

# Hallandale Beach Boulevard

## Form-Based Code and Design Guidelines

### *Presentation to the City Commission*

#### *Hallandale Beach, Florida*

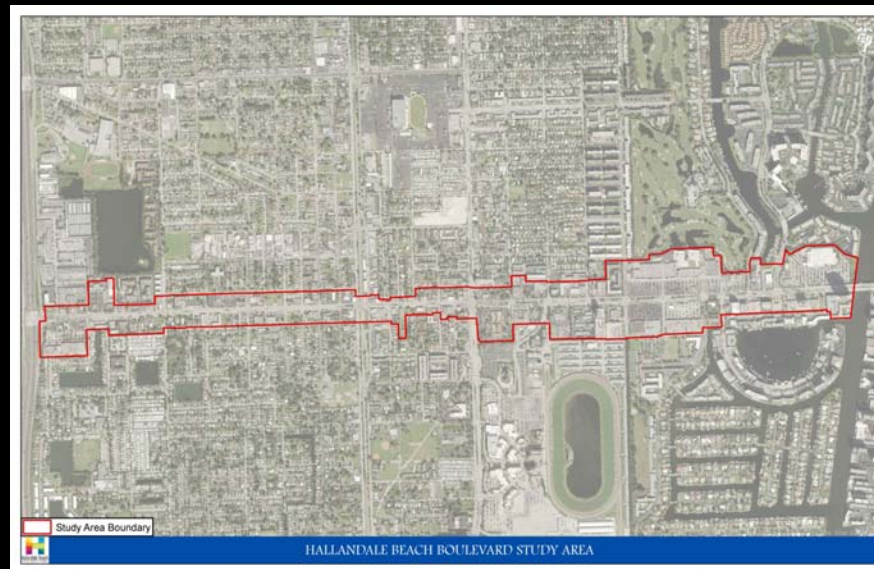


Wednesday, June 21, 2017

TREASURE COAST REGIONAL PLANNING COUNCIL

# Why are We Here?

- Awarded a Department of Economic Opportunity (DEO) Grant to Study Developing a Form-Based Code and Design Guidelines for Hallandale Beach Boulevard
- Expected to Result in Update to the Land Development Code
- Considering Establishing a Form-Based Code along Hallandale Beach Boulevard
- Continue to Implement the Citywide Master Plan

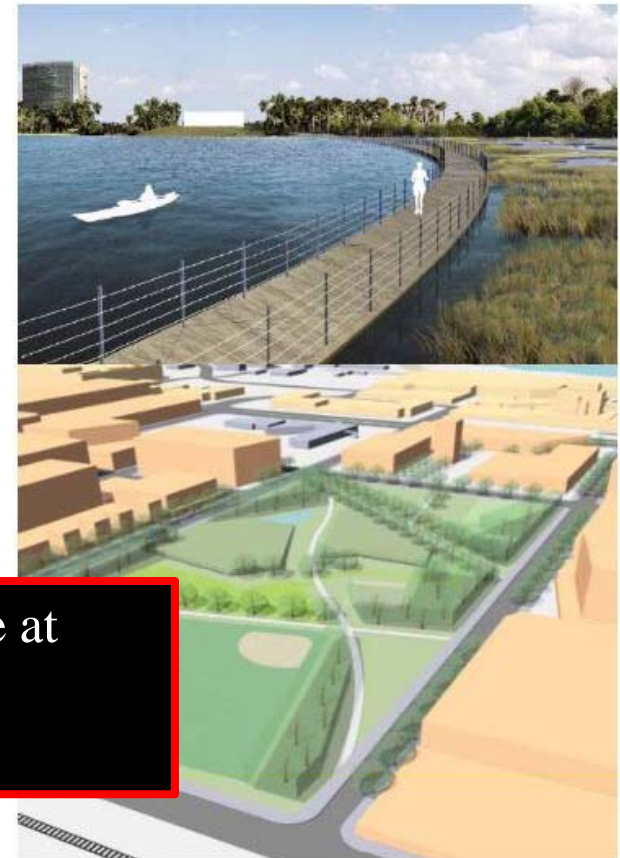


# Review of the Citywide Master Plan

CITY OF

HALLANDALE BEACH

citywide master plan and implementation strategy



The Citywide Master Plan is available on-line at  
**[www.hallandalebeachfl.gov](http://www.hallandalebeachfl.gov)**  
on the “Development Services” page

# Review of the Citywide Master Plan

## Guiding Principles:

1. Create a vibrant atmosphere
2. Foster mixed-use development
3. Create a more sustainable urban environment
4. Develop a pedestrian-oriented urban environment
5. Enhance community character and sense of place

*Outdoor cafes add liveliness.*



# RAC Form-Based Code Implementing the Vision

*Continuation of Citywide Master Plan Effort*

**February 2009**

Adoption of City-wide Master Plan

**July 2010**

Adoption of Regional Activity Center

**September 2013**

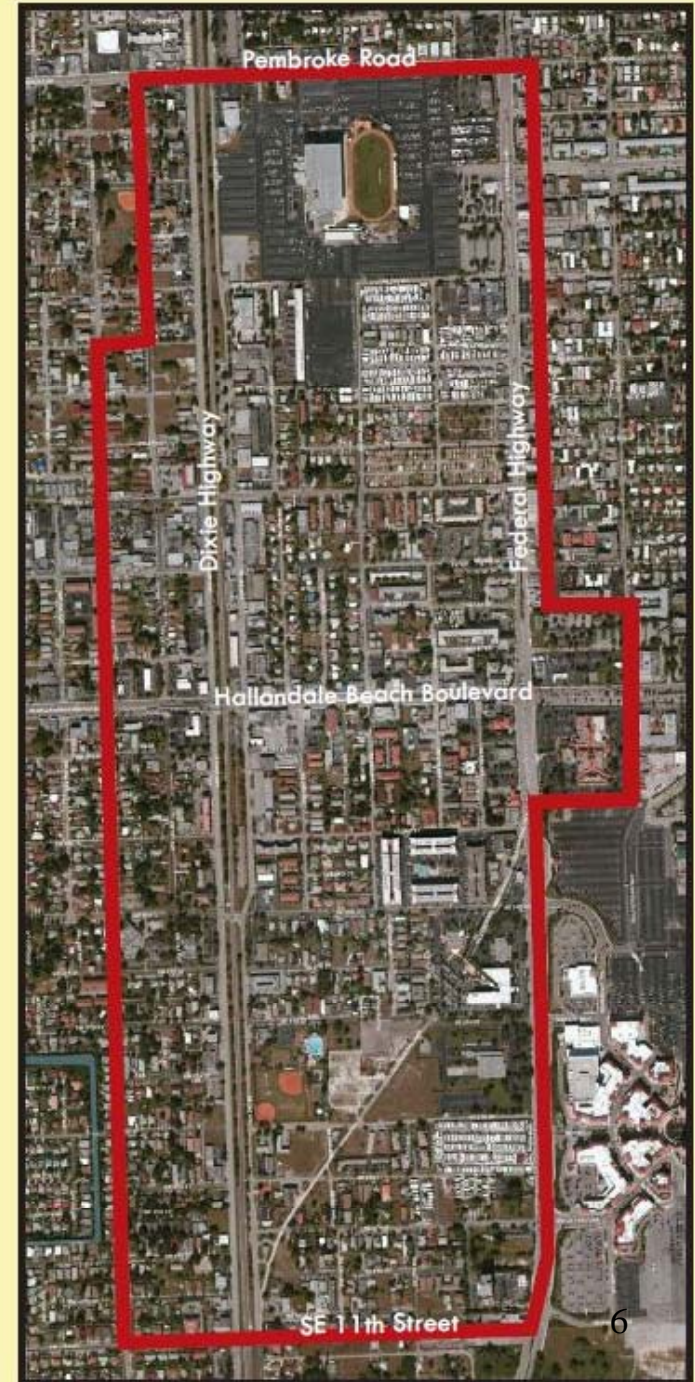
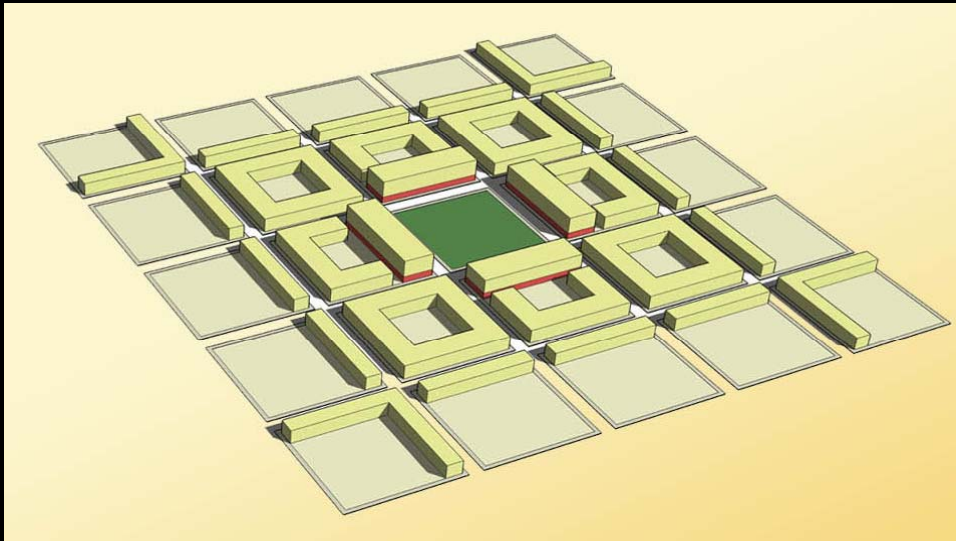
Engaged Treasure Coast Regional Planning  
Council (CRA)

