



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	Donaldson-West Venture, LLC	Meeting Date:	June 28, 2017	
Project Name:	Hallandale Commons	Property Address:	301-323 Foster Road	
Application #s:	#DB-17-0868 and #RD-17-0869	Application Type:		
Planning District:	Northwest	Quasi-Judicial: <i>(Enter X in box)</i>	YES	NO
			X	
Parcel Size:	0.54 Acre	Public Hearing: <i>(Enter X in box)</i>	YES	NO
			X	
Existing Zoning:	West Regional Activity center (RAC) Foster Road Subdistrict			
Existing Use:	Vacant lot			
Proposed Use:	10 Unit Townhomes			
Comprehensive Plan Future Land Use Designation:	Regional Activity Center Land Use			
Surrounding Zoning:		Surrounding Land Use:		
North: West Regional Activity Center (RAC) Foster Road Subdistrict Zoning District South: West Regional Activity Center (RAC) Foster Road Subdistrict Zoning District East: West Regional Activity Center (RAC) Foster Road Subdistrict Zoning District West: RD-12 Residential Two-family (Duplex) Zoning District		North: Convenience store and a duplex South: Two- family building and vacant East: Multi-family 4-plex units West: Commercial - hair salon		
Staff Recommendation:		Strategic Plan Priority Area:		
<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny		<input type="checkbox"/> Safety <input checked="" type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal		
Sponsor Name:	Keven R. Klopp, Director, Development Services	Prepared By:	Christy Dominguez, Principal Planner	

Request:

The applicant, Donaldson-West Venture, LLC, is requesting Major Development Plan approval, pursuant to Section 32-382 of the Zoning and Land Development Code to build the Hallandale Commons, a 10-unit townhouse complex at 301-323 Foster Road.

Staff Summary:

Background

Presently, the Hallandale Beach Community Redevelopment Agency (CRA) is the owner of the Project Site which consists of 4 vacant lots at the property located at 301-323 Foster Road.

In August, 2016, the CRA Board and the applicant agreed to enter into an Agreement providing for terms and conditions to develop the Project Site with a for-sale townhome project.

Subsequently, the applicant filed Applications #DB-17-0868 and #RD-17-0869 for Major Development Review and Redevelopment Area Modifications (RAMs). The applicant is proposing to build 10 two-story townhouse units at the subject property.

The applications are as follows:

1. Application# DB-17-0868, for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the 10-unit townhouse development.
2. Application# RD-17-0869 requesting Redevelopment Area Modifications (RAMs) from the following code provisions: ***(Planning and Zoning Board action is not required for redevelopment area waiver applications).***
 - a) Table 32-160(e) relative to the minimum dimensional requirements for building placement of front, interior and corner side yard setbacks, and separation between buildings in the Foster Road Subdistrict.
 - b) Section 32- 203 (b)(1) relative to the minimum number of parking spaces required for townhomes in the Regional Activity Center (RAC).
 - c) Table 32-160 (e) relative to the minimum landscaped area required for townhomes in the Foster Road Subdistrict.
 - d) Section 32-384 (e) relative to the minimum landscaped buffer required around the perimeter of vehicular used areas.
 - e) Section 32-384 (f) requiring an interior landscaped island for every 10 parking spaces in a row of a minimum width of 7 feet within vehicular use areas.

Why Action is Necessary

Pursuant to Section 32-160.b (i)(e) 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 that are requesting more than the permitted density or redevelopment area modifications (RAMs) in the West RAC District. The proposal is requesting redevelopment area modifications and a density increase of 1 unit more than permitted, thus, action by the Planning and Zoning Board and the City Commission is required.

Related Actions

The applicant is requesting certain Redevelopment Area Modifications (RAMs). Section 32-135(a) allows the City Commission to modify any specified development standard relating to any proposed project through the RAM process in lieu of a variance.

RAM's may be approved by the City Commission if it is determined that all the criteria of Article III Section 32-135(a) of the Code have been met. RAM's are not subject to the variance criteria of Article VIII nor do they require Planning and Zoning Board consideration. Therefore, no formal action by the Board is required for Application # RD-16-2185; however, the analysis is included in this report for the Board's informational purposes.

