

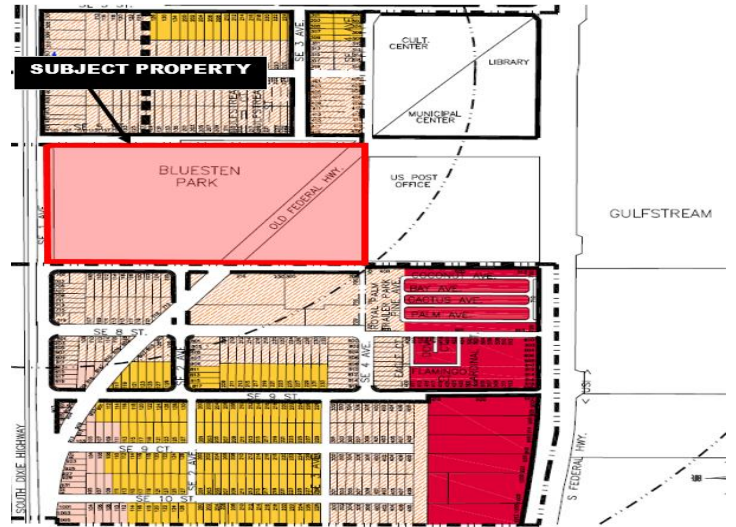


City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Primary Application Type:	Major Development Review	Hearing Date:	November 30, 2016		
Additional Applications:	Variances	Public Hearing:	YES	NO	
			X		
Applicant:	City of Hallandale Beach	Quasi-Judicial:	YES	NO	
			X		
Project Name:	Peter Bluesten Park	Workshop:	YES	NO	
				X	
Property Address:	501 SE 1 st Avenue	Advertisement Type Required:	DISPLAY	REGULAR	N/A
				X	
Application Number:	#DB-16-03057 and #V-16-03686	Staff Recommendation:	Approve	Approve w/Conditions	Reject
				X	
Applicant Request:	The applicant requests major development review approval and variances for the construction of a new community center, various amenities and an expanded park.				
The subject application has been reviewed and processed pursuant to policies and regulations contained within: <ul style="list-style-type: none"> ▪ City of Hallandale Beach Comprehensive Plan ▪ City of Hallandale Beach Code of Ordinances 		Strategic Plan Priority Area:			
		<input type="checkbox"/> Safety <input checked="" type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal			
Sponsor Name:	Althea P. Jefferson, AICP, Planning and Zoning Manager	Prepared By:	Christy Dominguez, Principal Planner		

[illegible]

North - Residential, Multi-family
South - Residential, Multifamily and vacant lot
East – U.S. Post Office
West – Commercial across FEC R/R



North – Central RAC/ RAC Transit Core Subdistrict
South - Central RAC/ Transit Core Subdistrict
East – CF, Community Facility District
West – Central RAC/ Transit Core Subdistrict

The City of Hallandale Beach is requesting Major Development Plan approval and Variances in order to redevelop the existing Bluesten Park located at 501 SE 1st Avenue as a new park with a new community center, pool facilities, ball fields, court areas and additional amenities.

The applications to be considered are as follows:

1. Application# DB-16-3057, for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct a new 46,716 square feet community center, other amenities and expanded park.
2. Application# RD-16-3686 requesting Variances from the following code provisions:
 - a) Section 32- 384 (e) relative to the minimum required width of landscaped buffer strips around vehicular used areas.
 - b) Section 32-384 (c) relative to the minimum number of trees required.
 - c) Section 32- 605 relative to the type and number of permitted signs in the District.
 - d) Section 32- 481 relative to the minimum required width of city right –of ways.

Staff Summary:

Background

In 2007, the City purchased the Tower Mobile Home Park located at 600 Old Federal Highway (adjacent to the existing park) and the vacant lot at 601 Old Federal Highway (located east of the existing park) for future park expansion of Peter Bluesten Park. The acquisition of the two parcels, added an additional 8.6 acres to the existing 8.28 acre Park. In May 2012, the 2 parcels were rezoned to OS District in preparation for the redevelopment and expansion of the park.

The subject property is within the City's Regional Activity Center (RAC). In 2014, the surrounding area was rezoned to Transit Core Subdistrict, consistent with the City's vision of creating a Town Center around a new Bluesten Park anchored by the Municipal Complex/Government Center, the Village at Gulfstream Park and a future commuter rail station on the FEC Corridor, which is currently being planned by the Florida Department of Transportation (FDOT) and the Miami-Dade, Broward and Palm Beach Metropolitan Planning Organization (MPOs).

