



Hallandale Beach Community Redevelopment Agency

Work Program to Implement Regional Activity Center (RAC)



Hallandale Beach Community Redevelopment Agency

Citywide Master Plan

- To illustrate the desired physical form
- Started 2007, adopted Feb. 18, 2009 by Resolution
- Set forth a recommendation to create a Regional Activity Center
- Eliminates the need to amend the Broward County Comp. Plan
- Suggested a number of zoning actions for implementation

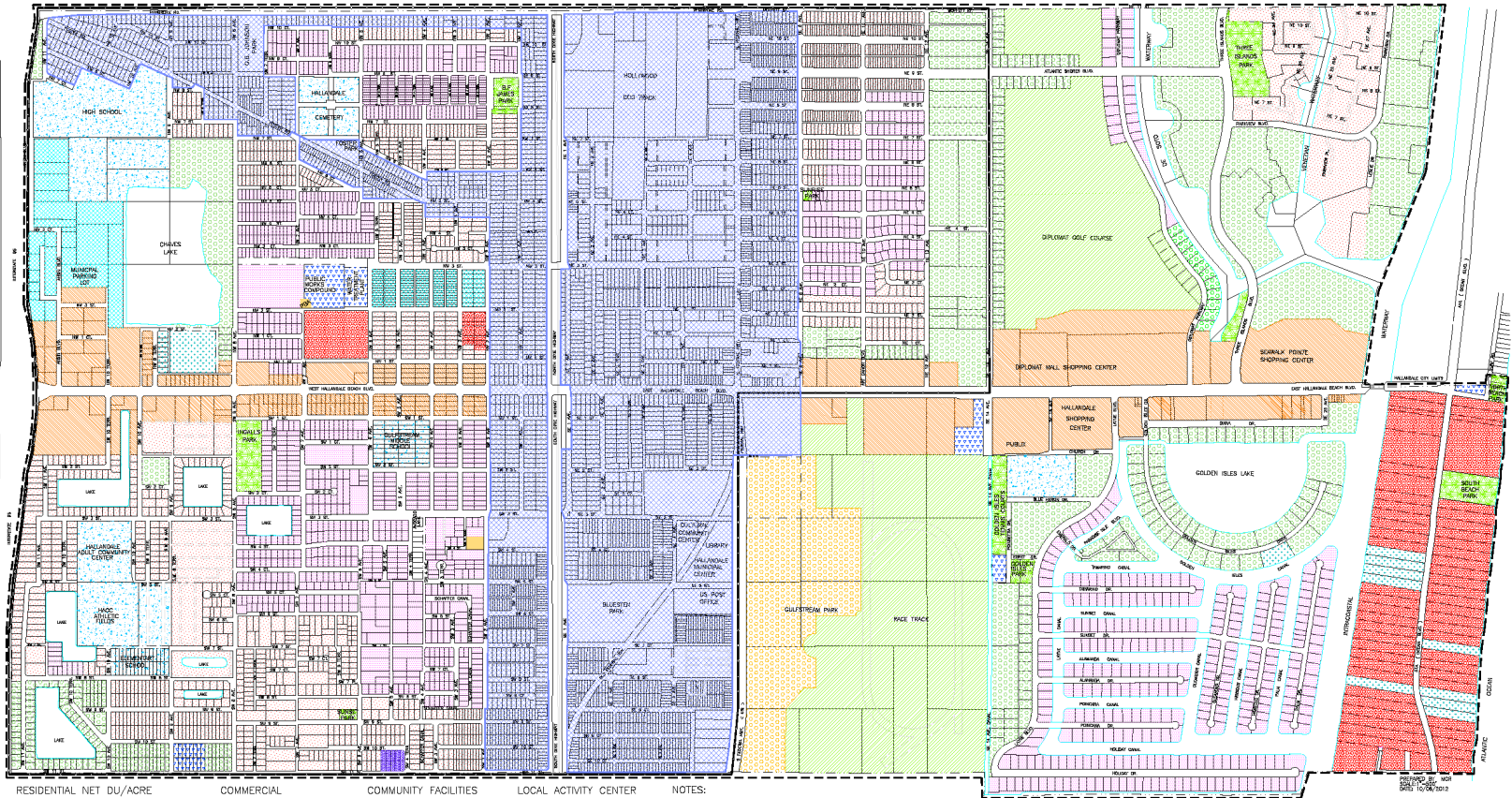
Citywide Master Plan

Comprehensive Plan

- Blueprint of the City
- Describes general goals and policies for development
- City Commission designated “Regional Activity Center” on Future Land Use Map on July 2010
- **Ex:** *“The purpose of the Regional Activity Center land use category is to facilitate **mixed-use development**, encourage **mass transit**, and **non-motorized transportation**, reduce the need for automobile travel, provide incentives for **quality development** and give definition to the **urban form**.”*
- Zoning regulations are typically adopted one year after Comp. Plan



