



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	<i>May 2, 2018</i>		Item Type: <small>(Enter X in box)</small>	Resolution <div style="text-align: center;">X (Second Reading)</div>	Ordinance	Other
Fiscal Impact: <small>(Enter X in box)</small>	Yes	No	Ordinance Reading: <small>(Enter X in box)</small>		1st Reading	2nd Reading
			Public Hearing: <small>(Enter X in box)</small>		Yes	No
Funding Source:	N/A		Advertising Requirement: <small>(Enter X in box)</small>		Yes	No
					X	
Account Balance:	N/A		Quasi-Judicial: <small>(Enter X in box)</small>		Yes	No
					X	
Project Number:	Application# 2696-17-PDO <i>Hallandale Oasis</i>		RFP/RFQ/Bid Number:		N/A	
Contract/P.O. Required: <small>(Enter X in box)</small>	Yes	No	Strategic Plan Priority Area: <small>(Enter X in box)</small> <div style="display: flex; justify-content: space-between;"> <div>Safety</div> <div><input type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Quality</div> <div><input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Vibrant Appeal</div> <div><input checked="" type="checkbox"/></div> </div>			
Sponsor Name:	Roger M. Carlton, City Manager		Department: Development Services		Keven Klopp, Development Services Director	

Short Title:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING APPLICATION #2696-17-PDO, FOR MAJOR AMENDMENTS AND CERTAIN MODIFICATIONS TO THE APPROVED MAJOR DEVELOPMENT PLAN FOR THE HALLANDALE OASIS PROJECT LOCATED AT 1000-1100 EAST HALLANDALE BEACH BOULEVARD, AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE. (SECOND READING)

Staff Summary:

The Applicant, Romagnole Investment Properties LLC ("Owner") is requesting to revise, in accordance with Section 32-186 (j)(3) relative to Major Changes to approved planned developments (PDOs), the Major Development Plan for the Hallandale Oasis Project approved by the City Commission on May 18, 2016. The revised proposal consists of 500 multi-family residential units, 34,691 square feet of office space and 59,219 square feet of retail space for a total of 93,910 of general commercial space. The property is 10.08 acres in size and is located at 1000-1100 East Hallandale Beach Boulevard.

Background

On April 16, 2008 the City Commission approved applications by Hallandale Investments Properties, LLC, the former owner of 1100 East Hallandale Beach Blvd ("1100 EHBB"), to build Hallandale Oasis, a mixed-use development consisting of 250 residential units in a 26-story building and 153,345 square feet of commercial space. The City also entered into a Development Agreement (Exhibit 4) for the Project. The Project was not built and numerous (4) extensions were granted pursuant to the City's Zoning and Land Development Code and State Statutes.

On May 13, 2013, Romagnole Investment Properties, LLC ("Romagnole") purchased the property from Hallandale Investments Properties and filed an application to revise the Hallandale Oasis Project at 1100 East Hallandale Beach Blvd ("1100 EHBB").

On October 1, 2014, the City Commission considered the request and took the following actions:

- Approved a PDO amendment to the Major Development Plan and development agreement for the original Project approved in 2008. The revised proposal consisted of 250 residential units as previously approved and a reduction in commercial use from the approved 153,345 square feet in floor area to 74,190 square feet, a reduction of 79,147 square feet (51%) in floor area.
- Approved a request to modify the Non-Vehicular Access Line (NVAL) on the property's Plat, to allow for a new driveway opening on Hallandale Beach boulevard and a dedication lane required by FDOT.
- Approved a plat note amendment to the Regency Park Plat to amend the note on the plan to allow for residential development.
- The City entered into a new Development Agreement with Romagnole for the project. (Exhibit 5).

Shortly thereafter, in 2015, Romagnole purchased the adjacent property to the west, at 1000 East Hallandale Beach Boulevard ("1000 EHBB") and filed applications to revise the approved Hallandale Oasis Project and expand the Project to include the 1000 EHBB property. The expanded site is 10.08 acres, an increase of 4.8 acres over the original site. The revised and expanded development program consisted of 500 multi-family residential units, a 200- room hotel and 93,460 square feet of commercial/office space at 1000 -1100 EHBB.

On May 18, 2016, the City Commission, by a vote of 5 (*Cooper, Julian, Lazarow, London, Sanders*) to 0 approved the Major Development Plan presently in effect for Hallandale Oasis by approving the following:

- An ordinance applying the Planned Development Overlay (PDO) District to 1000 EHBB (West Parcel).

