



## City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

|                                                                                                                                                                                                                                    |                                             |                                                            |                                      |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------|--------------------------------------|-----------|
| <b>Applicant :</b>                                                                                                                                                                                                                 | City of Hallandale Beach                    | <b>Meeting Date:</b>                                       | March 25, 2015                       |           |
| <b>Project Name:</b>                                                                                                                                                                                                               | OB Johnson Park                             | <b>Property Address:</b>                                   | 900 NW 8 <sup>th</sup> Avenue        |           |
| <b>Application #:</b>                                                                                                                                                                                                              | #34-15-DB                                   | <b>Application Type:</b>                                   | Major Development                    |           |
| <b>Planning District:</b>                                                                                                                                                                                                          | Northwest                                   | <b>Quasi Judicial:</b><br><i>(Enter X in box)</i>          | <b>YES</b>                           | <b>NO</b> |
|                                                                                                                                                                                                                                    |                                             |                                                            | <b>X</b>                             |           |
| <b>Parcel Size:</b>                                                                                                                                                                                                                | 5.92 Acres                                  | <b>Public Hearing:</b><br><i>(Enter X in box)</i>          | <b>YES</b>                           | <b>NO</b> |
|                                                                                                                                                                                                                                    |                                             |                                                            | <b>X</b>                             |           |
| <b>Existing Zoning :</b>                                                                                                                                                                                                           | OS, Recreation and Open Space District      |                                                            |                                      |           |
| <b>Existing Use:</b>                                                                                                                                                                                                               | OB Johnson Park and Austin Hepburn Center   |                                                            |                                      |           |
| <b>Proposed Use:</b>                                                                                                                                                                                                               | OB Johnson Park Center                      |                                                            |                                      |           |
| <b>Comprehensive Plan<br/>Future Land Use<br/>Designation:</b>                                                                                                                                                                     | Regional Activity Center                    | <b>Surrounding Land Use:</b>                               |                                      |           |
| <b>Surrounding Zoning:</b>                                                                                                                                                                                                         |                                             | N: Commercial across Pembroke Park in Hollywood            |                                      |           |
|                                                                                                                                                                                                                                    |                                             | S: Residential, single Family                              |                                      |           |
|                                                                                                                                                                                                                                    |                                             | E: Residential, single Family and Multi-family             |                                      |           |
|                                                                                                                                                                                                                                    |                                             | W: Commercial/ Residential                                 |                                      |           |
| North – City of Hollywood<br>South – West RAC District/ Palms Gateway Subdistrict<br>East - West RAC District/ Foster Road and Palms Gateway Subdistricts<br>West – West RAC District/Foster Road and / Palms Gateway Subdistricts |                                             | <b>Strategic Plan Priority Area:</b>                       |                                      |           |
|                                                                                                                                                                                                                                    |                                             | <b>Cohesive Visual Appeal</b>                              | <input checked="" type="checkbox"/>  |           |
|                                                                                                                                                                                                                                    |                                             | <b>Civil &amp; Respectful Government</b>                   | <input type="checkbox"/>             |           |
|                                                                                                                                                                                                                                    |                                             | <b>Create Local Jobs</b>                                   | <input checked="" type="checkbox"/>  |           |
|                                                                                                                                                                                                                                    |                                             | <b>Economic Development</b>                                | <input checked="" type="checkbox"/>  |           |
|                                                                                                                                                                                                                                    |                                             | <b>Improve City Infrastructures</b>                        | <input type="checkbox"/>             |           |
|                                                                                                                                                                                                                                    |                                             | <b>Improve Safety, Security &amp; Comfort of Residents</b> | <input type="checkbox"/>             |           |
|                                                                                                                                                                                                                                    |                                             | <b>Operational Excellence</b>                              | <input type="checkbox"/>             |           |
|                                                                                                                                                                                                                                    |                                             | <b>Quality of Life</b>                                     | <input checked="" type="checkbox"/>  |           |
|                                                                                                                                                                                                                                    |                                             | <b>Vibrant Destination</b>                                 | <input checked="" type="checkbox"/>  |           |
| <b>Sponsor Name:</b>                                                                                                                                                                                                               | Althea Jefferson, Planning & Zoning Manager | <b>Prepared By:</b>                                        | Christy Dominguez, Principal Planner |           |

### **Request:**

The City of Hallandale Beach is requesting Major Development Plan approval pursuant to Section 32-382 of the Zoning and Land Development Code in order to redevelop the existing OB Johnson Park and Austin Hepburn Center located at 900 NW 8<sup>th</sup> Avenue.

The application is as follows:

1. Application #34-15-DB, for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct a new park and community center with a total of 41,984 square feet multi-purpose facility.

### **Staff Summary:**

#### **Background**

The subject property is within the City's Regional Activity Center (RAC). On November 5, 2014, the City Commission adopted Ordinance # 2014-A rezoning the Austin Hepburn Center portion of the property from CF, Community Facility to OS, Recreation and Open Space District in preparation of the redevelopment of the two facilities. As part of the implementation of the RAC Code, the surrounding area was recently rezoned From Foster Road Overlay District to West RAC/Foster Road and Palms Gateway Subdistricts.

#### **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 41,984 square feet park and community center, thus, consideration and action by the Planning and Zoning Board and the City Commission is required.

