

City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:		1 st Reading	2 nd Reading
12/16/2020	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Other	Resolution Reading	12/16/2020	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.:				
20-477				
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:	
N/A	N/A	N/A	Hallandale Oasis Plat Amendment #P-20-01447	
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: 12/16/20		Estimated End Date: N/A		

SHORT TITLE:

RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, CONSIDERING A PLAT NOTE AMENDMENT TO THE HALLANDALE OASIS PLAT WITHIN THE CITY OF HALLANDALE BEACH LOCATED AT 1000-1100 EAST HALLANDALE BEACH BOULEVARD IN ACCORDANCE WITH CHAPTER 32, ARTICLE II, DIVISION 2 OF THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES, ZONING AND LAND DEVELOPMENT CODE; PROVIDING 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.

STAFF SUMMARY:

Summary

The applicant, Hallandale Oasis 2019 LLC, is requesting City Commission approval of a Plat Note Amendment to the Hallandale Oasis Plat. The Project, Hallandale Oasis, is located at 1000-1100 East Hallandale Beach Boulevard. The Plat Note Amendment is to increase the office and commercial square footage on the existing Plat Note. The amendment is necessary in order for permitting the next construction phase of the Project by including the square footage of the existing office/commercial park at 1100 East Hallandale Beach Boulevard into the Plat Note.

Background

On May 18, 2016, the City Commission approved various applications by Romagnole Investment Properties, LLC, regarding the Hallandale Oasis property located at 1000-1100 E. Hallandale Beach Boulevard (HBB) to build 500 multi-family residential units, a 200- room hotel and 93,460 square feet of commercial/office. The requests included Application #09-16-P to replat the east (1000 EHBB) and west (1100 EHBB) parcels into one property as the "Hallandale Oasis Plat". The plat has since been approved by Broward County Commission and has been recorded.

Subsequent to the 2016 approvals, the developer redesigned the project and filed an application to modify the 2016 Approved Major Development Plan. On May 2, 2018, the City Commission approved the modifications to the Approved Major Development Plan for the Project which now consists of 500 multi-family residential units, 34,691 square feet of office space and 59,219 square feet of retail space. No hotel is proposed in the Approved Plan. As a result of the change in the Project's development program, the note on the Plat needed to be amended.

On September 17, 2018, the City Commission approved Resolution # 2018-99 accepting a plat note amendment to the Hallandale Oasis Plat and Resolution #2018-100 approving an amendment to the non-vehicular access line (NVAL).

Current Situation

Phase 1 of the Hallandale Oasis Project, consisting of 51,440 square feet of retail/commercial space, is presently under construction. The Developer is preparing to move forward with the building permit application for Phase 2, which consists of 20,781 square feet of office space and 27,732 square feet of retail/commercial space.

The existing office park at 1100 East Hallandale Beach Boulevard to be demolished, consists of 44,395 square feet of office space and 6,250 square feet of commercial space. The office park is slated to remain until construction of Phase 1 is completed and the building permit for Phase 2 (*the remaining approved office/commercial space to be built in the office park portion of the Property*) is issued. The total office and commercial space on the existing Plat Note would be exceeded when the square footage of the existing office park is included. Therefore, Broward County nor the City can approve a building permit for Phase 2

unless the plat note is increased to include the existing square footage of the office park portion of the Project.

The applicant also intends on applying for a Minor Amendment to the Approved Site Plan which would reduce the office space and increase the commercial space by a total difference of approximately 6,000 square feet. This increase is considered a Minor Amendment to the Approved Major Development Plan which may be approved administratively if it meets certain criteria in accordance with the Hallandale Beach Code of Ordinances. As a result, the Plat Note on the Hallandale Oasis Plat needs to be revised.

Analysis

Broward County requires municipalities to approve plat note amendments prior to processing by the Broward County Commission. Upon approval of the attached Resolution by the City Commission, the applicant will present their request to the County Commission for their consideration and approval. The revision to the Plat Note will also be recorded in the Public Records of Broward County.

The effective Note on the Hallandale Oasis Plat approved by the City Commission in 2018 reads as follows:

“This plat is restricted to 42,000 square feet of office use, 60,000 square feet of commercial use, and 500 high-rise units.

The applicant proposes to amend the Note on the Plat to read:

“The Plat is restricted to 51,000 square feet of office use, 95,000 square feet of commercial use and 500 residential units.”

According to Section 5-180 (b) of the Broward County Code of Ordinances, applications for plat approval, modifications to conditions of plat approval, including amendments or revisions to a nonvehicular access line, amendments to or placement of a notation on the face of a plat shall be subject to Broward County review and no development permit required by the County may be issue, unless the plat is compliant with the provisions of the Broward County Land Use Plan and a City’s certified land use plan. The County provisions also requires that an application for plat approval or an amendment to a notation on a plat must be consistent with the County and certified land use plans at the time the development permit is issued.

The subject property is designated Commercial in the Broward County Land Use Plan and Commercial-General in the Hallandale Beach certified Land Use Plan. The proposed mixed-use development is permitted by the Broward County Land Use Plan and the Hallandale Beach Land Use Plan. The proposed plat note amendment to include the existing office space uses to be demolished as the Project moves forward into its next phase would be consistent with the Broward County and the Hallandale Beach Land Use Plans.

The increase in office and commercial square footage of the plat note for the Hallandale Oasis Plat would not alter the maximum development allowed for Project. Development would still be limited to 500 multi-family residential units, 34,691 square feet of office space and 59,219 square feet of commercial space and be governed by the Major Development Plan and Development Agreement approved in 2018 by the City Commission, other than minor amendments to the Plan permitted by Code.

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. 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.

Cost Benefit:

Approval of the attached Resolution by the City Commission will provide authorization for the applicant to file for the Plat Note Amendment process through Broward County for consideration and approval by the County Commission. Approval of the Resolution will allow the Hallandale Oasis Project to continue with permitting in accordance with the thresholds of the Project approved by the City Commission in 2018. Further, approval will allow continuation of the construction of this redevelopment Project that will enhance the Hallandale Beach Boulevard Corridor and benefit the City and its residents.

PROPOSED ACTION:

Staff recommends the City Commission approve the attached Resolution accepting the Plat Note Amendment to the Hallandale Oasis Plat.

ATTACHMENT(S):

- Exhibit 1 - Resolution Accepting the Plat Note Amendment for the Hallandale Oasis Plat
- Exhibit 2 - Location Map
- Exhibit 3 - Aerial Map
- Exhibit 4 - Applicant's Letters
- Exhibit 5 - Hallandale Oasis Plat