



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
2/19/2025	24-605	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	2/5/2025	2/19/2025
			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:		
N/A	N/A	N/A	N/A		
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Vanessa Leroy, DSD Director	Sustainable Development		
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: 2/5/2025			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 11. OFF-STREET PARKING AND LOADING CREATING SECTION 32-458 PARKING REDUCTION STRATEGIES, TO PROVIDE FOR REDUCTION OF EXISTING PARKING REQUIREMENTS WITHIN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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 create parking reduction strategies for parking requirements.

Staff recommends the City Commission adopt the proposed Ordinance.

Background:

On December 30, 2024, the Planning and Zoning Board discussed the ordinance and unanimously recommended adoption by a vote of 5-0, with recommended revisions regarding affordable housing and bus shelters. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3.

Current Situation:

In an effort to create opportunities for developers to reduce the construction costs of parking and to encourage the use of other modes of transportation and mobility, the Department of Sustainable Development proposes to amend the Zoning and Land Development Code to create parking reduction strategies, to allow for an administrative reduction of required parking spaces when providing certain public benefits or when adjacent to existing public parking facilities and transit stops/hubs. Some strategies incentivize affordable housing, public bicycle sharing kiosks, ride/share or delivery services spaces, and improved City bus shelters. The strategies also consider proximity to public on-street parking, public off-street parking facilities, and transit stops or hubs.

The attached proposed ordinance (Exhibit 1) amends Section 32-458 of the Zoning and Land Development Code summarized below:

1. Restrict the maximum potential reduction to 25 percent of the required parking.
2. Restricts the maximum potential reduction for residential developments to 15 percent.
3. Clarifies that the reduction shall not apply to guest parking or supplemental parking requirements.
4. Allows for administrative reductions of required parking spaces when providing certain public benefits or when adjacent to existing public parking facilities and transit stops/hubs. Each reduction strategy has a corresponding percentage reduction ranging from 2.5 percent to 15 percent.

When originally presented to the Planning & Zoning Board, the ordinance contained the following:

Dedicated Ride Share or Delivery Services Spaces. Designated ride share or delivery service spaces shall qualify for a 2.5 percent parking reduction when provided at a ratio of one space per 50 required parking spaces, with a minimum of one space. These spaces must be clearly marked and located on-site in accordance with parking design standards.

This language was discussed by the P&Z Board, but no recommendation was made. However, after further consideration, staff has removed this language from the proposed ordinance. This concept requires additional thought and may not be appropriate as a qualifier for a parking reduction.

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.

STAFF RECOMMENDATIONS:

Staff recommends the City Commission adopt the proposed Ordinance.

PROPOSED ACTION:

The City Commission consider the attached Ordinance.


ATTACHMENT(S):

Exhibit 1 – Ordinance


Exhibit 2 – December 30, 2024, Planning and Zoning Board Cover Memo

Exhibit 3 – Planning and Zoning Board Minutes

Prepared By: _____


Deandrea Moise, AICP
Principal Planner

Reviewed By: _____


Steven Williams
DSD Assistant Director

Reviewed By: _____

Vanessa Leroy
Vanessa Leroy
DSD Director

Reviewed By: _____

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Assistant City Manager