


## CITY OF HALLANDALE BEACH

CM 17-086

**DATE:** June 14, 2017  
**TO:** Mayor and City Commission  
**FROM:** Roger M. Carlton, City Manager   
**SUBJECT:** Proposed Rezoning along East and West Hallandale Beach Boulevard

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On the agenda for your consideration on June 21, 2017 is an ordinance which would rezone properties along East and West Hallandale Beach Boulevard. The concept for the proposed rezoning is to emulate the land development regulations which were adopted for properties along the U.S. 1 corridor in 2014. It is my recommendation that a workshop follow first reading of the proposed ordinance. Staff intends to invite the following individuals to the workshop to share their thoughts prior to final adoption:

- Andres Duany and/or Elizabeth Plater Zyberk – who fully developed the concept of form-based zoning regulations
- Bernard Zyscovich – who as an excellent land use planner has reservations about the concept, and
- Bernardo Fort Brescia – who has designed major world-class developments

There is also another concern which requires resolution. The current proposal assumes that impact fees will be adopted by the City Commission after the impact fee study, the scope of which is currently being negotiated, is brought forward in early fall 2017. Impact fees would be automatically included in a project as it is submitted. Missing in that equation are the voluntary proffers negotiated for off-site improvements relative to local issues. This is a concern that requires resolution before final adoption.

One final item for the City Commission to consider is that the transition from our current real world land development along Hallandale Beach Boulevard, which I will call “strip commercial” to the “traditional mixed use neighborhood zoning” envisioned will take many decades to actually be built. That’s why I have encouraged each of you to join me in a tour of this transitional process in Coral Gables and the City of Miami along Douglas Road from NW 7 Ave. to S.W. 40<sup>th</sup> Street. This will help you draw your own conclusion about the wisdom of adopting the proposed new code and design guidelines.

cc: Nydia Rafols, Deputy City Manager  
Steve Parkinson, Assistant City Manager/Public Works Director  
Jeremy Earle, Assistant City Manager  
Greg Chavarria, Assistant City Manager  
Keven R. Klopp, Director of Development Services