

AGENDA ITEM COVER SHEET  
City of Hallandale Beach, FL

Commission Mtg. Date: 11/16/04  
Regular Agenda: XX  
Supplemental Agenda  
Deadline: 11/2/04

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1. WORDING OF AGENDA ITEM

Application #86-04-DB by Hallandale Oaks, LLC for Major Development Review approval as provided by Article V Section 32-782 to construct a 12-unit townhouse development at 212 NE 3<sup>rd</sup> Street.

The Planning and Zoning Board recommended approval on October 27, 2004.

2. SUMMARY

See Staff Report to the Planning and Zoning Board dated October 12, 2004.

3. PROPOSED MOTION

4. JUSTIFICATION FOR SUPPLEMENTAL AGENDA

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AGENDA ITEM COVER SHEET

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5. COORDINATION OF OTHER DEPARTMENTS REQUIRED:      X  
 YES NO

6. If yes, check the department(s) that you want to coordinate the agenda item. (Note: It is the responsibility of the individuals requesting the Agenda Item to hand carry, if necessary, to obtain the coordination of another department(s) in order to meet Agenda deadlines.)

DEPT.	DATE/TIME RCV'D FOR COORD.	DATE/TIME COORD OR COMPLETED	SIGN NAME COORD.
<u>    </u> Cty Clk			
<u>    </u> Gen Svcs.			
<u>    </u> Cty Atty			
<u>    </u> DPW/Util			
<u>    </u> Finance			
<u>    </u> Dev. Svcs			
<u>    </u> Fire			
<u>    </u> Personnel			
<u>    </u> Police			
<u>    </u> Parks/Rec			

8. Attachment(s) if required(list)

- A. Location Map
- B. Survey / Site Plan
- C. Applicant's Letter
- D. Staff Report
- E. Minutes
- F. Envelope Applicant/Agent

