



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

<b>Applicant :</b>	City of Hallandale Beach	<b>Meeting Date:</b>	February 26, 2014	
<b>Project Name:</b>	Fashion Art & Design Overlay District Expansion	<b>Project Address:</b>	103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 201, 203, 205, 207, 209, 211 N.E. 2 <sup>nd</sup> Ave. and 113 E. Hallandale Beach Blvd.	
<b>Application #:</b>	59-14-Z	<b>Application Type:</b>	Rezoning	
<b>Planning District:</b>	NW Quadrant	<b>Quasi Judicial:</b> <i>(Enter X in box)</i>	<b>YES</b>	<b>NO</b>
			<b>X</b>	
<b>Parcel Size:</b>	99894 SF (2.29 acres)	<b>Public Hearing:</b> <i>(Enter X in box)</i>	<b>YES</b>	<b>NO</b>
			<b>X</b>	
<b>Existing Zoning :</b>	Residential Two Family (Duplex) District (RD-12), Planned Redevelopment Overlay District (PRD), Business Limited (B-L)			
<b>Proposed Zoning:</b>	RD-12, PRD, B-L, Fashion Art and Design Overlay District			
<b>Existing Use:</b>	Single family residences Commercial			
<b>Comprehensive Plan Future Land Use Designation:</b>	Regional Activity Center	<b>Surrounding Land Use:</b>		
		North – Regional Activity Center South – Regional Activity Center East – Regional Activity Center West – Regional Activity Center		
<b>Surrounding Zoning:</b>		<b>Strategic Plan Priority Area:</b> <i>(Enter X in box)</i>		
North – B-I (Business Industrial District) South – B-L (Business Limited District) East – RD-12 (Residential Two Family (Duplex) District) West – RD-12 (Residential Two Family (Duplex) District)		<b>Cohesive Visual Appeal</b> <input checked="" type="checkbox"/> <b>Civil &amp; Respectful Government</b> <input type="checkbox"/> <b>Create Local Jobs</b> <input type="checkbox"/> <b>Economic Development</b> <input type="checkbox"/> <b>Improve City Infrastructures</b> <input type="checkbox"/> <b>Improve Safety, Security &amp; Comfort of Residents</b> <input checked="" type="checkbox"/> <b>Operational Excellence</b> <input type="checkbox"/> <b>Quality of Life</b> <input type="checkbox"/> <b>Vibrant Destination</b> <input checked="" type="checkbox"/>		
<b>Sponsor Name:</b>	Althea Jefferson, AICP, Planning & Zoning Manager	<b>Prepared By:</b>	Althea Jefferson, AICP, Planning & Zoning Manager	

**Short Title:**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, EXPANDING THE FASHION ART AND DESIGN OVERLAY DISTRICT

BOUNDARY TO INCLUDE PROPERTIES LOCATED BETWEEN N.E. 3<sup>RD</sup> STREET AND HALLANDALE BEACH BOULEVARD, ON THE WEST SIDE OF NE 2<sup>ND</sup> AVENUE; AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF HALLANDALE BEACH ENTITLED ZONING AND LAND DEVELOPMENT CODE BY AMENDING ARTICLE III ENTITLED ZONING, DIVISION 2 ENTITLED ZONING DISTRICTS, AT SECTION 32-171 ENTITLED FASHION ART AND DESIGN OVERLAY DISTRICT TO INCLUDE RD-12 (RESIDENTIAL TWO-FAMILY) ZONING DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

## **Staff Summary:**

### **Background**

Originally referred to as “Schmatta Row,” Fashion Art and Design Overlay District was recognized by the City as a special district in 1980; however, the City Commission amended the Overlay District with its adoption of Ordinance 2014-03 on January 22, 2014 to revise permitted and conditional uses in the area.

On January 8, 2014, the City Commission directed staff to expand the Fashion Art and Overlay District to expand the overlay boundary to include the properties located between N.E. 3<sup>rd</sup> Street and Hallandale Beach Boulevard, on the west side of N.E. 2<sup>nd</sup> Avenue, which are zoned RD-12. Exhibit A of the attached proposed ordinance reflects this area.

### **Why Action is Necessary**

Pursuant to Chapter 2, Division 7 of the Hallandale Beach Code of Ordinances, the Planning and Zoning Board reviews and makes advisory recommendations to the City Commission on rezoning applications.

