



## City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

<b>Applicant:</b>	Rolando Genera	<b>Meeting Date:</b>	February 28, 2024
<b>Project Name:</b>	Mateo Apartments		
<b>Property Address:</b>	2524 E Hallandale Beach Boulevard		
<b>Application No.:</b>	DB-22-03552 RD-22-03627	<b>Application Type:</b>	-Major Development -Redevelopment Area Modifications (RAMs)
<b>Parcel Size:</b>	18,579 square feet .426 acre	<b>Quasi-Judicial:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Planning District:</b>	Golden Isles/A1A	<b>Public Hearing:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Existing Use:</b>	Vacant Parcel	<b>After the Fact:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Existing Zoning:</b>	Hallandale Beach Boulevard District / East Hallandale Beach Subdistrict		
<b>Future Land Use Designation:</b>	Regional Activity Center Land Use (RAC)		
<b>Proposed Use:</b>	21-Unit Multi-family building		
<b>Surrounding Zoning:</b>		<b>Surrounding Land Use:</b>	
North: East Hallandale Beach Subdistrict South: RM-18 District East: East Hallandale Beach Subdistrict West: East Hallandale Beach Subdistrict		North - Commercial East - Multi-Family West - Commercial South - Multi-Family	
<b>Business Impact Estimate:</b>	Exempt as per Florida Statute 166.041(4)(c)		
<b>Staff Recommendation:</b>	<b>Sponsor Name:</b>		
<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa J. Leroy, Department of Sustainable Development Director		
	<b>Prepared By:</b>		
	Christy Dominguez, Planning and Zoning Division Manager		

## Request:

Rolando Genera, on behalf of RED 2.5 LLC, is requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs) in order to construct the Mateo Apartments, a 6-story residential development with 21-units proposed at the property located at 2524 E. Hallandale Beach Boulevard.

The applications filed with the City are as follows:

1. Application # DB-22-03552 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the 21-unit residential development.
2. Application # RD-22-03627 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
  - a) Section 32-211(A) relative to the minimum primary street setback and minimum other street setbacks.
  - b) Sec. 32-211(a) (B) relative to the required building placement above the 5<sup>th</sup> floor.
  - c) Section 32-211(C) relative to the minimum interior setback required to adjacent properties in the Hallandale Beach East subdistrict.
  - d) Section 32-211(D) relative to the minimum interior setback required above the 5<sup>th</sup> floor.
  - e) Section 32-211(F) relative to the minimum rear setback above the 5<sup>th</sup> floor.
  - f) Section 32-211(a) relative to the Civic Open Space Requirements for sites exceeding Base Density.

## Staff Summary:

### **Related Actions**

In addition to the Major Development Plan approval for Planning and Zoning Board consideration, the applicant is requesting Redevelopment Area Modifications (RAMs). Section 32-135(a) allows the City Commission to modify any specified development standard relating to any proposed project through the RAM process in lieu of a variance. RAM's are approved by the City Commission if it is determined that all the criteria of Article III Section 32-135(a) of the Code have been met. The City Commission may also impose conditions to mitigate any adverse impacts of the request for RAMs.

RAMs are not subject to the variance criteria of Article VIII, Section 32-965 and do not require Planning and Zoning Board action. However, the analysis for the RAM application is included in this report for the Board's informational purposes and any comments or recommendations.

### **Analysis**

#### **Development Details**

The applicant's plans depict the following:

1. A vacant parcel of 18,579 square feet gross area (.426 acres) bounded by East Hallandale Beach Boulevard to the north and SE 26<sup>th</sup> Avenue to the east, and Diana Drive to the south.