**November 2014**

Adopted the Form-Based Code



# The Form-Based Code *(what is it?)*



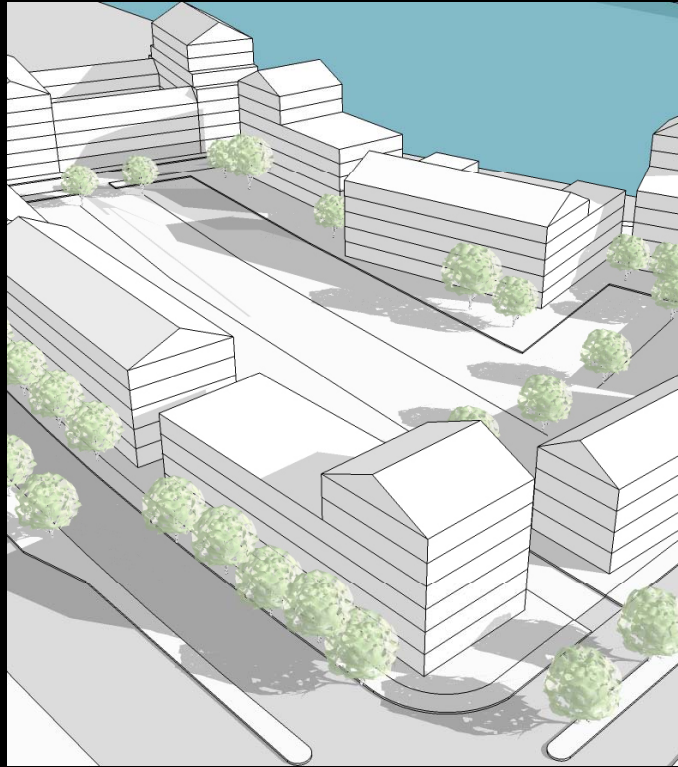
# To Shift from Use-Based to Form-Based



# Form-Based Code and Zoning Incentives

## Form-Based Code

- The physical form of buildings and the spaces they create are the key organizing principle;
- The Public Realm expectations (streets, open spaces) are articulated at least as well as the Private Realm requirements;
- Typically height measured in # of floors, uses are more flexible, parking standards more progressive (i.e. shared parking – reduced parking);
- Provides very clear instructions for development.



Predictability  
and  
Placemaking

## Conventional Zoning Code

- The micro-management and segregation of uses are the key organizing principles;
- The Public Realm is rarely defined or detailed;
- Unclear and abstract formulas used to regulate development (FAR, du/acre, tiered/complicated setbacks, suburban parking standards, etc.);
- Often unclear what a future project will be or look like.

