

Christy Dominguez
Planning and Zoning Division
City of Hallandale Beach
400 S. Federal Highway
Hallandale Beach, FL 33009

August 27, 2018

Re: 8th Avenue Commons Major Development Review Application & Zoning Change Request (Updated)

Dear Ms. Dominguez,

In accordance with the City of Hallandale Beach Land Development Code, I am re-submitting the site plan and supporting documents on behalf of 8th Ave Partners, LLC. The revision to site plan use of this 5.0 acre property is for a 200-unit multi-family development. The new plat was submitted for review in a separate application. Below is additional information about the site as well as information about the proposed development:

Location: 200 NW 8th Avenue, Hallandale Beach

Owner: 8th Avenue Partners, LLC

Property ID Number: 5142 28 01 0020

Property Description and Current Use:

Size: 5.0 acres (216,547 square feet)

Existing Use: Vacant

Future Land Use: Low Density up To 7 units per acre

Zoning: RM-6, Residential Single Family District up to 6 units per acre

Adjacent Property Description and Uses:

North: Single Family Homes, RS-7: Single Family Residential

South: Single Family Homes, RS-6: Single Family Residential

East: Hallandale Public Works Facility and Water Treatment Plant, CF: Community Facilities

West: Apartment Complex, RM-18: Residential Multi-Family

Proposed Use: The proposed use is for a 200-unit apartment complex. The location is ideal for a residential development based on its proximity to I-95, Hallandale Beach Boulevard, local schools and other commercial activities. The main entrance to the site is on 8th Avenue and the developer will make the necessary curb cuts and roadway improvements to accommodate the site. No additional traffic signals are required for this proposed use.

Waivers Requested: The applicant is seeking relief from the land development code in the following areas; Unit Size, Required Parking, Landscape Buffer and Ration and Setback. A detailed description of each request is below.

Unit Size: The development code requires that 1- bedroom units be at least 1,000 square feet, 2-bedroom units be at least 1,100 square feet and that 3-bedroom units be at least 1,200 square feet. The developer is requesting that the requirement be waived by up to 10% so that the 1-bedroom units may be reduced to 900 square feet, the 2-bedroom units may be reduced to a minimum of 990 square feet and the 3-bedroom units may be reduced to a minimum of 1,080 square feet. The minimal reduction in square footage allows the project to be built and priced competitively for those residence in the moderate income range. Additionally, this reduction in size is virtually unnoticeable because of the open floor plan and innovate design of the proposed unit.

Required Parking: The current development code requires 1.75 space per unit for each 1-bedroom apartment, 2 spaces per unit for each 2-bedroom apartment and 2.5 spaces per unit for each 3-bedroom apartment. The total required parking stalls according the code is 433. The developer is requesting the site plan be approved with **402** onsite parking spaces. Market demands show that workforce housing developments do not require the number of parking spaces often required by development codes. Many urban cities are eliminating the parking requirement for residential workforce developments. These households tend to have fewer cars and rely more heavily on public transportation. There are two major bus lines within a 5-minute walk of the proposed development. (Reference Kimerly Horn Traffic Study.)

Landscape Buffer and Ratio: The applicant is seeking relief from the 10 foot landscape buffer requirement for the South and West property line. To the South, the current site plan has zero landscape buffer; the City has required an additional 12.5 foot right-of-way dedication along Second Avenue. This dedication reduces the required landscape buffer but allow for a 10 foot landscaping strip along the 6 foot privacy wall. This follows the pattern and fence line of the city owned Public Works Department site immediately to the east of the proposed development. Consistency with the adjacent setback and fence line allows for an even and cohesive appearance along NW 2nd Street. In addition the City has requested developer contribute an additional 10 foot roadway dedication along NW 8th Ave. The additional roadway dedication reduces the landscape buffer to 6' 6".

