



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant :	City of Hallandale Beach	Meeting Date:	August 23, 2017	
Project Name:	Public Work Compounds- Rezoning and FLUM Plan Amendment	Property Address:	650 NW 2 nd Street	
Application #s:	Z-17-01832 and PA-17-01831	Application Type:	Rezoning and Plan Amendment	
Planning District:	Northwest	Quasi Judicial: <i>(Enter X in box)</i>	YES	NO
			X	
Parcel Size:	109,721 square feet or 2.52 acres	Public Hearing: <i>(Enter X in box)</i>	YES	NO
			X	
Applicable Zoning :	Residential Single-Family (RS-6) zoning district			
Existing Use:	Public Works Department Compounds			
Proposed Use:	Rezoning property to Community Facility (C-F) zoning district and Land use designation of Community Facility- Utilities category for the operation of a Transfer Station.			
Comprehensive Plan Future Land Use Designation:	Residential Low-Density category			
Surrounding Zoning:		Surrounding Land Use:		
North: Residential Single-Family (RS-7) district South: Residential Single-Family (RS-6) district East: Community Facility (C-F) district West: Residential Multi-Family (medium-density) district		North: Residential Low Density category South: Residential Low Density category East: Community Facilities- Utilities and Historic West: Residential Low Density category		
Staff Recommendation:		Strategic Plan Priority Area:		
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny		<input type="checkbox"/> Safety <input checked="" type="checkbox"/> Quality <input type="checkbox"/> Vibrant Appeal		
Sponsor Name:	Keven Klopp, Development Services Director	Prepared By:	Vanessa Leroy, Associate Planner	

Requests:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY OF HALLANDALE BEACH COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT 650 NW 2ND STREET FROM RESIDENTIAL LOW-DENSITY CATEGORY TO COMMUNITY FACILITY-UTILITIES CATEGORY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, REZONING THE PROPERTY LOCATED AT 650 NW 2ND STREET FROM RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-6) TO COMMUNITY FACILITY DISTRICT (CF); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Background

The property located at 650 NW 2nd Street is currently zoned RS-6, Residential Single-Family District. Currently, this city-owned land serves as an extension of the Public Works Department compound, operating City as part of the Sanitation Division services, such as stormwater collection. This area of the Public Works compound was deeded to the City in 2004 from the property to the west to expand the City's Public Works services. The property was zoned RS-6 and the zoning was never changed to Community Facility (CF). The Public Works Department is seeking to obtain a Transfer Station License from Broward County which would permit a container to collect and decant stormwater debris at the subject property before hauling the container for disposal to an approved site outside of the City. However, such use is not permitted within the existing residential zoning district. As such, the City is requesting to rezone the property to Community Facility (CF) zoning district, consistent with the existing zoning of the Public Works Compound, which allows the intended use.

Accordingly, as the property is currently designated the Residential Low-Density land use category of the City's Comprehensive Plan, the City is requesting a local Future Land Use Plan Amendment to change the land use designation of the subject property from Residential, Low-Density to Community Facility- Utilities land use category on the City's Future Land Use Map.

Why Action is Necessary

Pursuant to Chapter 2 Division 7, Section 2-231 of the City's Code of Ordinances, the Planning and Zoning Board reviews and makes advisory recommendations to the City Commission on applications for changes to the official zoning map and changes to the Comprehensive Plan Future Land Use Map. The applications herein include a rezoning and land use plan amendment; therefore, the Planning and Zoning Board review and recommendation to the City Commission is required.

Analysis

COMPREHENSIVE PLAN FUTURE LAND USE AMENDMENT

The subject property is designated Residential Low-Density land use category in the Comprehensive Plan Future Land Use Map, which permits single-family dwellings at a density of 9 units per acre, home occupations, public parks and playgrounds, public utilities including substations, transformers and transmission facilities, and community facilities designed to serve the residential area such as schools, day care centers and churches, synagogues and other similar houses of worship. The surrounding land use designations are Residential Low-Density category to the north, south and west and Community Facilities- Utilities and Historic to the east. The Hallandale Historic Schoolhouse is located directly east of the subject property.

The existing land use designation is not deemed appropriate for the current and proposed use of the subject property. However, Community Facility- Utilities land use category, permit uses, such as, water, sanitary sewer, drainage and solid waste, as intended for the subject property. As such, the City is requesting a small-scale Local Future Land Use Plan Amendment to change the land use designation of the subject property from Residential, Low-Density to Community Facility- Utilities land use category on the City's Future Land Use Map.

REZONING

The subject property is currently zoned Residential Single-Family (RS-6) zoning district, which permits public utility substations, transformers and transmission facilities, in addition to single-family dwellings. The surrounding zoning designations are Residential single-family (RS-7) to the north, Community Facility (CF) to the east, and Residential single-family (RS-6) to the west and south. The Public Works Department is located directly east of the subject property. The property directly west is currently vacant. The properties to the south consist of a mixture of uses, including warehouses and single-family dwellings.

The subject property is the westerly extension of the Public Works compound, and currently contains a wash pad for the collection of stormwater and street stripping debris. Sanitation services provided by the Department include the collection and disposal of both commercial and residential garbage and the recovery of recyclable materials. The Public Works Department is seeking to obtain a Transfer Station license from Broward County, which would permit setting up a roll-off container or dry bed on the existing wash pad to decant stormwater debris before hauling the container for disposal to an approved site outside of the City.

The existing zoning designation is not deemed appropriate for the current and proposed use of the subject property. As such, the City is requesting to rezone the subject property from Residential Single-family (RS-6) zoning district to Community Facility (CF) district, corresponding to the current use of the property and matching the zoning designation of the Public Works compound to the east. Community Facility (CF) zoning district permits public works facilities which includes the proposed use.

