



Hallandale Beach
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400 South Federal Hwy
Hallandale Beach, FL 33009

City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	January 25, 2017		Item Type: <small>(Enter X in box)</small>	Resolution	Ordinance <div style="text-align: center;">X</div>	Other	
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	Yes	No
					X		
Funding Source:	Partial funding: Optima II - DA		Advertising Requirement: <small>(Enter X in box)</small>	Yes		No	
				X			
Account Balance:	\$30,000		Quasi Judicial: <small>(Enter X in box)</small>	Yes		No	
						X	
Project Number :	TBD		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> <input type="checkbox"/> </div> <div style="display: flex; justify-content: space-between;"> <div>Quality</div> <input checked="" type="checkbox"/> </div> <div style="display: flex; justify-content: space-between;"> <div>Vibrant Appeal</div> <input checked="" type="checkbox"/> </div>				
		X					
Sponsor Name:	Jennifer Frastai, Interim City Manager		Department: Development Services		Keven R. Klopp, Director		

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 ZONING AND LAND DEVELOPMENT CODE; ARTICLE 5, DEVELOPMENT REVIEW PROCEDURES; SECTION 32-786, SITE PLAN REVIEW SUBMISSION REQUIREMENTS, TO ADD 3-D RENDERINGS TO THE LIST OF REQUIRED ITEMS TO BE SUBMITTED FOR SITE PLAN REVIEW, AND AMENDING THE SECTION TO AUTHORIZE THE CITY MANAGER TO REVIEW MODIFICATIONS OF SUBMISSIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Background:

On May 4, 2016, the City Commission directed staff to bring a discussion item pertaining to methods of displaying the City's current built environment, developments which have been approved, proposed developments, development that the City's zoning regulations would allow, and how the City would look if those developments were built.

On July 6, 2016, staff presented three potential initiatives to the City Commission for consideration:

1. The City's submittal requirements for proposed development projects could include a requirement for the applicant to provide such visuals.
2. Purchase hardware and software and hire staff to create an ongoing, interactive and data driven 3-D model of the City.
3. Request a consultant to conduct a limited, static massing studies based upon the city's current development applications and existing regulations

Of the three aforementioned initiatives, the City Commission directed that the submittal of 3-D renderings be required as part of development application submittal packages for major developments in the City. As such, Section 32-786, *Site Plan Review Submission Requirements*, must be amended to require the 3-D renderings with application submittals.

The third initiative was not fully supported by the City Commission. The purchase of hardware and software were discussed, but funds were not committed at the July 6, 2016 hearing.

Why Action is Necessary:

Pursuant to Article V, Section 5.01 of the City of Hallandale Beach Charter, a City Ordinance must be adopted by the City Commission to amend the Code of Ordinances. As staff is recommending revisions to Section 32-786 of the City Code, approval of the attached ordinance is necessary.

Current Situation:

Article V, of the Zoning and Land Development Code addresses development review procedures and the minimum submission requirements for development applications. The provision of isometric 3-D imaging will allow staff and the commission to view proposed developments on the ground as a real life still image, rather than as a technical drawing.

The public hearing for the first reading of the ordinance was held on November 16, 2016. The City Commission voted to approve (5-0) the proposed ordinance and schedule a second reading.

Analysis:

The following is a summary of the proposed draft ordinance:

1. Submittal of 3-D renderings are required for site plan review of development applications.
2. Such 3-D renderings shall be updated to reflect changes or amendments upon City Commission or Administrative approval of the development application and site plan.
3. The City Manager or his designee shall have the discretion to waive or modify certain submission requirements.

The proposed Code Amendment (Exhibit 1) updates the regulatory requirements for site plan submittal in the City of Hallandale Beach to include 3-D renderings.

On September 28, 2016, the Planning and Zoning Board voted (4-0) to recommend the City Commission approve and adopt the proposed ordinance, with the insertion of wording to specify the 3-D images would be isometric, and requiring updated versions of the isometric 3-D image to be provided within 30 days of final approval. Staff also recommends approval of the adopted Ordinance.

Once implemented, specific area studies, similar to what was prepared for the City-wide master plan could be generated on a case by case basis by an outside consultant's preparation of KML files, for a cost, in a similar fashion to a development application.

Fiscal Impact:

The following costs are associated with this initiative:

- (A) Planning Staff and GIS Coordinator's desktops to be upgraded: \$14,000
- (B) Additional storage space on the enterprise server: \$18,000
- (C) A high performance laptop that could be used at the podium should the 3-D rendering need to be presented during Public meeting: \$2,000

The total estimated start-up costs for the City to receive, analyze, and present 3-D renderings/files: \$34, 000. Periodic maintenance and updates of massing software, as warranted, would also be required.

Proposed Action:

Attached for City Commission adoption is the proposed ordinance (Exhibit 1) that updates the regulatory requirements for site plan submittal in the City of Hallandale Beach to include isometric 3-D renderings.

Attachment(s):

Exhibit 1 - Ordinance