



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

Applicant:	Seville General Partners, a Florida General partnership	Meeting Date:	February 26, 2025
Project Name:	Seville Redevelopment		
Property Address:	426 NE 5 Street and 515 N Federal Highway		
Application No.:	Z-23-07993	Application Type:	– Rezoning
Parcel Size:	5.70 acres	Quasi-Judicial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Planning District:	Central Gateway	Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Existing Use:	Manufactured Home Park	After the Fact:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing Zoning:	Central RAC – RAC Neighborhood subdistrict		
Future Land Use Designation:	Regional Activity Center (RAC)		
Proposed Zoning:	Central RAC – RAC Corridor		
Surrounding Zoning:		Surrounding Land Use:	
North: Central RAC – RAC Neighborhood/Transit Core/RAC Corridor subdistrict South: Central RAC – RAC Neighborhood/Transit Core/RAC Corridor subdistrict East: Central RAC – Transitional Mixed-Use subdistrict West: Central RAC – Greyhound Track/RAC Neighborhood subdistrict		North: Regional Activity Center (RAC) South: Regional Activity Center (RAC) East: Regional Activity Center (RAC) West: Regional Activity Center (RAC)	
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 Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Deandrea Moise, AICP, Principal Planner		

Request

The Applicant, Seville General Partners, a Florida General Partnership, requests to rezone a portion of the property located at 426 NE 5 Street and 515 N Federal Highway from Central RAC – RAC Neighborhood subdistrict, to Central RAC – RAC Corridor subdistrict.

The application filed with the City is as follows:

Application No. Z-23-07993 for rezoning pursuant to Section 32-963 and 32-966 of the Zoning and Land Development Code.

Staff Summary

ANALYSIS

Request

The subject property in total is comprised of approximately 8.5 acres and is currently home to a manufactured home park, the Seville Mobile Home Park. While the City typical street grid is maintained on the property, in 2001, portions of NE 5th Street, NE 4th Avenue and adjacent alleys were vacated and are now part of the subject property.

The subject property is split between two zonings, Central RAC – RAC Corridor and Central RAC – RAC Neighborhood. The Applicant is requesting to rezone the approximate 5.70 acre portion of the property that is currently zoned Central RAC – RAC Neighborhood to Central RAC – RAC Corridor. The rezoning would result in the entirety of the subject property to be subject to one zoning district, Central RAC – RAC Corridor. While no formal plans have been submitted to the City for development review, the Applicant indicates that future redevelopment of the subject property is intended to be a mixed use development.

The character of the area has shifted over time and has become more intense in nature and includes a wide variety of commercial and residential uses. The proposed rezoning would allow the property to be redeveloped with a mix of uses since the RAC Corridor subdistrict does not limit the commercial uses, whereas the RAC Neighborhood subdistrict does. Due to the subject property's proximity to other properties located within the RAC Corridor, the rezoning of the subject property would not result in an isolated manner. Properties located along the west side of the Federal Highway Corridor are generally zoned RAC Corridor.

The Development Review Committee (DRC) met with the applicant regarding the proposed rezoning. Technical comments/issues identified by the DRC were discussed with the applicant during DRC review of the applications including traffic impact and an assessment of the water/sewer impact statement. Revisions were made to the plans in response to the staff's technical comments.

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 the following:

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

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.

APPLICABLE CODES AND ORDINANCES

Pursuant to Section 32-963 decisions or recommendations relating to any change to the official zoning map shall address but is 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 that 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 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 not result in an isolated manner. Portions of the existing subject property and properties located along the west side of the Federal Highway Corridor are generally zoned RAC Corridor.

- 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 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. The Traffic impact was also reviewed for impact.

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

Existing conditions create a split zoning on the subject property and the rezoning would allow for the subject property to be redeveloped in the future subject to regulations of a single zoning district.

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

The character of the area has shifted over time and has become more intense in nature and includes a wide variety of commercial and residential uses. The proposed rezoning would allow the property to be redeveloped with a mix of uses since the RAC Corridor subdistrict does not limit the commercial uses, whereas the RAC Neighborhood subdistrict does.

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 over time shifted to be more appropriate for more intense redevelopment.

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.

Cost Benefit

There is no development associated with this request.

Business Impact Estimate

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

Staff Recommendation:

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

Attachment(s):

- Exhibit 1 – Location and Aerial Map
- Exhibit 2 – Applicant’s Letter and Backup

Reviewed by: Christy Dominguez
Planning and Zoning Manager