



# MEMORANDUM

AGENDA ITEM #6h

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DATE: JUNE 7, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HALLANDALE BEACH COMPREHENSIVE PLAN AMENDMENT  
(ALTERNATIVE REVIEW)  
DCA #10-1AR

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## Community Profile

The City of Hallandale Beach is located in the southeastern corner of Broward County, bordered on the east by the Atlantic Ocean and I-95 to the west, south of the City of Hollywood. It is approximately 4.4 square miles in size. It was originally incorporated as a Township on May 14, 1927, and renamed as "City of Hallandale" in 1947. The population of Hallandale Beach in 2009 was estimated to be 37,400 residents, and the population density is approximately 8,500 persons per square mile. Its population is characterized by a high percentage of persons over 65 years old. However, current estimates indicate that there is a growing percentage of younger residents and families. Hallandale Beach is a highly urbanized city, approaching build-out. Its economy includes a mix of tourism, finance, office and warehousing. The general location of the City is shown in Attachment 1.

## Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses effects on regional resources or facilities identified in the *SRPP* and extra jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Fla. Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the adopted amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on: Date to be determined.

The amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City on: Date to be determined.

The amendment review will be transmitted to DCA on June 7, 2010.

**Staff Analysis**

Proposed Amendment #10-1AR contains one (1) Future Land Use Element (FLUE) text amendment and one (1) Future Land Use Map (FLUM) amendment to the City of Hallandale Beach Comprehensive Plan. The amendment was transmitted for concurrent review with a map and text amendment to the Broward County Land Use Plan (see Council Agenda #6c; County No. PCT 10-2 and PC 10-2).

The proposed text amendment would incorporate the City of Hallandale Beach proposed Regional Activity Center land use designation into the FLUE. The RAC would cover approximately 637.6 gross acres (464.49 net acres), generally located south of Pembroke Road, east of Interstate 95, west of Northeast 8<sup>th</sup> Avenue, and north of Southwest 11<sup>th</sup> Street (the Broward and Miami-Dade County Line). The proposed density and intensity of the RAC land use is shown in Table 1 below.

**Table 1**

<b>Proposed Density and Intensity of Hallandale Beach RAC</b>	
Residential	4,241 dwelling units**
General Commercial	120.54 net acres
Neighborhood Commercial	16.4 net acres
Commercial Recreation	45.95 net acres
Institutional	17.83 net acres
Employment Center	3.61 net acres
Light Industrial	10.15 net acres
Public Parks	17.04 net acres
Low Density up to 7.0	11.55 net acres
Low Medium Density up to 14.0	158.01
Medium Density up to 14.0	57.04
High Density up to 50.0	6.37 acres

The proposed text amendment would also include new Policies that direct the City to adopt design standards within the Land Development Regulations (LDRs) to ensure compatibility with existing and planned uses adjacent to the RAC; monitor development activity with the County; develop and implement a development tracking system; and direct development adjacent to major transportation corridors.

The proposed map amendment (see Attachment 2) would amend the City’s FLUM by establishing the Hallandale Beach RAC land use designation described at the location noted above.

The related map and text amendments are being processed for consistency with recommendations for redevelopment in the Citywide Master Plan and the updated 2008 Comprehensive Plan. The intent of the amendment is to direct permitted densities and intensities along major corridors (Dixie Highway and Federal Highway, or U.S. 1) within Hallandale Beach, not to increase the currently approved land use densities and intensities. The proposed amendment site is located within the City’s Community Redevelopment Area (CRA).

**The City of Hallandale Beach Commission approved (4-1) the transmittal of the proposed text and map amendment at its November 11, 2009 meeting.**

Staff analysis confirms that the proposed text and map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Impact Analysis

