



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	October 19, 2016		Item Type: <small>(Enter X in box)</small>	Resolution X	Ordinance	Other
Fiscal Impact: <small>(Enter X in box)</small>	Yes	No	Ordinance Reading: <small>(Enter X in box)</small>	1st Reading		2nd Reading
		X	Public Hearing: <small>(Enter X in box)</small>	Yes		No
				X		
Funding Source:	N/A		Advertising Requirement: <small>(Enter X in box)</small>	Yes		No
				X		
Account Balance:	N/A		Quasi-Judicial: <small>(Enter X in box)</small>	Yes		No
				X		
Project Number :	#DB-16-2184 and #RD-16-2185 HBC Medical Center		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> <div style="display: flex; justify-content: space-between;"> <div>Safety</div> <div><input type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Quality</div> <div><input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Vibrant Appeal</div> <div><input checked="" type="checkbox"/></div> </div>			
		X				
Sponsor Name:	Daniel A. Rosemond, City Manager		Department: Development Services	Keven Klopp, Development Services Director		

Short Title:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, APPROVING MAJOR DEVELOPMENT APPLICATION #DB-16-2184 AND REDEVELOPMENT AREA MODIFICATION APPLICATION #RD-16-2185 FOR THE HBC MEDICAL CENTER PROJECT LOCATED AT 411 NORTH DIXIE HIGHWAY 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, APPROVING APPLICATION #RD-16-2185 FOR REDEVELOPMENT AREA MODIFICATIONS FOR THE HBC MEDICAL CENTER PROJECT LOCATED AT 411 NORTH DIXIE HIGHWAY; PROVIDING AN EFFECTIVE DATE.

Request:

The applicant, HBC Medical Center Holdings, LLC, is requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs), pursuant to the City of Hallandale Beach Zoning and Land Development Code to build the HBC Medical Center with a total of 25,089 square feet in gross floor area at 411 North Dixie Highway.

Staff Summary:

Background

Presently, the Hallandale Beach Community Redevelopment Agency (CRA) is the owner of the Project Site, which consists of six vacant lots at the property located at 414 North Dixie Highway.

On April 6, 2015, the CRA Board and the applicant entered into a Development Agreement providing for terms and conditions to develop the Project Site with a medical facility.

Subsequently, the applicant filed Applications #DB-16- 2184 and #RD-16-2185 for Major Development Review and Redevelopment Area Modifications (RAMs). The applicant is proposing to build a three-story medical center at the subject property.

The applications are as follows:

1. Application# DB-16-2184, for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct a 25,089 square feet medical office building.
2. Application# RD-16-2185 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
 - a) Table 32-160(e) relative to the minimum building corner side yard setback in the Foster Road Subdistrict.
 - b) Table 32-160 (e) relative to the maximum building height allowed in in Foster Road Subdistrict.
 - c) Section 32- 203 (b) (1) relative to the minimum number of parking spaces required for commercial uses in the regional Activity Center (RAC).
 - d) Table 32-160 (e) relative to the minimum landscaped area required in the Foster Road Subdistrict.
 - e) Section 32-384 (e) relative to the minimum perimeter landscaping required.
 - f) Section 32-384 (f) relative to the minimum size required of interior landscaped islands in parking lots.

On September 28, 2016, the Major Development application was presented to the Planning and Zoning Board. The Board recommended approval of the application with conditions as recommended by staff. The Board recommended approval of the application with conditions recommended by staff by a vote of 4 to 0. Please refer to the Planning and Zoning Board Cover Memo dated September 28, 2016 (Exhibit 9) and Draft Minutes of the Hearing (Exhibit 10).

Why Action is Necessary

Pursuant to Section 32-783(e) of the Zoning and Land Development Code, to City Commission approval is required of Major Development applications to construct new nonresidential development with 4,000

square feet or more in floor area. The proposal is to build a 25,089 square feet nonresidential building, thus, approval of the City Commission is required. Pursuant to Section 32-135(a), City Commission approval also is required for redevelopment area modification (RAMs).

The applicant is requesting Redevelopment Area Modifications (RAMs) pursuant to Section 32-135(a), which allows the City Commission to modify any specified development standard relating to any proposed project through the RAM process in lieu of a variance.

