



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	<i>February 21, 2018</i>		Item Type: <small>(Enter X in box)</small>	Resolution	Ordinance	Other
					X	
Fiscal Impact: <small>(Enter X in box)</small>	Yes	No	Ordinance Reading: <small>(Enter X in box)</small>	1st Reading		2nd Reading
		X				X
			Public Hearing: <small>(Enter X in box)</small>	Yes	No	
				X		
Funding Source:	440-3660-564040		Advertising Requirement: <small>(Enter X in box)</small>	Yes	No	
				X		
Account Balance:	\$ 25,000.00		Quasi-Judicial: <small>(Enter X in box)</small>	Yes	No	
					X	
Project Number:	PA-17-01831		RFP/RFQ/Bid Number:	N/A		
Contract/P.O. Required: <small>(Enter X in box)</small>	Yes	No	Strategic Plan Priority Area: <small>(Enter X in box)</small>			
		X	Safety	<input type="checkbox"/>		
			Quality	<input checked="" type="checkbox"/>		
			Vibrant Appeal	<input type="checkbox"/>		
Sponsor Name:	Roger Carlton, City Manager		Department: Development Services	Keven Klopp, Development Services Director		

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY OF HALLANDALE BEACH COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT 650 NW 2ND STREET FROM RESIDENTIAL LOW-DENSITY CATEGORY TO COMMUNITY FACILITY-UTILITIES CATEGORY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary

Background

The property located at 650 NW 2nd Street (Exhibit 2) is city-owned land and serves as an extension of the Public Works Department (DPW) compound. The property had been used to provide Sanitation Division services, specifically collecting and disposing of stormwater debris and sediments on the property for many years. However, after a site inspection in early February 2017 (Exhibit 4), Broward County cautioned the City that the use was in violation of Section 27-356(c) of the Broward County Code of Ordinances. The City ceased its collection and disposing of the debris on site to avoid a potential \$15,000 daily violation fine and contracted these services to EnviroWaste, Inc., a company previously contracted to perform stormwater infrastructure cleaning in the City's northeast quadrant.

This area of the Public Works compound was deeded to the City in 2004 from the property to the west to expand the City's Public Works services. The property, at the time of acquisition, was designated the Residential Low-Density land use category of the City's Comprehensive Plan (Exhibit 1-A) and was not changed to the appropriate land use designation, Community Facility-Utilities (Exhibit 1-B). The Public Works Department is seeking to obtain a Transfer Station License (Exhibit 4) from Broward County which would permit a container to collect and decant stormwater debris at the subject property before hauling the container for disposal to an approved site outside of the City. However, such use is not permitted within the existing land use designation. Therefore, the City is requesting a Future Land Use Plan Amendment to change the land use designation of the subject property from Residential, Low-Density to Community Facility- Utilities land use category on the City's Future Land Use Map, which allows the intended use (Exhibit 1). The parcel contains 2.52 acres.

Additionally, on a separate application, No. Z-17-01832, the City is also requesting to rezone the property from RS-6, Residential Single-Family District to Community Facility (CF) District, to be consistent with the proposed land use designation and to be consistent with the existing use of the Public Works compound.

On August 23, 2017, the Planning and Zoning Board/ Local Planning Agency convened as the Local Planning Agency and supported of the proposed amendments to the city's Comprehensive Plan by a 4-0 vote (Exhibits 3 and 5).

On September 27, 2017, the City Commission voted to approve the Ordinance on First Reading (4 Aye and 0 Nay).

On November 1, 2017, the City Commission voted to approve and adopt the proposed Ordinance on Second Reading (Exhibit 6). However, State regulations (Exhibit 7), related to the transmittal date of the City's Comprehensive Plan Evaluation and Appraisal (E.A.R.) report invalidate the previous Commission action and require another Second Reading of the proposed Ordinance.

Notifications for the February 21, 2018 City Commission hearing of the proposed amendment were mailed to property owners and posted sign notices were displayed in accordance with Article IX, Notice Requirements, Section 32-1001 to 1004 of the City's Code of Ordinances.

Why Action is Necessary

Pursuant to Article V, Division 1, Section 5.01 of the City of Hallandale Beach Charter, a City Ordinance is to be adopted in two separate readings to amend an existing Ordinance.

