



Hallandale Beach
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City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	El Rancho 424 LLC	Meeting Date:	July 15, 2025
General Title:	RAC Neighborhood Transition	Application No.:	LDC-25-03081
Primary Application Type:	Zoning and Land Development Code Amendment	Additional Applications:	Not Applicable
Quasi-Judicial:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Advertisement Type Required:	<input checked="" type="checkbox"/> Display <input type="checkbox"/> Regular <input type="checkbox"/> Not Applicable
Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Workshop:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Request:	Code amendment to the Zoning and Land Development regulations to amend dimensional requirements including building placement and height in RAC Neighborhood.		
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 J. Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Deandrea Moise, AICP, Principal Planner		

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; ARTICLE III. ZONING, SECTION 32-197 RAC NEIGHBORHOOD SUBDISTRICT STANDARDS, TABLE 32-197(A) – RAC NEIGHBORHOOD SUBDISTRICT DIMENSIONAL REQUIREMENTS TO INCREASE THE PERMITTED HEIGHT, BUILDING PLACEMENT, AND OTHER DIMENSIONAL REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Summary

The Applicant, El Rancho 424 LLC, has filed Application No. LDC-25-03081 requesting a code amendment to the Zoning and Land Development Code (ZLDC) to amend dimensional requirements, including building placement and height in the RAC Neighborhood Subdistrict.

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

Current Situation

Within the RAC Neighborhood (residential zoning district), the base height is three stories, and the maximum height is five stories, subject to certain performance criteria and City Commission approval. Within the RAC Corridor (mixed-use zoning district), the base height is 10 stories, and the maximum height is 20 stories, subject to certain performance criteria and City Commission approval. The applicant proposes to amend the regulations to allow for a transition in height from the RAC Corridor into the RAC Neighborhood. Additionally, the Applicant also proposes to amend the development regulations, such as maximum lot area for the apartment house typology, setbacks, and provide upper-level setbacks.

The Applicant states that the proposed changes will encourage redevelopment within the areas where RAC Neighborhood is adjacent to the RAC Corridor, as this would incentivize developers and property owners through increased development potential with additional height and reduced setbacks. Projects utilizing the increased height would be subject to performance criteria to provide affordable housing units and other public improvements within the Code.

The proposed amendment is consistent with the Comprehensive Plan and will assist in furthering the following policies and objectives, based upon the following:

OBJECTIVE 1.2: Land Use Compatibility: Continuously review and reevaluate existing and potential land use conflicts and recommend solutions, in order to enhance land use compatibility and quality of life.

POLICY 1.8.10: The City shall actively promote the provision of affordable housing opportunities within Local Activity Centers during the review and approval of design plans and guidelines for these centers by favoring urban development patterns characterized by reduced lot sizes, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, and/or through other mechanisms proven effective in increasing the stock of affordable housing units.

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

OBJECTIVE 1.13: Housing: The City shall decrease the amount of substandard living conditions and blighting influences in the Hallandale Beach community through actions identified in the Housing Element to achieve stated objectives.

OBJECTIVE 1.18: Urban Infill and Redevelopment: Establish criteria which encourage development of urban infill and urban redevelopment area(s) to promote economic development, increase housing opportunities, and maximize the use of existing public facilities and services.

POLICY 1.18.2: Adequate housing opportunities necessary to accommodate all segments of present and future residents shall be provided within urban infill and urban redevelopment area(s)

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.

OBJECTIVE 4-1.4: Adequate Housing Sites. The City shall support the need for adequate sites for all residents.

POLICY 4-1.1.9: Eliminating Barriers. The City shall eliminate barriers to the creation of housing, especially affordable housing. This action will include but not be limited to, streamlining the review process, especially in regarding to affordable housing projects.

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.

POLICY 4-1.4.9: Provision of Diverse Housing Types. The City shall continue to provide a balance of land use designations and zoning districts on the Future Land Use and the official zoning maps to ensure single family, duplex and multifamily housing units are allowed within the City.

Analysis

The attached proposed ordinance (Exhibit 1) would amend Table 32-197(a) of the Zoning and Land Development Code summarized below:

1. Increase the maximum lot area for the Apartment House typology from 15,000 sq. ft. to 45,000 sq. ft.
2. Increase the allowable maximum building height from 5 stories to 10 stories for sites or portions of sites within 250 feet of the Central RAC – RAC Corridor Subdistrict.
3. Revise and add applicable footnotes to ensure consistency in regulations.
4. Front Setback:
 - a. Reduce the front setback for the Apartment House and Courtyard Building typology from a minimum of 12 feet and a maximum of 25 feet to a minimum of 10 feet and a maximum on 15 feet.
 - b. Create a 20 foot front setback above the fifth story for the Apartment House and Courtyard Building typology.
5. Side setback:
 - a. Remove the side setback average of 15 feet and require a five foot minimum side setback for the Apartment House and Courtyard Building typology.
 - b. Create a five foot side setback above the fifth story for the Apartment House and Courtyard Building typology.
6. Rear Setback:

- a. Reduce the rear setback for the Apartment House and Courtyard Building typology from 20 feet with an alley and 10 feet with no alley, to 5 feet with alley and 10 feet with no alley.
- b. Create a 10 foot rear setback above the fifth story for the Apartment House and Courtyard Building typology.

Staff have no objections to the request. The areas in which the RAC Neighborhood subdistrict is adjacent to RAC corridor primarily occur adjacent to major corridors such as Hallandale Beach Boulevard and Federal Highway.

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 166.041(4)(c), 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
Exhibit 2- Applicant's Letter and Backup

Reviewed by: Christy Dominguez
Planning and Zoning Manager