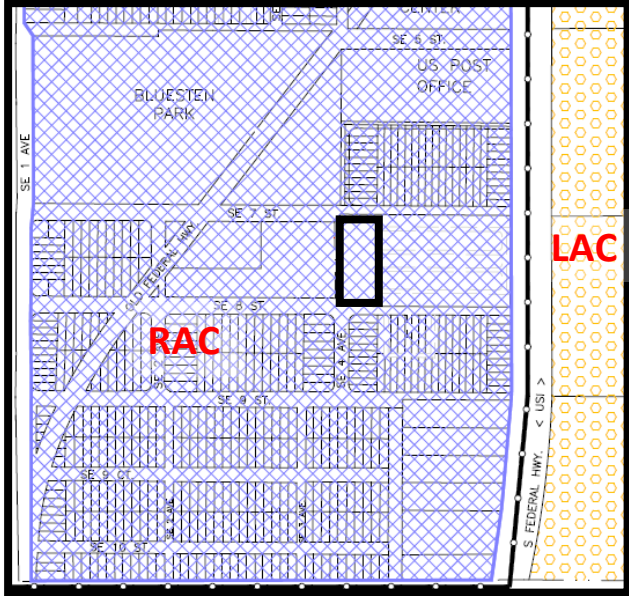
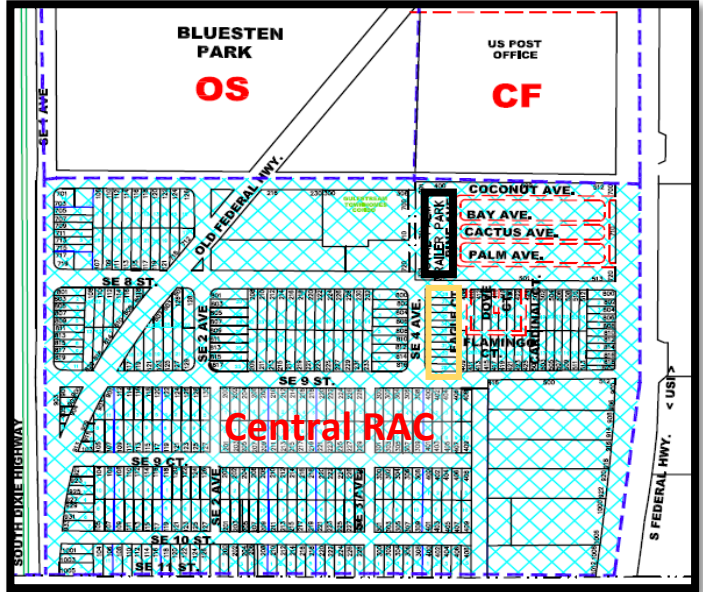




City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Primary Application Type:	REZONING	Hearing Date:	September 28, 2016		
Additional Applications:	Code Amendment	Public Hearing:	YES	NO	
			X		
Applicant:	LCHEM Corp.	Quasi-Judicial:	YES	NO	
			X		
Project Name:	Royal Palm Mobile Home Park	Workshop:	YES	NO	
				X	
Property Address:	720 South Federal Highway	Advertisement Type Required:	DISPLAY	REGULAR	N/A
			X		
Applications #	LDC-16-02977 Z-16-03243	Staff Recommendation:	Approve	Approve w/Conditions	Reject
			X		
Applicant Request:	The applicant requests a rezoning of the western ¼ of the parcel located at 720 South Federal Highway, to be included in the RAC Corridor Transition Area; and, a code amendment to change the subject properties' Central RAC Subdistrict from Transitional Mixed Use to RAC Corridor.				
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		

PARCEL/SITE DATA			
Address:	720 South Federal Highway		
General Location:	East of SE 4 th Avenue, between SE 8 th Street and SE 9 th Street		
Land Area/Size:	Approximately 1.2 Acres (Exhibit 4)		
Existing Use:	Mobile Home Park		
Proposed Use:	N/A		
Proposed Zoning:	Central RAC, and RAC Corridor Transition Area (limited to 14 stories when lying within the RAC Corridor Subdistrict).		
Future Land Use Designation:	Regional Activity Center (RAC)	Current Zoning District:	Central RAC (Exhibit 2)
 <p>Surrounding Future Land Use:</p> <p>North - Regional Activity Center South - Regional Activity Center East - Regional Activity Center West - Regional Activity Center</p>		 <p>Surrounding Zoning (and Subdistrict):</p> <p>North - Open Space, Community Facility South - Central RAC & RAC Corridor Transition Area (RAC Corridor) East - Central RAC (RAC Corridor) West - Central RAC (Transitional Mixed Use)</p>	

