



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:		1 st Reading	2 nd Reading
2/17/2021	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Other	Resolution Reading	2/17/2021	N/A
File No.:		Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20-459		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	N/A	
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Vanessa Leroy	Development Services Dept	
Strategic Plan Focus Areas:				
<input type="checkbox"/> Finance & Budget		<input type="checkbox"/> Organizational Capacity	<input checked="" type="checkbox"/> Infrastructure/Projects	
Implementation Timeline:				
Estimated Start Date: 2/3/2021 Estimated End Date: 02/3/2021				

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATION #CU-20-00557 BY THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY (HBCRA), 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, AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY

Summary

The applicant, the Hallandale Beach Community 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 Regional Activity Center District (RAC)/Fashion/Art/Design (FADD) Subdistrict at the property located at 203 NE 3rd Street. Staff is presenting said application for City Commission approval.

Background

The Hallandale Beach Community Redevelopment Agency (HBCRA) proposes to construct an interim parking facility in the Central RAC District/FADD Subdistrict at the property located at 203 NE 3rd Street. The Fashion/Art/Design (FADD) 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 HBCRA 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 Subdistrict. 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.

On September 23, 2020, the Planning and Zoning Board considered the subject application. The Board recommended approval of the application with a recommendation that the timeframe of approval be extended for a period of 6 years rather than the 5-year requested by the applicant. The Board further recommended that if after 6 years the proposed permeable parking lot surface becomes an acceptable material, the parking lot could remain as is. Please refer to the Planning and Zoning Board Cover Memo dated September 23, 2020 (Exhibit 6) and the Minutes of the Hearing (Exhibit 7).

Current Situation

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 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 tree credits 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 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 proposed parking lot use is permitted under the land use category.

Applicable Codes and Ordinances

1. Section 32-199 (d) (2) (b) of the Zoning and Land Development Code allows interim parking lots for a specific timeframes in the Central RAC/FADD Subdistrict by a Conditional Use permit on parcels no greater than 25,000 square feet in area serving general business and residential areas. Conditional uses must be approved pursuant to the provisions in Section 32-96

The section further requires such 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.

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

- (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 Subdistrict, 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 Subdistrict.

- (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 Subdistrict 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

Why Action Is Necessary:

Pursuant to Section 32-962 and Section 32-199 of the Zoning and Land Development Code, City Commission approval of a Conditional Use permit is required to allow interim parking lots in the Central RAC/FADD Subdistrict.

Cost Benefits

Approval of the application 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.


PROPOSED ACTION:

The subject application meets the present requirements of the City Code; therefore, staff recommends the City Commission approve 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 six (6) 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.
In the event the proposed surface becomes a permissible material per Code, the lot would not be required to be paved.
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 - Resolution
Exhibit 2 - Location Map
Exhibit 3 - Aerial Map
Exhibit 4 - Applicant's Letter and Backup
Exhibit 5 - Development Plans
Exhibit 6 - Planning and Zoning Board Cover Memo dated September 23, 2020
Exhibit 7 - Planning and Zoning Board Meeting Minutes of September 23, 2020

Prepared By: 
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Reviewed By: 
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Approved By: 
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