



FADD PARKING & DIMENSIONAL REQUIREMENTS

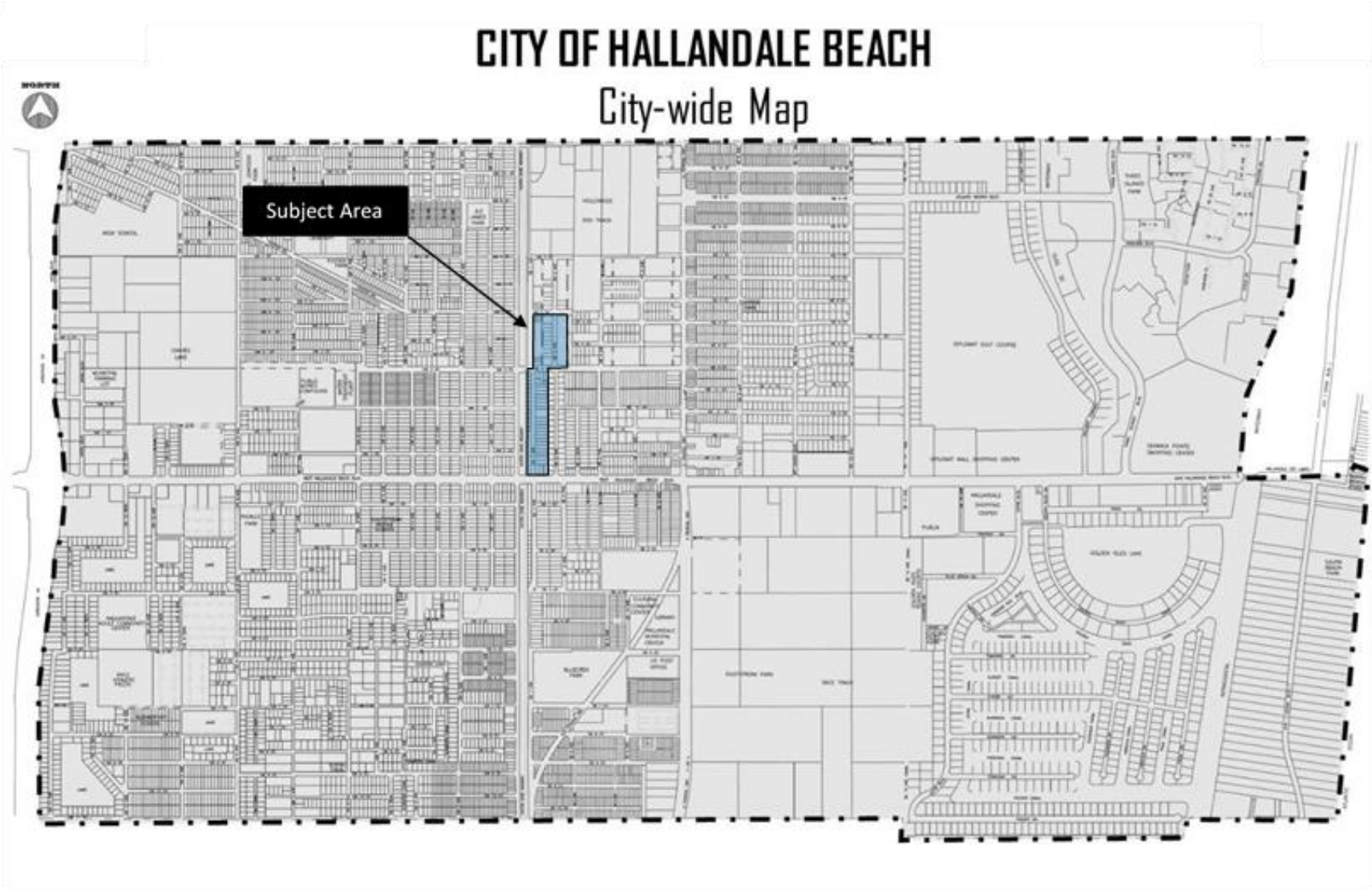
Land Development Regulation Amendment
Application # LDC-23-141



