



City Commission Public Hearing

City of Hallandale Beach

Comprehensive Plan Amendment

RAC Unit Increase (First Reading)

September 1, 2021

9A



REQUEST

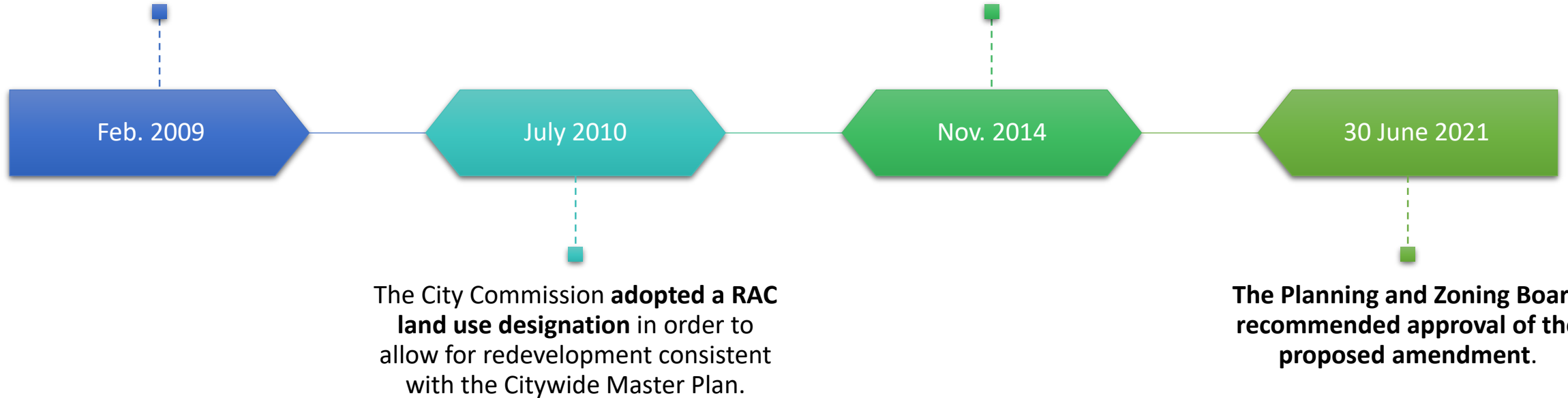
*City Future Land Use Plan Amendment to provide for an increase by **500 units** of Regional Activity Center (RAC) residential units in the City's RAC pursuant to Policy 2.4.1 of the Broward County Land Use Plan.*



BACKGROUND

The City Commission **adopted the Citywide Master Plan**. The Master Plan included recommendation to create a Regional Activity Center (RAC) with a focus on transit-oriented development.

The City Commission adopted an ordinance establishing **zoning regulations** to implement the RAC policies of the Comprehensive Plan.



PURPOSE AND INTENT

Regional Activity Center (RAC) Land Use Designation:

- Facilitate appropriate mixed-use infill development and redevelopment;
- Encourage mass transit and reduce dependence on automobiles;
- Provide incentives for development/redevelopment and enhanced walkable urban form.

APPLICABLE CODES

Broward County Future Land Use Plan Policy 2.4.1 provides for municipalities to increase its RAC unit pool by 500 RAC units by a City Local Land Use Plan Amendment without the need of a Broward County Land Use Plan Amendment.

RAC unit increases above 500 units require a Broward County Future Land Use Plan and City Future Land Use Plan amendments.

