

424 N Federal Highway

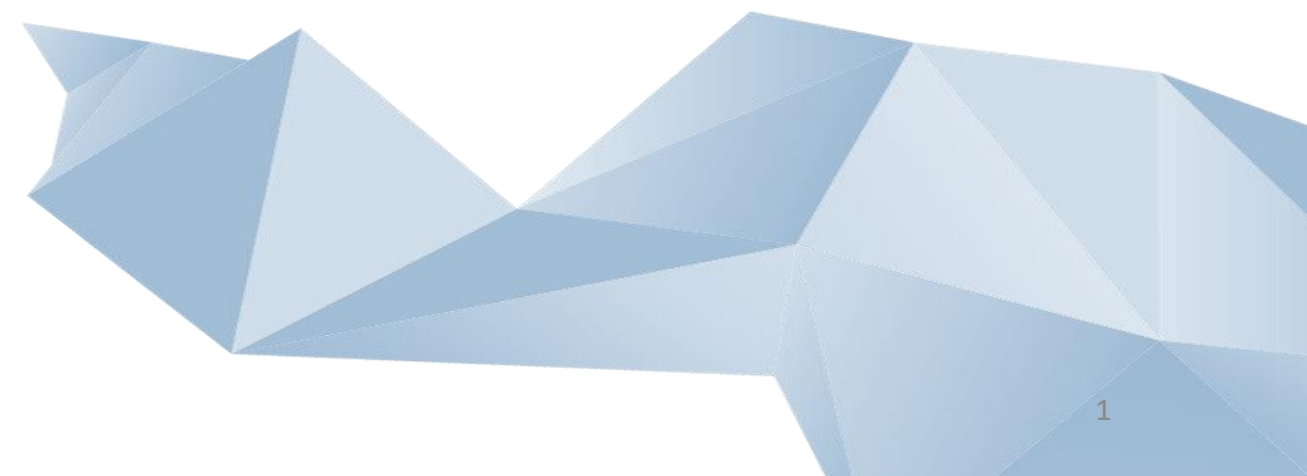
Rezoning

Application No. Z-25-03079



City Commission
August 20, 2025

Department of Sustainable Development (DSD)