- Application # 142-15-CU, for a conditional use permit to allow multi-family residential units in CCB District 1000 EHBB (West Parcel) and assignment of 250 residential flexibility units to the parcel.
- Application # 140-15-PDD, a Major Change/PDO Amendment to the 2014 Major Development Plan for 1100 EHBB (East Parcel);
- Application #09-16-P, replatting the East and West Parcels into one property as the "Hallandale Oasis Plat". *(Note: The plat has since been approved by Broward County Commission and is pending recordation);*
- Application #141-15-DB, the 2016 Major Development Plan for the West Parcel and redesigned of the Hallandale Oasis project;
- A Resolution authorizing the City Manager to execute the Restated Development Agreement (Exhibit 6) between the City of Hallandale Beach and Romagnole Investment Properties, LLC for the Hallandale Oasis project.

In September 2017, Romaganole redesigned the project again with Arquitectonica as the new design firm, and filed subject Application #2696-17-PDO requesting a Major Change to the 2016 PDO Approved Major Development Plan. The revised proposal consists of 500 multi-family residential units, 34,691 square feet of office space and 59,219 square feet of retail space for a total of 93,910 of general commercial space. No hotel is proposed in the new plans.

Pursuant to Section 32-790(a) (1), the major development approval shall expire within 18 months of the project's approval date of May 18, 2016. According to this provision, the deadline to submit complete construction plans for the Project to the City was November 18, 2017. Per the aforementioned code section, the City Manager has the authority to grant a 6-month extension which was granted on November 15, 2017. The Applicant now has until May 18, 2018 in which to apply for a building permit for the project. The construction plans have been submitted to the Development Services Department for review.

Why Action is Necessary

Application #2696-17-DB

Pursuant to Section 32-186 (j)(3), City Commission approval is required for Major Changes to an approved Major Development Plan in PDO and /or to a Development Agreement. Pursuant to Florida Statutes 163.3225, such change must be heard by the City Commission at two public hearings. The first hearing of the Development Agreement was heard on April 18, 2018.

Analysis

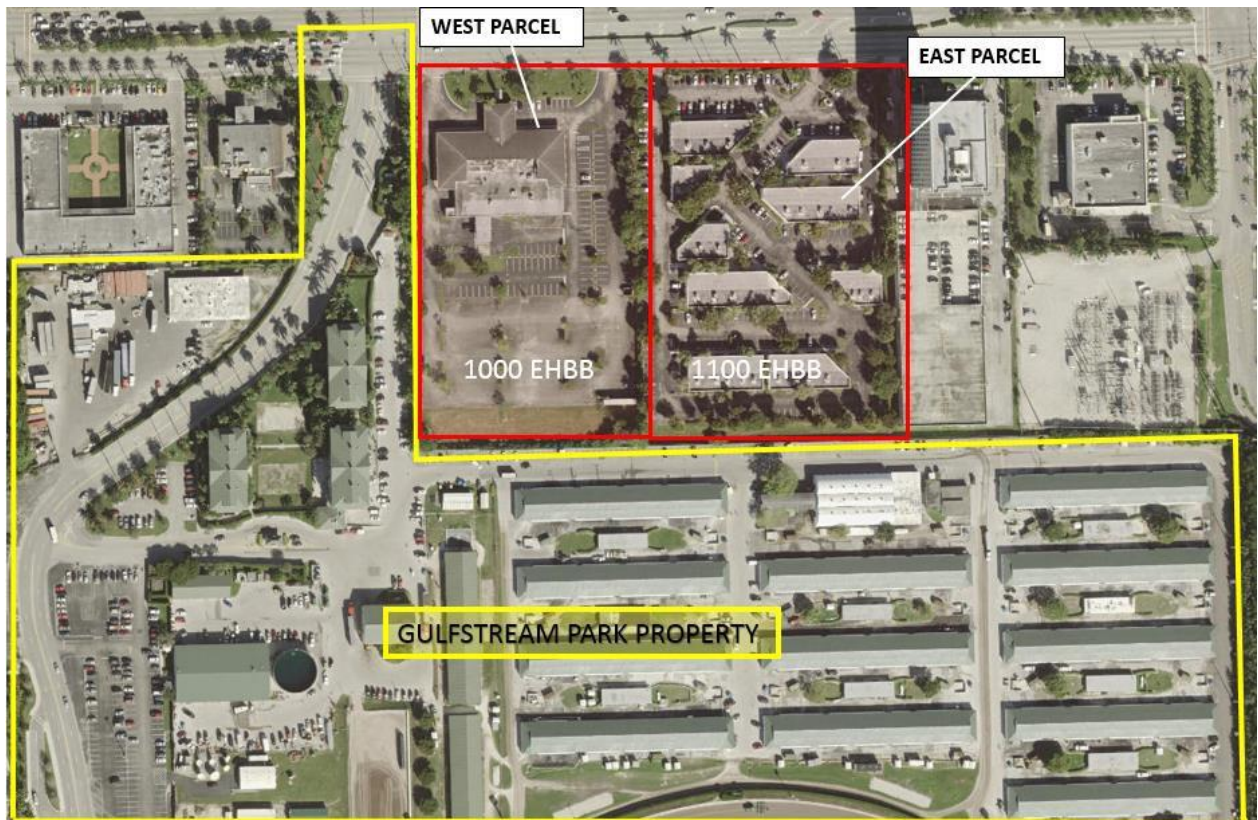
Project Component Locations

For the purpose of this report, the 1100 EHBB property will be referred to as the East Parcel and 1000 EHBB as the West Parcel as depicted below. "Project" refers to the combined East and West Parcels:

1. The East Parcel is a 5.28-acre parcel and currently consists of an office park with 9 one-story buildings with a total of 50,605 square feet in floor area. All structures will be demolished.
2. The West parcel is a 4.80 acre and consists of office and bank space in a one-story 25,485

square feet building to be demolished.

