



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Meeting Date:	July 27, 2016	Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other
				X	
Applicant:	City of Hallandale Beach	Public Hearing: <i>(Enter X in box)</i>		Yes	No
				X	
Project Name :	LDC-16-02688	Advertising Requirement: <i>(Enter X in box)</i>		Yes	No
				X	
Planning District:	N/A	Quasi-Judicial: <i>(Enter X in box)</i>		Yes	No
				X	
Project Number :	N/A	Strategic Plan Priority Area: <i>(Enter X in box)</i> <div style="display: flex; justify-content: space-between;"> <div> Cohesive Visual Appeal Civil & Respectful Government Create Local Jobs Economic Development Improve City Infrastructures Improve Safety, Security & Comfort of Residents Operational Excellence Quality of Life Vibrant Destination </div> <div style="text-align: right;"> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> </div> </div>			
Sponsor Name:	Althea Jefferson, AICP, Planning & Zoning Manager	Prepared by:	Althea Jefferson, Planning & Zoning Manager		

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, TABLE 32-193(a), PERMITTED USES TO EXPAND THE USES THAT WILL BE PERMITTED BY RIGHT AND ESTABLISHING ADDITIONAL USE TYPES; AMENDING SECTION 32-200 GREYHOUND TRACK SUBDISTRICT STANDARDS INCLUDING LOT SIZE, BUILDING HEIGHT, LOT AREA, BASE DENSITY, MAX DENSITY, AND FRONTAGE AREA; AMENDING 32-205, APPROVAL PROCESSES TO PROVIDE ADDITIONAL STANDARDS FOR FUTURE OVERLAYS AND PLANNED DEVELOPMENT OVERLAYS; AMENDING 32-8 TO CREATE DEFINITIONS FOR FAMILY ENTERTAINMENT CENTERS AND UNIFIED CONTROL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Background

On November 5, 2014, the City Commission adopted Ordinances 2014-30 and 2014-31, approving a rezoning and establishing zoning regulations for properties within the Regional Activity Center (RAC). The ordinances included a regulating plan for the West and Central RAC, as well as a table of permitted uses and land development regulations. The city is seeking to amend the permitted use table and the regulation standards with regard to the Greyhound Track Subdistrict.

Why Action is Necessary

Pursuant Section 2-231(f)(1) of the City of Hallandale Beach 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.

Current Situation

The City is amending the Central RAC Permitted Use Table, and zoning regulations for the Greyhound Track Subdistrict. The proposed text amendments are in the attached ordinance (Exhibit 1), and, if approved, would be reflected in “*Table 32-193(a) Central RAC Permitted Uses by Subdistrict*” and in 32-200 Greyhound Track Subdistrict Standards, and 32-8 Definitions.

Pursuant to Chapter 32-1004, a public hearing notice was posted 10 days prior to the July 27th Planning and Zoning Board (PZB) meeting. Notices were also mailed to surrounding properties within a 1,000 foot radius of the subject area, and an advertisement was placed in the local paper.

Analysis

The Regional Activity Center Future Land Use designation is intended to encourage attractive and functional mixed-use living, working, shopping, educational, and recreational activities. The proposed code amendments are consistent with the City’s Comprehensive Plan. Specifically, the proposed amendments include standards within the land development regulations that will ensure compatibility between existing and planned land uses within and adjacent to the Regional Activity Center. Additionally, the proposed changes will assist in furthering the following objective and policies of the City’s Comprehensive Plan:

FLUE 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.

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 1:18:1: Increase economic development and employment opportunities within urban infill and urban redevelopment area(s).

POLICY 1:18:2: Adequate housing opportunities necessary to accommodate all segments of present and future residents shall be provided within urban infill and urban redevelopment area(s).

POLICY 1:18:3: The Hallandale Beach Land Use Plan shall encourage mixed use developments within urban infill and urban redevelopment area(s).

The proposed changes in the draft ordinance would provide family entertainment and warehouse uses in the Greyhound Track Subdistrict and provide definitions for such uses. In addition, the revised Subdistrict standards establishes dimensional requirements similar to those already used in Central RAC; thus, improving compatibility.

Staff Recommendation

Staff recommends **APPROVAL** of the proposed ordinance.

Proposed Action:

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

- ☐ recommend the City Commission **APPROVE** the proposed ordinance; or,
- ☐ recommend the City Commission **APPROVE** the proposed ordinance **WITH CHANGES**, as proposed by the Board; or,
- ☐ recommend the City Commission **NOT APPROVE** the proposed ordinance.

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

Attachment(s):

Exhibit 1 - Proposed Ordinance