



City of Hallandale Beach Planning and Zoning Board Agenda Cover Mem

Primary Application Type:	CODE AMENDMENT/ REZONING	Hearing Date:	December 23, 2020		
Additional Applications:	N/A	Public Hearing:	YES X	NO	
General Title:	Hallandale Beach Boulevard Form-Based Code and HBB Corridor Rezoning	Quasi-Judicial:	YES	NO X	
Applicant:	City of Hallandale Beach	Workshop:	YES	NO x	
Application #	N/A (Granicus 20-290)	Advertisement Type Required:	DISPLAY X	REGULAR	N/A
Staff Recommendation:		Approve	Approve w/Conditions		Reject
		X	N/A		N/A
Request:	<p>City Administration is proposing to:</p> <ol style="list-style-type: none"> a. Amend the Zoning and Land Development Code to create a form-based Code known as the Hallandale Beach Boulevard zoning district and new applicable regulating plan. b. Rezone certain properties along the Hallandale Beach Boulevard Corridor to the Hallandale Beach Boulevard zoning district. c. Revise and update certain Sections in Chapter 32 relative to definitions and form-based Code. d. Implement new design guidelines applicable to the Hallandale Beach Boulevard zoning district. 				
<p>The subject application has been reviewed and processed pursuant to policies and regulations contained within:</p> <ul style="list-style-type: none"> ▪ City of Hallandale Beach Comprehensive Plan ▪ City of Hallandale Beach Code of Ordinances ▪ Broward County Land Use Plan 			Strategic Plan Priority Area:		
			<input checked="" type="checkbox"/> Safety <input checked="" type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal		
Sponsor's Name:	Vanessa Leroy, Development Services Director	Prepared By:	Christy Dominguez, Principal Planner		

SHORT TITLE

Ordinance "A"

AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, IMPLEMENTING THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; AMENDING THE HALLANDALE BEACH REGULATING PLAN TO INCLUDE THE HALLANDALE BEACH BOULEVARD WEST AND THE HALLANDALE BEACH BOULEVARD EAST SUBDISTRICTS; ADOPTING ZONING REGULATIONS IN CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE BY AMENDING ARTICLE III, ZONING, DIVISION 3, CREATING SUBDIVISION II, THE HALLANDALE BEACH BOULEVARD DISTRICT; CREATING HALLANDALE BEACH BOULEVARD WEST SUBDISTRICT AND HALLANDALE BEACH BOULEVARD EAST SUBDISTRICT STANDARDS; AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, ARTICLE III, DIVISION 3, FORM-BASED ZONING DISTRICTS, SECTION 32-194 CONFIGURATION OF BUILDINGS, SECTION 32-201 CENTRAL RAC FRONTAGE STANDARDS, SECTION 32-202 CENTRAL RAC CIVIC OPEN SPACES, AND SECTION 32-203 CENTRAL RAC PARKING STANDARDS; AMENDING ARTICLE I, SECTION 32-8, DEFINITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

AND,

Ordinance "B"

AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ZONING MAP BY REMOVING BUSINESS GENERAL (B-G) AND CENTRAL CITY BUSINESS (CCB) ZONING DISTRICTS, AND THE PLANNED REDEVELOPMENT OVERLAY (RDO) DISTRICTS FROM THE LANDS WITHIN THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; REZONING CERTAIN PARCELS ADJACENT TO HALLANDALE BEACH BOULEVARD, LOCATED WITHIN THE BOUNDARIES OF THE GENERAL COMMERCIAL LAND USE CATEGORY OF THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary

In the recent years, the City has desired to provide for redevelopment of the Hallandale Beach Boulevard Corridor, from I-95 to the Intracoastal Waterway, as a form-based code district, similar to the Regional Activity Center (RAC). The effort entails creating form-based code regulations specific to the Hallandale Beach Boulevard Corridor. It also requires removing present zoning designations of the Corridor, outside the RAC zoned areas, (Business General (B-G), Central City Business (CCB) District and the Redevelopment Overlay (RDO) District), to a new zoning district.

