



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	Ruben Ezekiel	Meeting Date:	January 30, 2019	
Project Name:	West Hallandale Beach Shoppes	Property Address:	613-625 W. Hallandale Beach Blvd.	
Application #:	#DB-18-2099	Application Type:	Major Development	
Planning District:	Southwest	Quasi-Judicial: (Enter X in box)	YES X	NO
Parcel Size:	1.03 acres	Public Hearing: (Enter X in box)	YES X	NO
Existing Zoning:	B-G, Business General, District and Redevelopment Overlay (RDO) District			
Existing Uses:	A commercial building at 621 W. Hallandale Beach Blvd; adjacent vacant lots at 613 and 625 W. Hallandale Beach Blvd; Single family homes at 612/616/620 SW 1 st Street			
Proposed Use:	12,096 square feet commercial center			
Comprehensive Plan Future Land Use Designation:	Commercial, General			
Surrounding Zoning:		Surrounding Land Use:		
N: B-G, Business general District S: RS-6 and RS-7, Residential Single Family, District E: B-G, Business General, District and Planned Redevelopment Overlay District W: B-G, Business General District, and Planned Redevelopment Overlay District		N: Faith Shopping Center across W. Hallandale Beach Blvd. S: Residential single- family residences across SW 1 Street E: Pollo Tropical Restaurant W: vacant lot and 7 th Avenue Village Shopping Center		
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	

REQUESTS:

The applicant, Rueben Ezekiel, is requesting Major Development Review and Redevelopment Area Modifications (RAMs) in order to construct a one-story commercial center at 613-621-625 West Hallandale Beach Boulevard/612-616-620 SW 1st Street.

The applications are as follows:

1. Application #DB-18-2099 for Major Development Plan Review in order to construct a 12,096 square feet commercial center.
2. Application #RD-18-2100 requesting Redevelopment Area Modifications (RAM) from Section 32-457 relative to the minimum loading space requirements for retail uses.
(Planning and Zoning Board action is not required for this application)

STAFF SUMMARY:

Background

The applicant proposes to construct a one-story commercial center with 12,096 square feet in floor area at 613-625 West Hallandale Beach Boulevard/612-616-620 SW 1st Street.

Why Action is Necessary

Pursuant to Section 32-782(a) 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 to construct new nonresidential development with more than 4,000 square feet in floor area.

Analysis

Development Details:

The applicant's site plan depicts the following:

1. A 1.03-acre development parcel consisting of a jewelry store/ retail building at 621 West Hallandale Beach Blvd, vacant lots at 613 and 625 West Hallandale Beach Blvd, and three single family homes at 612-616-620 SW 1st Street, all to be demolished.
2. A proposed commercial center consisting of a one-story L-shaped building, with 10 tenant bays for a total of 12,096 square feet of retail uses and an overall building height of 21 feet.
3. A total of 41 parking spaces are proposed (41 spaces are required).
4. A proposed building front yard setback of 10 feet. (A maximum of 15 feet front yard setback is allowed). The proposed rear yard setback is 25'-2". (25 feet is required).
5. 16% of the site will be landscaped (15% is required).
6. An existing 5 feet wide concrete sidewalk along West Hallandale Beach Boulevard to remain and expanded to a total width of 8 feet. A new 5 feet sidewalk is proposed along SW 1st Street.
7. A total of 43 trees for credit are provided consisting of Live Oaks, Pigeon Plums, Dahoon Holly, Royal Palms. (30 trees are required). In addition, 11 Orange Geigers are proposed as street trees to be planted in the swale area along SW 1 Street.
8. A masonry dumpster enclosure within the parking lot accessible from Hallandale Beach Boulevard and SW 1 Street.
9. A 6 feet masonry wall along the south property line landscaped with shrubs and trees on the outside of the wall.
10. An 8 feet high monument sign with 48 square feet of proposed sign area on West Hallandale Beach Boulevard. No signage is proposed along SW 1st Street.
11. A brick paver entrance driveway from Hallandale Beach Blvd.

12. A proposed 10 feet right-of-way easement along West Hallandale Beach Blvd. NW 8th Avenue.
(A 10 feet easement is required).

Related Actions

The applicant is requesting certain Redevelopment Area Modification (RAMs). Section 32-135(a) allows the City Commission to modify any specified development standard relating to any proposed project through the RAM process in lieu of a variance.