2. The minimum R/W requirement of SE 26th Avenue is 50 feet pursuant to the City's Comprehensive Plan. The existing right-of-way of Diana Drive is 77 feet; Hallandale Beach Boulevard is shown on the survey as having a 75 feet R/W to the centerline – no dedications are required.
3. The maximum lot coverage allowed is 90% and 78.8% is provided.
4. A multi-family development with a total of 21 units. The proposed density is 49.3 DU/Acre and the maximum density allowed is 50 DU/acre.
5. The proposed building is 6 stories in height. (The base height allowed is 10 stories and the maximum height allowed is 25 stories). The 6<sup>th</sup> level consists of a recreational deck including a pool and 2 private roof terraces including spas. The height to the top of the structure is 74 feet.
6. The 21 units consists of 14 one-bedroom units, 1 two-bedroom unit, and 6 three-bedroom units.
7. The one-bedroom units are 1,000 square feet in gross floor area (GFA), (*700 S.F is required*); the 2-bedroom unit is 1,568 GFA (*850 SF is required*); the 3-bedroom units are 1,882 GFA (*1,050 SF is required*).
8. The sixth floor is required to be setback 20 feet from Diana Drive and 18 feet is proposed.
9. The sixth floor is required to be setback 30 feet on the side interior above the 5<sup>th</sup> floor and zero feet is proposed.
10. Lot frontage required on Hallandale Beach Blvd is 75% on Primary Street and 86.6% is provided.
11. Screening of the ground level parking is required and is being provided; this screen will be approximately 10 feet high and custom designed.
12. Residential parking calculations are based per unit type; 33 are required and 33 are provided at the ground floor surface parking lot.
13. Based on 33 parking spaces required for the project, 2 EV Vehicle charging stations Level 2 and 4 EV capable parking spaces for future provision are required. Two (2) EV ready and 4 EV capable are provided.
14. The total amount of bicycle parking required is 1 long term and 1 short term. proposed are five (5) long term spaces and three (3) short term spaces.
15. There are no on-street parallel parking spaces that can be accommodated along all the three streets; the distance between the property lines and the sidewalks do not provide sufficient space for tree planting.
16. 21.17% of the site will be landscaped (*10% is the minimum required*).
17. To go over base density, at least 15 percent of the project's residential units must be affordable housing (minimum of 4 units) or payment made into the Affordable Housing fund. The developer proposes to contribute to the fund.
18. 7.5% civic open space is required when the base density exceeded. (*1,393 square feet - 7.5% of the site is required to be civic open space*). The Applicant does not provide a civic open space; a waiver is requested.
19. A 6-foot sidewalk is required within the R.O.W along SE 26th Avenue and the existing sidewalk is 6 feet. Hallandale Beach Blvd. requires a 10 feet sidewalk, and a new 10 feet sidewalk is proposed. Presently, there is no sidewalk on Diana Drive, and the required 6-foot sidewalk is proposed.
20. The site had relatively few existing trees to be removed/relocated under separate permit.

21. A total of 40 trees for credit are provided on-site trees. (13 *on-site trees are required*).
22. No street trees are provided (*no street trees are required*).
23. 72% of the provided trees are native with 100% being drought tolerant (*50% is the minimum required*).
24. The project is required to meet the City's minimum standards for green building standards of Enhanced certification.

### Comprehensive Plan Considerations

The property is designated General Commercial on the City's Future Land Use Map. The residential use proposed by the applicant is permitted under the land use category subject to assignment of residential flexibility units. Presently, there are 1,279 residential Flex Units available for allocation to new projects. Approval of this project will reduce the available number of Flex Units to 1,258. The City is also processing a request for 720 Flex units which would further reduce the available number of units. The proposed development will assist in furthering the following goals, objectives, and policies of the City's Comprehensive Plan:

**GOAL 1:** To provide a coordinated and compatible mix of land uses which encourages a high quality of life meeting the social, economic, and physical needs of the present and future population of Hallandale Beach while insuring reasonable environmental protection and timely and efficient provision of services.

**OBJECTIVE 1.1:** Levels of Service: The City shall continue to condition approval of development applications upon maintaining the provision of services at the Levels of Service (LOS) which meet or exceed levels specified in this Comprehensive Plan.

**POLICY 1.1.1:** The City shall maintain, within the Comprehensive Plan Elements, Level of Service standards for City facilities which will meet the existing and future needs of Hallandale Beach population and the standards established by Chapter 163 F.S., and Rule 9J-5 F.A.C.

