



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	Hallandale Beach Community Redevelopment Area (CRA)	Meeting Date:	September 23, 2020	
Project Name:	FADD Parking Lot	Property Address:	203 NE 3 rd Street	
Application#:	#CU-20-00557	Application Type:	Conditional Use Permit	
Planning District:	Northeast	Quasi-Judicial: (Enter X in box)	YES X	NO
Parcel Size:	.505 acre	Public Hearing: (Enter X in box)	YES X	NO
Existing Zoning:	Central Regional Activity Center (RAC) District/Fashion/Art/Design (FADD) Subdistrict			
Existing Use:	Vacant Lot			
Proposed Use:	Interim Public Parking Lot for the FADD Subdistrict area			
Comprehensive Plan Future Land Use Designation:	Regional Activity Center			
Surrounding Zoning:		Surrounding Existing Land Use:		
North: Central RAC; FADD sub-district South: RAC Neighborhood & Transit Core East: RAC Neighborhood & Transit Core West: FADD sub-district		North: Single Family Residential South: Multi-Family and Single Family Residential East: Commercial and Multi-Family Residential West: Commercial		
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, Director, Development Services	Prepared By:	Christy Dominguez, Principal Planner	

Request:		

Summary

The applicant, the Hallandale Beach Redevelopment Agency (HBCRA), has filed Application #CU-20-00557 for a Conditional Use Permit as provided by Section 32-199 (d) (2) b) of the Hallandale Beach Code of Ordinances in order to construct an interim parking facility in the Central RAC/ FADD Subdistrict at the property located at 203 NE 3rd Street.

Background

The Hallandale Beach Community Redevelopment Agency (HBCRA) proposes to construct an interim parking facility in the Central RAC/FADD Subdistrict at the property located at 203 NE 3rd Street. The Fashion/Art/Design subdistrict is intended to be a unique, lively arts and commerce area accommodating a wide range of uses including residential, retail, art, culture, design, and some light industrial uses.

The Hallandale Beach CRA has been working diligently to improve the FADD area by seeking business owners willing to invest in the area and providing financial assistance to eligible owners within the district. In addition to redesigning the street some years ago to allow for public on-street parking, the HBCRA acquired the subject property to improve it for public parking for area businesses. A temporary surface parking lot is presently proposed to continue its commitment to increasing available public parking for the FADD. A parking garage is planned to be built on the site as the need for additional parking increases. According to the applicant (HBCRA), it is anticipated that the need for a multi-story parking garage from an interim parking lot would occur within the next 5 years.

Section 32-199 (d) (2)(b) of the Hallandale Beach Code of Ordinances permits interim parking lots by a Conditional Use Permit on parcels no greater than 25,000 square feet in area may be approved for interim parking lots serving general business and residential areas for specific timeframes. Interim parking lots must be maintained with a dust-free surface and shall have perimeter landscaping comprised of a continuous maintained hedge three to four feet in height with one tree every 30 feet installed along streets and residential properties, with final details to be incorporated as conditions of approval. The approval may specify an annual review process that could result in revocation if these requirements and any other conditions of approval are not maintained.

Why Action Is Necessary:

Section 2-231(f)(3) and Section 32-965(a) of the City's Code of Ordinances requires consideration and recommendation by the Planning and Zoning Board prior to the City Commission approval on conditional use permit applications.

Analysis

Development Details:

The applicant's site plan depicts the following:

1. Two parcels of 10,800 and 11,220 square feet are combined for a proposed 22,020 square foot parking lot; anticipated to be a temporary parking lot for 5 years.
2. The FADD subdistrict lies to the West, and to the East is the nearly completed ICEBOX commercial restaurant establishment.
3. A proposed parking lot design which provides a dust free permeable paving system with 42 parking spaces which include 2 ADA spaces.
4. A 23 feet wide, two-way driveway along NE 2nd Avenue located away from the intersection.
5. A total of 19 site trees (15 required) and 10 street trees (12 required) for credit are proposed consisting of Spanish Stopper, Simpson's Stopper, Wild Tamarind, Live Oak and Sabal Palmetto palm trees. All trees and palms indicated are native species.
6. 23.3% of landscaped area is proposed (5% of landscaped area is required). The landscape materials will provide a buffer between adjacent properties.
7. A landscaped small public plaza is proposed at the corner of NE 2nd Avenue and
 - a. NE 3rd Street incorporating 2 pedestrian benches and 2 bike racks.
8. An existing 5 feet wide sidewalk along NE 3rd Street and a proposed 5 feet sidewalk along 2nd Avenue. (8 feet sidewalks are required).

Comprehensive Plan Considerations

The property is designated Regional Activity Center on the City's Future Land Use Map. The commercial uses proposed by the applicant are permitted under the land use category.

Applicable Codes and Ordinances

1. Section 32-199 (d) (2) of the Zoning and Land Development Code allows parking lots in Central RAC/FADD Subdistrict by a Conditional Use permit.

The applicant proposes to install a parking lot on land totaling 22,020 square feet. The parking lot would serve as supplemental parking for the FADD Subdistrict. The parking lot would be accessed via a two-way driveway on NE 2nd Avenue.

2. Section 32-384(c) of the Zoning and Land Development Code requires one tree be

provided for each 1,500 square feet of project site area, at least 50 percent of which shall be native, drought-tolerant species.