Aerial - Existing Development



The 2016 Approved Development Plan is described below:

- a) Two residential towers with a total of 500 residential units (108 one bedroom; 302 two-bedroom; 90 three-bedroom units) in 26 stories.
- b) A 7-story parking garage with 1,014 spaces for the residential use in the residential building top (7th level) deck being the recreation level.
- c) 26,489 SF retail/restaurant and 59,631 SF of office space. An additional 7,340 SF of restaurant space was in two one- story buildings with second level dining/ recreation areas for a total of 33,829 SF retail/office space with 65 underground parking spaces; The total commercial space was 93, 460 SF.
- d) A 200-room hotel within a retail/office/garage building with the hotel portion being 20 stories in height; the commercial/office area was 10 stories. The building contained a parking garage with 612 spaces.
- e) The total parking provided was 1,691 spaces. (1,672 spaces were required)

The 2018 Proposed Revised Plan is described below:

- a) Two residential towers with a total of 500 multi-family residential units (190 one-bedroom; 212 two-bedroom; 98 three-bedroom or more) in 25 stories.
- b) A 5-story parking garage with 1,147 spaces for the residential use with the 6th level being the amenity deck.
- c) 34,691 square feet of office space and 59,219 square feet retail/restaurant space for a total of 93,910 of general commercial space.
- d) The total parking provided is 1,486 spaces. (1,369 are required)

Other Site Details

The Hallandale Oasis Plat (unrecorded) provides for a continuous 25 feet right- of-way on the south side (SE 2 Street a/k/a Hibiscus Street) of the both the East and West parcels. This is to provide a portion of the right-of way necessary for the eventual construction of SE 2nd Street which would connect to SE 14th Avenue and eventually to Federal Highway (US-1) continuing on to the Intracoastal Bridge from US-1 as a relief road for Hallandale Beach Boulevard, extending all the way from the Intracoastal to US-1.

Related Action

The Owner has also filed Application # 3258-17-P for a Plat Note Amendment and change the Non-Vehicular Access line on the Hallandale Oasis Plat as of yet unrecorded in the Broward County Records. "Hallandale Oasis Plat". In addition, there are existing utility easements that traverse the property that must be vacated. The applicant has advised they are in the process of requesting the consent from the utility companies and will file the appropriate application for the vacation of the easement in the near future. The Plat Note amendment and easement vacation applications will be brought to the City Commission for consideration when ready.

Recent Negotiations: The Oasis Project has been anticipated for many years, having been first approved 10 years ago -- but the developer(s) have never taken the next step to construction. This most recent proposal varies substantially from previous plans and it has been a top priority of the City Manager and Development Services Director to ensure that the result varies from the false starts of the past 10 years. Much of the negotiations of the revised Development Agreement for the project are formulated to motivate the developer to proceed quickly or lose the opportunity. These ten acres along the City's main thoroughfare, if actually developed in a befitting manner, will have tremendous future implications for the City. The newly proposed project will result in a reduction of traffic from what could otherwise be built on the site if the currently approved plan was built; a beautiful and engaging civic space will be created as the centerpiece and main entry to the project; and a substantial contribution to the City's Community Benefit Program has been added to the Development Agreement.

Applicable Codes and Ordinances

Application #2696-17-PDO, Amendment to Major Development Plan

1. The property is zoned CCB, Central City Business District with Planned Redevelopment (RDO) and Planned Development (PDO) Overlay Districts. Pursuant to Section 32-186 (j), no development shall commence on properties zoned PDO unless in conformance with a development agreement and approved major development plan.

A Major Change must be submitted to the City Commission as a revision to the development agreement and/or major development plan as specified in Section 32-782(a)(2) to be heard at a public hearing.

There are Major Changes to the Approved Plan, as summarized briefly in the section above and in detail below. Therefore, City Commission approval is required. Pursuant to Section 32-186(j)(3), Major Changes shall include but are not limited to:

- a) A change in the use of the planned development.

Major Change. Although the proposed use remains a mixed use residential/commercial development, the approved hotel is eliminated and the retail/office mix has been redistributed as to uses from the Approved Plan.

The proposed modification reduces the office space by 24,940 square feet over the Approved office space and increases the retail/restaurant space by 24,940 square feet, thus the overall commercial space is slightly increased from 93,460 SF to 93,910 SF.

