



Hallandale Beach
PROGRESS. INNOVATION. OPPORTUNITY.

City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	El Rancho 424 LLC	Meeting Date:	July 15, 2025
Project Name:	424 Mixed-Use Development		
Property Address:	424 N Federal Highway		
Application No.:	Z-25-03079	Application Type:	– Rezoning
Parcel Size:	0.54 acres	Quasi-Judicial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Planning District:	Central Gateway	Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Existing Use:	Motel	After the Fact:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing Zoning:	Central RAC – Transitional Mixed Use		
Future Land Use Designation:	Regional Activity Center (RAC)		
Proposed Zoning:	Central RAC – RAC Corridor		
Surrounding Zoning:		Surrounding Land Use:	
North: Central RAC – Transitional Mixed Use South: Central RAC – Transitional Mixed Use East: Central RAC – RAC Corridor West: Central RAC – RAC Neighborhood		North: Regional Activity Center (RAC) South: Regional Activity Center (RAC) East: Regional Activity Center (RAC) West: Regional Activity Center (RAC)	
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Deandrea Moise, AICP, Principal Planner		

Staff Summary

Summary

The Applicant, El Rancho 424 LLC, has filed Application No. Z-25-03079 requesting to rezone the property located at 424 N Federal Highway from Central RAC – RAC Transitional Mixed-Use subdistrict, to Central RAC – RAC Corridor subdistrict.

Staff recommends that the Planning and Zoning Board consider the request and forward a recommendation to the City Commission.

Current Situation

The subject property in total is comprised of approximately 0.54 acres and is currently developed as a motel with 21 rooms, located within the Central RAC – Transitional Mixed-Use (RAC-TMU). The Transitional Mixed-Use subdistrict is appropriate for single and multi-story development along commercial corridors and provides an appropriate transition in scale to adjoining low-rise residential areas. This subdistrict accommodates a wide range of commercial uses with the opportunity to incorporate residential uses, if desired. Areas zoned Transitional Mixed Use are largely and primarily located along Dixie Highway and along the east side of Federal Highway. Furthermore, the RAC Corridor (RAC-C) Subdistrict is part of the city's urban core and is intended to support higher-intensity, transit-oriented development, which is why it allows for greater height and density with more flexible setbacks. While no formal plans have been submitted to the City for development review, the Applicant indicates that future redevelopment of the subject property is intended to be a mixed-use development.

Both the RAC Corridor and Transitional Mixed-Use subdistricts allow for a mix of uses; however, the primary difference between the subdistricts is related to the development thresholds. Provided below is a summarized comparison as it relates to height, density, and setbacks:

	Transitional Mixed Use Subdistrict (Existing Zoning)	RAC Corridor Subdistrict (Proposed Zoning)
Height	Base Height – 3 stories Maximum Height – 5 stories subject to the inclusion of affordable housing	Base Height - 10 stories Maximum Height - 15 stories subject to performance criteria such as, civic open space, ROW improvements, and active use liners.
Density	Base Density – 18 du/ac Maximum Density – 50 du/ac subject to the inclusion of affordable housing	Base Density - 18 du/ac Maximum Height - 70-90 du/ac subject to performance criteria such as affordable housing, public parking, civic open space, ROW improvements, and active use liners.
Setbacks	Moderate setbacks to buffer adjacent residential uses	Reduced setbacks to encourage urban, pedestrian-friendly design

Staff has recognized evolving development patterns along Federal Highway, suggesting the RAC Corridor zoning subdistrict is appropriate for both sides of the corridor. Currently, the west side of Federal Highway is zoned RAC Corridor. More recently, the property located at 800 N Federal Highway (Atlantic Village IV) was rezoned from Transitional Mixed Use to RAC Corridor, with unanimous approval by both the Planning & Zoning Board and the City Commission. Given the subject property's proximity

to other properties located within the RAC Corridor, the proposed rezoning of the subject property would be compatible with the surrounding area. Additionally, recent code amendments to Transitional Mixed Use to increase density and height, further reflect the area's ongoing transition and support the appropriateness of this rezoning.

Engineering and the City's Traffic Consultant reviewed and provided comments regarding the proposed rezoning as it relates to traffic impact and an assessment of the water/sewer impact. Engineering Review had no objections and provided courtesy comments for future development.

The applicant is currently working with the City's traffic consultant to complete an analysis of the potential traffic impacts associated with this rezoning request. This analysis must be finalized prior to the application being scheduled for first reading by the City Commission. While the study is ongoing, it is important to note that the proposed rezoning to the RAC Corridor subdistrict would allow for more intensive uses and higher development potential. Any future development proposed for the site would be subject to a detailed traffic impact analysis based on the specific uses and residential density proposed at that time. As there is no specific development project under consideration at this stage, the current analysis is based on the hypothetical maximum development potential permitted under the proposed zoning.