# Results of the Form-Based Code

Hallandale Artsquare  
301-409 Federal Highway



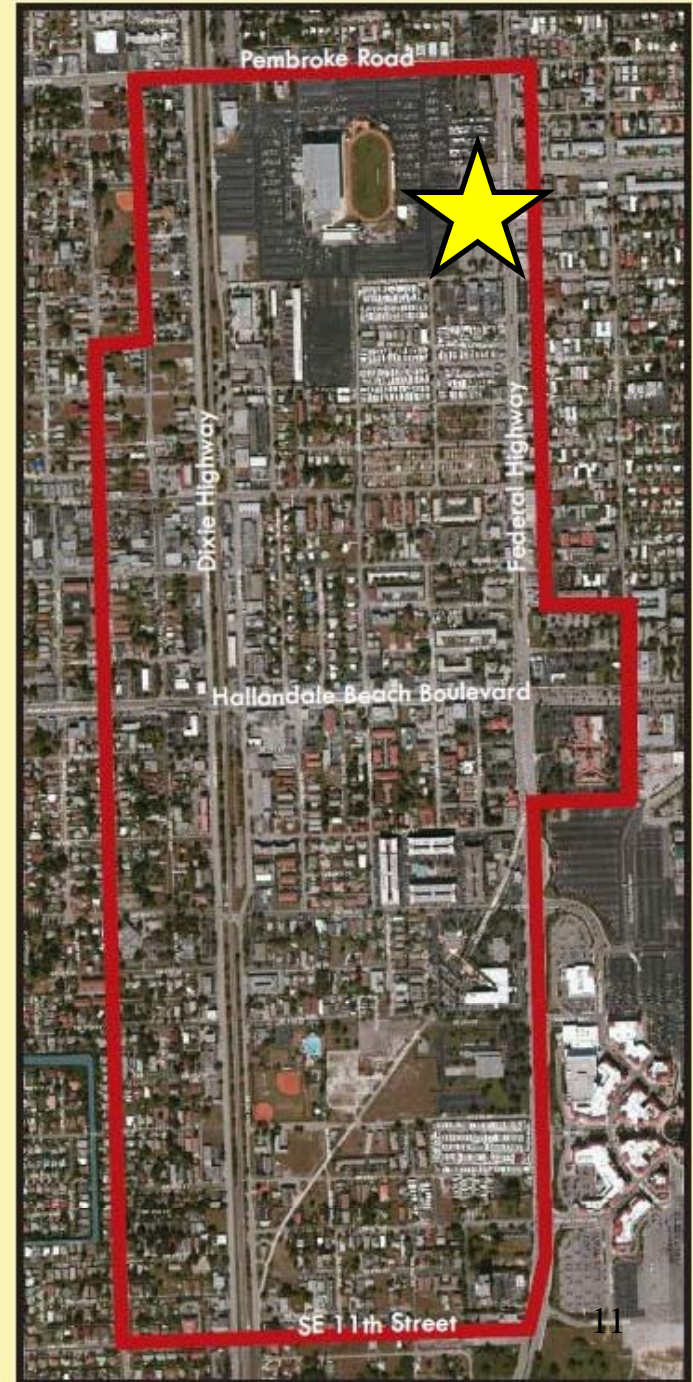
# Results of the Form-Based Code

The Peninsula  
124 S Federal Highway



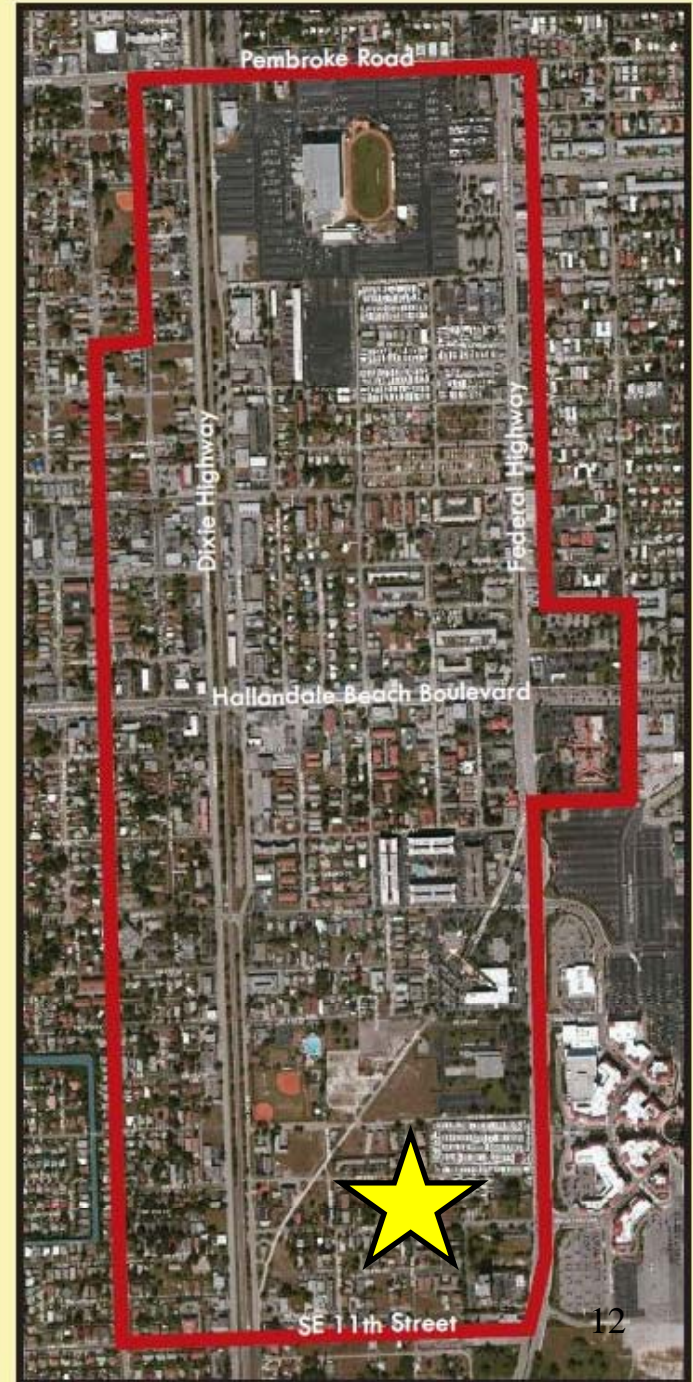
# Results of the Form-Based Code

Village of Atlantic Shores



# Results of the Form-Based Code

Beacon Office Building  
800 SE 4<sup>th</sup> Street



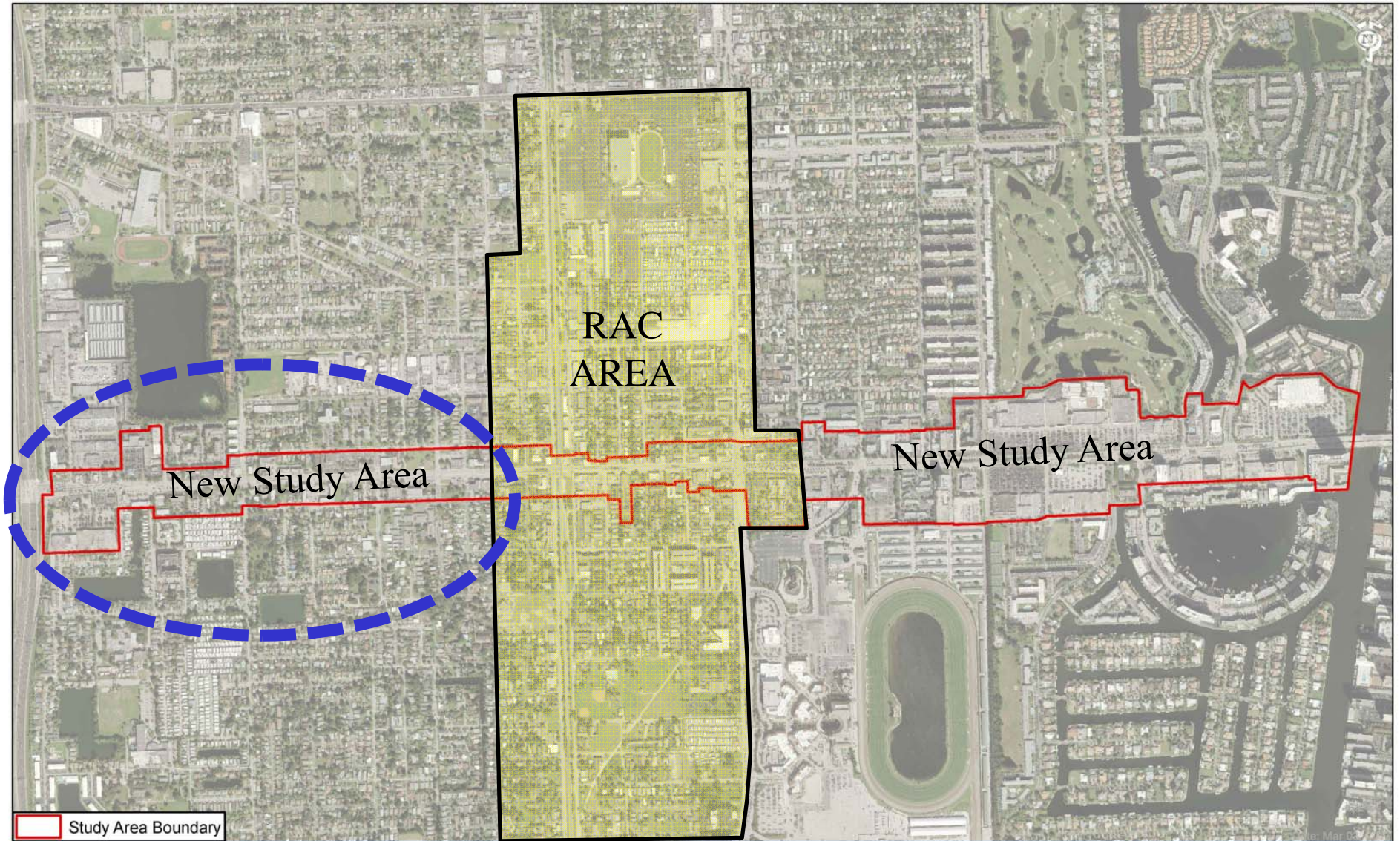
# Results of the Form-Based Code

Beacon Office Building  
800 SE 4<sup>th</sup> Street



The Larger Tower Projects That Have  
Been Proposed are Products of  
The Old Code



