



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	99 Hallandale, LLC	Meeting Date:	October 24, 2018	
Project Name:	Hallandale Beach Townhomes	Property Address:	920 and 901-925 SW 9 th Street	
Application #s:	#DB-17-1555	Application Type:	Major Development	
Planning District:	Southwest	Quasi-Judicial: (Enter X in box)	YES X	NO
Parcel Size:	South Parcel: 0.95 acre North Parcel: 0.66 acre	Public Hearing: (Enter X in box)	YES X	NO
Existing Zoning:	RD-12 (Residential, Two-family) District			
Existing Use:	South Parcel: Vacant lot North Parcel: Single family			
Proposed Use:	20-Unit Townhomes			
Comprehensive Plan Future Land Use Designation:	Residential, Low- Medium Density			
Surrounding Zoning:		Surrounding Land Use:		
North: RD-12 (Residential, Two-family) District South: RD-12 (Residential, Two-family) District East: RD-12 (Residential, Two-family) District West: RD-12 (Residential, Two-family) District		North: Residential (Multi-family, Two-family and Single family) South: Residential (Multi-family and Two-family) East: Residential (Multi-family and Two-family) West: Residential (Single-family and Two-family)		
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, 99 Hallandale, LLC, is requesting Major Development Plan approval, pursuant to Section 32-382 of the Zoning and Land Development Code in order to construct the Hallandale Beach Townhomes Project consisting of eight (8) townhouse units at 920 SW 9th Street and twelve (12) townhouse units at 901-925 SW 9th Street for a total of twenty (20) townhouse units.

Staff Summary:

Background

This Project was originally filed by Liberty Sites LLC as Application# 07-12-DB and approved by the City Commission on April 18, 2012. The building permit was not applied for within the specified 18 months and the approvals expired. A new application No. 77-15-DB - #99 Hallandale LLC was filed in 2015, however, the application was inactive and the file was closed. On July 10, 2017, the current owner, 99 Hallandale LLC filed the subject application which has gone through several staff reviews and resubmittals. The applicant has since advised he is ready to move forward with the application.

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 consists of more 10 residential units or more or 4,000 square feet or more of nonresidential development. The project consists of 20-townhouse units, thus, action by the Planning and Zoning Board and the City Commission is required.

Analysis

Development Details

The applicant's plans depict the following:

1. Two vacant parcels on the north and south sides of SW 9th Street generally located between SW 9th Avenue and SW 10th Avenue. (Please refer to the attached Location Map).
2. Eight townhouse units on the South Parcel and 12 townhouse units on the north Parcel for a total of 20 units.
3. An existing single-family house on the North Parcel to be demolished. The South Parcel is vacant.
4. The proposed buildings are 20 feet/2 stories in height (max. allowed is 30 feet/2 stories).
5. All units are 3 bedroom/2 ½ bath with a total of 1,286 square feet in gross floor area. *(the minimum gross floor area is 1,150 square feet).*
6. A fenced-in outdoor patio and green area is provided for each unit.
7. Five feet wide sidewalks are proposed adjacent to all right-of ways.

8. The proposal meets or exceeds the minimum setbacks required for townhouse projects.
9. A surface parking lot with 21 parking spaces on the North Property (*16 spaces are required*); and a surface parking lot with 31 parking spaces on the South Property (*30 spaces are required*).
10. North Parcel: 42.3% of the site will be landscaped. South Parcel: 43.2% of the site will be landscaped (*40% is the minimum required*).
11. North Parcel: 21 trees for credit are provided on-site trees (*20 on-site trees are required*). South Parcel: 35 trees for credit are provided (*28 trees are required*).
12. A total of 21 street trees are provided for the Project (*21 street trees are required*).

Comprehensive Plan Considerations

The Property is designated Residential, Low-Medium on the City's Future Land Use Map. The residential use proposed by the applicant is permitted under the land use category. The proposed development will assist in furthering the following goals, objectives and policies of the City's Comprehensive Plan:

GOAL 1: To provide a coordinated and compatible mix of land uses which encourages a high quality of life meeting the social, economic and physical needs of the present and future population of Hallandale Beach, while insuring reasonable environmental protection and timely and efficient provision of services.

