



Hallandale Beach
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City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:		1 st Reading	2 nd Reading
5/17/2023	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	4/19/2023	5/17/2023
File No.:		Public Hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
23-042		Advertising Required	<input checked="" 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 type="checkbox"/> No	N/A	Vanessa Leroy, Director	Sustainable Development	
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: 4/19/2023 Estimated End Date: 5/17/2023				

SHORT TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; DIVISION 1. – SECTION 32-8. – DEFINITIONS; DIVISION 3. – FORM-BASED ZONING DISTRICTS; SUBDIVISION I. – CENTRAL RAC DISTRICT; SECTION 32-192 – REGULATING PLAN SHOWING RAC SUBDISTRICTS, SECTION 32-193. – ALLOWABLE USES RELATIVE TO CENTRAL RAC SUBDISTRICTS; AND RENAMING THE FASHION ART AND DESIGN SUBDISTRICT TO DISTRICT 8 SUBDISTRICT IN SECTION 32-199. – RELATIVE TO DIMENSIONAL AND PARKING REQUIREMENTS FOR EXISTING AND NEW DEVELOPMENT WITHIN THE DISTRICT 8 SUBDISTRICT; AMENDING REFERENCES TO THE FASHION ART AND DESIGN SUBDISTRICT IN CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE SECTION 32-192, SECTION 32-193, SECTION 32-201(A) AND (I), SECTION 32-203, SECTION 32-205(E), AND

**SECTION 32-524 TO THE NAME DISTRICT 8 SUBDISTRICT,
PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE.**

STAFF SUMMARY:

Summary

The City's Department of Sustainable Development is proposing code amendments to the existing Central RAC District/Fashion/Art/Design (FADD) sub-district. The proposed ordinance amends the parking and site dimensional standards. It also amends the allowable uses consistent with purpose and the intent of the FADD sub-district and use standards of the Central RAC District, Code Section 32-193 – Allowable Uses. It further renames the FADD sub-district to the District 8 sub-district.

The objective is to incentivize future development and growth within the FADD sub-district by renaming the district, providing the opportunity for the expansion of existing development and newly proposed development without the hindrance of the existing parking or site dimensional requirements.

Section 32-8 Definitions is also amended to include an all-encompassing definition for Food Truck Venue, that include temporary cargo containers used in connection with food truck venues which would be allowed as a permitted use in the FADD/District 8 sub-district subject to site plan approval proposal by the City Manager.

Therefore, staff is recommending the attached ordinance for City Commission consideration.

Background

On October 6, 2022, the Planning and Zoning Board held a public hearing on a proposed ordinance amending the parking requirements for the FADD and recommended approval by a vote of 5 to 0. The ordinance was not presented to the City Commission after the Planning and Zoning Board action. Staff determined that additional, more comprehensive revisions to the proposed code amendment were needed to provide for sub-district name change, revisions to the allowable uses, site dimensional requirements and further reductions for parking requirements based on an additional assessment of the existing lot sizes within the FADD.

In an effort to rebrand its Fashion, Art, and Design District (FADD) the Hallandale Beach Community Redevelopment Agency (HBCRA) recently has proposed to rename the sub-district from FADD to District 8. The name comes from Hallandale Beach's History as being the 8th municipality to be incorporated in Broward County. CRA staff engaged 5 marketing firms to assist in producing an inspiring new name, brand identity, and awareness for the FADD.

On September 19th, 2022, HBCRA staff held a stakeholder meeting on NE 1st Avenue to engage the property owners and businesses on the proposed streetscape designs and gather feedback on the rebranding. The proposed new name was presented to the City Commission sitting as the HBCRA Board of Directors at the October 17, 2022, meeting.

In promoting and encouraging expansion and new development catered to the FADD sub-district, the proposed amendments will promote future development and growth within the FADD Sub-district by providing the opportunity for the expansion of existing development and newly proposed development without parking or site development constraints.

The proposed amendments will directly align with the purpose and intent of the underlying zoning districts and sub-districts:

- **Regional Activity Center:** The purpose of the Regional Activity Center land use category is to facilitate mixed-use development, encourage mass transit, and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form.
- **Fashion/Art/Design:** The Fashion/Art/Design subdistrict is intended to be a unique, lively arts and commerce area accommodating a wide range of uses including residential, retail, art, culture, and design.

On January 25, 2023, the Planning and Zoning Board held a public hearing on the proposed ordinance. The Board recommended approval of the code amendment application by a vote of 5 to 0. In addition, the Board recommended that language be added to provide for handicap accessibility at food truck venues. The ordinance has been revised accordingly (as reflected in line 102). Please see Planning and Zoning Board Memorandum and Minutes of the January 25, 2023, Meeting.

Current Situation

In maintaining consistency with the City's Comprehensive Plan, City staff seek to incorporate design measures which advocate for future expansion and new development within the FADD sub-district. The goal is to attract future growth and development while allowing the opportunity for existing uses to expand without having to combat the constraints of the existing code and parking requirements. In achieving this goal, staff seeks to amend the existing code by incorporating parking exemptions and reductions and amending the allowable uses consistent with purpose and the intent of the FADD sub-district. Further amendments include reductions for parking requirements based on an additional assessment of the existing lot sizes within the FADD; specifically provides for site development standards for properties on the west side of NE 1st Avenue as are platted undersized lots (50 feet in depth). The amendment also addresses the allowable uses, sub-district name change, and site dimensional requirements.

