



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 st Reading	2 nd Reading
8/20/2025	25-313	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	8/20/2025
			Public Hearing	<input checked="" type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>
			Quasi-Judicial:	<input checked="" 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	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: 8/20/2025			Estimated End Date: Upon Adoption	

SHORT TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING REZONING OF THE PROPERTY LOCATED AT 424 N FEDERAL HIGHWAY AND IDENTIFIED BY PARCEL 5142-22-13-0360, FROM CENTRAL RAC – RAC TRANSITIONAL MIXED-USE SUBDISTRICT, TO CENTRAL RAC – RAC CORRIDOR SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The Applicant, El Rancho 424 LLC, has filed Application No. Z-25-03079 requesting to rezone the property located at 424 N Federal Highway from Central RAC – RAC Transitional Mixed-Use subdistrict, to Central RAC – RAC Corridor subdistrict. pursuant to Sections 32-963 and 32-966 of the Zoning and Land Development Code.

Staff recommend the City Commission consider the proposed Ordinance.

Background:

On July 15, 2025, the Planning and Zoning Board recommended the approval of the proposed request by vote of 4-0. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3.

Current Situation:

The subject property totals approximately 0.54 acres and is currently developed with a 21-room motel. It is located within the Central Regional Activity Center – Transitional Mixed-Use (RAC-TMU) zoning subdistrict. The Transitional Mixed-Use subdistrict is intended to support single- and multi-story development along commercial corridors and to provide a gradual transition in scale and intensity to adjacent low-rise residential neighborhoods. This district accommodates a broad range of commercial uses and also allows for the integration of residential uses, where appropriate.

Transitional Mixed-Use areas are primarily located along key corridors such as Dixie Highway and the east side of Federal Highway. In contrast, the RAC Corridor (RAC-C) subdistrict, which lies closer to the City's urban core, is intended to support higher-intensity, transit-oriented development. As such, the RAC-C allows for increased height and density, along with more flexible setback requirements.

Although no formal development application has been submitted at this time, the Applicant has indicated that the long-term intent is to redevelop the site as a mixed-use project.

Both the RAC Corridor and Transitional Mixed-Use subdistricts allow for a mix of uses; however, the primary difference between the subdistricts is related to the development thresholds. Provided below is a summarized comparison as it relates to height, density, and setbacks:

	Transitional Mixed Use Subdistrict (Existing Zoning)	RAC Corridor Subdistrict (Proposed Zoning)
Height	Base Height – 3 stories Maximum Height – 5 stories, subject to the inclusion of affordable housing	Base Height - 10 stories Maximum Height - 15 stories subject to performance criteria such as civic open space, ROW improvements, and active use liners.
Density	Base Density – 18 du/ac Maximum Density – 50 du/ac subject to the inclusion of affordable housing	Base Density - 18 du/ac Maximum Height - 70-90 du/ac subject to performance criteria such as affordable housing, public parking, civic open space, ROW improvements, and active use liners.
Setbacks	Moderate setbacks to buffer adjacent residential uses	Reduced setbacks to encourage urban, pedestrian-friendly design

Staff has observed evolving development patterns along Federal Highway, indicating that the RAC Corridor zoning subdistrict may be appropriate for properties on both sides of the corridor.

Currently, the west side of Federal Highway is zoned RAC Corridor. Notably, the property located at 800 N Federal Highway (Atlantic Village IV) was recently rezoned from Transitional Mixed Use (RAC-TMU) to RAC Corridor (RAC-C), receiving unanimous approval from both the Planning & Zoning Board and the City Commission.

Given the subject property's proximity to existing RAC Corridor-zoned properties, the proposed rezoning is considered compatible with the surrounding development context. Furthermore, recent code amendments to the RAC-TMU subdistrict, which increased allowable density and building height, reflect the area's ongoing transition and reinforce the appropriateness of the proposed zoning change.

The City's Engineering Division and Traffic Consultant have reviewed the proposed rezoning. Engineering raised no objections and provided courtesy comments to be considered during future site development. The traffic review concluded that the rezoning would result in a minor increase in vehicle trips. Any future development of the site will be subject to a detailed traffic impact analysis, based on the specific uses and residential density proposed at that time.

As no formal development proposal has been submitted, the current analysis is based on the theoretical maximum development potential permitted under the proposed RAC Corridor zoning designation.

Comprehensive Plan Considerations

The property is designated Regional Activity Center on the City's Future Land Use Map. The RAC allows mixed uses at a mix of 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 based on goals, objectives, and policies outlined in the Planning and Zoning Board Cover Memo.

Applicable Codes and Ordinances

Pursuant to Section 32-963, decisions or recommendations relating to any change to the official zoning map shall address, but are not limited to, the effect of the proposed amendment as it relates to the following:

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 chapter and other codes, regulations and actions designed to implement the plan.*

The proposed rezoning is not contrary to the regulations and actions designed to implement RAC regulations plan, nor the City's Comprehensive Plan. The Comprehensive Plan calls for land development regulations that encourage mixed use and enhance the quality of redevelopment projects. The RAC Corridor district allows for a mix of uses.

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

Existing land use patterns in this area include residential and commercial uses. The proposed rezoning would be consistent with the surrounding land use patterns as the RAC Corridor subdistrict allows for a wide range of uses, including major employment, shopping, civic, and entertainment destinations as well as residential uses

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

Due to the subject property's proximity to other properties located within the RAC Corridor, the rezoning of the subject property would be compatible with the surrounding area and with the City's position that RAC Corridor is appropriate on both sides of Federal Highway.

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. Furthermore, impacts on schools, utilities and streets were evaluated at the time of the Future Land Use Designation and are more closely reviewed when a development application is submitted. An assessment of the water/sewer impact statement was carried out in accordance with the City of Hallandale Beach code of ordinances, specifically referencing Sections 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. An analysis of potential traffic impacts is currently under review. Additionally, a detailed traffic analysis based on the specific uses will be required at the time a development application is filed.

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

While the district boundaries are not currently illogically drawn, Staff finds that due to changing conditions in the surrounding area, RAC Corridor is appropriate on both sides of Federal Highway.

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

Staff finds that due to changing conditions in the surrounding area, RAC Corridor is appropriate on both sides of Federal Highway. Additionally, recent code amendments to Transitional Mixed Use to increase density and height also indicate the changing nature of the district.

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 do 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 rezoning is consistent with the adjacent needs of the area that has shifted over time to be more appropriate for more intense redevelopment through various code amendments and recent similar rezoning.

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:

There is no cost associated with this request.


STAFF RECOMMENDATIONS:

Staff recommend the City Commission consider the proposed Ordinance.

ATTACHMENT(S):

Exhibit 1 – Ordinance
Exhibit 1A – Boundary Survey
Exhibit 2 – July 15, 2025 Planning and Zoning Board Cover Memo
Exhibit 3 – July 15, 2025 Planning and Zoning Board Minutes
Exhibit 4 – Aerial & Zoning Map
Exhibit 5 – Applicant's Letter and Supporting Documents
Exhibit 6 – City Traffic Consultant Report
Exhibit 7 – Presentation

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