

## City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

<b>Applicant:</b>	Blue Park LLC	<b>Meeting Date:</b>	July 15, 2025	
<b>Project Name:</b>	Blue Park	<b>Property Address:</b>	221 SE 9 Street	
<b>Application #s:</b>	Z-24-06480	<b>Application Type:</b>	Rezoning	
<b>Planning District:</b>	Southeast	<b>Quasi-Judicial:</b>	<b>YES</b>	<b>NO</b>
			<b>X</b>	
<b>Parcel Size:</b>	Rezoning site: 0.712 acre (31,050 SF)	<b>Public Hearing:</b>	<b>YES</b>	<b>NO</b>
			<b>X</b>	
<b>Existing Zoning:</b>	Central Regional Activity Center (RAC) District / Neighborhood Subdistrict			
<b>Proposed Zoning:</b>	Central Regional Activity Center (RAC) District / Transit Core Subdistrict			
<b>Existing Use:</b>	Vacant Lot			
<b>Proposed Use:</b>	Residential			
<b>Future Land Use Designation:</b>	Regional Activity Center Land Use			
<b>Surrounding Zoning:</b>		<b>Surrounding Land Use:</b>		
North: Central Regional Activity Center (RAC) District/Transit Core Subdistrict  South: Central Regional Activity Center (RAC) District/Neighborhood Subdistrict  East: Central Regional Activity Center (RAC) District/Transit Core Subdistrict/Neighborhood Subdistrict  West: Central Regional Activity Center (RAC) District/Transit Core Subdistrict/Neighborhood Subdistrict		North – Vacant/Multi-family Residential  East - Multi-Family/Office Building  West – Single-Family/Multi-Family Residential  South - Multi-Family		
<b>Business Impact Estimate:</b>	Exempt as per Florida Statute 166.041(4)(c)			
<b>Staff Recommendation:</b>	<b>Sponsor Name:</b>			
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa J. Leroy, Department of Sustainable Development Director			
	<b>Prepared By:</b>			
	Christy Dominguez, Planning & Zoning Manager			

## Request

### **Summary:**

BLUE PARK LLC is requesting a Rezoning/Zoning Map Text Amendment of the property located at 221-SE 9<sup>th</sup> Street in order to build the Blue Park Project, a proposed development consisting of 173 residential units (the "Property").

The application filed with the City is as follows:

1. Application #Z-24-06480, for a zoning map text amendment/Rezoning pursuant to Section 32-205(e) (2) in order to change the zoning designation of the property legally described as Lots 13 through 19 and the East ½ of Lot 20, all in Block A of "Amended Plat of Hallandale Park No. 4" a/k/a 221 SE 9<sup>th</sup> Street from Central RAC/ Neighborhood Subdistrict to Central RAC/ Transit Core Subdistrict.

### **Background:**

#### **Related Actions**

The applicant has also filed Application # DB-24-06478 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code to construct Blue Park, a 173-unit residential multi-family project on the property together with the parcel to the north located at 221-228 SE 8<sup>th</sup> Street, and also Application # RD-24-06479, thereby requesting Redevelopment Area Modifications (RAMs) to modify specified standards.

### **Current Situation:**

Rezoning is required to change the zoning designation of a portion of the Blue Park Project site presently zoned Central RAC/Neighborhood to Central RAC/Transit Core in order to allow the proposed residential development as planned.

In addition to the required public hearings on the rezoning, due to the size of the development Project, the applicant was required to hold a community meeting to present the Project to the public. The Developer's required Community Meeting for the Major Development application was held on June 5, 2025. There were two (2) attendees at the meeting who expressed no concerns with the project. Also, no written comments from the public were received.

### **Analysis**

#### **Project Location**

The project spans from SE 8<sup>th</sup> Street to SE 9<sup>th</sup> Street. The proposed rezoning is a portion of a block located on SE 9<sup>th</sup> Street between SE 2<sup>nd</sup> Avenue and 4<sup>th</sup> Avenue SE 9<sup>th</sup> Street on property known as 221 SE 9<sup>th</sup> Street, the former site a single-family house, since demolished. Please refer to the Location Map below. The area highlighted in orange is presently zoned Transit Core. The area highlighted in yellow is presently zoned RAC Neighborhood and proposed to be rezoned Transit Core.