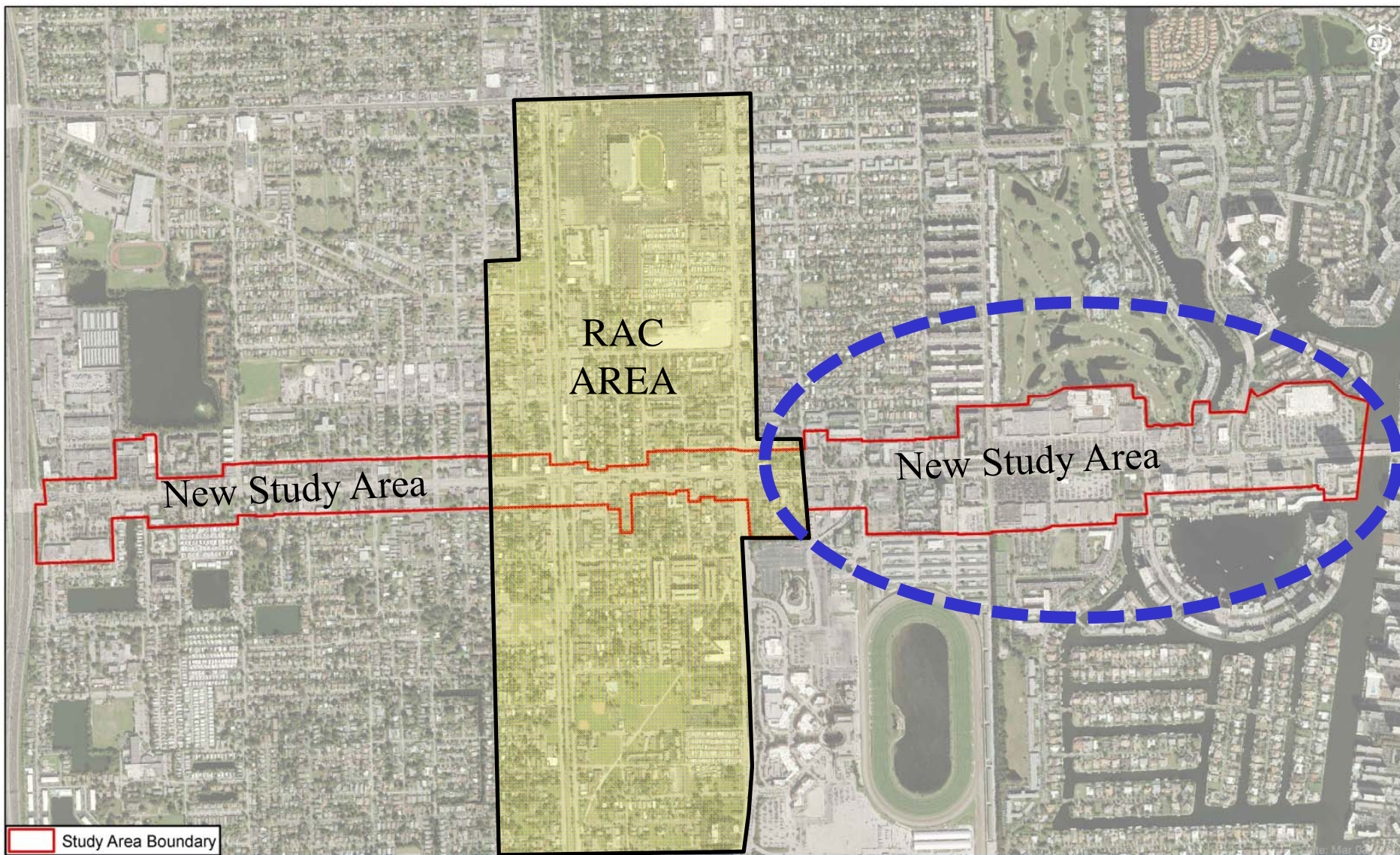


HALLANDALE BEACH BOULEVARD STUDY AREA

# Study Area Context

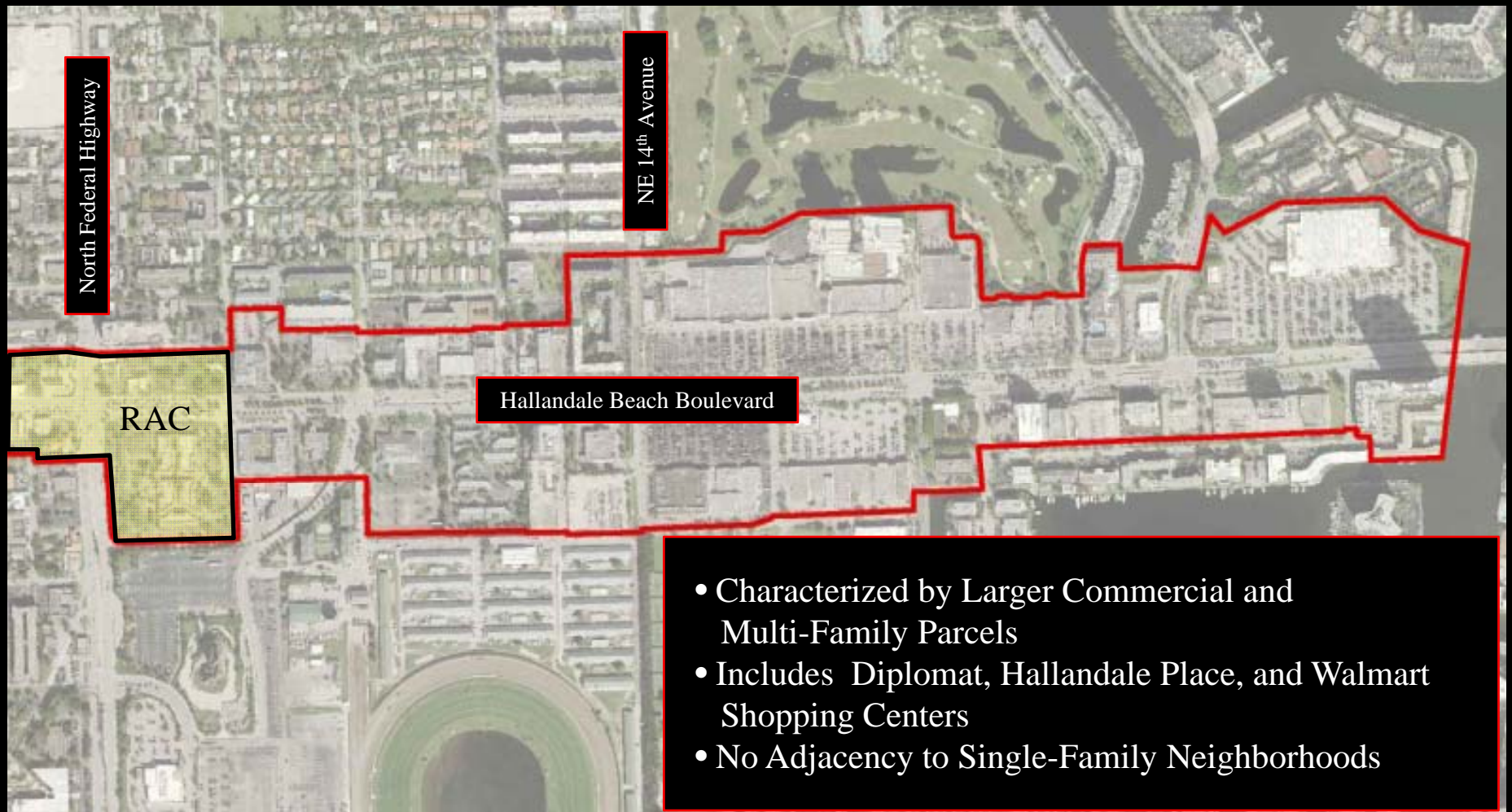


Hallandale Beach Blvd ~ West



HALLANDALE BEACH BOULEVARD STUDY AREA

# Study Area Context



Hallandale Beach Blvd ~ East

# Place-Making Elements



“Complete Streets”

**Parking behind (or within)  
building**  
(With max. standards to limit size  
and account for shared use)

**On-street parking**  
(Makes street more  
pedestrian friendly)

**Active ground-floor uses:**  
(large display windows, public  
entrances, Building “fronts” on  
the street)

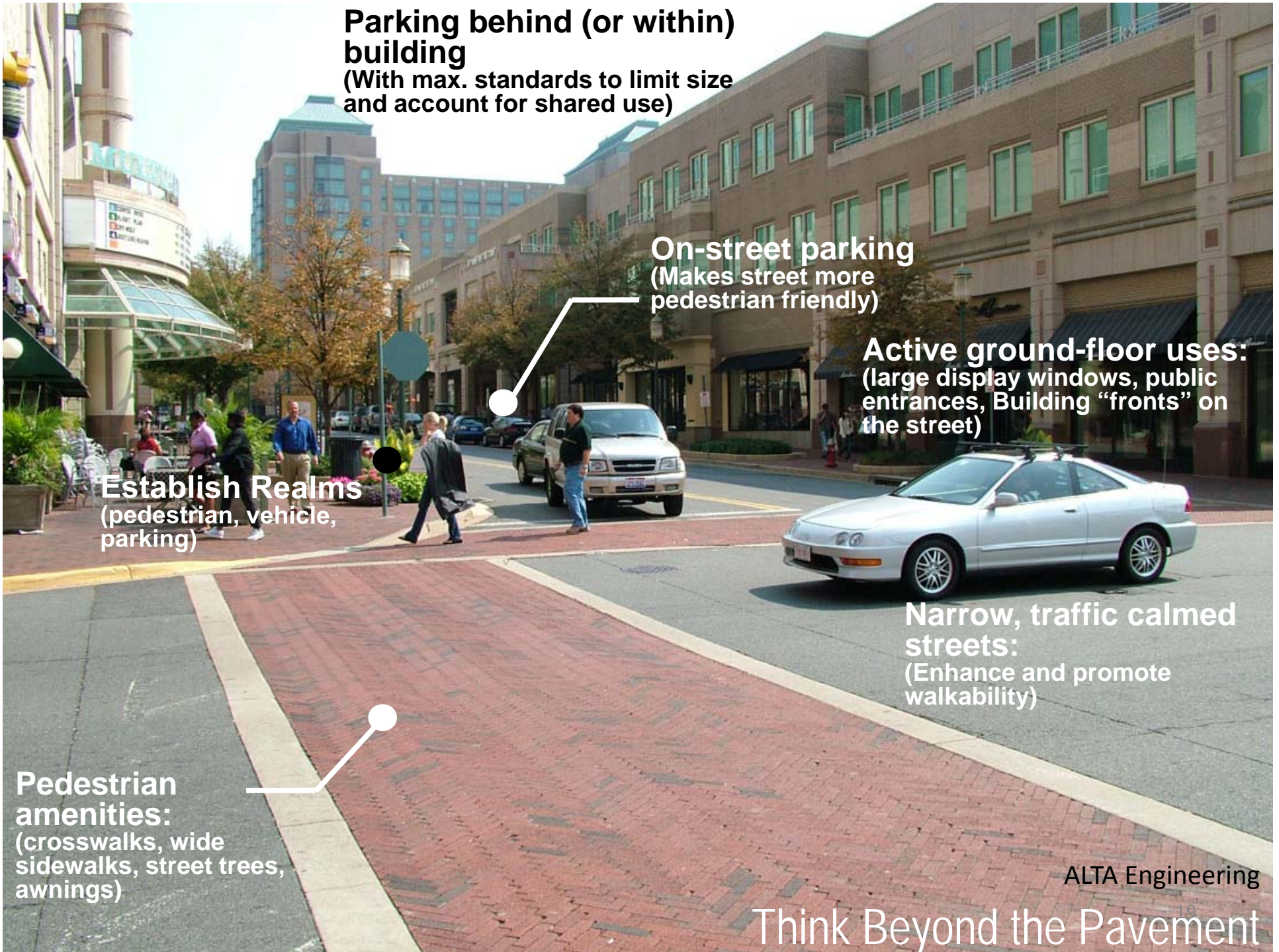
**Establish Realms**  
(pedestrian, vehicle,  
parking)

**Narrow, traffic calmed  
streets:**  
(Enhance and promote  
walkability)

**Pedestrian  
amenities:**  
(crosswalks, wide  
sidewalks, street trees,  
awnings)

ALTA Engineering

Think Beyond the Pavement



# Re-Imagining Our Corridors




# Re-Imagining Our Corridors



# Efforts to Date

- 1st Community Workshop Meeting ~ March 16, 2017  
HB City Commission Chambers
- Community Input Session: Pop-Up Survey ~ March 28, 2017 ~ East HBB  
(Wal-mart; Publix; Dollar General)
- Community Input Session: Pop-Up Survey ~ March 30, 2017  
Hallandale Beach Chamber Local Developer Committee
- Community Input Session: Pop-Up Survey ~ March 31, 2017  
HB Cultural Community Center; Annual Volunteer Appreciation Banquet
- Community Input Session: Pop-Up Survey ~ April 20, 2017  
Hallandale Beach Cultural Community Center
- Business Owners Chamber of Commerce ~ May 2, 2017  
Mardi Gras Casino
- Community Meeting w/ Commission ~ May 3, 2017  
HB City Commission Chambers
- Planning and Zoning Board Meeting ~ May 24, 2017  
HB City Commission Chambers

# Efforts to Date







## HALLANDALE BEACH BOULEVARD





Place a dot under your favorite images in each category.