Why Action is Necessary

Pursuant to Section 32-782(a) of the Zoning and Land Development Code, Planning and Zoning Board consideration and recommendation is required prior to City Commission approval of Major Development applications to construct new nonresidential development with 4,000 square feet or more. The proposal is to build a 46,716 square feet community center, a 2,261 SF pool house and a 1,711 SF concession stand, thus, consideration and action by the Planning and Zoning Board and the City Commission is required.

Pursuant to Section 32-961, since variances are needed for the proposed development, consideration and action by the Planning and Zoning Board and the City Commission is also required.

Related Actions

The proposed park will be expanded to incorporate the triangle parcel at 601 Old Federal Highway, east of the existing park. The portion of Old Federal Highway which traverses the 2 parcels will need to be vacated. The City is in the process of compiling the necessary submittal requirements for the road vacation. Such applications do not require Planning and Zoning Board action, thus, upon the road vacation application being filed, it will be submitted directly to the City Commission for their consideration.

Analysis

Development Details

The applicant's plans depict the following:

1. A right-of-way vacation for that portion of Old Federal Highway between the 2 parcels consisting of 66 feet in width by approximately 698 feet in length is required. *(The application for the road vacation is pending and will be submitted directly to the City Commission).*
2. Proposed right-of way dedications as follows:
 - a) A 40 feet R/W dedication on SE 1st Avenue (the existing right-of way on SE 1st Avenue is zero and the minimum required is 50 feet).
 - b) 30 feet R/W dedication on 7th Avenue between SE 1st Avenue and SE 2nd Avenue. (the existing right-of way is 30 feet and the minimum required is 60 feet)
 - c) 10 feet R/W dedication on 7th Street between Old Federal Hwy and SE 4th Avenue. (the existing right-of way is 50 and minimum required is 60 feet)
 - d) 15 feet dedication on 5th Street (the existing right-of way is 45 feet and minimum required is 60 feet)
 - e) 25 feet R/W dedication on east property line for SE 4th Avenue extension (A portion of the existing right-of way is zero adjacent to the Post Office and 25 feet on the south half(platted Maurer Road). The minimum required is 50 feet.
3. A 17.37 acre parcel before the required right-of-way dedications and road vacation. Subsequent to the right-of-way dedications and road vacation, the site will be reduced to 15.61 acres.
4. The property presently contains the following:
 - 11,550 sf of building area community center
 - A public swimming pool
 - Three basketball courts
 - Two tennis courts
 - Two baseball fields
 - Batting Cage
 - Four racquetball courts
 - Playground
 - Two outdoor tennis courts
 - 86 parking spaces
5. The proposed facility will contain the following:
 - 46,716 sf community center
 - a 1,711 concession stand/field house with restroom facilities
 - a 2,261 sf pool house
 - an open air amphitheater,
 - a public swimming pool and wading pool
 - YMCA facility
 - Picnic pavilions and shade structures

- Four square zone
 - Two outdoor basketball courts and an interior basketball court
 - Bank Shot basketball
 - Tee ball field
 - Youth baseball field
 - High School baseball field
 - Batting cages
 - An open multi-purpose sports field for hockey, flag football or similar sports
 - Children's playground
 - Two outdoor tennis courts
 - Two surface parking lots with 231 parking spaces for administrative staff and visitors to the facility.
 - 70 bicycle spaces
6. 9.48 acres (60.7%) of the 15.61 acre park will be open space/landscaped areas (there is no minimum required)
 7. New concrete sidewalks and pedestrian paths ranging from 10'-8" to 6'-6" in width along the perimeter and throughout the park.
 8. Three hundred twenty-three (323) credited trees are proposed (435 trees are required)

Comprehensive Plan Considerations

The property is designated Regional Activity Center on the City's Future Land Use Map. The proposed development is permitted under the land use category. The proposed development will assist in furthering the following goals, objectives and policies of the City's Comprehensive Plan:

GOAL 1: The City of Hallandale Beach shall continue to upgrade public park and recreation facilities in an effort to assure a positive quality of life for all residents of the City.

OBJECTIVE 1.1: The City shall establish a Parks and Recreation Improvement Plan in 2010 which explores the park and recreational needs of the community.

POLICY 1.1.1: The City shall institute parks and recreation facility planning which has been identified in the Parks and Recreation Improvement Plan to meet the needs of the community.

POLICY 1.1.3: The City shall continue to coordinate public and private resources to ensure the recreational and open space needs of all City residents are met.

POLICY 1.1.4: The City shall continue to only permit those uses within designated park and recreation areas that are identified in Section 2.3 of the Future Land Use Element for Public Parks.

OBJECTIVE 1.2: The City shall implement annually a comprehensive replacement program for parks and recreation related capital items and facilities.