CITY OF HALLANDALE BEACH FUTURE LAND USE MAP



RESIDENTIAL NET DU/ACRE

- LOW DENSITY UP TO 7.0
- LOW-MEDIUM DENSITY UP TO 14.0
- MEDIUM DENSITY UP TO 18.0
- HIGH DENSITY UP TO 25.0
- HIGH DENSITY-2 UP TO 50.0

COMMERCIAL

- NEIGHBORHOOD
- GENERAL
- RECREATION
- LIGHT INDUSTRIAL
- EMPLOYMENT CENTER

COMMUNITY FACILITIES

- PUBLIC PARKS
- INSTITUTIONAL
- UTILITIES
- HISTORIC

LOCAL ACTIVITY CENTER

- THE VILLAGE AT GULLSTREAM PARK LAC

REGIONAL ACTIVITY CENTER

- THE VILLAGE AT GULLSTREAM PARK LAC

NOTES:

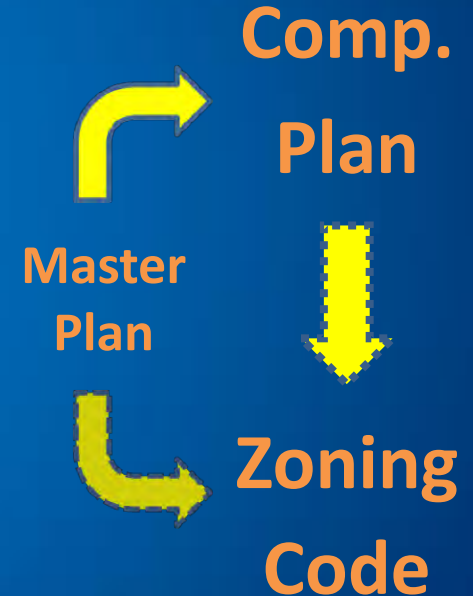
- (1) RECREATIONAL USES, FUTURE AND EXISTING, REFER TO: FIGURE 8-2, VOLUME II, COMPREHENSIVE PLAN.
- (2) WATER WELLS AND CONES OF INFLUENCE, REFER TO: FIGURE 7-6, VOLUME I, COMPREHENSIVE PLAN.
- (3) HISTORICAL DISTRICTS AND STRUCTURES, REFER TO: FIGURE 4-19, VOLUME II, COMPREHENSIVE PLAN.
- (4) HALLANDALE FUTURE LAND USE PLAN COMPLIES WITH BROWARD COUNTY TRAFFIC WAYS PLAN, REFER TO: FIGURE 3-12, VOLUME II, COMPREHENSIVE PLAN.
- (5) CITY OF HALLANDALE BEACH FLEXIBILITY ZONES, REFER TO: FIGURE 2-2, VOLUME I, COMPREHENSIVE PLAN.