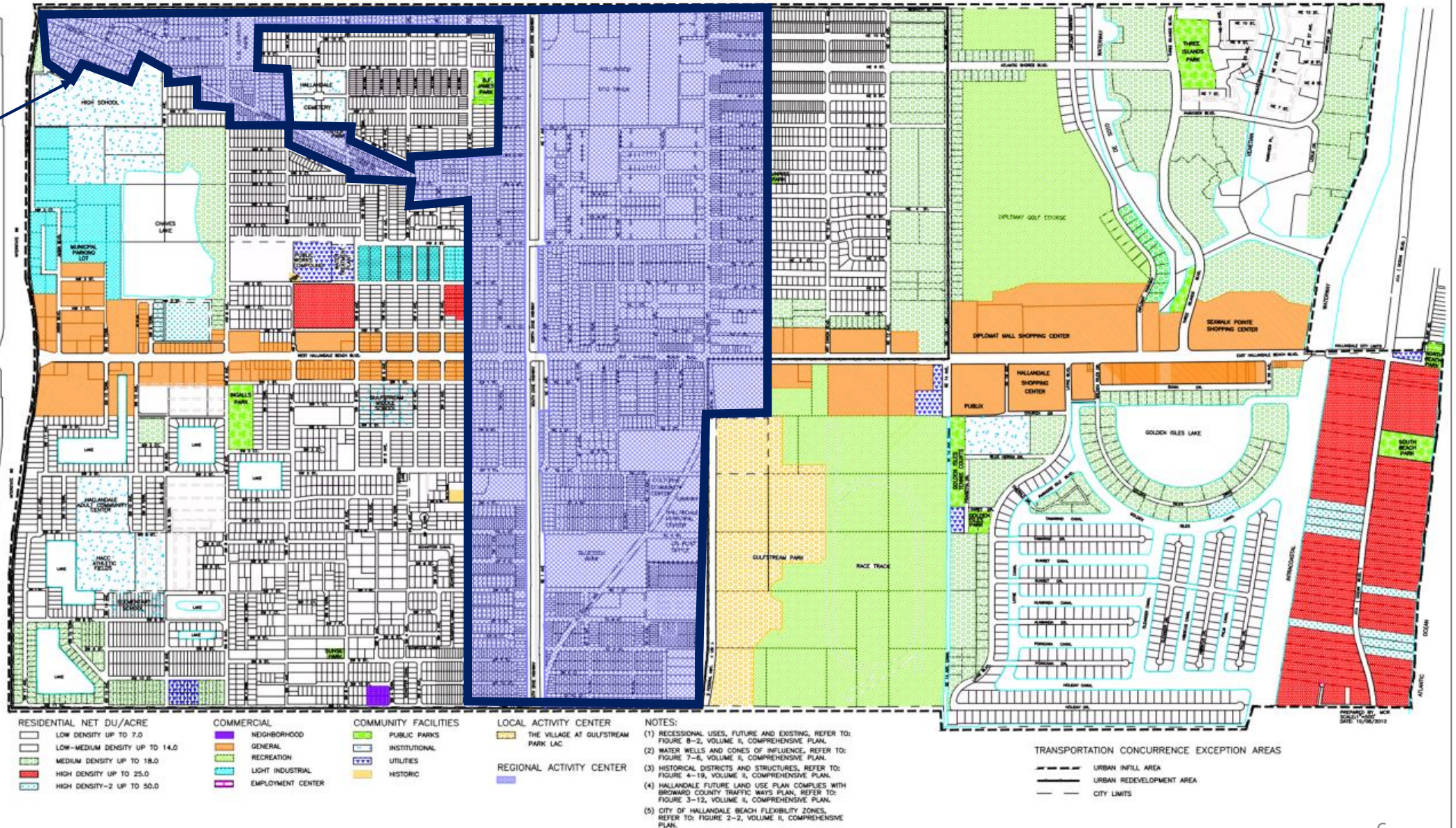
The requested units are available after recertification by Broward County Planning Council.



Hallandale Beach

RAC

FUTURE LAND USE MAP



Hallandale Beach Regional Activity Center Land Use

Acreage: Approximately 464.49 net acres

General Location: The site is in the central and northwestern portions of the City.

