



City of Hallandale Beach

Planning and Zoning Board Agenda Cover Memo

Applicant:	Samuel Swerdlow	Meeting Date:	August 28, 2019	
Project Name:	Margo	Property Address:	401 Pembroke Road	
Applications#:	#DR-19-00669	Application Type:	Minor Development Review/ Request for Density Increase Over Base Density	
Planning District:	Northwest	Quasi-Judicial: <i>(Enter X in box)</i>	YES X	NO
Parcel Size:	0.262 acre	Public Hearing: <i>(Enter X in box)</i>	YES X	NO
Existing Zoning:	West Regional Activity Center (RAC) District/Pembroke Road Subdistrict			
Existing Use:	Vacant lot			
Proposed Use:	Six (6) multi-family units with 1,750 square feet commercial			
Comprehensive Plan Future Land Use Designation:	Regional Activity Center			
Surrounding Zoning:		Surrounding Land Use:		
North: Commercial/City of Hollywood South: RD-12, Residential Two- Family District East: West RAC/ Pembroke Rd Subdistrict West: West RAC/Pembroke Rd Subdistrict		North: Commercial/City of Hollywood South: Two single- family homes East: Commercial West: Commercial		
Staff Recommendation:		Strategic Plan Priority Area:		
<input checked="" type="checkbox"/> Approve <input 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, Director, Development Services	Prepared By:	Christy Dominguez, Principal Planner	

Request:

Summary

The applicant, Samuel Swerdlow, has filed, along with an application for Minor Development Review, a request for allocation of Regional Activity Center (RAC) units above the base residential density permitted for properties zoned West RAC/ Pembroke Road Subdistrict.

Mr. Swerdlow proposes to build Margo, a three-story mixed-use project consisting of 1,750 square feet of commercial space and 6 residential multifamily units. The project site is a vacant lot located at 401 Pembroke Road.

Background

Section 32-160.b identifies the uses permitted in the West RAC/Pembroke Road Subdistrict and lists commercial and residential mixed uses as permitted uses. Table 32-160.d specifies requirements for development in the Pembroke Road Subdistrict. According to the regulations, residential density in the Pembroke Road Subdistrict is permitted using two methods: The base density, up to 18 dwelling units per acre, is permitted by right and can be approved administratively. The maximum density permitted is 25 dwelling units per acre. Densities between the base and the maximum allowed is subject to approval by the City Commission.

The applicant proposes to build 6 residential units which generate a density of 23 dwelling units per acre, therefore, the application cannot be approved administratively and requires City Commission approval of the proposed density.

Why Action is Necessary

The development is less than 10 residential units and less than 4,000 square feet of commercial, thus, considered a Minor Development Review which is an administrative process and are approved by staff. However, Section 32-205(a) requires Planning and Zoning Board hearing prior to City Commission action on development applications requesting a density level between the base and the maximum density allowed in the RAC. Therefore, Planning and Zoning Board action is required.

Analysis

According to Section 32-205(a), development which meet all code criteria and does not exceed the base density specified by Code may be approved administratively. The subject property is 0.262 acre in size. The base density permitted for the Pembroke Road Subdistrict is 18 dwelling units per acre (DU/acre), thus, based on the size of the parcel, 4 residential units would be permitted by right.

Per the Section, densities above the base can only be approved by the City Commission. The proposed 6 units generate a density of 23 DU/Acre. Therefore, City Commission approval is required in order for the applicant to build 2 units above the base units allowed. As a result, the applicant is requesting approval to build 6 units instead of 4 units.

Development Details:

The DRC reviewed the project, provided comments and recommended certain revisions which have been incorporated into the proposed plans. The Minor Development Review application has been determined to meet all requirements of the code pending approval of the request to allow density level between the base density and the maximum density specified in Table 32-160.d.

