

Land Development Code Rewrite

City of Hallandale Beach

October 22, 2025



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Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

Project Scope

- **Land Development Code Rewrite**
- Master Plan Update
- Comprehensive Plan Update
- Design Guidelines Updates



Where Have We Received Engagement Input?

- Interviews with City Leaders
- Elected Officials
- Visioning Charrette, Community-wide Meetings
- Staff/Department Workshops
- Chamber of Commerce Workshop
- Real Estate and Developer Workshop



Public Engagement



What We Heard

Community Engagement

- Focus on Neighborhoods, local amenities
- Make it easier for new businesses
- Improve appearance and safety
- Housing for workers
- Redevelopment at the right scale for its context
- Add green infrastructure within neighborhoods

Developers & Businesses

- Clarify development guidelines
- Accessible, easy-to-use information
- Predictable application processes
- Reduce timeline for starting a business
- More freedom for new designs



What We Heard from City

City Leaders

- Improve time for City approvals
- Increase property values on key corridors
- Affordable housing for all
- Developer contribution of public amenities
- Support local businesses
- Redevelopment at the right scale

City Staff

- Increase civic space on or off project sites
- Reduce application processing/approval time
- More design flexibility for RAC
- Increase affordable housing opportunities
- Refine public space and public art processes



State Legislation

SB 180 - Emergencies

"Each [municipality] ...may not ...propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order.."

What this bill does to this update.

- Local land use updates (code updates, comp plans) cannot be "restrictive or burdensome"
- Code updates limited to clarifying existing processes and creating incentives
- Effects all municipalities and counties within emergency declarations

What does that mean for this

Recently Adopted Ordinances

- Ord 2024-005: Central RAC
- Ord 2024-006: West RAC
- Ord 2024-007: Rooftop Height Exception
- Ord 2024-009: Allocation of Residential Units
- Ord 2024-010: Accessory Dwelling Units
- Ord 2024-014: Schools, Day Cares
- Ord 2024-015: Affordable Unit Bonus
- Ord 2024-017: West RAC Min Unit Sizes, Parking Reductions
- Ord 2024-025: Accessory Uses, Cooking
- Ord 2024-027: Transitional Mixed-Use Density
- Ord 2024-029: RD 12, RM-18, RM-25 Setbacks, Unit Sizes
- Ord 2025-004: Recreational Courts, Accessory Uses
- Ord 2025-005: Parking Reductions
- Ord 2025-017: RAC Neighborhood Height Increase

Ordinances in the pipeline

- Multifamily Residential Definition
- Waivers
- County Bonus Unit Allocation



List of Policy Direction Items

1. Refine and streamline approval process.
 - Administrative approval of Major Developments.
 - Increase maximum SF and number of units for Minor Developments.
 - Decision authority amendments.
2. Make a consistent radius for sending project notification letters to residents.
3. Measure maximum building height in feet instead of stories.
4. Increase base building heights in Central RAC districts.
5. Allow 40 feet (3 stories) for single family if additional landscape area and setbacks are provided.