Additionally, the development code requires that 30% of the site be landscaped. The applicant is requesting that the requirement be reduced to 17%. This reduction allows for the addition of more ADA and guest parking without compromising the lushness of the landscape on the site. The total proposed amount of landscaping is 31,954 sqft.

Landscape Curb Island: The applicant has modified the standard of the

landscape curb dimension of nine (9) island to be less than the code requirement of 7-feet wide. The modification range from a reduction in width to 6'-7" wide to 5'-6" wide. All of the modification details have standard 6" curbs details. All details for modified island curbs are located on Sheets SP-01 and SP-02.

Setback: The applicant is proposing that the 30 foot setback be waived on the west side of the site and that the setback be reduced to 16 feet 1 inch on the Northwest elevation of the building and a 16 feet 5 inch set back on the Southwest elevation of the building. The west side of the site will function as the front of the property and all residential traffic will enter the site from NW 8th Avenue. The first two floors of the proposed development achieve the 30 foot setback requirement. However, the third through sixth floors are cantilevered and slightly protrude into the setback. The innovative design of the building creates a dynamic visual aesthetic and emphasizes the architectural integrity of the building. Allowing a slight reduction in the setback requirement allows the developer to build a stunning building that elevates the standards for workforce developments.

Zoning Change: The applicant is requesting a rezoning of the site from RM-6, Residential Single Family District up to 6 units per acre to RM-HD-2 Multifamily which allows up to 50 units per acre. The proposed rezoning is consistent with the requirements of Article VIII, Section 32-963 of the City's Zoning and Land Development Code:

- (1) The relationship of the proposed amendment to the purposes and objectives of the city's comprehensive land use plan, when adopted, with appropriate consideration as to whether or not the proposed changes will further the purpose of this chapter and other codes, regulations and actions designed to implement the plan.**

The developer has submitted this request with consideration to the purpose and objectives of the City's Comprehensive Plan Land Use Element and found it to conform with the purpose of the City's Land Development Code and its regulations

- (2) The proposed change would or would not be contrary to the established land use pattern.**

The proposed rezoning is consistent to the established land use pattern. The western property is comprise of a multifamily residential apartment

complex and is zoned RM-18, the northern and southern properties are zoned RS-7 and RS-6 respectively and the eastern property is comprised of a Public Works facility owned by the City of Hallandale Beach. The subject property is flanked with multiple residential developments. The development of the land, as proposed by the applicant, is consistent with the residential form of the existing neighborhood.

(3) The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.

The proposed rezoning would not create an isolated district. The properties to the east of the subject property are zoned RM-18.

(4) The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as Schools, Utilities and Streets.

The proposed rezoning would not alter the population density pattern nor have any adverse impact upon public facilities such as schools, utilities and streets.

(5) Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The existing zoning district boundaries are illogically drawn in relation to existing conditions on the subject property. The boundaries divide the parcels along NW 8th Avenue into disparate districts – single family and multifamily. This change will create a more cohesive zoning district.

(6) Changed or changing conditions make the passage of the proposed amendment necessary.

In 2010, the City Commission approved the development of the Public Works facility on the land to the immediate east of the subject project.. This changed conditions in the area and established support for new housing multifamily opportunities in the area, instead of only single-family housing. The proposed rezoning would offer additional workforce housing in the area.

(7) Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.

Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning. After the City's Public Works site was developed, the potential for additional single family residential develops on the land was diminished. The market demands do not value the location for new single-family development. The highest and best use of the site is for a multi-family development, with a substantial landscape buffer between the site and the Public Works facility. The proximity to I-95, Hallandale Beach Boulevard and NW 8th Avenue make it a very attractive location for a denser, workforce oriented development.

(8) Whether or not the change is out of scale with the needs of the neighborhood.

The proposed rezoning would be consistent with the surrounding neighborhood. The subject property is located directly across from a multi-family residential apartment complex. The rezoning to multi-family medium density district is consistent with contiguous properties.