The applicant's survey attached as "Exhibit 1-A" provides the legal description of the area to be rezoned: Lots 13 through 19 and the East ½ of Lot 20, all in Block A of "Amended Plat of Hallandale Park No. 4". The property is vacant and 0.712 acres in size.

The total Project site, including the area to be rezoned, is 1.47 acres.

#### Comprehensive Plan Considerations

The property is designated Regional Activity Center (RAC) on the City's Future Land Use Map. The RAC allows residential and mixed uses at intensities and densities as determined by the applicable zoning district. The proposed rezoning will assist in furthering the goals, objectives, and policies of the City's Comprehensive Plan as discussed below under Rezoning Review Criteria.

#### Applicable Codes and Ordinances

1. The Project site is within the City's Regional Activity Center (RAC). The portion of the property fronting SE 8<sup>th</sup> Street is presently zoned Central RAC/Transit Core Subdistrict which permits up to 50 DU/acre in 8 story buildings subject to performance criteria and City Commission approval. The portion of the property fronting on SE 9<sup>th</sup> Street is zoned RAC Neighborhood, which also permits densities up to 50 DU/acre but limits building heights to 5 stories, and commercial uses are not permitted.
2. The applicant proposes to build an 8-story residential building that will span from SE 8<sup>th</sup> Street to SE 9<sup>th</sup> Street. RAC Neighborhood district permits densities up to 50 DU/acre; however, since the maximum number of stories permitted in RAC Neighborhood is 5 stories, the proposed 8-story building is not permitted within the portion of the property zoned RAC Neighborhood. Rezoning to Transit Core would allow buildings up to 8 stories in height for the entire Project site. Therefore, the Applicant has requested rezoning to Transit Core in order to allow the proposed Blue Park project as planned in this portion of the property.

#### Rezoning/ Zoning Map Text Amendment from Central RAC Neighborhood to Central RAC Transit Core Review Criteria

According to Section 32-205 (2) of the Zoning and Land Development Code, the boundaries of the Central RAC zoning district and the boundaries of the subdistricts may be expanded or contracted by

the City Commission by amending the regulating plan in section 32-192. Changes to the boundaries are made as an amendment to the zoning and land development code instead of the rezoning process.

An analysis of the application follows utilizing the rezoning criteria of Section 32-963 for purposes of considering the consistency of the proposed RAC regulating plan amendment with Comprehensive Plan policies and the intent of the RAC:

- 1. The relationship of the proposed amendment to the purposes and objectives of the City's Comprehensive Land Use Plan, when adopted, with appropriate consideration as to whether or not the proposed changes will further the purpose of this and other codes, regulations, and actions designed to implement said plan.**

The applicant proposes to change the zoning designation of the southern portion of the proposed Blue Park project site from Central RAC/Neighborhood to Central RAC/Transit Core Subdistrict.

The proposed rezoning is consistent with and further the following Comprehensive Plan policies:

#### Future Land Use Element

**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 future population of Hallandale Beach while insuring reasonable environmental protection and timely and efficient provision of services.

**OBJECTIVE 1.1:** Levels of Service: The City shall continue to condition approval of development applications upon maintaining the provision of services at the Levels of Service (LOS) which meet or exceed levels specified in this Comprehensive Plan.

**POLICY 1.1.1:** The City shall maintain, within the Comprehensive Plan Elements, Level of Service standards for City facilities which will meet the existing and future needs of Hallandale Beach population and the standards established by Chapter 163 F.S., and Rule 9J-5 F.A.C.

**POLICY 1.1.2:** Any development order or permit shall be approved only when adequate public services and facilities are in place or will be provided to support the development at Levels of Service adopted by this Plan.

**POLICY 1.2.1:** Upon completion of the Citywide Master Plan, the City will reevaluate the various City neighborhoods, corridors, districts, and small area redevelopment plans for appropriate action which may include revising existing plans or developing new plans that promote land use.

**POLICY 1.3.7:** The City shall focus on compatible infill residential development.

**OBJECTIVE 1.9:** Regional Activity Center Land Use: Consider a Regional Activity Center (RAC) land use category within the city to encourage attractive and functional mixed living, working, shopping, educational and recreational activities.