Analysis

Development Details

The applicant's plans depict the following:

1. A vacant parcel 23,735 square feet (0.5449 acre) in size at the intersection of Foster Road and NW 3rd Avenue. (the parcel will be reduced to 0.5342 acre after required right-of-way dedications.)
2. A townhouse development consisting of three 2-story buildings with a total of 10 units.
3. The proposed building is 27 feet/2 stories in height (max. allowed is 30 feet/2 stories).
4. All units are 2 bedroom/2 ½ bath with a total of 1,415 square feet in gross floor area. (the minimum gross floor area is 1,100 square feet).
5. A fenced-in outdoor patio area is provided for each unit.
6. A front yard setback of zero feet (2 feet minimum/10 feet maximum is allowed).
7. An interior side yard setback of 7'-8" (15 feet is the minimum required).
8. A corner side yard setback of 10'-6" (15 feet is the minimum required).
9. A separation of 12'-6" between buildings (20 feet is the minimum required).
10. A surface parking lot with 20 parking spaces (25 spaces are required).
11. 19% of the site will be landscaped (40% is the minimum required).
12. A new 6 feet sidewalk along Foster Road and NW 3rd Avenue.
13. A 5 feet right-of way dedication on NW 3rd Avenue; a 10 feet dedication of 2'-6" in width at the west property line on Foster Road.
14. No interior landscaped islands are provided in the parking lot. (one is required for every 10 parking spaces 7 feet in width).
15. a perimeter landscaped buffer which varies from 2'-9" to 7'-9" (5 feet is the minimum required).
16. A total of 20 trees for credit are provided on-site trees (16 on-site trees are required).
17. A total of 16 street trees are provided (14 street trees are required).

Comprehensive Plan Considerations

The property is designated Regional Activity Center on the City's Future Land Use Map. The residential use proposed by the applicant is permitted under the land use category. Presently, there are 349 residential RAC Units in the Regional Activity Center. Approval of this project will reduce the available number of RAC Units to 339. 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.

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 1.1.5: 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 1.2.10: Foster Road: the City shall continue to implement the Foster Road Corridor Plan. The City will have succeeded in meeting this objective if all further development is consistent with the plan recommendations and overlay district standards, and if additional City investment occurs.

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.

OBJECTIVE 1.9: Regional Activity Center Land Use: Consider a Regional Activity Center (RAC) land use category within the city to encourage attractive and functional mixed living, working, shopping, educational and recreational activities.

POLICY 1.9.1: The City shall use the Regional Activity Center designation as a means to carry out recommended land use policies within a unified planning district based on an adopted master or redevelopment plan.

POLICY 1.9.2: Non-motorized transportation as well as mass transit shall be encouraged to serve a Regional Activity Center to reduce reliance upon automobile travel.

POLICY 1.9.3: To facilitate public transit access, integrated transportation systems should be encouraged to serve a Regional Activity Center.

POLICY 1.9.4: To enhance pedestrian movement and safety, the separation of pedestrian and vehicular traffic should be encouraged within a Regional Activity Center.

POLICY 1.9.5: Redevelopment activities should be encouraged within a Regional Activity Center.

POLICY 1.9.8: Park land and/or open space that is open to the public must be included as a functional component within a proposed Regional Activity Center.

POLICY 1.9.9: The City shall adopt design standards within the land development regulations ensuring compatibility between existing and planned land uses within and adjacent to the Regional Activity Center.

POLICY 1.9.10: Pursuant to an interlocal agreement between the City and Broward County, the City shall monitor development activity and enforce the permitted land use densities and intensities within the Regional Activity Center.

POLICY 1.9.11: In order to ensure that all properties can be developed within the overall density and intensity limitations of the Regional Activity Center, the City shall establish and implement a development tracking system.

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 1.12.4: The City shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large scale developments or redevelopment areas.

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 excepted 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.

POLICY 1:18:7: The Hallandale Beach Comprehensive Plan and LDRs shall establish standards and monitoring procedures for the expansion of mass transit, pedestrian travel and other forms of non-automobile travel within urban infill and urban redevelopment area(s).

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.

OBJECTIVE 1.20: The City shall continue to implement its energy-efficient “grid” Future Land Use Plan and discourage urban sprawl accounting for existing and future energy power generation and transmission systems.

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 electrical systems, such as retrofitting lighting fixtures in City buildings.

