



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

<b>Primary Application Type:</b>	Land Development Regulation Amendments	<b>Hearing Date:</b>	January 25, 2023		
<b>Additional Applications:</b>	N/A	<b>Public Hearing:</b>	<b>YES</b>	<b>NO</b>	
			X		
<b>General Title:</b>	FADD Parking and Dimensional Requirements	<b>Quasi-Judicial:</b>	<b>YES</b>	<b>NO</b>	
				X	
<b>Applicant:</b>	City of Hallandale Beach	<b>Workshop:</b>	<b>YES</b>	<b>NO</b>	
				X	
<b>Application #</b>	LDC #23-00141	<b>Advertisement Type Required:</b>	<b>DISPLAY</b>	<b>REGULAR</b>	<b>N/A</b>
			x		
<b>Staff Recommendation:</b>		<b>Approve</b>	<b>Approve with Conditions</b>		<b>Reject</b>
		X			
<b>Request:</b>			<b>Strategic Plan Priority Area:</b>		
Code amendments to the Fashion/Art/Design Subdistrict by renaming the District, amendments to allowable uses, parking requirements and site development standards.			<input type="checkbox"/> Safety		
			<input checked="" type="checkbox"/> Quality		
			<input checked="" type="checkbox"/> Vibrant Appeal		
<b>Sponsor Name:</b>	Vanessa Leroy, Director Sustainable Development Department	<b>Prepared By:</b>	Christy Dominguez, Planning and Zoning Manager		

<b>Short Title:</b>
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**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING DIVISION 1. – SECTION 32-8. – DEFINITIONS; AMENDING DIVISION 3. – FORM-BASED ZONING DISTRICTS; SUBDIVISION I. – CENTRAL RAC DISTRICT; AMENDING SECTION 32-193. – ALLOWABLE USES RELATIVE TO CENTRAL RAC SUBDISTRICTS; RENAMING THE FASHION ART AND DESIGN SUBDISTRICT TO DISTRICT 8 SUBDISTRICT; AMENDING 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 32-201, SECTION 32-203, SECTION 32-205, 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) subdistrict. 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 subdistrict and use standards of the Central RAC District, Code Section 32-193 – Allowable Uses. It further renames the FADD subdistrict to the District 8 subdistrict.

The objective is to incentivize future development and growth within the FADD subdistrict 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 subdistrict subject to site plan approval of the proposal by the City Manager.

Therefore, staff is recommending the attached draft ordinance for your consideration and comments.

**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 subdistrict 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. As such, the new draft ordinance with the additional changes is being brought back for the Board's discussion and consideration.

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 subdistrict from FADD to District 8. The name comes from Hallandale Beach's History as being the 8<sup>th</sup> 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 19<sup>th</sup>, 2022, HBCRA staff held a stakeholder meeting on NE 1<sup>st</sup> 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 subdistrict, the proposed amendments will promote future development and growth within the FADD Subdistrict 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 subdistricts:

- **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.

### **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 subdistrict. 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 subdistrict. 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 1<sup>st</sup> Avenue as are platted undersized lots (50 feet in depth). The amendment also addresses the allowable uses, subdistrict 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 subdistrict 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 Subdistrict to:
  - a. Remove residential Live/Work units as a permitted or conditional use in the Central RAC subdistricts including the FADD subdistrict, 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 Subdistrict as such uses are inconsistent with the intent of the subdistrict.

- 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 subdistrict.
  - e. Adds Food Truck Venue as a permitted use in the FADD Subdistrict. The use would be allowed subject to site plan approval of the proposal by the City Manager.
4. Amends the purpose and intent 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 1<sup>st</sup> Avenue and building stepback 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 1<sup>st</sup> Avenue within the subdistrict 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 exceed 6,000 square feet in gross floor area.
  11. Amends references to FADD Subdistrict to District 8 Subdistrict 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 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, 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 maximizing the use of property.

**Staff Recommendation:**

Staff recommends the Planning and Zoning Board recommend the City Commission approve the proposed code amendments.

**Attachment(s):**

Exhibit 1- Proposed draft ordinance