



## City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

<b>Primary Application Type:</b>	Land Development Regulation Amendment	<b>Hearing Date:</b>	May 27, 2020		
<b>Additional Applications:</b>	N/A	<b>Public Hearing:</b>	YES	NO	
			X		
<b>General Title:</b>	Temporary Use Cargo Containers Code Amendment	<b>Quasi-Judicial:</b>	YES	NO	
				X	
<b>Applicant:</b>	City of Hallandale Beach	<b>Workshop:</b>	YES	NO	
				X	
<b>Application #</b>	LDC-20-00751	<b>Advertisement Type Required:</b>	DISPLAY	REGULAR	N/A
			x		
<b>Staff Recommendation:</b>		Approve	Approve with Conditions		Reject
		X			
<b>Request:</b>			<b>Strategic Plan Priority Area:</b>		
Code amendment to the regulations relative to Temporary Uses to provide for cargo containers, food trucks as a temporary use and extended temporary use permits.			<input checked="" type="checkbox"/> Safety <input checked="" type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal		
<b>Sponsor Name:</b>	Vanessa Leroy, Development Services Director	<b>Prepared By:</b>	Christy Dominguez, Principal Planner		

### Short Title:

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING ARTICLE IV, DEVELOPMENT STANDARDS; DIVISION 20, TEMPORARY USES; PROVIDING FOR FOOD TRUCKS SPECIAL EVENTS; PROVIDING FOR THE TEMPORARY USE OF CARGO CONTAINERS IN THE CENTRAL REGIONAL ACTIVITY CENTER/ FASHION/ART DESIGN AND GREYHOUND SUBDISTRICTS, THE PLANNED LOCAL ACTIVITY CENTER (PLAC) AND COMMERCIAL RECREATIONAL ACTIVE (CR-A) DISTRICTS; PROVIDING FOR EXTENDED TEMPORARY USE EVENTS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

## **Staff Summary**

### **Summary**

The Hallandale Beach Community Redevelopment Agency (CRA) has requested the City via its Planning and Zoning Division to make changes to the existing land development regulations to allow the use of temporary cargo containers in the Fashion/Art/ Design (FADD) Subdistrict of the Regional Activity Center (RAC) to accommodate continued efforts in reshaping the FADD area. As requested, the attached draft ordinance amends the zoning regulations for temporary uses to allow cargo containers in the FADD for a period of up to 5 years. The proposed ordinance also specifically provides for food truck events and establishes a process for temporary uses and special events lasting more than 30 days subject to City Commission approval.

### **Background**

Originally referred to as “Schmatta Row,” Fashion Row was recognized by the City as a special district in 1980. Through the years, several amendments have been made to the regulations for Fashion Row in order to revitalize the area.

Efforts in recent years have included:

In 2011, the Hallandale Beach Community Redevelopment Agency (CRA) worked in cooperation with Florida Atlantic University to complete the Fashion Row Implementation Plan. In addition, Policy 1.2.5 of the Future Land Use Element (FLUE) of the City's Comprehensive Plan requires the City to continue to implement the Fashion Row District Plan by upholding and enhancing the Fashion Row District.

In January 2014, after a series of community meetings that gathered input from property business owners, the City Commission amended the Fashion Row Overlay District with its adoption of Ordinance 2014-03.

In November 2014, as part of the implementation of the Regional Activity Area (RAC) land use designation, Fashion Row was rezoned to Central RAC and renamed Fashion/Art/Design (FADD) Subdistrict which adopted new regulations for the FADD with the intent to not only include form-based design buildings but also, to encourage arts and commerce in the district.

In 2018, after holding community meetings with property and business owners, the CRA created a series of new initiatives and efforts to spur redevelopment and reinvestment in the FADD District.

Most recently, in 2019, the Planning and Zoning Board recommended approval of, and the City Commission adopted, an ordinance amending the regulations for the FADD including the allowable uses, density, building height and parking requirements.

### **Why Action is Necessary**

Pursuant Section 2-231(f)(1) of the City of Hallandale Beach Planning and Zoning Board shall review and make advisory recommendations to the City Commission on applications for text changes to the Zoning and Land Development Code.

### **Current Situation**

The Fashion/Art/Design Subdistrict in the Central RAC District is intended to be a unique, lively arts and commerce area accommodating a wide range of uses including residential, retail, art, culture, design, and some accessory light industrial uses.

