



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 st Reading	2 nd Reading	
8/20/2025	25-319	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	8/20/2025	9/15/2025
			Public Hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Quasi-Judicial:	<input checked="" type="checkbox"/>	<input checked="" 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: 8/20/2025			Estimated End Date: Upon Adoption		

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; PROVIDING FOR INCLUSION IN THE CODE; 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 City Commission consider the proposed Ordinance.

Background:

On July 15, 2025, the Planning and Zoning Board recommended the approval of the proposed request by vote of 4-0. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3.

Current Situation:

The Applicant proposes a text amendment to the City's Zoning and Land Development Code to revise the development regulations within the Regional Activity Center (RAC) – Neighborhood subdistrict. The RAC Neighborhood is primarily a residential zoning district, currently allowing a base height of three (3) stories and a maximum height of five (5) stories, contingent upon compliance with specific performance criteria and approval by the City Commission.

The proposed amendment seeks to establish a transition in building height between the RAC Corridor and RAC Neighborhood subdistricts, where the RAC Corridor—a mixed-use zoning district—permits a base height of 10 stories and a maximum of 20 stories, also subject to performance criteria and Commission approval.

Key components of the proposed amendment include:

- Introducing graduated height standards to allow a smoother transition from the higher-intensity RAC Corridor into the lower-scale RAC Neighborhood;
- Modifying maximum lot area standards for the apartment house typology;
- Reducing minimum setback requirements; and
- Requiring upper-level step-backs to mitigate massing impacts and improve compatibility with adjacent uses.

According to the Applicant, these changes are intended to encourage redevelopment in areas where the RAC Neighborhood directly abuts the RAC Corridor, by incentivizing investment through increased development potential. Projects utilizing the additional height would be required to meet enhanced performance criteria, including the provision of affordable housing units and other public benefits as outlined in the Code.

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 of 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 an 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 the RAC corridor primarily occur adjacent to major corridors such as Hallandale Beach Boulevard and Federal Highway.

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:

There is no development associated with this request.

STAFF RECOMMENDATIONS:

Staff recommend that the City Commission consider the proposed Ordinance.

ATTACHMENT(S):

Exhibit 1 – Ordinance
Exhibit 2 – July 15, 2025, Planning and Zoning Board Cover Memo
Exhibit 3 – July 15, 2025, Planning and Zoning Board Minutes
Exhibit 4 – Applicant's Letter and Backup
Exhibit 5 – Presentation

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