**POLICY 1.1.2:** Any development order or permit shall be approved only when adequate public services and facilities are in place or will be provided to support the development at Levels of Service adopted by this Plan.

**POLICY 1.1.3:** The City will require a development impact analysis to be submitted for developments that contain ten (10) residential dwelling units or more, or developments containing four thousand (4,000) square feet of non-residential gross floor area or more. The applicant or his agents will be responsible for preparing the impact analysis which shall evaluate the overall effect of a proposed development on its surrounding neighborhood and the overall community.

**POLICY 1.1.5:** The City shall maintain criteria and procedures, which obligate developments causing expansions or extensions of City services to contribute a proportionate share of the cost of provision of these supporting services and related facilities.

**POLICY 1.1.6:** The City of Hallandale Beach will provide sanitary sewer, solid waste, drainage, and potable water facilities and services to correct deficiencies and to meet existing and project demands identified in this Plan.

**POLICY 1.2.1:** Upon completion of the Citywide Master Plan, the City will reevaluate the various City neighborhoods, corridors, districts, and small area redevelopment plans for appropriate action which may include revising existing plans or developing new plans that promote land use.

**POLICY 1.3.7:** The City shall focus on compatible infill residential development.

**POLICY 1.10.8:** The City of Hallandale Beach shall continue to evaluate development proposals with respect to pervious area requirements specified in the Land Development Code.

**POLICY 1.10.11:** The City shall continue to protect its natural resources and maintain its environmental quality through the provision of land use regulations that are consistent with the policies of this Comprehensive Plan.

**POLICY 1.11.2:** The City shall continue to require building construction elevations consistent with minimum federal flood insurance regulations.

**OBJECTIVE 1.12:** Land Use Consistency: The City shall manage growth and development through the continued administration, and enforcement of the Hallandale Beach Zoning and Land Development Code which shall ensure that future land uses remain consistent with this Plan.

**POLICY 1.12.1:** As part of the development review and approval process, the City shall continue to implement a system of Comprehensive Plan compliance review for all development and approval petitions.

**POLICY 1.12.2:** The City shall continue to ensure that the provisions of the Hallandale Beach Zoning and Land Development code include all necessary site plan requirements to further the intent of this Comprehensive Plan. These requirements shall include but not be limited to adequate drainage and stormwater management, landscaping and open space requirements, signage regulations, subdivision regulations, safe and convenient on-site traffic flow, vehicle parking, and consistency of land use with Plan designations.

**POLICY 1.12.4:** The City shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large-scale developments or redevelopment areas.

**POLICY 1.12.5:** The City shall continue to require adequate pervious areas to improve aquifer recharge and look for alternative ways to increase stormwater recapture.

**POLICY 1.13.2:** The Hallandale Beach Zoning and Land Development Code provisions which contain design standards relative to landscaping, setbacks, and other site controls, shall continue to be strictly enforced to meet the intent of the Goal, Objectives, and Policies of the Future Land Use Element of the Plan.

**POLICY 1.14.1:** The City shall determine the status and capabilities of existing and proposed facilities (including water, wastewater, solid waste, traffic, stormwater, and recreation/open space) to accommodate current, new, and redevelopment demands, and any projects necessary to maintain adopted levels of service. These projects will be added to the five-year Capital Improvements Plan.

**POLICY 1.14.2:** The Development Services Department shall evaluate impacts resulting from new developments to ensure that adequate facilities are either in place or planned so that Level of Service standards are not reduced.

**POLICY 1.14.3:** The City shall adopt a level of service standards and shall be used as the basis for determining the availability of facility capacity.

**OBJECTIVE 1.15:** Transportation: The City shall not issue a development order or permit which results in a reduction in the level of service on any portion of the City roadway system below the adopted level of service unless the development is located within an urban infill or redevelopment area and satisfies objectives and policies relating thereto and mitigation is provided (Note: the entire City is located within an urban infill area).

**POLICY 1.15.1:** The City shall through the implementation of the Broward County Trafficways Plan and the minimum City right-of-way standard of fifty (50) feet, secure right-of-way dedications at time of development review to ensure that adequate right-of-way is provided to serve existing and future development.