The revised proposal now includes a new waiver request to allow the use of parking lifts in the garage which is not permitted by Code. 118 spaces are proposed by lifts while the approved plan had no lifts. The net number of spaces will now be 1,369 including lift spaces. Valet spaces will be required for the lift spaces. A new waiver to allow a reduction in the size of the one-bedroom units from 1,000 square feet to 900 square feet is also requested while all minimum bedroom sizes were met on the Approved Plan.

- b) Any change resulting in greater than a ten (10%) percent variance in the following plan features:

- 1) An increase in floor area of proposed structures as stated below:

Major Change. The commercial space is proposed to be increased by 450 square feet which is less than 10% variance, however, the hotel component is eliminated which is a major change to the Approved Plan.

- 2) An increase in the density of use, but not exceeding that allowed by the underlying zone.

No change. There is no density increase proposed. The Approved Plan has 500 units at a density of 50 dwelling units per acre. Per the Revised Plan, 500 units are still proposed for the property.

- 3) Plan revisions which increase trips and impact traffic and utilities.

No increase. The Approved Plan generated 241 PM Peak Hour trips. An updated traffic statement was required and submitted by the applicant which reflects that the Revised Plan for the Project will generate 181 PM Peak Hour trips. Thus, the proposed revision will reduce traffic by 60 PM peak hour trips less than the currently Approved Plan.

- 4) A reduction in open space specified in the approved major development plan.

Major change. The Approved Plan provided 38.14% of the site as landscaped area. The Revised Plan provides 19% landscaping, a decrease in landscaped area for the project, but still within the Code. The expanded activities along Hallandale Beach Boulevard balance out the decrease in landscaped area of the Approved Plan.

- 5) A reduction of off-street parking and loading spaces specified in the approved major development plan.

Major change. A reduction of off-street parking specified on the Approved Plan is proposed. The Approved Plan provided 1,691 parking spaces and the revised Plan provides 1,486 spaces, a reduction of 205 spaces.

The Approved Plan required 1,672 spaces, a surplus of 19 spaces. The Revised Plan requires 1,369 spaces, a surplus of 117 spaces. However, 118 spaces are proposed by lifts while the Approved Plan had no lifts. The applicant is requesting a PDO modification to allow the 118 spaces by lift.

- 6) Any change in the boundaries or phasing of the project.

Major change. According to the applicant, the Revised Plan will be constructed in 4 phases with the commercial buildings constructed first followed by the residential buildings as shown on Page A0-102 of the Applicant's plans and discussed in the Development Agreement.

2. The following chart summarizes the Approved PDO Plan and the Revised Plan's compliance with applicable site development standards for the East Parcel.

	CODE REQUIRED	APPROVED PDO PLANS	PROPOSED
1. Minimum PDO lot	1 Acre	10.08 acres	10.08 acres
2. Maximum density - RDO	50 DU/AC (500 units)	50 DU/AC (500 units)	50 DU/AC (500 units)
3. Minimum/Max. Building Height <ul style="list-style-type: none"> Residential Commercial 	350 feet 2 Story/30 feet height	26 stories / 286 feet (residential) Street front: one 1-story detached building; commercial/hotel buildings 10 to 20 stories	25 stories/277 feet (residential tower) Street front buildings: 2 stories/30 feet height
4. Commercial Sq. Ft.	N/A	93,460 s. f. (59,631 s.f. office and 33,829 s.f. retail)	93,910 s.f. (34,691s.f. office and 59,219 s.f.retail)
5. Front Yard Setback	15 feet maximum	16 ft. to 30.5 ft. (buildings)	5'-3" to 12'-9" (to overhang) 16'-6" to 22'-9" (buildings)
6. Rear Yard Setback	10 feet	12'-6"	10 feet
7. Interior landscaped island width	7 feet	10 feet	7 feet
8. Landscaping Area	15%	38.14%	19%

9. Total Parking	1,369 spaces	1,691 spaces (no lifts)	1486 spaces (118 by lifts) **
10. Parking space dimensions	9'x19'	9x19'	9'x19'
11. Loading Zone	2- 12'x50 ft. spaces	2 spaces 12'x50'	3 spaces (12x50)

MIN. BEDROOM SIZE IN CCB DISTRICT	REQUIRED	PROPOSED
One Bedroom (190 units)	1,000 sq. ft.	900 sq. ft.**
Two Bedroom (212 units)	1,100 sq. ft.	1,100 s.f.
Three Bedroom (98 units)	1,200 sq. ft.	1,200 s.f.

***Waiver required*

PDO Waiver Request

12. *Planned Development Overlay District (PDO)*. The uses permitted in PDO are the uses permitted in the underlying zoning districts, but allows the City to modify development standards on their merits, without the need for variances. The PDO allows the developer to negotiate development standards with the City via a development agreement and approved site plan. PDO provides the flexibility to determine the appropriateness of a code modification based on the suitability to the specific site rather than the variance process. The City Commission may waive any site development standards such as, specified setbacks, floor area, building heights, landscaping or parking requirements in lieu of a variance within areas zoned PDO.

