

**CITY OF HALLANDALE BEACH**  
**MEMORANDUM**

**DATE:** October 18, 2010  
**TO:** Planning and Zoning Board  
**FROM:** Christy Dominguez, Director of Planning and Zoning  
**THRU:** Richard D. Cannone, Director of Development Services  
**SUBJECT:** Application #59-10-P by Hallandale Investments, Inc.  
1600-1750 East Hallandale Beach Boulevard

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**I. BACKGROUND INFORMATION**

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APPLICANT:

Hallandale Investments, Inc.

PROJECT NAME:

TD Bank

REQUEST:

The applicant is requesting approval of "TD Bank Hallandale Beach Plat" in accordance with Article II, Division 2 of the Zoning and Land Development Code.

LOCATION:

The property is located at 1600-1750 East Hallandale Beach Boulevard

PLANNING DISTRICT:

Golden Isles/ A1A

PARCEL SIZE:

Subject parcel: 13,100 sq. ft., 0.3007 acre  
Total shopping center property: 345,800 sq.ft., 7.938 acres

**EXISTING USE:**

Hallandale Shopping Center

**EXISTING ZONING**

CCB (Central City Business) District. PRD (Planned Redevelopment Overlay) District and PDD (Planned Development Overlay) District are also assigned to the parcel.

**PROPOSED USE:**

Future development consisting of a freestanding 3,945 square feet bank and drive thru facility.

**COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:**

City: Commercial General  
County: Commercial

**SURROUNDING ZONING:**

North - CCB (Central City Business) District and PRD (Planned Redevelopment Overlay) District and PDD. (Planned Development Overlay District).  
South - CF (Community Facility) and RM-18 (Residential Multi Family).  
East - CCB (Central City Business) District and Planned Redevelopment Overlay) District and PPD, (Planned Development Overlay) District  
West - CCB (Central City Business) District

**SURROUNDING LAND USE:**

North - RK Diplomat Center  
South - St. Mathew's Church and Multi-family residential  
East - Bank and Office Building  
West - Publix Shopping Center

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**II. LAND USE HISTORY**

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**RELATED LAND USE HISTORY:**

In addition to the subject plat application, the applicant has also submitted an application for Minor Development review for the bank building and exterior renovations to the existing shopping center. Minor Development review is an administrative process, however since the property is PDD and a Development Agreement is required for a specific site plan, the Minor Development review application also requires City Commission approval. The Development Review Committee (DRC) met on the applications. At the meeting, staff provided comments on the plat and Development Review applications and expressed concerns with the access to the property from East Hallandale Beach Boulevard.

**PREVIOUS REQUESTS ON SAME PROPERTY:**

None, relative to this request

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

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**DEVELOPMENT DETAILS:**

The applicant's plat depicts the following:

1. An 0.3007 acre (13,100 sq.ft. in lot area) square foot parcel within the Hallandale Shopping Center property.
  2. A plat note restricted to 5000 sq. ft. of bank use.
  3. The subject parcel is setback 32.5 feet from East Hallandale Beach Boulevard and 55 feet from SE 16<sup>TH</sup> Avenue.
  4. The Plat on page 1, incorrectly references approval by the "Development Review Board" instead of the Planning & Zoning Board.
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**IV. INTERDEPARTMENTAL REVIEW SUMMARY**

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The Development Review Committee (DRC) met on the subject application to discuss the conceptual proposal as discussed under Related Land Use History. Applicable staff reviewed the plat application and provided comments and conditions as enumerated under Section VII of this report.

The applicant has initiated plat approval proceedings with the Broward County Development Management Division. The Division will issue a Development Review Report based on applicable Broward County review agencies' specific

recommendations. At this time, preliminary comments from the Broward County Engineering Division have been forwarded to the Development Services Department. The Broward County Development Review Report will be issued by the County Development & Environmental Regulation Division on October 27, 2010.

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## **V. COMPREHENSIVE PLAN CONSIDERATIONS**

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The proposal is consistent with the City's Comprehensive Plan.