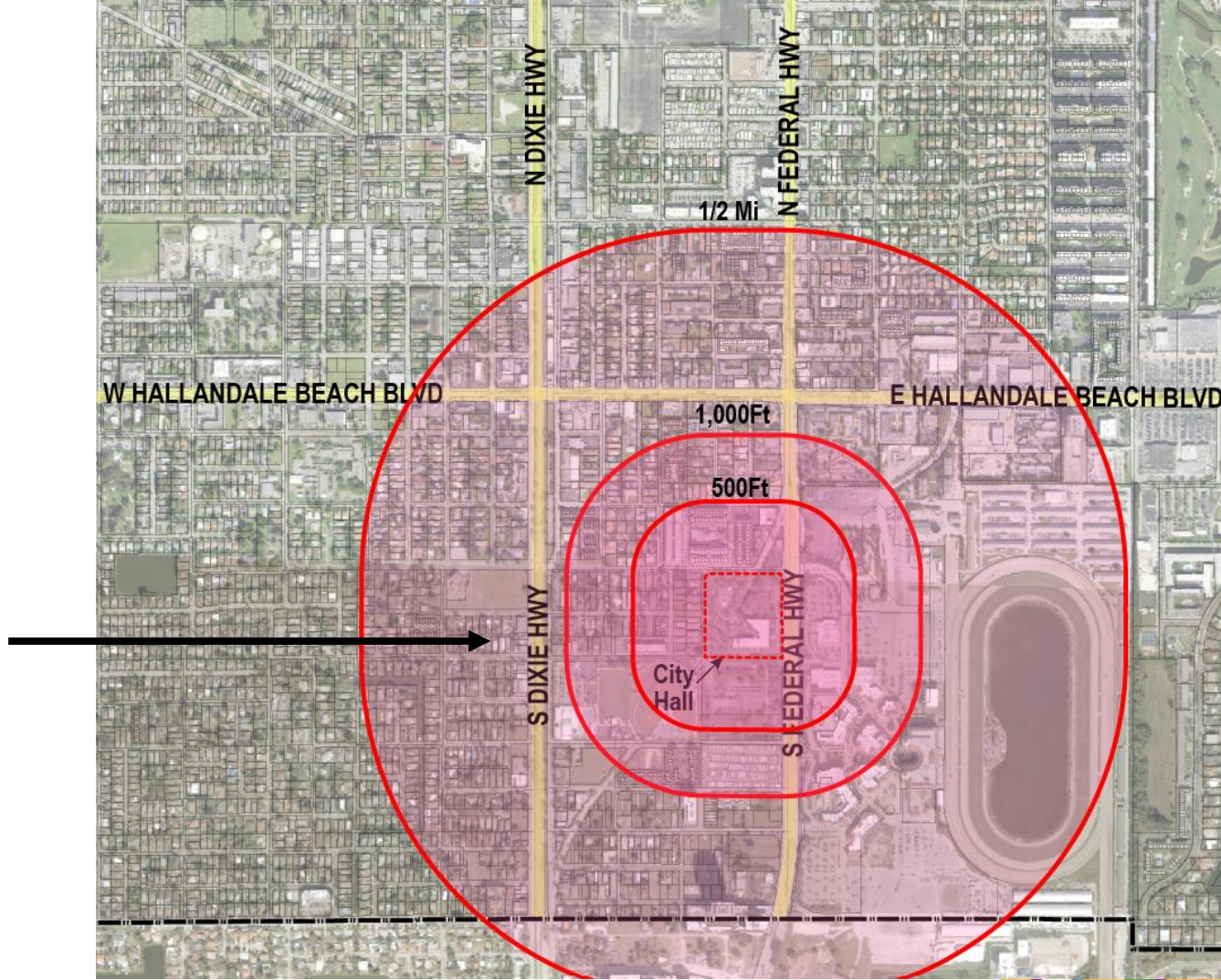
Policy Direction

1. Refine and Streamline Approval Process.

Process	Existing	Proposed	Why?
Administrative Approval of Major Development	Only allowed in Central RAC	Expanded to outside RAC and Arterials	• Reduce processing time • Predictability for developers • If it meets the code, approve
Minor Developments: Increase Maximum SF and Number of Units	10,000 SF and/or 10 units	15,000 SF and/or 20 units	• Easier for small to medium sized development • Economic feasibility (time=money) • Streamline process
Decision Authority	CC now approves Major site plans, most variances and some	PZ would approve Major site plans, some variances and some waivers,	• Predictable review timeframes • Streamline process by removing review steps

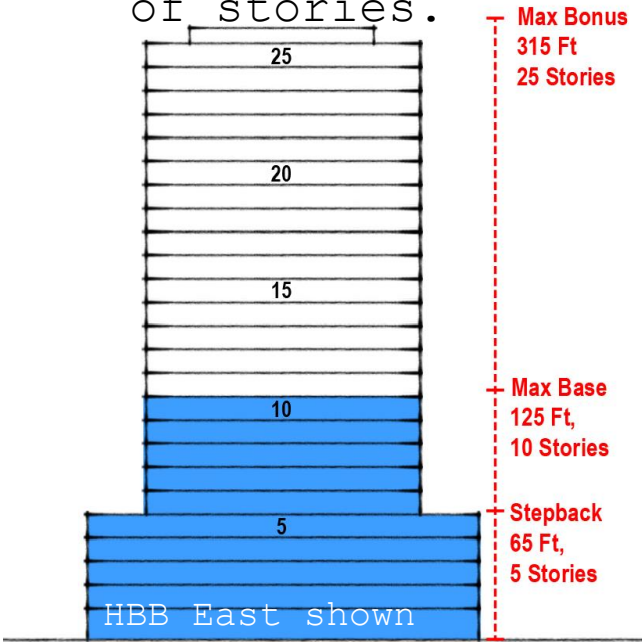
Policy Direction

2. Make a consistent 500 ft radius for sending development project notification letters to residents
- City Hall as an Example**



