



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Meeting Date:	September 23, 2014	Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other
				X	
Applicant:	City of Hallandale Beach	Public Hearing: <i>(Enter X in box)</i>		Yes	No
				X	
Project Name :	Zoning and Land Development Code Amendment	Advertising Requirement: <i>(Enter X in box)</i>		Yes	No
				X	
Planning District:	RAC	Quasi-Judicial: <i>(Enter X in box)</i>		Yes	No
					X
Project Number :	Application #145-14- TC #146-14- TC	Strategic Plan Priority Area: <i>(Enter X in box)</i> Cohesive Visual Appeal <input type="checkbox"/> Civil & Respectful Government <input type="checkbox"/> Create Local Jobs <input type="checkbox"/> Economic Development <input type="checkbox"/> Improve City Infrastructures <input checked="" type="checkbox"/> Improve Safety, Security & Comfort of Residents <input checked="" type="checkbox"/> Operational Excellence <input type="checkbox"/> Quality of Life <input checked="" type="checkbox"/> Vibrant Destination <input checked="" type="checkbox"/>			
Sponsor Name:	Althea Jefferson, AICP, Planning & Zoning Manager	Prepared by:	Althea Jefferson, AICP, Planning & Zoning Manager Anthea Gianniotis, AICP, Urban Designer/Town Planner		

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING ARTICLE I, GENERAL PROVISIONS; AMENDING ARTICLE III, ZONING; DIVISION 1, DISTRICT RULES; DIVISION 2, ZONING DISTRICTS (NOW ZONING DISTRICTS AND OVERLAYS); SUBDIVISION I, ESTABLISHMENT OF DISTRICTS (NOW CONVENTIONAL ZONING DISTRICTS); ADDING SECTION 32-160, WEST RAC DISTRICT; SUBDIVISION II, SPECIAL USES (NOW PLANNED DEVELOPMENT ZONING DISTRICTS); ADDING SUBDIVISION III, MAPPED OVERLAYS; ADDING SUBDIVISION IV, PLANNED DEVELOPMENT OVERLAYS; ADDING DIVISION 3, FORM-BASED ZONING DISTRICTS; ADDING SUBDIVISION I, CENTRAL RAC DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; 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.

The Hallandale Beach RAC is generally located east of Interstate 95, between Pembroke Road and Southwest 11th Street (Broward/Miami/Dade County Line). The RAC land use designation is intended for downtown and redevelopment areas, regional employment centers, centers for tourism, and areas surrounding regional community facilities.

The City must now adopt zoning regulations for the entire area designated as RAC on the Future Land Use Map (Exhibit 3).

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. Attached to this report is a summary of those comments and questions, along with responses by staff and consultants (see Exhibit 2). A revised ordinance is attached as Exhibit 1, dated September 10, 2014.

Why Action is Necessary

Pursuant to Section 2-231(f)(1) of the City of Hallandale Beach Code of Ordinance, the City's 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 Hallandale Beach Comprehensive Plan calls for the city to direct development and redevelopment in its central core to areas adjacent to major transportation corridors within the RAC, such as Federal Highway, Dixie Highway, Hallandale Beach Boulevard, Pembroke Road, and Foster Road. RAC policies are found in the Future Land Use Element immediately following Objective 1.9.

The plan also calls for the city to adopt land development regulations to protect existing residential neighborhoods within and adjacent to the RAC while allowing appropriate redevelopment to take place.

City Administration has reviewed the existing zoning and land development code and determined that the new regulations should be combined with substantial reorganization of the existing code, which is considerably out-of-date and has been patched with numerous overlays that have proven difficult to understand and administer.

In addition, the city strongly supports commuter rail service through the city and wishes to make its zoning and land development code consistent with recommendations of the Florida Department of Transportation that would support transit-oriented development near transit stations.

Currently, the RAC includes the following residential zoning districts:

- Residential Single-family (RS-6)
- Residential Two-family (RD-12)
- Residential Multi-family (RM-18)
- Residential Multi-family High Density (RM-HD2).

The RAC also includes these additional zoning districts:

- Business Limited District (B-L)
- Business General District (B-G)
- Business Industrial District (B-I)
- Central City Business District (CCB)
- Employment Center (EC)
- Community Facilities (CF)
- Light Industrial & Manufacturing (IL)
- Recreation and Open Space (OS)
- Commercial Recreational – Active (CR-A)

The RAC also includes these overlay districts:

- Foster Road Corridor
- Pembroke Road
- North Dixie Corridor
- South Dixie Highway
- Fashion / Art / Design
- Planned Development Overlay
- Planned Redevelopment Overlay

The permitted density/intensity within the RAC is limited to the underlying zoning district's permitted uses, except where dwelling units are reassigned to other tracts through the RAC density allocation procedure.