TRANSPORTATION CONCURRENCE EXCEPTION AREAS

- URBAN INFILL AREA
- URBAN REDEVELOPMENT AREA
- CITY LIMITS

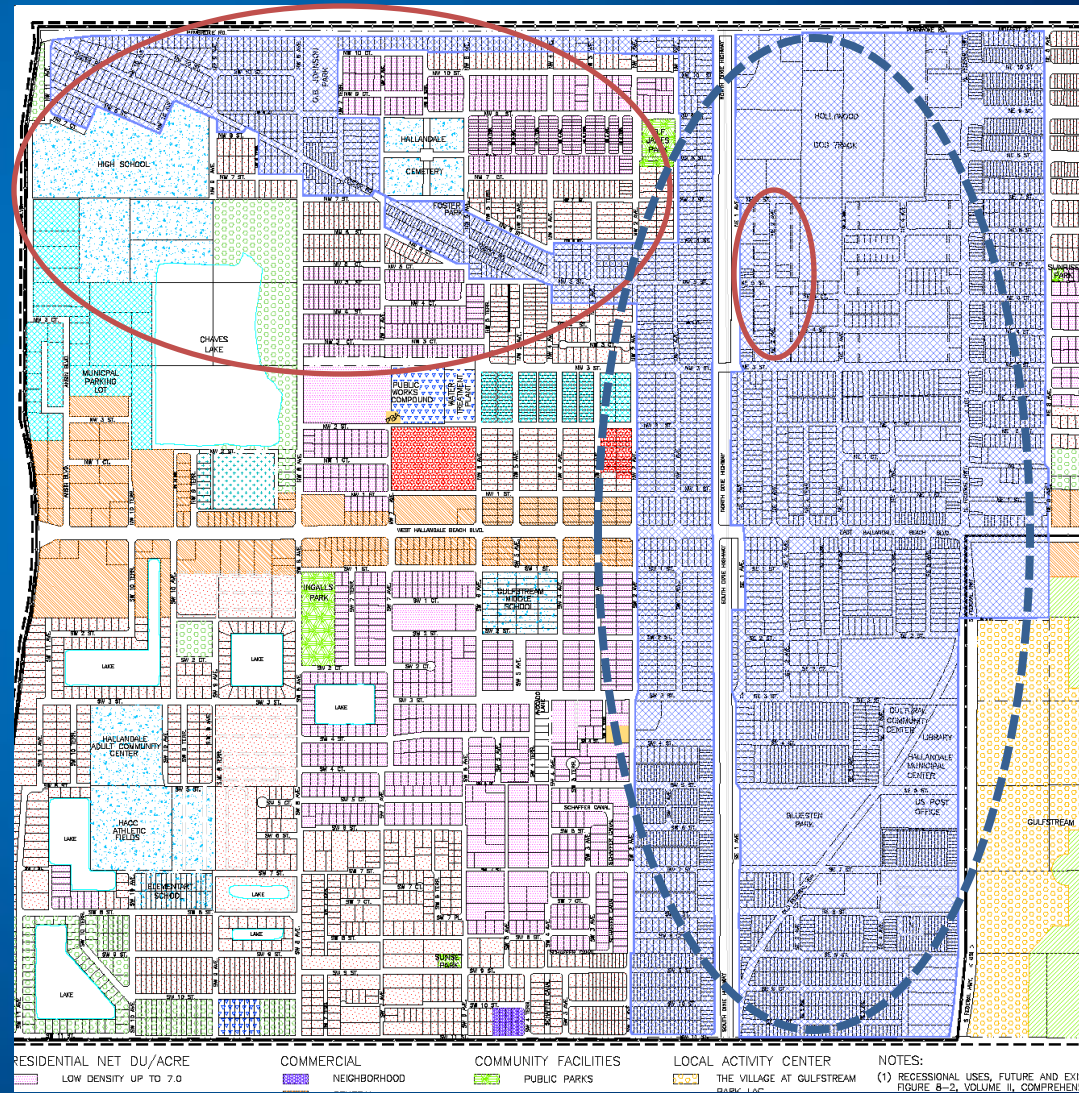
Zoning Code

- Regulations that implement Comp. Plan
- Provides for lot size, setbacks, bldg height, permitted uses, parking, etc.
- Zoning regulations to implement the RAC not yet adopted
- Zoning Map districts not amended to reflect the RAC
- Goals of RAC not realized if zoning regulations not adopted



Citywide Master Plan Tasks

- Fashion Row Arts District
- Promote Foster Rd. to Res. or mixed-use
- Eliminate Pembroke Overlay
- Create Town Center Dis.
- Create Gateway Districts
- Rezone blocks around Town Center to RM 18
- Rezone blocks around FEC station to RM 25
- Consolidate Dixie Overlays