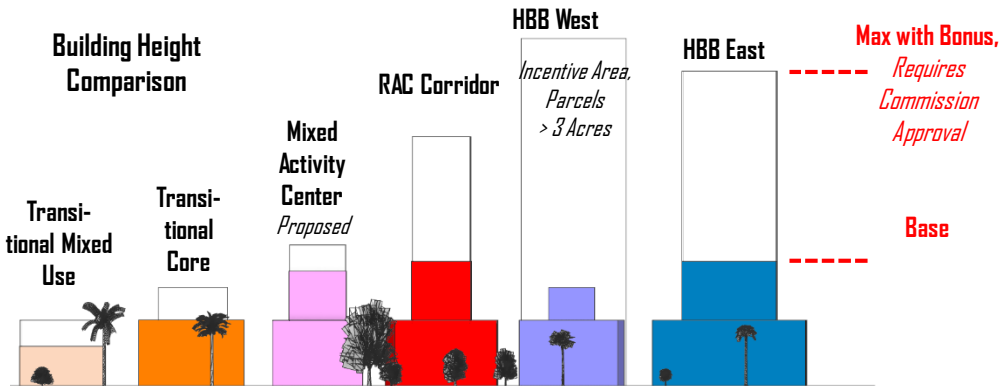
Policy Direction

3. Measure maximum building height in feet instead of stories.



No proposal to increase overall maximum height

Zone	Base Feet	Base Stories	MAX Feet	MAX Stories
HBB-East	125	10	315	25
HBB-West	100	8	*350	10
RAC Corridor	125	10	250	20
RAC Corridor-T	125	10	175	14
Greyhound	125	10	250	20
Mixed Activity Center (Proposed)	125	10	140	12
Transitional Core	65	5	100	8
District 8	50	4	100	8
RAC Neighborhood	40	3	65	5
Transitional Mixed Use	40	3	65	5
*Incentive area				

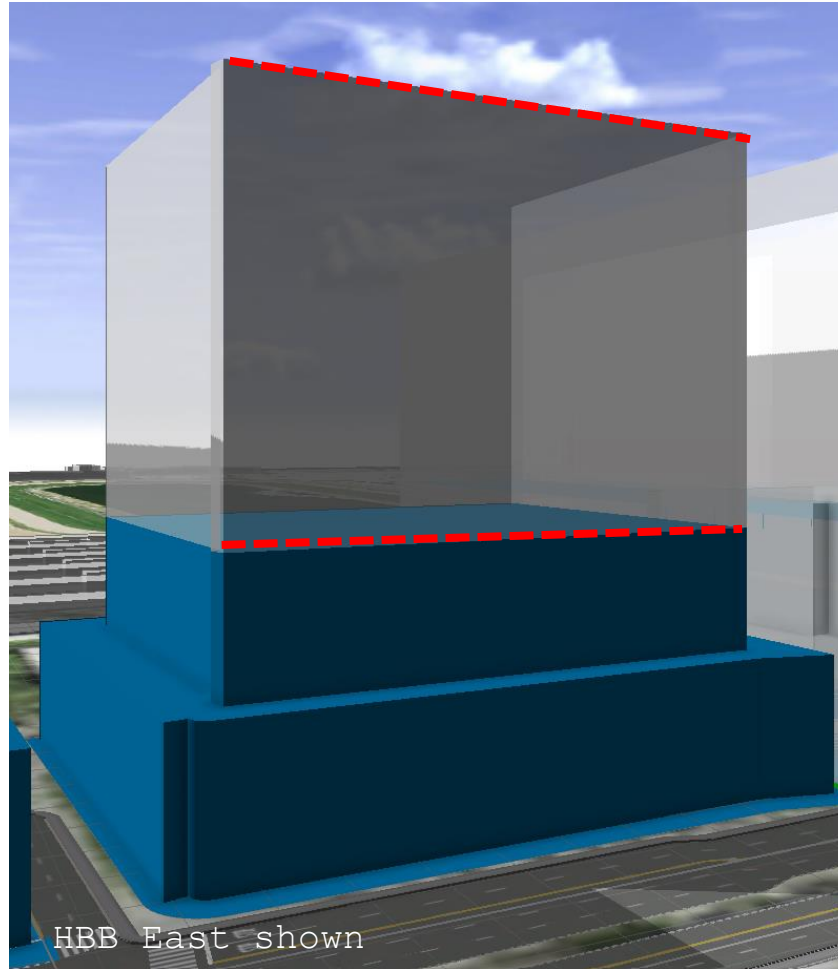


Policy Direction

4. Increase base building height (blue) above 125 ft.

Applicable to these Districts:

- Hallandale Beach Blvd East
- Hallandale Beach Blvd West
- RAC Corridor
- "Transitional" (Transit) Core
- "Mixed Activity Center"



