



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	City of Hallandale Beach	Meeting Date:	February 28, 2024
General Title:	Schools and Daycares Amendment	Application No.:	LDC-24-00954
Primary Application Type:	Zoning and Land Development Code Amendment	Additional Applications:	Not Applicable
Quasi-Judicial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Advertisement Type Required:	<input checked="" type="checkbox"/> Display <input type="checkbox"/> Regular <input type="checkbox"/> Not Applicable
Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Workshop:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Request:	Code amendment to the Zoning and Land Development Code amending the list of permitted uses in multiple districts to allow schools and daycares as conditional uses where currently permitted by right.		
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 J. Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Deandrea Moise, AICP, Principal Planner		

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 2. - ZONING DISTRICTS AND OVERLAYS, SUBDIVISION I. - CONVENTIONAL ZONING DISTRICTS; AMENDING SECTION 32-145 RM-18 RESIDENTIAL MULTI-FAMILY (MEDIUM-DENSITY) DISTRICT, SECTION 32-146 RM-25 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY) DISTRICT, SECTION 32-147 RM-HD-2 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2) DISTRICT, SECTION 32-149 B-L BUSINESS LIMITED DISTRICT, SECTION 32-150 B-G BUSINESS GENERAL DISTRICT, SECTION, 32-151 B-I BUSINESS INDUSTRIAL DISTRICT, SECTION 32-155 CF COMMUNITY FACILITY DISTRICT LIST OF USES PERMITTED AND LIST OF USES PERMITTED CONDITIONALLY; AMENDING DIVISION 3. - FORM-BASED ZONING DISTRICTS, SUBDIVISION II. HALLANDALE BEACH BOULEVARD DISTRICT; AMENDING TABLE 32-209(A) ALLOWABLE USES BY SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary

Summary

The Department of Sustainable Development is proposing code amendments to amend the list of permitted uses in multiple districts throughout the City to allow schools and daycares as conditional uses where permitted by right. As such, the proposed ordinance seeks to make the aforementioned amendment.

Staff recommends the Planning and Zoning Board forward a recommendation of approval to the City Commission.

Current Situation

The Zoning and Land Development Code currently permits schools or daycares by right in the zoning districts listed below. The chart below represents the current regulations in comparison to the proposed code amendment.

Affected Zoning Districts	Current		Proposed Code Amendment	
	Schools	Daycares	Schools	Daycares
RM-18 Residential multi-family (medium-density) district	P	P	C	C
RM-25 Residential multi-family (high-density) district	P	P	C	C
RM-HD-2 Residential multi-family (high-density-2) district	-	P	-	C
B-L Business limited district	P	P	C	C
B-G Business general district	P	P	C	C
B-I Business industrial district	P	P	C	C
CF Community facility district	-	P	-	C
Hallandale Beach Boulevard East and West districts	P	P	C	C

P = Permitted by Right
 - = Not Permitted
 C = Conditional Use

Similar code amendments were recently reviewed by the Planning and Zoning Board and subsequently approved by the City Commission to allow schools and daycares as conditional uses was made to the Central RAC and the West RAC zoning districts. As applications for schools and daycares have matriculated through the development review and building permitting process, Staff has found that schools and daycares typically require more detailed review of the appropriateness of the proposed location and operations due to their potential negative impacts on traffic, and neighboring businesses and properties. Therefore, the code amendment will require daycares and schools where currently permitted by right, obtain a conditional use approval by the City Commission.

The proposed code amendment is consistent with the Comprehensive Plan and will assist in furthering the following policies and objectives, based upon the following:

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 2-3 future population of Hallandale Beach, while insuring reasonable environmental protection and timely and efficient provision of services

OBJECTIVE 1.2: Land Use Compatibility: Continuously review and reevaluate existing and potential land use conflicts and recommend solutions, in order to enhance land use compatibility and quality of life.

POLICY 1.13.2: The Hallandale Beach Zoning and Land Development Code provisions which contain design standards relative to landscaping, setbacks, and other site controls, shall continue to be strictly enforced to meet the intent of the Goal, Objective and Policies of the Future Land Use Element of the Plan.

Analysis

The attached proposed ordinance (Exhibit 1) amends the following sections of the Zoning and Land Development Code summarized below:

1. Amend the list of permitted uses pursuant to Section 32-145, Section 32-146, Section 32-149, Section 32-150, Section 32-151, and Table 32-20(a) within Section 32-209, to permit day care centers and schools, public or private as a conditional use.
2. Amend the list of permitted uses pursuant to Section 32-147 and Section 32-155 to permit day care centers as a conditional use.

Why Action is Necessary

Pursuant to Section 2-102 of the City of Hallandale Beach Land Development Regulations, the Planning and Zoning Board shall review and make advisory recommendations to the City Commission on applications for text changes to the Zoning and Land Development Code.

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.

Cost Benefits

The proposed code changes will accommodate continued efforts to enhance and revitalize the City of Hallandale Beach consistent with the City's Comprehensive Plan, Future Land Use Element and will improve the overall quality of life for citizens within the City of Hallandale Beach.

Staff Recommendation:

Staff recommends the Planning and Zoning Board forward a recommendation of approval to the City Commission.

Attachment(s):

Exhibit 1- Proposed Draft Ordinance

Reviewed by: Christy Dominguez
Planning and Zoning Manager