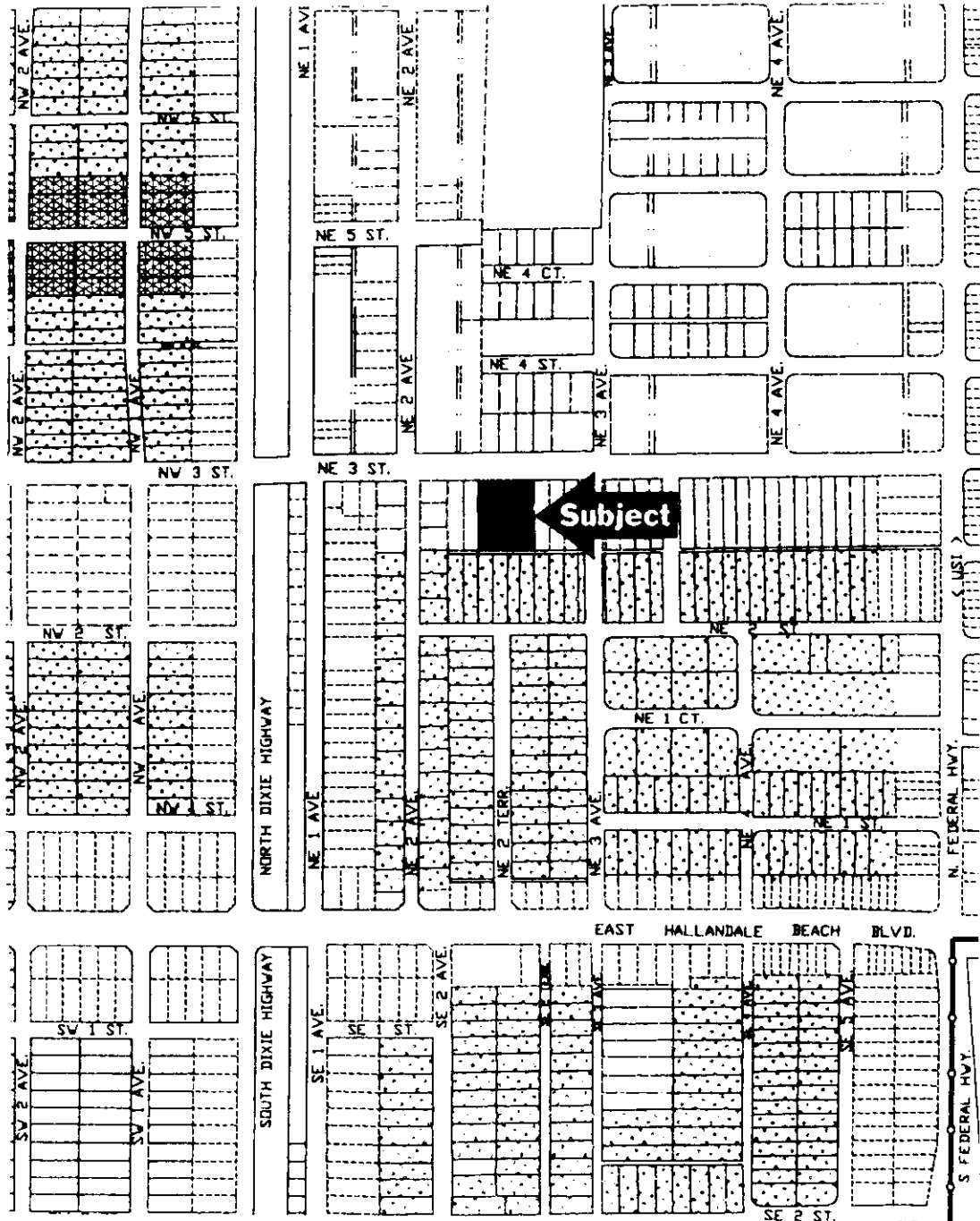
9. Department Head Signature 

10. City Manager Review

\_\_\_\_\_  
 Assistant City Manager

\_\_\_\_\_  
 City Manager

# LOCATION MAP



Application #86-04-DB by Richard Shan  
212 NE 3<sup>rd</sup> Street





August 2, 2004

Charles V. Ferro - Senior Planner  
City of Hallandale Beach  
400 South Federal Highway  
Hallandale Beach, Florida  
33009

RE: Hallandale Oaks Townhomes – 212 NE 3<sup>rd</sup> Street

Dear Charles,

Subsequent to our meeting with you and Christy Dominguez on July 15<sup>th</sup> we would like to request a Major Development approval for this project..

Hallandale Oaks is a 12 Unit town home development in the north east area of the City and is in the CRA district. Our development plan is for eight three bedroom, two and one half bathroom units with a one car garage and four two bedroom two and one half bathroom units. Based on the plans we are submitting there are no variances being requested.

Some of the features included with each town home will be concrete roof tiles, carpeted and tiled floors, full appliance package, as well as many other features. Community features being included will be a lush landscape, irrigation system, ample guest parking and an electronic gated entry/exit system.

We look forward to a favorable approval from the City and would be happy to supply any information you might require to make the approval process go smoothly.

Thank you again for your continued assistance on this and other projects we are currently working on in the City.

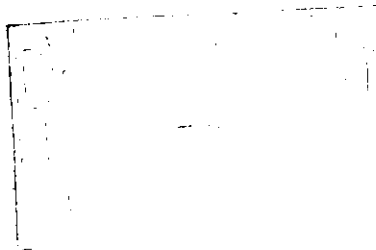
Sincerely,

A handwritten signature in black ink, appearing to be "Richard Shan", written over a horizontal line.

Richard Shan  
President

Enclosures

- 10 sets of plans
- 10 surveys
- Impact evaluation report
- Broward County School Board letter
- Utilities letter
- Traffic Impact Statement
- Major Development Fee
- Applications
- Copy of Warranty Deed



08/02/04 10:00 AM  
RECEIVED

**CITY OF HALLANDALE, FLORIDA**  
**MEMORANDUM**

Revised: November 1, 2004

DATE: October 12, 2004

TO: Planning and Zoning Board

FROM: Christy Dominguez, Director of Planning and Zoning



SUBJECT: Application #86-04-DB by Hallandale Oaks, LLC  
212 NE 3<sup>rd</sup> Street

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**I. BACKGROUND INFORMATION**

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APPLICANT:

Hallandale Oaks, LLC, Owner  
Richard Shan, Agent

REQUEST:

The applicant is requesting Major Development Review approval as provided by Article V, Section 32-782 in order to construct a 12-unit townhouse development with associated parking at 212 NE 3<sup>rd</sup> Street.

LOCATION:

The property is located at 212 NE 3<sup>rd</sup> Street which is legally described as:

Lots 3, 4, 5, and 6, in Block A of Padgett & EW Johnson Subdivision according to the plat thereof as recorded in Plat Book 3 Page 96, of the Public Records of Broward County, Florida, less and except the east 5 feet of said Lot 6, Block A

PLANNING DISTRICT:

Dog Track

PARCEL SIZE:

The total site has 30,995 square feet in area or .71 acres.

