

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

Primary Application Type:	CODE AMENDMENT	Hearing Date:	September 28, 2016		
Additional Applications:	N/A	Public Hearing:	YES	NO	
			X		
Code Section & General Title:	32-786 Site Plan Review Submission Requirements	Quasi-Judicial:	YES	NO	
				X	
Applicant:	City of Hallandale Beach	Workshop:	YES	NO	
				X	
Application #	LDC-16-03293	Advertisement Type Required:	DISPLAY	REGULAR	N/A
				X	
Staff Recommendation:		Approve	Approve w/Conditions		Reject
		X			
Applicant Request:	City Administration is proposing to amend the Zoning and Land Development Code to require 3-D imaging/technology with the submittal of Major Development Applications.				
The subject application has been reviewed and processed pursuant to policies and regulations contained within: <ul style="list-style-type: none"> ▪ City of Hallandale Beach Comprehensive Plan ▪ City of Hallandale Beach Code of Ordinances ▪ Broward County Land Use Plan 		Strategic Plan Priority Area:			
		<input type="checkbox"/> Safety <input type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal			
Sponsor Name:	Keven R. Klopp, Development Services Director	Prepared By:	Althea Jefferson, AICP, Planning & Zoning Manager		

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; ARTICLE 5, DEVELOPMENT REVIEW PROCEDURES; SECTION 32-786, SITE PLAN REVIEW SUBMISSION REQUIREMENTS, TO ADD 3-D RENDERINGS TO THE LIST OF REQUIRED ITEMS TO BE SUBMITTED FOR SITE PLAN REVIEW, AND AMENDING THE SECTION TO AUTHORIZE THE CITY MANAGER TO REVIEW MODIFICATIONS OF SUBMISSIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Background:

The City Commission requested the submittal of 3-D renderings be required as part of the development application submittal package for major developments in the city. As such, Section 32-786, *Site Plan Review Submission Requirements*, must be amended to include the 3-D rendering as a required piece of information with application submittals.

Why Action is Necessary

Pursuant to Chapter 2-231 of the City's Code of Ordinances, the Planning and Zoning Board shall review and make advisory recommendations to the City Commission with regard to Zoning and Land Development Code Amendments.

Analysis

Article V, of the Zoning and Land Development Code addresses development review procedures and the minimum submission requirements for development applications.

The following is a summary of the proposed draft ordinance:

1. Submittal of 3-D renderings are required for site plan review of development applications.
2. Such 3-D renderings shall be updated to reflect changes or amendments upon City Commission or Administrative approval of the development application and site plan.
3. The City Manager or his designee shall have the discretion to waive or modify certain submission requirements.

The proposed Code Amendment (Exhibit 1) updates the regulatory requirements for site plan submittal in the City of Hallandale Beach to include 3-D renderings.

Recommendation:

A member of the Planning and Zoning Board shall make a motion to:

- ☐ Recommend the City Commission **APPROVE** the proposed ordinance and Application LDC-16-03293; or,
- ☐ Recommend the City Commission **APPROVE** the proposed ordinance and Application LDC-16-03293 **WITH CHANGES**, as proposed by the Board; or,
- ☐ Recommend the City Commission **NOT APPROVE** the proposed ordinance and Application LDC-16-03293.

Once Planning and Zoning Board action is taken, the ordinance will then be presented to the City Commission for consideration and approval at two separate hearings.

Proposed Action:

The proposed Code Amendment (Exhibit 1) updates the regulatory requirements for site plan submittal in the City of Hallandale Beach to include 3-D renderings.

Attachments:

Exhibit 1- Proposed Ordinance