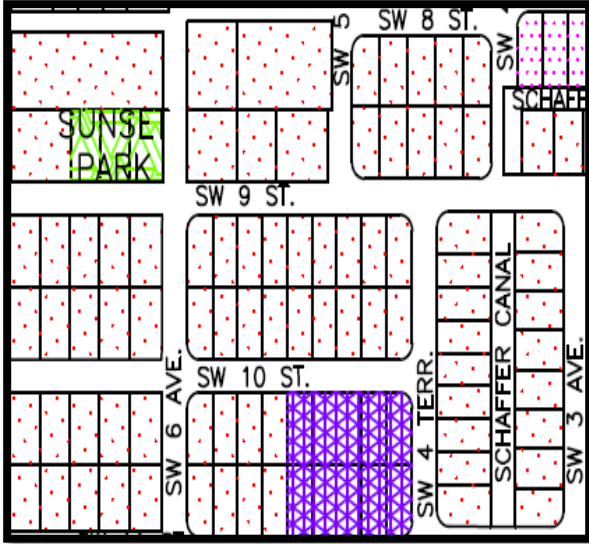




City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

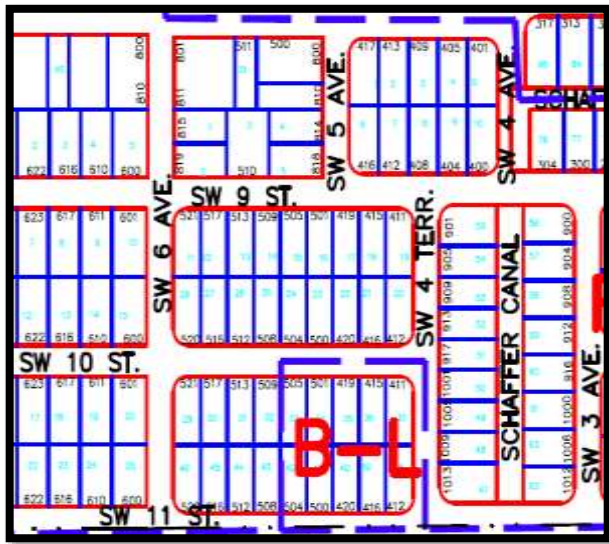
| | | | | | |
|---|--|--|---|---------|-----|
| Primary Application Type: | MAJOR DEVELOPMENT REVIEW | Hearing Date: | February 22, 2017 | | |
| Additional Applications: | Variance | Quasi -Judicial: | YES | NO | |
| | | | X | | |
| Project Name: | SW 11 Street School | Workshop: | YES | NO | |
| | | | | X | |
| Application #: | #DB-16-3577 & #V-16-3579 | Advertisement Type Required: | DISPLAY | REGULAR | N/A |
| | | | | X | |
| Applicant: | NC Equity Partners, LLC | Public Hearing: | YES | NO | |
| | | | X | | |
| Applicant Request: | Major Development Plan and Variance to build a School | | | | |
| Staff Recommendation: | Approve | Approve with Conditions | Reject/Do Not Approve | | |
| | | X | | | |
| 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 ▪ Broward County Land Use Plan | | Strategic Plan Priority Area: | | | |
| | | <input type="checkbox"/> Safety <input type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal | | | |
| Sponsor Name: | Althea P. Jefferson, Planning and Zoning Manager | Prepared By: | Christy Dominguez, Principal Planner | | |

| PARCEL/SITE DATA | | |
|-------------------------------------|---|--|
| Address: | 412 SW 11 th Street | |
| General Location: | SW 11 th Street and SW 4 th Terrace | |
| Land Area/Size: | 1.21 Acres | |
| Existing Use:= | Vacant lot/asphalt parking lot of former Ro-Len Retail Center | |
| Proposed Use: | 25,022 square feet school | |
| Proposed Zoning: | No change proposed | |
| Future Land Use Designation: | Commercial, Neighborhood | Current Zoning District: Business Limited, (B-L) District |



