

In analyzing existing conditions in the context of the City's vision for the future, a range of Challenges and Issues were identified that essentially shaped the Master Plan implementation projects and initiatives. These Challenges and Issues fell into several categories.

Development Pattern

Corridors focused on one-story commercial development set far back from the street by large, hot, and bleak surface parking areas – i.e., strip malls – detract from City appearance and function.

Lack of appropriately located mixed-use centers of development limits overall urban functionality and sense of place – the City is built-out from a footprint perspective but seriously lacking in desirable density.

The Village of Gulfstream Park currently in development will provide the City's first "Main Street" style blocks but the entire area is privately owned and disconnected from the rest of the City.

Civic and public space is severely limited which contributes to a lack of desirable sense of place and a weak sense of shared community.

The massing, scale, and height of recently constructed and proposed new towers overwhelms the scale of adjacent development.

Numerous high-rise residential towers are disconnected from other uses and services. Hallandale Beach Oceanfront neighborhood is the densest area of the City but its neighborhood accessory commercial uses are limited and mostly hidden from view.

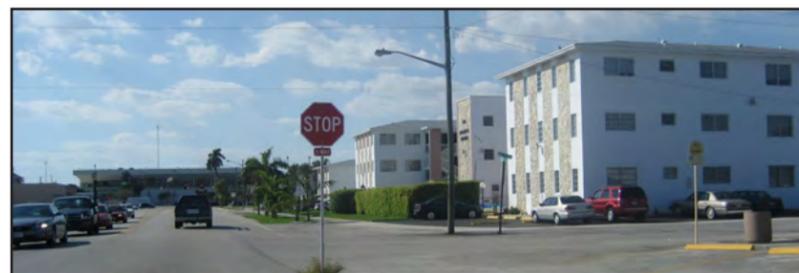
The Foster Road neighborhood suffers disproportionately from a lack of desirable property development and economic activity.

The SW area of low density residential development suffers from sub-standard property conditions and appearance.

Numerous trailer parks are substandard in appearance and safety code compliance but provide sorely needed affordable housing.

Parks and Open Space

The quality, size, and distribution of existing parks and open space is limited. Waterways are included in open space total area to meet Comprehensive Plan level of service standards but visual and physical access to the water is severely limited. There are virtually no natural areas remaining and greenspace is lacking in many areas.



Many streets lack greenspace and landscaping.



High rise towers can overwhelm smaller scale spaces.



Many sidewalks are inadequate and potential pedestrian space is underutilized.



Transportation and Linkages

The City's transportation system relies almost exclusively on vehicular roadways which are essentially built out. As a result, capacity cannot be meaningfully enhanced.

While the City offers a circulator bus, other public transit options into and within the City are very limited.

Sidewalks are generally very narrow and substantial areas of the City have no public sidewalks at all. Sidewalks are also lacking in benches and shade which further diminishes the pedestrian experience.