### Visual Preference





A







B







C




D



E





### CORRIDOR REVITALIZATION PLAN

Pedestrians/Passers-by

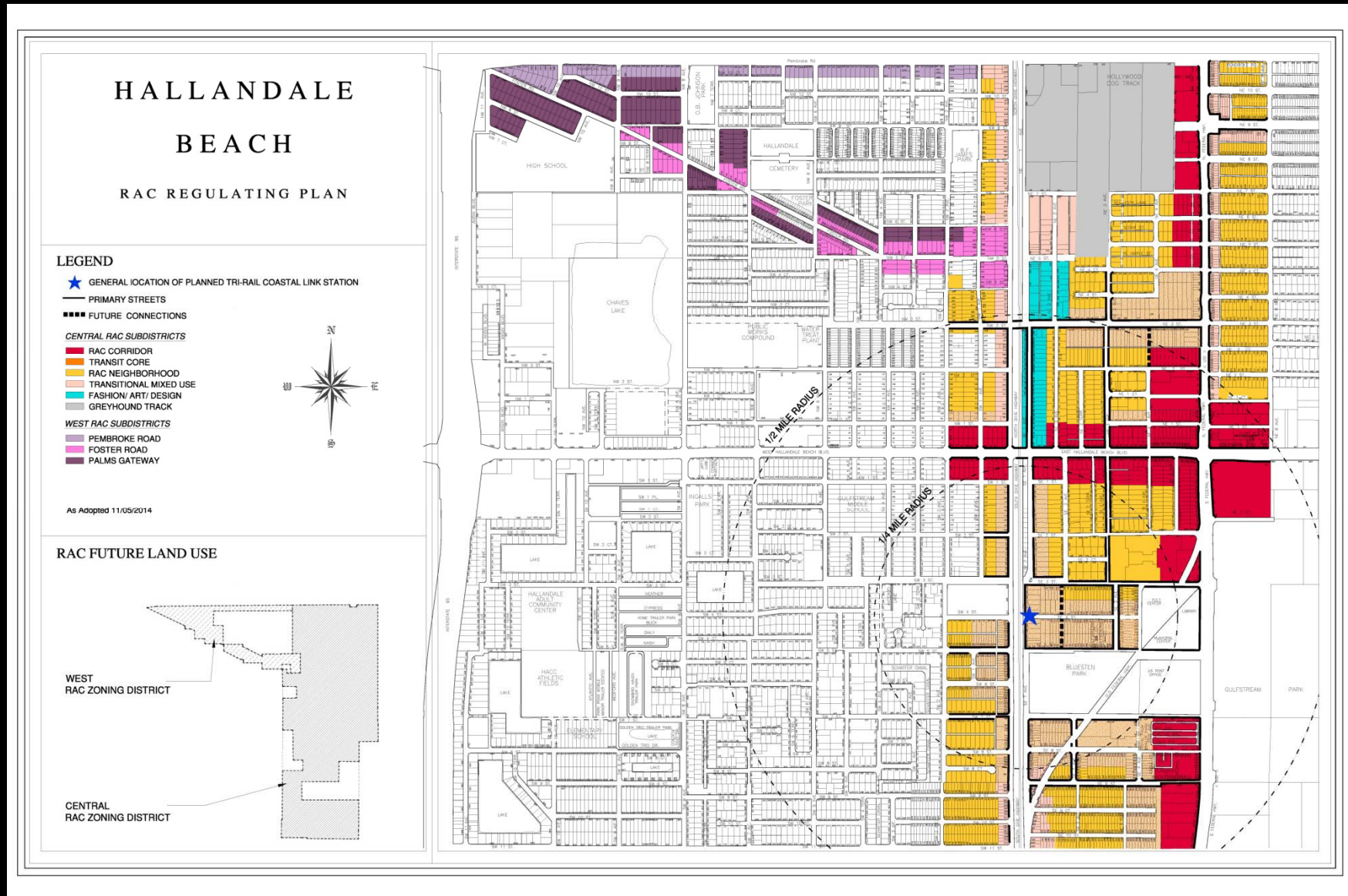
Developers

City Board/Committee/Volunteers

# New Code Recommendations

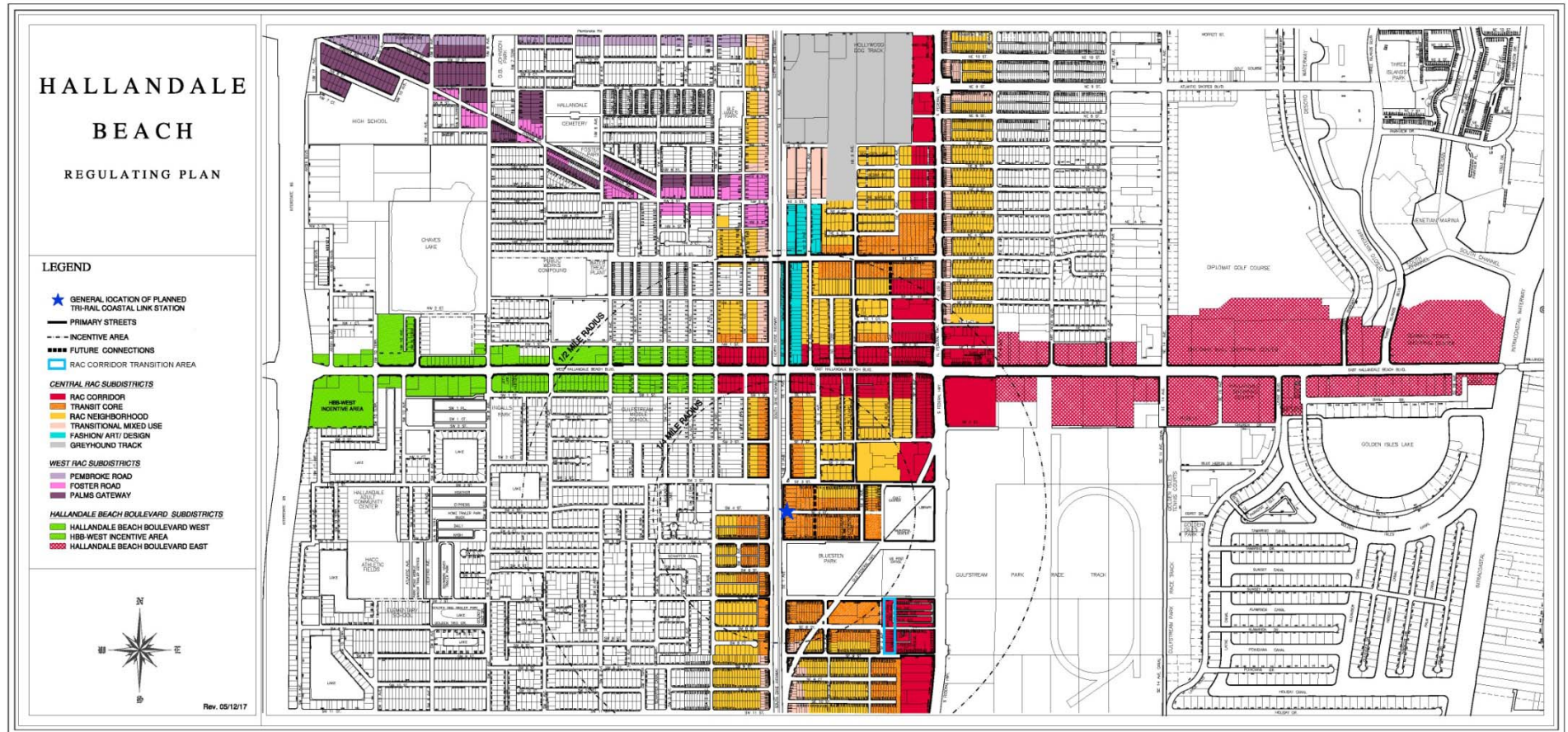


# Existing RAC



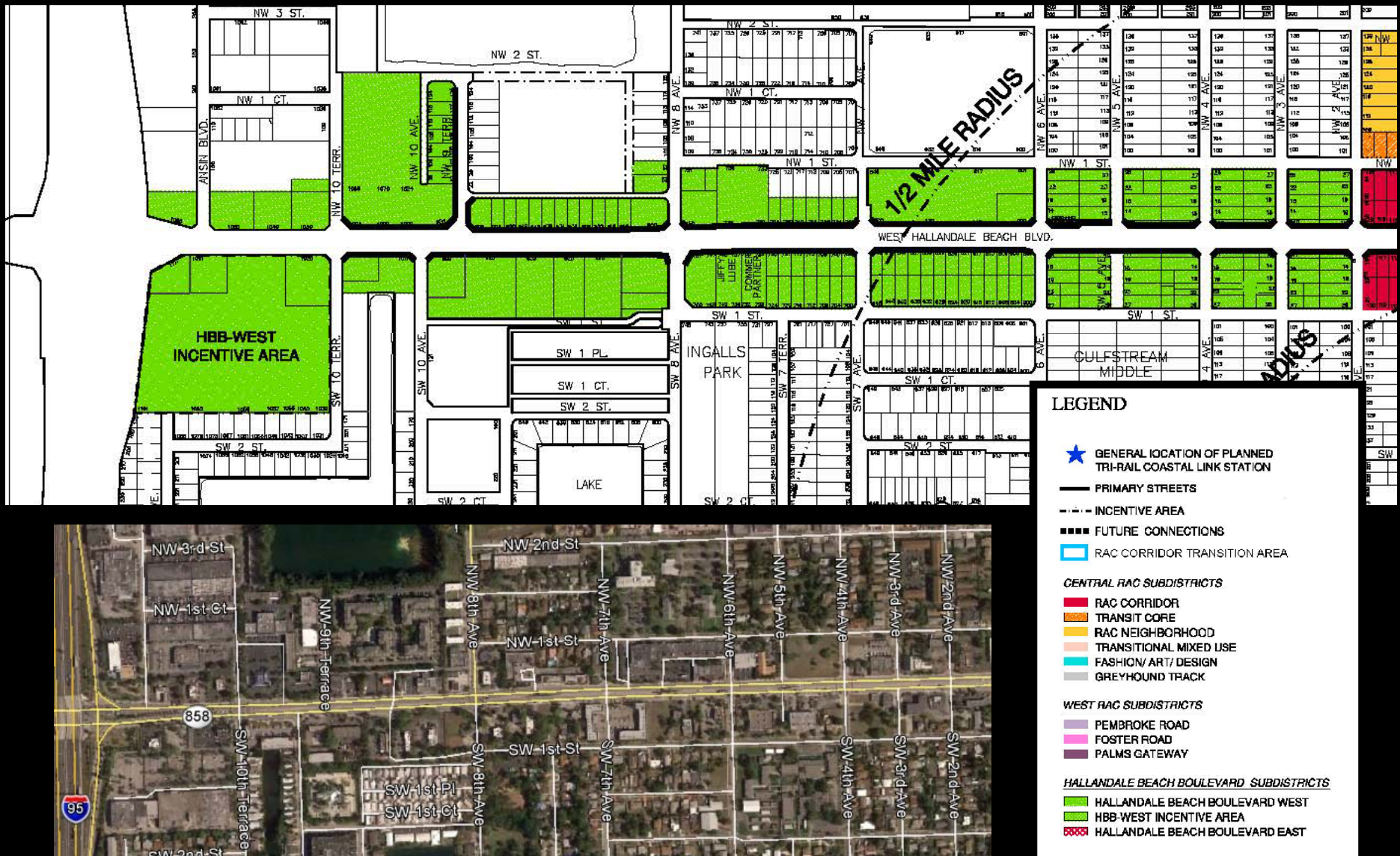
The Overall Regulating Plan

# Proposed New Districts



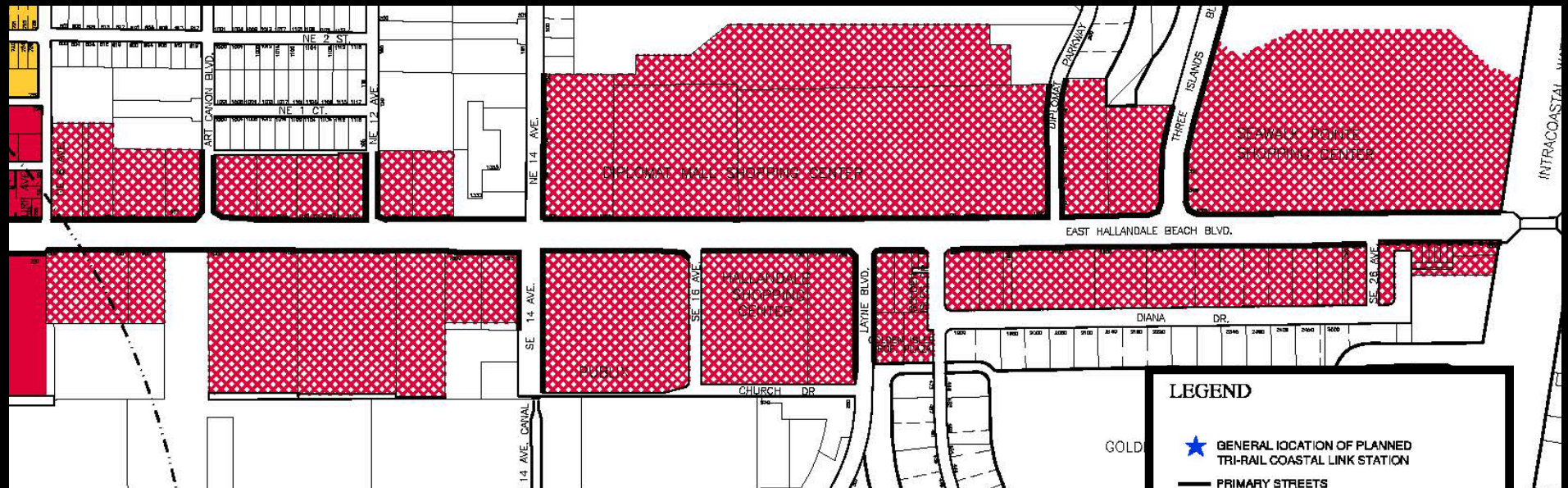
The Overall Regulating Plan

# Proposed New Districts



Hallandale Beach Blvd ~ West

# Proposed New Districts



## LEGEND

- ★ GENERAL LOCATION OF PLANNED TRI-RAIL COASTAL LINK STATION
- PRIMARY STREETS
- - - INCENTIVE AREA
- FUTURE CONNECTIONS
- RAC CORRIDOR TRANSITION AREA

### CENTRAL RAC SUBDISTRICTS

- RAC CORRIDOR
- TRANSIT CORE
- RAC NEIGHBORHOOD
- TRANSITIONAL MIXED USE
- FASHION/ ART/ DESIGN
- GREYHOUND TRACK

### WEST RAC SUBDISTRICTS

- PEMBROKE ROAD
- FOSTER ROAD
- PALMS GATEWAY

### HALLANDALE BEACH BOULEVARD SUBDISTRICTS

- HALLANDALE BEACH BOULEVARD WEST
- HBB-WEST INCENTIVE AREA
- HALLANDALE BEACH BOULEVARD EAST



Hallandale Beach Blvd ~ West

# Proposed Building Heights

## EXHIBIT B: HALLANDALE BEACH BOULEVARD FORM-BASED ZONING DISTRICTS

5/16/17

Table 32-210(a) Hallandale Beach Boulevard West Dimensional Requirements		
Lot Size		
Lot Width	50 ft. min.	
Lot Area	5000 sf. min./ 100,000 max.	
Lot Coverage	90% max.	
Minimum Landscape Area	10%	
Building Placement		
A	Hallandale Beach Blvd. Setback	15 ft. min. 20 ft. max.
	NW and SW 1 <sup>st</sup> Streets Setback	10 ft. min.
	Other Street Setback <sup>1</sup>	10 ft. min.
B	Front Setback Above the 5 <sup>th</sup> Story	20 ft.
	Front Setback Above the 3 <sup>rd</sup> Story on NW and SW 1 <sup>st</sup> Streets	45 ft.
C	Interior Side Setback	0 ft. min. <sup>2</sup>
D	Side Setback Above the 5 <sup>th</sup> Story	30 ft. min.
E	Rear Setback	10 ft. min.
F	Rear Setback Above the 5 <sup>th</sup> Story	30 ft. min.
G	Building Frontage on Primary Streets	60% min. 100% max.
Building Size & Height		
Min. Non-residential Building Floor Area		2,000 sq. ft.
Min. Building Height on Hallandale Beach Blvd.		2 Stories or 20 ft
Max. Building Height on Hallandale Beach Blvd.		8 Stories