315' Max

125'
**Base:
Existing**

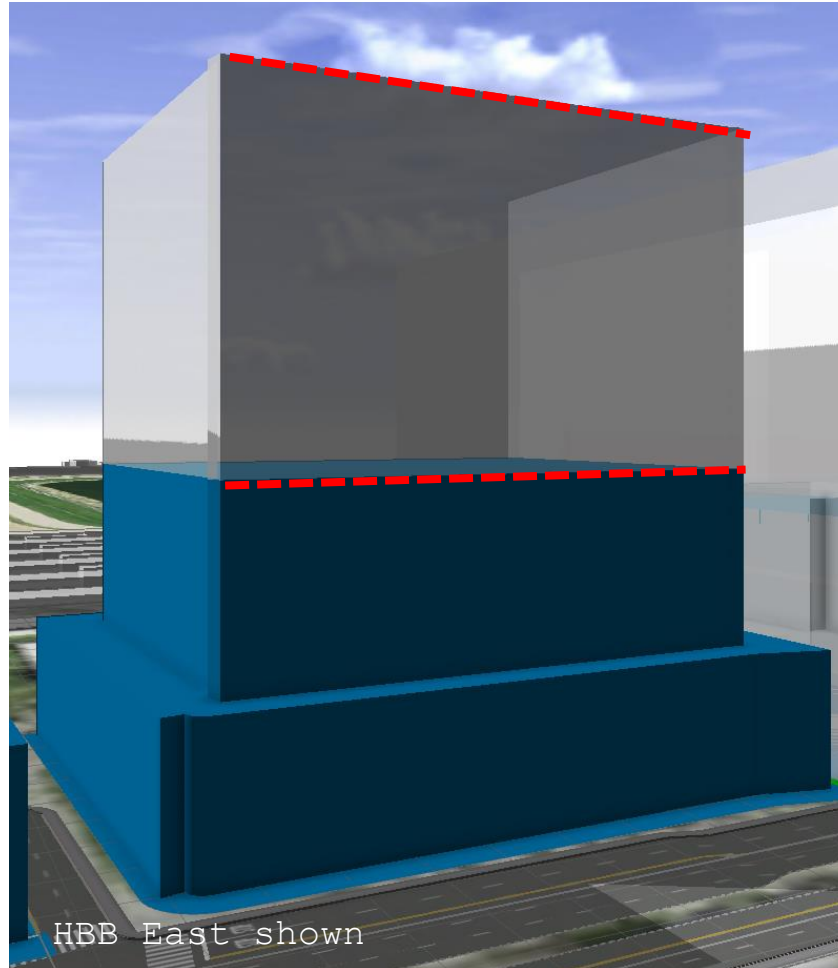
Anything
above 125'
requires
Commission
approval

Policy Direction

4. Increase base building height (blue) from 125 Ft to 150 Ft, for example.

Applicable to these Districts:

- Hallandale Beach Blvd East
- Hallandale Beach Blvd West
- RAC Corridor
- "Transitional" (Transit) Core
- "Mixed Activity Center"



315' Max
(No Change)

150'
Base:
Proposed
Anything
above 150'
requires
Commission
approval



Policy Direction

5. Allow 40 feet (3 stories) for single family if additional landscape area and setbacks are provided.



Upper
story
setback

30
ft

Additional
landscape
area

Policy Direction

6. Remove criteria which limits applicability of Variances.

Current code states:

*Applications for variances will **not be considered** with respect to the following:*