RAM's may be approved by the City Commission if it is determined that all the criteria of Article III Section 32-135(a) of the Code have been met. RAM's are not subject to the variance criteria of Article VIII nor do they require Planning and Zoning Board consideration. Formal action by the Board is not required for Application # RD-18-2100; however, the analysis is included in this report for any comments or recommendations the Board may wish to provide on the matter.

Comprehensive Plan Considerations

The Future Land Use designation of the subject property is Commercial- General. The proposal is consistent with the City's Comprehensive Plan; specifically, the General Commercial designation permits office and retail uses. The proposed commercial center is permitted under the land use category. Additionally, the proposed project will assist in furthering the following policies and objectives 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 1.1.4: The City shall, through development regulation, direct commercial and industrial land uses to areas with existing public facility capacity.

POLICY 1.2.2: Hallandale Beach Boulevard: The City shall continue to utilize the City's Zoning Code, Land Development Regulations, Citywide Master Plan and the Design Guidelines Manual in review of development and redevelopment within the Hallandale Beach Boulevard Corridor.

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 1.5.4: Commercial areas will continue to be regulated by development standards, such as, but not limited to, size and bulk regulations, landscaped medians, right-turn only exits, and other

controls or designs intended to improve vehicular and pedestrian safety.

POLICY 1.5.7: Development and redevelopment along Hallandale Beach Boulevard and U.S. 1 shall continue to be reviewed and evaluated based on guidelines established for these corridors in the City's Zoning Code, Land Development Regulations, the Citywide Master Plan and the Design Guidelines Manual.

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 storm water 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 1.15.3: The City shall encourage developments that promote safe and efficient on and off-site transportation improvements. *(The entire City is within an urban in fill area.)*

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 exempted 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.

Applicable Codes and Ordinances

1. The project consists of a one-story retail commercial center with 12,096 square feet in gross floor area.
2. The proposed use is permitted by the B-G District/RDO Overlay District.
3. *Building Setbacks.* Section 32-181(g)(5) Redevelopment Overlay District (RDO) requires a street definition line not exceeding 15 feet from the front property line and a minimum of 25 feet rear yard setback to property separated by a right-of-way from residential zoning. The Section allows a zero feet interior side yard setback adjoining commercial zoned property.

The following chart summarizes the proposed setbacks required and proposed:

	Required/Allowed	Provided	Deficiency
Front	15 feet max.	10 feet	-0-
Rear	25 feet min.	25'-2" feet	-0-
Side (interior)	zero feet	0 feet	-0-

The Project meets or exceeds the yard setback requirements of the Code.

4. *Building frontage.* Article III, Section 32-176(g)(4) requires new commercial buildings shall have facades that occupy at least 60 percent, but no more than 80 percent of the lot. The development parcel is 200 feet in width. The proposed building façade occupies 66% of the lot width along the street front of West Hallandale Beach Boulevard, thus, meets the minimum percentage required by Code.
5. *Landscaped Area.* Section 32-150 (d) (5) requires a minimum of 15% of the lot be landscaped. The project provides 16% landscaped area, thus, meets Code.
6. *Number of off-street parking.* Section 32-455(c)(1) requires retail uses to provide one parking space for every 300 square feet of gross leasable floor are. Based on this ratio, the parking required for the proposed project is 41 spaces and 41 spaces are provided, thus the proposal meets Code.
7. *Loading Spaces.* Section 32-457, Off-Street Parking and Loading, requires two loading spaces for retail and service establishment with 10,000 to 40,000 square feet of gross floor area. Loading spaces must be a minimum of 12 feet x 50 feet in length. The proposed development has a total of 12,096 square feet of gross floor area; therefore, two loading spaces are required. The applicant provides one loading space 12 feet x 50 feet and is seeking a Redevelopment Area Modification (RAM) of the second loading space required but not provided.
8. *Required Trees.* Section 32-384 (c) (3) requires one tree for every 1,500 square feet of lot area. Section 32-384 (c) (5) requires a minimum of 4 species shall be provided when 21 or more trees are required. Section 32-385 (d) requires a minimum of 15 feet in height trees with three inches in caliper for commercial uses at least 50% of which shall be native, drought tolerant.

According to the above criteria, 43 trees are required on site. The applicant proposes to install 43 credited trees on-site of the require heights of which more than 50% are native, drought tolerant. Eleven (11) additional trees are also proposed along SW 1st Street. Therefore, the proposal exceeds the minimum tree requirements.