Max. Building Height in Incentive Area		350 feet
Density		
Base Density		18 du/ac
Max. Density		30 du/ac
Civic Open Space Requirement		
Sites 20,000 sq.ft. to 40,000 sq.ft.		5%
Sites > 40,000 sq. ft.		5% of area above 20,000 + 7% of
Sites exceeding Base Density		7.5%
<sup>1</sup> Side lot lines facing streets are regulated by front setback requirements.		
<sup>2</sup> If windows are proposed facing interior side lot lines, buildings shall setback at least 5 feet		

Figure 32-210(a)  
Hallandale Beach Boulevard West  
Building Placement & Height

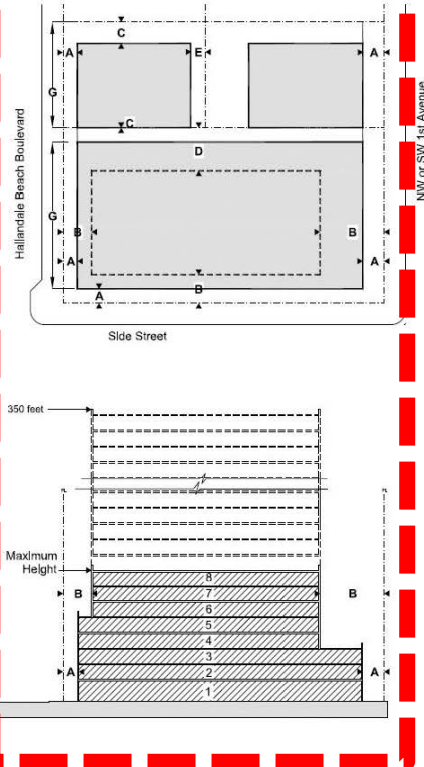
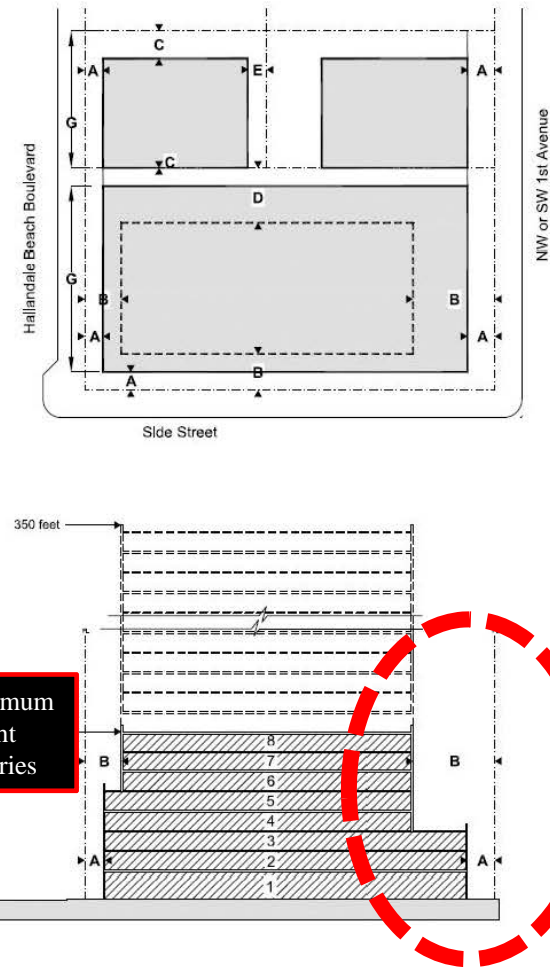


Figure 32-210(a)  
Hallandale Beach Boulevard West  
Building Placement & Height



Maximum  
Height  
8 Stories

Hallandale Beach Blvd ~ West

# Building Heights

## EXHIBIT B: HALLANDALE BEACH BOULEVARD FORM-BASED ZONING DISTRICTS

5/16/17

Table 32-211(a) Hallandale Beach Boulevard East Dimensional Requirements		
Lot Size		
Lot Width		50 ft. min.
Lot Area		5000 sf. min./ 100,000 max.
Lot Coverage		90% max.
Minimum Landscape Area		10%
Building Placement		
A	Primary Street Setback	15 ft. min. 30 ft. max.
	Other Street Setback <sup>1</sup>	15 ft. min.
B	Street Above the 5 <sup>th</sup> Story	20 ft.
C	Interior Side Setback	0 ft. min. <sup>2</sup>
D	Side Setback Above the 5 <sup>th</sup> Story	30 ft. min.
E	Rear Setback	10 ft. min.
F	Rear Setback Above the 5 <sup>th</sup> Story	30 ft. min.
G	Building Frontage on Primary Streets	75% min. 100% max.
Building Size & Height		
Min. Non-residential Building Floor Area		2,000 sq. ft.
Minimum Height Primary Streets		2 Stories or 20 ft tall.
Base Building Height Limit		10 Stories
Maximum Building Height		25 Stories
Density		
Base Density		18 du/ac
Max. Density		50 du/ac
Civic Open Space Requirement		
Sites 20,000 sq.ft. to 40,000 sq.ft.		5%
Sites > 40,000 sq. ft.		5% of area above 20,000 + 7% of area > 40,000
Development that exceeds base density and/or height limit		7.5%
<sup>1</sup> Side lot lines facing streets are regulated by front setback requirements.		
<sup>2</sup> If windows are proposed facing interior side lot lines, buildings shall setback at least 5 feet		

