



# City of Hallandale Beach

## Planning and Zoning Board

### Agenda Cover Memo

<b>Primary Application Type:</b>	Land Development Regulation Amendment	<b>Hearing Date:</b>	January 30, 2019		
<b>Additional Applications:</b>	N/A	<b>Public Hearing:</b>	YES	NO	
			X		
<b>General Title:</b>	Street Trees	<b>Quasi-Judicial:</b>	YES	NO	
				X	
<b>Applicant:</b>	City of Hallandale Beach	<b>Workshop:</b>	YES	NO	
				X	
<b>Application #</b>	LDC-19-171	<b>Advertisement Type Required:</b>	DISPLAY	REGULAR	N/A
			x		
<b>Staff Recommendation:</b>		Approve	Rejected	Approve w/ Conditions	
		X			
<b>Request:</b>			<b>Strategic Plan Priority Area:</b>		
Code amendment removing Royal Palms as the required designated street tree on Hallandale Beach Boulevard within the Redevelopment Overlay District.			<input type="checkbox"/> Safety <input checked="" type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal		
<b>Sponsor Name:</b>	Keven Klopp, Development Services Director	<b>Prepared By:</b>	Christy Dominguez, Principal Planner		

<b>Short Title:</b>
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**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, "ZONING AND LAND DEVELOPMENT CODE; PROVIDING UPDATES TO REQUIREMENTS FOR STREET TREES IN THE (RDO) REDEVELOPMENT OVERLAY AREA TO ENHANCE THE CITY'S TREE CANOPY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

## **Staff Summary:**

### **Background**

Tree canopy is essential to the environmental and economic health of a community; increasing property values, reducing storm water runoff and harmful greenhouse gases, and contributing to a more beautiful and livable community.

The City of Hallandale Beach has endeavored to make itself a leader in the community in relation to the protection of the environment and the preservation of trees. This has been achieved in part by promoting conservation regulations, offering incentives for preserving and protecting major trees, and being certified as a Tree City USA through the Arbor Day Foundation for the past 28 years.

The adopted Hallandale Beach Citywide Master Plan recommended the City change its street tree requirements to emphasize Live Oaks and other canopy trees with palms used as accents. This recommendation was incorporated in the zoning regulations of the City's RAC (Regional Activity Center) areas, which includes Federal Highway. However, the Redevelopment Overlay District, which encompasses Hallandale Beach Boulevard, still requires Royal Palms as the street tree for the Corridor. Adopting regulations requiring canopy native species would help achieve understory canopy at a more appropriate scale for boulevards and streets, such as Hallandale Beach Boulevard.

Currently, Chapter 32, Zoning and Land Development Code, Section 32-181, RDO Redevelopment Overlay District specifies the Royal Palm as the designated street tree for Hallandale Beach Boulevard and Federal Highway. The City's RAC regulations have eliminated this requirement for Federal Highway, however, it is still a requirement for Hallandale Beach Boulevard outside the RAC. Staff acknowledges that Royal Palms are majestic and a desirable palm species, however, they do not provide the shade and scale that canopy species provide. As such, staff has drafted the attached Ordinance (Exhibit 1) amending the Zoning and Land Development Code to eliminate the requirement to plant Royal Palms within the RDO.

The proposed Ordinance amends Section 32-18(j) by requiring street trees in the RDO Overlay to be a canopy species. Palm varieties would still be allowed at corners, crosswalks or to accent building entrances. They would also be permitted in lieu of shade trees when physical conditions may prevent proper growth of shade trees. The proposed requirement is consistent with the City's RAC regulations which includes properties along Federal Highway.

### **Why Action Is Necessary**

Pursuant to Article V, Division I, Section 5.01 of The City of Hallandale Beach City Charter, a City Ordinance is to be adopted to amend an existing Ordinance.

### **Conclusion**

The proposed Ordinance will help enhance the tree canopy in the Redevelopment Overlay District (RDO) providing benefits to the health and welfare of the community while improving the aesthetics in the City's most visible corridor.

**STAFF RECOMMENDATION:**

Staff recommends the Planning and Zoning Board/Local Planning Agency recommend the City Commission approve the attached Ordinance.

**ATTACHMENT(S):**

Exhibit 1 – Ordinance