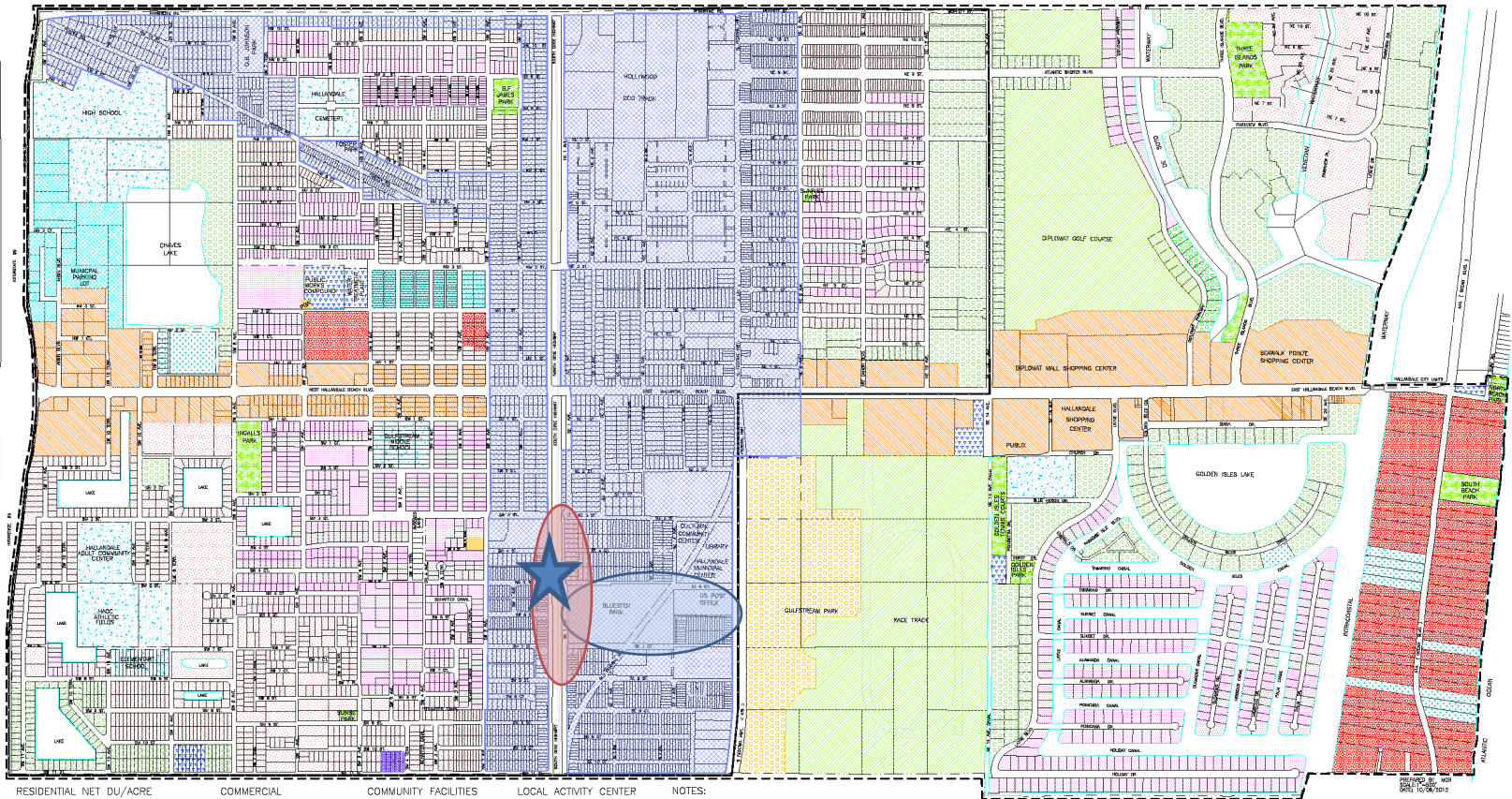


Hallandale Beach Community Redevelopment Agency

How do the RAC regulations benefit the city?

- Position the City to compete for a passenger rail station

CITY OF HALLANDALE BEACH FUTURE LAND USE MAP



RESIDENTIAL NET DU/ACRE

- LOW DENSITY UP TO 7.0
- LOW-MEDIUM DENSITY UP TO 14.0
- MEDIUM DENSITY UP TO 18.0
- HIGH DENSITY UP TO 25.0
- HIGH DENSITY-2 UP TO 50.0

COMMERCIAL

- NEIGHBORHOOD
- GENERAL
- RECREATION
- LIGHT INDUSTRIAL
- EMPLOYMENT CENTER

COMMUNITY FACILITIES

- PUBLIC PARKS
- INSTITUTIONAL
- UTILITIES
- HISTORIC

LOCAL ACTIVITY CENTER

- THE VILLAGE AT GULLSTREAM PARK LAC

REGIONAL ACTIVITY CENTER

NOTES:

- (1) RECREATIONAL USES, FUTURE AND EXISTING, REFER TO: FIGURE 8-2, VOLUME II, COMPREHENSIVE PLAN.
- (2) WATER WELLS AND CONES OF INFLUENCE, REFER TO: FIGURE 7-6, VOLUME I, COMPREHENSIVE PLAN.
- (3) HISTORICAL DISTRICTS AND STRUCTURES, REFER TO: FIGURE 4-19, VOLUME II, COMPREHENSIVE PLAN.
- (4) HALLANDALE FUTURE LAND USE PLAN COMPLIES WITH BROWARD COUNTY TRAFFIC WAYS PLAN, REFER TO: FIGURE 3-12, VOLUME II, COMPREHENSIVE PLAN.
- (5) CITY OF HALLANDALE BEACH FLEXIBILITY ZONES, REFER TO: FIGURE 2-3, VOLUME I, COMPREHENSIVE PLAN.