In addition to the PDO waivers granted in the 2016 and the request for Major Changes to the 2016 Approved Plan, the Proposed Revised Plan will require approval of 2 additional PDO waivers of site development standards discussed in detail below.

13. Section 32-453 specifies the design requirements for parking space dimensions, and aisle design standards. One thousand four hundred eighty-six (1,486) spaces are proposed of which 1,370 spaces are self-parking spaces designed in accordance to the Code. The applicant proposes 118 of the parking spaces in the residential towers to be by double-stacked mechanical lifts. The City Code does not make provisions for mechanical lifts; therefore, the applicant is also requesting a PDO waiver from the above- referenced Code provision. In other PDO waiver requests, the City Commission has allowed the use of mechanical lifts subject to such spaces being serviced by valet only. The applicant proposes to service the lift spaces by valet.

14. Section 32-159 (f) (6) requires the minimum floor area of one-bedroom units be 1,000 square feet. All 190 one-bedroom units proposed will have 900 square feet in floor area, less than the 1,000 square feet required for one- bedroom units in CCB District. Therefore, a PDO waiver from the requirement is also requested. In other PDO waiver requests, the City Commission has allowed smaller units than the minimum required.

Major Development Review Criteria - Update

Article V, Section 32-787 specifies the following criteria shall be utilized in the review and evaluation of applications for Major Development Plan approval. The following provides an update of information on the 2016 Approved Plan with the proposed 2018 Revised Plan:

1. Natural Environment

The East parcel is the site of the Hallandale Professional Office Park built in 1981, consisting of 9 one-story office buildings with a total of 50,605 square feet in floor area. The West Parcel contains a total of 25,485 square feet of office uses, including a Wells Fargo Bank. The existing development on both sites will be demolished.

2. Open Space

The minimum landscaping area required by Code is 15%. The 2016 Approved Plan provided 38% of the site as landscape (36.56% at grade and 1.58% non-ground level plantings in the residential amenity deck). 33.5% was open space accessible to the public, however, the design of a portion of this area on the northeast corner was not level.

The proposed 2018 Revised Plan reduces the landscaped area to approximately 19% (15.1% at grade and 3.86% non-ground level plantings in the residential buildings amenity deck). 3.9% of the site may be used as open space accessible to the public, including outdoor seating plazas adjacent to each commercial building and an on-site dog park. The hardscape outdoor seating areas are not included in this calculation.

According to the proposed landscape plans, the grounds and non-ground level common areas will be substantially landscaped with mature trees, ornamental trees, and shrubbery. The Project's proposed 315 trees meet and exceed the code requirements from which more than 50% consist of drought tolerant species native to South Florida such as, Live Oaks, Green Buttonwoods, Pigeon Plums, Mahoganies and Royal Palms (293 trees are required). The applicant intends to relocate 7 existing Mahogany trees pursuant to City Code.

3. Circulation and Parking

The 2016 Approved Plan provided 1,691 parking spaces. The Revised Plan provides 1,486 parking spaces for the revised development and 1,369 parking spaces are required. However, 118 parking spaces are now proposed by mechanical lifts in the residential parking garage. No lifts were included in the original approval therefore, a waiver to allow the lifts has been requested.

The vehicular areas in the 2016 Approved Plan consisted of 2 parking garages to serve the commercial buildings and a garage for the residential towers.

The vehicular use area on the Revised Plan has been designed with surface parking to serve the commercial uses and a garage for the residential towers. The proposed design adequately provides for proper vehicular movement throughout the surface parking areas and within the residential parking garage.

4. Access Control

The proposed Project has two (2) right turn in/right turn out driveways from East Hallandale Beach Boulevard with circulation around the perimeter of the property. Proposed future SE 2nd Street/Hibiscus Street is presently an unimproved 20 feet right of way to which the developer will be required to make necessary infrastructure improvements adjacent to the property. According to

the Development Agreement, the developer will be required to build the street at the time the residential buildings are built. When SE 2nd Street is constructed, east and west, the Project will have this alternative egress and ingress and will not rely solely on HBB. In connection with the platting of the property, the developer has been required to dedicate an additional 5 feet from the East Parcel to provide for a continuous 25 feet right-of-way adjacent to the Project for SE 2nd Street.

5. Public Transportation

Broward County, Miami-Dade County and the City shuttle bus service Hallandale Beach Boulevard. There is a bus stop and a shelter adjacent to the East Parcel on Hallandale Beach Boulevard. Staff recommends and the Developer has agreed to install a new City bus shelter at this location. Also, in connection with the platting of the Property, Broward County has required a sidewalk and landing pad on the West Parcel. There is an existing bus stop and bench at this location. A 6 feet x 20 feet bus shelter easement and landing is included in the unrecorded Hallandale Oasis Plat. A second bus shelter to replace the existing bench on the West Parcel will be placed. According to the proposed Development Agreement, the developer is contributing \$50,000 for 2 shelters to be erected in the vicinity of the Project.

