

“Exhibit 1-A”

**2022 Proposed Comprehensive Plan Amendments Related to Regional Activity Center
(RAC) Local Land Use Plan Text Amendment**

The following changes have been made to the Future Land Use Element of the City of Hallandale Beach Comprehensive Plan consistent with Chapter 163, Florida Statutes:

Section 2: Future Land Use Element

2.3 Permitted Uses in Future Land Use Categories

I. Regional Activity Center

2.0 FUTURE LAND USE ELEMENT

2.2 GOALS, OBJECTIVES AND POLICIES

2.2.2 Hallandale Beach's Goals, Objectives and Policies

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 1.9.1: The City shall use the Regional Activity Center designation as a means to carry out recommended land use policies within a unified planning district based on an adopted master or redevelopment plan.

POLICY 1.9.2: Non-motorized transportation as well as mass transit shall be encouraged to serve a Regional Activity Center to reduce reliance upon automobile travel.

POLICY 1.9.3: To facilitate public transit access, integrated transportation systems should be encouraged to serve a Regional Activity Center.

POLICY 1.9.4: To enhance pedestrian movement and safety, the separation of pedestrian and vehicular traffic should be encouraged within a Regional Activity Center.

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

POLICY 1.9.6: A Regional Activity Center should provide for substantial housing opportunities to allow people to both live and work within the Regional Activity Center.

POLICY 1.9.7: A Regional Activity Center shall include opportunities to address the affordable/workforce housing needs of the city.

POLICY 1.9.8: Park land and/or open space that is open to the public must be included as a functional component within a proposed Regional Activity Center.

2.3 PERMITTED USES IN FUTURE LAND USE CATEGORIES

The following section is a listing of the types of uses permitted in each of the City Future Land Use Plan Map designations. These uses were developed to be consistent with State requirements for regulating land uses within each Plan designation and with the Broward County Land Use Plan. These uses are intended to guide land use decisions and provide the framework for consistency between the Hallandale Beach Zoning and Land Development Code and this Comprehensive Plan.

As identified, the permitted uses in the Land Use Plan categories are tied to specific zoning categories of the Hallandale Beach Zoning and Land Development Code.

Utilities ancillary to permitted and conditional uses may be permitted within all land use categories.

I. REGIONAL ACTIVITY CENTER (See Objective 1.9)

The purpose of the Regional Activity Center land use category is to facilitate mixed-use development, encourage mass transit, and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. This designation will only be applied to areas that are of regional significance. Consistent with the Broward County Land Use Plan, the following criteria must be met for an area to qualify as a Regional Activity Center within the City of Hallandale Beach:

- A Regional Activity Center shall be a specific geographic area consisting of at least 160 gross contiguous acres. No new Regional Activity Center shall be permitted on the barrier island (the area east of the Intracoastal Waterway).
- The type and density or intensity of land uses permitted within a proposed Regional Activity Center shall be specified for inclusion within the Permitted Uses Section of the City of Hallandale Beach Future Land Use Element.
- An inter-local agreement between the City of Hallandale Beach and Broward County must be executed no later than six months from the effective date of the adoption of any Regional Activity Center within city limits that provides for monitoring of development activity and enforcement of permitted land uses and proposed densities and intensities by the City.
- A Regional Activity Center shall include mixed land uses of regional significance, including residential uses.
- A Regional Activity Center shall integrate open spaces that are accessible to the

public such as greenways, public plazas, recreational areas in order to enhance pedestrian and non-motorized activities and connectivity of the Regional Activity Center.

- A Regional Activity Center shall be guided by performance and design standards approved for the Regional Activity Center that provide for an interconnected street network, safe and attractive pedestrian environment and multi-modal transit connections.
- A Regional Activity Center shall provide design standards that ensure compatibility between existing and planned land uses within and adjacent to the Regional Activity Center.

The following areas have been designated as Regional Activity Centers within the City of Hallandale Beach Land Use Plan consistent with the Broward County Land Use Plan:

Hallandale Beach Regional Activity Center

Acreage: Approximately 464.49 net acres

General Location: The site is in the central and northwestern portions of the City.

Density/Intensity of Land Uses:¹

Land Use	Maximum
Residential:	4741* dwelling units ² 8741* dwelling units
Commercial:	136.94 net acres
Commercial Recreation:	45.95 net acres
Community Facilities:	17.83 net acres
Employment Center:	3.61 net acres
Light Industrial:	10.15 net acres
Public Parks:	17.04 net acres ^{3,4}

Remarks:

¹ Acreage for non-residential land uses will be assigned on a net acreage basis to all lands included within the development parcel needed to comply with on-site land development requirements. such as. but not limited to. building footprint, setbacks, parking, outdoor pedestrian circulation, landscaping, drainage, etc. Within mixed use projects, acreage shall be assigned according to the proportion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the net acreage of the development parcel will be assigned to A).

² Consisting of ~~550~~ 750 single-family units, ~~994~~ 4,391 duplexes, ~~4,200~~ townhouses, ~~4,000~~ garden apartments, and ~~1,000~~ 2,000 mid-rise apartments, and 1,600 high-rise apartment. Dwelling units from any given category (ex: single-family, townhouses, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates. Residential development east of U.S. 1 shall be limited to the number of units currently permitted by the

Broward County Land Use Plan. At least 15 percent of the residential units constructed in excess the Base Densities, pursuant to the City's land development code, must be affordable as defined in Article 5 of the Administrative Rules Document: BrowardNext, and the affordability of the units shall be maintained for the period of time required in such article. No development plan for such projects shall be approved unless a declaration of restrictive covenants, a plat note or other form of enforceable restriction acceptable to the City is included therein which provides assurance that this affordable housing requirement will be met.

~~3. Resolution 2009-09 (adopted May 6, 2009) of the City of Hallandale Beach dedicates Foster Park to the public for twenty-five (25) years as an outdoor recreation area because funding was provided through the Florida Recreation Development Assistance Program (FORAP). Additionally, if any other existing park acreage in the RAC is replaced, such replacement lands and facilities shall serve the same neighborhoods in an equivalent or improved capacity.~~

~~4 Park acreage includes the 0.4175 acres of the Foster Park Addition. Acquisition of the site was accommodated through the Broward County Safe Land Preservation Bond Program.~~