Surrounding Land Use:

North: Low- Medium Residential
 South: Miami- Dade County
 East: Low- Medium Residential
 West: Low- Medium Residential



Surrounding Zoning/Subdistrict:

North: Residential uses across SW 10th Street
 South: Residential in Miami –Dade
 East: Residential across SW 4th Terrace
 West: Residential uses

Request:

The applicant, NC Equity Partners LLC is requesting Major Development Plan approval and Variance pursuant to the Zoning and Land Development Code to build the SW 11th Street School with a total of 25,022 square feet in gross floor area at 412 SW 11th Street

Staff Summary:

Background

The Project Site consists of 10 vacant lots at the property located at 412 SW 11th Street presently owned by Eileen and Lynn Schwartz. The applicant has entered into a purchase agreement with the owner to buy the property, the former site of the Ro-Len Retail Center, which has since been demolished. The applicant filed Applications #DB-16-3577 and #V-16-3579 for Major Development Review and Variance and is proposing to build a two- story school facility for grades Pre- Kindergarten through 5th Grade.

The applications are as follows:

1. Application# DB-16-3577, for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct a 25,022 square feet private school.
2. Application# RD-16-3579 requesting a variance from Section 32- 149 (d)(4) relative to the maximum height allowed of buildings in the Business Limited (B-L) District which are not located on Hallandale Beach Boulevard or U.S. 1.

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 in floor area. The proposal is to build a 25,022 square feet nonresidential building, thus, consideration and action by the Planning and Zoning Board and the City Commission is required.

Pursuant to Section 32-231 (f), the Planning and Zoning Board shall review and make advisory recommendations on variance applications.

Analysis

Development Details

The applicant's plans depict the following:

1. A 52,856 square feet (1.21 acre) vacant parcel at the intersection of SW 11th Street and 4th Terrace.
2. A school facility consisting of 25,022 square feet in gross floor area (GFA) including 21 classrooms, cafeteria, play area and administrative office space.
3. A portion of the proposed building is 28 feet/2 stories in height. (max. allowed is 25 feet in height).
4. A surface parking lot with 40 parking spaces (40 spaces are required).
5. On-site queuing spaces for 18 vehicles. (10 spaces are needed).
6. 30.75% of the site will be landscaped (15% is the minimum required).
7. The building will be setback 65 feet from SW 11th Street (50 feet is the minimum); 10 feet from the rear (10 feet is the minimum); 25'-2" from the side corner (25 feet is the minimum); and 25 feet to the adjacent residential use on the west side (25 feet is the minimum).
8. A new 5 feet concrete sidewalk along the perimeter of the property.
9. A 6 feet masonry wall setback two feet from the property line along SW 10th Street and SW 4th Avenue across from the residential uses with visibility sheds for motor vehicles as required by Code.
10. A 6 feet aluminum picket fence along SW 11th Street.
11. A total of 36 trees for credit are provided on-site trees (36 on-site trees are required).

Comprehensive Plan Considerations

The property is designated Neighborhood Commercial on the City's Future Land Use Map. The proposed school facility 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: To provide a coordinated and compatible mix of land uses which encourages a high quality of life meeting the social, economic and physical needs of the present and future population of Hallandale Beach, while insuring reasonable environmental protection and timely and efficient provision of services.

OBJECTIVE 1.1: Levels of Service: The City shall continue to condition approval of development applications upon maintaining the provision of services at the Levels of Service (LOS) which meet or exceed levels specified in this Comprehensive Plan.

POLICY 1.1.1: The City shall maintain, within the Comprehensive Plan Elements, Level of Service standards for City facilities which will meet the existing and future needs of Hallandale Beach population and the standards established by Chapter 163 F.S., and Rule 9J-5 F.A.C.

