

## City of Hallandale Beach City Commission Agenda Cover Memo

<b>Meeting Date:</b>	August 7, 2019		<b>Item Type:</b> <i>(Enter X in box)</i>	<b>Resolution</b>	<b>Ordinance</b>	<b>Other</b>
				X		
<b>Fiscal Impact:</b> <i>(Enter X in box)</i>	Yes	No	<b>Ordinance Reading:</b> <i>(Enter X in box)</i>	<b>1<sup>st</sup> Reading</b>		<b>2<sup>nd</sup> Reading</b>
		X				
				<b>Public Hearing:</b> <i>(Enter X in box)</i>	Yes	No
			X			
<b>Funding Source:</b>	N/A		<b>Advertising Requirement:</b> <i>(Enter X in box)</i>	Yes	No	
				X		
<b>Account Balance:</b>	N/A		<b>Quasi-Judicial:</b> <i>(Enter X in box)</i>	Yes	No	
					X	
<b>Project Number:</b>	<b>Plat Note Amendment</b> #P-19-01813 <b>Hallandale Beach</b> <b>Preserve Plat</b>		<b>RFP/RFQ/Bid Number:</b>	N/A		
<b>Contract/P.O. Required:</b> <i>(Enter X in box)</i>	Yes	No	<b>Strategic Plan Priority Area:</b> <i>(Enter X in box)</i>  Safety <input type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal <input checked="" type="checkbox"/>			
		X				
<b>Sponsor Name:</b>	Greg Chavarria, City Manager		<b>Department:</b> <b>Development Services</b>	Vanessa Leroy, Acting Development Services Director		

**Short Title:**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, ACCEPTING THE APPLICATION FOR NEW FINDINGS OF ADEQUACY FOR THE HALLANDALE BEACH PRESERVE PHASE 1 PLAT WITHIN THE CITY OF HALLANDALE BEACH LOCATED AT 777 SW 7<sup>TH</sup> AVENUE; PROVIDING TRANSMITTAL TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH CHAPTER 5, ARTICLE IX OF THE BROWARD COUNTY CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE.**

**Request:**

### Summary

The applicant, HB Holding Group, LLC, is requesting City Commission approval to renew the Findings of Adequacy for the "Hallandale Beach Preserve Phase 1 Plat", as required by Broward County.

The owner at the time, Shanco Construction, had planned to develop the property as a 3-unit residential development. The project was never built and the property is still a vacant lot. The new owner/Applicant, HB Holdings Group, LLC, wishes to construct the project.

Pursuant to Broward County, Findings of Adequacy (FOA) are valid for a period of five years. The FOA for the subject plat has since expired and needs to be renewed in order for the Applicant to construct the project.

### **Background**

On August 15, 2006, the City Commission, approved Application # 10-16-P by Shanco Construction to plat the vacant property located at 777 SW 7<sup>th</sup> Avenue as the "Hallandale Beach Preserve Phase 1 Plat".

### **Current Situation**

Broward County requires plats be adopted with a note that the Findings of Adequacy (FOA) requirements set forth by Broward County Land Development Code shall expire within 5 years from the date of County approval. The FOA of an approved plat expires five (5) years from the date of approval of the plat if either of the following has occurred:

1. No building permit for a principal building and first inspection approval has been issued; or,
2. The construction of water lines, sewer lines, drainage and internal roads have not been substantially completed.

The Project was never built nor infrastructure improvements made. The Plat was approved by Broward County on October 24, 2006. The FOA was set to expire on October 24, 2011 and was extended by the County for a 2-year period until October 24, 2013, thus, it is expired. Pursuant to the County, if the FOA expires, a building permit cannot be issued until the Broward County Commission makes subsequent findings that the application meets the County's requirements. Therefore, the Applicant must file a new application with the County for a new FOA in order to construct the project.

Upon approval of the attached Resolution by the City Commission, the Applicant may submit an application to the County for Broward County Commission approval.

The Plat note restricts the use of the property to 3 units. The Applicant intends on constructing three (3) townhouse units. The proposed use is permitted based on the present zoning district subject to compliance with applicable development standards. Information specific to the development will be addressed pursuant to Article VII, Minor Development Review process for administrative approval, when such application is filed and site and building plans become available.

### **Why Action is Necessary**

Pursuant to the Broward County Land Use Plan, a formal action from the affected municipality is required to renew the Finding of Adequacy of a plat before processing the application by the County. Pursuant to City of Hallandale Beach Code of Ordinances, a Resolution is an expression of the Commission on matters of official concern, opinion or administration.

### **Fiscal Impact**

There is no fiscal impact.

### **Staff Recommendations**

Approval of the attached Resolution by the City Commission will provide authorization for the Applicant to file with the County to renew the Findings of Adequacy and expiration date for the Hallandale Beach Preserve Phase 1 Plat and obtain Broward County Commission approval.

<b>Proposed Action:</b>
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Staff recommends the City Commission approve the attached Resolution accepting the request by HB Holdings Group, LLC, for new Findings of Adequacy for the Hallandale Beach Preserve Phase 1 Plat, as required by Broward County.

<b>Attachment(s):</b>
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Exhibit 1 - Resolution  
Exhibit 2- Location Map  
Exhibit 3 - Aerial Map  
Exhibit 4 - Applicant's letter  
Exhibit 5– The "Hallandale Beach Preserve Phase 1" Plat and Property Survey