



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:		1 st Reading	2 nd Reading
9/16/2020	<input type="checkbox"/> Resolution	Ordinance Reading	3/18/2020	9/16/2020
File No.:	<input checked="" type="checkbox"/> Ordinance	Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
#20-025	<input type="checkbox"/> Other	Advertising Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Quasi-Judicial:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:	
N/A	N/A	N/A	PA-10-1882 Atlantic Village Phase 3	
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Vanessa Leroy, Director	Development Services	
Strategic Plan Focus Areas:				
<input type="checkbox"/> Financial	<input type="checkbox"/> Organizational Capacity	<input type="checkbox"/> Infrastructure	<input checked="" type="checkbox"/> Development, Redevelopment and Economic Development	
Implementation Timeline				
Estimated Start Date: N/A Estimated End Date: N/A - Effective on Adoption				

SHORT TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, REZONING A PORTION OF THE PROPERTY LOCATED AT 601 NORTH FEDERAL HIGHWAY LEGALLY DESCRIBED AS LOTS 13 THROUGH 18, HOLLYWOOD PINES ESTATES SUBDIVISION FROM CENTRAL RAC/NEIGHBORHOOD SUBDISTRICT TO CENTRAL RAC/TRANSIT CORE SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The applicant, Atlantic Village 3, LLC, is requesting Rezoning/Zoning Map Text Amendment of a portion of the property known as 601 North Federal Highway, in order to build Phase 3 of the Atlantic Village development.

Background:

The applicant proposes the rezoning in order to construct “Atlantic Village 3”, a development consisting of a commercial building which changes in height from one-story to 6 stories with a total of 120,301 square feet for retail and office uses and 4- level parking garage. The property is located at 601 North Federal Highway.

The application is as follows:

1. Application #PA-19-1882, for rezoning/zoning map amendment to change the designation of a portion of the property located at 601 North Federal Highway from Central RAC (Regional Activity Center)/ Neighborhood Subdistrict to Central RAC Transit Core Subdistrict.

In addition to the required public hearings on the rezoning, due to the size of the project, the applicant was required to hold a community meeting to present the project to the public. The meeting was held on December 11, 2019. Notices of the meeting were mailed to all property owners within a half-mile radius, as required by Code.

On December 12, 2018, the City Commission approved Second Reading of a resolution designating the entire property, 601 North Federal Highway, as a Brownfield area. The resolution was the result of an application by the owner/applicant to enable redevelopment of the property, a former automotive dealership and auto repair shop with petroleum contamination.

On January 29, 2020, the Planning and Zoning Board/Local Planning Agency (PZB/LPA) heard the rezoning to Central RAC/Transit Core. The Board recommended approval of the application by a vote of 5 to 0. Please refer to the Planning and Zoning Board Cover Memo dated January 29, 2020 (Exhibit 7) and Draft Minutes of the Hearing (Exhibit 8).

On March 18, 2020, the City Commission approved First Reading of the subject rezoning ordinance by a vote of 5 to 0.

Related Actions

The applicant has also filed application # DB-19-1881 for Major Development Plan approval to build the proposed commercial retail/office use center. The Project is designed in accordance with the applicable zoning codes of the RAC Corridor and the proposed RAC Transit Core subdistricts, therefore, according to Section 32-205(a), no public hearing before the City Commission is required for the Major Development application of the project. Upon approval of the rezoning application by the City Commission, the project can be administratively approved when all reviews are finalized, and the application is found consistent with all applicable codes.

Analysis

Project Location

The proposed rezoning is a portion of the vacant block located at 601 North Federal Highway, formerly the Kelly Chevrolet dealership, since demolished. The west 166.3 feet of the block is zoned Central RAC/Neighborhood (West Parcel). The remainder of the block- the east 395.23 feet (East Parcel), is zoned Central RAC Corridor. Please refer to the Location Map depicted in Figure 1 to the right.