POLICY 1.2.1: The City shall identify and then replace or renovate obsolete or deteriorated parks and recreation facilities within five years.

POLICY 1.3.1: The City shall provide for recreation and open space programs within its five (5) year Capital Improvement Program.

OBJECTIVE 1.4: The City shall continue to enhance the amount and quality of recreational and open space areas and opportunities to provide for the existing and future needs of the community.

POLICY 1.4.1: The City shall pursue additional land areas for Recreation and Open Space uses, through either acquisition, redevelopment, lease arrangement, or acceptance of dedication.

POLICY 1.4.2: The City shall continue to explore the feasibility of bikeways, pathways, internal connections, and walkable streets that lead to and around park and recreation facilities within the City.

POLICY 1.4.3: Ample and secure bicycle parking shall be provided at schools, libraries and park and recreation facilities throughout the City.

POLICY 1.4.4: The City shall insure that park and recreation facilities are accessible to the elderly and persons with disabilities, consistent with the Americans with Disabilities Act (ADA).

GOAL 2: The City shall continue to identify the recreational program needs of the community.

OBJECTIVE 2.1: The City shall continue to institute appropriate programs and add new programs as needed.

POLICY 2.1.1: The City shall identify new programs to meet the needs of City residents that are identified in the City's Strategic Planning Process.

Applicable Code and Ordinances

1. The property is zoned OS, Recreation and Open Space District. Parks, recreation and similar community service facilities are permitted in OS District pursuant to Section 32-156 (b) of the City's Zoning and Land Development Code.

The City proposes to build a new community center to replace the existing facilities. The existing 11,550 sf building would be demolished and replaced with a 46,176 square feet community center, a pool house, a concession stand and various other amenities as discussed herein.

2. There are no specific setback requirements for properties zoned OS. The principal building will be setback 7 feet from SE 1st Avenue and 7.5 feet from SE 7th Street.
3. The following chart summarizes the requested Variances under Application# V-16-3686:

Deficiencies	Required/Allowed	Proposed
a) Min. City R/W width	50 feet	40 feet on SE 1 st Avenue
b) Min. number of trees	453 trees	323 trees
c) landscaped buffer strips	10 feet width	8.5 feet width
d) signage above roofline	Not permitted	2
e) No. of freestanding signs	1	4

- a) Section 32-184 (e) (1) requires a minimum of 10 feet landscape buffer around vehicular use areas adjacent to public rights-of-ways. The perimeter landscaped buffer proposed in the parking area along SE 1st Avenue meets the 10 feet required. However, the landscaped buffer along the south parking lot on SE 7th Street would be 8'-6" in width, which results in 2.5 feet less than the minimum specified.
- b) Section 32-384 (c) requires 1 tree for each 1,500 square feet of lot area. Based on the 15.61 acre parcel, 453 trees are required. The project includes installation of 241 trees and relocation/preservation of 82 trees for a total of 323 trees, which results in 130 trees less than required by Code.
- c) Section 32- 481 sets the minimum required width of city right-of-ways as 50 feet in width unless otherwise specified. The portion of SE 1st Avenue fronting Bluesten Park is not a dedicated roadway. Therefore, a 50 feet right-of way dedication is required. However, in order to accommodate the

proposed community center building, a 40 feet dedication is proposed for SE 1st Avenue, which results in 10 feet less than the minimum 50 feet required.

- d) Section 32- 605 restricts the number of monument signs permitted to one per property. The project includes four monument signs, one per street frontage, 3 more than allowed.
- e) Signage which extends more than 4 feet above the roofline of a building is considered a roof sign and is prohibited by Section 32-604 (e).

Signage is also proposed on two vertical structures/towers: a signage tower is located on the southwest corner of the community center, 22 feet above the roofline of the building. The second tower is located on the field house, 18 feet above the roofline of that building which is not permitted as mentioned above.

Variance Criteria

Pursuant to Section 32-965, Pursuant to Section 32-965, a variance to the terms of the code that will not be contrary to the public interest where, due to special conditions, a literal enforcement of the provisions of the code will result in unnecessary and undue hardship may be granted by the City Commission in compliance with the requirements of this code.

Accordingly, the following standards shall be observed in making any decisions or recommendations on variances:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or buildings in the same zoning district.

Compliance. The proposed project is the redevelopment of a city park zoned Open Space (OS) district which is only applicable to other OS District properties. The project has been designed to meet all applicable codes with 4 exceptions: a request for a 10 feet reduction in the minimum right-of-way width of SE 1st Avenue; a reduction of 2.5 feet on the landscaped buffer in the south parking lot, signage above the roof line and additional monument signs.