Comprehensive Plan Considerations

The property is designated Regional Activity Center on the City's Future Land Use Map. The RAC allows mixed uses at a mix of intensities and densities as determined by the applicable zoning district. The proposed rezoning will assist in furthering the goals, objectives, and policies of the City's Comprehensive Plan based on the following:

POLICY 1.3.7: The City shall focus on compatible infill residential development.

OBJECTIVE 1.9: Regional Activity Center Land Use: Consider a Regional Activity Center (RAC) land use category within the city to encourage attractive and functional mixed living, working, shopping, educational and recreational activities.

POLICY 1.9.5: Redevelopment activities should be encouraged within a Regional Activity Center.

POLICY 1.9.6: A Regional Activity Center should provide for substantial housing opportunities to allow people to both live and work within the Regional Activity Center.

POLICY 1.9.7: A Regional Activity Center shall include opportunities to address the affordable/workforce housing needs of the city.

POLICY 1.12.4: The City shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large-scale developments or redevelopment areas.

POLICY 1.20.7: The City shall continue to foster its "sustainable" community character with a variety of housing opportunities at varying price ranges, employment and retail uses, educational, community facilities, parks and recreational uses, etc. to the extent possible.

POLICY 4-1.5.5: The City shall continue to encourage mixed-use development and concentrations of higher residential densities along major transportation corridors. The City shall continue to foster a variety of housing opportunities at varying price ranges to the extent possible.

Applicable Codes and Ordinances

Pursuant to Section 32-963, decisions or recommendations relating to any change to the official zoning map shall address but is not limited to the effect of the proposed amendment as it relates to the following:

- 1. The relationship of the proposed amendment to the purposes and objectives of the city's comprehensive land use plan, when adopted, with appropriate consideration as to whether or not the proposed changes will further the purpose of this chapter and other codes, regulations and actions designed to implement the plan.**

The proposed rezoning is not contrary to the regulations and actions designed to implement RAC regulations plan, nor the City's Comprehensive Plan. The Comprehensive Plan calls for land development regulations that encourage mixed use and enhance the quality of redevelopment projects. The RAC Corridor district allows for a mix of uses.

- 2. The proposed change would or would not be contrary to the established land use pattern.**

Existing land use patterns in this area include residential and commercial uses. The proposed rezoning would be consistent with the surrounding land use patterns as the RAC Corridor subdistrict allows for a wide range of uses, including major employment, shopping, civic, and entertainment destinations as well as residential uses

- 3. The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.**

Due to the subject property's proximity to other properties located within the RAC Corridor, the rezoning of the subject property would be compatible with the surrounding area and with the City's position that RAC Corridor is appropriate on both sides of Federal Highway.

- 4. The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.**

The proposed rezoning would not alter population density patterns as the underlying land use will remain the same. The Regional Activity Center Future Land Use designation was meant to promote more urban development within its boundaries. Furthermore, impacts on schools, utilities and streets were evaluated at the time of the Future Land Use Designation and are more closely reviewed when a development application is submitted. An assessment of the water/sewer impact statement was carried out in accordance with the City of Hallandale Beach code of ordinances, specifically referencing Sections 32-882 and 32-883, which outline the levels of service requirements for water and wastewater. The review confirmed that the statement complied with the specified regulations. An analysis of potential traffic impacts is currently under review. Additionally, a detailed traffic analysis based on the specific uses will be required at the time a development application is filed.

- 5. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

While the district boundaries are not currently illogically drawn, Staff finds that due to changing conditions in the surrounding area, RAC Corridor is appropriate on both sides of Federal Highway.

- 6. Changed or changing conditions make the passage of the proposed amendment necessary.**

Staff finds that due to changing conditions in the surrounding area, RAC Corridor is appropriate on both sides of Federal Highway. Additionally, recent code amendments to Transitional Mixed Use to increase density and height also indicate the changing nature of the district.

7. Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.

The existing land use designation and existing zoning of the subject property do not prevent the use of the property.

8. Whether or not the change is out of scale with the needs of the neighborhood.

The proposed rezoning is consistent with the adjacent needs of the area that has shifted over time to be more appropriate for more intense redevelopment through various code amendments and recent similar rezoning.

Why Action Is Necessary:

Pursuant to Section 2-102, the Planning and Zoning Board shall review and make advisory recommendations to the City Commission for rezoning applications.

Cost Benefit

There is no development associated with this request.

Business Impact Estimate

As per 166.041(4)(c), a business impact statement is not required for this application.

Staff Recommendation:

Staff recommends that the Planning and Zoning Board consider the request and forward a recommendation to the City Commission.

Attachment(s):

Exhibit 1 – Location and Aerial Map
Exhibit 2 – Applicant's Letter and Backup

Reviewed by: Christy Dominguez
Planning and Zoning Manager