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, FIGURE 32-192(a) CENTRAL RAC REGULATING PLAN, REZONING PROPERTY LOCATED AT 720 SOUTH FEDERAL HIGHWAY, AND MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A", FROM TRANSIT CORE SUBDISTRICT TO RAC CORRIDOR SUBDISTRICT; AND AMENDING THE CITY'S OFFICIAL ZONING MAP TO EXTEND THE RAC CORRIDOR TRANSITION AREA TO INCLUDE SAME SUBJECT PROPERTY; 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.

On October 7, 2015, the City Commission adopted Ordinance 2015-14, established and designated the RAC Corridor Transition Area on the official city zoning map. The ordinance also re-designated the western portion of the Eastwood Mobile Homes site from Transit Core Subdistrict to RAC Corridor 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 and amendments to the City's Zoning Map.

Current Situation

The Applicant, Mr. Ralph Mutchnik, is proposing to amend the City of Hallandale Beach's Official Zoning Map to include the subject properties (Exhibit 2) within the RAC Corridor Transition Area. In addition, the applicant is requesting to change the Subdistrict designation for the subject properties described in Exhibit 2 from Transit Core Subdistrict to RAC Corridor Subdistrict.

Analysis

Existing Zoning, and Subdistrict:
Central RAC, Transit Core

Surrounding Zoning, and Subdistrict:
North – Community Facility, Recreation and Open Space
South - Central RAC/RAC Corridor Transition Area, RAC Corridor
East - Central RAC, RAC Corridor
West - Central RAC, Transit Core

Surrounding Future Land Use:
North - Regional Activity Center
South - Regional Activity Center
East - Regional Activity Center
West - Regional Activity Center

The Regional Activity Center Future Land Use designation is intended to encourage attractive and functional mixed-use living, working, shopping, educational, and recreational activities. Staff finds that the request is consistent with the City's Comprehensive Plan. Specifically, the proposed rezoning and text amendment includes 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.

FLUE Policy 1.2.3: South Federal Highway: The City shall utilize the South Federal Highway Neighborhood Plan as a guide in the development and redevelopment of the South Federal Highway area.

FLUE 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 1:18: 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).

Furthermore, the subject parcels are bounded by RAC Corridor Subdistrict to the immediate East and South. Approval of the proposed ordinance will maintain the intent to create height and density transitions with buffers from more intense development fronting Federal Highway; and, ensure specific limitations on height within the transition area. The subject parcels will be regulated by RAC Corridor Transition Area development provisions for areas under unified ownership of 1 acre or more.

Staff Recommendation:

Attached for Planning and Zoning Board consideration and recommendation is the proposed ordinance (Exhibit 1), which will amend Figure 192 (a), *Central RAC Regulating Plan*, for the subject properties and amend the RAC Corridor Transition Area boundary on the official city zoning map (Attachment A). The proposed ordinance also re-designates the subject properties as RAC Corridor Subdistrict. The re-designation of the Subdistrict is achieved by amending Figure 192 (a), *Central RAC Regulating Plan*, of the Zoning and Land Development Code (Attachment B).

Staff recommends approval of the re-zoning and the Zoning and Land Development Code text amendment requested by the applicant.

Requested Action:

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

- ☐ Recommend the City Commission **APPROVE** the proposed ordinance and Applications LDC-16-02977 and Z-16-03243; or,
- ☐ Recommend the City Commission **APPROVE** the proposed ordinance and Applications LDC-16-02977 and Z-16-03243 **WITH CHANGES**, as proposed by the Board; or,
- ☐ Recommend the City Commission **NOT APPROVE** the proposed ordinance and Applications LDC-16-02977 and Z-16-03243.

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.

Attachment(s):

Exhibit 1 – Proposed Ordinance
Exhibit A – Survey and Legal Description
Exhibit B - Official Zoning Map (proposed)
Exhibit C - Figure 192 (a), *Central RAC Regulating Plan* (proposed)
Exhibit 2 – Official Zoning Map (current)
Exhibit 3 - Application and Cover Letter