The proposed attached Ordinance “A” creates the land development regulations for a new zoning district for the Corridor to be known as the Hallandale Beach Boulevard Zoning (HBB) District. Ordinance “B” removes the existing zonings along the Corridor outside the areas designated RAC and rezones the Corridor to HBB zoning district which includes 2 distinct subdistricts- the HBB West and HBB East subdistricts.

Background

Since the adoption of the Regional Activity Center District, City Administration has been considering developing similar form-based zoning regulations for the Hallandale Beach Corridor.

To this effort, the City partnered with Treasure Coast Regional Planning Council (TCRPC), to develop new Land Development Code regulations and Design Guidelines that focus on improving the pedestrian experience, improving access to mobility options, increasing connectivity, revitalizing the built environment, and increasing opportunities for economic prosperity by diversifying the landscape with neighborhood-serving businesses that have a regional appeal.

Several public outreach sessions were held, including three community meetings or public workshops, in-field pop-up sessions, where patrons of businesses, residents and visitors alike, were surveyed for their habits along the corridor and desires for future improvements. City staff, accompanied by representatives of the Hallandale Beach Community Redevelopment Agency (HBCRA), also met and discussed the potential of the corridor with the Hallandale Beach Chamber of Commerce and their guests at planned forums. Similar discussions were held with a team of key stakeholders representing public agencies, including the Florida Department of Transportation (FDOT), Broward Metropolitan Planning Organization (MPO), South Florida Regional Planning Council (SFRPC).

In May 2017, the Planning and Zoning Board considered a code amendment amending the Land development Code to create the Hallandale Beach Zoning District and amending the City ‘s Zoning Map by rezoning certain areas of the Hallandale Beach Corridor to the new district. The Hallandale Beach Boulevard Design guidelines were also presented to the Board. The Board voted to recommend approval with amendments, which staff reviewed and incorporated into the ordinances and Guidelines.

On June 21, 2017 the City Commission approved First Reading of the Ordinances and deferred Second Reading of the Ordinances for a later workshop. As directed by the City Commission, on August 22, 2018 a joint workshop was held on the Ordinances by the Planning and Zoning Board and members of the Commission were invited to attend. Although a vote was not necessary as a workshop item, the Board made a motion to recommend supporting the ordinances as presented by staff.

Since the Workshop meeting, due to changes in administration and priorities, Second Reading was not scheduled. Present City administration is ready to move forward with the rezoning of the Hallandale Beach Corridor and adopt the regulations and design guidelines for the Corridor. Since considerable time has passed, and some updates and clarifications done since the original draft, the attached the Ordinances are being presented as new items to the Planning and Zoning Board for a new recommendation of the proposed regulations and any additional comments before being presented to the City Commission as a new First Reading.

Why Action is Necessary

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

Current Situation

The Hallandale Beach Comprehensive Plan and Citywide Master Plan call for the City to direct development and redevelopment in its central core to areas adjacent to Major transportation corridors, such as Hallandale Beach Boulevard. To continue implementing the Citywide Master Plan's efforts, City Administration has reviewed the existing zoning and land development regulations and determined that new regulations are warranted to continue promoting the Master Plan's guiding principles, which are to create a vibrant atmosphere, foster mixed-use development, create a more suitable urban environment, develop a pedestrian-oriented urban environment, and enhance community character and sense of place.

Currently, the zoning districts identified along Hallandale Beach Boulevard are:

- Business General (B-G) district,
- Central Regional Activity Center (Central RAC) district,
- Central City Business (CCB) district,
- Community Facility, Commercial Recreational Active (CR-A), and
- Residential Multi-family (RM-18) district.

Currently, the overlays identified along Hallandale Beach Boulevard are:

- Planned Redevelopment Overlay (RDO) and
- Planned Development Overlay (PDO).
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Currently, the land uses identified along Hallandale Beach Boulevard are:

- Commercial General,
- Regional Activity Center,
- Commercial Recreational,
- Residential Medium Density (with densities up to 18 units per acre), and
- Community Facilities/Utilities.

Analysis

The established Hallandale Beach Boulevard Corridor study area (Exhibit 1) is approximately 4 miles in length and is generally bounded by Interstate 95 on the west, State Road A1A on the east; and extends approximately one full block to the north and south to encompass parcels that have frontage on Hallandale Beach Boulevard. A portion of the properties within the study area was rezoned to Central RAC zoning district, by the City Commission in November 2014. Such properties located between NW/SW 2nd Ave and NE/SE 8th Ave, along the Boulevard, were excluded from the Hallandale Beach Boulevard study area and are not affected by the proposed Ordinance.