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 residential use is permitted based on the present West RAC Zoning District/ Foster Road Subdistrict.
2. The Project consists of 10 townhouse units. The units are 2-stories with 2 bedrooms and 2-1/2 bathrooms with balconies overlooking Foster Road. All units have 1,415 square feet in gross floor area. Each unit also have an outdoor patio area approximately 120 square feet in size.
3. The applicant requests the requirements discussed below in items 3(a) thru 3(i) be waived by the City Commission pursuant to Section 32-135(a). The following chart summarizes the requested Redevelopment Area Modification waivers under Application# RD-17-0869:

WAIVERS OR DEFICIENCIES	REQUIRED/ALLOWED	PROPOSED	DEFICIENCY
a) Building front setback	Min. 2 ft./Max. 10 ft.	0 ft to 8 ft.	2 feet
b) Bldg interior setback (west)	15 feet	7'-8"	7'-4"
c) Bldg corner setback (east)	15 feet	10'-6"	4'-6"
d) Min. between buildings	20 ft.	12'-6"	7'-6"
e)Max. Permitted density	18 du/acre	18.71 du/acre	0.71 du/ac
f) No. Parking Spaces Required	25 spaces	20 spaces	5 spaces
g)Parking space dimension	9 ft. x 19 ft.	9 ft. x 18 ft.	1 foot in depth

h) Dead- end parking	Max.4 spaces dead-end	20 spaces dead-end	16 spaces
i) Min. Landscaped Area	40%	19%	21%
j) Interior Landscaped buffer	5 feet wide	2'-9" to 8'-8"	2'-3"
k) Interior Landscaped Islands	3 islands/ 7 feet wide	none	3 islands/7 feet wide

- a) Table 32-160(e) requires a minimum of 2 feet front yard setback and 15 feet minimum side and corner yard setbacks in the Foster Road Subdistrict. The proposed building will be setback zero feet from Foster Road, a deficiency of 2 feet. The interior and corner side setbacks proposed are also less than the minimum 15 feet required.
- b) Table 32-160 (e) requires a minimum of 20 feet separation between buildings in townhouse developments. The proposed separation between the three buildings is 12'-6", a deficiency of 7'-6", less than the minimum required.
- c) Table 32-160(e) permits a maximum density of 18 dwelling units per acre for townhomes in the West RAC District. The applicant proposes a density of 18.71 dwelling units per acre, exceeding the permitted density by .71 du/acre or 0.9% more than allowed.
- d) Table 32-203 (a) in Section 32- 203 (b) requires a minimum of 2 parking spaces for every townhome unit in the RAC and 0.5 space per unit for guests. Based on this ratio, the parking required for the proposed 10-unit development is 25 spaces and 20 spaces are provided, resulting in a deficiency of 5 spaces, an 8% reduction.
- e) Section 32-453(c) requires all parking spaces have a minimum dimension of 9 feet x 19 feet in length. The proposed parking spaces are 9 feet x 18 feet in length.
- f) Section 32-453(i)(4) requires all parking corridors in excess of 4 parking spaces be designed to permit vehicular entry and exit in one continuous forward motion. The parking lot is designed with 20 spaces in a row with no provisions for a turn-around in a forward motion.
- g) Table 32-160 (e) requires a minimum of 40% landscaped area in the Foster Road Subdistrict. The applicant proposes 19%, less than the minimum required.
- h) Section 32-384 (e) requires a 5 feet landscaped buffer along common property lines around vehicular used areas. The south landscaped buffer ranges from 2'-9" to 8'-8", a deficiency of 2'-3" at the narrows point.
- i) Section 32-384 (f) requires an interior landscaped island 7 feet in width for the full length of a parking space every 10 parking spaces in a row. Three interior islands are provided, however, do not expand for the full length of the adjacent parking spaces, thus, a waiver from the Code requirement is also requested.

In summary, the applicant is requesting Redevelopment Area Modification waivers from numerous West RAC and other code requirements discussed above in items 3(a) thru 3(i) pursuant to Section 32-135(a) which permits the City Commission to waive these site development standards.

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. A Foxtail and Sabal Palm that are in good condition will be remain on site.

2. Open Space

Nineteen percent (19%) of the property will be landscaped, instead of the minimum 40% required by Code. A fenced-in outdoor patio area, 120 square feet in size, is proposed for each unit increasing the open space area of the project to 25%.

