



## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading
<b>10/9/2024</b>	<b>24-306</b>	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	<b>9/12/2024</b>	<b>10/9/2024</b>
			Public Hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:		
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>		
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>N/A</b>	<b>Vanessa Leroy, Director</b>	<b>Sustainable Development</b>		
Strategic Plan Focus Areas:					
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Infrastructure & Mobility	<input checked="" type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 9/12/2024			Estimated End Date: Upon Adoption		

**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 CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; 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 City Commission adopt the proposed Ordinance.

**Background:**

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 City Commission adopt the proposed Ordinance.

**Current Situation:**

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.

**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.

**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.

**Why Action is Necessary:**

Pursuant to Article V, Division I, Section 5.01 of the City of Hallandale Beach Charter, a City Ordinance is required to amend an existing Ordinance.

**Cost Benefit:**


While there are no direct costs associated with the proposed ordinance, 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.

**PROPOSED ACTION:**


The City Commission considers the attached Ordinance.

**ATTACHMENT(S):**

- Exhibit 1 – Proposed Ordinance
- Exhibit 2 – May 22, 2024, Planning and Zoning Board Cover Memo
- Exhibit 3 – May 22, 2024, Planning and Zoning Board Minutes

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