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## **VI. APPLICABLE CODES AND ORDINANCES**

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### STAFF ANALYSIS OF APPLICATION

1. Plat applications are reviewed according to Article II, Division 2, Sections 32-71 through 32-101 of the Zoning and Land Development Code. The proposed plat is being brought before the Planning and Zoning Board as a Preliminary/Final Plat. As a result, City staff has reviewed the Plat according to Section 32-74 and Section 32-75 of the Zoning and Land Development Code.
2. Amend page 1 of the Plat by changing reference to "Development Review" Board to "Planning & Zoning" Board.
3. The property is zoned Central City Business Limited District and Planned Redevelopment (PRD) Overlay District. The property also has the PDD, Planned Development Overlay District assigned. The subject property is a .3007 acre sub parcel in the Hallandale Shopping Center property.
4. The applicant proposes a maximum development of 5,000 square feet per the plat note, inclusive of overhangs and canopies which the County counts as square footage. The actual building will have a maximum of 3,945 square feet in gross floor area. The applicant has also filed a Minor Development Review application and provided site plans for review by staff. Because the property is designated PDD, a Development Agreement between the City and the owner is required. Therefore, the Development Agreement, including the site plan, will be presented directly to the City Commission concurrent with the public hearing on the plat application for consideration and approval.

5. The Hallandale Shopping Center property consists of 91,028 square feet in gross floor area. The proposed bank will be 3,945 square feet for a total of 94,985 square feet in gross floor area. Access to the Shopping Center from East Hallandale Beach Boulevard is via an existing inadequate driveway approximately 275 feet from the west corner of the Shopping Center (SE 16<sup>th</sup> Avenue). According to Broward County Engineering Division's comments, the County Commission may refuse approval of a plan that will not provide adequate and safe access. County staff has recommended this driveway be altered to provide a minimum distance of 50 feet to any interior service drive or parking space with direct access to such driveway. The County is also requiring legal access easement between this plat and the public right of way on East Hallandale Beach Boulevard.
6. According to the applicant's traffic statement, the bank will add 176 daily trips and 17 pm peak hour trips. The combined total trips generated by the existing shopping center and proposed bank is 6790 daily trips/636 peak hour trips. In addition to the driveway modifications required by Broward County, City staff recommended the applicant dedicate the necessary right-of-way to provide a deceleration lane to the shopping center property from East Hallandale Beach Boulevard unless a Right Turn Lane Warrant Study is provided by the applicant with findings the lane is not warranted.
7. Broward County is also requesting an 8 foot wide x40 foot long expanded sidewalk for a bus landing pad on Hallandale Beach Boulevard.

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## **VII. STAFF RECOMMENDATIONS**

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Staff recommends the subject plat application be approved subject to the following conditions:

1. Applicant shall bond for and construct street and any required R.O.W. improvements including but not limited to sidewalks, pavement, construction, striping, signage, landscaping, and drainage improvements.
2. Plat is restricted to 5,000 sq ft of bank use. The approved development level on this plat note is a maximum and does not entitle the property owner to the noted development level unless in compliance with all applicable City Codes. City's Comprehensive Plan, the Citywide Master Plan, the City's Design Guidelines and Development Review requirements.

3. Provide the necessary dedication of right-of-way for an east bound right turn/deceleration lane to the existing driveway on East Hallandale Beach Boulevard to the Shopping Center property. The City may release the applicant from this condition if a "Right Turn Lane Warrant Study" is submitted and after review of the report by the City Engineer, it is determined the lane is not warranted.
4. An 8 foot wide by 40 foot long expanded sidewalk for bus landing pad on East Hallandale Beach Boulevard as required by Broward County.
5. Approval of this Plat does not preclude the requirements that must subsequently be followed for the approval by the City of Hallandale Beach, of a specific site plan for the improvements to be constructed on this site. During the subsequent site plan review process, the applicant shall be required to provide survey data to accurately reflect the relationship of this platted site with the surrounding properties and improvements. These include, but are not limited to, the location of visible improvements and utilities within the public right-of-way including edge of pavement, manhole covers, electrical boxes, storm sewers, inlets, evidence of buried cables, utility poles, street lights, driveways, available water supply and wastewater disposal systems, found property corners, driveway intersection with edge of pavement within the right-of-way adjacent to the access street, all drainage structures, and permanent reference monuments.
6. Address all recommendations and conditions set forth by the Broward County Development Management Division in their review of the subject plat.
7. On page 1 of the Plat- change reference to "development review" board to "Planning and Zoning" board.
8. Provide an electronic copy (Autocad) of the plat and a mylar copy of the final plat as recorded, which shall be delivered to the City following recordation and prior to the issuance of the building permit.

## **VIII. PLANNING AND ZONING RECOMMENDATION**

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### **Suggested Motion:**

I move to recommend approval of Application # 59-10-P by Hallandale Investments, Inc. adopting TD Bank Hallandale Beach Plat subject to staff's conditions of approval.

CD/gt