



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:		Item Type:		1 st Reading		2 nd Reading			
6/1/2022		<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other		Ordinance Reading		5/4/2022		6/1/2022	
File No.:				Public Hearing		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
22-109				Advertising Required		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
				Quasi-Judicial:		<input type="checkbox"/>		<input type="checkbox"/>	
Fiscal Impact (\$):		Account Balance (\$):		Funding Source:		Project Number:			
N/A		N/A		N/A		N/A			
Contract/P.O. Required		RFP/RFQ/Bid Number:		Sponsor Name:		Department:			
<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No		N/A		Vanessa Leroy, Director		Community Enhancement and Sustainable Development Department	
Strategic Plan Focus Areas:									
<input type="checkbox"/> Finance & Budget			<input type="checkbox"/> Organizational Capacity			<input checked="" type="checkbox"/> Infrastructure/Projects			
Implementation Timeline:									
Estimated Start Date: 5/4/2022 Estimated End Date: 06/1/2022									

SHORT TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV DIVISION 23, OF THE ZONING AND LAND DEVELOPMENT CODE, SECTION 32-761, DEMOLITION STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary

The City of Hallandale Beach City Commission has requested its Planning and Zoning Division to make changes to the existing land development regulations relative to demolition requirements, to prevent speculative demolition, require site improvements on vacant property, address the demolition of historic structures, and address demolitions resulting from emergency demolition orders issued by the Building Official.

Background

The City Commission at its June 2021 Commission Meeting requested Staff to amend the code to create standards for demolished sites to protect and preserve the appearance and the environment while reducing any negative visual impact on the surrounding neighborhoods. Thus, the proposal is consistent with existing development standards.

On February 23, 2022, the Planning and Zoning Board considered the proposed ordinance. The Board recommended approval of the ordinance, by a vote of 4 to 0. The Board recommended the Ordinance be amended to provide for extensions of the time in which site improvements must be made on demolished sites at the discretion of the City Manager. The ordinance has been amended as recommended by the Board.

The proposed amendments will reduce the sub-standard appearance of vacant lots and promote needed improvement to the standards for redevelopment, aligning with the purpose and intent of the City of Hallandale Beach Zoning and Land Development Code.

Current Situation

The Hallandale Beach Comprehensive Plan calls for the City to adopt land development regulations to protect existing residential neighborhoods while allowing appropriate redevelopment. The proposed amendment will prevent speculative demolition, resulting in long-term vacant lots, by requiring site improvements, such as fencing and sodding of the property, if construction does not commence within a certain time frame. This timeframe would be based on development type. This requirement is consistent with the City of Hallandale Beach's requirement for major development sites with demolished structures. Additionally, language has been added to address the demolition of historic structures and demolitions resulting from emergency demolition orders issued by the Building Official.

The proposed amendment is consistent with the City's Comprehensive Plan. For example, Objective 1.2 of the Comprehensive Plan states the City shall continuously review and reevaluate existing and potential land-use conflicts and recommend solutions, in order to enhance land use compatibility and quality of life. Additionally, the proposed amendment will assist in furthering the following policies and objectives of the City's Comprehensive Plan:

GOAL 1: To provide a coordinated and compatible mix of land uses that encourages a high quality of life meeting the social, economic, and physical needs of the present and future population of Hallandale Beach while insuring reasonable environmental protection and timely and efficient provision of services.

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 1.3.3: The City shall maintain land development regulations intended to preserve and protect existing single-family neighborhoods from the negative impacts of incompatible land uses and nuisances.

OBJECTIVE 1.12: Land Use Consistency: The City shall manage growth and development through the continued administration, and enforcement of the Hallandale Beach Zoning and Land Development Code which shall ensure that future land uses remain consistent with this Plan.

POLICY 1.12.3: The City shall continue to review, evaluate and update the City's Unified Land Development Code.

OBJECTIVE 1.13: Housing: The City shall decrease the number of substandard living conditions and blighting influences in the Hallandale Beach community through actions identified in the Housing Element to achieve stated objectives.

With the City experiencing increased infill of scattered vacant parcels throughout the City on both residential and commercial parcels, it is imperative that the City abate any nuisance caused by long-term vacant lots. The proposed amendment is intended to guide land-use decisions and provide the framework for consistency between the Hallandale Beach Zoning and Land Development Code and the Comprehensive Plan. The proposed amendment will only further the goals of the Comprehensive Plan by creating and improving upon much-needed development in the best interest of the residents of the City of Hallandale Beach.

Analysis

The following is a summary of the proposed amendments in the attached Ordinance:

1. Amends Section 32-761 for the inclusion of standards for the demolition of historic properties.
2. Amends Section 32-761 to add standards for demolition permits for new development to include the requirement of a building permit application.
3. Amends Section 32-761 to include construction commencement requirements for minor developments. As is presently required, major developments sites would continue to be required to be sodded and fenced if construction does not commence within 180 days of demolition.
4. Presently, there is no requirement to sod or fence minor development sites that have been demolished. A requirement is added for Minor development sites to be sodded and fenced if construction does not commence within 90 days of demolition.

5. Amends Section 32-761 to include site improvement standards for demolished sites, such as grading, sodding, and fencing.
6. Amends Section 32-761 to create standards for demolition permits not associated with new construction, including unsafe structures.
7. Makes provisions for extensions of the time in which site improvements must be made on demolished sites for due cause at the discretion of the City Manager.

Why Action is Necessary

Pursuant to Article V, Division I, Section 5.01 of The City of Hallandale Beach City Charter, a City Ordinance is to be adopted to amend an existing Ordinance.

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 and will improve the overall quality of life for citizens within the City of Hallandale Beach. The changes also support the prevention of speculative demolition, promote nuisance abatement, and protect the quality of life for all citizens and residents of the City of Hallandale Beach.

PROPOSED ACTION:

The City Commission considers approval on First Reading of the Ordinance and schedules Second Reading for May 18, 2022.


Attachment(s):

Exhibit 1 – Proposed Ordinance

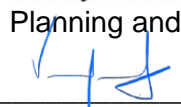
Exhibit 2 – Planning & Zoning Board Meeting Minutes – February 23, 2022

Exhibit 3 – Presentation

Prepared By: _____


Christy Dominguez
Planning and Zoning Manager

Reviewed By: _____


Vanessa Leroy,
Director, CESD Department

Reviewed By: Sharon Ragoonan

Sharon Ragoonan
Assistant City Manager

Reviewed By: Noemy Sandoval
Noemy Sandoval
Assistant City Manager

Approved By: Jeremy Earle
Dr. Jeremy Earle
City Manager