POLICY 1.1.2: Any development order or permit shall be approved only when adequate public services and facilities are in place, or will be provided to support the development at Levels of Service adopted by this Plan.

The necessary facilities and services shall be available concurrent with the impacts of development or through any of the following situations:

- A. The necessary facilities are in place at the time a development order or permit is issued, or a development order or permit is issued subject to the condition that the necessary facilities will be in place when the impacts of the development occur.
- B. The necessary facilities are under construction at the time a development order or permit is issued.
- C. The necessary facilities are the subject of a binding contract executed for the construction of those necessary facilities at the time development order or permit is issued.
- D. The necessary facilities have been included in the annual City budget and capital improvements program at the time development order or permit is issued although the facilities are not yet the subject of a binding contract for there construction.
- E. The necessary facilities are committed facilities at the time a development order or permit is issued.
- F. The Hallandale Beach City Commission assures the necessary facilities will be in place within a reasonable period of time consistent with the requirements of Chapter 163. At a minimum, the necessary facilities are to be included within a financially feasible capital improvements element which is determined by the Florida Department of Community Affairs to be in compliance with Rule 9J-5 of the Florida Administrative Code and supported by all necessary implementing land use development regulations and a monitoring system for provision of the necessary facilities.

- G. An applicant may choose to satisfy concurrency requirements by making a proportionate share contribution to mitigate the impacts of new development on the City's infrastructure system in accordance with Section 163.3280 F.S.

POLICY 1.1.3: The City will require a development impact analysis to be submitted for developments which contain ten (10) residential dwelling units or more, or developments containing four thousand (4,000) square feet of nonresidential gross floor area or more. The applicant or his agents will be responsible for preparing the impact analysis which shall evaluate the overall effect of a proposed development on its surrounding neighborhood and the overall community.

POLICY 1.1.4: The City shall, through development regulations direct commercial and industrial land uses to areas with existing public facility capacity.

POLICY 1.1.5: The City shall maintain criteria and procedures, which obligate developments causing expansions or extensions of City services to contribute a proportionate share of the cost of provision of these supporting services and related facilities.

POLICY 1.1.6: The City of Hallandale Beach will provide sanitary sewer, solid waste, drainage and potable water facilities and services to correct deficiencies and to meet existing and project demands identified in this Plan.

POLICY 1.2.1: Upon completion of the Citywide Master Plan, the City will reevaluate the various City neighborhoods, corridors, districts, and small area redevelopment plans for appropriate action which may include revising existing plans or developing new plans that promote land use

POLICY 1.2.8: County Line Road: The City shall continue to implement the County Line Road Corridor Plan to the extent feasible.

POLICY 1.2.11: The City shall reduce land use conflicts through prohibiting incompatible commercial uses in residential neighborhoods, through enforcement of the Hallandale Beach Zoning District requirements. Commercial development shall be limited primarily to the perimeter areas of Hallandale Beach's planning districts (as delineated in this Element). Well-planned mixed use projects and appropriate neighborhood commercial uses in defined neighborhood commercial nodes are encouraged where they will improve an area or serve as neighborhood centers. However, commercial uses within residential areas shall not be considered incompatible if, through proper screening, buffering, design and access control, there are no significant noises, odors, fumes, vibrations or other negative impacts beyond the site boundaries, and provided the

POLICY 1.3.3: The City shall maintain land development regulations intended to preserve and protect existing single-family neighborhoods from the negative impacts of incompatible land uses and nuisances.

POLICY 1.3.4: Low and medium density residential areas should continue to be buffered from high intensity residential and nonresidential uses and should continue to be located with access

POLICY 1.3.7: The City shall focus on compatible infill residential development.

POLICY 1.5.4: Commercial areas will continue to be regulated by development standards, such as, but not limited to, size and bulk regulations, landscaped medians, right-turn only exits and other controls or designs intended to improve vehicular and pedestrian safety.

