision only, and cannot be utilized to create additional mobile home parks or subdivisions.)							ce of the structure to be setback a min. of 18 ⁽²⁾	rts only ⁽⁵⁾	min. ⁽⁵⁾			
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(C) RO AND COMMERCIAL DISTRICTS	LOT			DENSITY	BULK			YARD						ADDITIONAL REGULATIONS
	MINIMUM			MAXIMUM	MAXIMUM			MINIMUM						
	Area	Width (Ft.)	Depth (Ft.)	Density DUs/Gross Acre)	Height (Stories/Ft.)	Coverage (Percent)	Impervious area (Percent)	Front (Ft.)	Interior side Both/One (Ft.)	Rear (Ft.)	Corner side & other street frontage (Ft.)	Setback adjoining* residential zoning or land use designation	Interior of lot between buildings (Ft.)	
RO [subject to section		N/A	N/A	(²)	2/25	70	85	10	7/7 15/15 (³)	(⁴)	10	N/A	N/A	N/A

110-180														
C-1	15,000 sf	100	150	N/A	2/35 3/40	65 50	75	25	20/10	15	15	1 x building height	20	section 230-10
C-2, C-3, C-4	4,000 sf	30	90	N/A	2/35 3/40	70 70	75	10	0; but 10 if provided	10	10	1 x building height	N/A	N/A
¹ Five-story—Fifty-five (55) feet, plus one (1) additional foot for each foot of ceiling height of each story over eight (8) feet six (6) inches, up to a maximum of sixty-two (62) feet.														
² Subject to the maximum permitted density of the underlying land use plan designation or allocation of residential flexibility or reserve units.														
³ Seven (7) feet on each side for one-story buildings and fifteen (15) feet on each side for two-story buildings in the RO District.														
⁴ Ten (10) feet for one-story buildings and fifteen (15) feet for two-story buildings in the RO District.														
⁵ For single-family homes.														

(D) INDUSTRIAL DISTRICTS	LOT			DENSITY	BULK			YARD						
	MINIMUM			MAXIMUM	MAXIMUM			MINIMUM						
	Area (Sq. Ft.)	Width (Ft.)	Depth (Ft.)	Density (DUs/Gross Acre)	Height (Stories /Ft.)	Coverage (Percent)	Impervious area (Percent)	Front (Ft.)	Interior side Both/ One (Ft.)	Rear (Ft.)	Corner side & other street frontage (Ft.)	Setback abutting residential land use designa		

												tion (Ft.)
IRO	87,120	200	N/A	N/A	5/62	60	80	50	Greater of 25 or 0.5 x building height ea. side	Greater of 25 or 0.5 x building height	50	Greater of 75 or 1x building height
I-R	10,000	75	100	N/A	3/35	50	80	35	40/20	20	35	N/A
I-G	20,000	100	150	N/A	N/A35	70	80	35	25	25	35	75
IROC	N/A	N/A	N/A	N/A	5/62	70	80	Greater of 30 or 1x building height	Greater of 20 or ½ building height ea. side	Greater of 20 or ½ building height	Greater of 30 or 1x building height	Greater of 50 or 1x building height
PEDD	None	None	None	N/A	Per FAA	None	None	None	None	None	None	15
MA-1	5,000	100	50	N/A	NA/62	70	80	25	Greater of 10 or ½ building height ea. side	Greater of 10 or ½ building height	25	25

IROM	N/A	N/A	N/A	N/A	6/62	70	80	Greater of 30 or 1x building height	Greater of 20 or ½ building height ea. side	Greater of 20 or ½ building height	Greater of 30 or 1x building height	Greater of 50 or 1x building height
IROM-AA	N/A	N/A	N/A	N/A	6/62	70	80	Greater of 30 or 1x building height	Greater of 20 or ½ building height ea. side	Greater of 20 or ½ building height	Greater of 30 or 1x building height	Greater of 50 or 1x building height

(E) OTHER DISTRICTS	LOT			DENSITY	BULK			YARD				
	MINIMUM			MAXIMUM	MAXIMUM			MINIMUM				
	Area (Sq. Ft.)	Width (Ft.)	Depth (Ft.)	Density (DUs/Gross Acre)	Height (Stories/Ft.)	Coverage (Percent)	Impervious area (Percent)	Front (Ft.)	Interior side Both/One (Ft.)	Rear (Ft.)	Corner side & other street frontage (Ft.)	Setback abutting residential land use designation (Ft.)
OS	80,000	250	300	N/A	1/16	3/3	N/A	25	50/25	25	25	N/A

¹ Five-story—Fifty-five (55) feet, plus one (1) additional foot for each foot of ceiling height of each story over eight (8) feet six (6) inches, up to a maximum of sixty-two (62) feet.

² Subject to the maximum permitted density of the underlying land use plan designation or allocation of residential flexibility or reserve units.

³ Seven (7) feet on each side for one-story buildings and fifteen (15) feet on each side for two-story buildings in the RO district.

⁴ Ten (10) feet for one-story buildings and fifteen (15) feet for two-story buildings in the RO District.

⁵ For single-family homes.

⁶ One (1) platted lot for new construction, two (2) platted lots for rehabilitation or addition.

(Ord. No. 2010-20, § 2(Exh. A), 9-14-10; Ord. No. 2010-025, § 4, 11-23-10; Ord. No. 2011-007, § 7, 2-22-11; Ord. No. 2011-024, § 6, 8-9-11; Ord. No. 2012-008, § 6, 5-8-12)

Sec. 710-60. - Exceptions to limitations on the continuance of nonconforming uses and structures.

