

City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	February 6, 2019		Item Type: <i>(Enter X in box)</i>	Resolution X	Ordinance	Other
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>		1st Reading	2nd Reading
			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
Account Balance:	N/A		Quasi-Judicial: <i>(Enter X in box)</i>		Yes	No
				X		
Project Number:	##DB-17-1555 Hallandale Beach Townhomes		RFP/RFQ/Bid Number:	N/A		
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	<input type="checkbox"/> Safety <input checked="" type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal			
		X				
Sponsor Name:	Nydia M. Rafols, Interim 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/ DENYING MAJOR DEVELOPMENT APPLICATION # DB-17-1555 FOR THE PROJECT KNOWN AS HALLANDALE BEACH TOWNHOMES LOCATED AT 920 AND 901-925 SW 9TH STREET, WITH CONDITIONS AS RECOMMENDED BY THE CITY ADMINISTRATION; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

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.

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.

On October 24, 2018, the Planning and Zoning Board/Local Planning Agency (PZB/LPA) heard the subject application for the Project and recommended approval by a vote of 4 to 0 with conditions recommended by staff. Please refer to the Planning and Zoning Board Cover Memo dated October 24, 2018 (Exhibit 6) and Minutes of the Hearing (Exhibit 7).

Why Action Is Necessary

Pursuant to Section 32-783 of the Zoning and Land Development Code, City Commission approval is required of Major Development applications that consists of more 10 residential units or more or 4,000 square feet of nonresidential development. The project consists of 20-townhouse units, thus, consideration and action by 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 goals, objectives and policies of the City's Comprehensive Plan detailed in the Planning and Zoning Cover Memo incorporated herein by reference (Exhibit 6).

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 two (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 three (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 two (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 eight (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 nine (9) Mahoganies, one (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 two (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 two (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 (2) 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 five (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 five (5)-year one (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 four (4) elementary school students, two (2) middle school students and

two (2) high school students for a total of eight (8) students. Adequate school capacity is available to support the project.

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 Hallandale Beach Community Redevelopment Agency (HBCRA).

The Project has less than the 50 residential units and is not seeking HBCRA 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, 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 in real estate taxes in the next year after completed. Approximately \$44,789 of the revenue would go to the HBCRA. The estimated building permit fee is approximately \$90,000 based on the estimated construction cost of \$4.3 Million.

STAFF RECOMMENDATIONS

Major Development Plan Application

The subject property is located within the City's Southwest quadrant and within the HBCRA. 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 City Commission approve 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. All above fees shall be paid prior to the issuance of any building permit for the Project.


PROPOSED ACTION:

Staff recommends the City Commission approve of the attached Resolution approving the Major Development Plan for the Hallandale Beach Townhomes Project subject to conditions recommended by City administration.

ATTACHMENT(S):

Exhibit 1 - Resolution Approving the Major Development Plan for the Project
Exhibit A – Hallandale Beach Townhomes
Exhibit 2 - Location Map
Exhibit 3 - Aerial Map
Exhibit 4 - Applicant's Letter
Exhibit 5 - Building Rendering, Development Plans, and Applicant's Backup
Exhibit 6 - Planning and Zoning Board Cover Memo dated October 24, 2018
Exhibit 7 - Planning and Zoning Board Minutes of October 24, 2018
Exhibit 8 - City Traffic Consultant Report
Exhibit 9 - Applicant's Traffic Report

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Concurred with: 
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