POLICY 1.5.5: The commercial policy statements and categories in the Hallandale Beach Land Use Plan shall form the basis for zoning categories and land development regulations which establish different intensities of commercial development compatible with their respective service

POLICY 1.10.8: The City of Hallandale Beach shall continue to evaluate development proposals with respect to pervious area requirements specified in the Land Development Code.

POLICY 1.10.11: The City shall continue to protect its natural resources and maintain its environmental quality through the provision of land use regulations which are consistent with the policies of this Comprehensive Plan.

POLICY 1.11.2: The City shall continue to require building construction elevations consistent with minimum federal flood insurance regulations.

OBJECTIVE 1.12: Land Use Consistency: The City shall manage growth and development through the continued administration, and enforcement of the Hallandale Beach Zoning and Land Development Code which shall ensure that future land uses remain consistent with this Plan.

POLICY 1.12.1: As part of the development review and approval process, the City shall continue to implement a system of Comprehensive Plan compliance review for all development and approval petitions.

POLICY 1.12.2: The City shall continue to ensure that the provisions of the Hallandale Beach Zoning and Land Development code include all necessary site plan requirements to further the intent of this Comprehensive Plan. These requirements shall include but not be limited to adequate drainage and stormwater management, landscaping and open space requirements, signage regulations, subdivision regulations, safe and convenient on-site traffic flow, vehicle parking and consistency of land uses with Plan designations

POLICY 1.12.5: The City shall continue to require adequate pervious areas to improve aquifer recharge and look for alternative ways to increase stormwater recapture.

POLICY 1.13.2: The Hallandale Beach Zoning and Land Development Code provisions which contain design standards relative to landscaping, setbacks, and other site controls, shall continue to be strictly enforced to meet the intent of the Goal, Objective and Policies of the Future Land Use Element of the Plan.

POLICY 1.13.3: The City should continue to commit resources to the Community Redevelopment Area where neighborhood improvements are needed.

POLICY 1.14.1: The City shall determine the status and capabilities of existing and proposed facilities (including water, wastewater, solid waste, traffic, stormwater, and recreation/open space) to accommodate current, new, and redevelopment demands, and any projects necessary to maintain adopted levels of service. These projects will be added to the five-year Capital Improvements Plan.

POLICY 1.14.2: The Development Services Department shall evaluate impacts resulting from new developments to ensure that adequate facilities are either in place or planned so that Level of Service standards are not reduced.

POLICY 1.14.3: The City shall adopt level of service standards and shall be used as the basis for determining the availability of facility capacity.

OBJECTIVE 1.15: Transportation: The City shall not issue a development order or permit which results in a reduction in level of service on any portion of the City roadway system below adopted level of service unless the development is located within an urban infill or redevelopment area and satisfies objectives and policies relating thereto and mitigation is provided (Note: the entire City is located within an urban infill area).

POLICY 1.15.1: The City shall through implementation of the Broward County Trafficways Plan and the minimum City right-of-way standard of fifty (50) feet, secure right-of-way dedications at time of development review to ensure that adequate right-of-way is provided to serve existing and future development.

POLICY 1.15.2: The City shall minimize future curb cuts on arterial and collector roadways during development review as identified in the Unified Land Development Code.

POLICY 1.15.3: The City shall encourage developments that promote safe and efficient on and off-site transportation improvements.

OBJECTIVE 1:18: Urban Infill and Redevelopment: Establish criteria which encourage development of urban infill and urban redevelopment area(s) to promote economic development, increase housing opportunities, and maximize the use of existing public facilities and services.

POLICY 1:18:1: Increase economic development and employment opportunities within urban infill and urban redevelopment area(s).

POLICY 1:18:4: Designated urban infill and urban redevelopment area(s) shall be exempted from transportation facilities concurrency requirements consistent with Chapter 163 Florida Statutes; however, application will be subject to providing a traffic analysis consistent with the Transportation Element and potential improvements to minimize impacts.

