



Hallandale Beach
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400 South Federal Hwy
Hallandale Beach, FL 33009

City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	October 19, 2016		Item Type: <small>(Enter X in box)</small>	Resolution	Ordinance	Other	
Fiscal Impact: <small>(Enter X in box)</small>	Yes	No	Ordinance Reading: <small>(Enter X in box)</small>		X		
		X					
				Public Hearing: <small>(Enter X in box)</small>	1st Reading	2nd Reading	
				X			
				Yes	No	Yes	No
					X		
Funding Source:	N/A		Advertising Requirement: <small>(Enter X in box)</small>	Yes		No	
				X <small>(display ad)</small>			
Account Balance:	N/A		Quasi- Judicial: <small>(Enter X in box)</small>	Yes		No	
				X			
Project Number :	N/A		RFP/RFQ/Bid Number:	N/A			
Contract/P.O. Required: <small>(Enter X in box)</small>	Yes	No	Strategic Plan Priority Area: <small>(Enter X in box)</small> Safety <input type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal <input checked="" type="checkbox"/>				
		X					
Sponsor Name:	Daniel A. Rosemond, City Manager		Department: Development Services	Keven R. Klopp, Director			

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, REZONING A PORTION OF THE PROPERTY LOCATED AT 720 SOUTH FEDERAL HIGHWAY, MORE PARTICULARLY DESCRIBED AND DEPICTED IN ATTACHED EXHIBIT "A", TO RAC CORRIDOR TRANSITION AREA ON THE CITY'S OFFICIAL ZONING MAP; AND AMENDING CHAPTER 32, ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, FIGURE 32-192(a), CENTRAL RAC REGULATING PLAN, FOR SAME PORTION OF SUBJECT PROPERTIES TO BE CHANGED FROM TRANSIT CORE SUBDISTRICT TO RAC CORRIDOR SUBDISTRICT; 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, which established and designated the RAC Corridor Transition Area on the official city zoning map. The ordinance also amended Figure 32-192 (a), *Central RAC Regulating Plan*, to re-designate the western portion of the Eastwood Mobile Homes site from Transit Core Subdistrict to RAC Corridor Subdistrict. The present item requests the same transition area on property directly to the north.

Why Action is Necessary:

Pursuant to Article VIII, Section 32-962 of the Zoning and Land Development Code, applications for rezoning shall be reviewed by the City Commission. Rezoning actions are effectuated by ordinance; thus, pursuant to Article V, Section 5.01 of the City of Hallandale Beach Charter, a City Ordinance must be adopted by the City Commission to amend the Code of Ordinances.

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 A) within the RAC Corridor Transition Area. The applicant is also requesting to change the Subdistrict designation for the subject properties described in Exhibit A from Transit Core Subdistrict to RAC Corridor Subdistrict. The applicant's request and PZB staff report is attached as Exhibit 2.

On September 28, 2016, the Planning and Zoning Board voted (4-0) to recommend the City Commission approve and adopt the proposed ordinance.

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.

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 smooth transition between uses that lie adjacent to the subject parcels.

Pursuant to Zoning and Land Development Code, Section 32-195 (c)(4-5), approval of the proposed request for rezoning and a change in sub-district designation will limit redevelopment of the subject parcels to 14 stories in height.

Additionally, the proposed changes will assist in furthering the numerous objectives and policies of the City's Comprehensive Plan as detailed in the attached Planning and Zoning Board staff report.

Again, 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 RAC Corridor Transition Area. Pursuant to Section 195 (c) (4), 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:

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

Proposed Action:

Attached for City Commission consideration and approval is the proposed ordinance, which will amend Section 32-8 of the City's Zoning and Land Development Code to designate the subject area as RAC Corridor on the Central RAC Regulating Plan; and, amend the Official City Zoning Map to include same parcels within the RAC Corridor Transition Area.

Attachment(s):

Exhibit 1 - Ordinance
Exhibit A - Survey & Legal Description
Exhibit B - Official Zoning Map (proposed)
Exhibit C - Figure 192 (a), *Central RAC Regulating Plan* (proposed)
Exhibit 2 - PZB Staff Report
Exhibit 3 - Aerial Map
Exhibit 4 – Draft PZB Meeting Minutes