



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	September 17, 2018		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other
				X		
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading
		X				
				Public Hearing: <i>(Enter X in box)</i>	Yes	No
			X			
Funding Source:	N/A		Advertising Requirement: <i>(Enter X in box)</i>	Yes	No	
				X		
Account Balance:	N/A		Quasi-Judicial: <i>(Enter X in box)</i>	Yes	No	
					X	
Project Number:	Plat Note Amendment <i>P-17-03258</i> <i>Hallandale Oasis</i>		RFP/RFQ/Bid Number:	N/A		
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: <i>(Enter X in box)</i> <div style="display: flex; justify-content: space-between;"> <div>Safety</div> <input type="checkbox"/> </div> <div style="display: flex; justify-content: space-between;"> <div>Quality</div> <input checked="" type="checkbox"/> </div> <div style="display: flex; justify-content: space-between;"> <div>Vibrant Appeal</div> <input checked="" type="checkbox"/> </div>			
		X				
Sponsor Name:	Nydia Rafols-Sallaberry, Interim City Manager		Department: Development Services	Keven Klopp, Development Services Director		

Short Title:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, ACCEPTING A PLAT NOTE AMENDMENT TO THE HALLANDALE OASIS PLAT WITHIN THE CITY OF HALLANDALE BEACH LOCATED AT 1000-1100 EAST HALLANDALE BEACH BOULEVARD IN ACCORDANCE WITH CHAPTER 32, ARTICLE II, DIVISION 2 OF THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES, ZONING AND LAND DEVELOPMENT CODE; PROVIDING TRANSMITTAL TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH CHAPTER 5, ARTICLE IX OF THE BROWARD COUNTY CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

AND

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, REVISING THE NON-VEHICULAR ACCESS LINE (NVAL) WITHIN THE HALLANDALE OASIS PLAT WITHIN THE CITY OF HALLANDALE BEACH LOCATED AT 1000-1100 EAST HALLANDALE BEACH BOULEVARD; PROVIDING TRANSMITTAL TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH CHAPTER 5, ARTICLE IX OF THE BROWARD COUNTY CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Background

The applicant, Rogmagnole Investment Properties LLC is requesting approval of a Plat Note Amendment to the Hallandale Oasis Plat in order to amend the existing plat note and to modify the Non-Vehicular Access Line (NVAL) within the Hallandale Oasis Plat. The property is located at 1000-1100 East Hallandale Beach Boulevard.

On May 18, 2016, the City Commission approved various applications by Romagnole Investment Properties, LLC, regarding the Hallandale Oasis property located at 1000-1100 E. Hallandale Beach Boulevard (HBB) to build 500 multi-family residential units, a 200- room hotel and 93,460 square feet of commercial/office. The requests included Application #09-16-P to replat the east (1000 EHBB) and west (1100 EHBB) parcels into one property as the "Hallandale Oasis Plat". The plat has since been approved by Broward County Commission and is pending recordation.

Since the approvals of 2016, the developer redesigned the project and filed an application to modify the 2016 Approved Major Development Plan. On May 2, 2018, the City Commission approved the modifications to the Approved Major Development Plan for the Project which now 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 Approved Plan. As a result of the change in the Project's development program, the plat note and the Non-Vehicular Access Line (NVAL) within the Plat need to be amended. Accordingly, the conditions of approval of the Hallandale Oasis Approved Plan included:

- 1) 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.
- 2) 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.

Current Situation

The Hallandale Oasis Plat, as approved in 2016 by the City and Broward County restricts development on the property to 60,000 square feet of office use, 50,000 square feet of commercial use, a 200-room hotel and 500 high-rise units. As a result of the change in the Project's development program and in the location of driveway access to the project, the plat note on the Hallandale Oasis Plat needs to be revised. In addition, the NVAL on the Plat also needs to be modified to coincide with the driveway locations on the Approved Plan. In addition, the developer was required to vacate an FP&L easement within the plat. The easement is not dedicated to the public; therefore, City action is not required. The applicant is working on vacating the easement directly with FP&L. Proof a release of easement by FP&L will be required to be provided to the City before a building permit for the Project can be issued.

Analysis

Broward County requires municipalities to approve plat note amendments prior to processing by the Broward County Commission. Upon approval of the attached Resolutions by the City Commission, the applicant will present their request to the County Commission for their consideration and approval. The revision to the Plat Note and NVAL will also be recorded in the Public Records of Broward County.

The existing Hallandale Oasis Plat is approved with the following Note:

“This plat is restricted to 60,000 square feet of office use, 50,000 square feet of commercial use, a 200-room hotel and 500 high-rise units. No freestanding or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.”

The applicant proposes to amend the Note on the Plat to read:

“This plat is restricted to 42,000 square feet of office use, 60,000 square feet of commercial use, and 500 high-rise units. No freestanding or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.”

The Hallandale Oasis Plat must also be amended to modify the Non-Vehicular Access Line (NVAL) along East Hallandale Beach Boulevard to coincide with the driveway widths and locations on the Approved Plan and as were required and approved by Florida Department of Transportation (FDOT) as follows:

- 1) Relocate the 30-foot-wide east driveway opening from 26.5 feet to 100 feet from the east property line.
- 2) Change the size of the opening for the Project’s main driveway from 82 feet to 60 feet and its location from 406.5 feet to 375 feet from the east property line.
- 3) Reduce the restriction of the distance at the main driveway from Hallandale Beach Boulevard to any interior service drive or parking space from 175 feet to 100 feet.
- 4) Change reference to the main driveway opening relative to access requirements and turn lane improvements from 82 feet to the proposed 60 feet opening.

The above changes are consistent with the location of driveways and openings on the site plan approved by the City Commission on May 2, 2018.

Why Action is Necessary

Pursuant to the Broward County Land Use Plan, a formal action from the affected municipality is required to amend a note or to modify the Non-Vehicular Access Line (NVAL) within a Plat. Pursuant to City of Hallandale Beach Code of Ordinances, a Resolution is an expression of the Commission on matters of official concern, opinion or administration.

Staff Recommendations

Approval of the attached Resolutions by the City Commission will provide authorization for the applicant to file for the Plat Note Amendments process thru the County for consideration and approval by the County Commission. The revisions to the Plat will be incorporated into the Hallandale Oasis Plat before the Plat is recorded in the Public Records of Broward County.

Proposed Action:

Staff recommends the City Commission approve the attached Resolutions accepting the Plat Note Amendment to the Hallandale Oasis Plat and modifying the Non- Vehicular Access Line within the Plat as proposed.

Attachment(s):

Exhibit 1 - Resolution Accepting the Plat Note Amendment for the Hallandale Oasis Plat
Exhibit 2 - Resolution Approving the Modifications to the NVAL within the Hallandale Oasis Plat
Exhibit 3 - Location Map
Exhibit 4 - Aerial Map
Exhibit 5 - Applicant's letter
Exhibit 6 - Original Hallandale Oasis Plat (unrecorded)

Prepared by:


Christy Dominguez
Principal Planner

Concurred with:


Keven R. Klopp, Director
Development Services