EXISTING ZONING:

RM-18 Residential Multifamily (Medium-Density) District

EXISTING USE:

Single-family home

PROPOSED USE:

12 Townhouse Units

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:

City: Residential, Medium Density.

County: Medium Density.

SURROUNDING ZONING:

N: RM-18 Residential Multifamily (Medium-Density) District  
S: RD-12, Residential Two-Family (Duplex) District  
E: RM-18 Residential Multifamily (Medium-Density) District  
W: RM-18 Residential Multifamily (Medium-Density) District

SURROUNDING LAND USE:

N: Single-family residences and duplex residences  
S: Single-family residences and duplex residences  
E: Single-family residences  
W: Multifamily apartment residences

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**II. LAND USE HISTORY**

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RELATED LAND USE HISTORY:

None, relative to this application.

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**III. DETAILS OF THE APPLICATION/EXHIBITS**

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DEVELOPMENT DETAILS:

The applicant's site plan depicts the following:

1. Eight, 3 bedroom, 2.5 bathroom, 2-story, townhouses with attached 1-car garages. Four, 2 bedroom, 2.5 bathroom, 2-story townhouses with surface parking. The development will consist of 6 units in 2 separate buildings. Unit sizes vary from 1,095 square feet to 1,522 square feet.
2. Access is provided from NE 3<sup>rd</sup> Street via a 32-foot wide, two-way driveway with a median. A one-way, 20-foot wide exit access is also provided onto the alley on the south side of the property that connects with NE 3<sup>rd</sup> Avenue.
3. Thirty parking spaces are proposed. (Thirty parking spaces are required).
4. A new, 5-foot concrete sidewalk is proposed along NE 3<sup>rd</sup> Street.
5. A 6-foot high masonry dumpster enclosure is proposed on the south west side of the property near the south exit.
6. A total of 31 trees are provided for the development. (Twenty-one trees are required).
7. Proposed peak roof height is 22.5 feet.

OTHER SITE DETAILS:

None

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**IV. INTERDEPARTMENTAL REVIEW SUMMARY**

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The applicant has complied with all staff comments and suggested revisions and is subject to conditions itemized in Section VIII of this report.

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**V. COMPREHENSIVE PLAN CONSIDERATIONS**

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The proposal is in compliance with the City's Comprehensive Plan.

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**VI. APPLICABLE CODES AND ORDINANCES**

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1. The subject property is presently zoned (RM-18) Residential Multifamily (Medium Density) District. Article III, Section 32-155(b)(1)(e) of the City's Zoning and Land Development Code, permits townhouses in the aforementioned zoning

designation subject to the site development standards specified in Section 32-731 of the City Code.

**The applicant proposes to construct 12 townhouses pursuant to the City Code.**

- Section 32-731(a)(4) requires townhouses to maintain the following setbacks:

	Required	Proposed	Deficiency
Front (North)	25 ft.	25.1 ft.	0 ft.
Rear (South)	20 ft.	20.2 ft.	0 ft.
Side (East)	15 ft.	15 ft.	0 ft.
Side (West)	15 ft.	15 ft.	0 ft.
Between Groupings	20 ft.	61 ft.	0 ft.

**The applicant's proposal meets the above referenced setback requirements for townhouse development.**

- Section 32-731(a)(8)(c) requires three bedroom townhouse units to have a minimum 1,150 square feet of floor area.

**The applicant proposes eight, 3 bedroom models ranging from 1,264 square feet to 1,522 square feet, thereby exceeding the Code requirement.**

- Section 32-731(a)(8)(b) requires two bedroom townhouse units to have a minimum 1,000 square feet of floor area.

**The applicant proposes four, 2 bedroom models at 1,095 square feet, thereby exceeding the Code requirement.**

- Section 32-455(d)(2) requires two spaces for every townhouse unit plus one-half space per unit for guest parking with developments of 10 units or more.

**According to the aforementioned requirement, 30 parking spaces are required for the project. Thirty spaces are provided, thereby meeting the Code requirement. The proposed eight, 3 bedroom units each contain an individual garage space. The remainder of the required spaces are configured for surface parking.**

- Article IV, Section 32-453(i)(4) requires that all parking corridors in excess of 4 abutting parking spaces be designed in a manner to permit vehicle entry and exit in one continuous forward motion without using a vacant space to turn around.

