

CITY OF HALLANDALE BEACH
MEMORANDUM

DATE: April 20, 2009

TO: Planning and Zoning Board

FROM: Richard D. Cannone, Director of Development Services

SUBJECT: Application #35-09-TC (City Initiated)
Ordinance amending the City of Hallandale Beach's Zoning and Land Development Code by creating Division 23 "Development Site Maintenance".

AR# 006/08

PURPOSE:

To amend Chapter 32, Article IV, of the City of Hallandale Beach Code of Ordinances, "The Zoning and Land Development Code" by creating Division 23, "Development Site Maintenance", in order to provide maintenance standards for sites that have been approved for development.

BACKGROUND:

In recent years, the City Commission has approved several major developments projects throughout the City; however, many of these projects have yet to be constructed and the properties are being neglected. The most common code violations include fences in disrepair, overgrown landscaping, and litter and debris.

The City Commission at their March 5, 2008 meeting recommended that staff review property maintenance codes in relation to development projects and bring back recommendations.

The ordinance was presented to the Code and Permitting Advisory Board at their April 9th, 2009 meeting and they had no adverse comments.

DISCUSSION:

Pursuant to City Commission directive, staff has reviewed the City's current code and researched other city's property maintenance standards and has prepared the attached ordinance to be considered for a recommendation of approval.

To: Planning and Zoning Board
From: Richard D. Cannone, Director of Development Services
RE: Application #35-09-TC-Ordinance Creating Division 23 "Development Site Maintenance".
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RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend approval of the attached Ordinance creating Division 23 "Development Site Maintenance" of the City of Hallandale Beach's Zoning and Land Development Code in order to provide maintenance standards for sites that have been approved for development.

PLANNING AND ZONING BOARD RECOMMENDATION:

Suggested Motion:

I move to recommend approval of application #35-09-TC, to amend Chapter 32, Article IV, of the City of Hallandale Beach Code of Ordinances, "The Zoning and Land Development Code" by creating Division 23, "Development Site Maintenance".