POLICY 1:18:5: Notwithstanding the above, all development is subject to Broward County Transportation Concurrency Management Area (TCMA) Level of Service criteria and the payment of Transit Impact Fees as determined by Broward County prior to the issuance of permits.

POLICY 1:18:6: Integrated transportation systems, mass transit facilities, bikeways and pedestrian corridors should be encouraged to serve urban infill and urban re-development area(s) to reduce reliance upon automobile travel.

The City shall address the transportation needs of the exception areas through Objectives and Policies identified in the Transportation Element, the Citywide Transportation Plan and participation in existing or new County, MPO and FDOT programs and projects. These programs and projects include:

1. Development of a Traffic Management System to monitor the traffic impacts of all developments approved within the exception areas.
2. The Broward County Congestion Demand Management Plan.
3. The "Downtown (Fort Lauderdale CBD) Transportation Management Area" ride-sharing, flex-time guaranteed ride home and mass transit programs for any commuters living in Hallandale Beach.
4. The I-95 Master Plan participation on the I-95 Master Plan (including Tri-Rail System) project will include coordination with Florida Department of Transportation to identify alternative approaches to address the transportation needs of the exception areas. Coordination will also identify the traffic impacts of the exception areas and evaluation of proposed I-95 alternatives on the overall Hallandale Beach Transportation System.
5. The City actively encourages the use of the City Mini Bus System and implements bicycle and sidewalk improvements.

OBJECTIVE 1.19: Crime Prevention: The City shall review all major developments for their use of Crime Prevention Through Environmental Design (CPTED) principles and standards.

POLICY 1.19.1: The City shall maintain a CPTED review policy and procedure in the form of administrative policy or land development regulations. The policy shall require plan review by the Development Services and Police Departments, at a minimum.

POLICY 1.20.2: The City shall continue to enforce the provisions of the most recent edition of the Florida Building Code, particularly the updated Energy Code (adopted 3/09) to achieve higher energy efficiency in buildings.

POLICY 1.20.3: The City shall require the use of low water use plumbing fixtures in new construction and continue to encourage the use of low water use plumbing fixtures in building renovations through periodic give-away toilet retrofit programs and encourage energy efficient

POLICY 1.20.8: The City shall continue to maintain, upgrade and complete missing segments of its pedestrian and bikeway networks connecting development to transportation systems, schools, public facilities and commercial areas.

Applicable Codes and Ordinances

1. The proposed private school use is permitted by the present Business Limited Zoning.
2. The Project consists of a school with 25,022 square feet and 21 classrooms for grades Pre-Kindergarten through 5th Grade.
3. The applicant's proposal meets all the site development standards specified for properties zoned Business Limited (B-L) with one exception: a portion of the building is two-story/ 28 feet in height, which is 3 feet higher than the 25 feet maximum height allowed for B-L properties not located on Hallandale Beach Boulevard or U.S.1.

As a result, the applicant has requested a variance from the Code requirement in order to build the school 3 feet taller (12% increase) than specified by Code.

4. The City's Zoning and Land Development Code does not specify the number of parking spaces required for schools. Therefore, the State Requirements for Florida Educational Facilities(SFEF) applies which refers to the Florida Building Code (FBC), Chapter 4 and requires 1 parking space /staff or faculty member and 1/100 students for visitors.

According to the applicant's Operational Plan, the school will have 35 staff members and 420 students. Based on the above-mentioned standard, 40 spaces would be required and 40 spaces are provided. Therefore, the proposal meets the parking required per the applicable Code.

5. Section 32-149 (d) (4) requires a minimum of 15% landscaped area for B-L zoned properties.

The applicant proposes 30.75% which exceeds the minimum required.

