



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	PPG 1800 HBB Owner, LLC	Meeting Date:	December 30, 2024
General Title:	Accessory Recreational Uses	Application No.:	LDC-24-05545
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 allow recreational uses as an accessory use.		
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 AND LAND DEVELOPMENT CODE; ARTICLE III. ZONING; DIVISION 3. FORM-BASED ZONING DISTRICTS; SUBDIVISION II. HALLANDALE BEACH BOULEVARD DISTRICT; SECTION 32-209. ALLOWABLE USES, TO ALLOW OPEN- AIR SPORTS COURTS AS ACCESSORY USES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Summary

The Applicant, PPG 1800 HBB Owner, LLC, is proposing a code amendment to the Zoning and Land Development Code to allow open air sports courts as an accessory uses within the Hallandale Beach Boulevard Districts.

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

Current Situation

The Applicant, PPG 1800 HBB Owner, LLC, has applied for a code amendment to allow open air sports courts as an accessory use within the Hallandale Beach Boulevard districts and has provided the attached ordinance (Exhibit 1) for the Board’s consideration. The request comes from the Applicant’s desire to construct a multistory office building with an accessory open air court; however, open-air courts are not currently permitted.

While Staff has no objections to the Applicant’s request, Staff finds that the permissibility of recreational uses would be appropriate to apply to commercial uses city wide. Staff recommends the following language which the Applicant has stated that they are amenable to Staff’s proposed language:

Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

ARTICLE III. – ZONING

Sec. 32-209 – Allowable uses

- (d) *Accessory uses.* Each Hallandale Beach Boulevard subdistrict allows the accessory uses and structures described in subsections 32-242(a) and (b), All accessory uses and structures must comply with the special regulations in section 32-243. Unless otherwise directed in section 32-242, ground-level accessory uses and structures shall be located behind the main building façade and may be placed as close as five feet to the rear and side property lines.

ARTICLE IV. – DEVELOPMENT STANDARDS

DIVISION 2. - ACCESSORY USES AND STRUCTURES

Sec. 32-242. - Permitted accessory uses.

- (5) ~~Reserved.~~ Courts, fields, and similar recreational uses, including open air facilities, may be permitted as an accessory use for commercial or mixed use developments subject to the following
 - a. Shall be located above the second story.
 - b. Shall comply with all applicable development and design standards and requirements of the zoning district where located.

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 1.13.2: 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 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 1.20.7: 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.

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.

Analysis

The attached proposed ordinance (Exhibit 1) amends 32-209 of the Zoning and Land Development Code summarized below:

1. Allows open air sports courts as an accessory use within the Hallandale Beach Boulevard districts.
2. Clarifies that ground-level accessory uses and structures shall be located behind the main building façade and may be placed as close as five feet to the rear and side property lines.

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, Housing Element and Future Land Use Element 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 consider Staff’s alternative language and forward a recommendation of approval to the City Commission. The Applicant has stated that

they are amenable to Staff's proposed language.

Attachment(s):

Exhibit 1- Proposed Draft Ordinance

Reviewed by: Christy Dominguez
Planning and Zoning Manager