



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 st Reading	2 nd Reading	
10/30/2024	24-451	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	N/A	N/A
			Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:		
N/A	N/A	N/A	N/A		
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Vanessa Leroy, Director	Sustainable Development		
Strategic Plan Focus Areas:					
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Infrastructure & Mobility	<input checked="" type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 10/30/2024			Estimated End Date: Upon Adoption		

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE REQUEST BY VICTOR CABAN-DIAZ & JOURNEY C&D GROUP, INC., ON BEHALF OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, TO ALLOCATE BONUS RESIDENTIAL DENSITY PURSUANT TO THE BROWARD COUNTY LAND USE PLAN, FOR A DUPLEX AFFORDABLE HOUSING PROJECT LOCATED AT 538 NW 6 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

On behalf of the Hallandale Beach Community Redevelopment Agency (HBCRA), the Applicants, Victor Caban-Diaz and Journey C&D Group Inc., request City Commission consideration to allocate bonus residential density for a two-family dwelling located at 538 NW 6 Avenue. This is an HBCRA project.

Staff recommends the City Commission adopt the proposed Resolution.

Background:

Per Policy 2.16.3 of the Broward County Land Use Plan, bonus residential density may be allocated to facilitate the development of affordable housing for persons at the moderate-, low-, and very-low-income categories upon the finding that adequate public facilities and services are in place or will be in place with the completion of project construction, to accommodate all bonus and affordable units. Furthermore, if the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the City Commission may approve such request upon the finding of compatibility with existing and future land uses and its local land development regulations. The total number of units, including affordable and bonus units, on lands designated as “Residential” may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan.

Current Situation:

The subject property is zoned RD-12 residential two-family (duplex) district, which allows two-family dwellings based on 14 units per acre. As the subject property is 4,030 sq. ft., the allowable density would only permit one (1) unit. As such the Applicant seeks to utilize Broward County Land Use Policy 2.16.3 to exceed the permitted density to allow for two (2) total units which results in approximately 22.22 units per acre. The affordable bonus unit will be made affordable as required for a period of 30 years. Staff finds that the request is compatible with existing and future land uses and finds that there are adequate public facilities and services in place to accommodate the additional unit.

Why Action is Necessary:

Pursuant to Broward County Land Use Policy 2.16.3, City Commission action is required for the allocation of bonus density and affordable housing units.

Cost Benefit:

There are no costs associated with this request.

STAFF RECOMMENDATIONS:


Staff recommends that the City Commission adopt the proposed Resolution with the condition that prior to issuance of the building permit, a declaration of restrictive covenant, in a form acceptable to the City Attorney, shall be recorded in the public records of Broward County, Florida, affirming that the affordability of at least one unit will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner-occupied housing for any income group described in Policy 2.16.3 of the Broward County Land Use Plan.

PROPOSED ACTION:


The City Commission considers the attached Resolution.

ATTACHMENT(S):

Exhibit 1 – Proposed Resolution
Exhibit 2 – Application Package

Prepared By: 
Deandrea Moise, AICP
Principal Planner

Reviewed By: Christy Dominguez
Christy Dominguez
Planning and Zoning Manager

Reviewed By: 
Steven Williams
DSD Assistant Director

Reviewed By: Vanessa Leroy
Vanessa Leroy
DSD Director

Reviewed By: Noemy Sandoval
Noemy Sandoval
Assistant City Manager