Figure 32-211(a)  
Hallandale Beach Boulevard East  
Building Placement & Height

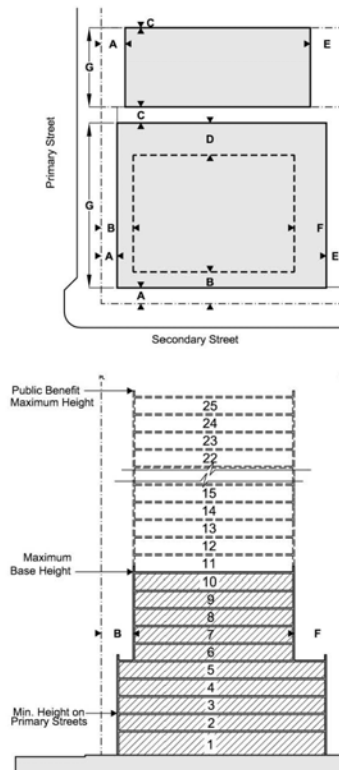
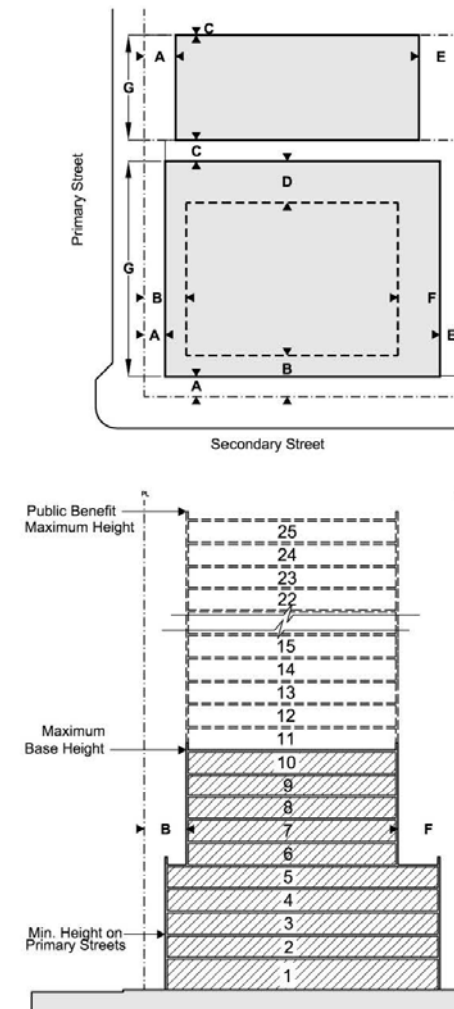


Figure 32-211(a)  
Hallandale Beach Boulevard East  
Building Placement & Height



Hallandale Beach Blvd ~ East

# Proposed Allowable Densities

Hallandale Beach  
Boulevard **West**

Base Density =  
18 d/u acre

Max. Density =  
Up-to 30 d/u acre  
(with provision of  
designated public  
benefits)

Hallandale Beach  
Boulevard **East**

Base Density =  
18 d/u acre

Max. Density =  
Up-to 50 d/u acre  
(with provision of  
designated public  
benefits)

# Proposed Allowable Densities

(4) *Maximum Density.* The Maximum Density in Table 32-211(a) is the number of dwelling units allowed per acre based upon all the following performance criteria and the approval process set forth in Section 32-215. For density up to 50 du/ac, projects shall:

- a. Provide at least 7.5% of the site, or the portion of the site proposed for development in a multi-phased project, as Civic Open Space(s) or provide the minimum required amount in a waterfront location;
- b. Fully conceal parking garage levels on all streets at the sidewalk level for a depth of at least 20 feet by a story containing active use(s), such as residential, office, or retail; and
- c. Provide street/streetscape improvements consistent with the City's complete streets efforts, including planting shade trees along the public sidewalk.
- d. Provide 15% affordable units within the development or a payment of \$8,833 per unit or as may be adjusted by City Commission from time to time; and
- e. Enter into a development agreement.

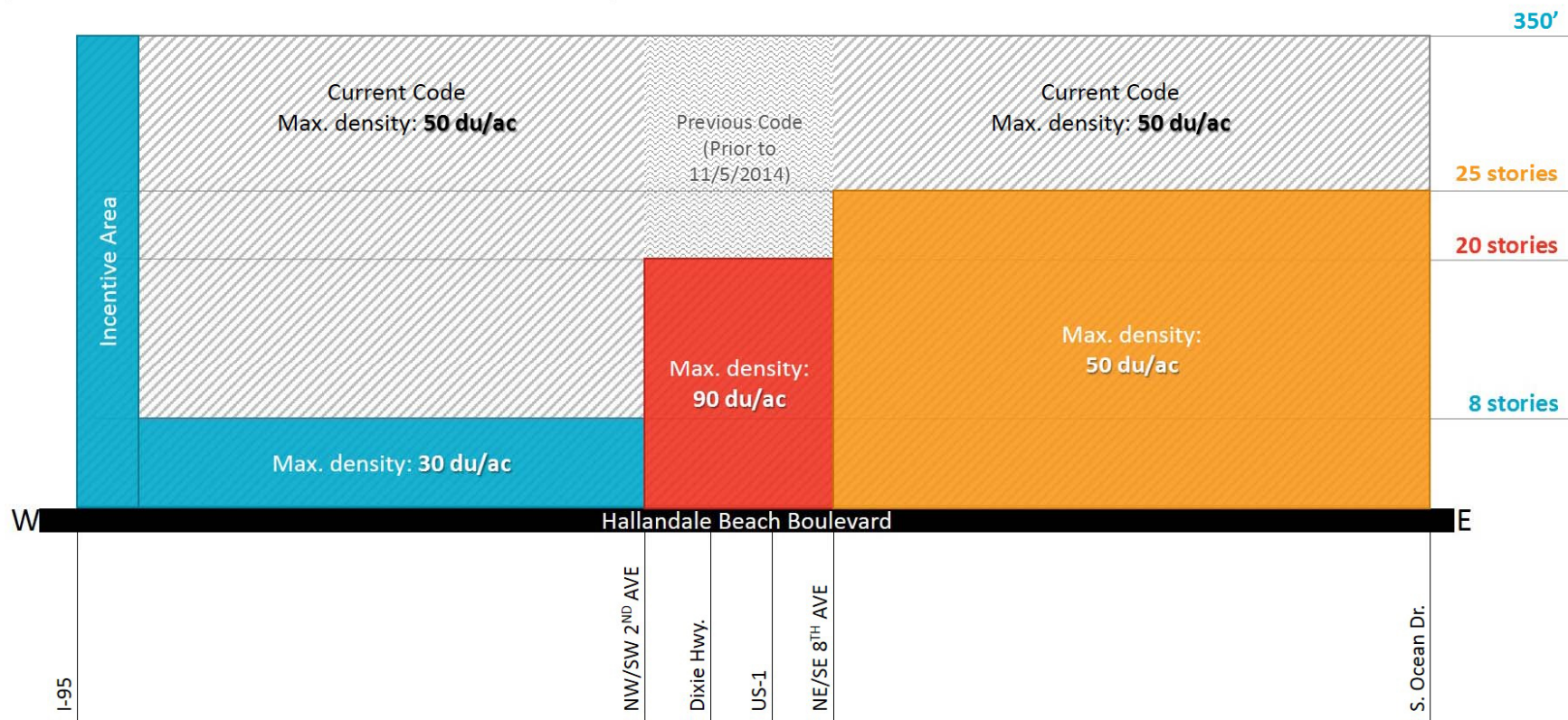
**Achieving Public Benefits**

# Comparative Illustration

- Proposed HBB West district
- Proposed HBB East district
- Current Central RAC, RAC Corridor subdistrict
- Current B-G, CCB and RDO districts

## Building Height and Density

Comparison between existing and proposed Codes



NTS

Proposed Scale

# Proposed Allowable Uses

No Net change in  
allowable uses –  
re-categorized to be  
more succinct and  
clear

Table 32-209(a) – Allowable Uses by Subdistrict

	Hallandale Beach BLVD West	Hallandale Beach BLVD East
<b>RESIDENTIAL</b>		
Single-family dwellings	-	-
Two-family (duplex) dwellings	-	-
Townhouse dwellings (Sec. 32-197(c)(5))	P1/P8	-
Multi-family dwellings (Min. of 10 units)	P8	P
Live/work units	P	P
Work/live units	P	P
Assisted living facilities	P	P
Nursing homes	P	P
Other residential care facilities	see section 32-594	
<b>LODGING</b>		
Bed-and-breakfast inns	-	-
Hotels and motels	P	P
<b>BUSINESS</b>		
Alcoholic beverage establishments	P	P
Animal Hospital or Clinic	C	-
Contractor & trade operations	P	-
Drive-through facilities (for any use)	P8	P8
Dry-Cleaning (on premises)	P8	P8
Fortune teller	P8	-
Garage, Public Parking	C	C
Offices	P	P
Offices, limited	P	P
Parking Lot	C	C
Parking lot, Interim	C	C
Places of Assembly Uses	P8	P8
Restaurants	P	P
Sale of Secondhand/Used Merchandise	C	-
Studio or workshop	P	P
Stores & services, general	P	P
Stores & services, large format	P	P
Vehicle sales, repair, or service	-	-
<b>CIVIC &amp; EDUCATION</b>		
Civic open spaces	P	P
Day care centers	P	P
Government uses	P	P
Schools, public and private	P	P
P = Permitted Use      C = Conditional Use      - = Use Not Permitted P1 = Permitted facing NW or SW 1 <sup>st</sup> Streets Only      P8 = Use Permitted with Supplemental Standards		

