



City of Hallandale Beach City Commission Agenda Cover Memo

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|--|--|-----------|---|---|------------------|-------------------------------|
| Meeting Date: | November 28, 2018 | | Item Type: (Enter X in box) | Resolution X | Ordinance | Other |
| Fiscal Impact: (Enter X in box) | Yes | No | Ordinance Reading: (Enter X in box) | 1st Reading | | 2nd Reading |
| | | X | Public Hearing: (Enter X in box) | Yes | No | |
| | | | | X | | |
| Funding Source: | N/A | | Advertising Requirement: (Enter X in box) | Yes | No | |
| Account Balance: | N/A | | Quasi-Judicial: (Enter X in box) | Yes | No | |
| Project Number: | N/A | | RFP/RFQ/Bid Number: | N/A | | |
| Contract/P.O. Required: (Enter X in box) | Yes | No | Strategic Plan Priority Area: (Enter X in box) | | | |
| | | X | Safety <input type="checkbox"/> | | | |
| | | | Quality <input checked="" type="checkbox"/> | | | |
| | | | Vibrant Appeal <input type="checkbox"/> | | | |
| Sponsor Name: | Nydia Rafols-Sallaberry, Interim City Manager | | Department: Development Services | Keven Klopp, Development Services Director | | |

Short Title:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, REQUESTING BROWARD COUNTY TO DESIGNATE A UNIFIED FLEXIBILITY ZONE IN THE CITY OF HALLANDALE BEACH, FLORIDA IN ACCORDANCE WITH THE BROWARD COUNTY ADMINISTRATIVE RULES; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Request:

Consideration by the City Commission to request Broward County to unify the City's two flexibility zones, (Flex Zone #93 and #94), into one combined flexibility zone as provided by the Broward County Administrative Rules Document: Broward Next/Broward County Land Use Plan.

Background

A flexibility zone is a geographic area, within which residential densities and land uses may be redistributed. Flexibility units, as defined in the County Plan, mean the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within a flexibility zone by a local government's certified Future Land Use Map (FLUM).

The City of Hallandale Beach has two flexibility zones. Flex Zone 93 is located east of Florida East Coast Railroad, and Flex Zone 94 is located west of Florida East Coast Railroad (Exhibit 2). Within these zones, in accordance with specific circumstances outlined in the Broward County Land Use Plan, a local government can rearrange land uses and residential densities without having to amend the Broward County Land Use Plan. At its inception, Flex Zone 93 had 2,524 Flex Units, and Flex Zone 94 had none. Currently, there are no flex units in Flex Zone 94 and there are 420 flex units remaining for allocation in Flex Zone 93.

Reserve units are additional permitted dwelling units equal to two percent of the total number of dwelling units permitted within a flexibility zone by the County Plan. The City of Hallandale Beach currently has 383 reserve units (289 reserve units in Flex Zone 93; and 94 reserve units in Flex Zone 94).

The Broward County Administrative Rules Document further provides for different arrangements of commercial and residential acreage than shown on the Broward County Land Use Plan and allows municipalities to utilize 5% of the area designated residential to be used as commercial and 20% commercial to residential allocations. This flexibility allows these changes in use through rezoning or other official action without requiring an amendment to the local land use map or County map. Currently, the City has 52.52 acres remaining for Residential-to-Commercial; 66.79 acres available for Commercial-to-Residential and 11.41 acres available for Commercial--to-Industrial allocations.

Current Situation

Flexibility units provide a means of allocating residential density to desired projects such as mixed-use developments on commercial designated properties. It also provides flexibility for municipalities to allow a residential use on commercial designate land or vice-versa, without the need of City or County land use map amendment. The use of the Broward County Flexibility Rules is beneficial to the City by attracting more development and expediting the redevelopment process, thereby saving time and money to developers.

Per recent updates to the Broward County Administrative Rules Document: Broward Next/ Broward County Land Use Plan, cities may now request the County to unify their flexibility zones, inclusive of flexibility units and reserve units, into one unified flexibility zone. Consistent with the County's new rules, Staff proposes to submit a request to unify Flex zones #93 and #94 to Broward County. Unification of the flex zones does not require action by the Broward County Commission but must be approved by the Broward County Planning Council staff. Unification of the City's two zones will provide for more flexibility in allocating the City's current pool of flex units project-by-project, as determined by the City Commission. One example of how unification of the flex zones would allow for allocation of units to desired projects is the 8th Avenue Commons Project, located within Flex Zone 94 which has no flexibility units available. The total number of units available for allocation once the two flex zones are collapsed will be 803 flex units.

Why Action is Necessary

Pursuant to the Broward County Planning Council, a request from the municipality is required to unify the City's flexibility zones. The request may be made by the City administration or a formal action from the City Commission.

Proposed Action:

The City Commission approve the attached Resolution authorizing City Administration to request a "unified flexibility zone" for the City of Hallandale Beach.

Attachment(s):

Exhibit 1 – Resolution
Exhibit 2- Flexibility Zones Map
Exhibit 3- Flexibility Charts 2018

Prepared by:


Christy Dominguez
Principal Planner

Concurred with:


Keven R. Klopp, Director
Development Services