City Commission Meeting
April 19, 2023

Department of Sustainable Development (DSD)
Planning & Zoning Division

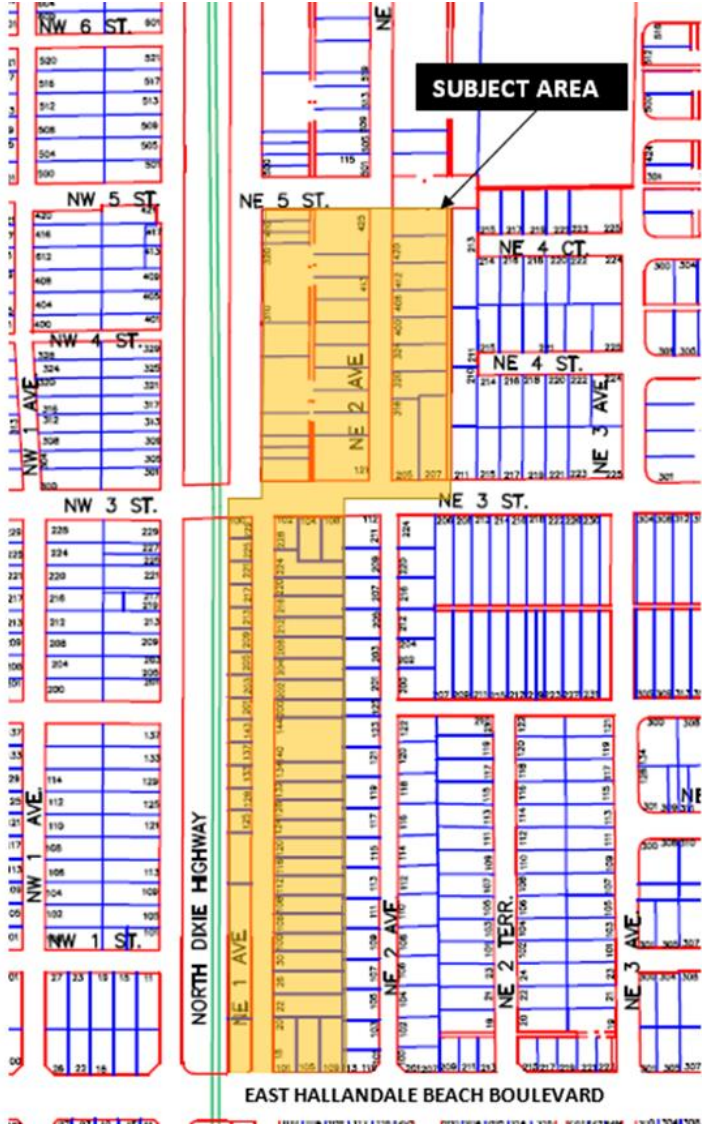
Subject Area



Zoning/Location Map



Fashion Art Design (FADD) Subdistrict



Request



- › Staff is recommending the following amendments to the existing Central RAC District/Fashion, Art, Design (FADD) Subdistrict:
 - Renaming the ‘Fashion Art and Design Subdistrict’ to the ‘District 8 Subdistrict’
 - Amend the subdistrict parking regulations
 - Amend the list of permitted uses

Background



- › **October 6, 2022** - The Planning and Zoning Board held a public hearing on a proposed ordinance amending the parking requirements for the FADD and recommended approval by a vote of 5 to 0.
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- › In an effort to rebrand its Fashion, Art, and Design District (FADD) the Hallandale Beach Community Redevelopment Agency (HBCRA) recently proposed to rename the subdistrict from FADD to District 8.

Proposed Code Amendments



› Modifications to the list of permitted uses

USE	CHANGE
Single-family dwellings	No longer permitted in District 8 (FADD)
Live/work units	Removed from all subdistricts
Medical marijuana treatment center dispensing facilities and pharmacies	No longer permitted in District 8 (FADD)
Offices	Removed from all subdistricts – duplicate use
Garage, public parking	Conditionally permitted in District 8 (FADD)
Food Truck Venue	New use for District 8 (FADD), subject to site plan approval and the approval of the City Manager.
Government uses	Conditionally permitted in District 8 (FADD)

Proposed Code Amendments



- › Renames the Fashion Arts and Design Subdistrict to the District 8 subdistrict.

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 - *Food truck means the preparing, cooking, serving, or selling of food performed from a cargo container, food stand, movable cart, vehicle, truck, van, or trailer. Each cargo container, food stand, movable cart, vehicle, truck, van, or trailer shall be considered a food truck for purposes of this section.*

 - *Food truck venue means one or more food trucks located on private property.*

Proposed Code Amendments



- › Amends Table 32-199 to reduce setbacks and other dimensional requirements for properties on the west side of NE 1st Avenue.
- › Exempts existing and new development in the FADD located on the west side of NE 1st Avenue from parking requirements.
- › Provides for parking exemptions for new development on properties with less than 20,000 square feet in lot area for food truck venues, alcoholic beverage and restaurant establishments.

Proposed Code Amendments



- › Provides a 50% parking reduction for offices, entertainment centers, stores and services. The 50% reduction would also apply to restaurants and alcoholic beverage establishments which do not qualify for the parking exemption.
- › Amends references to FADD Subdistrict to District 8 Subdistrict throughout Chapter 32, the Zoning and Land Development Code.

Proposed Code Amendments



- › Amends the existing parking exemptions for existing development to:
 - Increase the parking exemption for permitted existing uses which propose expansions from 50 percent of the existing floor area to 100 percent of the existing floor area of the building.
 - Modify the existing nonconforming parking provisions by allowing for nonconforming parking lots to remain when renovations or expansions are proposed, regardless of the size or increase in floor area.

Recommendation



Staff recommends the City Commission approve First Reading of the proposed Ordinance and schedule Second Reading for the May 17, 2023, Commission Meeting.



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