**POLICY 1.15.3:** The City shall encourage developments that promote safe and efficient on and off-site transportation improvements.

**OBJECTIVE 1:18:** Urban Infill and Redevelopment: Establish criteria which encourage development of urban infill and urban redevelopment area(s) to promote economic development, increase housing opportunities, and maximize the use of existing public facilities and services.

**POLICY 1:18:1:** Increase economic development and employment opportunities within urban infill and urban redevelopment area(s).

**POLICY 1:18:4:** Designated urban infill and urban redevelopment area(s) shall be excepted from transportation facilities concurrency requirements consistent with Chapter 163 Florida Statutes; however, the application will be subject to providing a traffic analysis consistent with the Transportation Element and potential improvements to minimize impacts.

**POLICY 1:18:5:** Notwithstanding the above, all development is subject to Broward County Transportation Concurrency Management Area (TCMA) Level of Service criteria and the payment of Transit Impact Fees as determined by Broward County prior to the issuance of permits.

**POLICY 1:18:6:** Integrated transportation systems, mass transit facilities, bikeways, and pedestrian corridors should be encouraged to serve urban infill and urban re-development area(s) to reduce reliance upon automobile travel.

**POLICY 1:18:7:** The Hallandale Beach Comprehensive Plan and LDRs shall establish standards and monitoring procedures for the expansion of mass transit, pedestrian travel, and other forms of non-automobile travel within urban infill and urban redevelopment area(s).

**OBJECTIVE 1.19:** Crime Prevention: The City shall review all major developments for their use of Crime Prevention Through Environmental Design (CPTED) principles and standards.

**POLICY 1.19.1:** The City shall maintain a CPTED review policy and procedure in the form of administrative policy or land development regulations. The policy shall require a plan review by the Development Services and Police Departments, at a minimum.

**OBJECTIVE 1.20:** The City shall continue to implement its energy-efficient "grid" Future Land Use Plan and discourage urban sprawl accounting for existing and future energy power generation and transmission systems.

**POLICY 1.20.2:** The City shall continue to enforce the provisions of the most recent edition of the Florida Building Code, particularly the updated Energy Code (adopted 3/09) to achieve higher energy efficiency in buildings.

**POLICY 1.20.3:** The City shall require the use of low water use plumbing fixtures in new construction and continue to encourage the use of low water use plumbing fixtures in building renovations through periodic give-away toilet retrofit programs and encourage energy-efficient electrical systems, such as retrofitting lighting fixtures in City buildings.

**POLICY 1.20.8:** The City shall continue to maintain, upgrade and complete missing segments of its pedestrian and bikeway networks connecting development to transportation systems, schools, public facilities, and commercial areas.

Applicable Codes and Ordinances

1. The proposed residential use is permitted based on the present Hallandale Beach Boulevard District/ Hallandale Beach Boulevard East Subdistrict.
2. The maximum permitted base density in Hallandale Beach Blvd-East subdistrict is 18 units per acre. The maximum density which can be earned in this subdistrict with conditions is 50 dwelling units per acre. The Project consists of 21 residential apartment units which generate a density of 49.3 dwelling units per acre. Pursuant to Section 32-211 (e)(5), projects with densities over the base must:
  - a) Provide civic open space of 7.5% of the site, or 1,393 square feet (lot area 18,579) square feet for the subject project. The applicant does not propose a civic open space for the project and has requested a waiver.
  - b) Provide at least 15% of the project’s residential units as affordable housing or contribute to the City’s affordable housing fund.

Based on the above criteria, 4 affordable units or a contribution to the City’s affordable housing fund is required. The Applicant does not propose any affordable units on site and is proposing to contribute to the City’s affordable housing fund which qualifies for requesting density bonus above the base density of 18 units per acre up to 50 units per acre.

- c) Fully concealed parking garage levels on secondary streets at the sidewalk level for a minimum depth of 20 feet with a story containing active uses, such as residential, office, or retail.

The Project is composed of completely on-grade parking so this requirement does not apply.

- d) Provide street/streetscape improvements consistent with the City’s complete streets efforts, on both sides of adjacent rights-of-way.

