



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

<b>Applicant:</b>	City of Hallandale Beach	<b>Meeting Date:</b>	December 30, 2024
<b>General Title:</b>	Parking Reduction Strategies	<b>Application No.:</b>	LDC-24-08423
<b>Primary Application Type:</b>	Zoning and Land Development Code Amendment	<b>Additional Applications:</b>	Not Applicable
<b>Quasi-Judicial:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Advertisement Type Required:</b>	<input checked="" type="checkbox"/> Display <input type="checkbox"/> Regular <input type="checkbox"/> Not Applicable
<b>Public Hearing:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Workshop:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Request:</b>	Code amendment to the Zoning and Land Development regulations relating to the creation of parking reduction strategies.		
<b>Business Impact Estimate:</b>	Exempt as per Florida Statute 166.041(4)(c)		
<b>Staff Recommendation:</b>	<b>Sponsor Name:</b>		
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa J. Leroy, Department of Sustainable Development Director		
	<b>Prepared By:</b>		
	Deandrea Moise, AICP, Principal Planner		

**Short Title:**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 11. OFF-STREET PARKING AND LOADING CREATING SECTION 32-458 PARKING REDUCTION STRATEGIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

## Staff Summary:

### Summary

The Department of Sustainable Development is proposing a code amendment to the Zoning and Land Development Code to create parking reduction strategies to parking requirements.

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

### Current Situation

In effort to create opportunities for developers to reduce the construction costs of parking and to encourage the use of other modes of transportation and mobility, the Department of Sustainable Development proposes to amend the Zoning and Land Development Code to create parking reduction strategies, to allow for an administrative reduction of required parking spaces when providing certain public benefits or when adjacent to existing public parking facilities and transit stops/hubs. Some of the strategies incentivize affordable housing, public bicycle sharing kiosks, ride/share or delivery services spaces, and improved city bus shelters. The strategies also take into account proximity to public on-street parking, public off-street parking facilities, and transit stops or hubs.

The proposed code amendment is consistent with the Comprehensive Plan and will assist in furthering the following policies and objectives, based upon the following:

**OBJECTIVE 1.2:** Land Use Compatibility: Continuously review and reevaluate existing and potential land use conflicts and recommend solutions, in order to enhance land use compatibility and quality of life.

**POLICY 1.13.2:** The Hallandale Beach Zoning and Land Development Code provisions which contain design standards relative to landscaping, setbacks, and other site controls, shall continue to be strictly enforced to meet the intent of the Goal, Objective and Policies of the Future Land Use Element of the Plan.

**OBJECTIVE 1.18:** Urban Infill and Redevelopment: Establish criteria which encourage development of urban infill and urban redevelopment area(s) to promote economic development, increase housing opportunities, and maximize the use of existing public facilities and services.

**POLICY 1.20.7:** The City shall continue to foster its “sustainable” community character with a variety of housing opportunities at varying price ranges, employment and retail uses, educational, community facilities, parks and recreational uses, etc. to the extent possible.

**POLICY 4-1.1.9:** Eliminating Barriers. The City shall eliminate barriers to the creation of housing, especially affordable housing. This action will include but not be limited to, streamlining the review process, especially in regarding to affordable housing projects.

### Analysis

The attached proposed ordinance (Exhibit 1) amends Section 32-458 of the Zoning and Land Development Code summarized below:

1. Restricts the maximum potential reduction to 25 percent of the required parking.
2. Restricts the maximum potential reduction for residential developments to 15 percent.
3. Clarifies that the reduction shall not apply to guest parking or supplemental parking requirements.
4. Allows for administrative reductions of required parking spaces when providing certain public benefits or when adjacent to existing public parking facilities and transit stops/hubs. Each reduction strategy has a corresponding percentage reduction ranging from 2.5 percent to 15 percent.

### **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**

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.

### **Business Impact Estimate**

As per Florida Statute 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.

### **Staff Recommendation:**

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

### **Attachment(s):**

Exhibit 1- Proposed Draft Ordinance

Reviewed by: Christy Dominguez  
Planning and Zoning Manager