Figure 1-Location Map

The applicant's survey attached as Exhibit 4 depicts the following area to be rezoned:

1. A vacant parcel of land 225.43 feet in length along NE 4th Avenue by 145 feet in depth for a total of 0.74 acre, presently zoned Central RAC Neighborhood, legally described as Lots 13 through 18, Hollywood Pines Estates. See Survey of the area to be rezoned (also referred to as the West Parcel).
2. The total Project site, including the area to be rezoned is 2.26 acres after dedication of NE 7th Street.

Other Site Details:

NE 7th Street presently serves as a through street to the mobile home park to the west of the site, however, it is a roadway that was vacated in 1998 by Ordinance #1998-10. In order to provide for proper traffic circulation and accessibility to the Atlantic Village 3 Project, staff has required as a condition of approval of the Major Development application, and the owner has agreed, to dedicate NE 7th Street adjoining the Project as a public right-of-way. The surveys included in Exhibit 5 reflect the total project site after the right-of-way dedication of NE 7th Street.

Comprehensive Plan Considerations

The property is designated Regional Activity Center (RAC) on the City's Future Land Use Map. The commercial 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 as discussed below in the Planning and Zoning Cover Memo on this item (Exhibit 7).

Applicable Codes and Ordinances

- 1) The Project site is designated Regional Activity Center (RAC) on the City's and County's Future Land Use Maps. The subject portion of the property to be rezoned, approximately the western 1/4 of the block known as 601 North Federal Highway, is presently zoned RAC Neighborhood subdistrict which permits various types of residential uses up to 20

dwelling units per acre. The remainder of the property is zoned Central RAC Corridor, which permits commercial uses up to 15 stories in height.

2) The applicant proposes to build one story of commercial retail stores fronting on NE 4th Avenue to wrap 3 levels of parking above in the portion of the property zoned RAC Neighborhood with a total height of 34 feet. Since RAC Neighborhood does not permit commercial uses, rezoning to Transit Core is requested by the applicant which permits commercial uses up to 8 stories in height. Therefore, rezoning of this area to Transit Core is requested in order to allow the proposed commercial use and parking garage in this portion of the block and develop the Atlantic Village 3 Project as planned.

Rezoning/ Zoning Map Text Amendment from Central RAC Neighborhood to Central RAC Corridor Review Criteria

According to Section 32-205 (2) of the Zoning and Land Development Code, the boundaries of the Central RAC zoning district and the boundaries of the subdistricts may be expanded or contracted by the City Commission by amending the regulating plan in section 32-192. Changes to the boundaries are made as an amendment to the zoning and land development code instead of the rezoning process. An analysis of the application follows utilizing the rezoning/plan amendment criteria of Section 32-963 for purposes of considering the consistency of the proposed RAC regulating plan amendment with Comprehensive Plan policies and intent of the RAC:

- 1) The relationship of the proposed amendment to the purposes and objectives of the City's Comprehensive Land Use Plan, when adopted, with appropriate consideration as to whether or not the proposed changes will further the purpose of this and other codes, regulations, and actions designed to implement said plan.

Consistent. The applicant proposes to change the zoning designation of the western 166 feet of the proposed Atlantic Village 3 site from Central RAC/Neighborhood to Central RAC/Corridor Subdistrict.

The proposed rezoning/map amendment from Central RAC to West RAC as proposed is consistent with and furthers the Comprehensive Plan policies as detailed in the Rezoning/Code Text Amendment Criteria section of the Planning and Zoning Cover Memo on this item incorporated herein by reference.

- 2) The proposed change would or would not be contrary to the established land use pattern.
Consistent. The proposed change would not be contrary to established land use patterns. The area to be rezoned is surrounded by nonconforming multi-family mobile home park uses to the west and south and commercial uses The Big Easy Casino to the north. Also, further east, along North Federal Highway is developed with commercial uses.

- 3) The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.
Consistent. The proposed change would not create an isolated district. The area to be rezoned is within the same block as Central RAC Corridor Subdistrict, the most intense subdistrict in the RAC. The area is surrounded by a mixed of uses, including nonconforming mobile home parks, multi-family residential, and commercial uses. The

proposed Central RAC/Transit Core Subdistrict will provide a transitional zoning between the more intense RAC Corridor designation of the eastern portion of the property and the RAC Neighborhood designation west of NE 4th Avenue.