Special conditions exists that are peculiar to development of this park, and are not generally applicable to other lands, structures or buildings in the same zoning district. The property is a large (+17-acre) public park which fronts on 4 public rights-of-way. The sign tower and additional monument signs are necessary to adequately identify the park. The reduction of the right-of-way dedication is necessary to accommodate the proposed community center building closer to SE 1st Avenue. Further, the emphasis of this park is on active uses and play fields which makes it unfeasible to accommodate the number of trees required based on the Code ratio.

2. The special conditions and circumstances do not result from the actions of the applicant.

Compliance. The special conditions and circumstances existing on the property do not result from the actions of the applicant. The requested variances are necessary to more efficiently accommodate the various facilities and activities proposed for this park.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district.

Compliance. Granting the request would not confer a special privilege to the property that would be denied to other similar properties in the same zoning district. The property is zoned Open Space District which purpose

recognizes that broad general regulations for parks may not be satisfactorily satisfied to ensure efficient functioning and effective public service.

4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.

Compliance. Literal interpretation of the Code would deprive the applicant and the public of rights commonly enjoyed at other properties in the same zoning district. Other OS zoned properties are also provided flexibility to assure efficient functioning and effective service to meet the public's need.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Compliance. The requested variance is the minimum variance that would make possible the reasonable use of the land. The requested variances will provide for more effective use of the park by the public.

6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.

Compliance. The purpose and intent of OS District is to provide for recreational activities and outdoor sports for the general public. The proposed development has been designed to provide a variety of uses for public use. Granting the requested variances will allow for more efficient use of the park and will be in harmony with the intent and purpose of the Code.

7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Compliance. The proposed variance would not be injurious to the area involved or otherwise detrimental to the public welfare.

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 the site of the existing Bluesten Park and the vacant parcel to the east of the existing park, across Old Federal Highway. The existing park will be demolished and the portion of Old Federal Highway within the boundaries of the park will be vacated for the park expansion.

2. Open Space

Sixty point seven percent (60.7%) of the property will be open space/landscaped.

According to the landscaped plans, at least 82 desirable trees will be preserved or relocated within the property. An additional 241 trees and shrubbery, such as, Live Oaks, Mahogany, Buttonwoods, Tamarinds Gumbo limbos and Damon Holly, Poinciana, Royal and Date Palms and a other variety of shade trees and palms exceeding the required heights.

3. Circulation and Parking

On site vehicular circulation of the parking facilities is designed to provide safe and free movement for vehicular traffic and emergency and service vehicles within the proposed parking areas. There are 2 parking lots for the park. The parking lot on SE 1st Avenue has 166 parking spaces and is located by the community center, tennis courts, playground and pools. The parking lot on SE 7th Street, located in close proximity to the playing fields, has 65 spaces for a total of 231 spaces. There are also 65 on-street parking spaces adjacent to the park. Bike racks with storage for 70 bikes are also proposed.

The Zoning and Land Development Code does not address parking for community centers or parks. The DRC Committee requested that a parking study be provided to determine the recommended parking needs for the proposed facility. According to the Study, based on the on the size and uses of the new facility, 229 spaces should be sufficient to accommodate the peak parking needs of the park. The results of the study were found acceptable to the City's consultant. As mentioned above, the project includes 231 parking spaces and 65 on-street parking spaces, which exceeds the number of spaces needed for the new facility, according to the Study. City Staff recommended 5% of the on-street spaces be designated as ADA.

4. Access Control

Entrance to the main parking lot of the community center will be from a two-way driveway on SE 1st Avenue and a secondary two-way driveway on SE 5th Street. The entrance to the parking lot for field activities is accessed by 2 two-way driveways on SE 7th Street.

The plans include constructing an extension of SE 4th Avenue between SE 5th Street and 7th Street on the east side of the park and west of the Post Office. The road would be constructed within the required 25 feet dedication. A driveway to a service area is also proposed from future SE 4th Avenue Extension.

5. Public Transportation

The site is presently served and will continue to be served by the City's mini-bus. Broward County Transit (BCT) does not have a route on SE 1st Avenue. The closest BCT stop is approximately 600 feet to the east on South Federal Highway.

6. Community Services

A dumpster enclosure is provided in the west and south parking lots accessible from SE 5th Street and SE 7th Street with proper accessibility for City's sanitation vehicles which will service the facility.

Currently, there are no sidewalks adjoining the site. New sidewalks are proposed along the perimeter of the park as well as walking paths throughout the park.

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 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. 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 23,400 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 redevelopment. The City will be required to pay 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.