Hallandale Beach Blvd ~ East and West

# Parking

<b>Table 32-214(a)</b> <b>Minimum Number of Off-street Parking Spaces Required per Use</b>	
<b>Residential Uses</b>	
Townhouse	2 spaces per unit
Live/Work and Work/Live Units	2 spaces per unit
Efficiency dwelling unit	1.0 space/unit
One bedroom dwelling unit	1.25 spaces/unit
Two or more bedroom dwelling unit	1.75 spaces per unit
<b>Guest Parking for all Residential Uses</b>	
Guest parking cumulatively: 10% of Required Parking for Units	
<b>Lodging</b>	
Hotels/Motels	1.0 space for each guest room plus 1.0 space per 300 sq. ft. of ballrooms, meeting rooms, shops, restaurants, and lounges
<b>Business Uses</b>	
Professional Office, Retail, and other Commercial Uses	1 space per 300 sf. of net floor area
Restaurant	1 space per 300 sf. of gross floor area

Hallandale Beach Blvd ~ East and West

# Proposed Civic Open Spaces

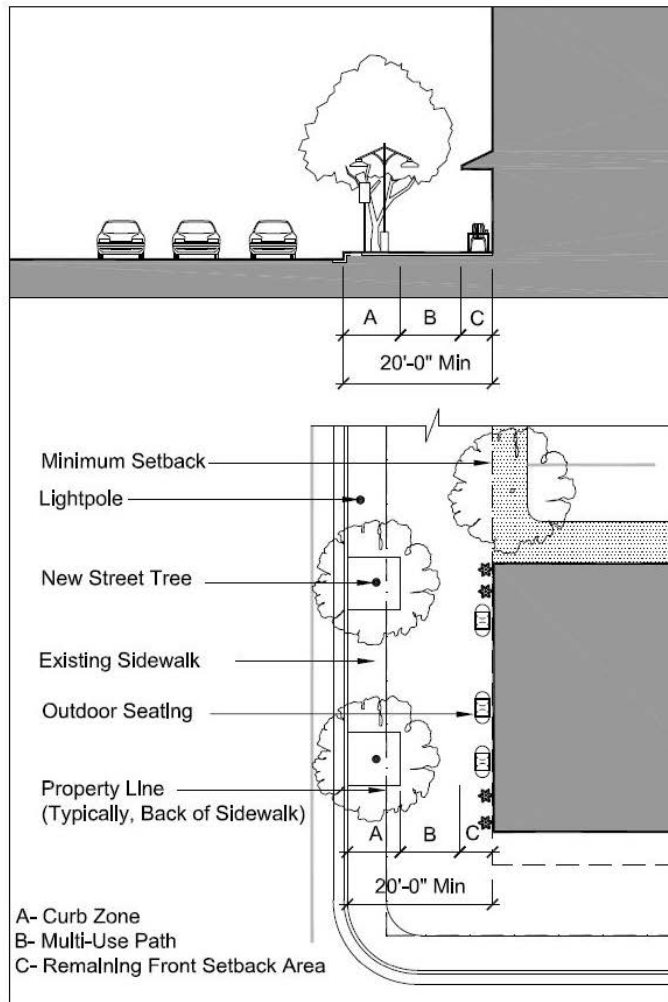


- Sites smaller than 20,000 s.f. have no civic open space requirement
- Sites between 20,000 s.f. and 40,000 s.f. require 5% open space
- Sites greater than 40,000 s.f. required to provide 7% open space for area greater than 40,000 s.f.

Hallandale Beach Blvd ~ East and West

# Additional Regulations

Figure 212(a) Hallandale Beach Boulevard Streetscape Standards



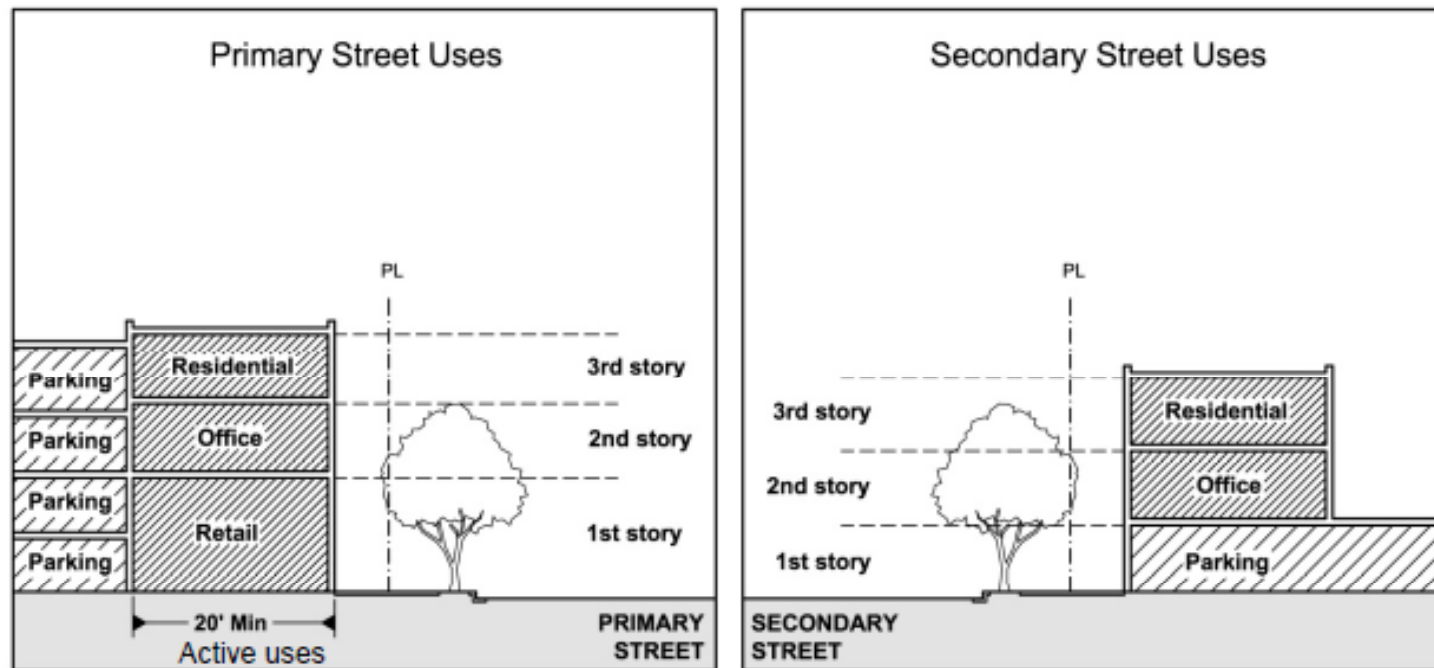
rees. Street trees shall be installed as set forth in Section 32-201(c).



Hallandale Beach Blvd ~ East and West

# Additional Regulations

Figure 32-203(a) – Parking Garage Design Standards



Hallandale Beach Blvd ~ East and West

# Additional Regulations

- Bicycle Parking
  - Multi-family projects greater than 10 units = 1/unit
  - Civic non-assembly = 1/10 employees
  - Primary or Secondary Schools = 1/20 students
- Loading Requirements
  - Table 32-214 (b)
- Administrative Approval
  - Projects not requesting waivers or bonuses
  - Projects requesting waivers and bonuses need Board review and approval

Hallandale Beach Blvd ~ East and West

# Design Guidelines



*Guide quality development that complements the community, creates opportunities for a vibrant streetscape that provides shade and comfort to pedestrians and shoppers, and to position HBB as a welcoming destination to experience the best that south Florida has to offer.*

# Architectural Elements



*Image: Coconut Grove, FL*

*These storefronts are a good example of how clear glazing can activate the street and provide good visibility for merchandise. The alternating awnings and column-based planters provide additional visual interest on the street. Encouraging clear glazing on storefronts is very important to stimulate activity and send the message that those inside the store can see out as well, providing the sense of natural surveillance.*

**Design Guidelines**

# Transitions



Image: Grandview Heights, FL

*The image above depicts a historic single-family street that was confronted with a regional convention center facility to be built across the street. In an effort to protect the residential character of the historic district, and not expose the single family residences to the back of a parking garage, a liner of townhouse units was built to screen the neighborhood. The three story attached units seen above (center-right) are the townhouse "buffer". They are screening*

Design Guidelines

# Parking



Design Guidelines

# Parking



*Image: Paradise Bank; Broward Blvd., Ft.Lauderdale 2014*

Design Guidelines

# Street Furniture



*Image: Dorn Avenue; Miami, FL*

Design Guidelines

# Street Trees



*Image: US-1 Miami, Florida*

Design Guidelines

# Street Trees



Image: Paradise Bank; Broward Blvd., Ft. Lauderdale 2014



Design Guidelines

# Landscaping



*Image: West Palm Beach, FL*

**Design Guidelines**

# Café/Outdoor Dining



Also discussions on bus shelters,  
lighting, bicycle infrastructure, and  
civic open spaces and art

Design Guidelines

# Green Initiatives



Image: Water Alliance

The diagram above by Water Alliance is a good example of ways to communicate techniques for green buildings and cities.

Also discussions on bus shelters, lighting, bicycle infrastructure, and civic open spaces and art

## Design Guidelines

# Thank You



## Questions? Comments?

TREASURE COAST REGIONAL PLANNING COUNCIL