



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

Primary Application Type:	CODE AMENDMENT	Hearing Date:	November 30, 2016		
Additional Applications:	N/A	Public Hearing:	YES X	NO	
Code Section & General Title:	32-160 West RAC	Quasi-Judicial:	YES	NO X	
Applicant:	City of Hallandale Beach	Workshop:	YES	NO X	
Application #	LDC-16-02690	Advertisement Type Required:	DISPLAY	REGULAR X	N/A
Staff Recommendation:		Approve	Approve w/Conditions		Reject
		X			
Applicant Request:	City Administration is proposing to amend the Zoning and Land Development Code to revise and update the West RAC Zoning District regulations to further reflect the City's intent to encourage redevelopment, allow for administrative approvals, and establish civic open spaces within the regional activity center.				
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 checked="" 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 THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING WEST REGIONAL ACTIVITY CENTER REGULATIONS ("WEST RAC") FOR THE CITY OF HALLANDALE BEACH BY RENUMBERING FIGURE 32-160 TO FIGURE 32-160(a), AND TABLE 160.a TO TABLE 160(b)(1); AMENDING CHAPTER 32 DIVISION 2, SUBDIVISION 1, TABLE 32-160(b)(1) TO PROHIBIT CANNABIS DISPENSARIES IN THE WEST RAC, TO INCLUDE MACHINE SHOPS AND ACCESSORY MANUFACTURING AS A CONDITIONAL USE ON PEMBROKE ROAD; INCLUDING MIXED USES WITH A MINIMUM OF TWO THOUSAND (2,000) SQUARE FEET AS PERMITTED USES IN PEMBROKE AND FOSTER ROAD SUBDISTRICTS; INCLUDING

OFFICE USE AS A PERMITTED USE ON PEMBROKE ROAD; AMENDING 32-160 TO PROVIDE FOR MINIMUM OFF STREET PARKING STANDARDS, LOCATION AND ACCESS TO OFF STREET PARKING, REGULATIONS FOR BICYCLE AND PARKING FACILITIES, STREET AND BLOCK STANDARDS, FRONTAGE STANDARDS, REGULATIONS FOR CIVIC OPEN SPACES; AMENDING REQUIREMENTS FOR FENCING;; CREATING TABLE 32-160(b)(2) TO REFLECT MINIMUM PARKING STANDARDS PER USE; CREATING FIGURE 32-160(b)(1) PARKING GARAGE STANDARDS; CREATING TABLE 32-160(b)(3) REFLECTING FRONTAGE TYPES; CREATING FIGURE 32-160(b)(2) REFLECTING CONFIGURATIONS FOR CIVIC OPEN SPACES; AMENDING TABLE 32-160(c) REFLECTING FRONT, SIDE, AND REAR SETBACK REQUIREMENTS AS WELL AS LANDSCAPE PERCENTAGE REQUIREMENTS FOR THE PALMS GATEWAY SUBDISTRICT; CREATING FIGURE 32-160(b)(3) DEPICTING CONFIGURATIONS FOR PERMANENT SEATING FIXTURES; AMENDING TABLE 32-160(d) TO CREATE MAXIMUM BUILDING FRONTAGE PERCENTAGE REQUIREMENTS IN THE PEMBROKE ROAD SUBDISTRICT; AMENDING SECTION 32-160(e) PERMITTED DENSITY REQUIREMENTS; AMENDING TABLE 32-160(e) FOR BUILDING FRONTAGE AND MAXIMUM BUILDING HEIGHT, MINIMUM LANDSCAPE AREA, ACCESSORY STRUCTURE, INTERIOR LOT, AND BUILDING FRONTAGE DIMENSIONAL REQUIREMENTS FOR THE FOSTER ROAD SUBDISTRICT, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Background

A total of 464.49 net acres (637.6 gross acres) were designated as Regional Activity Center (RAC) Future Land Use on July 21, 2010, by the City Commission with the adoption of Ordinance #2010-11 and Ordinance #2010-12.

The Hallandale Beach RAC is generally located east of Interstate 95, between Pembroke Road and Southwest 11th Street (Broward/Miami/Dade County Line). The RAC land use designation is intended for downtown and redevelopment areas, regional employment centers, centers for tourism, and areas surrounding regional community facilities.

On November 5, 2014, the City Commission adopted Ordinance 2014-31, approving the Regional Activity Center (RAC) zoning regulations and the respective regulating plans for West and Central RAC.

Why Action is Necessary

Pursuant to Section 2-231(f)(1) of the City of Hallandale Beach Code of Ordinance, the City's 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

It has been two years since the city amended the Zoning and Land Development Code to establish West RAC zoning regulations with the adoption of Ordinance 2014-31. Since adoption of the West RAC Code, staff has been keeping an on-going list of "glitch" fixes as proposed text amendments. These proposed amendments range in issues from editorial changes to corrections

in tables and diagrams. A few changes result from the practical administration of the code, and help to provide clarification on items that appeared too restrictive or unclear.

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.

The proposed ordinance is found to be consistent with the following objectives 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.

POLICY 1.2.11: The City shall reduce land use conflicts through prohibiting incompatible commercial uses in residential neighborhoods, through enforcement of the Hallandale Beach Zoning District requirements. Commercial development shall be limited primarily to the perimeter areas of Hallandale Beach's planning districts (as delineated in this Element). Well-planned mixed use projects and appropriate neighborhood commercial uses in defined neighborhood commercial nodes are encouraged where they will improve an area or serve as neighborhood centers. However, commercial uses within residential areas shall not be considered incompatible if, through proper screening, buffering, design and access control, there are no significant noises, odors, fumes, vibrations or other negative impacts beyond the site boundaries, and provided the

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.