TRANSPORTATION CONCURRENCE EXCEPTION AREAS

- URBAN INFILL AREA
- URBAN REDEVELOPMENT AREA
- CITY LIMITS

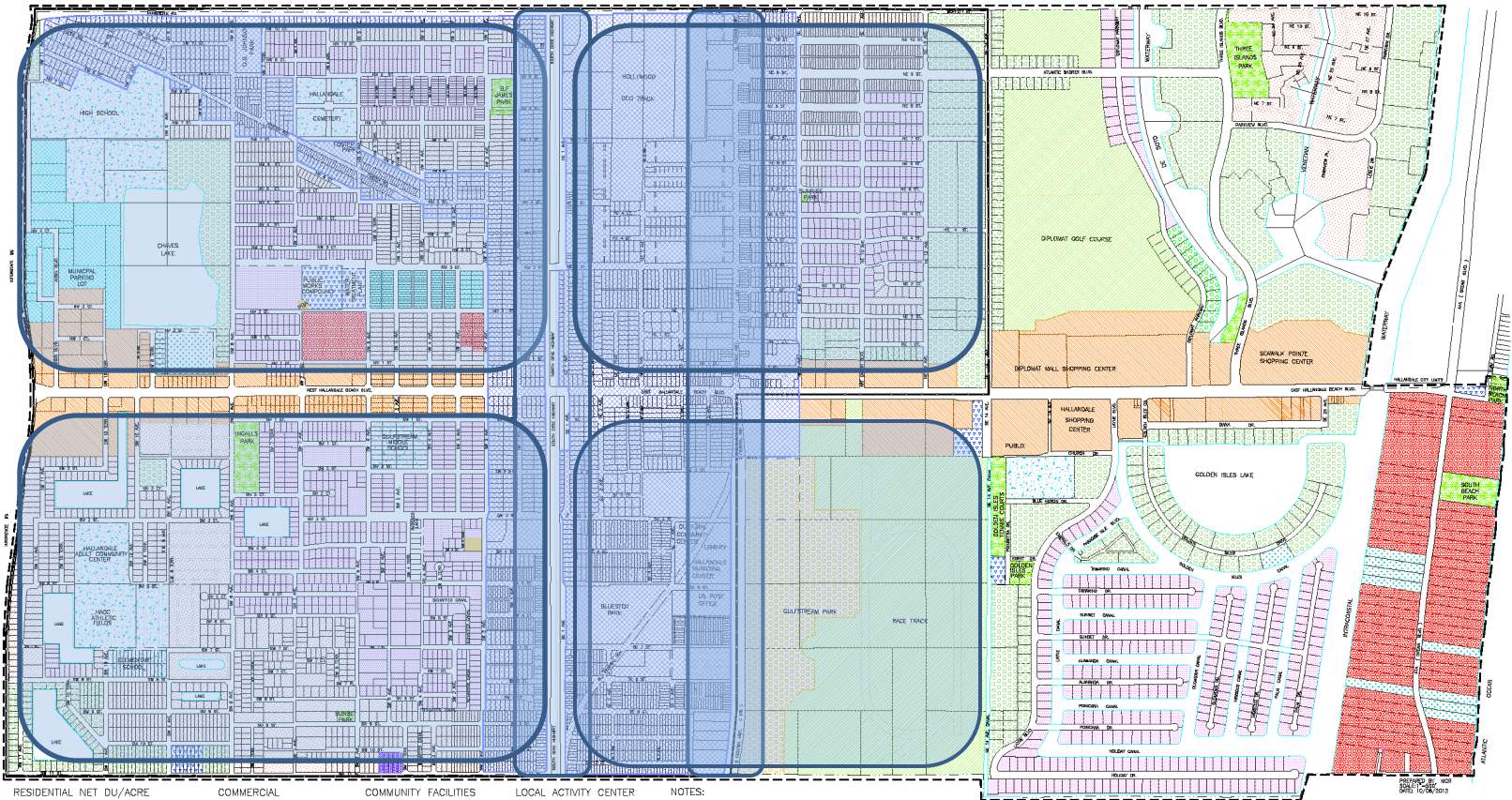


Hallandale Beach Community Redevelopment Agency

How do the RAC regulations benefit the city?

- Position the City to compete for a passenger rail station
- Consistent with the Commission's Strategic Priority 9.2 to update the Master Plan, Zoning Code and Zoning Map
- Consistent with the CRA's Strategic Priorities to prioritize NW, Dixie Federal corridors, SW, NE and SE quadrants

CITY OF HALLANDALE BEACH FUTURE LAND USE MAP



RESIDENTIAL NET DU/ACRE	COMMERCIAL	COMMUNITY FACILITIES	LOCAL ACTIVITY CENTER
[Light Blue Box] LOW DENSITY UP TO 7.0	[Orange Box] NEIGHBORHOOD	[Green Box] PUBLIC PARKS	[Yellow Box] THE VILLAGE AT GULLSTREAM PARK LAC
[Medium Blue Box] LOW-MEDIUM DENSITY UP TO 14.0	[Light Orange Box] GENERAL	[Light Green Box] INSTITUTIONAL	[Light Yellow Box] REGIONAL ACTIVITY CENTER
[Dark Blue Box] MEDIUM DENSITY UP TO 18.0	[Yellow Box] RECREATION	[Light Blue Box] UTILITIES	
[Dark Purple Box] HIGH DENSITY UP TO 25.0	[Light Yellow Box] LIGHT INDUSTRIAL	[Yellow Box] HISTORIC	
[Dark Blue Box] HIGH DENSITY-2 UP TO 50.0	[Pink Box] EMPLOYMENT CENTER		

NOTES:

- (1) RECREATIONAL USES, FUTURE AND EXISTING, REFER TO: FIGURE 8-2, VOLUME II, COMPREHENSIVE PLAN.
- (2) WATER WELLS AND CONES OF INFLUENCE, REFER TO: FIGURE 7-6, VOLUME II, COMPREHENSIVE PLAN.
- (3) HISTORICAL DISTRICTS AND STRUCTURES, REFER TO: FIGURE 4-19, VOLUME II, COMPREHENSIVE PLAN.
- (4) HALLANDALE FUTURE LAND USE PLAN COMPLIES WITH BROWARD COUNTY TRAFFIC WAYS PLAN, REFER TO: FIGURE 3-12, VOLUME II, COMPREHENSIVE PLAN.
- (5) CITY OF HALLANDALE BEACH FLEXIBILITY ZONES, REFER TO: FIGURE 2-3, VOLUME I, COMPREHENSIVE PLAN.

