



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant :	B and H Fort Lauderdale, LLC	Meeting Date:	September 25, 2013	
Project Name:	2000 South Ocean Drive	Property Address:	2000 S. Ocean Drive	
Application #:	#101-13-P	Application Type:	Plat	
Planning District:	Golden Isles/A1A	Quasi Judicial: <i>(Enter X in box)</i>	YES	NO
			X	
Parcel Size:	57,180 square feet (1.31 acres)	Public Hearing: <i>(Enter X in box)</i>	YES	NO
			X	
Existing Zoning :	RM -25/PDD (Multi-Family District and Planned Development Overlay District)			
Existing Use:	Regency Spa, a 62 unit hotel			
Proposed Use:	64 unit residential multi-family high rise building			
Comprehensive Plan Future Land Use Designation:	Residential, High Density-2 (up to 50 units per acre)	Surrounding Land Use:		
		N: The Hemispheres (Ocean), a 22 story building with 677 units at a density of 117 units per acre S: Parker Plaza a 22 story building containing 522 units at a density of 150 dwelling units per acre. E: Atlantic Ocean W: Golden Bay Lodge containing 87 units at a density of 39 dwellings per acre across AIA		
Surrounding Zoning:		Strategic Plan Priority Area:		
North – RM-25 (Residential, Multi-family District) South – RM-25 (Residential Multi-family District) East - Atlantic Ocean West – RM-25 (Residential, Multi-family District)		Livable Community		<input checked="" type="checkbox"/>
		Excellence in Government		<input type="checkbox"/>
		Environmental Sustainability		<input type="checkbox"/>
		Economic Development		<input checked="" type="checkbox"/>
Sponsor Name:	Althea Jefferson, Planning & Zoning Manager	Prepared By:	Christy Dominguez, Principal Planner	

REQUEST

The applicant, B and H Fort Lauderdale Beach, LLC, is requesting approval of the 2000 South Ocean Drive Plat in accordance with Article II, Division 2 of the Zoning and Land Development Code.

STAFF SUMMARY:

Background

On June 1, 2004, as a result of application # 02-05-P by the previous owner, Bosta Corporation, the City Commission approved Ordinance No. 2004-11 amending the land use on the subject property from Residential High Density to Residential High Density-2. According to the City's Future Land Use Element, Residential High Density-2 (50 DU/AC) land use category permits development of up to 50 dwelling units per acre by assignment of Residential Flexibility Units. Thirty three Flexibility units were assigned to this parcel to allow 50 units per acre. On the same date, the City Commission also approved Ordinance No. 2004-12 applying the Planned Development Overlay Zoning District to the property.

Also on June 1, 2004, the City Commission approved application #15-03-DB for Major Development Review in order to construct the Regency Spa, a 130 room hotel building subject to the subsequent filing and approval of replatting the property.

On August 2, 2005, the City Commission approved Resolution No. 2005-23 accepting the Regency Spa Plat for the subject property. Platting of properties in Broward County also requires Broward County Commission approval. The platting process was never completed through the County, thus, the application was closed and the property remains unplatted.

The project was not built and approval of application #15-03-DB for the Regency Spa project expired on February 21, 2013.

Why Action is Necessary

Pursuant to Section 32-72(a), no building permit for construction of a principal building on a parcel of land shall be permitted unless a plat has been recorded in the official records of the County subsequent to June 4, 1953. As the subject property is unplatted land, platting of the property is required to build any development on the property.

Analysis

Development Details

The applicant's plat plans depict the following:

1. A 57,180 square foot or 1.31 acre parcel before a 3 foot required right-of-way dedication for South Ocean Drive pursuant to the Broward County Trafficways Plan. Subsequent to the right-of-way dedication, the site will be reduced to 56,880 square feet or 1.30 acres.
2. The 3 foot right-of-way dedication along the east side of South Ocean Drive.
3. A 17 foot utility easement along the western boundary of the site.
4. A 6 foot Florida Power and Light easement along the northern boundary of the site.
5. Along the right- of- way line of S.R. A1A, a 30 foot wide access opening located at the south plat limits restricted to right turns in only.
6. Along the right of way line of S.R.A1A, a 30 foot wide access opening located at the north plat limits restricted to right turns out only.
7. A note restricting the site to 64 high rise units.

