

ORDINANCE 2015 - 14

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, SECTION 32-195(c) RAC CORRIDOR SUBDISTRICT STANDARDS TO CREATE THE RAC CORRIDOR TRANSITION AREA AND STANDARDS THEREFOR; AMENDING FIGURE 32-192(a), THE CENTRAL RAC REGULATING PLAN AS INDICATED IN EXHIBIT "A", TO CHANGE THE SUBDISTRICT FROM TRANSIT CORE TO RAC CORRIDOR; AMENDING THE CITY OFFICIAL ZONING MAP TO REFLECT THE ADDITION OF THE RAC CORRIDOR TRANSITION AREA; RESERVING SECTION 32-196 THROUGH 32-220 OF THE ZONING AND LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Ordinance No. 2014-30 and Ordinance No. 2014-31, rezoning those lands located within the Regional Activity Center (RAC) and creating development standards for form-based zoning districts located within the Central RAC Subdistrict, on November 5, 2014; and

WHEREAS, as a result of further review of the Citywide Zoning Map and RAC Corridor Subdistrict created by said aforementioned ordinances, the City Commission has determined that it is in the City's interest to modify the Zoning Map and the RAC Corridor Subdistrict to create a designation within the Central RAC to be known as the RAC Corridor Transition Area ("Transition Area"), to allow additional height under certain circumstances; and

WHEREAS, in order to properly designate the Transition Area, several parcels must be designated as RAC Corridor on the Central RAC Regulating Plan; and

WHEREAS, pursuant to Section 2-231 of the City's Code of Ordinances, the Planning and Zoning Board reviews and makes advisory recommendations to the City Commission with regard to all zoning and land development code amendments; and

WHEREAS, at a duly noticed public hearing on August 26th, 2015 the Planning and Zoning Board found this ordinance to be consistent with the Hallandale Beach Comprehensive Plan and recommended that the City Commission approve these code provisions; and

WHEREAS, at duly noticed public hearings the Mayor and the City Commission received and considered comments from the public and carefully considered this ordinance; and

WHEREAS, the Mayor and City Commission find this ordinance to be in the best interest of the City and its residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF
THE CITY OF HALLANDALE BEACH, FLORIDA:**

SECTION 1. Chapter 32, Article III “Zoning”, Division 3 “Form-Based Zoning Districts”, Section 32-195(c) “RAC Corridor Subdistrict Standards” of the Zoning and Land Development Code is amended to add paragraphs (4) and (5) as follows:

Chapter 32-195 RAC Corridor Subdistrict Standards.

* * *

(c) *Building Size and Height.*

- (1) On Primary Streets, the minimum building height is two stories in height or one story at least 20 feet tall.
- (2) Maximum building height is ten stories, except that buildings which provide all the following public benefits may build to fifteen stories:
 - a. Provide a total of 7.5% of the site, or the portion of the site proposed for development in a multi-phased project, as Civic Open Space(s); and
 - b. Provide street/streetscape improvements consistent with the City's complete streets efforts, on both sides of adjacent rights-of-way; and
 - c. On Secondary streets fully conceal parking levels at the sidewalk level for a depth of at least 20 feet by a story containing active uses, such as residential, office, or retail.
- (3) Developments which meet the criteria in section (2) above, have 100 feet or more of frontage along Federal Highway, and are on three or more contiguous acres under unified ownership may receive approval from the City Commission for five additional stories, for a total of 20.
- (4) Within the Central RAC Zoning District, there is hereby established a RAC CORRIDOR TRANSITION AREA, which encompasses the area shown on the City of Hallandale Beach's Official Zoning Map. Developments which meet the criteria in Section (2) above within RAC CORRIDOR TRANSITION AREA, shall be limited to a maximum of 14 stories in height.

(5) Developments which meet the criteria in Section (2) above, are encompassed within any block located south of Bluesten Park with frontage on Federal Highway, and are on one or more contiguous acres under unified ownership may receive approval from the City Commission for five additional stories, for a total of 20; provided however, that any portion of the development within the RAC CORRIDOR TRANSITION AREA shall be limited in height to 14 stories.

SECTION 2. Central RAC Regulating Plan amended. The parcels described as HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOTS 28 THROUGH 37; as depicted in Exhibit A, and more specifically described as: HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 37,38 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 36 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 35 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 33,34 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 32 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 31 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 30 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 29 BLK B; AND, HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 28 BLK B, shall hereby be designated as RAC Corridor on the Central RAC Regulating Plan (Figure 192 (a), depicted as Exhibit A).

SECTION 3. Rezoning. The Official Zoning Map of the City of Hallandale Beach is hereby amended to rezone the parcels with the legal description as follows:

HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOTS 28 THROUGH 37; as depicted in Exhibit 2, and more specifically described as: HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 37,38 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 36 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 35 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 33,34 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 32 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 31 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 30 BLK B; HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 29 BLK B; AND, HALLANDALE PARK NO 4 AMEN PLAT 8-42 B LOT 28 BLK B,

to be RAC CORRIDOR TRANSITION AREA, as depicted on the map attached as Exhibit B which is incorporated herein. The City Manager shall cause the Official Zoning Map to be modified to depict the amended zoning boundaries as established by this ordinance.

SECTION 4. Reserved. Chapter 32, Article III, shall reserve the following sections as follows: 32-196-32-220. Reserved.

SECTION 5. Conflict. All ordinances or portions of the Code of Ordinances of the City of Hallandale Beach in conflict with the provisions of this ordinance shall be repealed to the extent of such conflict.

SECTION 6. Severability. Should any provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 7. Codification. It is the intention of the Mayor and City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention the words "ordinance" or "section" may be changed to other appropriate words.

SECTION 8. Effective Date. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST READING THIS 16th DAY OF SEPTEMBER, 2015.

ADOPTED ON SECOND READING THIS 7th DAY OF OCTOBER, 2015.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

MARIO BATAILLE, CMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM:

V. LYNN WHITFIELD
CITY ATTORNEY

Exhibit A
Revised Central RAC Regulating Plan