Based upon the above provision, 15 trees are required. The plan depicts 6 Spanish Stoppers, 10 Simpson's Stoppers, 6 Wild Tamarinds, 5 Live Oaks trees, and 8 Sabal Palmetto Palms. Sabal Palmetto Palms for 1/3 credit each; therefore, 29 trees for credit are proposed, exceeding the Code requirement. In addition, 100 percent of the trees and palms are native, drought-tolerant species, thereby exceeding the requirement.

3. Section 32-199, Table 32-199(a) of the Zoning and Land Development Code requires that all permitted uses have a minimum of 5 percent landscaped area on-site. Section 32-384(e) requires a 10-foot landscape buffer for any vehicular use area abutting a public right-of-way.

The existing lot is vacant and unimproved. The proposed parking lot will provide 23.3% of landscaped area, well in excess of the required minimum. In addition, there will be landscape buffers along NE 3rd Street and NE 2nd Avenue, which satisfy the Code requirement.

4. Section 32-199, Table 32-201(h) requires pedestrian walkways along adjacent streets have be 8 feet in width.

Presently, there is an existing 5 feet sidewalk along NE 3rd Street and no pedestrian walkway on NE 2nd Avenue. There are existing FPL poles in the right -of -way of NE 2nd avenue that would need to be relocated in order to accommodate an 8 feet sidewalk. The applicant proposes to construct a 5 feet wide sidewalk for this project. The Applicant has requested that, as the Project is a temporary use, a 5 feet wide sidewalk along this street be accepted which provides a pedestrian and ADA complaint path along NE 2nd Avenue.

Conditional Use Criteria

ARTICLE VIII, Section 964. Conditional Uses: Applications for conditional uses shall be reviewed with consideration given to the following:

- (1) That the use is compatible with the existing natural environment and other properties within the neighborhood.

Consistent. The subject property is presently zoned FADD sud-district which permits interim parking lots by a conditional use permit. The area surrounding the parcel is currently zoned FADD sub-district, Transit Core and RAC Neighborhood. Parking lots are a conditional use in both zoning districts, FADD sub-district and Transit Core. It is not a permitted use for the RAC Neighborhood sub-district.

- (2) That the use will create no substantial detrimental effects on property values in the neighborhood.

Consistent. The surrounding area is comprised primarily of commercial uses to the

west in the FADD sub-district, commercial (Icebox) and multi-family residential uses to the east, and a mix of single, multi-family and commercial uses to the north and south. The subject property is currently vacant and unmaintained. The proposed use will not create substantial detrimental effects on any surrounding property values but rather an improvement to the area.

- (3) That there are adequate public facilities such as schools, roads, parks, and utilities within the service areas involved.

Consistent. Adequate public facilities exist within the subject service area.

- (4) That there will be adequate provisions for the traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

Consistent. The parking lot will be designed to provide for adequate vehicular traffic and pedestrian traffic movement internally and externally. The layout of the parking lot will permit vehicle entry and exit in one continuous forward motion. In addition, a paved two-way driveway will be added along NE 2nd Avenue, the sidewalks will be repaired and trees installed along the perimeter of the property to provide adequate conditions for pedestrians.

- (5) That there will be adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate drainage and pollution problems.

Consistent. The property is currently vacant; however, the proposed plans depicts a highly permeable stabilized parking surface. At the time of permitting, the City Engineer will determine if additional site drainage is necessary.

- (6) That there are adequate setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust, and other nuisances.

Consistent. The applicant proposes to install a dust free permeable paving system, and the perimeter will be densely landscaped with hedge materials and shade trees. The subject property will be used as the parking lot for the adjacent FADD sub-district.

- (7) That the land area is sufficient, appropriate and adequate for the use and for any reasonably anticipated expansion thereof.

Consistent. The site is located between commercial and residential properties. The parking lot is a low-intensity use making it an appropriate use to separate commercial uses from residential uses. The proposed parking lot will provide 42 public parking spaces for the FADD sub-district and will enhance the redevelopment efforts for the area.

- (8) Any other conditions as may be stipulated and made a requirement in granting any application for a conditional use, when it is considered necessary to further the intent and general welfare, including but not limited to:

- (a) Limitations on the hours of business operations.

- (b) Limitations on the number of occupants of any building at any one time.

N/A

Staff Recommendations:

The proposed interim parking lot will provide additional public parking to support existing and future businesses in the area, thereby supporting the redevelopment efforts by the HBCRA for the FADD area.

The subject application meets the present requirements of the City Code; therefore, staff recommends the Planning and Zoning Board recommend approval to the City Commission of Application #CU-20-00557 requesting a Conditional Use Permit in order to construct an interim parking lot at the property located at 203 NE 3rd Street, subject to the following conditions:

1. The Conditional Use Permit shall expire five (5) years from the date of approval by the City Commission at which time, a permanent parking garage shall be built on the property or the lot resurfaced with permanent hard surface materials as required by the Parking Code.
2. The sidewalk along NE 2nd Avenue shall be replaced or expanded to provide 8 feet pedestrian walkway at the time a permanent structure is built on the property.

Attachment(s):

Exhibit 1- Location Map
Exhibit 2 - Aerial Map
Exhibit 3 – Applicant’s Letter and Backup
Exhibit 4 - Development Plans