The developer is not proposing a civic open space, Item (a), and is requesting a waiver; for criteria (b), he is proposing payment to be made to the City’s Affordable Housing Fund. No parking garage is proposed thus, item (c) is not applicable. The developer complies with the criteria (d) above.

3. The applicant has filed for Redevelopment Area Modifications and requests the requirements discussed below in items 3(a) through 3(f) be waived by the City Commission pursuant to Section 32-135(a). The following chart summarizes the requested Redevelopment Area Modification waivers under Application# RD-22-03627 as further discussed below:

WAIVERS OR DEFICIENCIES	REQUIRED/ ALLOWED	PROPOSED	DEFICIENCY
a) Primary street setback	15 ft. min. & 30 ft. max.	15 ft. min. (to bldg.) 12 ft. (front stoop)	3 ft. (20%)

b) Other street setback (SE 26 <sup>th</sup> Avenue)	15 feet Min.	12'-2" (encroachment due to ground parking lot screen)	2'-10" (18.9%)
c) Interior side setback,  5 feet min. with windows	0 feet.  5 ft. min. to buildings with windows	11'-6" (majority of the building between 1 <sup>st</sup> and 5 <sup>th</sup> Floor)  0 ft, (11'-6" at adjacent building's windows)	0%  100%
d) Side setback above the 5 <sup>th</sup> story	30 feet min.	0 ft. (at the 6 <sup>th</sup> level)	100%
e) Street setback above the 5 <sup>th</sup> story (Rear- Diana Drive)	20 feet min.	18 feet	2ft. (10%)
f) Civic Open Space Development that exceeds base density and/or height limit	7.5%	0%	100%

a) Section 32-211(A) relative to the minimum primary street setbacks.

The proposed design seeks to reduce the required primary setback to 12'-0" to accommodate the stoop, therefore a waiver is required.

b) Section 32-211(A) relative to the minimum setbacks from other than the primary street.

The screen around the ground floor parking area encroaches 2'-4" into the minimum setback from SE 26<sup>th</sup> Avenue, thus a waiver is required.

c) Section 32-211(C) relative to the minimum interior setback required to adjacent properties in the Hallandale Beach East subdistrict.

The code requires a minimum distance of 5 ft. to adjacent buildings with windows. The proposed building will be setback 0 feet to the existing building to the west that is built at the property line with zero setback, therefore a waiver is required and requested. It should be noted that the actual separation distance to the 3 existing windows on the adjacent building is 11 feet 6 inches.

d) Section 32-211(D) relative to the minimum interior (side) setback required above the 5<sup>th</sup> floor.

The minimum required is 30 feet. The proposed building will be 0 feet from the side property line, therefore a waiver is required.

- e) Section 32-211(A) relative to the minimum other street setback which is also the rear setback above the 5th floor.

The minimum required is 20 feet. The proposed building will be setback 18 feet from the rear yard at the at the 6<sup>th</sup> floor, therefore, a waiver is required.

- f) Section 32-211(a) relative to the Civic Open Space Requirements – All Sites Exceeding Base Density.

The minimum required is 7.5%, but 0% is proposed, therefore a waiver is required.

In summary, the applicant is requesting Redevelopment Area Modification waivers from certain Hallandale beach Blvd-East subdistrict code requirements discussed above in items 3(a) through 3(f) pursuant to Section 32-135(a) which permits the City Commission to waive these site development standards.

- 4. The 21 units consist of 14 one-bedroom units, 1 two-bedroom unit, and 6 three-bedroom units. The one-bedroom units are 1,000 square feet in gross floor area (GFA), (700 S.F is required); the 2-bedroom unit is 1,568 GFA (850 SF is required); the 3-bedroom units are 1,882 GFA (1,050 SF is required), thus the units exceed the minimum requirements of the Code.

### Major Development Review Criteria

Article V, Section 32-787 specifies the following criteria shall be utilized in the review and evaluation of applications for Major Development Review approval:

#### 1. Natural Environment (and existing conditions)

The property consists of a single platted lot that is vacant. There are several trees on the property in poor condition that are to be removed and 3 coconut palms to be relocated, under separate permit, due to their location on the site.