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

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

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

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 1.3.3: 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 to existing local, collector and minor arterial streets.

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

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 1.14.1: 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 1.15.3: 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 1.20.3: 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 townhouse use is permitted based on the present RD- 12 zoning of the Property.
2. The Project consists of 20 townhouse units. Eight (8) units are proposed on the South Parcel and 12 units on the North Parcel. All units are 2-stories with 3 bedrooms and 2-1/2 bathrooms with balconies. Each unit also will have an outdoor patio and landscaped area.
3. The Project meets or exceeds all applicable requirements of the Code for townhouse developments in RD-12. There are no code deficiencies proposed. The following chart summarizes some of the general zoning and land development code requirements and the project's compliance with same:
 - a) Section 32-144 (7) permits a maximum density of 14 dwelling units per acre for townhomes in the RD-12 District. The applicant proposes a density of 13.63 dwelling units/acre on the

North Property and a density of 12.63 dwelling units /acre on the South Property, thus, the proposal does not exceed the permitted density.

- b) Section 32-731 (a) (8) The minimum size required per Code for 3-bedroom townhouse units is 1,150 square feet. All units will have 1,286 square feet in gross floor area. The proposal meets the minimum unit size required.
- c) Section 32- 455 (2) requires a minimum of 2 parking spaces for every townhome unit in and 0.5 space per unit for guests for development with 10 units or more. Based on this ratio, the parking required for the 8 townhome units proposed on the North Parcel is 16 and 21 spaces are provided. The parking required per Code for the 12 townhome units proposed on the South Parcel is 30 and 31 spaces are provided. The proposal meets the parking requirements.
- d) Section 32-731(a)(7) requires a minimum of 40% landscaped area for townhome developments in RD-12 District. The landscaped area provided on the North Parcel is 42.3%, and 43.2% on the South Parcel, therefore, the proposal meets Code.

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 or historical trees on the property, However, the applicant has made an attempt to preserve existing desirable trees on the Parcels, including 9 Mahoganies, 1 Gumbo Limbo and a Seagrape all in good condition which will remain on site.

2. Open Space

The proposed Project exceeds the minimum 40% required by Code on both the North and South Parcels. A fenced-in outdoor patio and landscaped area is proposed for each unit.

In addition to preserving certain existing trees, the 2 Parcels will be substantially landscaped with canopy trees, ornamental trees and shrubbery, such as, Live Oaks, Silver Buttonwoods, Orange Geigers, Pigeon Plums and palms. On the North Parcel, 21 on-site trees are proposed. On the South Parcel, 35 on-site trees are proposed. More than 50% of the proposed trees will be shade trees exceeding the required number and height. An additional 21 shade street trees are proposed to be planted in the swale areas along SW 9th Street and SW 9th Avenue adjacent to the property.

3. Circulation and Parking

The total parking required for the 2 parcels is 47 spaces and 52 spaces are provided, which exceeds the applicable code. The entrance to the parking lot of the North Parcel is accessible from SW 9th Street via a one-way gated entryway. Egress from the parking lot is also to SW 9th Street on the east side of the parking lot. The entrance to the South Parcel is accessible from both SW 9th Street and SW 9th Avenue via two-way gated driveways. Traffic circulation on both parcels is designed with the required on -site circulation providing vehicular entry and exit in a continuous forward motion, without using any parking space to turn around. A lock box will be required to provide access for Fire Department emergency vehicles and Public Works Sanitation Department for both parcels as the dumpsters for the developments would be inside the gated areas.

4. Access Control

The parking areas for the developments will be gated, with a call box, accessible via two-way driveways from SW 9th Street and SW 9th Avenue. Two stacking spaces are provided at the gate to access the call box. A lock box key for Fire Department and Public Works use will also be required at the entrances.

5. Public Transportation

The site is near to existing mass transit services. Broward County bus routes service SW 11th Street/County Road, approximately 500 feet from the project site. In addition, the City's mini-bus route services SW 10th Street, approximately 140 feet from the Project.

6. Community Services

A dumpster enclosure is provided in the parking lot areas of both parcels with proper accessibility for the City's sanitation vehicles which will service the facility. The enclosure will have trash and recyclable dumpsters.