Related Actions

RAMs may be approved by the City Commission if they determine all the criteria of Article III Section 32-135(a) of the Code have been met. RAMs are not subject to the variance criteria of Article VIII, nor do they require Planning and Zoning Board consideration.

Analysis

Development Details

The applicant's plans depict the following:

1. A 35,809 square feet (0.82 acre) vacant parcel at the intersection of North Dixie Highway and Foster Road.
2. A medical building consisting of 25,089 square feet in gross floor area (GFA)/22,810 square feet Gross Leasable Area (GLA) of commercial space.
3. The proposed building is 40 feet/3 stories in height (max. allowed is 30 feet/2 stories).
4. A corner side yard setback of zero feet (10 feet is the minimum required).
5. A surface parking lot with 70 parking spaces (76 spaces are required).
6. 12.5% of the site will be landscaped (15% is the minimum required).
7. A 6 feet sidewalk along Foster Road and NW 1st Avenue. An 8'-8" sidewalk along North Dixie Highway.
8. A 5 feet right-of way dedication on NW 1st Avenue, a 10 feet dedication for a portion along Foster Road; and a 4 feet dedication on North Dixie Highway.
9. Interior landscaped islands are 6 feet in width (7 feet is the minimum required).
10. Perimeter landscaping varies from 3'-4" to 8'-8" (10 feet is the minimum required).
11. A total of 33 trees for credit are provided on-site trees (24 on-site trees are required).

Comprehensive Plan Considerations

The property is designated Regional Activity Center on the City's Future Land Use Map. The commercial building proposed by the applicant is permitted under the land use category. The proposed development will assist in furthering the goals, objectives and policies of the City's Comprehensive Plan as detailed in the P&Z Staff report incorporated herein by reference (Exhibit 9).

Applicable Codes and Ordinances

The applicant is requesting six Redevelopment Area Modifications. They are summarized in the table below and analyzed in detail in the Planning and Zoning Board Report, attached and incorporated herein by reference (Exhibit 9). Staff does not object to the modifications requested. Section 32-135(a) of the Land Development Code requires approval from the City Commission to waive these site development standards.

WAIVERS OR DEFICIENCIES	REQUIRED/ALLOWED	PROPOSED
a) Min. Building corner setback	10 feet	Zero feet
b) Max. Building Height	2 story/30 feet high	3 story/40 feet high
c) No. Parking Spaces Required	76 spaces	70 spaces
d) Min. Landscaped Area	15%	12.5%
e) Min. Perimeter Landscaping	10 feet wide	3.4 ft. to 8-8"
f) Interior Landscaped Island	7 feet wide	6 feet wide

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

The property is a vacant lot. There are no rare, historical or valuable trees on the property.

2. Open Space

Nearly thirteen percent (12.5%) of the property will be landscaped, instead of the minimum 15% required by Code.

Twenty-four (24) trees are required and 33 trees are provided on-site. The grounds will be substantially landscaped with canopy trees, ornamental trees and shrubbery, such as, Live Oaks, Silver Buttonwoods and a variety of palms, exceeding the required number and height. An additional 14 street trees are also proposed, including 2 Medjool Palms to be installed along Foster Road and NW 1st Avenue, consistent with the Foster Road Streetscape Plan.

3. Circulation and Parking

On-site vehicular circulation is designed to provide safe and free movement for emergency and service vehicles within the proposed project. The parking required for the proposed use is 76 spaces and 70 spaces are provided, 6 spaces less than required by Code (a 7.9% reduction). The proposal is within the City Manager's authority to approve a reduction of up to 10% of the required parking for new development in accordance with Section 32-455.

4. Access Control

Access to the property has been designed to minimize the number of driveway access points necessary to enter and exit. A two-way driveway is proposed on Foster Road located approximately 90 feet from North Dixie highway. The parking lot is also accessible via a two-way driveway on NW 1st Avenue.

5. Public Transportation

The site is well served by existing mass transit services. Broward County bus routes service N. Dixie Highway and Foster Road. In addition, the City's mini-bus route also serves the area.

6. Community Services

A dumpster enclosure is provided in the parking lot area with proper accessibility for the City's sanitation vehicles which will service the facility.

The applicant is installing landscaping, street lighting, benches and a 6-foot wide planting strip separating vehicular traffic from a 6 foot wide sidewalk along Foster Road and NW 1st Avenue as required per the City's Foster Road Streetscape Plan.