POLICY 1.3.4: Low and medium density residential areas should continue to be buffered from high intensity residential and nonresidential uses and should continue to be located with access

POLICY 1.3.7: The City shall focus on compatible infill residential development.

POLICY 1.5.4: Commercial areas will continue to be regulated by development standards, such as, but not limited to, size and bulk regulations, landscaped medians, right-turn only exits and other controls or designs intended to improve vehicular and pedestrian safety.

POLICY 1.5.5: The commercial policy statements and categories in the Hallandale Beach Land Use Plan shall form the basis for zoning categories and land development regulations which establish different intensities of commercial development compatible with their respective service

POLICY 1.5.6: The City shall restrict further commercial development, or reuse of existing commercially-zoned property, of the auto maintenance nature along Hallandale Beach Boulevard, US-1 or A1A.

POLICY 1.8.6: The City will adopt, as part of its land development regulations, design guidelines to encourage pedestrian oriented development and consistent architectural design within Local Activity Centers.

POLICY 1.9.5: Redevelopment activities should be encouraged within a Regional Activity Center.

POLICY 1.9.6: A Regional Activity Center should provide for substantial housing opportunities to allow people to both live and work within the 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.

POLICY 1.12.3: The City shall continue to review, evaluate and update the City's Unified Land Development Code.

FLUE 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).

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A brief summary of the proposed ordinance is provided below:

<u>Code Section</u>	<u>Suggested Amendment</u>
Table 32-160.a – West RAC Permitted Uses by Subdistrict	Changed to Table 32-160(b)(1) for accurate numbering and reference to the section in which it is located
Table 32-160(b)(1)	Correction to reflect mixed uses in the Foster Road and Pembroke Road Subdistricts are permitted for Commercial Uses; this was already indicated in the Residential Uses portion of the table
32-160(b), part (d) West RAC Parking Standards	Most standards have not changed; however, the actual standards are placed in the West RAC regulations for user ease. Previously, a mere reference to another section of the code was noted.
Addition of Table 32-160(b)(2) and Figure 32-160(b)(1) – Parking Garage Design Standards	Most standards have not changed; however, the actual standards are placed in the West RAC regulations for user ease. Previously, a mere reference to another section of the code was noted.
32-160(b) and addition of Table 32-160(b)(3), West RAC Frontage Types per Subdistrict	Addition of frontage standards and types to match options offered in the Central RAC
32-160(b) (f) Signage	Now section 32-160(j); Signage Standards that were specifically for Pembroke Road Subdistrict have been removed
32-160(b) (g) Sidewalks, Fences, and Walls	Now section 32-160(k); Reduced height of commercial fences abutting residential from 8 feet to 6 feet Old fencing requirements that were regulated for Foster Road Subdistrict now apply to all of West RAC
32-160(b) (o) Civic Open Spaces New Figure 32-160(b)(2) Civic Open Spaces New Figure 32-160(b)(3) Permanent Seating Fixtures	Requirements for Civic Open Spaces similar to those in Central RAC have been added to West RAC
32-160(b) (p) Design Guidelines (1) in General; and, (2) The Foster Road Streetscape Plan	Design Guidelines have been added for the West RAC The Foster Road Streetscape Plan was created envisioned to provide a setting for social interaction, which can promote neighborhood cohesion and redevelopment, and has been used by the new Fire Station, HBC Medical, and minor developments that are approved administratively. Administration wants this plan added by reference in the land development regulations.
32-160(c), 32-160(d), 32-160(e)	Language regarding allowable density and allocation of RAC Units now references 32-205, <i>RAC Allocation Standards</i>

<p>Table 32-160.c. Palms Gateway Subdistrict Dimensional Requirements</p>	<p>Renumbered to Table 32-160(c)</p> <p>The residential setbacks for single family and duplex were changed to match that of RS-7 to remain consistent with prior zoning district.</p> <p>Multi-family minimum lot area was increased from 5,000 to 7,500 square feet.</p> <p>Multi-family minimum lot width was increased from 50 to 75 feet.</p> <p>Multi-family minimum landscape area was reduced from 40 to 35%.</p>
<p>Table 32-160.d. Pembroke Road Subdistrict Dimensional Requirements</p>	<p>Renumbered to Table 32-160(d)</p> <p>Rear setbacks for uses adjacent to residential has been added for mixed use and live-work.</p> <p>Minimum building frontages increased for all use types.</p> <p>Maximum Building Frontage was added for all use types.</p> <p>Height limit was increased in square feet, but number of stories remain unchanged.</p>
<p>Table 32-160.e. Foster Road Subdistrict Dimensional Requirements</p>	<p>Renumbered to Table 32-160(e)</p> <p>Minimum Lot area for townhomes, multi-family and live-work units has been reduced, in recognizing the limited lot sizes in the Subdistrict, and to incentivize redevelopment.</p> <p>Minimum and Maximum building frontage requirements have been added.</p> <p>Minimum landscape area requirement has been reduced for multi-family and townhomes (from 40% to 25%).</p> <p>Maximum building height along Dixie Highway has been established, allowing additional height along Dixie to match the adjacent Central RAC allowable height.</p>

Recommendation:

Staff recommends approval of the proposed Ordinance, which will revise and update zoning regulations for the West RAC.

Proposed Action:

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

- ☐ Recommend the City Commission **APPROVE** the proposed ordinance and Application LDC-16-02690; or,
- ☐ Recommend the City Commission **APPROVE** the proposed ordinance and Application LDC-16-02690 **WITH CHANGES**, as proposed by the Board; or,
- ☐ Recommend the City Commission **NOT APPROVE** the proposed ordinance and Application LDC-16-02690.

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.

Attachments:

Exhibit 1- Proposed Ordinance
Exhibit 2 – Foster Road Design Guidelines