TRANSPORTATION CONCURRENCE EXCEPTION AREAS

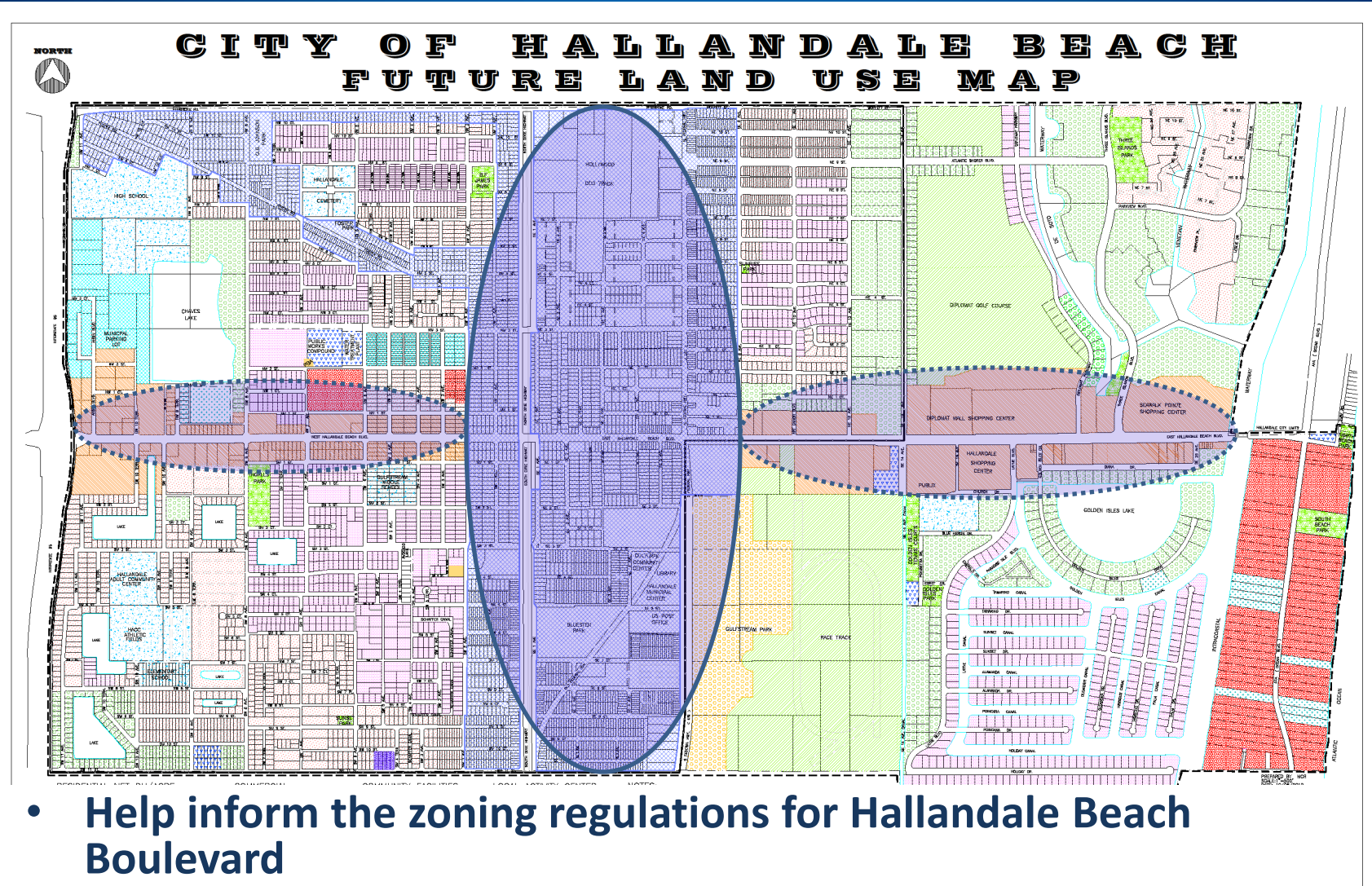
- URBAN INFILL AREA
- URBAN REDEVELOPMENT AREA
- CITY LIMITS



Hallandale Beach Community Redevelopment Agency

How do the RAC regulations benefit the city?

