



## City of Hallandale Beach City Commission Agenda Cover Memo

<b>Meeting Date:</b>	<i>January 25, 2017</i>		<b>Item Type:</b> <small>(Enter X in box)</small>	<b>X</b>	<b>Resolution</b>	<b>Ordinance</b>	<b>Other</b>
<b>Fiscal Impact:</b> <small>(Enter X in box)</small>	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b> <small>(Enter X in box)</small>	<b>1<sup>st</sup> Reading</b>		<b>2<sup>nd</sup> Reading</b>	
	<b>X</b>		<b>Public Hearing:</b> <small>(Enter X in box)</small>	<b>Yes</b>		<b>No</b>	
				<b>X</b>			
<b>Funding Source:</b>	<b>N/A</b>		<b>Advertising Requirement:</b> <small>(Enter X in box)</small>	<b>Yes</b>		<b>No</b>	
<b>Account Balance:</b>	<b>N/A</b>		<b>Quasi Judicial:</b> <small>(Enter X in box)</small>	<b>Yes</b>		<b>No</b>	
<b>Project Number :</b>	<i>MG 100 Federal</i>		<b>RFP/RFQ/Bid Number:</b>	<b>N/A</b>			
<b>Contract/P.O. Required:</b> <small>(Enter X in box)</small>	<b>Yes</b>	<b>No</b>	<b>Strategic Plan Priority Area:</b> <small>(Enter X in box)</small>  <b>Safety</b> <input type="checkbox"/> <b>Quality</b> <input checked="" type="checkbox"/> <b>Vibrant Appeal</b> <input checked="" type="checkbox"/>				
		<b>X</b>					
<b>Sponsor Name:</b>	Jennifer Frastain Interim City Manager		<b>Department:</b> <b>Development Services</b>	Keven Klopp, Development Services Director			

### Short Title:

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND MG100LLC VERIFY; AND PROVIDING AN EFFECTIVE DATE.**

### Staff Summary:

The applicant, MG 100 Federal LLC, is requesting Major Development Review approval of the MG 100 Project in order to construct a mixed use development consisting of 294 high-rise residential units, and ground floor commercial space at 100 S. Federal Hwy. The development is proposed pursuant to a vested rights determination allowing the applicant until February 18, 2017 to seek approval under Planned Development Overlay (PDO) regulations. A property which is granted PDO Overlay must have a development agreement (DA) which sets forth the terms and conditions upon which the property can be developed.

### **Background**

Final action regarding the DA will be appropriate at the second reading of the ordinance applying the PDO zoning overlay.

Two public hearings are held regarding a proposed development agreement prior to approval.

### **Why Action is Necessary**

Section 32-186(d)(2) of City Code requires a Development Agreement to govern any development approved pursuant to PDO. The overlay district, according to its stated purpose in Section 186 of the Code, “encourages flexibility in the design and negotiation of land development in order to promote its most appropriate use.”

During the negotiations, City staff and the applicant reach agreement regarding the rational nexus between the project and the terms in the development agreement, as well as the rough proportionality between the impact of the project and those development agreement terms.

### **Analysis**

In order to mitigate the impacts of the project on the City, the proposed Development Agreement, as submitted by staff for Commission consideration, includes the following:

	<u>Description</u>	<u>Contribution</u>	<u>Timing</u>
1	Public Safety Improvements	\$130,573	Prior to Certificate of Occupancy (C.O.)
2	Sewer System Improvement	\$1.82 mil	Prior to permit
3	Water & Sewer Impact Fees	\$750K est.	Prior to permit
4	Transportation Mitigation	In-kind	SE 5 Ave. reconstruction & traffic mitigated
5	Conveyance Fee	\$566,666	If sold before permitting completed
6	Affordable Housing	\$2.6 mil	Prior to C.O (based on \$8.3K per unit)
7	High School Scholarships	\$25,000	Prior to C.O.
	<b><u>Total</u></b>	<b><u>\$6 Million</u></b>	<b><u>Includes Street, Excludes Conveyance</u></b>

The applicant is committed to fulfilling the City’s Community Benefit and Local Workforce Utilization requirements by creating and following a Community Benefit Plan for Local Workforce and Local Vendor Utilization, details to be approved by the City Manager.

	<u>Description</u>	<u>Amount</u>
1	Permanent Employees	20% (or \$2K per unmet up to \$50K)
2	Funding for Training	Up to \$20K if construction workforce goal not met
3	Construction Workforce	10%
4	Local Vendors	10%

### **Proposed Action:**

The City Commission may:

1. Approve the Development Agreement as presented.
2. Approve the Development Agreement with amendments.
3. Deny the Agreement and, in essence, the Planned Development Overlay request.

### **Attachment(s):**

**Exhibit 11** - Resolution approving the Development Agreement for the Project and Authorizing the City Manager to execute the Development Agreement.

**Exhibit 11.A** – Proposed Development Agreement