



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	City of Hallandale Beach	Meeting Date:	May 22, 2024
General Title:	Temporary Uses on City and CRA Properties	Application No.:	LDC-24-03380
Primary Application Type:	Zoning and Land Development Code Amendment	Additional Applications:	Not Applicable
Quasi-Judicial:	<input type="checkbox"/> Yes <input checked="" 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 to permit annual temporary use permits for properties owned by the City or the Hallandale Beach Community Redevelopment Agency and allow temporary site improvements.		
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 ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE DIVISION 20. – TEMPORARY USES SECTION 32-702 EVENT PERMIT REQUIRED RELATING TO ANNUAL PERMITS FOR TEMPORARY USES ON PROPERTIES OWNED BY THE CITY OR THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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 permit annual temporary use permits for properties owned by the City or the Hallandale Beach Community Redevelopment Agency (HBCRA) and allow temporary site improvements.

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

Current Situation

Pursuant to section 32-702, events lasting more than 30 days for properties within the following zoning districts are eligible for an annual permit subject to City Commission consideration.

- Planned Local Activity Center (PLAC)
- Commercial Recreational Active (CR-A)
- Central RAC - District 8 subdistrict
- Central RAC - Greyhound Track subdistrict

An annual permit may be renewed on an annual basis following City Commission approval, at the discretion of the City Manager utilizing the criteria in section 32-705 for a period not to exceed a total of three years from the date of City Commission's approval.

The proposed code amendment seeks to add City and HBCRA-owned properties to the list of properties eligible for an annual permit. This will allow for greater flexibility in the use of City and HBCRA properties. City and HBCRA properties will be subject to City Commission consideration for an annual permit for proposed temporary uses.

Furthermore, the proposed code amendment allows for temporary site improvements that do not fully conform to the zoning standards, to be considered by the City Commission at the time of consideration for the annual permit. This may include but is not limited to, landscape and parking standards. As temporary uses with an annual permit may occur on vacant lots, the proposed amendment may allow property owners/applicants to make temporary improvements to facilitate the use of the property without making improvements that may impede future development of the site.

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

POLICY 1.1.2: The City of Hallandale Beach will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

GOAL 1: To provide a coordinated and compatible mix of land uses which encourages a high quality of life meeting the social, economic and physical needs of the present and 2-3 future population of Hallandale Beach, while insuring reasonable environmental protection and timely and efficient provision of services.

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.

Analysis

The attached proposed draft ordinance (Exhibit 1) amends Section 32-702 of the Zoning and Land Development Code as summarized below:

1. Allows properties owned by the City or HBCRA to be eligible for an annual permit.
2. Allows applications for an annual permit to include for consideration by the City Commission, temporary site improvements that may not fully conform to the zoning standards.

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.

Cost Benefits

The proposed code changes will accommodate continued efforts to enhance and revitalize the City of Hallandale Beach consistent with the City’s Comprehensive Plan and will improve the overall quality of life for citizens within the City of Hallandale Beach.

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.

Staff Recommendation:

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

Attachment(s):

Exhibit 1- Proposed Draft Ordinance

Reviewed by: Christy Dominguez
Planning and Zoning Manager

Reviewed by: Steven Williams
DSD Assistant Director