- Position the City to compete for a passenger rail station
- Consistent with the Commission's Strategic Priority 9.2 to update the Master Plan, Zoning Code and Zoning Map
- Consistent with the CRA's Strategic Priorities to prioritize NW, Dixie Federal corridors, SW, NE and SE quadrants
- Inform the zoning regulations for East and West Hallandale Beach Boulevard



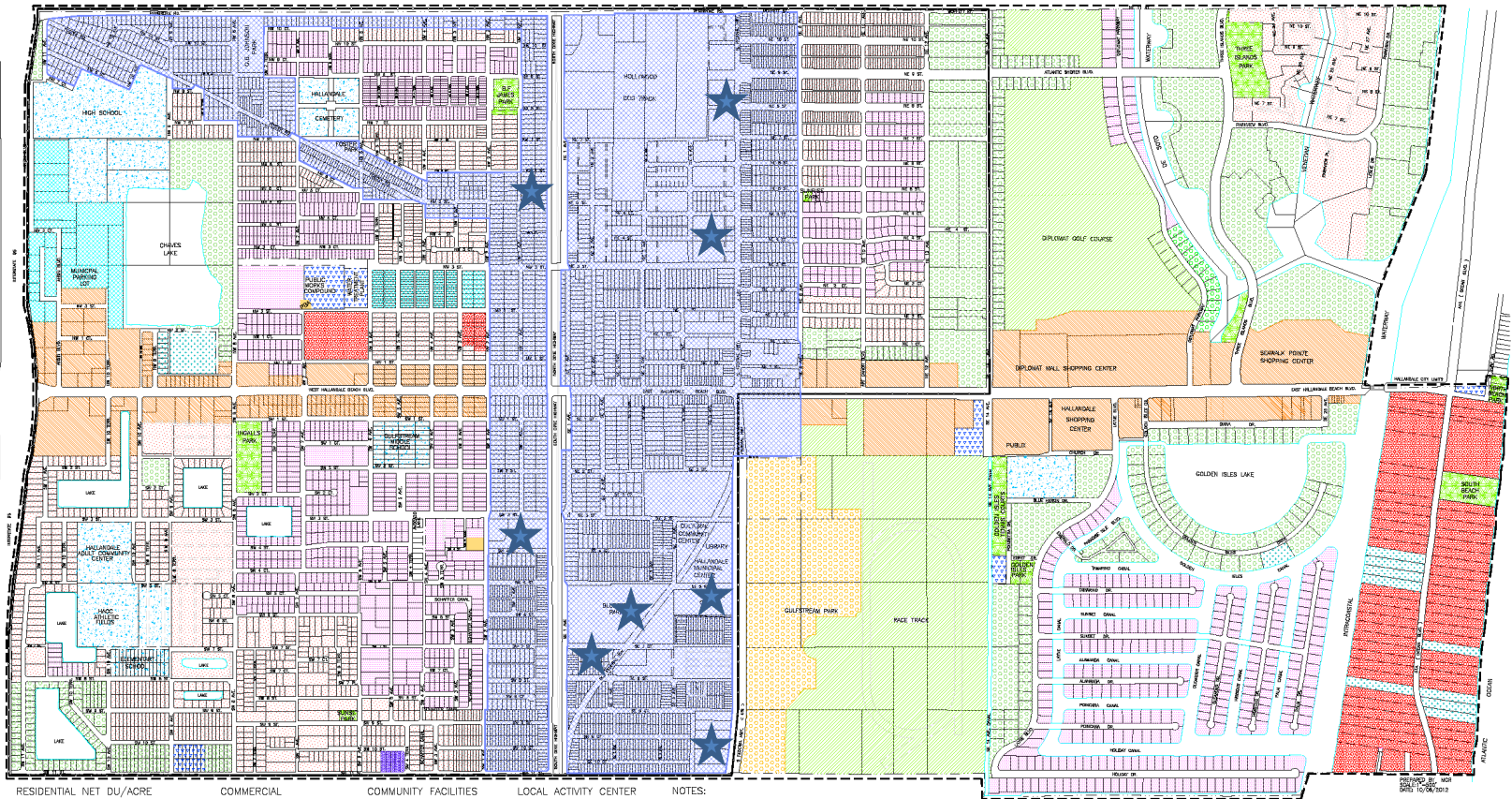


Hallandale Beach Community Redevelopment Agency

How do the RAC regulations benefit the city?

- Position the City to compete for a passenger rail station
- Consistent with the Commission's Strategic Priority 9.2 to update the Master Plan, Zoning Code and Zoning Map
- Consistent with the CRA's Strategic Priorities to prioritize NW, Dixie/Federal corridors, SW, NE and SE quadrants
- Inform the zoning regulations for East and West Hallandale Beach Boulevard
- Enforce Florida Statutes requirement to adopt zoning regulations after the RAC land use was adopted
- To have the code in place for redevelopment projects that meet the RAC intent

CITY OF HALLANDALE BEACH FUTURE LAND USE MAP



RESIDENTIAL NET DU/ACRE

[Pattern]	LOW DENSITY UP TO 7.0
[Pattern]	LOW-MEDIUM DENSITY UP TO 14.0
[Pattern]	MEDIUM DENSITY UP TO 18.0
[Pattern]	HIGH DENSITY UP TO 25.0
[Pattern]	HIGH DENSITY-2 UP TO 50.0