6. Community Services

The buildings will have trash enclosures in service areas on the ground floor of the commercial and residential buildings. The locations were acceptable for service by the City's sanitation trucks. Prior to the issuance of the building permit, the developer must provide a hydraulic analysis of the water system, including a fire flow test to determine if the system is adequate to provide required fire and domestic use demand.

7. Building and Other Structures

The proposed development will have five commercial buildings with restaurants, offices and retail uses totaling 93,910 square feet in floor area. Active uses such as retail, restaurants and office uses line the length of the site along Hallandale Beach Boulevard with a continuous promenade area to allow for sidewalk cafes along the street front. The 2 twenty-five story residential buildings with the first six levels as parking are located on south side of the property. Gulfstream Park's horse stables are located to the south of the subject property.

8. Concurrency Evaluation

Section 32-782 requires a determination of concurrency prior to the approval of a building permit. Staff has evaluated the revised project and has determined that concurrency requirements have been met. Water, sewer and drainage compliance are all subject to submission of hydraulic analysis, and drainage calculations to the satisfaction of the City Engineer prior to the issuance of a building permit. The City reserves the right to require upgrades to the system if it is determined the system is inadequate or will be severely taxed by development.

The developer has submitted a revised Impact Evaluation Report as required by Section 32-788 that addresses each issue (Exhibit 9). The following is a summary of the expected impacts to the various public utilities for reference.

Potable Water - The City Water Plant has adequate capacity to serve the Project. According to the criteria in the revised Impact Evaluation Report, the development will generate the need for approximate 126,800 gallons of potable water per day. The developer will be required to pay the City an estimated \$614,196 in water impact fees as required by Section 30-247 through Section 30-260 of the Code of Ordinances.

Wastewater – The City's Large User Agreement with Hollywood provides sufficient capacity to serve the Project. According to the applicant, based on the proposed commercial/ residential uses, the wastewater demand for the site at built-out is 116,800 gallons per day. There is sufficient capacity to maintain this development. The developer will be required to pay the City an estimated \$793,929 in sewer impact fees.

Water and waste water impact fees are estimates and are payable per Section 30-253 when the building permit is issued or when a request for capacity is made.

In addition, the City requested the services of Hazen and Sawyer, the City's waste water consultant to determine the impact of the proposed developments to the wastewater infrastructure owned and operated by the City. The applicant will be required to pay \$736,150 which is the estimated proportionate share of the cost of sewer improvements, lift station, and force main upgrades in the service area.

Solid waste – Adequate solid waste disposal capacity exists to serve the Project. Solid waste collection points have been centralized for each building by providing a single trash room and dumpster staging area.

Schools – Based on the student generation rate adopted by the Broward County School Board, this project will generate 10 students (5 elementary, 2 middle, and 3 high school) students. Adequate school capacity is available to support the project. The number of students is not changed from the 2016 Approved Plan.

Transportation System - Per FDOT, deceleration/ right turn lane will be required on East Hallandale Beach Boulevard at the main entrance to assist east bound traffic entering the property and it is designed to allow for a bike lane and bus landing. Traffic circulation will remain as is with the driveways restricted to right in/right out.

The applicant was required to provide a new traffic statement/study which was reviewed by the City's transportation consultant for this project, Michael Miller Planning Associates (MMPA). The existing 50,645 square feet office park on the East Parcel and 25,485 square feet office building on the West Parcel presently generate a total of 1,544 total daily trips/176 AM Peak Hour Trips/240 PM Peak Hour trips per day.

The 2016 Approved Project generated 3,961-total new daily trips and 241 new PM Peak Hour trips per day. According to the Traffic Statement, due to the project intensity reduction and eastern driveway realignment with the median opening at NE 12th Avenue, the trips of the 2016 Approved Project are reduced by the Revised Plan. The new proposal generates 3,356 new daily trips and 181 PM Peak hour trips, a reduction of 60 PM Peak Hour trips. *(Please refer to the attached report from the City's Consultant, MMPA (Exhibit 10), and the Applicant's Traffic Study (Exhibit 11).*

According to the 2018 applicant's traffic studies indicate that in the expected buildout year the AM Peak Hour LOS (*Level of Service standard for roadways*) will remain the same (LOS D) whether or not the Oasis project is included. For the PM Peak Hour timeframe, the LOS is also expected to

remain the same (LOS D) whether or not the Oasis project is included, except for the roadway link between NE 10th Avenue and NE 14th Avenue if the project traffic is included. The traffic studies indicate that roadway segment will fall to LOS F in the PM when the project traffic is added due mostly to committed development impacts. The study found that there would be a 5 to 10 second additional delay at the intersection of Hallandale Beach Boulevard and NE 14th Avenue if the Oasis Project is built. Traffic exiting the Project in order to head west will be making U-turns at this intersection. The Study concluded and the City's Consultant concurred, that by adjusting the signal timing, the operation of this intersection could improve.

