



Hallandale Beach
PROGRESS. INNOVATION. OPPORTUNITY.

City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	City of Hallandale Beach	Meeting Date:	January 13, 2026
General Title:	Transit Core Subdistrict - Purpose and intent	Application No.:	LDC-25-07769
Primary Application Type:	Zoning and Land Development Code Amendment	Additional Applications:	Not Applicable
Quasi-Judicial:	☐ Yes ☒ No	Advertisement Type Required:	☐ Display ☒ Regular ☐ Not Applicable
Public Hearing:	☒ Yes ☐ No	Workshop:	☐ Yes ☒ No
Request:	Code amendment to the Zoning and Land Development regulations to amend Section 32-196 - Transit Core subdistrict standards, modifying the purpose and intent of the Transit Core Subdistrict.		
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
☒ Approve ☐ Approve with Conditions ☐ Deny	Vanessa J. Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Steven Williams, AICP, DSD Assistant Director		

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.

Staff recommends that the Planning and Zoning Board recommend approval of the proposed amendment to the City Commission.

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 does 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 provide 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.

Business Impact Estimate

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.

Cost Benefits

The proposed amendment supports the City's continued efforts to enhance and revitalize the City of Hallandale Beach consistent with the City's Comprehensive Plan.

Staff Recommendation:

Staff recommends the Planning and Zoning Board consider the proposed ordinance and forward a recommendation of approval to the City Commission.

Attachment(s):

Exhibit 1- Proposed Draft Ordinance