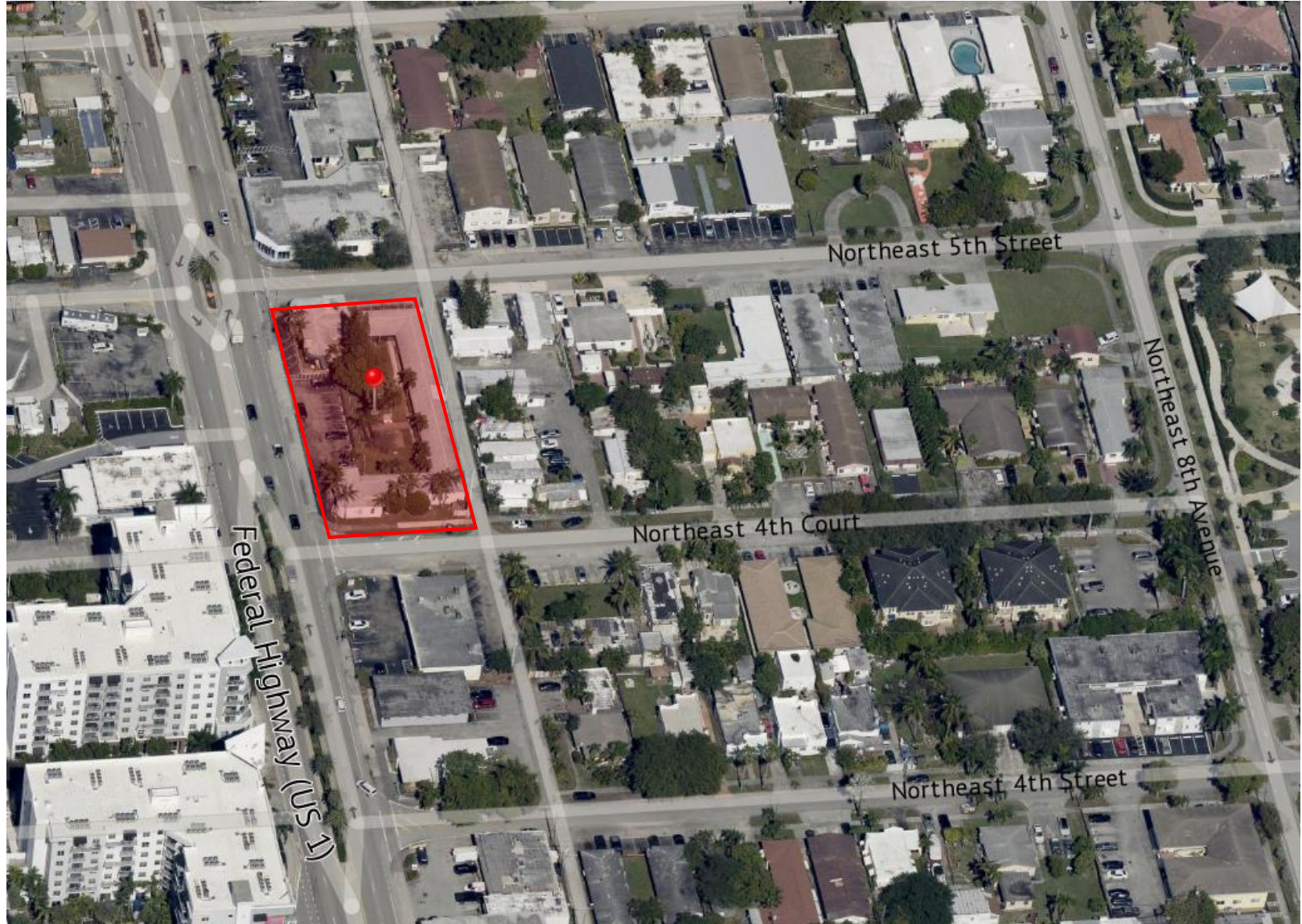


Aerial View

Applicant:
El Rancho 424 LLC

Project:
Rezoning

Location:
424 N Federal Highway



Zoning Map

Applicant:
El Rancho 424 LLC


Project:
Rezoning

Location:
424 N Federal Highway

Zoning:
Central RAC – Transitional Mixed Use

Legend

 Subject Property

 Central RAC - RAC Neighborhood

Zoning

 Central RAC - Transitional Mixed Use

 Central RAC - RAC Corridor

 Central RAC - Transit Core



Request

Existing Zoning: Central RAC – Transitional Mixed Use
Proposed Zoning: Central RAC – RAC Corridor subdistrict

Primary Differences between districts:

	Transitional Mixed Use Subdistrict (Existing Zoning)	RAC Corridor Subdistrict (Proposed Zoning)
Height	Base Height – 3 stories Maximum Height – 5 stories subject to performance criteria	Base Height - 10 stories Maximum Height - 15 stories subject to performance criteria
Density	Base Density – 18 du/ac Maximum Density – 50 du/ac subject to performance criteria	Base Density - 18 du/ac Maximum Density - 70-90 du/ac subject to performance criteria
Setbacks	Moderate setbacks to buffer adjacent residential uses	Reduced setbacks to encourage urban, pedestrian-friendly design

While no formal plans have been submitted to the City for development review, the Applicant indicates that future redevelopment is intended to be a mixed use.



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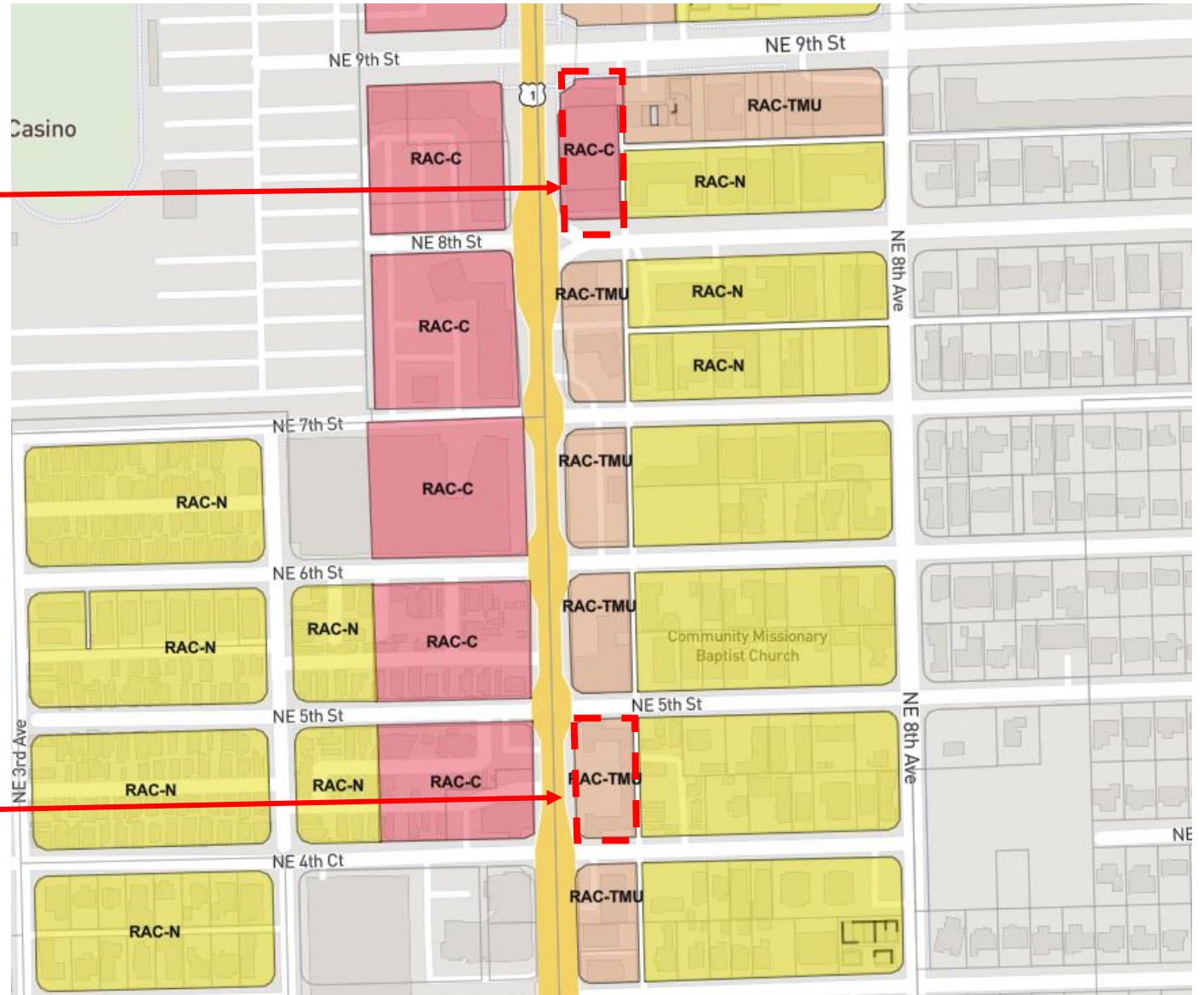
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Request