Land Use
Residential:

Maximum
4241 dwelling units

Category	Land Acres (Gross)
Commercial	234.86
Commercial Recreation	49.03
Community Facilities	22.47
Industrial	13.31
Employment Center	4.42
Recreation & Open Space	19.56



CURRENT SITUATION

Land Use
Residential:

Maximum
4241* dwelling units

**Based on the existing allowable land uses by the Broward County and City Land Use Plans and allocation of 605 Flex units.*

Built Units at time of RAC adoption		3,295
New Units Allowed at time of RAC adoption		+ 946
Built/allocated Units since RAC adoption		- 766
Remaining RAC Units		180
Applications in Process		- 90
Available units after processing applications		90

Hallandale Beach Regional Activity Center Land Use – Existing Text

Acreage: *Approximately 464.49 net acres*

General Location: *The site is in the central and northwestern portions of the City.*

Density/Intensity of Land Uses:

<u>Land Use</u>	<u>Maximum</u>
<i>Residential:</i>	<i>4241* dwelling units</i>
<i>General Commercial:</i>	<i>120.54 net acres</i>
<i>Neighborhood Commercial:</i>	<i>16.40 net acres</i>
<i>Commercial Recreation:</i>	<i>45.95 net acres</i>
<i>Institutional:</i>	<i>17.83 net acres</i>
<i>Employment Center:</i>	<i>3.61 net acres</i>
<i>Light Industrial:</i>	<i>10.15 net acres</i>
<i>Public Parks:</i>	<i>17.04 net acres</i>
<i>Low Density to up to 7.0</i>	<i>11.55 net acres</i>
<i>Low Medium Density up to 14.0</i>	<i>158.01 net acres</i>
<i>Medium Density up to 18.0</i>	<i>57.04 net acres</i>
<i>High Density up to 50.0</i>	<i>6.37 net acres</i>

**Includes 605 flex units allocated to the RAC.*

Hallandale Beach Regional Activity Center Land Use - Proposed Amendment

Acreage: Approximately 464.49 net acres

General Location: The site is in the central and northwestern portions of the City.

Density/Intensity of Land Uses:

<u>Land Use</u>	<u>Maximum</u>
Residential:	4241* dwelling units
General Commercial:	120.54 net acres
Neighborhood Commercial:	16.40 net acres
Commercial Recreation:	45.95 net acres
Institutional:	17.83 net acres
Employment Center:	3.61 net acres
Light Industrial:	10.15 net acres
Public Parks:	17.04 net acres
Low Density to up to 7.0	11.55 net acres
Low Medium Density up to 14.0	158.01 net acres
Medium Density up to 18.0	57.04 net acres
High Density up to 50.0	6.37 net acres

