

March 26, 2025

Planning and Zoning
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

RE: Text Code Amendment
601-701 NE. 4th Ct. Hallandale Beach, FL 33009.

As the Architect of Record representing the Applicant, El Rancho LLC, we are proposing a code amendment to modify the dimensional requirements within the RAC Neighborhood subdistrict standards.

Based on development patterns within the Central RAC and to encourage redevelopment and respond to affordable housing needs, the proposed amendment seeks to increase the height and adjust lot size and building placement within specific sites on RAC Neighborhood subdistrict adjacent to RAC Corridor subdistrict.

The RAC Neighborhood subdistrict currently allows a maximum building height of 3 stories; or 5 stories subject to meet certain criteria which include a requirement for affordable units. This helps to incentivize new affordable housing units.

While the regulatory context is in place to incentivize affordable housing units and ideal residential typologies through the existing maximum density of 50 du/ac for Townhouse, Apartment House, and Courtyard Building typologies, the current maximum building height limits developers to meet the maximum density criteria and spur development particularly on sites that are neighboring other subdistricts with higher allowable density and height.

Increasing the maximum building height to 10 stories and adjusting lot size and building placement on sites in the RAC Neighborhood subdistrict that are within 250 feet of RAC Corridor subdistrict will provide a greater incentive for developers and consistency with the height, lot size, and building placement with the adjacent RAC Corridor subdistrict requirements.

The attached proposed ordinance amends Section 32-197 (RAC Neighborhood Subdistrict Standards) of the Zoning and Land Development Code summarized below:

1. Amend Table 32-197(a) to:
 - a. Increase the maximum Lot Area for Apartment House from 15,000 sf. to 45,000 sf.
 - b. Reduce the Front Setback (min./max.) for Apartment House and for Courtyard Building from 12 ft./25 ft. to 10 ft./15 ft.
 - c. Add Front Setback Above the 5th Story of 20 ft. for Apartment House and for Courtyard Building.

- d. Remove Side Setback average of 15 ft. total for Apartment House and for Courtyard Building for Side Setback to be 5 ft. min.
- e. Add Side Setback Above the 5th Story of 5 ft. for Apartment House and for Courtyard Building.
- f. Reduce the Rear Setback (min.) for Apartment House and for Courtyard Building from 20 ft. with alley 10 ft. no alley to 5 ft. with alley 10 ft. no alley.
- g. Add Rear Setback Above the 5th Story of 10 ft. for Apartment House and for Courtyard Building.
- h. Modify Max. Building Height of 3 stories; 5 stories subject to requirements of Sec. 32-197(d)(5) to Base Building Height 3 Stories.
- i. Add Max. Building Height of 5 stories; Sites or portion of sites within 250 feet of Central RAC – RAC Corridor subdistrict: 10 Stories.
- j. Modify footnote 3 from Corner lots must meet front setbacks on both streets. to Side lot lines facing streets are regulated by front setback requirements.
- k. Add footnote 5: Subject to requirements and approval process of Sec. 32-197(d)(5)
- l. Add footnote 6: As measured from the nearest RAC Corridor site property line.

The proposed code changes will accommodate continued efforts to enhance and revitalize the City of Hallandale Beach consistent with the City's Comprehensive Plan, Housing Element and Future Land Use Element and will improve the overall quality of life for citizens within the City of Hallandale Beach. The changes also support affordable housing efforts while maximizing the use of property.

Should you have any questions regarding the above, do not hesitate to contact me.

Respectfully,



Jose Saye.
Manager/ Vice-President.