#### **Analysis**

##### **Development Details**

The applicant's plans depict the following:

1. A 5.98 acre parcel before required right-of-way dedication of the property Subsequent to the right-of-way dedications, the site would be reduced to 5.822 acres.
2. A certain portion of land noted "private property" is not included in the attached development plans. However, the City is in the process of purchasing these properties which has a total of 0.457 acre for expanding of the park. The park would be have a total of 6.279 acres after purchase of these lots. The proposed expansion area will be utilized as part of the multi-purpose field, thus, no structures are proposed in said area.
3. The property presently contains the following:
  - 13,148 sf community center (Austin Hepburn Center)
  - 14,906 SF basketball/gymnasium with a shared teen center/senior citizen area
  - Playground

- Two outdoor racquetball courts
  - Two outdoor tennis courts
  - One baseball field
  -
4. The proposed facility will contain the following:
    - 41,984 SF community center/intergenerational facility including a basketball gymnasium, teen center with a recording studio, student classrooms, senior citizen area, and a weight room
    - Children's playground
    - Two outdoor tennis courts
    - Open grass area/multi-purpose field
  5. A surface parking lot with 108 parking spaces for administrative staff, and visitors to the facility.
  6. 56% of the park will be open space/landscaped areas (25% is the minimum required)
  7. New 6 feet wide concrete sidewalks along Foster Road, NW 7 Terrace and portions of NW 8<sup>th</sup> Avenue. The existing 5 feet sidewalk on NW 8<sup>th</sup> Avenue and the 7 feet sidewalk on Pembroke Road will remain.

#### 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 32-166 (b), of the City's Zoning and Land Development Code.

The City proposes to build a new building to replace the existing Hepburn Center and OB Johnson Audinasium buildings.

2. There are no specific setback requirements for properties zoned OS. The proposed building will be setback 314.8 feet from Foster Road; 8 feet from Pembroke Road with a canopy projecting 1 feet from the Pembroke Road property line; 31.7 feet from NW 8<sup>th</sup> Avenue and 23.35 feet from NW 7<sup>th</sup> Terrace.
3. Section 32- 165 (5) requires a minimum of 25% landscaped area for properties within the OS District.

The proposal provides 56% landscaping, exceeding the minimum landscaping requirements of Section 32-184 (a)(7) for public and institutional uses.

4. 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 NW 8<sup>th</sup> Avenue meets the 10 feet required.

## 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 Austin Hepburn Center and OB Johnson Park. At least 36 desirable trees will be preserved or relocated, including a mature, historical and valuable Ficus Tree located near NW 8<sup>th</sup> Avenue with approximately a 62 feet spread to be preserved.

### 2. Open Space

Fifty-six percent (56%) of the property will be landscaped, exceeding the 25% required by Code.

According to the landscaped plans, the grounds will be substantially landscaped with trees and shrubbery, such as, Live Oaks, Mahogany, Buttonwoods, Bald Cypress, Pink Tabebuias and Royal, Montgomery and Foxtail Palms, exceeding the required heights.

### 3. Circulation and Parking

On site vehicular circulation is designed to provide safe and free movement for vehicular traffic and emergency and service vehicles within the proposed parking area.

The Zoning and Land Development Code does not address parking for community centers or parks. The City's Transportation Consultant requested that a parking demand data be collected at the existing facility to determine the minimum parking required for the proposed facility. The results of the study were found acceptable to the City's consultant. According to the study, the peak parking demand for the existing park/community center with 28,054 square feet in floor area is 42 parking spaces. Based on the on the size of the new facility, 70 spaces would be required. The proposed redevelopment project includes a parking lot with 114 spaces and 18 on-street parking spaces, which exceeds the number of spaces needed for the 41,984 square feet facility, according to the study.

#### 1. Access Control

Entrance to the parking facility will be from 2 two-way driveways proposed on NW 8<sup>th</sup> Avenue.

#### 2. Public Transportation

The site is well served by existing mass transit services. Broward County bus routes service Foster Road and NW 8<sup>th</sup> Avenue. In addition, the City's mini-bus route also serves the area.

#### 3. Community Services

A dumpster enclosure is provided in the south parking lot area accessible from NW 7 terrace with proper accessibility for the City's sanitation vehicles which will service the facility.

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.

#### 4. 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 an additional flow of 2,978 gallons of potable water per day (GPD) than the existing facilities. The City Water Plant is expandable to 15 MGD (Million Gallons per Day). The 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 an additional 2,680 GPD in wastewater demand than the existing facilities. 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.

**Transportation System –** A Traffic Statement providing an analysis of the impact of the facility as related to current and projected roadway usage and design capacities was conducted. The Study concluded that although the building square footage is proposed to increase, it will essentially replace existing square footage while adding separate areas for the same uses, therefore, it is anticipated redevelopment of the site will not result in a significant increase in trips.

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. NW 7<sup>th</sup> Terrace is a 40 feet right-of-way; thus, the City will be required to provide a 5 feet roadway easement dedication along the street, adjacent to the project.

## 5. 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.

### **Staff Recommendations**

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

The proposed redevelopment of the existing OB Johnson Park/Hepburn Center will provide an intergenerational facility with recreational uses, such as, gymnasium, teen center, senior citizen area, playground, tennis courts, multi-purpose field, as well as, the community services presently offered at the Hepburn Center. In addition, the facility and unified park has been design to not only serve the neighborhood and the City, but also, to enhance the Foster Road and Pembroke Road Corridors.

Staff recommends the Planning and Zoning Board recommend approval of the Major Development application to the City Commission subject to the following conditions of approval:

1. A five (5) feet roadway easement along NW 7<sup>th</sup> Terrace in a form acceptable to the City Attorney.
2. Payment of the applicable water and sewer fees.

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| <b>Attachment(s):</b> |
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Exhibit 1- Location Map  
Exhibit 2- Aerial Map  
Exhibit 3- Applicant's Letter  
Exhibit 4- Proposed Development Plans and Backup