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 former site of the Ro-Len Retail Center which was demolished in October 2016. The project has been designed to meet all applicable codes except the overall building height. There are special conditions which are peculiar to the land involved and are not generally applicable to other lands in the same zoning district. Properties zoned B-L are permitted 100 feet in height at other locations, specifically on Hallandale Beach Boulevard and on U.S 1. The proposed building is one story along the west property line and 2 story/28 feet in height along the north property line, 12% higher than the maximum allowed height of 25 feet for properties not located on Hallandale Beach Boulevard or U.S.1. The adjacent and surrounding residential properties are zoned RD-12 District which permits 2-story single family and duplex structures at a height of 30 feet, more than the 25 feet restriction of this B-L property.

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

Compliance. According to the applicant, there are special conditions and circumstances which make the variance necessary. The 3 feet extension beyond the allowable height of 25 feet is necessary to allow for proper ceiling clearance and accommodate infrastructure such as joists, ductwork and utilities in the 2-story portion of the proposed school.

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 B-L District which purpose is to provide for a variety of commercial uses, including schools. Properties in the same district are permitted building heights of up to 100 feet depending on the location. Also, 2 story buildings are permitted on adjacent and surrounding properties at a height of 30 feet, more than the 25 feet restriction of the zoning of the property, and more than the 28 feet height of the proposed school.

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 of rights commonly enjoyed at other properties in the same zoning district. Other B-L zoned properties and the zoning of adjacent and nearby properties allow buildings taller than 25 feet.

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 variance will provide for more effective use of the proposed school.

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 B-L District is to provide for suitable sites for development of retail, office and service nature. Daycares, private and public schools are included in the permitted uses of the District. Granting the requested variance will allow for more efficient use of the school building 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 a vacant lot. There are no rare, historical or valuable trees on the property. However, there are 2 mature Mahoganies to be preserved.

2. Open Space

30.75% of the property will be landscaped, exceeding the minimum 15% required by Code.

Thirty-six (36) trees are required and 39 trees for credit are provided on-site. The grounds will be substantially landscaped with canopy trees, ornamental trees and shrubbery, such as, Live Oaks, Green Buttonwood, Pigeon Plum, Geiger Trees and Wild Tamarind. An additional 23 street trees are also proposed consisting of Gumbo Limbos and Geiger trees.

3. Circulation and Parking

On-site vehicular circulation is designed to provide safe and free movement for vehicular traffic, emergency and service vehicles within the proposed project. The Traffic Study for the project included an analysis of the expected queuing spaces for adequate student drop-off and pick-up. According to the Study, based on the proposed staggered arrival and pick-up times, 10 spaces are required and 18 spaces are provided. The parking required for the proposed use pursuant to the Florida Building Code, the applicable Code, is 40 spaces and 40 spaces are provided.

4. Access Control

Access to the property has been designed to minimize the number of driveway access points necessary to enter and exit. A two-way driveway is proposed on SW 11th Street. The parking lot is also accessible from a second driveway on SW 4th Terrace. Staff requested and the Applicant provided an Operations Information Plan describing the operations of the school. Per the Plan, the gates to this street will be closed during arrival and dismissal times to allow for proper queuing of vehicles and safety considerations of the children.

5. Public Transportation

Broward County Transit bus route No. 6 services SW 11th Street. The City's mini-bus does not have a route on SW 11th Street.

6. Community Services

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

The applicant is installing a new 5 feet wide concrete sidewalk along SW 10 Street and 4th Terrace. He is also replacing the existing sidewalk along 11th Street with a new concrete sidewalk. Swale areas separating vehicular traffic from the 5 feet wide sidewalks will be landscaped with trees and sod between the sidewalk and road pavement. The Police Department recommended the adjacent swale areas be posted with No Parking signs in order to inhibit parents waiting for dismissal time from parking in the swale areas. The requested signage have been included in the plans.

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 the Department of Environmental Protection (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 the need for approximately 5,004 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 development. The applicant will be required to pay the City \$ 22,916.25 in 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. According to the applicant, the wastewater demand for the project is 4,544 GPD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$32,271.75 in sewer impact fees.

