



Hallandale Beach
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City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:	1 st Reading	2 nd Reading	
9/16/2020	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Other	Resolution Reading	9/16/2020	N/A
		Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Advertising Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Quasi Judicial:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
File No.:				
#20-077				
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number :	
N/A	N/A	N/A	Village at Bluesten Park DB-17-1196 and RD-17-1197	
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Vanessa Leroy, Director	Development Services	
Strategic Plan Focus Areas:				
<input checked="" type="checkbox"/> Financial	<input type="checkbox"/> Organizational Capacity	<input type="checkbox"/> Infrastructure	<input checked="" type="checkbox"/> Development, Redevelopment and Economic Development	
Implementation Timeline				
Estimated Start Date: N/A Estimated End Date: N/A				

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, ACCEPTING REVISIONS TO THE APPROVED CONDITIONS OF APPROVAL OF MAJOR DEVELOPMENT APPLICATION # DB-17-1196 FOR THE VILLAGE AT BLUESTEN PARK PROJECT LOCATED AT 215 S.E. 5TH STREET AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, ACCEPTING REVISIONS TO THE APPROVED CONDITIONS OF APPROVAL OF REDEVELOPMENT AREA MODIFICATIONS APPPLICATION #RD-17-1197 FOR THE CONSTRUCTION OF VILLAGE AT BLUESTEN PARK PROJECT LOCATED AT 215 S.E. 5TH STREET; PROVIDING AN EFFECTIVE DATE.

BACKGROUND

Joel Edelstein, Agent for Village at Bluesten Park 18, LLC, represented by Manny Synalovski, is requesting City Commission consideration to revise the conditions of approval for the Village at

Bluesten Park Project located at 215 SE 5th Street, as approved by the City Commission on March 5, 2018.

STAFF SUMMARY

Background

In late 2017, Bluesten Developers, LLC, represented by Alejandro Chaberman, filed Applications # DB-17-1196 and #RD-17-1197 for Major Development Review and Redevelopment Area Modifications (RAMs) to construct the Village at Bluesten Park, a 45-unit multi-family residential development at 215 SE 5th Street. The applications are as follows:

1. Application# DB-17-1196, for Major Development Review approval in order to construct the 45-unit residential development.
2. Application# RD-17-1197 for Redevelopment Area Modifications (RAMs) from the following code requirements: the minimum front yard setback, building frontage and civic space requirements in the Regional Activity Center (RAC) Transit Core Subdistrict; the minimum floor area for one bedroom units in the RAC, and the minimum number of parking spaces required for multi-family residential uses in the RAC.

On March 7, 2018, the City Commission approved the above applications subject to conditions as further discussed below. *(Please refer to Exhibit 9, the City Commission Cover Memo dated March 7, 2018 for details about the project).*

The property has since been sold to Village at Bluesten Park 18, LLC. The new ownership is requesting the City Commission revise certain conditions as were approved in 2018.

The subject applications were approved with the following conditions:

1. Payment of the City's water impact fee of \$29,982 at permit issuance.
2. Payment of the City's sewer impact fee of \$35,819 at permit issuance.
3. Payment of the City's transportation mitigation cost of \$12,033 at permit issuance.
4. Payment towards upgrades to the affected sewer system estimated amount of \$54,793 at permit issuance.
5. Right-of-way dedications adjacent to the property of 15 feet along SE 5th Street and 5 feet along SE 3rd Avenue.
6. Installation of sidewalks, on-street parking, drainage and landscaping improvements along SE 5th Street and SE 3rd Avenue.
7. Setback the picket fence outside the visibility triangle at the intersection of SE 5th Street and SE 3rd Avenue.
8. Provide 21 long-term bicycle spaces within the building, and 10 short-term bicycle spaces on-site.
9. On-site parking spaces shall be assigned to the residents' units.

10. The 12 on-street parking spaces proposed by the applicant shall be subject to any time limit restrictions developed by the City in the future.

11. In lieu of providing the required on-site civic space, the Developer shall contribute \$50,000 for City parks and open space improvements at prior to a certificate of occupancy.

12. Contribute \$50,000 fee in lieu of affordable housing at issuance of the building permit.

13. Fee in-lieu of parking on site:

Ninety-one (91) parking spaces are required, and 81 spaces are proposed. Developer shall pay into the City's parking development fund a fee of \$250,000 for the 10-parking space deficiency. The first \$125,000 shall be paid at building permit issuance; another \$125,000 shall be paid at the earlier of two timeframes: within 12 months of the issuance of the building permit or, at the issuance of a certificate of occupancy for the Project.

