

City of Hallandale Beach

Planning and Zoning Board Agenda Cover Memo

Applicant :	City of Hallandale Beach	Meeting Date:	April 24, 2019	
Project Name:	Golden Isles Park and Tennis Complex	Property Address:	500 Egret Drive/424 Layne Blvd.	
Application #s:	V-18-01307	Application Type:	Variance	
Planning District:	SE Quadrant	Quasi Judicial: <i>(Enter X in box)</i>	YES	NO
			X	
Parcel Size:	6.8 acres	Public Hearing: <i>(Enter X in box)</i>	YES	NO
			X	
Applicable Zoning :	Recreation and Open Space(OS) and Community Facilities (C-F) Districts			
Existing Use:	Park and Tennis Complex			
Proposed Use:	Redevelopment of existing park and tennis complex			
Comprehensive Plan Future Land Use Designation:	Community Facilities- Public Parks/Utilities			
Surrounding Zoning:		Surrounding Land Use:		
North: Residential Multi-Family High Density-2 (RM-HD-2) District South: RM-18, Residential multi-Family District. East: RM-18, Residential multi-family and RS-5, Residential Single Family District across Layne Blvd. West: CR-A, Commercial Recreation District across canal		North: Residential, multi-family (Casa Paradiso), St. Mathew's Church and Publix Shopping Center South: Residential multi-family (Rancho Apt. Condo and Vacant Lot) East: Residential multi-family and single family homes across Layne Blvd. West: C-14 Canal and Gulfstream Park		
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:	Vanessa Leroy, Acting Development Services Director	Prepared By:	Christy Dominguez, Principal Planner	

Request:

Background

The City of Hallandale Beach has filed, along with an application for Minor Development Plan, Application # DR-V-18-01307, in order to redevelop the existing Golden Isles Park and Tennis Complex with new tennis courts, a 3,500 square foot tennis center building, restrooms, doggie park and other improvements similar to the existing facilities on the property. The property is located at 500 Egret Drive/424 Layne Boulevard.

The application to be considered is as follows:

1. Application# V-18-01307, requesting a Variance from Section 32-384 (c) relative to the minimum number of trees required of one tree for each 1,500 square feet of project site area in order to accommodate the proposed park and tennis facility improvements.

The City also filed Application # DR-18-01306, for Minor Development Review approval, however, this application does not require Commission approval but can only proceed if the variance requested is granted.

Why Action is Necessary

Pursuant to Section 32-782 of the City's Zoning and Land Development Code, City Commission approval is required for any development 4,000 square feet or greater. The building proposed for the Complex is less than 4,000 square feet, thus, considered a Minor Development Review which is an administrative process and are approved by staff. Thus, City Commission action is not required. However, the proposal does not meet all site development standards of the Code. Therefore, the City/applicant has filed application # V-18-01307 requesting certain variance.

Pursuant to Section 2-231(f)(3) and Section 32-965(a) of the City's Code of Ordinances, the Planning and Zoning Board has the authority to approve non-administrative variances pertaining to minor developments, therefore, Planning and Zoning Board approval is required for the request to be granted.

Analysis

Development Details

1. An existing neighborhood park and tennis complex with a total of 6.83 acres.
2. The tennis center consists of 10 tennis courts, 2 bocce courts and a 3,250 square feet building.

Golden Isles Park area presently contains a playground, basketball court, walking trail, a dog park and pavilion. The improvements at the existing park and tennis complex are to be demolished and redeveloped.

3. The new tennis center area will be redeveloped with 10 new tennis courts, two (2) bocce courts, a 3,500 square-foot building housing a proshop, concession area, locker rooms, multipurpose room and office, and a parking lot with 43 spaces.

The redeveloped park site will include a playground area, fitness area, doggie parks for small and large dogs, restrooms and a pavilion. An off-street parking lot with 26 parking spaces is also proposed to replace the existing back-out parking at the park.

4. The proposed park will have a total of 69 parking spaces.
5. A total of 155 trees are proposed consisting of various species, such as, Live Oaks, Pigeon Plums, Dahoon Holly, Gumbo Limbos, Royal Palms, and Medjool Date Palms. *(198 trees are required – a deficiency of 43 trees)*. All trees for credit meet or exceed the required minimum of 15 feet in height.

Comprehensive Plan Considerations

The property is designated Community Facilities/ Public Parks and Utilities on the City's Future Land Use Map, consistent with the existing and proposed use.

Applicable Codes and Ordinances

1. The property is zoned OS, Recreation and Open Space and CF, Community Facility Districts. Parks, recreation and similar uses are permitted in OS and CF Districts pursuant to Section 32-155(b) and Section 32-156 (b) of the City's Zoning and Land Development Code.
2. The City proposes to build a new park and tennis center to replace the existing facilities at Golden Isles Park and Tennis Complex.
3. There are no specific setback requirements for properties in OS District. There are no principal buildings proposed in the park area. A proposed pavilion is located 16'-5" from the south property line; the restroom facility will be 68 feet from the south property line and 20 feet from the right-of-way of Poinsettia Drive. The tennis center building will be setback 65 feet from the east (front) property line and 38'-7" from the west (rear) property line.
4. Section 32-384 (c) requires 1 tree for each 1,500 square feet of lot area. Based on the 6.83 acre parcel, 198 trees are required. The project includes installation of 144 new trees and relocation/preservation of 11 trees for credit for a total of 155 tree credits, which results in 43 trees (22%) less than required by Code, therefore, a variance is necessary.