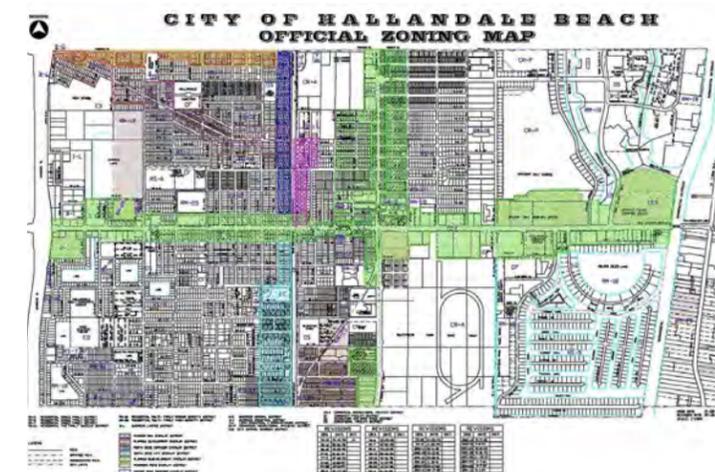
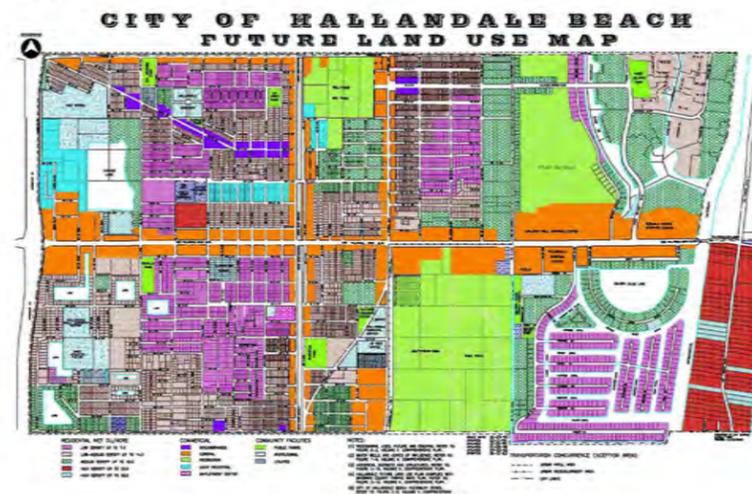
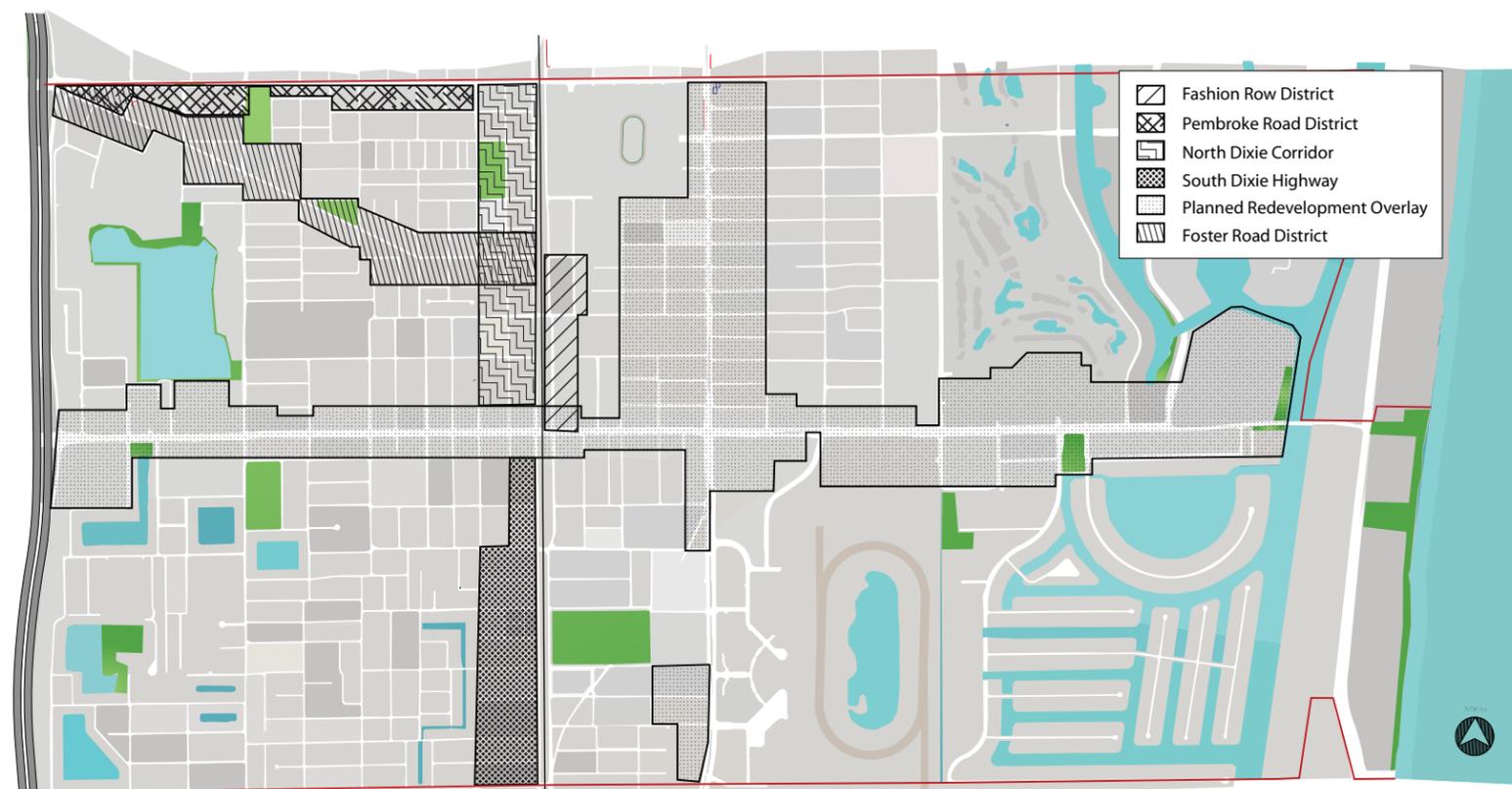


Regulations and Policy

In general, the existing land use categories, zoning districts, and zoning overlay districts are well-intentioned but not well-coordinated which limits the ability to achieve valid stated objectives .

Overlay districts intended to allow flexibility and encourage negotiation of optimal improvements create a burden for staff and developers in interpretation, analysis, and negotiation.

Design guidelines for certain building elements such as awnings and arcades do not result in the overall development of high-quality architecture.