There are no existing sidewalks adjacent to the parcels. The applicant proposes to construct concrete sidewalks as required by Code along SW 9th Street and SW 9th Avenue. The sidewalks will be 5 feet in width which meets Code.

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, open space 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 6,000 gallons of potable water per day (GPD). The City Water Plant's current demand is 6.07 MGD. The water demand the City is able to meet is approximately 8.29 MGD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$27,796.22 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 5,000 GPD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$35,929.82 in sewer impact fees.

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

Transportation System – A Traffic Study providing an analysis of the impact of the development as related to current and projected roadway usage and design capacities was conducted. The proposed use would generate 14 AM peak hour trips and 16 PM peak hour trips. The City's Transportation consultant for this project, Kittelson and Associates (KIA), reviewed the Study and determined the project would not significantly impact the City's transportation system.

The applicant will be required to mitigate for traffic and transportation impacts as set forth by Section 32-794, "Traffic and Transportation Facilities". The City's transportation mitigation fee for this project is \$16,267.

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 rights-of-way along SW 9th Street and SW 9th Avenue adjacent to the Project meet this requirement.

Schools- Based on the student generation rate adopted by the Broward County School Board this project will generate 4 elementary school students, 2 middle school students and 2 high school students for a total of 8 students. Adequate school capacity is available to support the project. However, the SCAD Letter from the school has expired. The applicant will be required to obtain an updated letter prior to the City's approval of the subject applications.

Recreation and Open Space- The 2018 Evaluation Appraisal Report amendment to the Comprehensive Plan increased the City's Level of Service standard to 3.25 acres per 1,000 population. Based on the City's 2017 population and with the new recreation and open space level of service, there is a surplus of 5.73 acres of parkland after deducting the 8th Avenue Commons Project presently being processed. The proposed project will generate a demand of 0.14 acres of parkland. There is sufficient recreation and open space acreage to support this project. The City is in the process of adopting a Parks and Recreation impact fee. It is anticipated the fee will be adopted before the end of this year. The fiscal impact of the project utilizing 0.14 acre of parkland will be mitigated by payment to the City's Park and Recreation Trust Fund prior to the issuance of a building permit for the Project. The recreation impact fee for this 20-unit project will be \$19,500 and will be a condition of approval of the subject application.

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).

The Project has less than the 50, 000 square feet in floor area and is not seeking CRA funding, therefore, Green Building certification is not required. However, the applicant has incorporated green initiative principles in the construction of the buildings, such as, the use of dual flush toilets, energy efficient windows and doors. high insulation, In addition, energy efficient site lighting and low irrigation landscaping.

9. Financial Impact

The project's anticipated market value at build-out is \$7 Million. It is expected the proposed development will generate approximately \$47,147.10 in real estate taxes in the next year after completed. Approximately \$44,789.75 of the revenue would go to the City's CRA. The estimated building permit fee is approximately \$90,000 based on the estimated construction cost of \$4.3 Million.

Staff Recommendation

The subject property is located within the City's Southwest quadrant and within the City's Community Redevelopment Area (CRA). The proposed use is consistent with the zoning district and the City's Comprehensive Plan. The Project as proposed, meets all the applicable zoning and land codes and concurrency requirements.

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-17-1555 subject to the following conditions:

1. Payment of the City's water impact fee in the amount of \$27,796.
2. Payment of the City's sewer impact fee in the amount of \$35,930.
3. Payment of the City's transportation mitigation cost in the amount of \$16,267.
4. Payment of \$19,500 to the City to mitigate the project's impact on parkland inventory.
5. The applicant shall provide an updated SCAD Letter prior to the issuance of the building permit for the project.
6. All above fees shall be paid prior to the issuance of any building permit for the Project.

Proposed Action:

The Planning and Zoning Board may:

- a) Recommend application #DB-17-1555 for approval, or,
- b) Recommend application #DB-17-1555 for approval with conditions enumerated above, or,
- c) Recommend application #DB-17-1555 for denial.

Attachment(s):

Exhibit 1- Location Map
Exhibit 2- Aerial Map
Exhibit 3- Applicant's Letter and Applicant's Backup
Exhibit 4- Building Rendering and Development Plans
Exhibit 5- Applicant's Traffic Study
Exhibit 6- City Traffic Consultant Report