**The parking area has been designed to circulate two-way traffic in a continuous forward motion, thereby meeting the Code requirement.**

- Article IV, Section 32-384(e)(1),(2) requires a 10 foot landscaped buffer strip



around the perimeter of all vehicular use areas abutting a public right-of-way and a 5 foot landscape buffer around the perimeter of all vehicular use areas abutting adjacent common property lines.

**The applicant proposes a 25 foot landscape buffer on the north side of the parking area, a 20 foot landscape buffer on the south side of the parking area. Side buffers are not required as the parking area does not immediately abut any adjacent common property lines.**

8. Section 32-384(c)(7) requires a minimum pervious area of 40% for townhouse development.

**The applicant is proposing 40 percent landscaped pervious area. Forty percent is required, thereby meeting the Code requirement.**

9. Section 32-384(c)(3) requires 1 tree per every 1,500 square feet of lot area. Trees in residential zoning districts must have a minimum height of 10 feet.

**Based on the 30,995 square foot lot, 21 City approved trees are required. The applicant proposes to plant 31, ten foot, City approved trees, thereby exceeding the Code requirement.**

10. Section 32-635(b) requires multi-family dwelling units of four or more units to have bulk waste receptacles within an opaque wood or masonry enclosure.

**The applicant proposes a masonry dumpster enclosure, with opaque wood doors, and a pedestrian access. The applicant has agreed to install a 6 foot opaque wood gate on the pedestrian access to screen the opening from public view, thereby meeting Code.**

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## VII. REVIEW OF APPLICATION CRITERIA

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### Major Development Review

Article V, Section 32-787 specifies the following criteria shall be utilized in the review and evaluation of applications for Major Development Review approval:

#### 1. Natural Environment

The subject property currently has a single-family home on-site which will be demolished. There are no rare or valuable trees on the property.

#### 2. Open Space

Forty percent of the property will remain open landscaped area. Additionally, each

unit will have a private rear patio area and a private rear yard area.

### **3. Circulation and Parking**

Article V, Section 32-787(d) requires that parking facilities for new development be designed to provide a defined internal vehicular circulation system which allows movement within the proposed development. The amount of on-site parking meets City Code and meets all City required landscape buffering requirements. The parking area has been designed with a two-way driveway accessed from NE 3<sup>rd</sup> Street and a one-way exit onto an alley on the south side of the property that connects to NE 3<sup>rd</sup> Avenue. The subject alley is in poor condition, however, the applicant has agreed to repave the alley from NE 3<sup>rd</sup> Avenue to the western limit of the property. The subject parking and access areas have been designed for effective emergency and vehicle approach with adequate lane widths to help increase ease of circulation and navigation. Further, as mentioned above in Section VI, 30 parking spaces are required. The applicant proposes 30 spaces thereby meeting the requirements of the Code. Parking on-site is considered safe and efficient with 8 individual garage spaces and 22 surface parking spaces.

### **4. Access Control**

The development will be a gated community accessed from NE 3<sup>rd</sup> Street by a 2-way access driveway on the north side of the property. Proper stacking for 2 vehicles is provided at the entrance to the gate. A one-way exit drive is proposed to an alley at the south side of the property. A call box and a knock box will be provided at the gate.

### **5. Public Transportation**

Presently, public transportation is available at 308 N. Federal Highway approximately a quarter of a mile east of the proposed development.

### **6. Community Services**

As mentioned above, the required bulk waste receptacle will be located in a masonry dumpster enclosure in the southwest area of the site near the proposed south exit. The proposed enclosure location is satisfactory for proper servicing by sanitation trucks, further, the applicant has agreed to set the fence on the south side of the property back 2 feet from the property line to increase the turn radius for sanitation and emergency vehicles. Two fire extinguishers are located on each building and the area is served by a fire hydrant located at the southeast corner of NE 3<sup>rd</sup> Street and NE 3<sup>rd</sup> Avenue.

### **7. Drainage**

Drainage design will consist of adequate disposition of storm water without causing flow into adjoining public or private property. The proposal includes the installation

of 1 underground catch basin with associated exfiltration trench for stormwater run-off. Additionally, landscaped retention areas will help maximize recharge through percolation. Drainage calculations have been reviewed by the City Engineer. The applicant will be required to comply with all DPEP regulations and City criteria to retain a 5 year, 1 hour storm water onsite.