Below is a summary of the applicant's site plan:

1. A 3-story mixed use building with 1,750 square feet of commercial on the first floor and 3 residential units on the second and third floors for a total of 6 residential units.
2. The parcel is 0.262 acre in size after required right-of-way dedication for Pembroke Road.
3. The proposed 6 units generate a density of 23 DU/Acre (the maximum number of units/density that may be approved administratively is 4 units/18 DU/Acre. The maximum number of units/density that may be approved by the City Commission is 6 units/25 DU/Acre).
4. The residential component consists of 4 one-bedroom units and 2 efficiency units. The one-bedroom units will have 990 square feet in floor area (700 square feet is the minimum required); the efficiency units will have 759 square feet in floor area (500 square feet is the minimum required).
5. The building is setback 15 feet from the front property line. (15 feet front yard setback is required). Ten feet corner side setback is provided (10 feet is required); 62 feet rear yard setback is provided (10 feet is required)
6. A surface parking lot with 15 parking spaces (15 parking spaces are required) in addition, 2 on-street parking spaces are proposed in the right-of way of NW 4th Avenue.
7. Seventeen (17%) of the property will be landscaped. (15% is required).
8. A 2 feet right-of-way dedication along Pembroke Road is provided. (2 feet dedication is required pursuant to the Broward County Trafficways Plan).
9. A 13--feet-wide sidewalk/pedestrian walkway is proposed along Pembroke Road and a five feet sidewalk along NW 4th Avenue (5 feet sidewalks are required).
10. A six-foot high masonry wall is proposed along the rear property line separating the Project from the adjacent residential uses to the south. (The 6-foot wall is required).
11. Eighteen (18) on-site and 2 street trees for credit are provided. (8 on-site trees and 2 street trees are required).

Comprehensive Plan Considerations

The property is designated Regional Activity Center on the City's Future Land Use Map. The residential use proposed by the applicant is permitted under the land use category. Presently, there are 290 residential RAC Units available in the Regional Activity Center for allocation to new projects. The density permitted by right for this project would reduce the number of RAC Units to 286. Approval of the 2 additional units which are permitted subject to approval by the City Commission will reduce the available number of RAC Units to 284.

Minor Development Review

The proposed building consists of 1,750 square feet in commercial square footage and 6 residential units. Commercial space less than 4,000 square feet and/or less than 10 residential units 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, energy conservation, open space, schools, circulation and parking, access control, traffic, public transportation and community services. Staff also conducted a concurrency evaluation of the project relative to water, sewer, solid waste. Staff determined that concurrency requirements were met. Staff has further determined that all applicable zoning code requirements including building setbacks and height, parking, landscaping and other applicable zoning Code requirements have also been met.

No action is required by the Planning and Zoning Board for this application. The Minor Development application is ready to be administratively approved upon approval by the City Commission to allow the additional density/units for the Project.

Financial Impact

The Project's anticipated market value at build-out is approximately \$1.4 Million. It is expected the proposed development will generate approximately \$ 9,430 in real estate taxes in the next year after completed. Approximately \$8,960 of the revenue would go to the City's CRA. The estimated building permit fee is approximately \$ 28,000 based on the applicant's estimated construction cost of \$1,092,000.

Staff Recommendations:

The subject property is located within the City's West RAC which has been identified as a focus for redevelopment into a vibrant area. The property is also located within the City's Community Redevelopment Area (CRA). The overall intent of the West RAC Zoning District is to encourage development that offer a balanced mix of uses, provide for the diverse needs of residents of the City and allow for development flexibility. In staff's opinion, the applicant's proposal is consistent with the zoning of the property, the City's Comprehensive Plan and the overall vision of the RAC land use area.

Therefore, Staff recommends the Planning and Zoning Board recommend the City Commission:

Approve construction of the Margo Project at a density level between the base density and the maximum density allowable in the West RAC/Pembroke Road Subdistrict in order to construct 6 residential units for the Project, as proposed.

Attachment(s):

- Exhibit 1- Location Map
- Exhibit 2- Aerial Map
- Exhibit 3- Applicant's Letter
- Exhibit 4- Building Rendering and Development Plans