### **Current Situation**

At the first reading of Ordinance 2014-03, City Commission directed staff to expand the overlay boundary to include the properties located on the west side of N.E. 2<sup>nd</sup> Avenue. The attached proposed ordinance is necessary to facilitate the rezoning, as the Fashion Art and Design Overlay District does not currently provide for RD-12 zoning. The proposed ordinance to facilitate the rezoning and text amendment is attached as Exhibit 1. The proposed boundary expansion and rezoning to Fashion Art and Design Overlay District is depicted on Attachment A.

Pursuant to Chapter 32-1004, each affected property owner received public hearing notices 10 days prior to the February Planning and Zoning Board (PZB) meeting. In addition, notices were sent to the surrounding property owners (1,000 foot radius) 10 days prior to PZB.

### **Analysis**

Currently, Fashion Art and Design Overlay District currently applies to the properties on NE 1<sup>st</sup> Avenue zoned B-L District between Hallandale Beach Boulevard to NE 3 street and NE 2 Avenue between NE 3 street and NE 5 street. The proposed ordinance pertains to the parcels

reflected on Exhibit A, thus expanding the current boundaries to N.E. 2<sup>nd</sup> Avenue between NE 3<sup>rd</sup> Street and Hallandale Beach Boulevard.

The parcels subject to the rezoning encompass approximately 2.29 acres. Without the rezoning, the overlay consists of three primary zoning districts: Residential Multi-family (RM-18), Business Limited (B-L), and Business Industrial (B-I). However, the proposed rezoning will add the RD-12 (residential two-family) zoning district to the Fashion Art and Design Overlay District. As such, the proposed rezoning includes text changes to the overlay provisions, which provide the RD-12 zoning regulations within the Fashion Art and Design Overlay District. The text changes are reflected in the proposed ordinance (Exhibit 1).

#### COMPREHENSIVE PLAN CONSIDERATIONS

The rezoning is consistent with the City's Comprehensive Plan and the Fashion Row Implementation Plan that was completed in December, 2011.

FLUE POLICY 1.2.5 establishes the City's commitment to uphold and enhance the subject overlay district.

FLUE POLICY 1.9.5 provides that redevelopment activities should be encouraged within a Regional Activity Center.

#### APPLICABLE CODES AND ORDINANCES

The rezoning is consistent with the City's Zoning and Land Development Code. Pursuant to Chapter 32-963 of the City's Zoning and Land Development Code, the proposed change would not be contrary to the established land use pattern; create an isolated district unrelated to adjacent and nearby districts; or, alter the population density pattern or have an adverse impact upon public facilities such as schools, utilities and streets. In addition, the district boundary would be logically drawn in relation to existing conditions on the properties proposed for change.

The proposed rezoning to Fashion Art and Design Overlay District would provide more flexible development standards while assuring a higher quality development which will enhance the surrounding area. The assignment of Fashion Art and Design Overlay District to the subject properties is consistent with the review criteria set forth in the Comprehensive Plan and the Zoning and Land Development Code.

#### Residential (RD-12)

The proposed text changes will expand the Fashion Art and Design Overlay District to include N.E. 2<sup>nd</sup> Avenue between NE 3<sup>rd</sup> Street and Hallandale Beach Boulevard, which is zoned RD-12. The permitted and conditional uses for the expanded area will remain untouched.

Attached for Planning and Zoning Board consideration and recommendation is the proposed ordinance, which will expand the Fashion Art and Design Overlay District to include the properties located along N.E. 2<sup>nd</sup> Avenue, between N.E. 3<sup>rd</sup> Street and Hallandale Beach Boulevard. The proposed ordinance also includes a text amendment to add provisions for RD-12 zoning within the overlay area.

Once Planning and Zoning Board action is taken, the ordinance will then be presented to the City Commission for First and Second Readings.

**Proposed Action:**

Staff recommends the approval of the proposed boundary expansion of the Fashion Art and Design Overlay District, which includes a text amendment to add provisions for RD-12 zoning within the overlay area.

As such, a member of the Planning and Zoning Board shall make a motion to:

- recommend the City Commission **APPROVE** the proposed ordinance; or,
- recommend the City Commission **APPROVE** the proposed ordinance **WITH CHANGES**, as proposed by the Board; or,
- recommend the City Commission **NOT APPROVE** the proposed ordinance.

**Attachment(s):**

Exhibit 1- Proposed Ordinance  
Attachment A – Proposed Fashion Art and Design Overlay District Map