



City of Hallandale Beach City Commission

Agenda Cover Memo

Meeting Date:	Item Type:		1 st Reading	2 nd Reading
3/17/2021	<input checked="" type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	2/17/2021	3/17/2021
File No.:		Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
#21-002 #21-2003 and #21-050		Advertising Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:	
N/A	N/A	N/A	N/A	
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Vanessa Leroy	Development Services Dept	
Strategic Plan Focus Areas:				
<input type="checkbox"/> Finance & Budget		<input type="checkbox"/> Organizational Capacity	<input checked="" type="checkbox"/> Infrastructure/Projects	
Implementation Timeline:				
Estimated Start Date: 2/17/2021 Estimated End Date: 03/17/2021				

THIS ITEM IS HEARD IN CONJUNCTION WITH FILES NO. 21-003 AND 21-050. AGENDA ITEMS NO. 10B AND 12B.

SHORT TITLE:

Ordinance "A" (21-002)

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. (Second Reading)

AND,

Ordinance “B” (#21-003)

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. (Second Reading)

AND,

Resolution- (#21-050)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, ADOPTING THE HALLANDALE BEACH BOULEVARD DISTRICT DESIGN GUIDELINES.

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 Ordinance “A” (attached as Exhibit 1) 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” (attached as Exhibit 2) removes the existing zoning designations 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.

Also attached, for adoption by the City Commission is the Resolution (attached as Exhibit 7) adopting the Hallandale Beach Boulevard Design Guidelines which are intended to supplement

the proposed regulations and enhance the architecture and streetscape elements along Hallandale Beach Boulevard.

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 assist 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 have been incorporated since the original draft, the attached the Ordinances are being presented as new items.

On December 23, 2020, the Planning and Zoning Board considered the Ordinances and the Design Guidelines for the Hallandale Beach Boulevard Corridor. The Board recommended approval of the ordinances and the Guidelines, as proposed, by a vote of 5 to 0. Please refer to the Planning and Zoning Board Cover Memo dated December 23, 2020 (Exhibit 5) and the Minutes of the Hearing (Exhibit 6).

On February 17, 2021, the City Commission approved First Reading of the Ordinances by a vote of 5 to 0.

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 3) 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. The central portion of the Hallandale Beach Blvd. corridor 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. They already have zoning with a form-based code.

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 have the Planned Development Overlay (PDO) would retain that 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 Hallandale Beach Boulevard.

The proposed code amendments promote and have been found to be consistent with the objectives and policies of the City's Comprehensive Plan as detailed in the Planning and Zoning Board Cover Memo dated December 23, 2020 (Exhibit 5).

Proposed Code Amendments – Ordinance “A”

Ordinance “A” creates a new zoning district- the Hallandale Beach Boulevard (HBB) zoning district and regulations/site development standards for same. 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 is provided below:

<u>Code Section</u>	<u>Proposed Amendment</u>
Sec. 32-207 to 32-208	Creates the Hallandale Beach Boulevard (HBB) zoning district, regulating plan and two zoning subdistricts - the Hallandale Beach Boulevard West and Hallandale Beach Boulevard East subdistricts. 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.
Table 32-209(a)	Provides a list of permitted uses for the HBB zoning subdistricts. Adds uses permitted with supplemental regulations, different from uses permitted conditionally. Permitted uses have not changed. Uses permitted in the underlying zoning districts and the RDO Overlay were consolidated for user ease.
Sec. 32-210	Establishes development regulations for Hallandale Beach Boulevard West subdistrict. Provides for lot size, lot coverage, building setbacks and building frontage.

<u>Code Section</u>	<u>Proposed Amendment</u>
	<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 a base building height of 10 stories and a maximum building height of 25 stories with performance criteria requirements.</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	<p>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.</p>

<u>Code Section</u>	<u>Proposed Amendment</u>
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	<p>Updates the vehicular and bicycle parking standards in the RAC to be consistent with the HBB district.</p> <p>Creates loading zone standards applicable to the HBB and RAC districts.</p>
Sec. 32-8	Updates certain definitions to include the HBB zoning district and its subdistricts.

Proposed Zoning Map Changes - Ordinance "B"

Ordinance "B", provides a zoning map change 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 regulating 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 Boulevard Design Guidelines

The proposed design guidelines (Exhibit 4) cater to the properties zoned Hallandale Beach Boulevard (HBB) district and are intended to 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 City Commission:

1. Approve Second Reading of the City-initiated Ordinances adopting the proposed code amendments and rezoning of the Hallandale Beach Boulevard Corridor.
2. Adopt of the Resolution implementing the Hallandale Beach Boulevard Design Guidelines.

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 3 - Hallandale Beach Boulevard Study Area
Exhibit 4 – Hallandale Beach Boulevard District Design Guidelines
Exhibit 5 - Planning and Zoning Board Cover Memo dated December 23, 2020
Exhibit 6 - Planning and Zoning Board Meeting Minutes of December 23, 2020

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