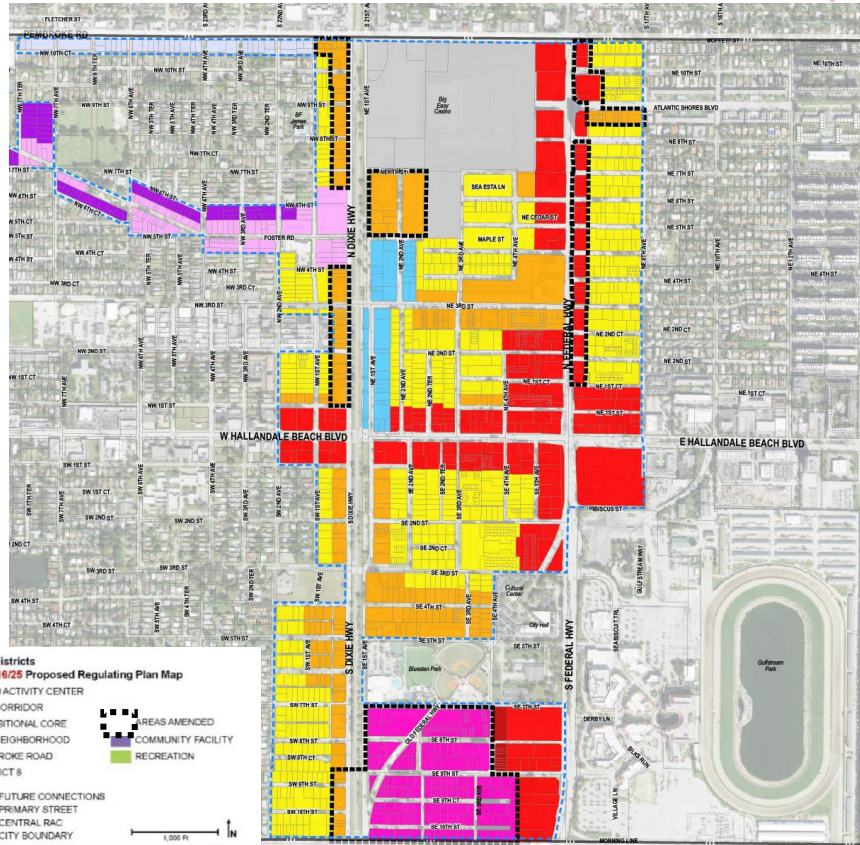
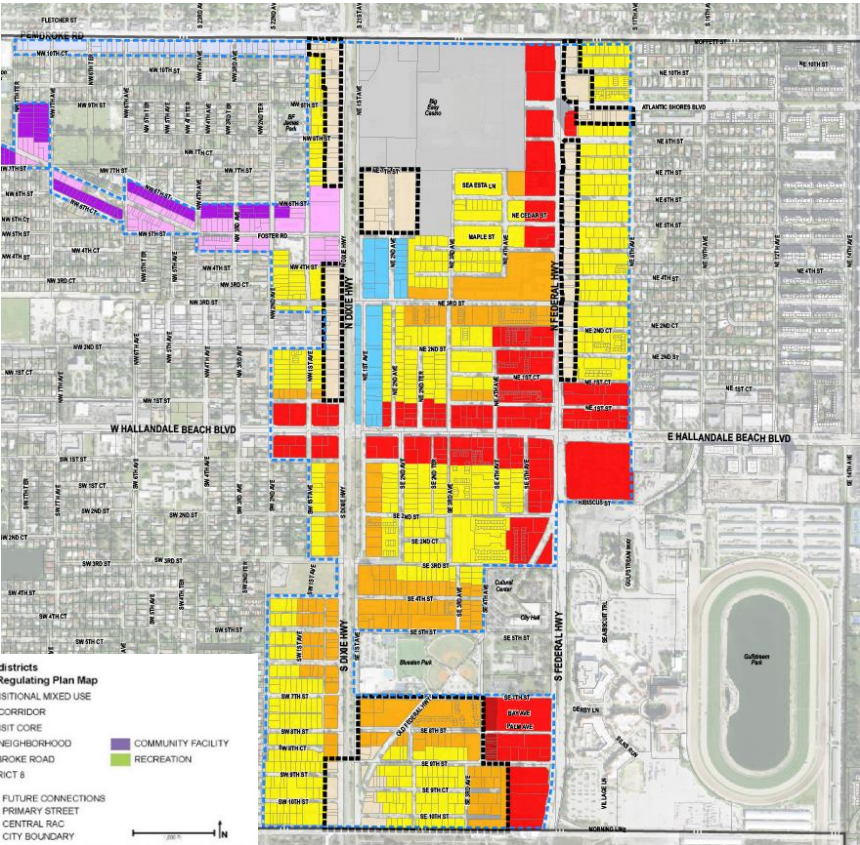
- Buildings and structures for which application has been made, either formal or informal and been denied by the city, but the building or structure is later constructed.*
- Where plans have been submitted and approved and permits issued and the building or improvement not built according to plan.*



