



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	September 17, 2018		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other
				X		
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading
		X		Public Hearing: <i>(Enter X in box)</i>	Yes	No
Funding Source:	N/A		Advertising Requirement: <i>(Enter X in box)</i>	Yes	No	
				X		
Account Balance:	N/A		Quasi-Judicial: <i>(Enter X in box)</i>	Yes	No	
						X
Project Number:	Plat Note Amendment <i>P-18-02615</i> <i>Bluesten Park</i>		RFP/RFQ/Bid Number:	N/A		
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: <i>(Enter X in box)</i>			
		X	Safety	<input type="checkbox"/>		
			Quality	<input checked="" type="checkbox"/>		
			Vibrant Appeal	<input checked="" type="checkbox"/>		
Sponsor Name:	Nydia Rafols-Sallaberry, Interim City Manager		Department: Development Services	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 601 OLD FEDERAL HIGHWAY PLAT WITHIN THE CITY OF HALLANDALE BEACH LOCATED AT 601 OLD FEDERAL HIGHWAY IN ACCORDANCE WITH CHAPTER 32, ARTICLE II, DIVISION 2 OF THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES, ZONING AND LAND DEVELOPMENT CODE; PROVIDING FOR TRANSMITTAL TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH CHAPTER 5, ARTICLE IX OF THE BROWARD COUNTY CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

AND

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, ACCEPTING THE APPLICATION FOR NEW FINDINGS OF ADEQUACY FOR THE 601 OLD FEDERAL HIGHWAY PLAT WITHIN THE CITY OF HALLANDALE BEACH LOCATED AT 601 OLD FEDERAL HIGHWAY; PROVIDING TRANSMITTAL TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH CHAPTER 5, ARTICLE IX OF THE BROWARD COUNTY CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE.

Request:

The applicant, City of Hallandale Beach, Florida, is requesting approval of a Plat Note Amendment to the 601 Old Federal Highway Plat” in order to amend the existing plat note and Finding of Adequacy of the Plat, as required by Broward County.

Background

On February 27, 2003, the City Commission, approved the platting of the vacant property located at 601 Old Federal Highway as the “601 Old Federal Highway Plat” in connection with the development of the property as a 147-unit residential development. The Project was never built. In 2007, the City purchased the subject lot (located east of vacated Old Federal Highway between 5th and 7th Streets) and the Tower Trailer Park (located west of vacated Old Federal Highway, adjacent to the park) for future expansion of the Peter Bluesten Park. In May 2012, the two parcels were rezoned to Recreation and Open Space (OS) District in preparation for the redevelopment and expansion of the park.

Current Situation

The subject parcel, is legally described as “601 Old Federal Highway Plat”, Tract A, as recorded in Plat Book 174, Page 133, Broward County Records. The total Plat boundary is 2.9425 acres in size. The Plat, as approved in 2003 by the City and Broward County restricts development on the property to 147 high-rise residential units. In July 2015, prior to processing the Major Development application for redevelopment of Bluesten Park, staff communicated with the Broward County Planning Council (BCPC) which is responsible for Plat Determinations. BCPC provided the City with a letter (see Exhibit 6) determining that platting was not required for the intended use of extending and redeveloping the park property (the existing park, the Tower Trailer Park and the 601 Old Federal Highway vacant lot).

Recently, upon submitting an application for a building permit for the Park’s concession stand to the Broward County Development Management Division, City staff was advised that although platting was not required, the existing plat note needed to be changed to coincide with the proposed change in use – from residential to a park. In addition, County staff advised the Plat’s Finding of Adequacy is valid for a period of five years from the time of approval by the County Commission and the date on the Plat face reflected an expiration date of September 23, 2008, hence, had since expired. As a result, an application for a plat note amendment and Broward County’s review of new Finding of Adequacy that the application satisfies the adequacy requirements of the County was needed for the subject Plat before the County could sign-off on the building permit.

Analysis

Broward County requires municipalities to approve plat note amendments prior to processing by the Broward County.

The existing “601 Old Federal Highway Plat” is approved with the following Note:

“This plat is restricted to 147 high-rise residential units.

The proposed Plat note is to read:

“This plat is restricted to a 2.53 AC park. This note is required by Chapter 5, Article IX, Broward County Board of County Commissioners. The notations and any amendments thereto are solely indicating the approved development level for the property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within the plat who took title the property with reference to this plat.”

In addition, the plat note on the Finding of Adequacy expired on September 23, 2008. Upon review and approval by Broward County, the plat date on Finding of Adequacy will be five years from the date of the Broward County Commission approval in which time a building permit must be obtained.

Upon approval of the attached Resolutions by the City Commission, the application will be submitted to the County and will require County Commission approval.

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 within a Plat and to renew its Finding of Adequacy by Broward County. Pursuant to City of Hallandale Beach Code of Ordinances, a Resolution is an expression of the Commission on matters of official concern, opinion or administration.

Staff Recommendations

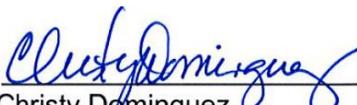
Approval of the attached Resolutions by the City Commission will provide authorization for the City to file for the Plat Note Amendment process thru the County for consideration and approval by the County Commission. It will also provide for a new Finding of Adequacy review and new date on the Plat after the County’s approval.

Proposed Action:

Staff recommends the City Commission approve the attached Resolutions accepting the Plat Note Amendment to the 601 Old Federal Highway Plat” and providing for a new Finding of Adequacy and new expiration date.

Attachment(s):

- Exhibit 1 - Resolution Accepting the Plat Note Amendments for the “601 Old Federal Highway Plat”
- Exhibit 2- Resolution Accepting New Finding of Adequacy for the” 601 Old Federal Highway Plat”
- Exhibit 3- Location Map
- Exhibit 4 - Aerial Map
- Exhibit 5 - Applicant’s letter
- Exhibit 6- Plat Determination Letter from Broward County Planning Council dated July 28, 2015.
- Exhibit 7 – The “601 Old Federal Highway Plat”

Prepared by: 
Christy Dominguez
Principal Planner

Concurred with: 
Keven R. Klopp, Director
Development Services