The Hallandale Beach CRA (HBCRA) has been working diligently to improve the FADD area by seeking business owners willing to invest in the area and providing financial assistance to eligible owners within the district. In addition to redesigning the street some years ago to allow for public on-street parking, the CRA recently acquired and is developing a public parking lot at the corner of NE 2<sup>nd</sup> Avenue and NE 3<sup>rd</sup> Street to continue its commitment to increasing available public parking for the FADD.

Private investment is also occurring in the area with nearby ArtSquare Project recently completed. In addition, Icebox Project, a culinary arts center and restaurant on NE 3<sup>rd</sup> street, is under construction and planned to be completed in early 2020. The HBCRA's goal is for the FADD area to become a major regional destination in the next few years.

HBCRA staff has recently received interest from private investors wishing to use cargo containers for extended period of time in the FADD to operate temporary restaurants, bars and other commercial activities, such as in the popular neighborhood of Wynwood.

In addition to the FADD, City administration believes the proposed code amendments to allow temporary uses for extended period of time are also appropriate for properties zoned Planned Local Activity Center (PLAC), Commercial Recreational Active (CR-A) and the Central RAC/Greyhound Track subdistrict, which are entertainment and recreation destinations such as, Gulfstream Park and the Big Easy, subject to annual reviews and conditions.

### **Analysis**

The following is a summary of the proposed amendments in the attached Ordinance:

1. Food truck events are regularly permitted as a similar temporary use under Section 32-702. The ordinance amends the subsection by specifically adding the use to the list of outdoor special events.
2. The ordinance amends Section 32-702, Temporary Uses, to allow an annual permit for cargo containers used as a principal temporary use/structure in the PLAC and CR-A Districts and the Central RAC/FADD and Greyhound Subdistricts with City Commission approval.
3. Temporary cargo containers would not be subject to dimensional requirements of the zoning district. The stacking of containers is limited to 2.

4. The ordinance amends Section 32-702, Temporary Uses, to allow an annual permit for events lasting more than 30 days in the PLAC and CR-A Districts and the Central RAC/FADD and Greyhound Subdistricts with City Commission approval.
5. Section 32-708, Duration and Frequency of Permit, specifies the duration of time the City Manager may approve a temporary use at a maximum of 30 days. Presently, there are no provisions for a temporary use to exceed 30 continuous days. The ordinance clarifies that permits for events in excess of 30 days shall require City Commission approval.
6. Events with annual temporary permits authorized by the City Commission may be renewed on an annual basis at the City Manager's discretion for a period not to exceed a total of three (3) years from the date of Commission's approval subject to the conditions specified in Section 32-705.
7. Cargo containers with an annual permit authorized by the City Commission may be renewed on an annual basis at the City Manager's discretion for a period not to exceed a total of five (5) years from the date of Commission's approval subject to the conditions specified in Section 32-705.
8. The areas authorized by the City Commission for annual permits, including the use of temporary cargo containers must be restored to their original condition or sodded if the area was vacant. Above-ground improvements, if any, installed in connection with an annual permit would be required to be removed within 30 days of expiration or revocation of the permit.
9. Approval of the annual permit involving cargo containers would not constitute approval of a permanent structure. Unless renewed, upon the expiration of the annual permit, the containers and associated improvements would be required to be removed or made to comply with the applicable zoning regulations of the subdistrict.

In addition to the established temporary use application fee, an annual permit fee for events lasting more than 30 days and temporary cargo containers uses would be required. A Resolution adopting the recommended annual fee of \$1,200 to cover the city's administrative cost will be presented to the City Commission with the subject Ordinance. It is further recommended the existing one-time application fee of \$250 for annual permits established in 2014 be increased to \$350.

The proposed Ordinance will provide an alternate use and uniqueness to the Fashion/Art/Design Subdistrict and help in the revitalization of the area consistent with the City's Comprehensive Plan, Future Land Use Element (FLUE) Policy 1.2.5, which states the City shall continue to implement the district's plan enhancing and providing for funding improvements to the District provided there is private effort by merchants and property owners. The change also supports FLUE Policy 1.9.5, which states that redevelopment activities should be encouraged in the Regional Activity Center.

The Ordinance also will enhance other areas of the City intended to provide for a mix of uses, recreation and entertainment by allowing a variety of temporary uses and events as determined by the City Commission consistent with the City's Comprehensive Plan, Future Land Use Element, and will improve the overall quality of life for the citizens within the City of Hallandale Beach.

<b>Staff Recommendation:</b>
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Staff recommends the Planning and Zoning Board/Local Planning Agency recommend the City Commission approve the attached Ordinance.

<b>Attachment(s):</b>
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Exhibit 1- Proposed Ordinance