



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
8/6/2025	25-269	☐ Resolution ☒ Ordinance ☐ Other	Ordinance Reading	8/6/2025	8/20/2025
			Public Hearing	☒	☒
			Advertising Required	☒	☒
			Quasi-Judicial:	☐	☐
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:	
☐ Yes ☒ No	N/A	Vanessa Leroy		Sustainable Development	
Strategic Plan Focus Areas:					
☐ Fiscal Stability	☐ Resident Services	☐ Public Safety	☐ Infrastructure & Mobility	☒ Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 8/6/2025			Estimated End Date: 8/20/2025		

SHORT TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REPEAL AND RESCIND REGULATIONS RELATED TO THE CENTRAL CITY BUSINESS (CCB) ZONING DISTRICT AND PLANNED REDEVELOPMENT OVERLAY (RDO) DISTRICT; AMENDING ARTICLE III – “ZONING”, DIVISION 2, “ZONING DISTRICTS AND OVERLAYS”, SUBDIVISION I, “CONVENTIONAL ZONING DISTRICTS”, BY REPEALING SECTION 32-159, “CCB CENTRAL CITY BUSINESS DISTRICT” IN ITS ENTIRETY; AMENDING SUBDIVISION III “MAPPED OVERLAYS”, BY REPEALING SECTION 32-181 “RDO REDEVELOPMENT OVERLAY” IN ITS ENTIRETY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The Department of Sustainable Development proposes amending the Zoning and Land Development Code to repeal Section 32-181, the RDO - Redevelopment Overlay District, and Section 32-159, the CCB - Central City Business District. These zoning districts are considered obsolete and no longer apply to any properties within the City.

Background:

On November 5, 2014, the City Commission adopted Ordinance 2014-30, which removed the RDO (Redevelopment Overlay) from all properties located within the RAC (Regional Activity Center). These properties were subsequently rezoned to Central RAC.

On March 17, 2021, the City Commission adopted Ordinance 2021-004, which rezoned areas outside the RAC that still retained the RDO Overlay. These properties, previously zoned B-G (Business General) and CCB (Central City Business District) with the RDO Overlay, were rezoned to the Hallandale Beach Boulevard District.

On May 13, 2025, the Planning and Zoning Board considered the proposed Zoning and Land Development Code amendment to repeal Section 32-181 (RDO - Redevelopment Overlay District) and Section 32-159 (CCB - Central City Business District). The Board recommended approval of the application by a 5-0 vote, subject to staff's conditions.

The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3, respectively.

Current Situation:

The RDO Overlay District was initially assigned to Hallandale Beach Boulevard and the Federal Highway Corridors, while the CCB District was assigned to Hallandale Beach Boulevard east of US-1. Currently, no land in the City is zoned with the RDO Overlay nor CCB District. However, the regulations for these districts, (Section 32-181 and Section 32-159) have not been repealed.

The attached proposed ordinance (Exhibit 1) repeals Section 32-159 and Section 32-181 of the Zoning and Land Development Code as these districts no longer apply to any property in the City.

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.

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.

Cost Benefit:

The passage of this ordinance will have no fiscal impact on the City.

STAFF RECOMMENDATIONS:

Staff recommends the City Commission approve the proposed Ordinance.

PROPOSED ACTION:

The City Commission consider the attached Ordinance.

ATTACHMENT(S):

Exhibit 1 – Ordinance

Exhibit 2 – Planning and Zoning Board Agenda Cover Memo Dated May 13, 2025

Exhibit 3 – Planning and Zoning Board Meeting Minutes Dated May 13, 2025

Prepared By: Christy Dominguez
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DSD Assistant Director

Reviewed By: Vanessa Leroy
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