- 4) The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as school, utilities, and streets.
Consistent. The proposed change would not have an adverse impact on public facilities or change the density pattern. The proposed development within the area to be rezoned is not residential development but a commercial retail and office space. Further, in connection with the Major Development application, the applicant completed an impact analysis of streets, traffic and utilities that were reviewed by the City and found the development will not adversely impact public facilities.
- 5) Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
Consistent. The parcel to be rezoned is the western 1/4 of the project block, previously developed as an auto repair facility, with the eastern portion of the block zoned RAC Corridor Subdistrict. The proposed rezoning is not illogical in relation to existing zoning and conditions in the area and the project's geographical location. It is logical to allow Transit Core Subdistrict as a transitional zoning between RAC Corridor and RAC Neighborhood to the west of NE 4th Avenue.
- 6) Changed or changing conditions make the passage of the proposed amendment necessary.
Consistent. The existing zoning designation of the parcel has not provided for redevelopment of available land in the area. Specifically, this change will create a new land use pattern along NE 4th Avenue of neighborhood commercial uses and new redevelopment opportunities consistent with the Central RAC zoning of the area. Also, there is a need for change to encourage redevelopment. Further, although the proposed building in the area to be rezoned is a one-story commercial retail use with a 3-level parking garage, there is a need for larger scale development in the area near to where transit services are provided, such as North Federal Highway.
- 7) Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.
Consistent. The existing zoning of the western ¼ of the property would restrict the property from being developed in a manner that would allow for a transitional commercial building height of 34 feet as proposed, from the 15 story height permitted in the RAC Corridor portion of the property.
- 8) Whether or not the change is out of scale with the needs of the neighborhood.
Consistent. The proposed change is not out of scale with the needs of the neighborhood. Rather, the proposal will have a positive effect on the property and encourage urban infill redevelopment compatible with the neighborhood.

The proposed rezoning will allow for a mix of commercial uses, retail and office space and amenities, that will promote the public interest and enhance area residents' and the City's needs. Also, the subject property is located within the City's CRA and the proposed project will help revitalize the area.

Why Action is Necessary:

Pursuant to Section 32-963 of the Hallandale Beach Code of Ordinances, City Commission approval is required for rezoning/map amendment applications.

Rezoning is required to change the zoning designation of a portion of the Project property presently zoned Central RAC/Neighborhood to Central RAC/Transit Core in order to allow the proposed commercial use, therefore, Planning and Zoning Board and City Commission action is required.

Staff Recommendation

The proposed rezoning would change the west ¼ of the block located at 601 North Federal Highway from Central RAC Neighborhood Subdistrict to Central RAC/Transit Core Subdistrict.

Rezoning to Transit Core would allow for a transitional zoning between the RAC Corridor zoned portion of the property and the properties west of NE 4th Avenue zoned RAC Neighborhood. The proposed rezoning would also facilitate development of the proposed Atlantic Village 3 Project at a property that is prime for redevelopment. Therefore, Staff recommends approval of the rezoning/Map text amendment application requested by the applicant.

City Benefits

The anticipated market value at build-out of the Atlantic Village 3 Project as planned, is \$ 40 Million. It is expected the proposed development will generate approximately \$296,648 in real estate taxes in the next year after completed. Approximately \$281,816 of the revenue would go to the City's CRA. The estimated building permit fee is approximately \$390,000 based on the applicant's estimated construction cost of \$18 Million. Additionally, the proposed rezoning would enable further economic development opportunities for the area.

PROPOSED ACTION:

Staff recommends the City Commission approve Second and Final Reading of the Ordinance rezoning that portion of the block known as 601 North Federal Highway from Central RAC Neighborhood to Central RAC Transit Core.

ATTACHMENT(S):

Exhibit 1- Ordinance
Exhibit 2- Location Map
Exhibit 3- Aerial Map
Exhibit 4- Zoning Map
Exhibit 5- Survey of Parcel to be Rezoned
Exhibit 6- Building Renderings and Applicant's Backup
Exhibit 7- Planning and Zoning Board Cover Memo dated January 29, 2019
Exhibit 8- Planning and Zoning Board Minutes of January 29, 201