Water and wastewater 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 requested the services of Hazen and Sawyer, the City's waste water consultant to determine the impact of the proposed development to the wastewater infrastructure owned and operated by the City. The results of the Modeling Study determined the development would impact Lift Stations Numbers 9, 12 and 14, requiring upgrades as a result of the proposed development. The applicant will be required to pay his proportionate share of the cost of 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 proposed use would generate 542 daily trips with 189 AM peak hour trips and 35 PM peak hour trips. The proposed project results in a decrease of 1,270 daily trips/ an increase of 144 AM peak hour trips and a decrease of 35 PM peak hour trips than the previous 13,000 sq. ft. commercial center. The City's Transportation consultant for this project, Michael Miller and Associates (MMA), reviewed the Study and determined the project would not significantly impact the City's transportation system.

The applicant will be required to mitigate for traffic and transportation impacts as set forth by Section 32-794, "Traffic and Transportation Facilities". The City's transportation mitigation cost for this project is \$115,596.00.

8. Energy Conservation/Green Building

Section 32-787 (k), the City's Green Building Program, requires new commercial buildings greater than 50, 000 square feet in floor area or any project requesting financial assistance from the community redevelopment agency (CRA) to obtain a green building certification from a recognized environmental rating agency accepted by the City.

The Project has less than the 50, 000 square feet in floor area and is not seeking CRA funding, therefore, Green Building certification is not required. However, the applicant has incorporated green initiative principles in the construction of the building, such as, the use of recyclable concrete, reflective roof and high insulation, in addition to energy efficient site lighting and low irrigation landscaping.

9. Financial Impact

The project's anticipated market value at build-out is \$7.5 Million. It is expected the proposed development will generate approximately \$43,498.50 in real estate taxes. Approximately \$41,323.58 of the revenue would go to the City's CRA. The estimated building permit fee is approximately \$60,000 based on the estimated construction cost of \$3 Million.

Staff Summary - Application #V-16-3579 for Variance

The property is zoned Business Limited (B-L) District which purpose is to provide for a variety of commercial uses, including schools. The applicant has made a significant effort in complying with the site development standards for properties zoned B-L District and is requesting a variance of 3 feet over the maximum height of 25 feet specified by Code for a total height of 28 feet. It should be noted that two-story buildings are permitted on adjacent and surrounding residential properties at a height of 30 feet.

Although a variance is requested, the applicant's proposal will result in significant improvements to the property which will enhance the area. In staff's opinion, the proposed development will have a positive effect on the area and encourage redevelopment/reinvestment.

Staff Summary- Major Development Application #DB-16-3577

The subject property is located within the City's Community Redevelopment Area (CRA) which purpose is to promote economic development and enhance quality of life by eliminating blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation. The proposed use is consistent with the City's County Line Road Corridor Plan which purpose and objectives include, appropriate reuse of nonconforming properties, improved appearance of the area, and commercial property improvement. The proposed use is also consistent with the zoning district and the City's Comprehensive Plan.

Staff Recommendation

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 forward to the City Commission a recommendation for **APPROVAL** of the project as presented subject to the following conditions:

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 in the amount of \$115,596.00.
4. Payment towards the cost of upgrades to the affected sewer system lift stations.

| |
|-------------------------|
| Proposed Action: |
|-------------------------|

The Planning and Zoning Board may:

- a) Recommend **APPROVAL**, or,
- b) Recommend **APPROVAL WITH CONDITIONS** enumerated above, or,
- c) Recommend **DENIAL**.

of

Applications #DB-16-3577 & #V-16-3579

| |
|-----------------------|
| Attachment(s): |
|-----------------------|

Exhibit 1- Location Map

Exhibit 2- Aerial Map

Exhibit 3- Applicant's Letter

Exhibit 4- Building Rendering, Development Plans and Applicant's Backup

Exhibit 5- City Traffic Consultant Report