Paved areas are proposed to have underground catch basins for storm water runoff. Storm water must be retained on site. Drainage calculations will be required at time of permitting. The applicant will be required to comply with the Department of Environmental Protection (DPEP) regulations and City criteria to retain a 5-year 1-hour storm on site.

7. Concurrency Evaluation

According to Article V Section 32-782, determination of concurrency must occur prior to the approval of a building permit.

Staff has conducted a concurrency evaluation of the project relative to its impact on water, sewer, solid waste, drainage, 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 (Exhibit 5). 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 5,018 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 \$ 24,337.30 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 City of Hollywood and several other communities for wastewater treatment. According to the applicant, the wastewater demand for the project is 5,018 GPD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$34,272.94 in sewer impact fees.

In addition, the City requested the services of Hazen and Sawyer, the City's waste water consultant to determine the impact of the proposed development to the wastewater infrastructure owned and operated by the City. The results of the Modeling Study determined the development would impact Lift Station No. 7, requiring upgrades as a result of the proposed development. The applicant will be **required** to pay approximately \$58,463.25 for Lift Station 7 and force main upgrades to be completed by the City.

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. Payment for lift station and force main upgrades pro-rata is also an estimate.

Transportation System – A Traffic Study providing an analysis of the impact of the facility as related to current and projected roadway usage and design capacities was conducted (Exhibit 6). The proposed use would generate 766 daily trips with 57 AM peak hour trips and 81 PM peak hour trips. The City's Transportation consultant for this project, Calvin Giordano and Associates (CGA), reviewed the Study and determined the project would not significantly impact the City's transportation system. CGA accepted the Traffic Study and parking space modification with the following conditions:

- Compliance with the transit infrastructure requirements (relocation of bus stop ID#2320) per the Broward County Transit Division.

- Final construction drawings shall provide a minimum distance of yellow stripe from the proposed stop bar for delineation of the ingress and egress lanes at the driveway intersections at Foster Road and NW 1st Avenue.
- Final construction drawings include installation of appropriate Manual of Uniform Traffic Control Devices (MUTCD) signage (one-way, no left turn, wrong way, etc.) at the north-south one way drive aisle closest to NW 1st Avenue in order to ensure that there are no left turns at this ingress/egress driveway.

The proposed plans have since been revised to incorporate the above comments.

The applicant will be required to mitigate for traffic and transportation impacts as set forth by Section 32-794, "Traffic and Transportation Facilities". The City's transportation mitigation fee for this project is \$35,651.00.

Pursuant to the City's Comprehensive Plan, Transportation Element, Policy 1.5.4, local streets are required to be a minimum of 50 feet right-of-way. The existing right-of-way along Foster Road adjacent to the property varies from 30 feet to 50 feet; thus, a 10 feet dedication is required for that portion of the property along Foster Road where the adjacent right-of-way is less than 50 feet. NW 1st Avenue is a 40 feet right-of-way; thus, the applicant will be required to provide a 5 feet roadway dedication along NW 1st Avenue adjacent to the project.

Pursuant to the Broward County Trafficways Plan, the required right-of-way for North Dixie Highway is 54 feet. The existing right-of-way is 50 feet, therefore, a 4 feet dedication is required.

The applicant has provided for the required street dedications discussed above on the proposed site plan.

8. Energy Conservation/Green Building

Section 32-787 (k), the City's Green Building Program, requires new commercial buildings greater than 50, 000 square feet in floor area, or any project requesting financial assistance from the Community Redevelopment Agency (CRA), to obtain a Green Building Certification from a recognized environmental rating agency accepted by the City.

The Project has less than the 50, 000 square feet in floor area and is not seeking CRA funding, therefore, Green Building certification is not required.

Financial Impact

The project's anticipated market value at build-out is \$10 Million. It is expected the proposed development will generate approximately \$57,998.00 in real estate taxes. Approximately \$49,151.00 of the revenue would go to the City's CRA. The estimated building permit fee is approximately \$125,000 based on the estimated construction cost of \$6.5 Million.