Policy Direction: Zoning Map

Existing

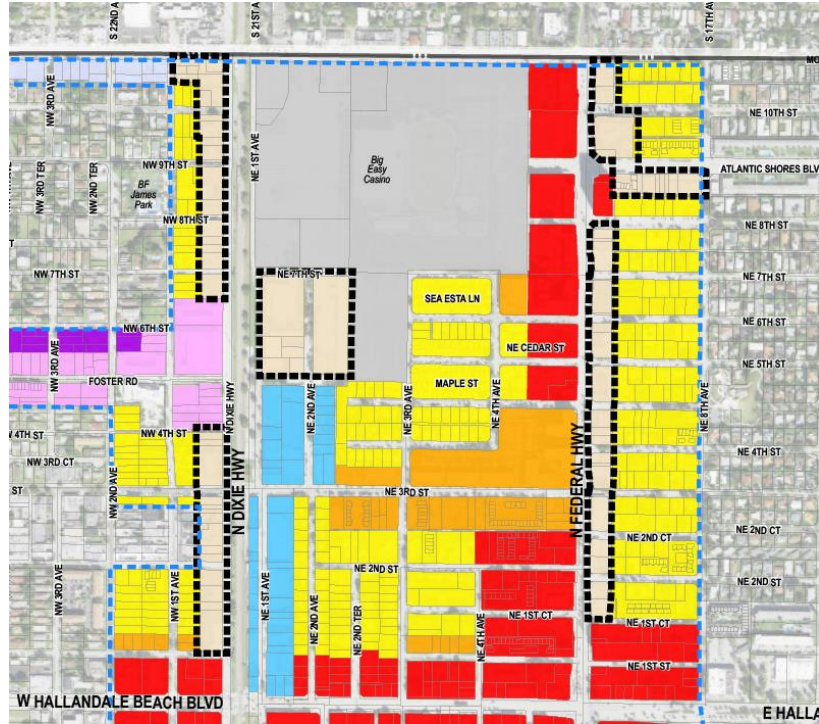
Proposed



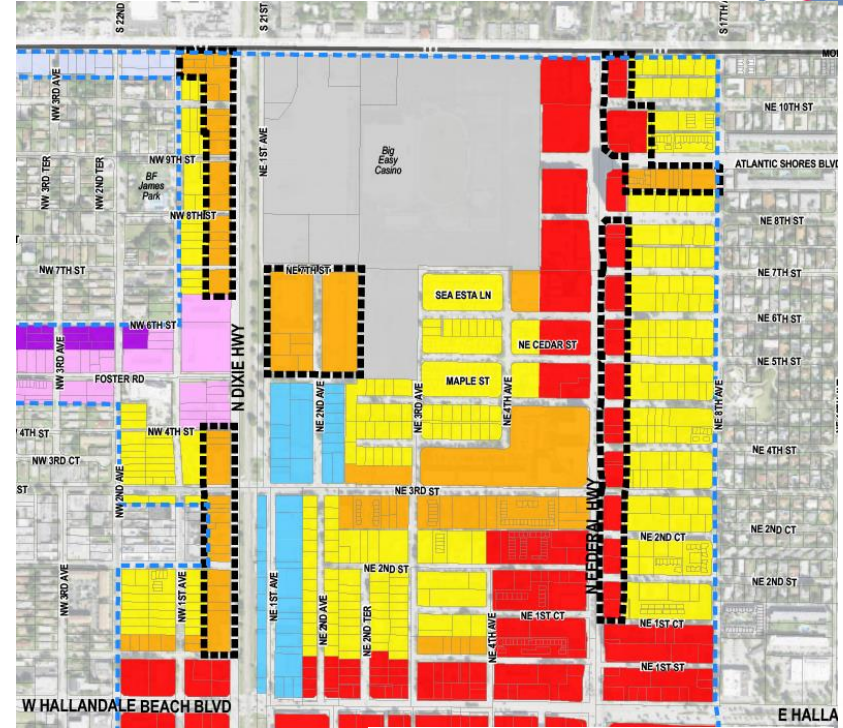
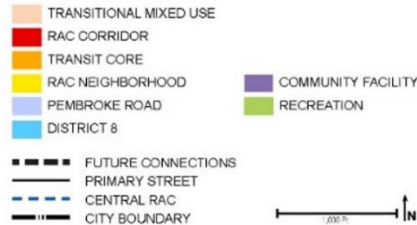
Policy Direction: Zoning Map North

