



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

<b>Meeting Date:</b>	September 23, 2014	<b>Item Type:</b> <i>(Enter X in box)</i>	<b>Resolution</b>	<b>Ordinance</b>	<b>Other</b>
				<b>X</b>	
<b>Applicant:</b>	City of Hallandale Beach	<b>Public Hearing:</b> <i>(Enter X in box)</i>		<b>Yes</b>	<b>No</b>
				<b>X</b>	
<b>Project Name :</b>	Regional Activity Center (RAC) Map Rezoning	<b>Advertising Requirement:</b> <i>(Enter X in box)</i>		<b>Yes</b>	<b>No</b>
				<b>X</b>	
<b>Planning District:</b>	RAC	<b>Quasi-Judicial:</b> <i>(Enter X in box)</i>		<b>Yes</b>	<b>No</b>
					<b>X</b>
<b>Project Number :</b>	Application #159-14- Z	<b>Strategic Plan Priority Area:</b> <i>(Enter X in box)</i> <b>Cohesive Visual Appeal</b> <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 checked="" 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 checked="" type="checkbox"/> <b>Vibrant Destination</b> <input checked="" type="checkbox"/>			
<b>Sponsor Name:</b>	Althea Jefferson, AICP, Planning & Zoning Manager	<b>Prepared by:</b>	Vanessa Leroy, Associate Planner		

<b>Short Title:</b>
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AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ZONING MAP TO IMPLEMENT NEW REGULATIONS IN THE ZONING AND LAND DEVELOPMENT CODE FOR HALLANDALE BEACH'S REGIONAL ACTIVITY CENTER (RAC); REMOVING THE PEMBROKE ROAD OVERLAY DISTRICT; REMOVING THE FOSTER ROAD OVERLAY DISTRICT; REMOVING THE NORTH DIXIE OVERLAY DISTRICT; REMOVING THE FASHION ART AND DESIGN OVERLAY DISTRICT; REMOVING THE SOUTH DIXIE OVERLAY DISTRICT; REMOVING THE PLANNED REDEVELOPMENT OVERLAY DISTRICT (PRD) AND THE PLANNED DEVELOPMENT (PDD) OVERLAY DISTRICT FROM LAND IN THE REGIONAL ACTIVITY CENTER; REZONING LAND IN THE REGIONAL ACTIVITY CENTER GENERALLY WEST OF NW FIRST AVENUE TO THE NEW WEST RAC ZONING DISTRICT WHICH INCLUDES THREE SUBDISTRICTS AS IDENTIFIED IN THE REGULATING PLAN ; REZONING LAND IN THE REGIONAL ACTIVITY CENTER GENERALLY EAST OF NW SECOND AVENUE TO THE NEW CENTRAL RAC ZONING DISTRICT WHICH INCLUDES SIX

SUBDISTRICTS AS IDENTIFIED IN THE REGULATING PLAN; RETAINING EXISTING ZONING IN THE REGIONAL ACTIVITY CENTER FOR PARCELS ZONED SINGLE-FAMILY RESIDENTIAL (RS-6), RECREATION AND OPEN SPACE (OS), AND EDUCATIONAL FACILITY (ED); RETAINING EXISTING ZONING IN THE REGIONAL ACTIVITY CENTER FOR CERTAIN PARCELS ZONED LIGHT INDUSTRIAL (I-L) AND COMMUNITY FACILITY (CF); REZONING CERTAIN PARCELS IN THE GEO M PHIPPENS SUBDIVISION FROM BUSINESS LIMITED (B-L) AND RESIDENTIAL TWO-FAMILY (DUPLEX) (RD-12) TO COMMUNITY FACILITY (CF); REZONING CERTAIN PARCELS IN THE THOMPSON AND STIRRUP SUBDIVISION, THE FOSTER PARK SUBDIVISION, AND THE GEO M PHIPPENS SUBDIVISION FROM COMMUNITY FACILITY (CF), BUSINESS LIMITED (B-L), AND RESIDENTIAL TWO-FAMILY (DUPLEX) (RD-12) TO RECREATION AND OPEN SPACE (OS); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

## **Staff Summary:**

### **Background**

A total of 464.49 net acres (637.6 gross acres) were designated as Regional Activity Center (RAC) Future Land Use on July 21, 2010, by the City Commission with the adoption of Ordinance #2010-11 and Ordinance #2010-12.