The City's current committed capacity is 8.7135 MGD and the City's total flow is 7.25 MGD. The new facility will generate 23,400 GPD in wastewater demand. There is sufficient capacity to provide for the proposed development. The City will be required to pay the applicable sewer impact fee.

Water and waste water 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.

In addition, the City Engineer requested the services of Hazen and Sawyer, the City's wastewater consultant to determine the impact of the proposed redevelopment to the wastewater infrastructure owned and operated by the City. The results of the Modeling Study determined the development would impact Lift Stations Number 7 and 8, requiring upgrades to the gravity lines and force main associated with the lift stations. The City will be required to pay its proportionate share of the actual cost to construct the improvements.

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. The analysis included a comparison of trips generated by the existing park facility and those expected to be generated by the proposed new development. The City's Transportation consultant for this project, Michael Miller and Associates, reviewed the Study and determined the project would not significantly impact the City's transportation system.

The new community center is planned on being operated by the YMCA. The Traffic Study found that about 1,613 new daily trips would be generated by the redevelopment (173 new AM Peak Hour trips/188 New PM Peak Hour trips) The City will be required to mitigate for traffic and transportation impacts as set forth by Section 32-794, "Traffic and Transportation Facilities".

According 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 unless designated otherwise. Presently, there is no dedicated right-of-way on SE 1st Avenue and 50 feet is the minimum required. A variance has been requested to provide instead, a 40 feet right-of-way dedication. SE 5th Street and 7th Street are designated 60 feet local roadways. Dedications ranging from 10 feet to 30 feet will be required for these two streets. Further, a 25 feet roadway dedication is also required to create a SE 4th Avenue Extension.

8. Energy Conservation/ Green Building

Section 32-787(k), the City's Green Building Program, requires any new city owned and operated building construction project obtain a green building certification from a recognized environmental rating agency. The building will be designed to meet the City's Green Building requirements. LEED Silver certification is anticipated for the project.

Staff Recommendations

Staff has conducted a comprehensive analysis of the subject applications and has determined the proposal meets the general requirements for Major Development Plan approval relative to concurrency.

Peter Bluesten Park is located within the City's Central RAC which has been identified as a focus for redevelopment into a vibrant area. The park 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 redevelopment of Bluesten Park will provide a new community center and multiple outdoor activities, such as, swimming pools, playground, tennis and racquetball courts, multi-purpose and baseball fields. In addition, the facility has been designed to not only serve the City, but also, to enhance the SE 1st Avenue Corridor and City Town Center as envisioned by the City's adopted Master Plan.

Although variances are requested, in staff's opinion, the code modifications are minor in nature and unique to the site. (R/W width dedication on SE 1st Avenue, a reduction of the landscaped buffer on SE 7th Street, the number of credited trees and signage). Also, as stated previously, the Code's Open Space zoning regulations recognize that applying broad general regulations to parks does not ensure efficient functioning and effective public service. Therefore, the requested variances are necessary to more efficiently accommodate the various activities proposed for this park and meet the public's need.

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 Planning and Zoning Board recommend **APPROVAL** of the Major Development and Variance applications to the City Commission subject to the following conditions of approval:

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 Stations Number 7 and 8.
5. Designate 5% of on-street parking as ADA if feasible, as determined by the project's engineer of record.
6. The Right-of-Way Vacation application for the portion of Old Federal Highway within the boundary of the proposed Park shall be processed and approved by the City Commission prior to the issuance of a building permit for any structure within said R/W.
7. The monument sign at the intersection of SE 1st Avenue and SE 5th Street shall be setback to meet the vision clearance requirement of Section 32-606(d).
8. Provide right -of -way dedications in a form acceptable to the City Attorney as follows:
 - a) 40 feet R/W on SE 1st Avenue.
 - b) 30 feet R/W dedication on 7th Avenue between SE 1st Avenue and SE 2nd Avenue.
 - c) 10 feet R/W dedication on 7th Street between Old Federal Hwy and SE 4th Avenue. .
 - d) 15 feet dedication on 5th Street.
 - e) 25 feet R/W dedication on east property line between SE 5th Street and SE 7th Street for SE 4th Avenue extension.
9. The Project shall be designed and constructed to comply with Section 32-787 (k) and obtain a Green Building certification from a recognized environmental agency.

Attachment(s):

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| <p>Exhibit 1- Location Map</p> <p>Exhibit 2- Aerial Map</p> <p>Exhibit 3- Applicant's Letter</p> <p>Exhibit 4- Building Rendering, Development Plans and Applicant's Backup</p> <p>Exhibit 5- Applicant's Traffic and Parking Statement</p> <p>Exhibit 6- City Traffic Consultant Report</p> |
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