



Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	May 3, 2017		Item Type: <small>(Enter X in box)</small>	Resolution <div style="text-align: center;">X</div>	Ordinance	Other	
Fiscal Impact: <small>(Enter X in box)</small>	Yes	No	Ordinance Reading: <small>(Enter X in box)</small>	1st Reading		2nd Reading	
				Yes		Yes	
	X		Public Hearing: <small>(Enter X in box)</small>	Yes	No	Yes	No
					X		X
Funding Source:	NA		Advertising Requirement: <small>(Enter X in box)</small>	Yes		No	
				X			
Account Balance:	NA		Quasi Judicial: <small>(Enter X in box)</small>	Yes		No	
				X			
Project Number:	OB Johnson Project # 08631		RFP/RFQ/Bid Number:	NA			
Contract/P.O. Required: <small>(Enter X in box)</small>	Yes	No	Strategic Plan Priority Area: <small>(Enter X in box)</small> Safety <input type="checkbox"/> Quality <input type="checkbox"/> Vibrant Appeal <input checked="" type="checkbox"/>				
Sponsor Name:	City Manager, Roger M. Carlton		Department: Office of Capital Improvements	Sarita Shamah, Director, Office of Capital Improvements			

Short Title:

AN ORDINANCE OF THE CITY OF HALLANDALE BEACH,
FLORIDA, AUTHORIZING A DEDICATION OF THE PUBLIC OF
RIGHT OF WAY OF CERTAIN PROPERTY LOCATED ALONG
NORTHWEST SEVENTH TERRACE; PROVIDING FOR CONFLICT;
AND PROVIDING AN EFFECTIVE DATE.

Staff Summary:

BACKGROUND:

During June 2014, the Design Development efforts for the OB Johnson Park began. To redevelop the existing OB Johnson Park and Austin Hepburn Center, Major Development Plan approval was required.

The improvements included in this project consist of a complete redesign and new construction of the park with a 42,000-square foot Intergenerational center to house the park programs and Austin Hepburn Center. The exterior of the park includes the PAL Building (Office/Storage/Restroom/Concession), playground with shade cover, walking path, multi-purpose field, tennis courts, and on-site parking for 114 vehicles. The project also included offsite improvements such as restoration of sidewalks in the perimeter of the facility property.

CURRENT SITUATION:

On December 18, 2014, the OB Johnson Project was submitted to the Development Review Committee (DRC) (See Exhibit 2). As part of the DRC comments, the City requested the Office of Capital Improvements to provide the following Right of Way Dedications:

1. Five feet (5'-0") right of way dedication or easement on NW 7th Terrace. This dedication is needed to satisfy the local street right of way requirement of fifty feet (50'-0") as per the City Comprehensive transportation element policy.

On March 25, 2015, a resolution approving the OB Johnson Park Project Major Development approval passed with conditions, (Exhibit 5). A five (5) foot roadway easement along NW 7th Terrace in a form acceptable to the City Attorney was one of the three conditions for approval.

WHY ACTION IS NECESSARY:

The OB Johnson project has reached its substantial completion. The Office of Capital Improvements is working on the completion of closeout documents which includes providing a ROW dedication along NW 7th Terrace. The purpose of these dedications is to meet the City's Right of Way Dedication requirements.

In order to obtain a Certificate of Occupancy, ROW dedications must be executed and recorded in the County Records. In order to convey land, the City Charter, Section 5.01 (4)(f), requires an ordinance approved in two hearings.

FISCAL IMPACT:

No fiscal Impact

Proposed Action:

Staff recommends the Commission adopt an ordinance, authorizing a dedication of public right of way for certain property located along NW 7th Terrace.

Attachment(s):

- Exhibit 1 – Ord. Authorizing Dedication
- Exhibit 2 – Dedication to the Public
- Exhibit 3 – Site Plan
- Exhibit 4 – DRC – OB Johnson Park
- Exhibit 5 – OB Johnson Park P&Z Cover Memo
- Exhibit 6 – Survey and Legal NW 7th Terrace