To implement the goals, objectives, and policies for the RAC, the Zoning and Land Development Code must be amended. Proposed amendments include the addition of two new zoning districts (Central RAC and West RAC), along with corresponding zoning regulations. Regulating plans (detailed zoning map) are contemplated in a separate ordinance and staff report. First, the subject areas must be rezoned to West RAC and Central RAC districts.

On August 27, 2014, the Planning and Zoning Board unanimously voted to continue the public hearing for the proposed ordinance to allow staff additional time to address the public comments and questions raised during the hearing.

### **Why Action is Necessary**

Pursuant to Section 2-231(f)(1) of the City of Hallandale Beach Code of Ordinances, the City's Planning and Zoning Board shall review and make advisory recommendations to the City Commission on applications for changes to the official zoning map.

### **Current Situation**

The City of Hallandale Beach recognizes one Zoning Map which dictates the zoning designations for the City pursuant to the Zoning and Land Development Code. Currently, the zoning districts within the RAC include several residential and, non-residential zoning districts, as well as several overlay districts. The districts are listed below by category:

#### Residential:

- Residential Single-Family (RS-6),
- Residential Two-Family (Duplex) District (RD-12),
- Residential Multi-family (RM-18), and
- Residential Multi-family High Density (RM-HD2).

#### Non-residential:

- Business Limited (B-L),
- Business General (B-G),
- Light Industrial (I-L),
- Employment Center (EC),
- Community Facility (CF),
- Recreation,
- Open Space (OS), and
- Commercial Recreational Active District (CR-A).

The RAC also includes several overlay districts, including

- Foster Road,
- Pembroke Road,
- North Dixie Highway,
- Fashion Art and Design,
- South Dixie Highway,
- Planned Development District (PDD) and
- Planned Redevelopment District (PRD).

The proposed ordinance will revise the official zoning map by establishing the West RAC and Central RAC districts. The specific regulations and the mapped regulating plans are provided under separate ordinance with detailed development standards. In addition, the proposed ordinance will rezone certain parcels in GEO M PHIPPENS, Foster Park and Thompson and Stirrup Subdivisions.

### **Analysis**

The proposed Ordinance to amend the Official City Zoning Map (Exhibit 1) reflects the following changes listed below and results in a new City of Hallandale Beach Zoning Map (Exhibit 2):

1. Foster Road, Pembroke Road, Fashion Art and Design, North Dixie, and South Dixie overlay districts are repealed.
2. Planned Development Overlay District (PDD) and Planned Redevelopment Overlay District (PRD) are removed from the areas designated as Regional Activity Center (RAC).
3. The areas designated as RAC on the Hallandale Beach Future Land Use Map (Exhibit 3), and located west of NW 1st Ave, including the properties located between NW 6TH Street and NW 4TH Street and NW 1th Ave and North Dixie Hwy, are rezoned to West RAC district.
4. The areas designated as RAC on the Hallandale Beach Future Land Use Map, and located east of NW 1st Ave are rezoned to Central RAC district.
5. Properties zoned Single-Family Residential (RS-6), Recreation and Open Space (OS), and Educational Facility (EC), located within the Regional Activity Center (RAC) at the time this Ordinance is adopted, shall maintain their existing zoning designations.
6. Properties zoned Light Industrial (I-L), with the exception of the parcels legally described as TOWN OF HALLANDALE B-13 D LOT 8,9 BLK 2 and TOWN OF HALLANDALE B-13 D LOT 8 BLK 3 and TOWN OF HALLANDALE B-13 D LOT 9 BLK 3, and properties

zoned Community Facility (CF), with the exception of the current Hepburn Center property (referenced in Section 7 of this ordinance), located within the Regional Activity Center (RAC) at the time this Ordinance is adopted, shall maintain their existing zoning designations.