Increase RAC residential units by 500

4741* dwelling units

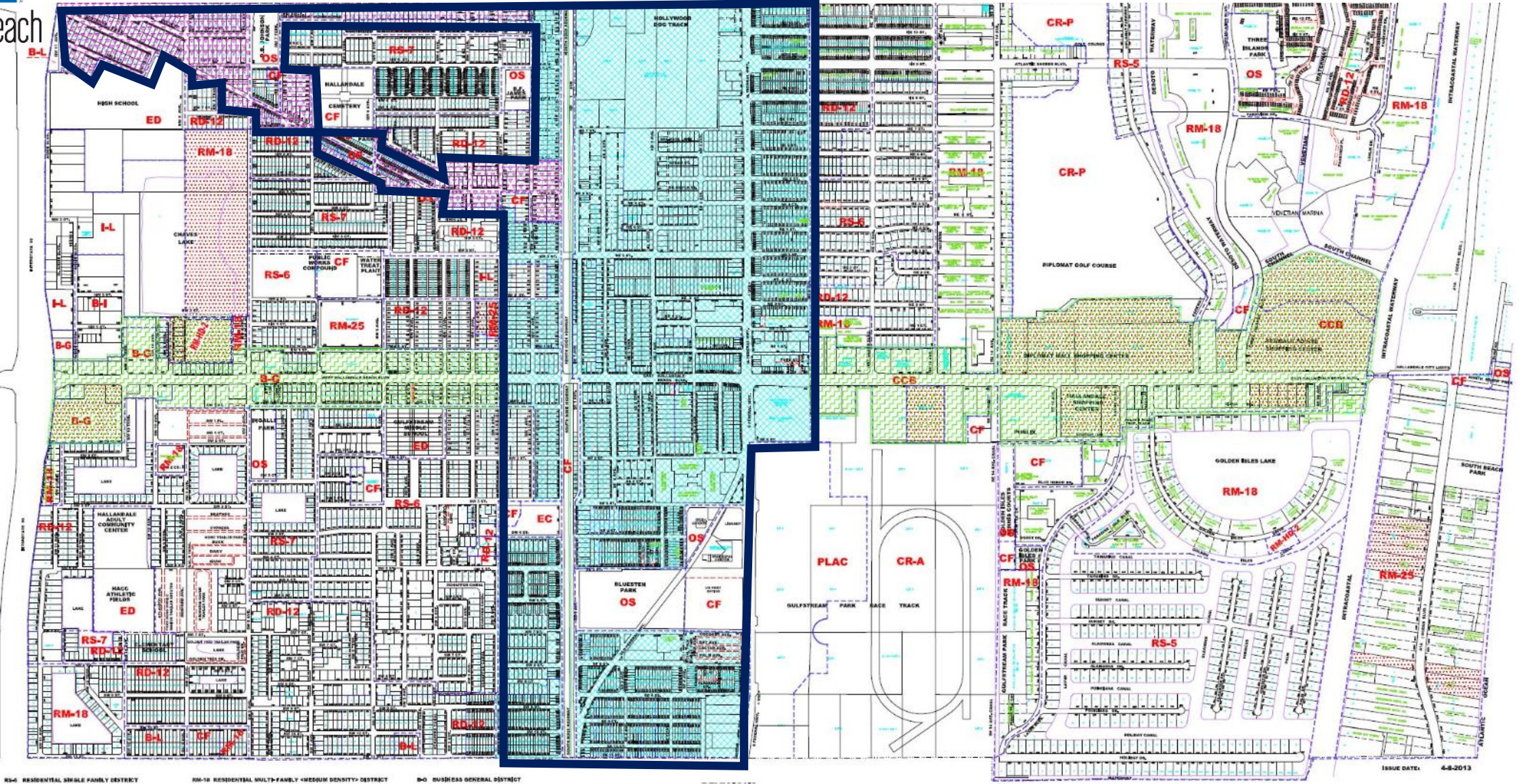
Built Units at time of RAC adoption	3,295
New Units Allowed at time of RAC adoption	+ 946
Built/allocated Units since RAC adoption	- 766
Remaining RAC Units	180
Applications in Process	- 90
Available units after processing applications	90
Increase RAC Residential Units Request	500
Available units after RAC unit increase	590

*Includes 605 flex units allocated to the RAC.



Hallandale Beach

ZONING MAP



RS-6 RESIDENTIAL SINGLE FAMILY DISTRICT RM-18 RESIDENTIAL MULTI-FAMILY (MEDIUM DENSITY) DISTRICT CR-P BUSINESS GENERAL DISTRICT

ISSUE DATE: 4-8-2013

RAC ZONING DISTRICTS

The Proposed Land Use Plan amendment will further the following goals of the City's Central and West RAC Zoning Districts:

- *Provide for a mix of uses within a pedestrian-friendly environment to meet the daily needs of workers, residents, and visitors;*
- *Encourage development/redevelopment proposals, and higher densities and intensities in areas adjacent/near to major transportation corridors;*
- *Provide for a variety of housing types, including affordable housing units, to accommodate a diverse population.*

RECOMMENDATIONS

Approval of proposed ordinance on
First Reading

Ordinance will be transmitted to
Broward County for Recertification of
the City's Land Use Plan





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