#### 2. Open Space

Approximately 21.7% of the property will be landscaped, which exceeds the minimum 10% required by Code. A civic open area of 7.5% minimum is required per Code but will not be provided; a waiver has been requested.

Thirteen (13) site trees are required, and 40 trees are provided on-site. The grounds will be landscaped with shrubbery and canopy trees, such as Pigeon Plums, Crape Myrtles, Simpson Stoppers, and palm trees such as Coconut Palms, Solitaire Palms and Montgomery Palm exceeding the required number and height. Street trees cannot be installed as the distance from the property line to the sidewalk is insufficient to plant trees.

#### 3. Circulation and Parking

The parking required for the proposed use is 33 spaces and 33 spaces are provided, therefore the proposal meets the Code parking requirements. The entrance to the parking lot is accessible from Diana Drive via a two-way driveway on the southern portion of the site and from SE 26<sup>th</sup> Avenue via a one-way exit only driveway on the eastern side of the site. The parking lot is not proposed to be gated. No on-street parking spaces are proposed on any of the 3 adjacent streets as there is insufficient swale area to accommodate.

#### 4. Access Control

The parking area for the development will not be gated and will be accessible via a two-way driveway at SE 26<sup>th</sup> Avenue and Diana Drive.

#### 5. Public Transportation

The site is well served by existing mass transit services. Broward County bus routes service Hallandale Beach Boulevard just west of the proposed project. In addition, the City's mini-bus route also serves the area.

#### 6. Community Services

A trash room for both trash and recyclables is provided at the south ground floor of the parking area and will be rolled out on service days. The location has been determined to be accessible for the City's sanitation vehicles which will service the facility from the trash/loading driveway accessed from Diana Drive. At each floor level there is a trash chute and a designated recycling chute as required by Code.

The applicant is replacing the existing 7 feet sidewalks with a new 10 feet wide sidewalk along Hallandale Beach Boulevard and retaining the existing 6 feet sidewalk along SE 26<sup>th</sup> Street. A new 6 feet sidewalk is being added at the south on Diana Drive where none existed before.

#### 7. Concurrency Evaluation

Staff has conducted a concurrency evaluation of the project relative to its impact on water, sewer, solid waste, drainage, recreation, schools, and transportation. Staff has determined that concurrency requirements have been met.

The developer has submitted an Impact Evaluation Report as required by Section 32-788 that addresses each issue. The following is a summary of the expected impacts to the various public utilities for reference.

**Potable Water** - According to the criteria in the Impact Evaluation Report, the development will generate the need for approximately 7,350 gallons of potable water per day (GPD). The City Water Plant's current capacity is 9 MGD. The City's current demand is about 6 MGD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$21,354.98 in water impact fees as required by Section 30-247 through Section 30-260 of the Code of Ordinances.

**Wastewater** – The City has a Large User Agreement with the City of Hollywood and several other communities for wastewater treatment. The wastewater demand for the project is 5,250GPD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$27,090.63 in sewer impact fees.

Water and wastewater impact fees are estimates and are payable per Section 30-253 when the building permit is issued or when a request for capacity is made.

**Transportation System** – A Traffic Study providing an analysis of the impact of the development as it relates to current and projected roadway usage and design capacities was conducted as required by the City's Comprehensive Plan Transportation Element for projects generating 100 daily trips or more. The anticipated trip generation for this development is 95 daily trips. The development will

generate 8 new AM Peak Hour Trips and 8 new PM Peak Hour Trips. The City’s Traffic Consultant for this project, Michael Miller Planning Associates, reviewed the Traffic Study and concluded that that the proposed development project will generate minor negligible impact. He also noted that while the data notes additional trips may be generated, the roadway system surrounding the site affords a variety of routes for motorists to utilize the main roadways. Also, while new trips are generated, the additional new traffic from the development will not significantly impact or worsen the LOS. Due to the low impact of the proposed 21 units, minimal impacts are anticipated to the nearby local and regional transportation roadway network.