Analysis

COMPREHENSIVE PLAN FUTURE LAND USE AMENDMENT

The subject property is designated Residential Low-Density land use category in the Comprehensive Plan Future Land Use Map, which permits single-family dwellings at a density of nine (9) units per acre, home occupations, public parks and playgrounds, public utilities including substations, transformers and transmission facilities, and community facilities designed to serve the residential area such as schools, day care centers and churches, synagogues and other similar houses of worship. The surrounding land use designations are Residential Low-Density category to the north, south and west and Community Facilities- Utilities and Historic to the east. The Hallandale Historic Schoolhouse is located directly east of the subject property.

The existing land use designation is not deemed appropriate for the current and proposed use of the subject property. However, Community Facility- Utilities land use category, permits uses, such as water, sanitary sewer, drainage and solid waste, as intended for the subject property. As such, the City is requesting a small-scale Local Future Land Use Plan Amendment to change the land use designation of the subject property from Residential, Low-Density to Community Facility-Utilities land use category on the City's Future Land Use Map.

Land Use Plan Amendment Review Criteria

The proposed Land Use Plan Amendment to Community Facility-Utilities is consistent with the following Comprehensive Plan Goals, Objectives and Policies:

Future Land Use Element

Granting the proposed land use designation would be consistent with the goals, objectives and policies of the City Comprehensive Plan, more specifically with the following:

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.

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 projected demands identified in this Plan.

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.

Housing Element

OBJECTIVE 4-1.2: The Elimination of Substandard Housing Conditions. The City will continue to eliminate substandard housing conditions and blighted influences and improve structural and aesthetic housing conditions.

POLICY 4-1.3.2: City Investment in Neighborhoods. The City will continue to identify and upgrade deteriorating infrastructures and City services to our neighborhoods.

Infrastructure Element

Goal 2: The City of Hallandale Beach will provide sanitary sewer, solid waste, stormwater management and potable water facilities and services to correct deficiencies and to meet existing and projected demands identified in this Plan.

Conservation Element

GOAL 10: The City shall develop necessary regulations and programs to identify and require the proper containment and safe disposal of hazardous / non-hazardous wastes.

POLICY 10.1.2: The City will continue to enforce Federal, State and County regulations requiring special construction processes to ensure the containment and facilitate cleanup of any spill or leak where hazardous materials are to be used, stored, handled or generated.

GOAL 11: The City shall reduce solid waste and wastewater through recycling, recovery and reuse programs.

OBJECTIVE 11.1: The City shall continue to evaluate alternative solid waste treatment programs for solid waste disposal.

POLICY 11.1.1: The City and Waste Management, Inc. shall develop monitoring capabilities to verify the necessary capacity for solid waste disposal in approved landfill facilities.

OBJECTIVE 11.2: The City shall continue to restrict disposal materials collected in order to reduce solid waste flow to the disposal facility.

Fiscal Impact

The subject property is designated Low-Medium (10) Residential on the Broward County Future Land Use Map. To maintain consistency with the County's Future Land Use Map (FLUM), approval by the Broward County Commission of a Broward County FLUM amendment to Community Land Use category is required (Exhibit 1-C). This small-scale amendment is less than 10 acres of land; therefore, it is not subject to concurrent review by Florida State Department of Economic Opportunity (DEO). The Broward County map amendment and recertification application costs

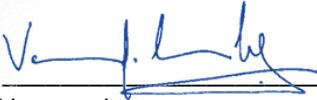
estimate is \$20,177.

Staff Recommendations:

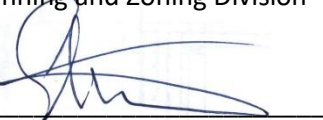
Staff recommends the City Commission adopt the Ordinance amending the Land Use Element of the City of Hallandale Beach Comprehensive Plan by changing the land use designation of the property located at 650 NW 2nd Street from Residential Low-Density to Community Facility-Utilities land use category.

Attachment(s):

- Exhibit 1- Future Land Use Plan Amendment Ordinance
- Exhibit 1-A- Future Land Use Map
- Exhibit 1-B- Proposed Future Land Use Map
- Exhibit 1-C- Broward County Future Land Use Map
- Exhibit 2- Aerial Map
- Exhibit 3- PZB Staff Report
- Exhibit 4- Transfer Station Details: Questions & Answers by James Sylvain
- Exhibit 5- PZB Meeting Minutes, August 23, 2017
- Exhibit 6- Land Use Plan Amendment Ordinance 2017-23
- Exhibit 7- 2017 Florida Statutes F.S. 163.3193

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