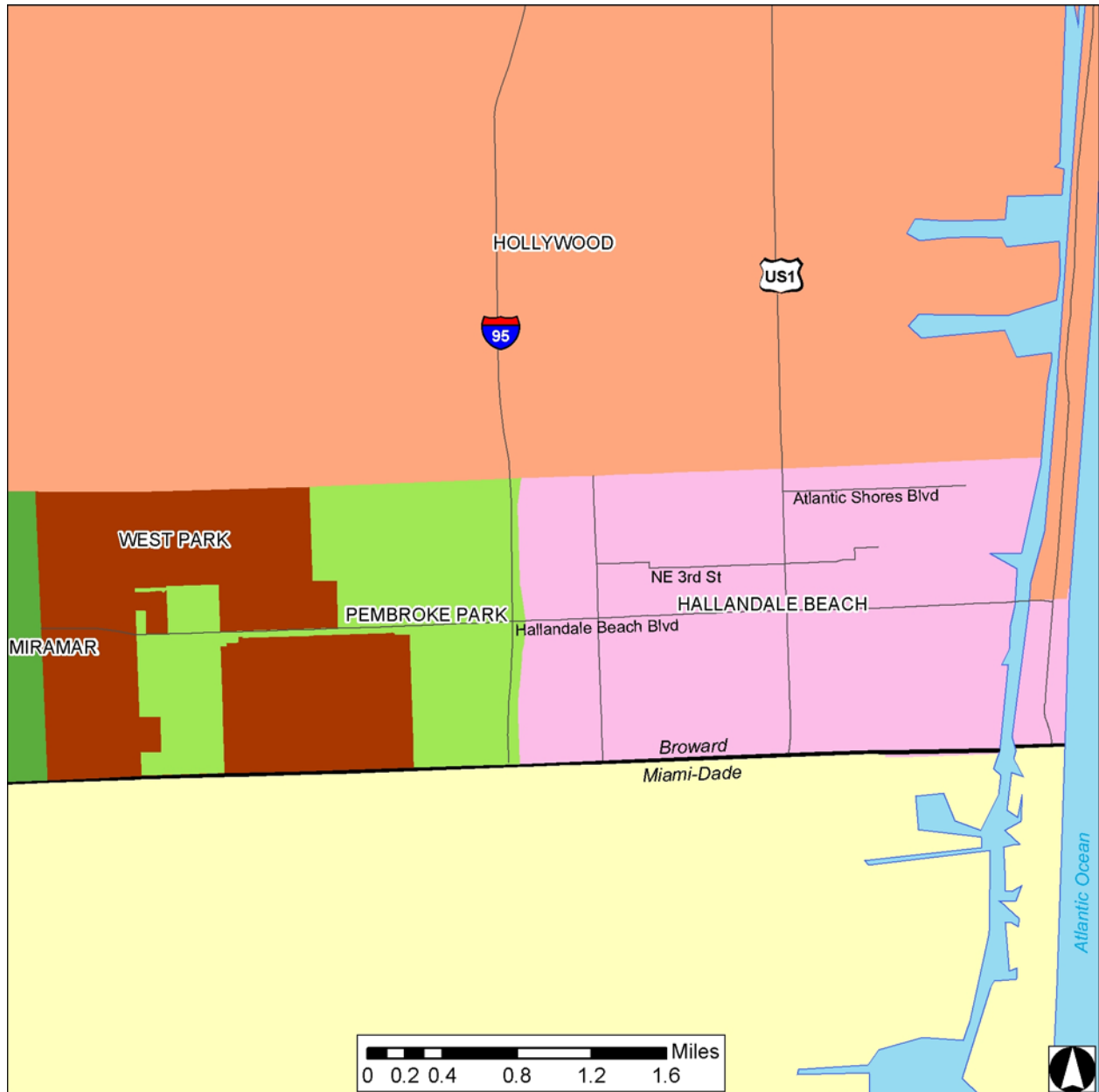
Staff analysis confirms the City of Hallandale Beach proposed amendment package #10-1AR would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plans, and local mitigation strategies.

Since a further detailed impact analysis is not applicable to the review of the proposed amendments, the related analysis sections found in the Department of Community Affairs (DCA) Amendment Review Form C-7 (Sections 9 through 18) have not been included in this staff report.

**Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)**

**Find the City of Hallandale Beach proposed amendment package #10-1AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the City, with copies to the Florida Department of Community Affairs.**

Attachment 1



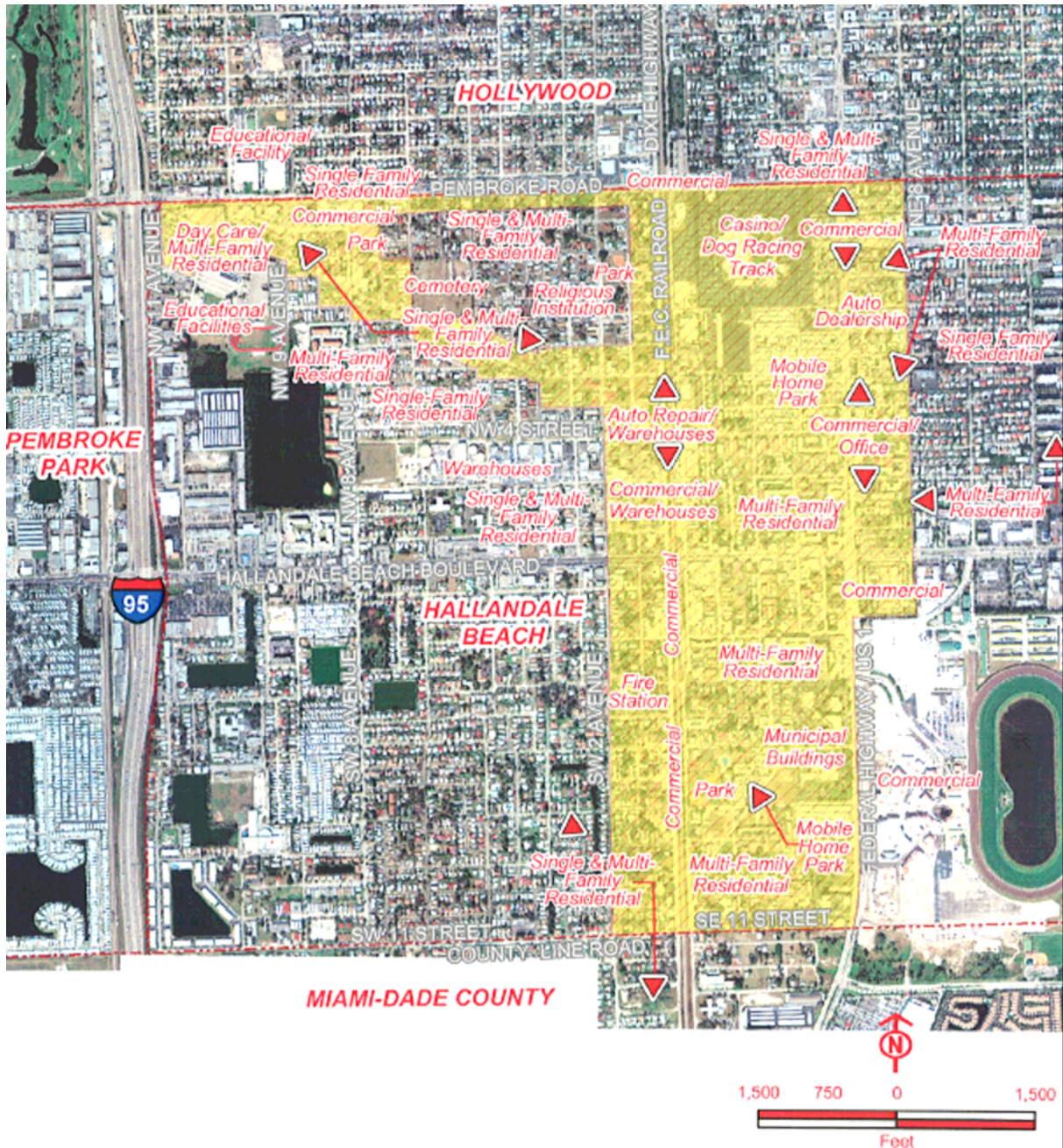
COMPREHENSIVE PLAN AMENDMENTS

**General Location Map with**  
City of Hallandale Beach  
Proposed Amendment #10-1AR

Sources: Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

**Aerial Map | Future Land Use Plan Amendment**

City of Hallandale Beach #10-1AR

From: Various land uses  
To: Regional Activity Center  
637.6 gross acres

Sources: Broward County proposed amendment package #10-1AR (existing uses map).  
Note: For planning purposes only. All distances are approximate.