The proposed amendments create a new zoning district, subdistricts and rezones those properties that are designated General Commercial land use category within the study area to the Hallandale Beach Boulevard District consisting of 2 subdistricts- the Hallandale Beach West subdistrict and the Hallandale Beach Boulevard East subdistrict.

The proposed rezoning of the Corridor also removes the RDO (Redevelopment overlay district) from the rezoned properties. Properties which presently are Planned Development Overlay (PDO) would retain the overlay assignment.

The General Commercial land use category is intended to provide for retail stores, entertainment, restaurants, professional offices, financial and related services that are oriented to the City as a whole. The proposed Code amendments are consistent with the City's Comprehensive Plan. Specifically, the proposed amendments include standards within the land development regulations that will ensure compatibility between existing land use within and adjacent to the Hallandale Beach Boulevard.

The proposed code amendments promote and have been found to be consistent with the following objectives and policies of the City's Comprehensive Plan:

FLUE OBJECTIVE 1.2: Land Use Compatibility: Continuously review and reevaluate existing and potential land use conflicts and recommend solutions, in order to enhance land use compatibility and quality of life.

POLICY 1.2.2: Hallandale Beach Boulevard: The City shall continue to utilize the City's Zoning Code, Land Development Regulations, Citywide Master Plan and the Design Guidelines Manual in review of development and redevelopment within the Hallandale Beach Boulevard Corridor.

POLICY 1.2.11: The City shall reduce land use conflicts through prohibiting incompatible commercial uses in residential neighborhoods, through enforcement of the Hallandale Beach Zoning District requirements. Commercial development shall be limited primarily to the perimeter areas of Hallandale Beach's planning districts (as delineated in this Element). Well-planned mixed-use projects and appropriate neighborhood commercial uses in defined neighborhood commercial nodes are encouraged where they will improve an area or serve as neighborhood centers. However, commercial uses within residential areas shall not be considered incompatible if, through proper screening, buffering, design and access control, there are no significant noises, odors, fumes, vibrations or other negative impacts beyond the site boundaries, and provided the use is either tied to a neighborhood commercial node, or a peripheral commercial corridor or area.

POLICY 1.3.3: The City shall maintain land development regulations intended to preserve and protect existing single-family neighborhoods from the negative impacts of incompatible land uses and nuisances.

POLICY 1.3.4: Low and medium density residential areas should continue to be buffered from high intensity residential and nonresidential uses and should continue to be located with access to existing local, collector and minor arterial streets.

POLICY 1.3.7: The City shall focus on compatible infill residential development.

POLICY 1.5.4: Commercial areas will continue to be regulated by development standards, such as, but not limited to, size and bulk regulations, landscaped medians, right-turn only exits and other controls or designs intended to improve vehicular and pedestrian safety.

POLICY 1.5.5: The commercial policy statements and categories in the Hallandale Beach Land Use Plan shall form the basis for zoning categories and land development regulations which establish different intensities of commercial development compatible with their respective service

POLICY 1.5.6: The City shall restrict further commercial development, or reuse of existing commercially-zoned property, of the auto maintenance nature along Hallandale Beach Boulevard, US-1 or A1A.

POLICY 1.12.4: The City shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large scale developments or redevelopment areas.

POLICY 1.15.3: The City shall encourage developments that promote safe and efficient on and off-site transportation improvements.

FLUE OBJECTIVE 1:18: Urban Infill and Redevelopment: Establish criteria which encourage development of urban infill and urban redevelopment area(s) to promote economic development, increase housing opportunities, and maximize the use of existing public facilities and services.

POLICY 1:18:2: Adequate housing opportunities necessary to accommodate all segments of present and future residents shall be provided within urban infill and urban redevelopment area(s).

POLICY 1:18:3: The Hallandale Beach Land Use Plan shall encourage mixed use developments within urban infill and urban redevelopment area(s).

POLICY 1:18:6: Integrated transportation systems, mass transit facilities, bikeways and pedestrian corridors should be encouraged to serve urban infill and urban re-development area(s) to reduce reliance upon automobile travel.