Previous rezoning
from RAC-TMU to RAC-C

Subject property



Findings



Rezoning:

Review is limited to the review of a change from one zoning district to another related to maximum development potential and not based on major development review. As such, Engineering and Traffic review was not based on a specific project.

Engineering review concluded that an assessment of the water/sewer impact statement was carried out in accordance with the City of Hallandale Beach code of ordinances, specifically referencing Section 32-882 and 32-883, which outline the levels of service requirements for water and wastewater. The review confirmed that the statement complied with the specified regulations.

The applicant is currently working with the City's traffic consultant to complete an analysis of the potential traffic impacts associated with this rezoning request. This analysis must be finalized prior to the application being scheduled for first reading by the City Commission.

Findings



Rezoning:

Pursuant to Section 32-963 decisions or recommendations relating to any change to the official zoning map shall address but is not limited to the effect of the proposed amendment and found that the proposed rezoning:

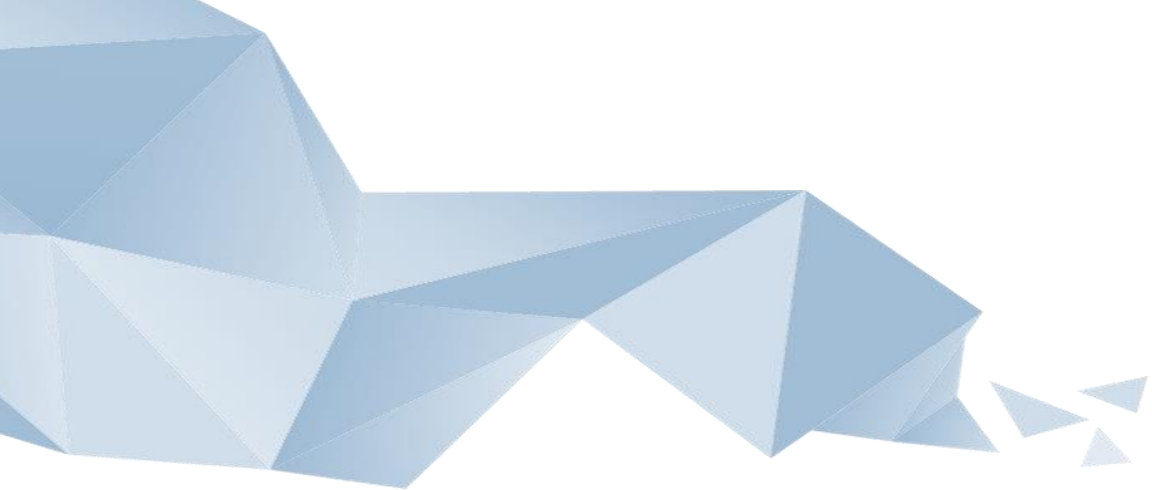
1. The relationship of the proposed amendment to the purposes and objectives of the city's comprehensive land use plan, when adopted, with appropriate consideration as to whether or not the proposed changes will further the purpose of this chapter and other codes, regulations and actions designed to implement the plan.
2. The proposed change would or would not be contrary to the established land use pattern.
3. The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.
4. The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.
5. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
6. Changed or changing conditions make the passage of the proposed amendment necessary.
7. Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.
8. Whether or not the change is out of scale with the needs of the neighborhood.

Recommendation



On July 15, 2025, the Planning and Zoning Board recommended approval of the application by a vote of 4 to 0.

Staff recommends that the City Commission approve this item.



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