Pursuant to the City’s Comprehensive Plan, Transportation Element, Policy 1.5.4, any local streets are required to be a minimum of 50 feet right-of-way. The proposed project meets the Code minimum.

**Schools** - Based on the student generation rate adopted by the Broward County School Board has determined this project will not generate any additional students into the Broward County Public Schools. Thus, is exempt from public school concurrency requirements.

**Energy Conservation/Green Building** - The project must meet the City’s Green Building minimum standards of Enhanced certification. The developer must submit green building prerequisites and worksheets of the site and building design to the City’s Green Building Coordinator before the project’s building permit is issued. The developer has agreed to meet the City’s Green Building requirement.

**Impact Fees** – Pursuant to Chapter 31, Section 31-6, of the Hallandale Beach Code of Ordinances, this Project, consisting of 21 residential units, is subject to the following fees:

▪ Fire Rescue	\$198 x 21 = \$ 4,158	
▪ Law Enforcement	\$139 x 21 = \$ 2,919	
▪ Parks & Recreation	\$975 x 21 = \$20,475	
▪ <u>Multi-Modal</u>	<u>\$1,394 x 21 = \$29,274</u>	<u>Multi-Family, Mid-Rise (4+ levels)</u>
Total	\$56,826	

Redevelopment Area Modification (RAM) Waiver Criteria

The property is located within the Hallandale Beach Boulevard District; thus, the provisions of Section 32-135 apply to the property which allows the City Commission to modify zoning and land development standards through the Redevelopment Area Modification (RAM) process in lieu of a variance.

Pursuant to Section 32-135 (a), the City Commission may grant redevelopment area modifications for specified development standards relating to any proposed project if it is determined that all the following criteria are met:

1. The code standards are determined to significantly inhibit neighborhood or structural improvement efforts.

*The applicant proposes to construct a 21-unit residential development. There are site constraints to accommodate the development as proposed. The proposal does not meet the minimum required setbacks to the stoop/staircase at the entrance of the building, and setbacks to interior side yard, above the 5<sup>th</sup> floor and to the parking lot screen. It also does not provide the required civic open space.*

*Although the project would be an improvement over existing conditions and is generally in line with the applicable regulations, strict adherence to applicable zoning standards would not*

*inhibit redevelopment of the site. Also, no civic open space is provided but could be accommodated if there was a reduction in the number of units.*

2. The modifications adequately provide for service areas and other development features for the project.

*The proposal provides adequate access to service areas and other development features. The project is designed to provide proper accessibility to parking areas. ADA accessible access from the parking lot area is provided to the lobby, elevator, and other facilities.*

3. The modification adequately provides for service and emergency vehicles access.

*Appropriate reviewing departments have confirmed the proposal provides adequate access for accessibility for sanitation, fire, and other service and emergency vehicles. The building's dumpster enclosure would be in a trash room near the SW corner of the site accessible from Diana Drive, providing adequate access for servicing by the City's sanitation trucks. The modifications adequately provide for service and emergency vehicle access.*

4. The modifications adequately provide for visibility of access.

*The project has been designed with adequate visibility for access to and from the project. In addition, the required 25 feet visibility triangle at the corner of SE 26<sup>th</sup> Avenue and Diana Drive is provided, as well as the required visibility at the project's entrance driveway from SE 26<sup>th</sup> Avenue.*

### **Why Action is Necessary**

Pursuant to Section 32-215(a)(2) of the Zoning and Land Development Code, Planning and Zoning Board consideration and recommendation is required prior to City Commission approval of Major Development applications in the Hallandale Beach Boulevard District when requesting more than the permitted base density.

City Commission action is required per Section 32-135 for redevelopment area modifications (RAMs). The applicant is requesting redevelopment area modifications, and more than the base density permitted.

### **Business Impact Estimate**

As per F.S. 166.041(c), the subject applications are exempt from requiring business impact estimate as land development regulations, including zoning, development orders, development agreements, and development permits are exempt from the referenced state statute.

### **Cost Benefit**

The estimated building permit fee for the project is approximately \$160,400 based on the estimated construction cost of \$8.02 Million.