Analysis of Proposed Changes

New Central RAC Zoning District

The Central RAC District is comprised of a majority of the land in the RAC. It extends from the Hollywood city limits on the north to the county line on the south, It includes most land between Federal Highway and Dixie Highway and some land beyond each.

This ordinance creates a new Central RAC zoning district (see Exhibit B). This district is known as a “form-based” zoning district because it will guide redevelopment activities, private and public, into a specific urban form with a pedestrian-friendly public realm.

A companion ordinance makes several changes to Articles IV and V of the zoning and land development code that are needed to keep the code internally consistent. A third

ordinance will rezone land within the Central RAC (and West RAC) boundaries into the new zoning districts.

The Central RAC District includes a map called a regulating plan that identifies its exact boundaries. The regulating plan assigns all land within this zoning district into one of six subdistricts:

- RAC Corridor
- Transit Core
- RAC Neighborhood
- Transitional Mixed-Use
- Fashion / Art / Design
- Greyhound Track

Allowable uses are assigned by subdistrict according to the use matrix in Table 32-193.

General requirements for the configuration of private buildings are provided in Section 32-194. The next six sections provide specific standards for each subdistrict.

Section 32-201 defines “frontage standards” for the front entrances to buildings and for the area between buildings and streets. These standards are an essential part of a form-based zoning district because they, along with public improvements in the right-of-way, make up the pedestrian-friendly public realm.

Section 32-202 defines the types of civic open spaces. These include major parks like Bluesten Park plus smaller civic spaces such as plazas, squares, and playgrounds.

Section 32-203 contains parking standards for Central RAC and provides that these standards will be reduced within ¼ mile of the station for the Tri-Rail Coastal Link.

Section 32-204 identifies maximum block sizes for redevelopment activities in order to maintain proper traffic circulation and comfortable conditions for walking and bicycling.

Section 32-205 sets forth procedures for development approvals in Central RAC, including a new administrative approval process for applications that do not request variances, conditional uses, redevelopment area modifications, or additional density.

Section 32-206 explains the city’s requirements for obtaining additional density within the RAC.

New West RAC Zoning District

This ordinance also creates a new West RAC zoning district (see Exhibit A). The West RAC District is comprised of the Pembroke Road and Foster Road corridors. The proposed ordinance addresses this geographic area with the following changes to the Land Development Code:

1. Repeals two Overlay Districts: Foster Road and Pembroke Road;
2. Establishes three subdistricts within the West RAC, including Palms Gateway, Foster Road, and Pembroke Road;

3. Retains the existing permitted commercial uses along Foster Road and Pembroke Road for all properties previously designated Business General (B-G);
4. Narrows the list of permitted uses for the properties previously zoned Business Industrial (B-I);
5. Reduces the minimum lot width requirement for single family residential, duplex and commercial uses (mixed uses and multi-family remain unchanged);
6. Adds Live-Work Units to the list of permitted uses within the Pembroke Road Subdistrict, and as a conditional use in the Foster Road Subdistrict;
7. Encourages mixed uses;
8. Retains the existing landscaping, signage, and fencing regulations;
9. Establishes administrative approval for RAM waivers of 20% and below;
10. Mirrors the parking regulations from the Central RAC Subdistrict; and,
11. Mirrors the RAC Unit Allocation regulations from the Central RAC Subdistrict.

Proposed Action:

Staff recommends the Planning and Zoning Board make a recommendation to approve the proposed Ordinance 2014 - B, which will establish zoning regulations for the designated Regional Activity Center on the Future Land Use Map. Two companion ordinances are being presented to the Planning and Zoning Board in separate agenda items to complete the RAC zoning revisions.

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

Attachment(s):

- Exhibit 1 - Proposed Ordinance 2014 – B, with revisions through September 10, 2014
- Exhibit A to ordinance - West RAC Zoning District Regulations
- Exhibit B to ordinance - Central RAC Zoning District Regulations
- Exhibit 2 - Summary of Comments and Questions from PZB Public Hearing of August 27, 2014
- Exhibit 3 - City of Hallandale Beach Future Land Use Map