Other Site Details:

The subject parcel is 57,180 square feet or 1.31 acres. Since the property is currently unplatted, a 3 foot right-of-way dedication for South Ocean Drive is required pursuant to the Broward County Trafficways Plan. Subsequent to the required right-of-way dedication, the site will be reduced to 56,880 square feet or 1.30 acres.

Related Land Use

The applicant has also filed application # 88-13-DB for Major Development Plan approval of the proposed development of a 64 unit 30 story residential multi-family building. The application is presently under review by the Development Review Committee (DRC) and the applicant is in the process of addressing the Committee's comments. Due to the size of the proposed development, a Community Meeting for the developer to present the project to the public is required prior to scheduling the matter for the Planning and Zoning Board. Generally, staff processes related applications concurrently. However, in order to expedite the plat review process through Broward County, the applicant has requested to have the Plat application processed separately. The Major Development application will be brought before the Planning and Zoning Board for consideration when ready.

Interdepartmental Review

The Development Review Committee has met several times on the Major Development and Plat applications. Reviewing departmental staff had no objections to the Plat application and recommended approval subject to specific conditions which are enumerated below and within the proposed resolution adopting the Plat.

Comprehensive Plan Considerations

The existing land use of the property is consistent with the Future Land Use Element of the City of Hallandale Beach Comprehensive Plan. The Plan designates the property for the uses permitted in the High Density-2 (50 DU/AC) Residential land use category.

The proposed 64 dwelling units on 1.30 acres of land generate a density of 49.23 dwelling units per acre. According to the City's Future Land Use Element, assignment of Residential Flexibility Units are required to achieve the 50 units per acre allowed by the City's Plan for properties with High Density-2 designation. Thirty three (33) Flexibility units were previously assigned by the City Commission to this parcel. However, the 33 units were returned to the City's Flexibility Unit Pool upon expiration of the Major Development approval of the Regency Spa on February 21, 2013. The City presently has 787 Flexibility Units available in the City's Flex Unit Pool. Development of the property at the proposed density will require assignment of 32 Flexibility Units to the subject property to achieve the proposed density. The proposal is in compliance with the permitted uses and densities of the Comprehensive Plan.

Applicable Codes and Ordinances

1. The subject 1.3 acre property consists of an existing 62 unit hotel, the Regency Spa. The land use of the property is High Density -2 which allows residential uses up to 50 units per acre provided that density over 25 dwelling units per acre may only be permitted by assignment of residential flexibility units. The applicant proposes to build 64 residential units on the property. Accordingly, assignment by the City Commission of 32 flexibility units will

be required in order to achieve the proposed density. The property is zoned Residential High Density RM-25 District and Planned Development Overlay (PDD) District. The applicant's proposal to construct 64 units is the maximum number of units permitted on the property by the City's Comprehensive Plan.

2. The proposed Plat has been reviewed by staff as a Final Plat per Sections 32-74 and 32-75 of the City of Hallandale Beach Zoning and Land Development Code. City staff comments were incorporated into the Plat. The conditions and comments by Broward County reviewing agencies, per the Development Review Report (Exhibit 6) issued by Broward County Planning and Redevelopment Division dated August 16, 2013, have also been incorporated into the Plat. The Plat restricts development to a maximum of 64 residential high rise units.

The following are City staff's recommended conditions of approval of the Plat application:

- a. The applicant shall bond for and construct any required street and right-of-way improvements including but not limited to sidewalks, pavement, construction, striping, signage, landscaping, and drainage improvements.
- b. The Plat is restricted to 64 high rise units.
- c. Provide a 3 feet right of way dedication along the right-of-way of S.R. A1A as required by the Broward County Trafficways Plan, a 106 foot arterial.
- d. Provide a 15 feet utility easement along the right-of-way of S.R. A1A.
- e. A 6 feet x 20 feet bus shelter easement along the right- of -way of S.R. A1A.
- f. The applicant shall address all conditions set forth by the Broward County Development Management Division per report dated August 16, 2013.
- g. The applicant shall provide an electronic copy 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.

Proposed Action:

Staff recommends the Planning and Zoning Board recommend approval to the City Commission of the attached Resolution approving the 2000 South Ocean Drive Plat for the property located at 2000 South Ocean Drive subject to the conditions specified in Exhibit 1.

Attachment(s):

- Exhibit 1- Resolution
- Exhibit 2- Location Map
- Exhibit 3- Aerial Map
- Exhibit 4- Applicant's Letter
- Exhibit 5- Plat
- Exhibit 6- Broward County Development Review Report