9. *Required Buffering.* Article IV, Section 32-331(a) requires a 6-foot landscaped masonry wall on all commercial properties that have side or rear lot lines abutting or separated by a public right-of-way from residentially zoned property. The required wall is provided along the south property line setback 2 feet on SW 1st Street across from residential zoned property as required by the City Code.

Review of Application Criteria

Major Development Review

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 presently developed with a 1,866 square feet retail building and a vacant lot adjacent to Pollo Tropical along West Hallandale Beach Boulevard and three single family homes facing SW 1st Street. There are no rare, historical or valuable trees on the property.

There are several desirable trees (4 Gumbo Limbos and a Live Oak) on the property in good condition located in the southwest corner of SW 7th Avenue and SW 1st Street in the buildable area slated for removal. The applicant will be required to relocate the tree or mitigate it as applicable pursuant to Chapter 29, Section 29-4(e), as a condition of granting a tree removal permit.

2. Open Space

16% of the site will be landscaped and 15% is required. According to the landscaped plans, the grounds will be landscaped with mature trees, ornamental trees and shrubbery, such as, Royal Palms, Pigeon Plums, Live Oaks, Dahoon Holly and Orange Geiger's.

3. Circulation and Parking

Four-one (41) spaces are required for the development and 41 parking spaces provided. Florida Department of Transportation (FDOT) required the applicant grant an easement to provide a shared driveway for the vacant lot to the west of the site in the future. Two temporary parking spaces are proposed in the future driveway access area which will be removed when the property to the west is developed. The 2 temporary parking spaces are not included in the total of the 41 spaces provided. The applicant also provides a EV (Electric Vehicle) charging station and bicycle rack to accommodate

Article V, Section 32-787(d) requires that parking facilities for new development be designed to provide a defined internal vehicular circulation system which allows movement within the proposed development. The subject parking and access areas have been designed for effective emergency and vehicle approach with adequate lane widths to help increase ease of circulation and navigation. Parking on-site is considered safe and efficient.

4. Access Controls

The location of the driveway on Hallandale Beach Boulevard has received preliminary approval by Broward County Engineering Department and the Florida Department of Transportation (FDOT).

The main entrance to the development is proposed via a right turn in/right turn out on West Hallandale Beach Boulevard. A secondary two-way access drive is also proposed on SW 1st Street.

5. Public Transportation

Public transportation is available on West Hallandale Beach Boulevard just west of the subject site. In addition, the applicant has agreed to dedicate a 7 feet x 20 feet bus shelter easement on the property as requested by staff.

6. Community Services

The required bulk waste receptacle will be located in a masonry dumpster enclosure in the southern area of the site accessible from West Hallandale Beach Boulevard and SW 1st Street. The proposed enclosure location is satisfactory for proper servicing by city sanitation trucks.

The applicant proposes to expand the existing 5 feet concrete sidewalk along Hallandale Beach Boulevard to 8 feet in width. The existing 5 feet concrete sidewalk on SW 1st Street will be replaced with a new concrete 5 feet sidewalk as required by Code.

7. Drainage

Paved areas are proposed to have underground catch basins for stormwater runoff. Storm water must be retained on site. Drainage calculations for both sites will be required at time of permit. The applicant will be required to comply with all DPEP regulations and City criteria to retain 5-year 1-hour storm water onsite. Drainage in the streets will be required where on-street parking will be constructed.

8. 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, 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 2,956 gallons of potable water per day (GPD). The City's current demand is about 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 \$10,947 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 985 GPD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$17,822 in sewer impact fees.

Water and wastewater 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.

Transportation System- A Traffic Study providing an analysis of the impact of the development as it relates to current and projected roadway usage and design capacities was conducted as required by the City's Comprehensive Plan Transportation Element for projects generating 100 daily trips or more. The anticipated trip generation for this development is 496 new daily trips per weekdays. The development will generate 3 AM Peak Hour Trips and 41 PM Peak Hour Trips. W. Hallandale Beach Boulevard is currently operating at a LOS "E" and is to remain at that LOS when the project is built. The City's Traffic Consultant for this project, Michael Miller Planning Associates (MMPA), reviewed the Traffic Study and determined the projected traffic is not anticipated to significantly impact the current roadway operations or worsen the LOS.

The property fronts on West Hallandale Beach Boulevard, a six-lane divided arterial roadway. The existing right-of-way on West Hallandale Beach Boulevard is 100 feet. According to the Broward County Trafficways Plan, the required right-of-way width for this road is 120 feet. Therefore, the applicant will be required to provide a 10 feet roadway easement along West Hallandale Beach Boulevard. The applicant has agreed to provide the required roadway dedication.