Additionally, the proposed project will further the following goal, policies and objectives of the city's comprehensive land use 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 ensuring reasonable environmental protection and timely and efficient provision of services.

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 use is either tied to a neighborhood commercial node, or a peripheral commercial corridor or area.

POLICY 1.3.5: High density residential developments should continue to be located with direct access to major arterial streets.**POLICY 1.3.7:** The City

shall focus on compatible infill residential development.

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

POLICY 1:18:2: Adequate housing opportunities necessary to accommodate all segments of present and future residents shall be provided within urban infill and urban redevelopment area(s).

POLICY 1.20.7: The City shall continue to foster its “sustainable” community character with a variety of housing opportunities at varying price ranges, employment and retail uses, educational, community facilities, parks and recreational uses, etc. to the extent possible.

Zoning Regulations and Comprehensive Plan: The proposed use is consistent with the City’s zoning regulations and comprehensive plan. Details regarding the Zoning change request are below. There are several existing apartment complexes within 300 feet of the site with zoning designations of RM-18, RM-25 and RM-HD-2.

Compatibility: The scale of the proposed development is compatible with the existing housing stock and the design is consistent with the architecture and design elements of multifamily developments in the area. The amenities are also consistent with the level of amenities currently offered in the area.

Level of Service: Electrical service is provided by Florida Power and Light. Water is provided by the City of Hallandale Beach. Police and Fire Services are also provided by the City. The site plan accommodates all storm water on site through a combination of bio-swales, rain gardens and underground storage tanks. The site meets all local concurrency standards.

School Facilities: A Public School Impact Application has been submitted to the Broward County School District, see Exhibit ?.

Parks and Open Space: It is not anticipated that this project will have any negative impact on the park facilities in the city. The following facilities are within a 15-minute walk from the site:

1. OB Johnson Park
2. Forest Park Community Center Micro-Library
3. Ingalls Park
4. Hallandale High School Baseball Field
5. BF James Park and Municipal Swimming Pool

Public Safety: It is not anticipated that the proposed development will place an undue demand on the existing police, fire and rescue services available to serve the development. Public entrances will be clearly defined by walkways and signage. Building entrances will be accentuated through architectural elements, lighting and

landscaping. Parking areas and walkways will be well lit.

Green Building: In accordance with Section 32-787(k), the development is required to obtain a green building certification from a recognized environmental rating agency. The applicant will seek designation through the U.S. Green Building Council for Leadership in Energy and Environmental Design (LEED) certification. LEED is the nationally accepted benchmark for the design, construction and operation of high performance green buildings.

Taxes Generated: According to the Broward Property Appraiser, the property located at 200 NW 8th Avenue has an assessed value in 2017 of \$435,240 and because the property was owned by a non-profit generated \$0 in ad valorem taxes for the City of Hallandale Beach. At project build out, the proposed valuation of the project is estimated at \$50 million that would generate approximately \$295,000 in ad valorem taxes, assuming the current millage rate of 5.9.

Applicant Experience: The applicant and the development team has collectively completed over \$60M worth of residential, commercial, recreational and mixed-use developments in the Florida and California markets. They have also created a construction job-training program that has employed over 100 returning citizens, and will continue to expand that training program with this proposed project.

As demonstrated, the proposed 200-unit multifamily project will strengthen the urban fabric of the Hallandale Beach community by providing new housing opportunities and connecting a vacant parcel to the surrounding neighborhood. Thank you for your review of this application. Please contact Jerrell Harris, Director of Planning, at jharris@urbanfarmersinc.com or (404)664-0723 if you have any questions or need any additional information.

Sincerely,

Urban Farmers Inc.

Blair Williams
Senior Architect
816 NW 1st Avenue
Hallandale Florida 33009



Re: Architectural Harmony and Design

The current design is a modern concept evoked from mid-century architecture. The color palette is white, wood, and natural stone finish. The exterior is a smooth plaster finish to highlight the clean lines at each elevation. The high impact hurricane resistant window are finish with a grey brushed aluminum to ensure durability and lasting quality for the life cycle of the building.

