



City of Hallandale Beach City Planning and Zoning Board Agenda Cover Memo

Applicant :	Dixie Group Properties, LLC	Meeting Date:	March 26, 2014	
Project Name:	Dixie Group Subdivision Plat	Property Address:	820 S. Dixie Highway	
Application #:	#145-13-P	Application Type:	Plat	
Planning District:	Southwest	Quasi Judicial: <i>(Enter X in box)</i>	YES	NO
			X	
Parcel Size:	21,369 square feet (.49 Acres)	Public Hearing: <i>(Enter X in box)</i>	YES	NO
			X	
Existing Zoning :	Business General District (B-G); South Dixie Highway Overlay District			
Existing Use:	Vacant			
Proposed Use:	35,000 square foot office building			
Comprehensive Plan Future Land Use Designation:	General Commercial	Surrounding Land Use:		
Surrounding Zoning:	<p>N: B-G, Business General District; South Dixie Highway Overlay District</p> <p>S: B-G, Business General District; South Dixie Highway Overlay District</p> <p>E: C-F, Community Facility District</p> <p>W: RD-12, Residential Duplex (Low-Medium Density) District; South Dixie Highway Overlay District</p>	<p>N: Regional Activity Center (RAC)</p> <p>S: Regional Activity Center (RAC)</p> <p>E: Regional Activity Center (RAC)</p> <p>W: Regional Activity Center (RAC)</p>		
		Strategic Plan Priority Area:		
		<p>Cohesive Visual Appeal <input type="checkbox"/></p> <p>Civil and Respectful Government <input type="checkbox"/></p> <p>Create Local Jobs <input type="checkbox"/></p> <p>Economic Development <input type="checkbox"/></p> <p>Improve City Infrastructures <input type="checkbox"/></p> <p>Improve Safety, Security & Comfort of Residents <input type="checkbox"/></p> <p>Operational Excellence <input type="checkbox"/></p> <p>Quality of Life <input checked="" type="checkbox"/></p> <p>Vibrant Destination <input checked="" type="checkbox"/></p>		
Sponsor Name:	Althea Jefferson, Planning & Zoning Manager	Prepared By:	Althea Jefferson, Planning & Zoning Manager	

REQUEST

The applicant, Dixie Group Properties, LLC, is requesting approval of a "Dixie Group Subdivision Plat," in accordance with Article II, Division 2 of the Zoning and Land Development Code, for 35,000 square feet of commercial use.

STAFF SUMMARY

Background

At their meeting of September 9, 2006, the City Commission passed Resolution #2003-31 accepting a "Uston Estate Plat" of the property located at 812 S. Dixie Hwy. The resolution was the result of Application #90-04-P for re-platting the subject property to construct a 5,000 square feet pre-school/kindergarten. On March 26, 2007, the City Commission approved an amendment to the plat to reflect the change in use from a Montessori School to Commercial Retail use. Plats of properties in Broward County also require the approval of Broward County Commission. The process was never completed through the County therefore, the application was closed and the property remains unplatted.

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 depicts a 22,037.29 square foot parcel (0.50 acre) illustrating:

1. A 24 foot Right-of-Way Dedication along South Dixie Highway,
2. A 12 foot Utility Easement along South Dixie Highway,
3. Two 23 foot Vehicular Access Openings along South Dixie Highway:
 - a. One beginning 24 feet south from the North lot property line and one beginning 24 feet north from the South property Line, leaving the remaining lot frontage as Non-Vehicular Access Line along South Dixie Highway,
4. One 40.22 feet Non-vehicular Access Line along S.W. 8th Court.

Other Site Details

The subject parcel is 22,037.29 square feet or 0.50 acres. A portion of the subject property, 20 feet along South Dixie Highway, was never dedicated but is part of the roadway. In addition, a 4 foot right-of-way dedication along South Dixie Highway is required pursuant to Broward County

Trafficways Plan. The proposed plat depicts the required 24 foot dedication. Subsequent to the required right-of-way dedications, the site will be reduced to 21,369 square feet or 0.49 acres.

Related Land Use

The implied future development of the site will be a 10 story, 35,000 square foot office building. Currently, the applicant has not submitted an application for major development; however, such application would be required for site plan approval. As such, the plat approval will not preclude the requirements that must 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.

Interdepartmental Review Summary

Reviewing departmental staff had no adverse comments on the application and recommended conditional approval subject to specific conditions which are enumerated in Staff recommendation.

In addition, the applicant has initiated plat approval proceedings with the Broward County Development Management Division. The Division has issued a Development Review Report based on applicable Broward County review agencies' specific recommendations. Per the report, the County is requiring one 50 foot vehicular access opening 85 feet south from the North plat limit, in lieu of the proposed two 23 foot vehicular access openings along Dixie Highway. (Broward County Development Review Report attached)

Comprehensive Plan Considerations

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

Applicable Codes and Ordinances

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.

Staff Recommendations

The applicant has submitted a Preliminary / Final plat for the subject parcel. The applicant's proposal satisfies the submission requirements for platting. The proposed use is permitted based on the present zoning district. Information specific to the development will be addressed pursuant to Article VII, Major Development Review process, when such application is ready for submittal to the Planning and Zoning Board and the City Commission.

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

1. A 24-foot road right-of-way dedication along South Dixie Highway.
2. Plat must show resulting square foot parcel area after the 24 foot road dedications for South Dixie Highway.
3. A 12-foot utility easement along the east property line adjacent to the 24-foot road right-of-way dedication along South Dixie Highway.

4. A 50 foot opening with centerline located approximately 85 feet south of the north plat limits, restricted to RIGHT TURNS ONLY.

This restricts a minimum distance of 25 from the non-vehicular access line (NVAL) of Dixie Highway, at any driveway in the 50-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway; and, a minimum pavement width of 24 feet and minimum entrance radii of 30 feet for the two-way driveway that will be centered in the 50-foot opening.

5. 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.
6. 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.
7. Addressing all recommendations and conditions set forth by the Broward County Development Management Division in their review of the subject plat.
8. An electric copy (Autocad) of the plat and a mylar copy of the final plat as recorded, 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 Dixie Group Subdivision Plat for the property located at 820 S. Dixie Highway, subject to the conditions specified in the resolution (Exhibit 1).

ATTACHMENT(S):

- Exhibit 1- Resolution (includes Legal Description, Location Map and Conditions of Approval)
- Exhibit 2- Aerial Map
- Exhibit 3- Applicant's Letter
- Exhibit 4- Plat
- Exhibit 5- Broward County Development Review Report
- Exhibit 6- Broward County Planning Council Trafficways review approval letter