



## 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>	Zoning and Land Development Code Amendment	<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 #163-14-TC	<b>Strategic Plan Priority Area:</b> <i>(Enter X in box)</i>			
		<b>Cohesive Visual Appeal</b> <b>Civil &amp; Respectful Government</b> <b>Create Local Jobs</b> <b>Economic Development</b> <b>Improve City Infrastructures</b> <b>Improve Safety, Security &amp; Comfort of Residents</b> <b>Operational Excellence</b> <b>Quality of Life</b> <b>Vibrant Destination</b>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
<b>Sponsor Name:</b>	Althea Jefferson, AICP, Planning & Zoning Manager	<b>Prepared by:</b>	Bill Spikowski, FAICP, on behalf of the Treasure Coast Regional Planning Council		

<b>Short Title:</b>
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AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV, DEVELOPMENT STANDARDS; DIVISION 2, ACCESSORY USES AND STRUCTURES; ADDING DIVISION 7-B, HOME OCCUPATIONS AND LIVE/WORK; DIVISION 8, LANDSCAPING; ADDING DIVISION 9-B, OUTDOOR DISPLAY; ADDING DIVISION 9-C, OUTDOOR SEATING; DIVISION 14, RESIDENTIAL CARE FACILITIES; DIVISION 17, SIGNS; AMENDING ARTICLE V, DEVELOPMENT REVIEW; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

## **Staff Summary:**

### **Background**

In 2010, the City Commission designated a Regional Activity Center (RAC) on the Future Land Use Map.

The City is in the process of adopting new zoning regulations for the entire RAC designation. This ordinance is a companion ordinance that amends portions of Articles IV and V of the Zoning and Land Development Code to keep the code consistent with these new zoning regulations.

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 regarding proposed Ordinance 2014 – B (the previous agenda item).

### **Why Action is Necessary**

Pursuant Section 2-231(f)(1) the City of Hallandale Beach 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.

### **Current Situation**

The new zoning regulations for the Regional Activity Center are being adopted into Article III of the Zoning and Land Development Code, where all of the city's zoning districts are described.

Certain amendments are needed to other articles of the code to keep the code internally consistent and to maintain its organizational structure, which uses separate articles to address subjects that apply to all zoning districts.

This companion ordinance is divided into eight sections:

- 1: Section 32-242 of the code addresses accessory uses and structures. A minor change is needed to include accessory dwelling units, which will now be allowed under limited conditions.
- 2: The existing code addresses home occupations in a portion of the code that is reserved for zoning districts (in Article III). The home occupation regulations are being moved from section 32-191 into Article IV which contains the city's other development standards. The new Division 7-B in Article IV also includes new regulations for live/work and work/live dwelling units.
- 3: Division 8 of Article IV addresses landscaping. To avoid creating any conflicts in the code, section 32-384 is being amended so that it is clear that special landscaping requirements in specific zoning districts will override the general requirements in Division 8.
- 4: The existing code addresses outdoor display in a portion of the code that is reserved for zoning districts (in Article III). The outdoor display regulations are being moved

from section 32-168 into a new Division 9-B of Article IV which contains the city's other development standards. No changes are being made to the outdoor display regulations.

- 5: The existing code addresses outdoor seating in a portion of the code that is reserved for zoning districts (in Article III). The outdoor seating regulations are being moved from section 32-169 into a new Division 9-C of Article IV which contains the city's other development standards. No changes are being made to the outdoor seating regulations.
- 6: Division 14 of Article IV addresses residential care facilities. Because this section contains some references to zoning districts, amendments are needed to include the new RAC zoning districts.
- 7: Division 17 of Article IV is the city's sign code. Because this section contains some references to zoning districts, amendments are needed to include the new RAC zoning districts.
- 8: Section 32-782 in Article V provides review procedures for minor and major development proposals. The new Central RAC zoning district allows an expedited review procedure for certain applications that meet all Central RAC requirements, including not exceeding the base density and not requiring any conditional uses, variances, or redevelopment area modifications. New language is being added into section 37-782 as a cross-reference to the expedited review procedure.

**Proposed Action:**

Staff recommends the Planning and Zoning Board make a recommendation to approve the proposed Ordinance 2014 - C, which is a companion ordinance that amends portions of Article IV and V of the Zoning and Land Development Code to keep it consistent with the new zoning districts for the area designated as Regional Activity Center on the Future Land Use Map.

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

**Attachment(s):**

Exhibit 1 – Proposed Ordinance 2014 – C, with revisions through September 10, 2014