The Hallandale Beach Comprehensive Plan calls for the City to adopt land development regulations which encourages land use compatibility and enhancing the quality of life.

The proposed amendments are consistent with the City's Comprehensive Plan. For example, Goal 1, of the Comprehensive Plan states the City shall provide a coordinated and compatible mix of land uses which 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. 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 which 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 1.2.5: Fashion Row District: The City shall continue to implement the Fashion Row District Plan by upholding and enhancing the Fashion Row Overlay District, and funding improvement to the District, and funding improvements to the District provided there is sufficient private effort by the merchants and investment from property owners to justify City expenditures.

Objective 1.9: Regional Activity Center Land Use: Consider a Regional Activity Center (RAC) land use category within the City to encourage attractive and functional mixed living, working, shopping, educational and recreational activities.

Policy 1.9.5: Redevelopment activities should be encouraged within a Regional Activity Center.

Policy 1.9.9: The City shall adopt design standards within the land development regulations ensuring compatibility between existing and planned land uses within and adjacent to the Regional Activity Center.

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 1.12.2: The City shall continue to ensure that the provisions of the Hallandale Beach Zoning and Land Development code include all necessary site plan requirements to further the intent of this Comprehensive Plan. These requirements shall include but not be limited to adequate drainage and stormwater management, landscaping and open space requirements, signage regulations, subdivision regulations, safe and convenient on-site traffic flow, vehicle parking and consistency of land uses with Plan designations.

Analysis

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

1. Renames the Fashion/Art/Design sub-district to the proposed new name- District 8 in Section 32-193 and Section 32-199.
2. Amends Section 32-8 Definitions by creating a Food Truck and food Truck Venue definition.
3. Amends Table 32-193(a) Allowable Uses by Sub-district to:
 - a. Remove residential Live/Work units as a permitted or conditional use in the Central RAC sub-districts including the FADD sub-district, consistent with Florida Statutes 559.955 which limits the regulation of home-based businesses.

- b. Changes single-family and duplex dwellings to non-permitted uses in the FADD sub-district as such uses are inconsistent with the intent of the sub-district.
 - c. Removes "Office Uses" from the list of uses in the Central RAC to eliminate redundancy as offices uses are considered a Store and Service" use per the definition in the Code
 - d. Adds public parking garages and government uses as a conditional use in the FADD Subdistrict to assure compatibility with the sub-district.
 - e. Adds Food Truck Venue as a permitted use in the FADD sub-district. The use would be allowed subject to site plan approval of the proposal by the City Manager.
4. Amends the purpose and intent provisions by removing the reference to light industrial uses.
5. Amends Table 32-199(a) Dimensional Requirements to reduce setbacks and other dimensional requirements for properties on the west side of NE 1st Avenue and building step back requirements.
6. Amends the existing parking exemptions for existing development to:
 - a. Increase the parking exemption for permitted existing uses which propose expansions from 50 percent of the existing floor area to 100 percent of the existing floor area of the building.
 - b. Modify the existing nonconforming parking provisions by allowing for nonconforming parking lots to remain when renovations or expansions are proposed, regardless of the size or increase in floor area.
7. Exempts existing and new development located on the west side of NE 1st Avenue within the sub-district from parking requirements.
8. Provides for parking exemptions for new development on properties with less than 20,000 square feet in lot area for food truck venues, alcoholic beverage and restaurant establishments.
9. A covenant running with the land would be required for development with parking exemptions to assure changes to other uses shall provide the required number of parking spaces.
10. Provides for a 50% parking reduction for offices, entertainment centers, stores and services. The 50% reduction would also apply to restaurants and alcoholic beverage establishments which do not qualify for the parking exemption.
11. Amends references to FADD Sub-district to District 8 Sub-district in Chapter 32, Section 32-524, Section 32-192, Section 32-203, Section 32-205 and Section 32-201.

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

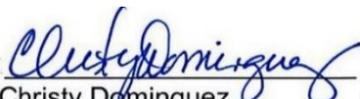
The proposed code changes will accommodate continued efforts to enhance and revitalize the City of Hallandale Beach consistent with the City's Comprehensive Plan, Future Land Use Element (FLUE) Policy 1.2.5 and will improve the overall quality of life for citizens within the City of Hallandale Beach. The changes also support the elimination of unnecessary variance applications, promotes growth opportunities, and protects quality of life while maximum the use of property.

PROPOSED ACTION:

The City Commission consider approval on First Reading of the Ordinance and schedule Second Reading for May 17, 2023.

ATTACHMENT(S):

- Exhibit 1- Proposed Ordinance
- Exhibit 2- Planning and Zoning Board Cover Memo dated January 25, 2023
- Exhibit 3- Planning and Zoning Board Minutes of January 25, 2023
- Exhibit 4- Presentation

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