



## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading	
<b>3/4/2026</b>	<b>26-016</b>	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	<b>3/4/2026</b>	<b>3/18/2026</b>
			Public Hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):		Funding Source:	Project Number:	
<b>N/A</b>	<b>N/A</b>		<b>N/A</b>	<b>N/A</b>	
Contract Required:	P.O. Required:	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>N/A</b>	<b>Vanessa Leroy</b>	<b>Sustainable Development</b>	
Strategic Plan Focus Areas:					
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Infrastructure & Mobility	<input checked="" type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 3/4/2026			Estimated End Date: 3/18/2026		

**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; SPECIFICALLY AMENDING ARTICLE III. "ZONING", DIVISION 3. "FORM-BASED ZONING DISTRICTS", SECTION 32-196 "TRANSIT CORE SUBDISTRICT STANDARDS" TO MODIFY THE PURPOSE AND INTENT OF THE TRANSIT CORE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**STAFF SUMMARY:**

**Summary:**

The Department of Sustainable Development is proposing a code amendment to the

Zoning and Land Development Code to revise Section 32-196 – Transit Core Subdistrict Standards, modifying the purpose and intent of the Transit Core Subdistrict.

**Background:**

On January 13, 2026, the Planning and Zoning Board heard the proposed code amendment and recommended approval by a vote of 5 to 0. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3.

**Current Situation:**

Section 32-196(a) of the Zoning and Land Development Code establishes the purpose and intent of the Transit Core Subdistrict within the City’s Central Regional Activity Center. The existing language describes the Transit Core Subdistrict as a compact, mid-rise, mixed-use area intended to accommodate a wide range of residential and non-residential uses in a pedestrian-oriented environment, with an emphasis on development around the planned Tri-Rail Coastal Link station and along main transit routes.

Since the adoption of the City’s RAC zoning, the Transit Core Subdistrict has functioned in practice as a transition area between higher-intensity and lower-intensity subdistricts, as well as between major transportation corridors and adjacent, less-intensive neighborhoods. Development within the Transit Core Subdistrict has consistently been reviewed with consideration given to compatibility, building height, massing, and overall intensity to ensure appropriate transitions to surrounding land uses.

However, the current purpose and intent language do not expressly reflect this long-standing, de facto role of the Transit Core Subdistrict. As a result, the code does not clearly articulate the subdistrict’s transitional function or the expectation that development within the district provides appropriate transitions in scale and intensity.

**Analysis**

The proposed amendment revises the purpose and intent language in Section 32-196(a) of the Zoning and Land Development Code for the Transit Core Subdistrict. The amendment removes references to the planned Tri-Rail Coastal Link station and clarifies the intended role of the Transit Core Subdistrict.

The proposed language states that the Transit Core Subdistrict is intended to support compact, mid-rise, mixed-use development along major transit routes, while also serving as a transition between higher-intensity and lower-intensity subdistricts and between major roadways and adjacent, less-intensive neighborhoods. It further clarifies that development within the Transit Core Subdistrict should provide appropriate transitions in building height, massing, and intensity to ensure compatibility with surrounding areas.

The proposed amendment clarifies the intent of the Transit Core Subdistrict without changing development rights or entitlements.

**Why Action is Necessary:**

Pursuant to Section 2-102 of the City of Hallandale Beach Land Development Regulations, the 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.

**Cost Benefit:**

As per Section 166.041(4)(c), Florida Statutes, this item is exempt from providing a business impact estimate as it is an ordinance enacted to implement Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits.

**PROPOSED ACTION:**

The City Commission consider the attached Ordinance.

**ATTACHMENT(S):**

Exhibit 1 – Ordinance

Exhibit 2 – January 13, 2026, Planning and Zoning Board Agenda Cover Memo

Exhibit 3 – January 13, 2026, Planning and Zoning Board Meeting Minutes

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