#### **8. Building and Other Structures**

The proposed development consists of twelve, 2-story townhouse units in 2 buildings. As noted above, a dumpster enclosure will be located in the southwest area of the property near the southern exit.

#### **9. Energy Conservation**

The development has been designed in conformity with current Energy Code and Florida Building Code requirements for energy efficiency.

#### **Concurrency Evaluation**

According to Article V Section 32-782, determination of concurrency must occur prior to the approval of a building permit.

Staff has conducted a concurrency evaluation of the project relative to its impact on water, sewer, solid waste, drainage, and recreation facilities. Staff has determined that concurrency requirements for water, sewer, drainage, solid waste, and recreation facilities have been met. Water, sewer and drainage compliance are all subject to submission of hydraulic analysis, and drainage calculations to the satisfaction of the City Engineer prior to the issuance of a building permit. The City reserves the right to require upgrades to the system if it is determined the system is inadequate or will be severely taxed by development.

Section 32-788(g) of the City Code requires a traffic study for an analysis of the impact of the development as related to current and projected roadway usage and design capacities. The City's traffic engineering consultant conducted a review of the applicant's traffic impact analysis and concluded that existing traffic volumes can accommodate the new trips generated by the project. Major roadways in the vicinity of the site are operating at acceptable levels of service at present and are anticipated to do so in the near future.

The City of Hallandale Beach is located in a designated urban infill area. Broward County Comprehensive Plan Policy 13.01.10 exempts urban infill areas from school impact analysis. However, the City's Zoning and Land Development Code, Chapter 32, Section 32-788(i), Impact Evaluation Statement Criteria, requires that impacts on school facilities be considered for new development.

The applicant was required to provide an Impact Analysis regarding the project's impact on the public school system pursuant to Section 32-188(l).

The Broward County School Board calculated the potential student impact of the proposed development. According to the School Board, the proposed project will generate 1 high school student, 1 middle school student, and 2 elementary school students for a total of 4 students. The schools impacted by the proposed development are Hallandale Elementary School, McNicol Middle School and Hallandale High School. According to the School Board, the proposed project will create an additional burden on impacted schools. McNicol Middle School is considered overcrowded and Hallandale Elementary is considered critically overcrowded, however, a new elementary school to replace Hallandale Elementary School is scheduled for completion in the fall of 2004. The capacity of the elementary school will be increased from the present capacity of 678 students to a capacity of 1,092 students. Therefore, the impact of the projected 2 elementary students will have a minimal impact on the new elementary school.

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### **VIII. STAFF RECOMMENDATIONS**

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The proposed development meets the criteria for Major Development Review of Section 32-787 of the City Code and is recommended for approval subject to the following conditions to be addressed at building permit phase:

- 1.) Owner shall pay \$5,000 for City to refly aerials of the applicable quadrant prior to the issuance of the Certificate of Occupancy.
- 2.) Owner shall pay \$11,550 for additional capacity required for sewer treatment at the Hollywood Sewer Treatment Plant prior to the issuance of a Certificate of Occupancy.
- 3.) Owner shall relocate utility pole at north entrance east of the north driveway in accordance with City and Florida Power and Light Standards prior to the issuance of a Certificate of Occupancy.
- 4.) Owner shall repave abutting alley from the western limit of the subject property to NE 3<sup>rd</sup> Avenue in accordance with City standards prior to the issuance of a Certificate of Occupancy.
- 5.) Owner shall provide an opaque gate on dumpster enclosure pedestrian access.
- 6.) Wood fence proposed along southern property line shall be set back 2 feet to increase turn radius for sanitation and emergency vehicles.

Prepared by:



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Charles V. Ferro, AICP, Senior Planner

## **PLANNING AND ZONING BOARD RECOMMENDATION**

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MS. PERKINS MOTIONED TO RECOMMEND APPROVAL TO THE CITY COMMISSION OF APPLICATION # 86-04-DB BY HALLANDALE OAKS, LLC, REQUESTING A MAJOR DEVELOPMENT REVIEW APPROVAL AS PROVIDED BY ARTICLE V, SECTION 32-782 IN ORDER TO CONSTRUCT A 12-UNIT TOWNHOUSE DEVELOPMENT WITH ASSOCIATED PARKING AT 212 NE 3 STREET.

MR. FENDELL SECONDED.

MOTION CARRIED BY ROLL CALL VOTE (6-0) FOR APPROVAL, SUBJECT TO STAFF'S COMMENTS AND RECOMMENDATION.