The light fixtures, cabinets, doors and hardware will be imported from cost effective European manufacturers. This approach to multi-family housing attracts all spectrums of demographics and ensures higher quality.

8th Avenue Partners has commissioned local artist to sculpt, photograph, and design public art to fill the unique public spaces in the interior courtyard, roof deck, and exterior nooks around the property.

The simple color Platte allows the people and art to be the focal point of the project.

Regards,

A handwritten signature in black ink, appearing to read 'Blair Williams'.

Blair Williams
Senior Architect



Christy Dominquez
Planning and Zoning Division
City of Hallandale Beach
Planning and Zoning Division
400 S. Federal Highway
Hallandale Beach, FL 33009

RE: Updated School Board Concurrency Letter

Ms. Dominquez,

Based on the estimated time of the first reading the school board concurrency letter will expire again. We reserve the right to update the letter following the first reading. After speaking with Ms. Lisa Wight at the school board the data that we currently have is the most updated information for the 2017-2018 school year. The school board concurrency student school information will not be updated until after September 3, 2018, which will be for the 2018-2019 school year.

We are requesting given the accuracy of the information that we are able to updated that after our first reading tentatively schedule for October 17, 2018.

Thank you,

Jerrell Harris
Vice President of Development
Urban Farmers, Inc.

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN

SBBC-2236-2017

County Number: TBD Municipality Number: TBD
8th Avenue Commons

April 25, 2017



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
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PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES		STUDENT IMPACT	
Date:	April 25, 2017	Single-Family:				Elementary:	
Name:	8th Avenue Commons	Townhouse:				6	
SBBC Project Number:	SBBC-2236-2017	Garden Apartments:				Middle:	
County Project Number:	TBD	Mid-Rise:		198		3	
Municipality Project Number:	TBD	High-Rise:				High:	
Owner/Developer:	8th Avenue Partners LLC	Mobile Home:				4	
Jurisdiction:	Hallandale Beach	Total:	198			Total:	13

SHORT RANGE - 5-YEAR IMPACT								
Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats	
Hallandale	1,821	1,821	1,403	-418	-16	77.0%	62	
Gulfstream Academy Of Hallandale	1,965	1,965	1,589	-376	-20	80.9%	10	

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Hallandale	1,465	-356	80.5%	1,422	1,434	1,448	1,462	1,476
Gulfstream Academy Of Hallandale	1,599	-366	81.4%	0	0	0	0	0

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information, <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
South Broward Montessori Charter School	348	146	-202	146	146	146

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Hallandale	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Gulfstream Academy Of Hallandale Beach	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information, <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

According to information provided by the applicant, the site is currently vacant. The application is proposing 198 (two or more bedroom) midrise units, which generates 13 (6 elementary, 3 middle and 4 high school) students. The school concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include Gulfstream Academy K-8 and Hallandale High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all impacted schools are currently operating below the adopted Level of Service (LOS) of 100% gross capacity.

Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17-2018/19) these schools are anticipated to maintain their current status through the 2018/19 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Information regarding charter schools located within a two-mile radius of the site in the 2016/17 school year is depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2016/17 to 2020/21 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid until the end of the current 2016/17 school year or 180 days, whichever is greater, for a maximum of 198 (two or more bedroom) midrise units and conditioned upon final approval by the applicable governmental body. Therefore, this determination shall expire on October 21, 2017. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project. Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-2236-2017 Meets Public School Concurrency Requirements

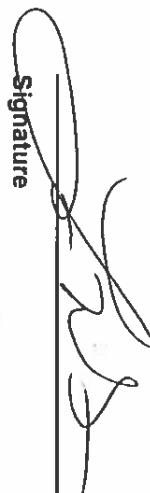
☒ Yes ☐ No

Reviewed By:

Date

4-24-17

Signature



Lisa Wight

Name

Planner

Title