Overlay District, Land Use, and Zoning regulations can be challenging to understand.

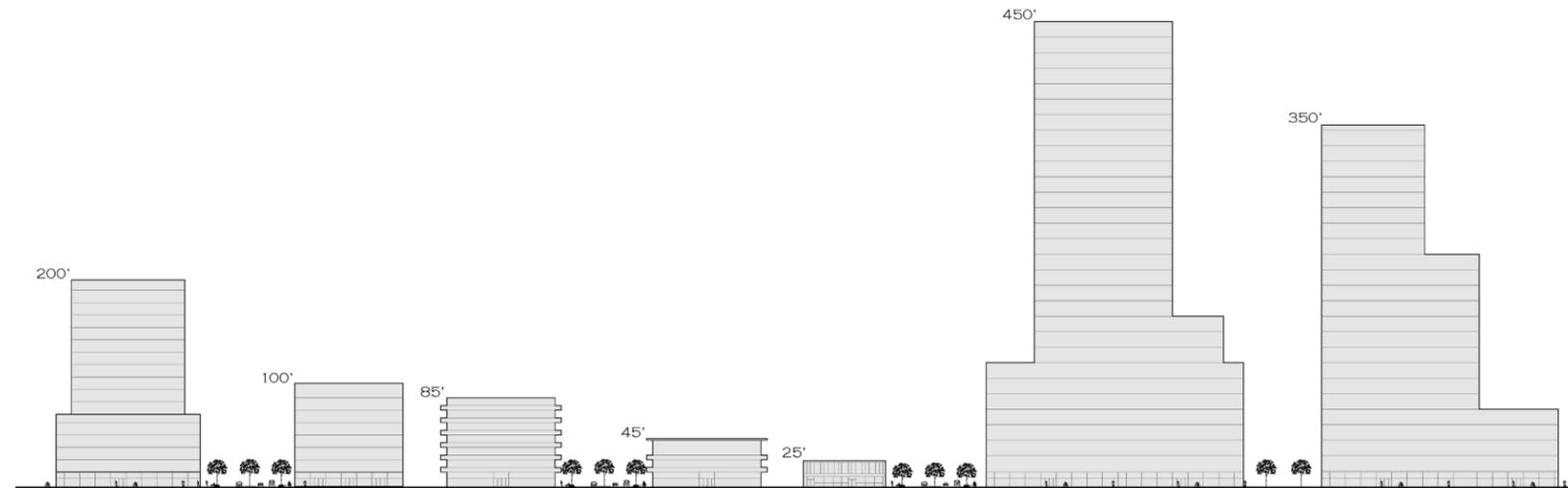
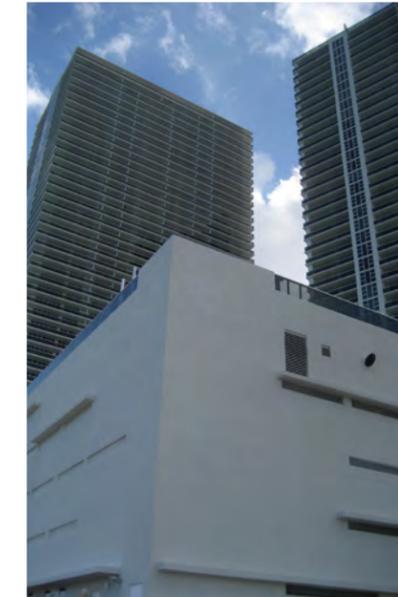
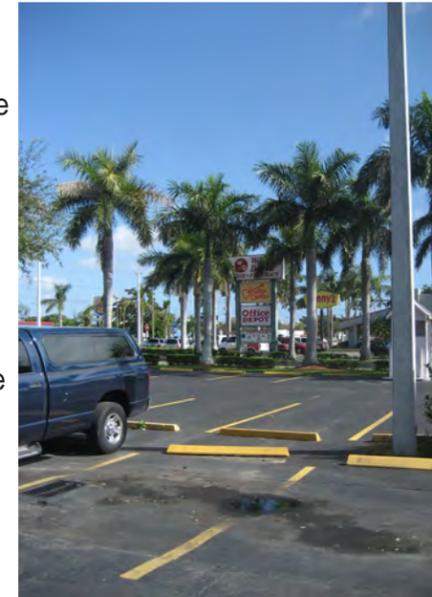


Model view of 450 ft. buildings on Hallandale Beach Blvd.

Landscape standards reflect a suburban rather than urban perspective. Requirement for on-site open space diminishes the opportunity for aggregated shared civic space.

There are no official programs for promoting and achieving green building design.

Current regulations provide opportunities for allowing building heights of 350 and 450 feet if certain conditions are met. These heights far exceed the 200 feet allowed by right and their scale overwhelms the existing built fabric of the city.



A wide disparity in permitted building heights exists.