7. The parcels legally described as GEO M PHIPPENS SUB IN 22-51-42 B-145 D LOT 11 LESS ST & LESS BEG AT A PT ON E/L & 10 S OF NE COR OF LOT 11,WLY 102.41,SELY 102.50 TO A PT ON E/L OF SAID LOT LYING 4.19 S OF POB,NLY 4.19 TO POB BLK B and GEO M PHIPPENS SUB IN 22-51-42 B-145 D LOT 7 THRU 10 BLK B and GEO M PHIPPENS SUB IN 22-51-42 B-145 D LOT 12 LESS ST BLK B, are rezoned from to Business Limited (B-L) zoning district to Community Facility (CF) zoning district. These parcels are designated for the construction of a new Hallandale Beach Fire Station.
8. The parcels legally described as GEO M PHIPPENS SUB IN 22-51-42 B-145 D LOT 6 BLK B and GEO M PHIPPENS SUB IN 22-51-42 B-145 D LOT 2,4 BLK B, are rezoned from Residential Two-Family (Duplex) (RD-12) zoning district to Community Facility (CF) zoning district. These parcels are designated for the construction of a new Hallandale Beach Fire Station.
9. The parcels legally described as THOMPSON & STIRRUP ADD 32-3 B LOT 12 THRU 17 BLK 1 AND THOMPSON & STIRRUP ADD 32-3 B LOT 6 THRU 11 BLK 1 AND THOMPSON & STIRRUP ADD 32-3 B LOT 1,2,3,4,5 BLK 1 AND THOMPSON & STIRRUP ADD 32-3 B LOT 22,23,24 BLK 1 and the parcels legally described as FOSTER PARK 21-13 B LOT 1 THRU 8 BLK 1 AND 17 THRU 22 BLK 1, are rezoned from Community Facility (CF) zoning district to Recreation Open Space (OS) zoning district. These parcels are owned by the City of Hallandale Beach and are anticipated for the expansion of the O. B. Johnson Park.
10. The parcels legally described as FOSTER PARK 21-13 B LOT 1 THRU 8 BLK 1 AND 17 THRU 22 BLK 1 are rezoned from Business Limited (B-L) zoning district to Recreation Open Space (OS) zoning district. These parcels are currently part of the Foster Park property.
11. The parcel legally described as GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOTS 11,12 BLK J, are rezoned from Residential Two-Family (Duplex) (RD-12) zoning district to Recreation Open Space (OS) zoning district. This parcel is located outside of the RAC and is currently part of the B. F. James Park. It was initially a right-of-way vacated for the renovation of the B. F. James Park.

The zoning map is proposed with consideration to the following standards of approval for rezoning, pursuant to Section 32-963:

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 rezoning is proposed to implement the RAC Future Land Use designation.

**2. The proposed change would or would not be contrary to the established land use pattern.**

The proposed rezoning is not contrary to existing land use patterns.

**3. The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.**

The proposed rezoning does not create isolated unrelated districts. Block and street patterns of adjacent districts were considered while establishing the proposed zoning districts.

**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.**

Although the proposed change will alter the population density pattern, it will not have any adverse impact upon public facilities such as schools, utilities and streets, as the regulating plan and development standards provide safeguards to ensure adequate public facilities are available concurrent with new development.

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

The current district designations do not provide for the Regional Activity Center; thus, the rezoning is needed to implement the RAC Land Use.

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

When the City Commission adopted the RAC Future Land Use, and the County Re-certified the Future Land Use Plan, the City was then required to provide implementing regulations in the Zoning and Land Development Code for the entire RAC area. The rezoning is the first step to accomplishing this requirement.

**7. Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.**

The Zoning and Land Development Code does not currently fully conform to the Goals, Objectives and Policies (GOPs) of the Comprehensive Plan, Land Use Element. Currently, there are no provisions for the RAC within the code, and it must be amended to provide regulations to implement the RAC.

**8. Whether or not the change is out of scale with the needs of the neighborhood.**

The proposed rezoning is scaled solely to cater to the needs of the Regional Activity Center.

**Proposed Action:**

Staff recommends the Planning and Zoning Board forward to the City Commission recommendation to approve the proposed ordinance, which will amend the existing Zoning Map and adopt the RAC Regulating Plan.

The Board may recommend approval, recommend approval with changes, or recommend denial of the proposed ordinance.

**Attachment(s):**

Exhibit 1- Proposed Ordinance

Exhibit 2- Proposed City of Hallandale Beach Official Zoning Map

Exhibit 3- Future Land Use Map