

## City of Hallandale Beach Scope of Services Regional Activity Center Comprehensive Plan Amendment

### Introduction

The Corradino Group is proposing services to manage and facilitate the Comprehensive Plan (CP) Amendment process for an amendment to the City of Hallandale Beach Regional Activity Center (RAC). The purpose of the CP amendment is to request additional RAC residential dwelling units. Corradino will provide Planning services to the City of Hallandale Beach.

### Background

On February 18, 2009, the Hallandale Beach City Commission adopted a new Citywide Master Plan and an Implementation Strategy. One of the recommendations of the Master Plan was to create a Regional Activity Center with a focus on transit-oriented development. A total of 464.49 net acres (637.6 gross acres) were designated as RAC Future Land Use on July 21, 2010, by the City Commission with the adoption of Ordinance #2010-11 and Ordinance #2010-12. The Hallandale Beach RAC is generally located east of Interstate 95, between Pembroke Road and Southwest 11th Street (Broward/Miami/Dade County Line). When the RAC was adopted in 2010, 1,241 RAC units were assigned to the RAC pool. This number includes existing residential units. There are 102 RAC units available as of December 28, 2021.

The City is experiencing an influx in interest for new development within the RAC. Projects under review would exhaust the supply of dwelling units for the RAC. As such, it is recommended the City now amend the Future Land Use Element to increase the number of permitted units within the RAC. The increase in density would further the objectives of the City's Master Plan.

### Task 1.0 Research and Analysis (30 hours)

Research application requirements. Corradino previously prepared the Local Land Use Plan Amendment for 500 RAC units. (48 hours previously billed). Recertification through the Broward County Planning Council is now required. This will include submission of backup materials such as transportation and other concurrency items. The Traffic Analysis Scope of Services has been provided separately.

### Task 2.0: Draft Amendments/Staff Report/County Application (60 hours)

Corradino will prepare Staff reports for the City of Hallandale Beach Comprehensive Plan Land Use Plan Amendment. The City of Hallandale Beach will request Broward County Planning Council to increase dwelling units in the City's Regional Activity Center. The Staff Report will adhere to both County (Recertification) and State amendment requirements per County requirements and include an impact evaluation. However, Traffic Impact Analysis required as part of this task is not included in this scope. The application to the County will include concurrency analysis on how the increase in density will affect transportation/traffic, sanitary sewer, potable water, education, affordable housing.

### Deliverables

- A completed Local and County Plan Amendment Application, which requests an increase in RAC dwelling units in the City's Regional Activity Center.
- Proposed Comprehensive Plan Amendments.

## **Deliverables (Cont.-):**

- Planning & Zoning Board, City Commission item staff report (using City template), and corresponding PowerPoint presentations.
- Transmission of documents to DEO, Broward County, and all other required entities.

## **Task 3.0 Public Hearing and Other Meeting Attendance (48 hours)**

County rules also require recertification of the City's Comprehensive Plan once the amendments become effective. Thus, the recertification is considered as part of completing this task. In addition, the amendment must follow the state-required transmittal and adoption process, notification, advertisements, and correspondence. City code notification and requisite community meetings must also be adhered to. The City of Hallandale Beach will handle all public notice and advertising requirements. The process will involve hearings before the Planning and Zoning Board, first and second reading with the City Commission, Broward County Planning Council, South Florida Planning Council, transmittal to the Florida Department of Economic Opportunity (FDEO), and recertification of the City's Future Land Use Element (FLUE) after final adoption (Second Hearing). Corradino will coordinate with the Broward County Planning staff on the adoption timeline. Corradino anticipates the process to take approximately nine (9) months.

## **Task 4.0 Department of Economic Opportunity (DEO) Submissions (16 hours)**

Corradino will prepare the first and second reading submission packages to DEO and peer agencies, following the requirements of Florida State Statutes.

## **Compensation and Timeline**

Corradino will perform these services for a lump sum fee of **\$30,030, not including Traffic Analysis**, and will take nine (9) months to complete. This timeline includes the necessary review timeframe for outside agencies such as the DEO. Corradino will notify the Client if an additional service agreement is necessary based on any changes to the agreed-upon methodology or due to the number of required revisions beyond the initial set of review comments resulting from Client initiated changes (such as changes to the number of units requested).

The Corradino Group appreciates the opportunity to submit this proposal to the City of Hallandale Beach. Please feel free to contact me should you have any comments, questions, or concerns.

Sincerely,



Joseph M. Corradino, AICP  
President  
The Corradino Group

ENGINEERS • PLANNERS • PROGRAM MANAGERS • ENVIRONMENTAL SCIENTISTS

**Re: City of Hallandale Beach Scope of Services  
Regional Activity Center Comprehensive Plan Amendment**

**Approved by:**

**CITY OF HALLANDALE BEACH**

Date: \_\_\_\_\_

By: \_\_\_\_\_

**Signature**

Name/Title: \_\_\_\_\_

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Witness)

**THE CORRADINO GROUP, INC.**

Date: September 29, 2021

By: \_\_\_\_\_

**Joseph M. Corradino, AICP, President**

\_\_\_\_\_  
(Witness)

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(Witness)