The traffic study states that the Developer will request Broward County Engineering to re-evaluate the traffic signal timing at this intersection and other signals in the vicinity for the purpose of optimizing the peak hour traffic signal timing splits at this intersection. It is recommended this be a condition of approval or included in the Development Agreement. The impacts created by this project will also be incorporated in the Adaptive Signal Project for Hallandale Beach Boulevard and US-1 recently ranked first for funding by the MPO. The City's Consultant also recommended the applicant include TDM (Transportation Demand Management) strategies such as:

- Electric vehicle charging stations within the parking garage.
- Bike sharing stations with dedicated bike racks areas.
- Employee incentives to use alternative modes of transportation.
- Providing transit and alternative modes information on prominent public areas for residents, and visitors to the site.
- Enhance the Broward County Transit/City Shuttle bus stops in the front of the property.

The applicant will be required to mitigate for traffic and transportation costs pursuant to Section 32-794. The Transportation Capacity impact fee is approximately \$378,508. Pursuant to the Development Agreement (DA) for the Revised Plan, this fee will be waived as a result of the applicant's \$1 Million contribution for SE 2nd Street/ Hibiscus Street required per the DA.

1. Drainage

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.

2. Energy Conservation/ Green Building

Section 32-787(k) of the City Code, the City's Green Building Program, requires residential buildings of 50 units or greater or when flexibility units are assigned, or greater than 50,000 square feet of nonresidential floor area to obtain a green building certification from a recognized environmental rating agency accepted by the City. Therefore, the project will have to meet the City's requirements for Green building certification. The applicant has agreed to meet the requirements for the Revised Plan and will pursue certification under the Green Globes Standard.

3. Financial Impact

The current total assessed value of the East Parcel, (1100 EHBB) on the 2018 tax roll is \$11,656,000. The 2018 assessed value of the West Parcel, (1000 EHBB) on the 2018 tax roll is \$6,183,000. Both parcels are within the Hallandale Beach Community Redevelopment Area (HBCRA).

The anticipated value of the project at build-out will be at least \$370 Million. It is expected the proposed property will generate approximately \$2,145,926 in real estate taxes annually from City millage, \$2,038,630 of which will enure to the CRA. Additionally, approximately \$1,963,500 from real estate tax revenue will be paid to the CRA by Broward County and the other taxing entities as Tax Increment Revenue for the next 8 years. The estimated building permit fee is approximately \$1.2 Million.

Conclusion/ Recommendations

The objective of PDO is to enhance properties and surrounding areas while allowing flexibility in development. Adoption of the PDO District was predicated on the City's desire to promote development of properties which are underutilized, in need of revitalization, or prime for redevelopment. Staff believes the project, as revised, remains consistent with the intent of the Central City Business District and Planned Redevelopment Overlay (RDO) to maximize redevelopment potential and provide for high quality development by setting site-specific standards.

The applicant is decreasing the development program from the 2016 Approved Plan for the Hallandale Oasis project, however, the proposed changes are considered a Major Change pursuant to Section 32-186(j)(3). Although the 2016 Revised Plan reduces peak hour traffic by 60 PM Peak Hour Trips, the landscaped area proposed is 19%, a significant reduction in landscape from the Approved Plan which provided 38.14% in landscaped area but still above the minimum of 15% percent.

Staff does not object to the two new requested waivers: (a) to reduce the size of the one-bedroom units from 1,000 square feet to 900 square feet as recent applications reflect a market for smaller units, such as the RAC area of the City where one-bedroom units may be 700 square feet; or, (b): to use mechanical lifts as such will be limited to use by valet service as in other instances where a waiver for the use of lifts have been granted by the City Commission.

Also, as discussed under Transportation Systems, the developer will be required to dedicate and construct right-of-way improvements to provide for deceleration, bike and bus lanes along Hallandale Beach Boulevard to the Project. The construction of future SE 2nd Street/Hibiscus Road would alleviate staff's concerns about westbound traffic. However negotiations re underway with Gulfstream Park, there is no certainty at this time that SE 2nd Street will ever be built all the way to US-1.

In addition to staff comments above, staff recognizes that this project will create jobs, increase City revenue and encourage future development within the RDO.

4. Development Agreement

As required for PDD properties, a Development Agreement (DA) is proposed to govern the development of the Project. Please refer to the related agenda Cover Memo regarding the Development Agreement for terms and conditions of the Agreement.

