



Hallandale Beach
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City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	City of Hallandale Beach	Meeting Date:	May 13, 2025
General Title:	Repeal of CCB District and RDO Overlay District	Application No.:	LDC-25-02711
Primary Application Type:	Zoning and Land Development Code Amendment	Additional Applications:	Not Applicable
Quasi-Judicial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Advertisement Type Required:	<input checked="" type="checkbox"/> Display <input type="checkbox"/> Regular <input type="checkbox"/> Not Applicable
Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Workshop:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Request:	Code amendment to the Zoning and Land Development regulations repealing RDO-Redevelopment Overlay District and CCB- Central City Business District.		
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa J. Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Christy Dominguez, Planning and Zoning Manager		

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING SECTION CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, 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;AMENDING SUBDIVISION III MAPPED OVERLAYS, BY REPEALING SECTION 32-181 RDO REDEVELOPMENT OVERLAY; 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 by repealing Section 32-181 the RDO-Redevelopment Overlay District and Section 32-159 the CCB- Central City Business District.

These zoning districts are obsolete and no longer apply to any property in the City.

Staff recommend the Planning and Zoning Board forward a recommendation of approval to the City Commission.

Background

On November 5, 2014, the City Commission adopted Ordinance 2014-30, removing the RDO overlay from all properties in the RAC which were then rezoned to Central RAC.

On March 17, 2021, the City Commission approved Ordinance #2021-004 which rezoned areas outside the RAC that had the RDO Overlay. These properties were changed from B-G (Business General) District and CCB (Central City Business District) with RDO Overlay to the Hallandale Beach Boulevard District.

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.

Analysis

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 Section 2-102 of the City of Hallandale Beach Land Development Regulations, the Planning and Zoning Board shall review and make advisory recommendations to the City Commission on applications for text changes to the Zoning and Land Development Code.

Cost Benefits

There is no cost to the City.

Staff Recommendation:

Staff recommends the Planning and Zoning Board forward a recommendation for approval to the City Commission.

Attachment(s):

Exhibit 1- Proposed Draft Ordinance