- (A) *Moving, relocating.* Moving of a nonconforming structure or use as a result of governmental action shall not require the structure or use to conform to the regulations for the zoning district in which it is located after it is moved.
- (B) *Historical structures.* Enlargements or alterations to a nonconforming historic structure listed in the National Register of Historic Places or the Florida Inventory of Historic Places shall be permitted provided that:
 - (1) The enlargement or alteration does not exceed the nonconforming yard or height established by the existing structure and is otherwise in compliance with all other applicable land development regulations; and
 - (2) A certificate of appropriateness for the enlargement or alteration has been obtained as required by chapter 8, article XI.
- (C) *Discontinuance of nonconforming use of structure, or land and structure.* A nonconforming structure may be unoccupied, and a nonconforming use of land and structure in combination, may be discontinued for a period of not more than six (6) consecutive months without constituting discontinuance, provided that governmental action that impedes access to the premises shall not count toward the six-month period.
- (D) *Discontinuance of nonconforming use of land without structure.* A nonconforming use of land without a structure may be discontinued for a period of not more than sixty (60) consecutive days without constituting discontinuance.
- (E) *Discontinuance of mobile home or recreational vehicle.* Removal of a mobile home or recreational vehicle located on an individual lot in a zoning district not permitting that use in excess of six (6) consecutive months shall constitute discontinuance.
- (F) *Maintenance, repairs and improvements.*
 - (1) If damage is not substantial as defined in this Land Development Code, all repairs shall be completed (see section 725-30, "Construction, completion of") within one (1) year after damage occurs or such use or structure can be rebuilt and reused only in conformity with the code requirements in effect at the time of repair, reconstruction and establishment of a new use.
 - (2) Normal maintenance, repair and incidental alteration of a nonconforming structure or a structure containing a nonconforming use is permitted, provided it complies with all building code requirements and does not extend the area or volume of space occupied by the nonconforming use. A structure containing residential nonconforming uses may be altered in any way to improve interior livability. However, no structural alterations shall be made which would increase the number of dwelling units.
 - (3) Nonconforming structures or structures devoted to nonconforming uses may be improved as long as the improvement complies with all code requirements and does not constitute a substantial improvement as defined in this Land Development Code.
 - (4) Notwithstanding the provisions of this article, the community development director may approve the aesthetic improvement of the exterior façade of a nonconforming structure or structure devoted to a nonconforming use, provided that:
 - (a) The improvement is limited to the aesthetic improvement of the exterior façade and does not increase the footprint of a nonconforming structure, the square footage of a structure devoted to a nonconforming use, or the number of nonconforming dwelling units; and
 - (b) The improvement will be consistent with all applicable code requirements relevant to the aesthetic standards for an exterior façade, as determined by the community development director.

- (5) Nonconforming two-family (duplex) dwelling may be reconstructed following substantial damage, as defined in section 710-20(A), provided that at least one dwelling unit of the structure is a homestead as defined in F.S. § 196.031.
 - (6) A combination of one single family dwelling unit and one nonconforming two-family (duplex) dwelling, which is located on a single parcel with single ownership, may be reconstructed following substantial damage, as defined in section 710-20(A), provided that at least one dwelling unit on the unified property is a homestead as defined in F.S. § 196.031.
- (G) *Single-family dwellings; special provisions.* Nonconforming single-family structures located in any RS-6000, RD-8000, RS-8000, or NBHD-RES district, and which conform to the use regulations of the applicable district, may be reconstructed and added onto, provided the following conditions exist or are met:
- (1) Reconstruction after destruction by any means is permitted within the nonconforming footprint that existed prior to destruction. Rebuilding beyond the pre-destruction footprint is also permitted subject to the provisions of this subsection.
 - (2) Additions shall maintain a minimum front yard of fifteen (15) feet in the NBHD-RES district and twenty-five (25) feet in the RS-6000, RS-8000 and RD-8000 districts, a minimum rear yard of fifteen (15) feet, a minimum interior side yard of seven (7) feet, and a minimum corner street side yard of fifteen (15) feet.
 - (3) Additions to a single-family dwelling with an existing five-foot interior side setback may provide a minimum five-foot side setback for a maximum thirty-five-foot distance along the five-foot side setback line. Additions to dwellings, or sides of dwellings, with conforming setbacks shall provide the side setback currently required in the applicable zoning district. This section applies to ground floor additions to single-family residences only.
 - (4) Any addition designed or used for the conversion of a single-family dwelling into a two-family dwelling must comply with all code requirements.
- (H) *Nonconforming two-family and townhouse dwellings; special provisions.* Nonconforming two-family dwellings and townhouses in RD-8000 and RM districts formerly zoned Broward County RD-10 or RM-10, may be rebuilt to their existing setbacks and extensions (i.e. structure envelope), provided that each unit is situated on its own fee simple lot.
- (I) *IROM, IROM-AA and IROC districts; special provisions.* In the IROM, IROM-AA and IROC districts, any group of structures designed as a single site or operating as a single site (hereafter called a "project") as of the date that any portion of the structures or uses in the project became nonconforming shall be subject to the following provisions that supersede conflicting provisions of this article.
- (1) The location of nonconforming uses within structures located in the project may change as long as the total square footage of those respective uses is not increased within the project.
 - (2) If sixty-five (65) percent or less of the gross floor area of the structures within a project is destroyed by casualty or act of God, the nonconforming structure(s) may be restored or reconstructed to the predestruction location and configuration so long as the gross floor area of the structure(s) is not increased. If a structure contains multiple spaces, the spaces may be combined so long as such combination does not expand a nonconforming use in a manner inconsistent with paragraph (1), above.

(Ord. No. 2010-20, § 2(Exh. A), 9-14-10; Ord. No. 2010-025, § 8, 11-23-10; Ord. No. 2012-025, § 9, 10-9-12; Ord. No. 2013-001, § 9, 2-26-13)