



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	City of Hallandale Beach	Meeting Date:	May 22, 2024
General Title:	Transitional Mixed Use Density Amendment	Application No.:	LDC-24-03363
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 regulations to increase the permitted base and maximum density within the Central RAC – Transitional Mixed Use subdistrict.		
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 3. – FORM-BASED ZONING DISTRICTS TABLE 32-198(a) RELATING TO THE BASE AND MAXIMUM DENSITY PERMITTED IN TRANSITIONAL MIXED USE SUBDISTRICT; 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 increase the permitted base and maximum density within the Central RAC – Transitional Mixed Use subdistrict.

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

Current Situation

The Transitional Mixed Use subdistrict is generally located along the Dixie Highway Corridor and the Federal Highway Corridor, and it is typically used as a transition zoning adjacent to the RAC Neighborhood subdistrict to scale the uses and density down into RAC Neighborhood from more intense density and commercial uses. The Transitional Mixed Use subdistrict is intended to provide the appropriate regulations “for single and multistory development along commercial corridors and provide[s] an appropriate transition in scale to adjoining low rise residential areas. This subdistrict accommodates a wide range of commercial uses with opportunity to incorporate residential uses, if desired.”

At the January 17, City Commission meeting, the City Commission adopted Ordinance 2024-005 which increased the density in the RAC Neighborhood subdistrict from the base density to from 14 to 18 dwelling units per acre and increased maximum density from 20 to 50 dwelling units per acre. Additionally, the height in the RAC Neighborhood subdistrict was increased from three stories to five stories. At this time the height in the Transitional Mixed Use subdistrict was also increased to be consistent.

Pursuant to table 32-198(a) Transitional Mixed Use Subdistrict Dimensional Requirements, the base and maximum densities are as follows:

Density	
Base Density	0 du/ac
Max. Density	18 du/ac

Should the density remain as existing, the Transitional Mixed Use subdistrict would effectively no longer act as a transition into the RAC Neighborhood subdistrict, as the density would be more restrictive. To be consistent with the intent of this district as a transitional zoning district into the RAC Neighborhood subdistrict, the density is proposed to be increased, as provided below, to match what is permitted within the RAC Neighborhood district.

Density	
Base Density	0 18 du/ac
Max. Density	18 50 du/ac

The proposed code 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.

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.

POLICY 1.13.2: The Hallandale Beach Zoning and Land Development Code provisions which contain design standards relative to landscaping, setbacks, and other site controls, shall continue to be strictly enforced to meet the intent of the Goal, Objective and Policies of the Future Land Use Element of the Plan.

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 4-1.4.9: 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 draft ordinance (Exhibit 1) amends Table 32-198(a) of the Zoning and Land Development Code as summarized below:

1. Increased the permitted base density from 0 du/ac to 18 du/ac.
2. Increases the permitted maximum density from 18 du/ac to 50 du/ac.

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