Sixteen trees (16) trees are required and 20 trees are provided on-site. The grounds will be substantially landscaped with canopy trees, ornamental trees and shrubbery, such as, Live Oaks, Silver Buttonwoods, Pigeon Plums and a variety of palms, exceeding the required number and height. An additional 14 street trees are also proposed to be installed along Foster Road and NW 3rd Avenue, consistent with the Foster Road Streetscape Plan (Exhibit 7).

3. Circulation and Parking

The parking required for the proposed use is 25 spaces and 20 spaces are provided, 5 spaces less than required by Code (an 8% reduction). The parking lot is accessible from NW 3rd Avenue via a two-way driveway. The parking lot is designed as a dead-end corridor, without the required on-site circulation of providing vehicular entry and exit in a continuous forward motion, without using any parking space to turn around. The Fire department had no objections to the non-accessibility to the parking lot as emergency vehicles would utilize the street front building access for emergencies. Public Works Sanitation department also had no objections to the parking layout as the dumpster for the development would be outside the gated area, accessible and serviced from NW 3rd Avenue.

4. Access Control

The parking area for the development will be gated, with a call box, accessible via a two-way driveway from NW 3rd Avenue.

5. Public Transportation

The site is well served by existing mass transit services. Broward County bus routes service Foster Road. In addition, the City's mini-bus route also serves the area.

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 replacing the existing 5 feet sidewalk with a new 6 feet wide sidewalk along Foster Road and installing a 6 feet sidewalk along NW 3rd Avenue. The proposal also includes a 6-foot-wide planting strip separating vehicular traffic from a 6-foot-wide sidewalk along Foster Road and NW 3rd Avenue as required per the City's Foster Road Streetscape Plan.

The applicant proposes to bury the existing overhead utility lines along Foster Road in order to be able to install the street light posts specified per the Foster Road Streetscape Plan, as well as installing the required landscaping and street furnishings, such as, benches and trash receptacles. Light bollards along Foster Road will also be installed as requested by the Police Department to promote wayfinding for vehicular and pedestrian traffic.

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, schools 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 2,500 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 \$14,745.11 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 2,500 GPD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$18,705.44 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 several lift stations that service the west area of the City (Nos. 9, 12, 13 and 14) requiring upgrades as a result of the proposed development. The applicant will be required to pay \$27,551.00 for lift station and force main upgrades.

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 8 AM peak hour trips and 9 PM peak hour trips. The City's Transportation consultant for this project, Michael Miller Planning Associates (MMPA), reviewed the Study and determined the project would not significantly impact the City's transportation system. MMPA accepted the Traffic Statement and did not raise concerns with the parking reduction.

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 fee for this project is \$14,677.00.

Pursuant 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. The existing right-of-way along Foster Road adjacent to the property varies from 30 feet to 50 feet; thus, a 10 feet roadway dedication of 2'-6" in width is required at the west end of the property for the portion along Foster Road where the adjacent right-of-way is less than 50 feet. NW 3rd Avenue is a 40 feet right-of-way; thus, the applicant will also be required to provide a 5 feet roadway dedication along NW 3rd Avenue adjacent to the project.

The applicant has provided for the required street dedications discussed above on the proposed site plan.

Schools- Based on the student generation rate adopted by the Broward County School Board this project will generate 1 elementary school student, no middle school student and one high school student for a total of 2 students. Adequate school capacity is available to support the project.

8. Energy Conservation/Green Building

Section 32-787 (k), the City's Green Building Program, requires new development with more than 50 residential units, 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 applicant is seeking CRA funding, therefore, Green Building certification is required.

9. Financial Impact

The project's anticipated market value at build-out is \$3.8 Million. It is expected the proposed development will generate approximately \$22,039.00 in real estate taxes in the next year after completed. Approximately \$20,937.00 of the revenue would go to the City's CRA. The estimated building permit fee is approximately \$80,000 based on the estimated construction cost of \$3.4 Million.

Redevelopment Area Modification (RAM) Waiver Criteria

The property is located within the West RAC; thus, the provisions of Section 32-135 apply to the property which allows the City Commission to modify zoning and land development standards through the Redevelopment Area Modification (RAM) process in lieu of a variance.

Pursuant to Section 32-135 (a), the City Commission may grant redevelopment area modifications for specified development standards relating to any proposed project if it is determined that all the following criteria is met:

1. The code standards are determined to significantly inhibit neighborhood or structural improvement efforts.

Consistent. The applicant proposes to construct a ten-unit residential townhouse development pursuant to the terms of the development agreement with the CRA. The proposal does not meet the minimum requirements as to the building setbacks; the dimension, configuration and amount of parking space; the size of interior landscaped islands and perimeter landscaping. The 10 units also exceed the allowable density by 0.9%. There are site constraints to accommodate the proposed 10 units, including required right-of-way dedications. The required 20 spaces for the residents are provided, however, the parking deficiency is due to the lack of providing the required 5 guest parking spaces.