## **Staff Recommendations:**

### Redevelopment Area Modification (RAMs) - Application # RD-22-3627

No action is required by the Planning and Zoning Board for this application. The Redevelopment Area Modification application will be presented directly to the City Commission together with the Major Development Plan for their consideration and approval.

The applicant has made an effort to comply with the site development standards for properties within the Hallandale Beach Boulevard East subdistrict. The project applications were submitted approximately a year and a half ago and have entailed extensive review by staff. Technical comments/issues identified by the DRC were discussed with the applicant during at least 3 DRCs with revisions made to the plans in response to staff's comments.

The surface parking lot along Diana Drive will be screened to obscure its view. The existing sidewalks adjacent to the property will be brought up to standard with a widening to a minimum of 10 feet along Hallandale Beach Boulevard and a new 6 feet sidewalk along Diana Drive.

Also, the project has been designed to provide architectural interest and landscaping for an improved pedestrian and traffic experience.

The project does not include the required civic open space. Staff discourage waivers from civic open space requirements as such improve the pedestrian experience, are aesthetically pleasing, and serve as an amenity to the occupants of the building and the public. The required 1,393 square feet of civic open space could have been accommodated if the project were reduced in size.

The subject property is 75 feet in width along Hallandale Beach Boulevard, a narrow development site for properties along the Corridor. The applicant proposes to optimize the parcel based on the maximum allowable density of 50 DU/acre and the building's use.

Although RAM's are requested, the applicant's proposal will result in significant improvements in keeping with the general intent of the HBB-East subdistrict to allow the largest scale redevelopment and create a vibrant mixed-use district. The Project will help revitalize the Corridor and encourage redevelopment/reinvestment in the area.

### Major Development Application – Application #DB-22-3552

The proposed use is consistent with the zoning district and the City's Comprehensive Plan. The proposed use is also consistent with the overall vision of the Citywide Master Plan land-use area.

The City strongly encourages inclusionary affordable units. However, in accordance with Section 32-211(e), the applicant proposes to meet the requirements to allow a density of 49 DU/acre by contributing to the City's Affordable Housing Fund. In 2018, Tindale Oliver prepared an Affordable Housing and Parking in-lieu fee studies. The in-lieu fees are not adopted but can be used as a guideline in determining in-lieu contributions. The recommended Affordable Housing per unit fee in the 2018 report is \$12,143 per unit. Based on this report, the contribution for not providing the required 4 inclusionary units would be \$48,572.00.

In furtherance of the Comprehensive Plan, Zoning and Land Development Code and other applicable City provisions; and based upon the finding of facts contained herein, Staff recommends the Planning and Zoning Board recommended approval of Major Development Application subject to the following conditions:

1. Payment of the City's water impact fee in the amount of \$21,354.98.
2. Payment of the City's sewer impact fee in the amount of \$27,090.63.
3. Payment of the City's impact fees in the amount of \$56,826.00.
4. Installation of sidewalks along Diana Drive as shown on the plans.
5. Compliance with the Green Building requirements of the City's Green Building minimum standards of Enhanced certification.
6. Assignment by the City Commission of 21 Residential Flexibility Units. The applicant shall execute a restrictive covenant or agreement in a form acceptable to the City Attorney as to the number and any restrictions on the residential units.
7. Two (2) electric vehicle charging stations shall be provided as reflected in the plans, and 4 parking spaces shall be EV Capable.
8. The treatment of the ground level parking lot shall be adequately screened to the satisfaction of the DSD Director. Detailed plans and material proposed shall be provided for review and approval prior to the issuance of the building permit.
9. The applicant shall contribute approximately \$48,572.00 to the City's Affordable Housing Fund as a result of not providing any affordable units. This fund payment shall be paid prior to the certificate of occupancy, temporary or otherwise for the project.

<b>Attachment(s):</b>
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- Exhibit 1- Location Map
- Exhibit 2- Aerial Map
- Exhibit 3- Applicant's Letters
- Exhibit 4- Building Rendering, Development Plans
- Exhibit 5- City Traffic Consultant Report