



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 st Reading	2 nd Reading	
10/9/2024	24-307	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	9/12/2024	10/9/2024
			Public Hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Quasi-Judicial:	<input 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, Director	Sustainable Development		
Strategic Plan Focus Areas:					
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Infrastructure & Mobility	<input checked="" type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 9/12/2024			Estimated End Date: Upon Adoption		

SHORT TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 3. "FORM-BASED ZONING DISTRICTS", TABLE 32-198(a) RELATING TO THE BASE AND MAXIMUM DENSITY PERMITTED IN THE TRANSITIONAL MIXED USE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The Department of Sustainable Development is proposing a code amendment to the Zoning and Land Development Code to increase the permitted base and maximum density within the Central RAC – Transitional Mixed Use subdistrict.

Staff recommends the City Commission adopt the proposed Ordinance.

Background:

The Transitional Mixed Use subdistrict is generally located along the Dixie Highway Corridor and the Federal Highway Corridor, and it is typically used as a transition zoning adjacent to the RAC Neighborhood subdistrict to scale the uses and density down into RAC Neighborhood from more intense density and commercial uses. The Transitional Mixed-Use subdistrict is intended to provide the appropriate regulations “for single and multistory development along commercial corridors and provide[s] an appropriate transition in scale to adjoining low-rise residential areas. This subdistrict accommodates a wide range of commercial uses with the opportunity to incorporate residential uses if desired.”

At the January 17th City Commission meeting, the City Commission adopted Ordinance 2024-005 which increased the density in the RAC Neighborhood subdistrict from the base density to from 14 to 18 dwelling units per acre and increased the maximum density from 20 to 50 dwelling units per acre. Additionally, the height in the RAC Neighborhood subdistrict was increased from three stories to five stories. At this time, the height in the Transitional Mixed Use subdistrict was also increased to be consistent.

Pursuant to Table 32-198(a) Transitional Mixed Use Subdistrict Dimensional Requirements, the base and maximum densities are as follows:

Density	
Base Density	0 du/ac
Max. Density	18 du/ac

Should the density remain as is, the Transitional Mixed Use subdistrict would effectively no longer act as a transition into the RAC Neighborhood subdistrict, as the density would be more restrictive.

On May 22, 2024, the Planning and Zoning Board unanimously recommended the adoption of the proposed Ordinance by a vote of 5-0. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3.

Current Situation:

To be consistent with the intent of the Transitional Mixed Use subdistrict as a transitional zoning district into the RAC Neighborhood subdistrict, the density is proposed to be increased, as provided below, to minimally match what is permitted within the RAC Neighborhood district.

Density

Base Density	0 <u>18</u> du/ac
Max. Density	18 <u>50</u> du/ac

Analysis

The attached proposed draft ordinance (Exhibit 1) amends Table 32-198(a) of the Zoning and Land Development Code as summarized below:

1. Increased the permitted base density from 0 du/ac to 18 du/ac.
2. Increases the permitted maximum density from 18 du/ac to 50 du/ac.

Business Impact Estimate

As per 166.041(4)(c), this item is exempt from providing a business impact estimate as it is an ordinance enacted to implement Part II of Chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits.

Why Action is Necessary:

Pursuant to Article V, Division I, Section 5.01 of the City of Hallandale Beach Charter, a City Ordinance is required to amend an existing Ordinance.

Cost Benefit:

While there are no direct costs associated with the proposed ordinance, the proposed code changes will accommodate continued efforts to enhance and revitalize the City of Hallandale Beach consistent with the City's Comprehensive Plan and will improve the overall quality of life for citizens within the City of Hallandale Beach.

PROPOSED ACTION:

The City Commission considers the attached Ordinance.


ATTACHMENT(S):

- Exhibit 1 – Proposed Ordinance
- Exhibit 2 – May 22, 2024, Planning and Zoning Board Cover Memo
- Exhibit 3 – May 22, 2024, Planning and Zoning Board Minutes

Prepared By: _____


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Principal Planner

Reviewed By: Christy Dominguez
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Planning & Zoning Manager

Reviewed By: 
Steven Williams
DSD Assistant Director

Reviewed By: Vanessa Leroy
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Reviewed By: Noemy Sandoval
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