COMMERCIAL

[Pattern]	NEIGHBORHOOD
[Pattern]	GENERAL
[Pattern]	RECREATION
[Pattern]	LIGHT INDUSTRIAL
[Pattern]	EMPLOYMENT CENTER

COMMUNITY FACILITIES

[Pattern]	PUBLIC PARKS
[Pattern]	INSTITUTIONAL
[Pattern]	UTILITIES
[Pattern]	HISTORIC

LOCAL ACTIVITY CENTER

[Pattern]	THE VILLAGE AT GULLSTREAM PARK LAC
-----------	------------------------------------

REGIONAL ACTIVITY CENTER

[Pattern]	
-----------	--

NOTES:

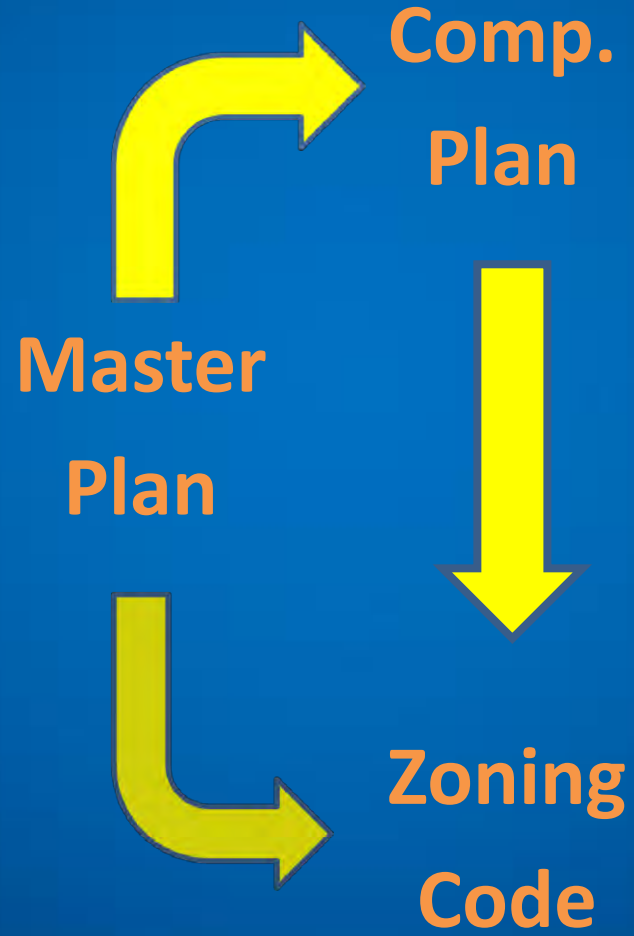
- (1) RECREATIONAL USES, FUTURE AND EXISTING, REFER TO: FIGURE 8-2, VOLUME II, COMPREHENSIVE PLAN.
- (2) WATER WELLS AND CONES OF INFLUENCE, REFER TO: FIGURE 7-6, VOLUME I, COMPREHENSIVE PLAN.
- (3) HISTORICAL DISTRICTS AND STRUCTURES, REFER TO: FIGURE 4-19, VOLUME II, COMPREHENSIVE PLAN.
- (4) HALLANDALE FUTURE LAND USE PLAN COMPLIES WITH BROWARD COUNTY TRAFFIC WAYS PLAN, REFER TO: FIGURE 3-12, VOLUME II, COMPREHENSIVE PLAN.
- (5) CITY OF HALLANDALE BEACH FLEXIBILITY ZONES, REFER TO: FIGURE 2-2, VOLUME I, COMPREHENSIVE PLAN.

TRANSPORTATION CONCURRENCE EXCEPTION AREAS

[Line Style]	URBAN INFILL AREA
[Line Style]	URBAN REDEVELOPMENT AREA
[Line Style]	CITY LIMITS



Hallandale Beach Community Redevelopment Agency





Hallandale Beach Community Redevelopment Agency

Why engage two different consultants to do the RAC?

- This would allow concurrent review and parallel processes, which ensures a timely adoption schedule.

Are there overlaps between the two consultants' work?

- Staff will ensure that work does not conflict but complement each other.

What is the timeline to complete these tasks?

- With CRA's approval of the Interlocal Agreement, staff will work toward completion within 12 months.

Why Treasure Coast Regional Planning Council?

- Expertise and experience: Riviera Bch, West Palm Bch, Delray Bch, Ft. Pierce, Stuart, Lake Worth, North Miami Bch, Broward Blvd.

How does this fit with the Commission's Strategic Plan?

- This work will inform the code regulations for Hallandale Beach Boulevard, which will complete the zoning code update for ALL the commercial corridors. Consistent with Strategic Priority 9.2, to update the Zoning Code & Zoning Map.