



## City of Hallandale Beach City Commission Agenda Cover Memo

<b>Meeting Date:</b>	December 6, 2017		<b>Item Type:</b> <i>(Enter X in box)</i>	<b>Resolution</b>	<b>Ordinance</b>	<b>Other</b>
				X		
<b>Fiscal Impact:</b> <i>(Enter X in box)</i>	Yes	No	<b>Ordinance Reading:</b> <i>(Enter X in box)</i>		<b>1<sup>st</sup> Reading</b>	<b>2<sup>nd</sup> Reading</b>
		X	<b>Public Hearing:</b> <i>(Enter X in box)</i>		Yes	No
					X	
<b>Funding Source:</b>	N/A		<b>Advertising Requirement:</b> <i>(Enter X in box)</i>	Yes	No	
				X		
<b>Account Balance:</b>	N/A		<b>Quasi-Judicial:</b> <i>(Enter X in box)</i>	Yes	No	
				X		
<b>Project Number:</b>	Plat Note Amendment <i>P-17-02415</i> <i>McDonald's Corporation</i>		<b>RFP/RFQ/Bid Number:</b>	N/A		
<b>Contract/P.O. Required:</b> <i>(Enter X in box)</i>	Yes	No	<b>Strategic Plan Priority Area:</b> <i>(Enter X in box)</i>  Safety <input type="checkbox"/>  Quality <input checked="" type="checkbox"/>  Vibrant Appeal <input checked="" type="checkbox"/>			
		X				
<b>Sponsor Name:</b>	Roger Carlton, City Manager		<b>Department:</b> <b>Development Services</b>		Keven Klopp, Development Services Director	

### Short Title:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, ACCEPTING A PLAT NOTE AMENDMENT TO THE MCDONALD'S AT HALLANDALE PLAT FOR CERTAIN PROPERTY WITHIN THE CITY OF HALLANDALE BEACH LOCATED AT 111 NORTH FEDERAL HIGHWAY IN ACCORDANCE WITH ARTICLE II, DIVISION 2 OF THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES, ZONING AND LAND DEVELOPMENT CODE, AND AUTHORIZING THE TRANSMITTAL OF SAME TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH ARTICLE VIII, DIVISION 2, SEC. 5-181 OF THE BROWARD COUNTY CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE.

## **Request:**

The applicant, McDonald's Corporation is requesting approval of a Plat Note Amendment in order to amend the existing plat note on the approved plat for its property, the Mc Donald's At Hallandale Plat. The property is located at 111 North Federal Highway.

## **Staff Summary:**

### **Background**

On August 15, 1995, the City Commission approved the Mc Donald's At Hallandale Plat. The Plat was approved with a note restricting development of the parcel to 2,845 square feet of commercial use only.

### **Why Action is Necessary**

Pursuant to the Broward County Land Use Plan, a formal action from the affected municipality is required to amend a note on a recorded plat.

### **Current Situation**

The plat for the Mc Donald's Restaurant restricts development on the property to 2,845 square feet of commercial use. The County counts any roofed area in the permitted square footage of a commercial use, such as, colonnades, overhangs, and canopies over menu boards and pick-up windows. Freezers and other accessory structures are also included in the total square feet by the County. Such extensions or accessory structures are not considered building gross floor area according to the City Code.

The existing combined square footage of the restaurant is 2,818 square feet. The applicant proposes to renovate the building and add approximately 324 square feet to the front of the restaurant for a total gross floor area of 3,516 square feet. Exterior design changes (Exhibit 4) and double drive-thru lanes are also planned for the site. The existing building, proposed expansion, including overhangs, canopies and accessory structures on the property as calculated by Broward County is 3,636 square feet. The applicant proposes to change the note to 4,016 square feet in order to accommodate the proposed expansion and any future expansions at the property.

### **Analysis**

Broward County requires municipalities to approve plat note amendments prior to processing by the Broward County Commission. Upon approval of the attached Resolution by the City Commission, the applicant will present their request to the County Commission for their consideration and approval. The revision to the Plat Note will also be recorded in the Public Records of Broward County.

The existing Plat is approved with the following Note:

*"This plat is restricted to 2,845 square feet of commercial use. The note is required by Chapter 5, Article IX, Broward County Code of Ordinances and may be amended by approval of the Broward County Board of County Commissioners."*

The applicant proposes to amend the Note to read:

*"This plat is restricted to 4,016 square feet of commercial use. Freestanding banks and/or banks with drive-thru facilities are not permitted within this plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts. The note is required by Chapter 5, Article IX, Broward County Code of Ordinances and may be amended by approval of the Broward County Board of County Commissioners."*

### **Staff Recommendations**

Approval of the Resolution by the City Commission will provide authorization for the applicant to file for the Plat Note Amendment process thru the County, for consideration and approval by the County Commission. The revision to the Plat Note will also be recorded in the Public Records of Broward County.

### **Proposed Action:**

Staff recommends the City Commission approve the attached Resolution accepting the Plat Note Amendment to the Mc Donald's At Hallandale Plat as proposed.

### **Attachment(s):**

Exhibit 1- Resolution Accepting the Plat Note Amendment  
Exhibit 2- Location Map  
Exhibit 3- Aerial Map  
Exhibit 4- Applicant's letter and Renderings  
Exhibit 5- Original Plat and 2017 Plat Note Amendment

Prepared by:

  
Christy Dominguez  
Principal Planner

Concurred with:

  
Keven R. Klopp, Director  
Development Services