Existing

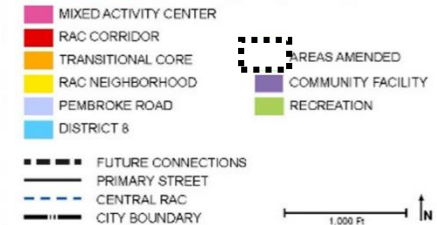
Proposed



RAC Subdistricts
Existing Regulating Plan Map

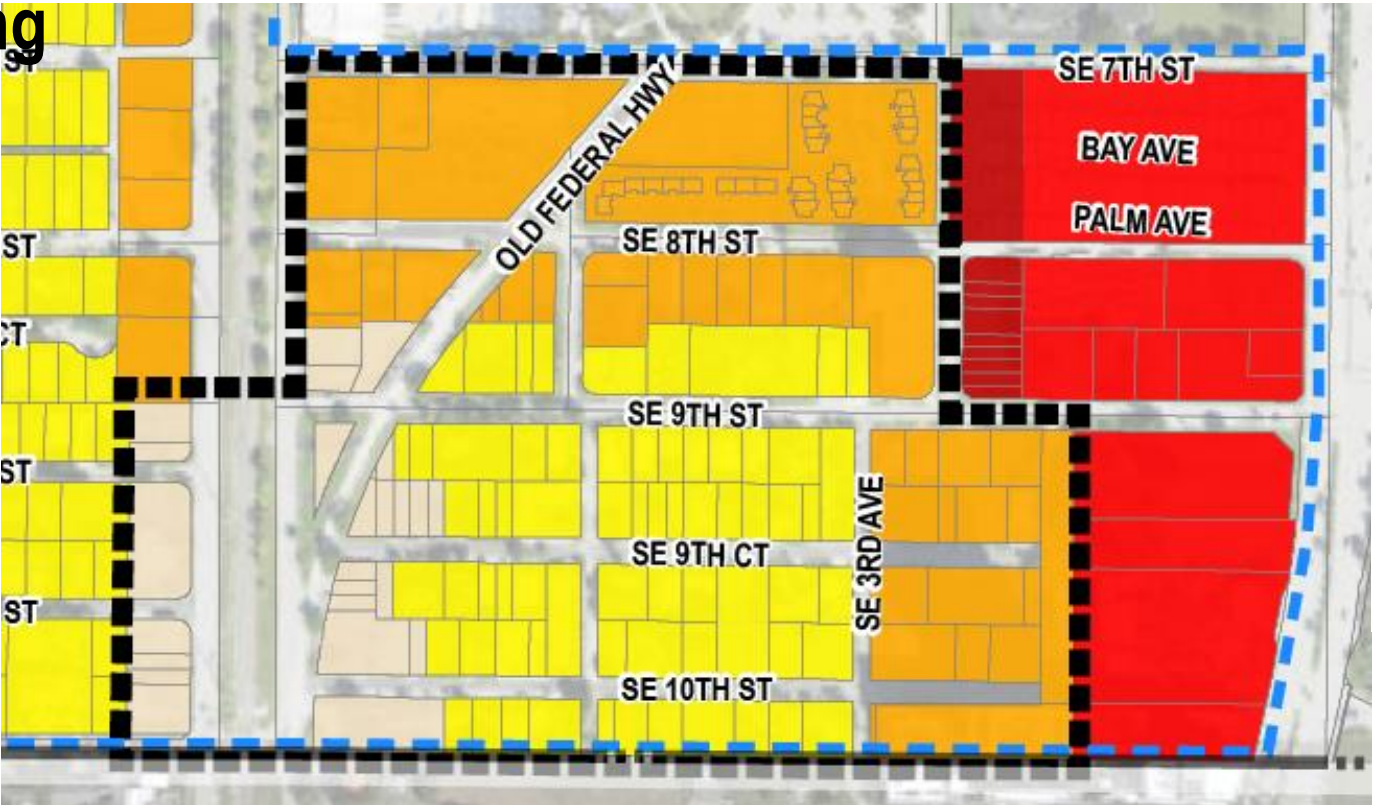


RAC Subdistricts
DRAFT 7/16/25 Proposed Regulating Plan Map

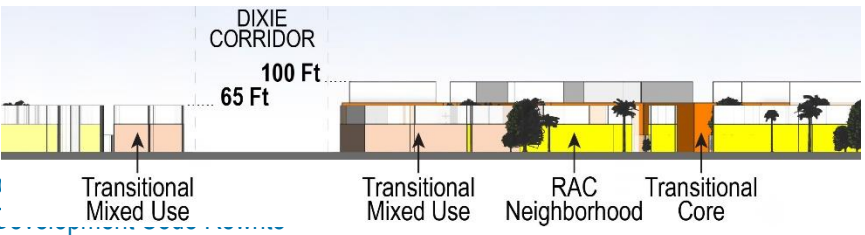


Policy Direction: Zoning Map South

Existing



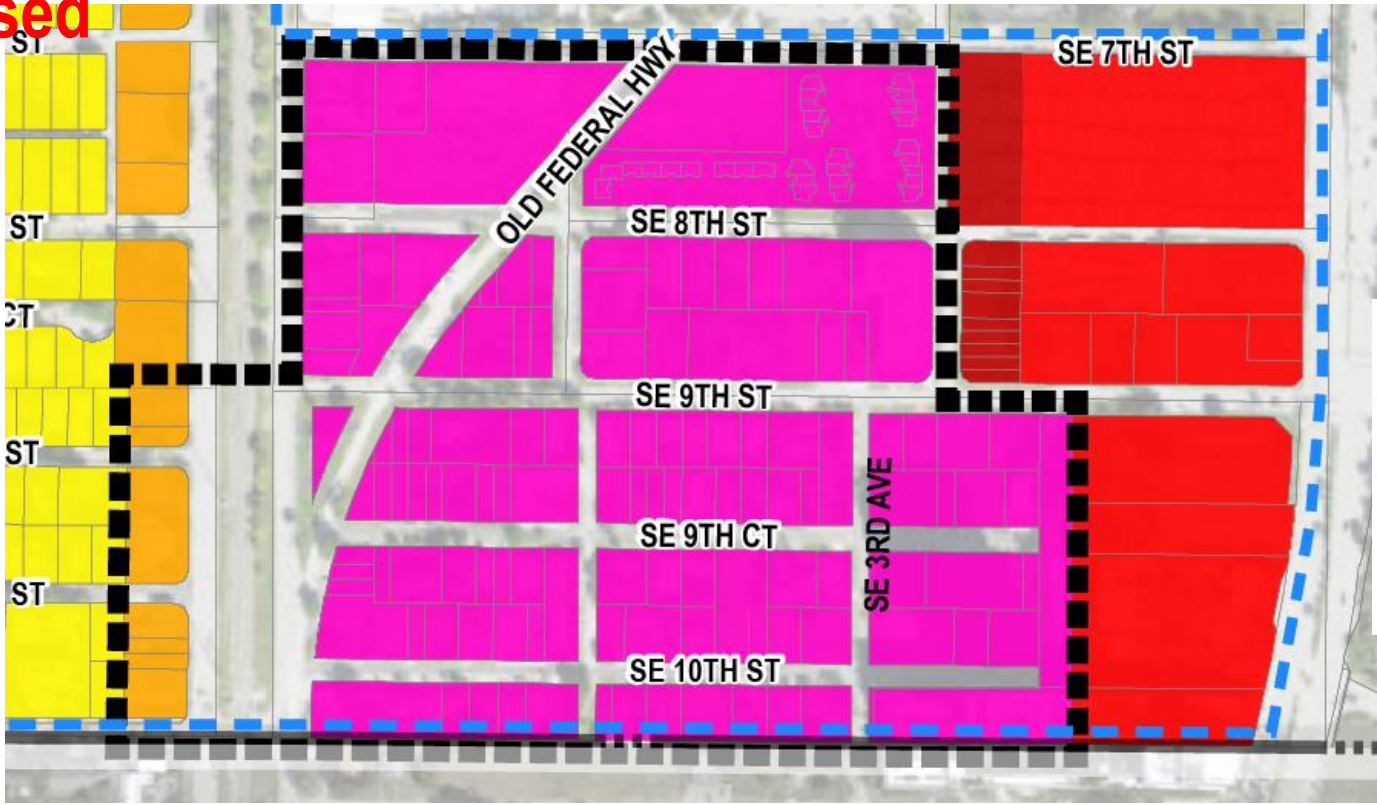
- RAC Subdistricts**
Existing Regulating Plan Map
- TRANSITIONAL MIXED USE
 - RAC CORRIDOR
 - TRANSIT CORE
 - RAC NEIGHBORHOOD
 - PEMBROKE ROAD
 - DISTRICT 8
- FUTURE CONNECTIONS
--- PRIMARY STREET
--- CENTRAL RAC
--- CITY BOUNDARY



City of
Land Development

Policy Direction: Zoning Map South

Proposed



- RAC Subdistricts**
DRAFT 7/16/25 Proposed Regul
- MIXED ACTIVITY CENTER
 - RAC CORRIDOR
 - TRANSITIONAL CORE
 - RAC NEIGHBORHOOD
 - PEMBROKE ROAD
 - DISTRICT 8
- FUTURE CONNECTIONS
--- PRIMARY STREET
--- CENTRAL RAC
--- CITY BOUNDARY



Transitional Core

Mixed Activity Center



City of Atlanta
Land Development Department

Next Steps

- Fall 2025 – Commission Workshop
 - *Update and Policy Direction*
- Late 2025 – Draft Code Circulated for Review
 - *Updates to Comp Plan, Master Plan*
- Spring 2026 – P&Z/City Commission Public Hearing
 - *Revised Final Draft Code Presented*
- Summer 2026 – Approvals

**SCAN FOR
WEBSITE**





Thank
you

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**QUESTIONS?
NEW NEWS?
DID WE MISS SOMETHING?**