If additional parking on-site parking is provided on the land the west of the Project, developer will receive credit and rebate of \$25,000 per additional space constructed.

Analysis

Current Situation

The building permit for the project was approved on May 4, 2020. At building permit issuance, the Applicant complied with the above-referenced conditions including making the required payments for water and sewer fees, the \$12,033 transportation fee and the \$50,000 affordable housing contribution. He also paid the \$125,000 to the City's Parking Development Fund due at building permit issuance of the \$250,000 for the 10-parking space deficiency per Condition#13. Pursuant to Code, the 45-unit Project (12 one-bedroom, 27 two-bedroom and 6 three-bedroom units) required 91 parking spaces and 81 spaces were provided, resulting in a deficiency of 10 spaces (9% of the total required). The \$250,000 contribution was based on a \$25,000 per parking space deficiency for a total of \$250,000; One-half to be paid at building permit issuance and the balance to be paid at the issuance of the certificate of occupancy. The \$25,000 per parking space fee was recommended by staff as the average cost of a parking space including construction of a parking garage.

Since approval of the Project, the City retained the services of Tindale Oliver, a planning and engineering firm, to prepare an impact fee study on various City services including fire and rescue, law enforcement, parks and recreation and multi-modal transportation. The firm also prepared on Affordable Housing and Parking in-lieu fee studies. The recommended parking in-lieu fee pursuant to the study is \$10,500 per parking space, which is the average cost per space for surface lots currently developed in South Florida. This cost did not incorporate the cost of building parking garages.

Mr. Edelstein is now requesting the City Commission reconsider its previous action on Condition #13 and utilize the Tindale Oliver recommended fee of \$10,500 instead of \$25,000 per parking space deficiency. The request would reduce the contribution from a total of \$250,000 to a total of \$105,000. \$20,000 would be due and returned to the developer if the request is approved by the City Commission.

Why Action is Necessary

Pursuant to Section 32-783 of the Zoning and Land Development Code, City Commission approval is required of Major Development applications to construct new residential development

with 10 or more residential units. The proposal is to build a 45-unit residential development; thus, consideration and action by the City Commission was required. Pursuant to the Section, The City Commission may grant conditional approval attaching whatever reasonable conditions or requirements the City Commission deems necessary to ensure compliance with the standards for development review approval or maximum mitigation of the adverse impacts of the development prior to the issuance of the certificate of occupancy. Hence, City Commission approval is required to amend conditions of approval imposed by the City Commission.

The applicant also requested 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 Redevelopment Area Modifications (RAM) process in lieu of a variance. The City Commission may also impose conditions to mitigate any adverse impacts of the request for RAMs. Hence, City Commission approval is required to amend conditions imposed by the City Commission.

Cost Benefit

Approval of the Applicant's request will reduce the funding of the Parking Development Fund by \$145,000. In addition to being consistent with the proposed per parking space in-lieu fee determined by the city's consultant for surface parking, staff believes the reduction in revenue is mitigated by the significant improvements which will encourage redevelopment in the area around a new redeveloped Bluesten Park as a result of the Project.

PROPOSED ACTION:

Staff recommends the City Commission approve the attached Resolutions amending Condition #13 of the Major Development and Redevelopment Area Modification (RAMs) approvals for the Village at Bluesten Park relative to the fee in-lieu of parking from \$25,000 to \$10,500 per parking space not provided consistent with the Tindale Oliver Study.

ATTACHMENT(S):

- Exhibit 1- Resolution Amending the Conditions of Approval of the Major Development Application for the Village at Bluesten Park
- Exhibit 2-Resolution Amending the Conditions of Approval of the Redevelopment Area Modifications (RAMs) Application for the Village at Bluesten Park
- Exhibit 3- Resolution # 2018-020 Approving the Major Development Application for the Village at Bluesten Park on March 7, 2018
- Exhibit 4- Resolution# 2018-019 Approving the Redevelopment Area Modifications (RAMs) Application for the Village at Bluesten Park on March 7, 2018
- Exhibit 5- Staff Recommendations Conditions to Resolutions #2018-019 and #2018-020
- Exhibit 6- Aerial Map
- Exhibit 7- Applicant's Letter
- Exhibit 8- Building Rendering
- Exhibit 9- City Commission Cover Memo on the approval of Village at Bluesten Park dated March 7, 2018