



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
2/19/2025	24-603	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	2/5/2025	2/19/2025
			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:		
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	Sustainable Development		
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: 2/5/2025			Estimated End Date: Upon Adoption		

SHORT TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III – ZONING OF THE ZONING AND LAND DEVELOPMENT CODE, SECTION 32-209. ALLOWABLE USES; AND AMENDING ARTICLE IV. – DEVELOPMENT STANDARDS SECTION 32-242 PERMITTED ACCESSORY USES, TO ALLOW COURTS, FIELDS, AND SIMILAR RECREATIONAL USES, INCLUDING OPEN AIR FACILITIES AS AN ACCESSORY USE FOR COMMERCIAL OR MIXED-USE DEVELOPMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The Applicant, PPG 1800 HBB Owner, LLC, is proposing a code amendment to the Zoning and Land Development Code to allow open air sports courts as an accessory use within the Hallandale Beach Boulevard Districts.

Staff recommends the City Commission adopt the proposed Ordinance.

Background:

The Applicant, PPG 1800 HBB Owner, LLC, has applied for a code amendment to allow open-air sports courts as an accessory use within the Hallandale Beach Boulevard districts. The request comes from the Applicant's desire to construct a multistory office building with an accessory open-air court; however, open-air courts are not currently permitted. While Staff has no objections to the Applicant's request, upon review, Staff finds that the permissibility of recreational uses would be appropriate to apply to commercial uses city-wide and recommended alternative language for the code amendment.

At the December 30, 2024, Planning and Zoning Board meeting, Staff presented the Applicant's proposed code amendment and alternate language recommended by Staff. The Planning and Zoning Board unanimously recommended the adoption of Staff's alternative language for the proposed code amendment by a vote of 5-0. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 3 and 4.

Current Situation:

Based on the recommendation of the Board, the attached proposed ordinance (Exhibit 1) is based on the proposed alternative language by Staff. The Applicant has stated that they have no objection. The attached proposed ordinance amends 32-209 and Section 32-242 of the Zoning and Land Development Code summarized below:

1. Clarifies that ground-level accessory uses and structures shall be located behind the main building façade and may be placed as close as five feet to the rear and side property lines.
2. Permits courts, fields, and similar recreational uses, including open air facilities as an accessory use for commercial or mixed-use developments.
3. Requires accessory courts, fields, and similar recreational uses be located above the second story.
4. Requires that courts, fields, and similar recreational uses comply with all applicable development and design standards and requirements of the zoning district where located.

Why Action is Necessary:

Pursuant to Article V, Division I, Section 5.01 of the City of Hallandale Beach Charter, a City Ordinance is required to amend an existing Ordinance.

Cost Benefit:

While there are no direct costs associated with the proposed ordinance, the proposed code changes will accommodate continued efforts to enhance and revitalize the City of Hallandale Beach consistent with the City’s Comprehensive Plan.

STAFF RECOMMENDATIONS:


Staff recommends the City Commission adopt the proposed Ordinance.

PROPOSED ACTION:

City Commission consider the attached Ordinance.

ATTACHMENT(S):

- Exhibit 1 – Proposed Draft Ordinance
- Exhibit 2 – December 30, 2024, Planning and Zoning Board Cover Memo
- Exhibit 3 – Planning and Zoning Board Minutes

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