Redevelopment Area Modification (RAM) Waiver Criteria

The property is located within the West RAC; 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 is met:

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

Consistent. The applicant proposes to construct a commercial building which will provide space limited to health care services. The proposal does not meet the minimum requirements as to the building setback and its height, the width of the interior landscaped islands and the perimeter landscaping. There are site constraints, due to the size of the parcel after the required right-of-way dedications to accommodate the 25,089 square feet building needed by the applicant to operate the medical center. A 7.9% reduction of the required parking is requested which less than the 10% reduction is allowed by Code for new construction at the discretion of the City Manager. Strict adherence to all applicable zoning standards would inhibit the development of this structural improvement effort.

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

Consistent. The proposal provides adequate access to service areas of the project. The building has been designed with proper accessibility to the building, parking and dumpster enclosure areas.

3. The modifications adequately provide for service and emergency vehicle access;

Consistent. Appropriate reviewing departments have confirmed the proposal provides adequate access for safe accessibility for and maneuvering for fire and other emergency vehicles.

4. The modifications adequately provide for visibility of access.

Consistent. The project has been designed with adequate visibility for access to and from the project and provides access per ADA requirements. In addition, although the building will be setback zero feet from Foster Road, the required 25 feet visibility triangle for vehicular traffic visibility is provided at the intersection of Dixie Highway and Foster Road.

Staff Recommendation- Redevelopment Area Modification (RAMs) - Application #RD-16-2185

The applicant has made a significant effort in complying with the site development standards for properties within the Foster Road Subdistrict. The applicant has agreed to provide the required right-of-way dedications. The existing sidewalks adjacent to the property will be widened to a minimum of 6 feet with curb and gutter, street landscaping, furnishings and decorative lighting to comply with the Foster Road Streetscape Plan for an improved pedestrian experience.

Although RAMs are requested, the applicant's proposal will result in significant improvements to the property, which will enhance the Foster Road Corridor. The proposed development will have a positive effect on the area and encourage redevelopment/reinvestment. As a result, staff recommends the City Commission **APPROVE** the requested redevelopment area modifications.

Staff Recommendation- Major Development Application #DB-16-2184

The subject property is located within the City's West RAC, which has been identified as a focus for redevelopment into a vibrant area. The property is also located within the City's Community Redevelopment Area (CRA). The proposed use is consistent with the zoning district and the

City's Comprehensive Plan. The proposed use is consistent with the overall vision of the RAC land use area.

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 City Commission **APPROVE** Major Development Application # DB-16-2184 subject to the following conditions:

1. Payment of the City's water impact fee.
2. Payment of the City's sewer impact fee.
3. Payment of the City's transportation mitigation cost.
4. Payment towards upgrades to the affected sewer system Lift Station No. 7 in the amount of \$58,463.25.
5. Provide right -of -way dedications in a form acceptable to the City Attorney as follows:
 - a. A four (4) feet roadway dedication along North Dixie Highway.
 - b. A five (5) feet roadway dedication along NW 1st Avenue.
 - c. A ten (10) feet roadway dedication along Foster Road for the portion of the adjacent right-of way which is less than 50 feet.
6. Provide a 6 feet x 20 feet easement for a bus shelter on North Dixie Highway at a location as approved by Broward County Transit.
7. Installation of sidewalk, street landscaping, lighting posts and furnishings per the Foster Road Streetscape Plan.

Proposed Action:

Application #DB-16-2184:

Staff recommends the City Commission approve the attached Resolution approving the Major Development Application for the HBC Medical Center Project subject to conditions enumerated.

Application #DB-16-2185:

Staff recommends the City Commission approve the attached Resolution approving the Redevelopment Area Modifications for the HBC Medical Center Project subject to conditions enumerated.

Attachment(s):

Exhibit 1 – Resolution approving the Major Development application for the HBC Medical Center Project.

Exhibit 2- Location Map

Exhibit 3- Aerial Map

Exhibit 4- Applicant's Letter

Exhibit 5- Building Rendering, Development Plans and Applicant's Backup

Exhibit 6- Applicant's Traffic Study and Parking Statement

Exhibit 7 – City Traffic Consultant Report

Exhibit 8 – Development Agreement between HBC Medical Center and HB CRA

Exhibit 9 – Planning and Zoning Board Cover Memo Sept. 28, 2016

Exhibit 10 – Planning and Zoning Board Draft Minutes for Sept. 28, 2016

Exhibit 11- Resolution Approving the Redevelopment Are Modifications (RAMs) for the HBC Medical Center Project.