POLICY 1.20.6: The City shall continue to encourage mixed-use development and concentrations of higher land use intensities along major transportation corridors by allowing urban-type development standards (i.e. height / setbacks), residential use and density bonuses in designated commercial areas via Flex Allocation.

TRANSPORTATION ELEMENT Policy 1.3.14: The City shall continue its current practice of recognizing the interaction within mixed-use developments and the resulting internal trip reductions. Mixed-use developments are characterized by three (3) or more mutually supporting land uses with physical site integration in a coherent plan.

TRANSPORTATION ELEMENT Policy 1.8.1: Require pedestrian and bicycle facilities, where feasible, in highway improvement projects.

Proposed Code Amendments – Ordinance “A”

Proposed Ordinance “A” creates a new zoning district- the Hallandale Beach Boulevard (HBB) zoning district and regulations/site development standards for same (See Exhibit C to the Ordinance). This district is known as a “form-based” zoning district because it will guide redevelopment activities, private and public, into a specific urban form with a pedestrian-friendly public realm. The HBB zoning district would consist of 2 subdistricts:

- Hallandale Beach Boulevard West; and,
- Hallandale Beach Boulevard East.

The Ordinance also includes certain updates to the Regional Activity Center (RAC) district regulations which, as a form-based district, the proposed HBB district regulations require, or refer to, the standards in the RAC regulations.

A brief summary of the proposed code amendments (Exhibit C) is provided below:

<u>Code Section</u>	<u>Proposed Amendment</u>
Sec. 32-207 to 32-208	<p>Creates the Hallandale Beach Boulevard (HBB) zoning district, regulating plan and zoning subdistricts, Hallandale Beach Boulevard West and Hallandale Beach Boulevard East subdistricts.</p> <p>Creates Incentive Area, an area designation intended for properties closer to Interstate 95, allowing the maximum height of 350 feet, currently permitted by RDO overlay.</p>
Table 32-209(a)	<p>Provides a list of permitted uses for the HBB zoning subdistricts.</p> <p>Adds uses permitted with supplemental regulations, different from uses permitted conditionally.</p> <p>Permitted uses have not changed. Uses permitted in the underlying zoning districts and the RDO Overlay were consolidated for user ease.</p>
Sec. 32-210	<p>Establishes development regulations for Hallandale Beach Boulevard West subdistrict.</p> <p>Provides for lot size, lot coverage, building setbacks and building frontage.</p> <p>Provides for additional building setbacks on higher stories to ensure harmonious transition between the different use intensities.</p> <p>Provides for a minimum building height of 2 stories or 20 feet in height.</p> <p>Limits the maximum building height to 8 stories, except for properties designated an Incentive Area, which may be permitted up to 350 feet.</p> <p>Allows a base residential use density of 18 units per acre (du/ac) by right, or a maximum of 30 du/ac with performance criteria requirements.</p> <p>Provides a 2,000 square-foot minimum floor area requirement for nonresidential uses.</p> <p>Provides for Civic open space requirements of 5% for lots greater than 40,000 SF or 7.5% on sites exceeding base density.</p> <p>Provides conditions for uses permitted with supplemental regulations.</p> <p>Provides frontage standard requirements.</p> <p>Provides performance criteria requirements for maximum density and height allowances.</p>