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 \$56,422.

9. 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) to obtain a green building certification from a recognized environmental rating agency accepted by the City. The Project is less than 50,000 square feet; therefore, Green Building certification is not required.

10. Financial Impact

The project's anticipated market value at build-out is \$5.8 Million. It is expected the proposed development will generate approximately \$39,064 in real estate taxes in the next year after completed. Approximately \$37,111 of the revenue would go to the City's CRA. The estimated building permit fee is approximately \$70,000 based on the applicant's estimated construction cost of \$3.6 Million.

11. Redevelopment Area Modification (RAM) Waiver Criteria

The property is located within the Redevelopment Overlay District; thus, the provisions of Section 32-135 apply to the property which allows the City Commission to modify zoning and land development standards through the Redevelopment Area Modification (RAM) process in lieu of a variance.

Pursuant to Section 32-135 (a), the City Commission may grant redevelopment area modifications for specified development standards relating to any proposed project if it is determined that all the following criteria is met:

- 1) The code standards are determined to significantly inhibit neighborhood or structural improvement efforts.

Consistent. The applicant proposes to construct a 12,096 square feet commercial center with ten (10)-tenant bays. The proposal does not meet the Code requirements as to the minimum amount of loading spaces required for 12,096 square feet building. the Code requires 2 loading spaces 12 feet x 50 feet in length. There are site constraints to accommodate 2 loading spaces and the applicant provides one loading space of the proper size. Due to the nature of the proposed center, deliveries by large semi-trucks are not anticipated. Strict adherence to all applicable zoning standards would inhibit the development of the proposed commercial center, a neighborhood improvement effort.

- 2) The modifications adequately provide for service areas and other development features for the project;

Consistent. The proposal provides adequate access to service areas of the project. The proposal provides adequate pedestrian access along Hallandale Beach Boulevard and throughout the building store frontages. The building's dumpster enclosure is located in the parking lot with proper access to service vehicles.

- 3) The modifications adequately provide for service and emergency vehicle access.

Consistent. Appropriate reviewing departments have confirmed the proposal provides adequate access for accessibility for sanitation, fire and other service and emergency vehicles.

- 4) The modifications adequately provide for visibility of access.

Consistent. The project has been designed with adequate visibility for access to and from the project. and provides access per ADA requirements.

STAFF RECOMMENDATIONS

Redevelopment Area Modification- Application #RD-18-2100

The subject property is located within a commercial zoned district. The use is consistent with the zoned district and the City's Comprehensive Plan.

The applicant has made an effort in complying with the site development standards and the Design Guidelines for properties zoned RDO.

The proposed center is comprised of small retail/ office space (10 bays). Due to the nature of the proposed center, deliveries by large semi-trucks are not anticipated and one loading space of the required size is provided. Therefore, staff has no objections to the waiver of the one additional loading space required by Code. The applicant provides the required 6-foot masonry wall on the south to buffer the residential uses across SW 1st Street.

Although a RAM is requested, the applicant's proposal will result in significant improvements to the property which will enhance the Hallandale Beach Boulevard Corridor. In staff's opinion, the proposed development will have a positive effect on the area and encourage redevelopment/reinvestment. As a result, staff has no objections to the approval of the requested redevelopment area modification.

Major Development – Application #DB-18-2099

As outlined in this memo, Staff has conducted a comprehensive analysis of the Project and has

determined the applicant's proposal meets the general requirements for Major Development Plan approval relative to concurrency.

In furtherance of the Comprehensive Land Use Plan Goals, Objective and Policies, Zoning 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 the Major Development Application subject to the following conditions of approval:

1. Payment of approximately \$ 10,947 water impact fee.
2. Payment of approximately \$ 17,822 sewer impact fee.
3. Payment of approximately \$ 56,422 transportation mitigation cost.
4. Provide a ten (10) feet roadway easement dedication along Hallandale Beach Boulevard as required by the Broward County Trafficways Plan.
5. Provide 7 feet by 20 feet bus shelter easement on Hallandale Beach Boulevard.
6. Payment to the City's Tree Preservation Fund to mitigate removal of specimen trees per Section 29-4 (l) of the Code.

PROPOSED ACTION:

Staff recommends the Planning and Zoning Board provide a favorable recommendation to the City Commission for the following:

Application #DB-18-2099, Major Development Plan Review in order to construct a 12,096 square feet commercial center.

ATTACHMENT(S):

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