Should the City Commission decide to approve the application, staff recommends approval should be subject to the following conditions:

- 1) The project shall be designed and constructed to comply with Section 32-787(k) and obtain a Green Building certification from a recognized environmental agency.
- 2) Payment of applicable water impact fee estimate of \$614,196 and sewer impact fee estimate of \$793,929 prior to the issuance of the first building permit for the development.

- 3) Payment of the proportionate share of the cost of sewer improvements, lift station, and force main upgrades in the service area for the project estimated to be \$736,150.
- 4) Traffic mitigation measures as follows:
 - a. Providing electric car charging stations with dedicated parking spaces within the parking garage;
 - b. A minimum of 20 bicycle spaces for the commercial area and 100 bicycle spaces in the residential buildings; in addition, a bike sharing station with dedicated bike rack areas shall be provided in a centrally located area of the property;
 - c. Employee incentives to use alternative modes of transportation; and provide transit and alternative transportation mode information in prominent public areas for residents and visitors.
- 5) Community bus stop improvements at the site by replacing the existing bus shelter in front of the East Parcel with a new shelter and replacing the existing bus bench at the bus stop in front of the West Parcel with a new bus shelter and providing the necessary easements.
- 6) Coordinate, request and pay for, if required by BCTED (Broward County Engineering Division) or FDOT, traffic signal timing modifications to the signal at NE 14th Avenue and Hallandale Beach Boulevard. This request shall be made at the completion of Buildings # Retail West-1, Retail East-1 and Retail East-2 and made prior to obtaining a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) for the buildings, and provide the City with a copy of such request and responses from the County and FDOT.
- 7) The parking garage spaces shall be utilized solely as parking and not converted to any other use.
- 8) Use of the mechanical lifts shall be only by valet personnel.
- 9) The overhead utilities along Hallandale Beach Boulevard shall be placed underground from Gulfstream Way to the eastern limit of the Project.
- 10) The Plat shall be recorded prior to the issuance of the building permit for a principal building as required by the City and Broward County.
- 11) The Plat Note amendment and easement vacation applications shall be brought to the City Commission for consideration and approval prior to the issuance of the first building permit for any structure of the development.
- 12) A \$12,500 contribution toward the City's "Massing, Capacity, and Capital Improvements Program" shall be paid prior to issuance of the first permit for vertical construction. The program is aimed at A) evaluating and modeling the build-out (massing) of compatible development and redevelopment projects in the city, including the Oasis project and its surroundings, B) ensuring that the infrastructure (capacity) needed to accommodate such development -- as has been identified in numerous studies and analyses in the last few years -- has been updated, coordinated, and quantified into cost feasible projects, and C) that the cost-feasible capital improvement projects needed pursuant to the model of massing and capacity are programmed in a 5-year plan with identified funding sources. The cost of the initial model, estimated to be a minimum of \$75,000, will be spread amongst the next six major development projects.
- 13) If appropriate based upon the status of R.O.W. at the time, relief from the requirement for a sidewalk along future S.E. 2nd Street shall be at the City Manager's recommendation *subject to final approval by the City Commission*.

- 14) Oasis/Romagnole agrees to provide, prior to issuance of the fits permit for vertical construction, a letter agreeing to cooperate, in the event of a redevelopment of the property adjacent to the east, with the future relocation of the bus stop and associated shelter at the east end of Oasis' frontage. This condition does not contemplate a monetary contribution from Romagnole; the anticipated potential scenario includes a relocation of the neighboring property's entrance such that a deceleration lane/bus lane would be provided in front of the neighboring site and the shelter would be relocated accordingly as a requirement of that development.
- 15) Prior to issuance of the first permit for vertical construction, the landscape plan shall be revised to place 6 shade trees in locations where Palms are currently shown.
- 16) Funding of \$2,500 to provide for the humane handling of animals, to be provided prior to the vertical permit issuance for each building.

Proposed Action:

Application #2696-17-PDO:

Staff recommends the City Commission approve Second Reading of the attached Resolution approving the Major Changes to the Major Development Plan for Hallandale Oasis Project as proposed subject to conditions enumerated in and the related Amended Development Agreement.

Attachment(s):

Exhibit 1 - Resolution Approving Major Amendments and Certain Additional Planned Development Overlay (PDO) Modifications to the Approved Major Development Plan for the Hallandale Oasis Project

Exhibit 2 - Location Map

Exhibit 3 - Aerial Map

Exhibit 4 - 2010 Development Agreement approved in 2008

Exhibit 5 - 2015 Development Agreement

Exhibit 6 - 2016 Development Agreement

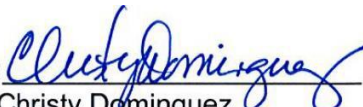
Exhibit 7 - Applicant's Letters

Exhibit 8 - Proposed Building Renderings

Exhibit 9 - Development Plans and Impact Evaluation Statement

Exhibit 10- City Traffic Consultant Report

Exhibit 11- Applicant's Traffic Report

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