Rezoning and Land Use Plan Amendment Review Criteria

Decisions or recommendations relating to any change to the official zoning map or the land use element of the comprehensive plan shall address but are not limited to the effect of the proposed amendment as it relates to the following:

- 1. The relationship of the proposed amendment to the purposes and objectives of the city's comprehensive land use plan, when adopted, with appropriate consideration as to whether or not the proposed changes will further the purpose of this chapter and other codes, regulations and actions designed to implement the plan.**
Consistent. The proposed amendment will conform to the City's vision of its Future Land Use Element with the granting of a rezoning and designation of the proposed land use category.
- 2. The proposed change would or would not be contrary to the established land use pattern.**
Consistent. Granting the land use designation change and the corresponding rezoning will be consistent with the land use pattern. The subject property directly abuts CF zoning district and Community Facility- Utilities land use designation.
- 3. The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.**
Consistent. The proposed changes would not create an isolated district unrelated to adjacent and nearby districts. The subject property directly abuts CF zoning district and Community Facility- Utilities land use designation.
- 4. The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.**

Consistent. The proposed change would not negatively alter the population density pattern and would not have an adverse impact upon public facilities, whereas it will increase the City's potential to provide sanitation services to its residents.

5. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Consistent. The subject property's existing zoning and land use designations are deemed inappropriate, noting the existing use of the subject property and its proximity to the CF zoning district and Community Facility land use designation.

6. Changed or changing conditions make the passage of the proposed amendment necessary.

Consistent. The enhanced services sought to be provided by the Public Works Department create the need for the proposed amendment.

7. Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.

Consistent. The subject property is and has been used as a community facility serving the needs of the City's residents. The existing zoning and land use designations are not appropriate for the use of the land.

8. Whether or not the change is out of scale with the needs of the neighborhood.

Consistent. The proposed changes are not out of scale with the needs of the neighborhood, as they will maintain the current accommodating use of the property which benefits the City's residents.

The proposed Land Use Plan Amendment to Community Facility-Utilities is consistent with the following Comprehensive Plan Goals, Objectives and Policies:

Future Land Use Element

Granting the proposed land use designation would be consistent with the goals, objectives and policies of the City Comprehensive Plan, more specifically with the following:

GOAL 1: To provide a coordinated and compatible mix of land uses which encourages a high quality of life meeting the social, economic and physical needs of the present and future population of Hallandale Beach, while insuring reasonable environmental protection and timely and efficient provision of services.

POLICY 1.1.6: The City of Hallandale Beach will provide sanitary sewer, solid waste, drainage and potable water facilities and services to correct deficiencies and to meet existing and project demands identified in this Plan.

OBJECTIVE 1.12: Land Use Consistency: The City shall manage growth and development through the continued administration, and enforcement of the Hallandale Beach Zoning and Land Development Code which shall ensure that future land uses remain consistent with this Plan.

Housing Element

OBJECTIVE 4-1.2: The Elimination of Substandard Housing Conditions. The City will continue to eliminate substandard housing conditions and blighted influences and improve structural and aesthetic housing conditions.

POLICY 4-1.3.2: City Investment in Neighborhoods. The City will continue to identify and upgrade deteriorating infrastructures and City services to our neighborhoods.

Infrastructure Element

Goal 2: The City of Hallandale Beach will provide sanitary sewer, solid waste, stormwater management and potable water facilities and services to correct deficiencies and to meet existing and projected demands identified in this Plan.

Conservation Element

GOAL 10: The City shall develop necessary regulations and programs to identify and require the proper containment and safe disposal of hazardous / non-hazardous wastes.

POLICY 10.1.2: The City will continue to enforce Federal, State and County regulations requiring special construction processes to ensure the containment and facilitate cleanup of any spill or leak where hazardous materials are to be used, stored, handled or generated.

GOAL 11: The City shall reduce solid waste and wastewater through recycling, recovery and reuse programs.

OBJECTIVE 11.1: The City shall continue to evaluate alternative solid waste treatment programs for solid waste disposal.

POLICY 11.1.1: The City and Waste Management, Inc. shall develop monitoring capabilities to verify the necessary capacity for solid waste disposal in approved landfill facilities.

OBJECTIVE 11.2: The City shall continue to restrict disposal materials collected in order to reduce solid waste flow to the disposal facility.

The subject property is designated Low-Medium (10) Residential on the Broward County Future Land Use Map. To maintain consistency with the County's Future Land Use Map (FLUM), a Broward County FLUM amendment to Community land use category is also required. This small-scale amendment is less than 10 acres of land; therefore, it is not subject to concurrent review by Department of Economic Opportunity (DEO).

Staff Recommendations:

Staff recommends the Planning and Zoning Board recommend the City Commission approve:

1. The Ordinance amending the Land Use Element of the City of Hallandale Beach Comprehensive Plan by changing the land use designation of the property located at 650 NW 2nd Street from Residential Low-Density to Community Facility-Utilities land use category; and,
2. The Ordinance rezoning the property located at 650 NW 2nd Street from Residential Single-Family (RS-6) district to Community Facility (CF) district.

Proposed Action:

The Planning and Zoning Board may choose to recommend approval; approval with conditions; or, denial of the proposed Ordinances.

Attachment(s):

Exhibit 1- Future Land Use Plan Amendment Ordinance
Exhibit 1-A- Future Land Use Map
Exhibit 1-B- Proposed Future Land Use Map Future Land Use Plan Amendment Ordinance
Exhibit 1-C- Broward County Future Land Use Map
Exhibit 2- Rezoning Ordinance
Exhibit 2-A- Location/Zoning Map
Exhibit 2-B- Proposed Location/Zoning Map
Exhibit 3- Aerial Map