Strict adherence to all applicable zoning standards would inhibit the development of the proposed townhouse development, a neighborhood improvement effort.

2. The modifications adequately provide for service areas and other development features for the project;

Consistent. The proposal provides adequate access to service areas of the project. The building's dumpster enclosure is located outside the gated area, providing adequate access for servicing by the City's sanitation trucks. The parking lot area is gated, accessible only by an access lock box. The parking lot area is designed as a dead-end parking corridor without the Code required circulation for vehicles to exit on a continuous forward motion without using a parking space to turn around. However, the applicant has provided a drawing which depicts that vehicles would be able to exit the parking lot by doing a 3-point turn to exit the property if all spaces were occupied.

3. The modifications adequately provide for service and emergency vehicle access;

Consistent. Appropriate reviewing departments have confirmed the proposal provides adequate access for accessibility for sanitation, fire and other service and emergency vehicles.

4. The modifications adequately provide for visibility of access.

Consistent. The project has been designed with adequate visibility for access to and from the project. In addition, although the building will be setback zero feet from Foster Road, the required 25 feet visibility triangle for vehicular traffic visibility is provided at the intersection of Foster Road and NW 3rd Avenue.

Staff Recommendation- Redevelopment Area Modification (RAMs) - Application #RD-17-0868 (No Action by the PZB required)

The applicant has made a significant effort in complying with the site development standards for properties within the Foster Road Subdistrict. The applicant has agreed to provide the required right-of-way dedications. The existing sidewalks adjacent to the property will be rebuilt and widened to a minimum of 6 feet with curb and gutter. Street lighting, landscaping, furnishings and decorative lighting will be installed to comply with the Foster Road Streetscape Plan for an improved pedestrian and traffic experience.

Staff suggests that the modifications requested need not raise concern: building setbacks, density, landscaped areas and parking. Also, the City's traffic consultant did not have concerns with the parking reduction or the dead-end parking design for this use. Although RAM's are requested, the applicant's proposal will result in significant improvements to the area which will enhance the Foster Road Corridor and provide new housing opportunities for City residents. In staff's opinion, the proposed development, in concert with other planned residential projects and the City's Fire Station, will help revitalize the West Regional Activity Center and encourage redevelopment/reinvestment. As a result, staff does not object to approval by the City Commission of the requested redevelopment area modifications.

Staff Recommendation- Major Development Application #DB-170-869

The subject property is located within the City's West RAC which has been identified as a focus for redevelopment into a vibrant area. The property 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 use is consistent with the overall vision of the RAC land use area.

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 Major Development Application # DB-17-0869 subject to the following conditions:

1. Payment of the City's water impact fee in the amount of \$14,745.11.
2. Payment of the City's sewer impact fee in the amount of \$18,705.44.
3. Payment of the City's transportation mitigation cost in the amount of \$14,677.00.
4. Payment towards upgrades to the affected sewer system in the amount of \$27,551.00.
5. Provide right -of -way dedications in a form acceptable to the City Attorney as follows:
 - a) A ten (10) feet roadway dedication of 2'-6" at the west end of the property along Foster Road.
 - b) A five (5) feet roadway dedication along NW 3rd Avenue.
6. Installation of sidewalks, street lighting, landscaping, street trees (Live Oaks and a Date Palm) and furnishings per the Foster Road Streetscape Plan. Light bollards along Foster Road shall also be installed.
7. The Project shall be designed and constructed to comply with Section 32-787(k) and obtain a Green Building certification from a recognized agency.

The Redevelopment Area Modification application will be presented directly to the City Commission together with the Major Development application for their consideration and approval.

Proposed Action:

The Planning and Zoning Board may:

- a) Recommend application #DB-16-069 for approval, or,
- b) Recommend application #DB-16-069 for approval with conditions enumerated above, or,
- c) Recommend application #DB-16-069 for denial.

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- Applicant's Traffic Statement
Exhibit 6- City Traffic Consultant Report
Exhibit 7- Foster Road Streetscape Plan