Sec. 32-211	<p>Establishes development regulations for Hallandale Beach Boulevard East subdistrict.</p> <p>Provides for lot size, lot coverage, building setbacks and building frontage for the subdistrict.</p> <p>Provides for additional building setbacks above the 5th story.</p> <p>Provides base and maximum building heights of 10 and 25 stories, respectively, and performance criteria requirements for the latter.</p> <p>Allows a base residential use density of 18 units per acre (du/ac) by right, or a maximum of 50 du/ac with performance criteria requirements.</p> <p>Provides a 2,000 square-foot minimum floor area requirement for nonresidential uses.</p> <p>Provides for Civic open space requirements of 5% for lots greater than 40,000 SF or 7.5% on sites exceeding base density.</p> <p>Provides conditions for uses permitted with supplemental regulations.</p> <p>Provides frontage standard requirements.</p>
Sec. 32-212	Provides frontage standards within the front setbacks, creating a curb zone, pedestrian walkway and multi-use paths a minimum of 20 feet in width that enable outdoor social activities, such as outdoor dining.
Sec. 32-213	Provides specific regulations for Civic Open Spaces.
Sec. 32-214	Provides off-street parking, loading and bicycle parking and facility requirements.
Sec. 32-215	<p>Establishes different approval processes for development within the HBB zoning district. Establishes an administrative approval process and a process of approval requiring City Commission approval when conditional use, variances and waivers are involved.</p> <p>Properties with Planned Development Overlay (PDO) zoning would retain the overly zoning. Properties with 2 acres or more may apply for PDO assignment. Sites one acre in size may apply for PDO within 6 months after rezoning to HBB district.</p>
Sec. 32-216	The base residential density set by the subdistrict would be permitted by right subject to availability of residential flexibility units. Density above the base is subject to allocation and approval by the City Commission and is not required to assign the maximum density permitted.
Sec. 32-201	<p>Establishes the allowable frontage types and dimensional requirements for pedestrian walkways for the HBB subdistricts.</p> <p>Introduces 'Lobby Entry' as a new frontage type and provides related development standards.</p>

Sec. 32-202	Requires additions 50% or more of the existing building in HBB or RAC districts, on sites 40,000 SF or more, to provide at least 5% civic open space.
Sec. 32-203	Updates the vehicular and bicycle parking standards in the RAC to be consistent with the HBB district. Creates loading zone standards applicable to the HBB and RAC districts.
Sec. 32-8	Updates certain definitions to include the HBB zoning district and subdistricts.

Proposed Zoning Map Changes - Ordinance “B”

Proposed Ordinance “B”, provides for zoning map changes that reflects the area to be rezoned (See Exhibit A to the Ordinance) to a new zoning district, known as the Hallandale Beach Boulevard zoning district; it removes the Business General (B-G) and Central City Business (CCB) zoning districts, the Planned Redevelopment Overlay (RDO) district from the lands within the Hallandale Beach Boulevard zoning district. All the properties affected by the removal of a base zoning district within the subject area will be rezoned to the Hallandale Beach Boulevard zoning district.

The Hallandale Beach Boulevard zoning district includes a map, called a regulating plan (Exhibit B to the Ordinance), which identifies its exact boundaries. The regulating plan is a supplemental zoning map which assigns all lands within the HBB zoning district into one of two HBB subdistricts- Hallandale Beach Boulevard West and Hallandale Beach Boulevard East.

Proposed Hallandale Beach Design Guidelines

The proposed design guidelines (Exhibit 4) cater to the properties zoned Hallandale Beach Boulevard (HBB) district and are intended to provide a provide a framework for successful execution of urban architecture, streetscape elements and mitigating strategies for enhancing the built environment along and around Hallandale Beach Boulevard.

Cost Benefit

The proposed code amendments, rezonings and design guidelines will provide an extension of the form-based Code which has spurred redevelopment in the RAC District to the City’s primary gateway and economic Corridor- Hallandale Beach Boulevard.

The proposal will also establish a new revitalization district which will enhance the built environment and foster greater economic development for the Hallandale Beach Boulevard Corridor and the City.

PROPOSED ACTION:

Staff recommends the Planning and Zoning Board make a recommendation to approve the City-initiated applications adopting the proposed code amendments and rezonings as discussed herein and implementing the Hallandale Beach Boulevard Design Guidelines.

Once Planning and Zoning Board action is taken, the Ordinances and the Hallandale Beach Boulevard Design guidelines will be presented to the City Commission for consideration at First and Second Readings.

ATTACHMENTS:

Exhibit 1 - Ordinance Implementing HBB Zoning District

Exhibit A - Proposed Hallandale Beach Boulevard Zoning Map

Exhibit B - Proposed Regulating Plan

Exhibit 2 - Ordinance Amending Zoning Map

Exhibit A - Proposed Hallandale Beach Boulevard Zoning Map

Exhibit B - Proposed Regulating Plan

Exhibit C - Hallandale Beach Boulevard Form-based Code Amendment

Exhibit 3 - Hallandale Beach Boulevard Study Area

Exhibit 4 – Hallandale Beach Boulevard District Design Guidelines