Variance Criteria

Pursuant to Section 32-965, Pursuant to Section 32-965, a variance to the terms of the code that will not be contrary to the public interest where, due to special conditions, a literal enforcement of the provisions of the code will result in unnecessary and undue hardship may be granted by the City Commission in compliance with the requirements of this code.

Accordingly, the following standards shall be observed in making any decisions or recommendations on variances:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or buildings in the same zoning district.

Compliance. The proposed project is the redevelopment of a City park zoned Open Space (OS) and Community Facility (CF) districts which is only applicable to other OS and CF district properties. The project has been designed to meet all applicable codes with the exception of the number of trees required for the size property.

Special conditions exists that are peculiar to development of this park, and are not generally applicable to other lands, structures or buildings in the same zoning district. The property is a large (6.8-acre) public park. The emphasis of this park is to provide a combination of passive and active uses including tennis, basketball and bocce courts, which makes it unfeasible to accommodate the number of trees required based on the Code ratio.

2. The special conditions and circumstances do not result from the actions of the applicant.

Compliance. The special conditions and circumstances existing on the property do not result from the actions of the applicant. The requested variance is necessary to more efficiently accommodate the various facilities and activities proposed for the park and tennis center.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district.

Compliance. Granting the request would not confer a special privilege to the property that would be denied to other similar properties in the same zoning district. The property is zoned Open Space District which purpose recognizes that broad general regulations for parks may not be satisfactorily satisfied to ensure efficient functioning and effective public service.

4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.

Compliance. Literal interpretation of the Code would deprive the applicant and the public of rights commonly enjoyed at other properties in the same zoning district. Other OS zoned properties are also provided flexibility to assure efficient functioning and effective service to meet the public's need.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Compliance. The requested variance is the minimum variance that would make possible the reasonable use of the land. The requested variances will provide for more effective use of the park by the public.

6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.

Compliance. The purpose and intent of OS District is to provide for recreational activities of an active and passive nature for the general public. The proposed development has been designed to provide a variety of uses for public use. Granting the requested variance will allow for more efficient use of the Golden Isles Park and Tennis Complex and will be in harmony with the intent and purpose of the Code.

7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Compliance. The proposed variance would not be injurious to the area involved or otherwise detrimental to the public welfare.

Related Actions – Application # DR-18-01306- Minor Development Review

There are no existing buildings in the park area. The existing building at the tennis center to be demolished is 3,250 square feet in area to be replaced with a new structure with 3,500 square feet.. Buildings less than 4,000 square feet are considered a Minor Development which are approved administratively and do not require City Commission action. However, it is still subject to review for compliance with Section 32-782, Development Review procedures. The proposed development was reviewed for compliance with the criteria set forth in Section 32-787, including, natural environment, open space, circulation and parking, access control, public transportation and community services.

Staff also conducted a concurrency evaluation of the project relative to water, sewer, solid waste and traffic and concluded that concurrency requirements were met. A traffic generation analysis was requested which showed the proposed redevelopment would not increase traffic nor impact surrounding local streets. A Parking Needs Analysis was also requested and performed for the project using the Institute of Transportation Engineer's (ITE) data for the peak hours on a typical Saturday. The results showed that the proposed redevelopment would require a maximum of 44 parking spaces. The existing parking for the facility is 60 spaces, including 15 back out parking spaces on egret Drive. The new design of the facility provides for a total of 69 parking spaces designed according to Code as off-street parking.

The Minor Development Review application is ready to be approved administratively upon approval of the subject variance application.

Staff Recommendations:

Golden Isles Park and Tennis Complex is located in the southeast quadrant of the City and has been identified in the City's Citywide Parks Master Plan as facilities in need of redevelopment to serve the City's residents. The proposed use is consistent with the zoning of the property, the City's Comprehensive Plan and Citywide Parks Master Plan.

The proposed redevelopment will provide a new center and multiple outdoor activities, such as playground, tennis, basketball and bocce courts, fitness area, a pavilion and, doggie park.

In staff's opinion, the requested variance is unique to the redesign and proposed use of the site. Also, as stated previously, the Code's Open Space zoning regulations recognize that applying broad general regulations to parks does not ensure efficient functioning and effective public service. Therefore, the variance from the number of trees required is necessary to more efficiently accommodate the various activities proposed for this park and meet the public's need. In staff's opinion, however, there may be opportunities along the east property line of the tennis center site in which additional trees may be accommodated and the deficiency of 43 trees further reduced.

Therefore, Staff recommends the Planning and Zoning Board **approve** the application subject to the following condition of approval:

1. The applicant shall incorporate additional trees along the east boundary line of the tennis center site if feasible, as determined by the project's landscape architect and accepted by the City.

Attachment(s):

Exhibit 1- Location Map

Exhibit 2- Aerial Map

Exhibit 3- Site Plans and Renderings

Exhibit 4- Applicant's Letters and Backup