**POLICY 1.9.1:** The City shall use the Regional Activity Center designation as a means to carry out recommended land use policies within a unified planning district based on an adopted master or redevelopment plan.

**POLICY 1.9.5:** Redevelopment activities should be encouraged within a Regional Activity Center.

**POLICY 1.9.11:** In order to ensure that all properties can be developed within the overall density and intensity limitations of the Regional Activity Center, the City shall establish and implement a development tracking system.

**POLICY 1.12.4:** The City shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large-scale developments or redevelopment areas.

**2. The proposed change would or would not be contrary to the established land use pattern.**

Existing land use patterns in this area are a mix of uses, including multi-family residential and commercial uses. The proposed rezoning is consistent with the zoning designation of adjacent property to the north and surrounding area, including a commercial office building (Beacon Tower) 8 stories in height lays to the east and multi-family residential uses to the south.

**3. The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.**

Due to the subject property being adjacent to and its proximity to other properties located within the RAC Transit Core, the rezoning of the subject property would integrate appropriately with the surrounding area. Additionally, portions of the proposed development site and surrounding properties along SE 9<sup>th</sup> Street are generally zoned Transit Core.

**4. The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.**

The proposed rezoning would not alter population density patterns as the underlying land use will remain the same. The Regional Activity Center Future Land Use designation was meant to promote more urban development within its boundaries. Impacts on schools, utilities and streets were evaluated at the time of the Future Land Use Designation and are reviewed more closely when a development application is submitted. In connection with the related Major Development application, an assessment of the water/sewer impact statement was carried out in accordance with the City's Land Development Code, specifically referencing Section 32-882 and 32-883, which outline the levels of service requirements for water and wastewater. The review confirmed that the statement complied with the specified regulations. Traffic and school impacts were also reviewed, which found the development would have no adverse effects.

**5. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

Existing conditions created a split zoning of the development property. The rezoning would allow for the property to be redeveloped in the future subject to regulations of the Transit Core subdistrict which permits up to 50 dwelling units per acre and a maximum of 8 story- buildings.

**6. Changed or changing conditions make the passage of the proposed amendment necessary.**

The existing zoning designation of the parcel has not facilitated the redevelopment of available land in the area. Specifically, this amendment will continue the new land use pattern along SE 9th Street established by nearby properties, like Beacon Tower, by promoting a mix of uses and new redevelopment opportunities consistent with the Central RAC zoning of the area. Additionally, there is a need for change to encourage redevelopment, particularly for larger scale development near transit services, such as South Federal Highway to the east.

**7. Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.**

The existing land use designation and existing zoning of the subject property would not prevent the use of the property.

**8. Whether or not the change is out of scale with the needs of the neighborhood.**

The proposed change is not out of scale with the needs of the neighborhood. Instead, the proposal will positively impact the property and encourage urban infill redevelopment compatible with the area. It will also promote public interest and help revitalize the neighborhood consistent with the land use designation aimed at fostering more urban development within its boundaries.

**Why Action is Necessary**

Pursuant to Section 2-102, the Planning and Zoning Board shall review and make advisory recommendations to the City Commission for rezoning applications.

Rezoning is required to change the zoning designation of a portion of the Project property presently zoned Central RAC/Neighborhood to Central RAC/Transit Core in order to allow the proposed Blue Park project, therefore, Planning and Zoning Board and City Commission action is required.

**Business Impact Estimate**

As per 166.041(4)(c), a business impact statement is not required for this application.

**Cost Benefit**

The proposed rezoning will accommodate continued efforts to revitalize the City and specifically the Regional Activity Center encouraging redevelopment consistent with the City's Comprehensive Plan, Housing Element and Future Land Use Elements.

<b>Staff Recommendations:</b>
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Staff recommends that the Planning and Zoning Board consider the request and forward a recommendation to the City Commission.

<b>Attachment(s):</b>
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Exhibit 1- Proposed Ordinance  
Exhibit 2 - Aerial Map  
Exhibit 3 - Zoning Map  
Exhibit 4 - Applicant's Letters and Backup  
Exhibit 5 - City Traffic Consultant Report