

City's Evaluation and Appraisal Report (EAR)



City Commission
August 20, 2025

Department of Sustainable Development (DSD)

Comprehensive Plan Amendment

PA-25-04014



Request



A Comprehensive Plan Amendment to incorporate revisions identified through the City's Evaluation and Appraisal Review (EAR), pursuant to Section 163.3191, Florida Statutes. The amendment ensures consistency with state requirements and reflects changes in local conditions, including updates to all Elements of the Comprehensive Plan and related maps, goals, objectives, and policies.

Background



- The City of Hallandale Beach adopted its original Comprehensive Plan **December 1988**.
- Since then, the City has completed two major **Evaluation and Appraisal Report (EAR)** updates, in **2006** and **2018**.
- In Florida, the requirement for local governments to review and update their comprehensive plans is governed by **Section 163.3191, Florida Statutes**, which states:

"Each local government shall evaluate its comprehensive plan once every 7 years to determine if plan amendments are necessary to reflect changes in state requirements since the last update of the comprehensive plan and notify the state land planning agency by letter of its determination."

Purpose and Intent



The Comprehensive Plan sets long-term goals, objectives, and policies to preserve the City's character and support coordinated growth.

- Ensure consistency with state planning requirements and regional growth strategies;
- Coordinate land use with infrastructure capacity, including transportation, schools, water, and sewer systems;
- Address affordable and workforce housing needs as part of sustainable growth management.

General Updates and Introduction



- Reformatted the document for improved readability and style.
- Updated data, maps, and tables where necessary.
- Added required legislative update language across multiple elements.
- Integrated new policies to address state mandates and local planning goals.
- Removed outdated references and unnecessary content for streamlining.

Future Land Use Element



- Revised land use categories, densities, and intensities to reflect current conditions and ensure consistency with county and state plans.
- Updated citywide acreage and population projections.
- Added new land uses and future land use policies to support intergovernmental coordination, renewable energy, affordable housing, and infrastructure planning.

Transportation Element



- Updated traffic and level of service (LOS) data and maps for existing and future conditions.
- Introduced new policy supporting alternative mobility funding systems and regional coordination.

Housing Element



- Refreshed housing data and historical structure inventories.
- Added a policy to promote accessory dwelling units as an affordable housing strategy.

Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element

- Updated population data and facility plans.
- Introduced a policy supporting environmental protection and advanced wastewater treatment.

Coastal Management Element



- Added a policy to support post-disaster recovery and interagency coordination.

Conservation Element



- Added a policy to reinforce environmental protection through agency collaboration

Recreation and Open Space Element



- Refreshed inventory maps and updated population projections used for parks planning.

Capital Improvements Element



- Updated fiscal data, facility listings, and level of service standards.

Intergovernmental Coordination Element

- No changes were required.

Public School Facilities Element



- Revised concurrency management policies, updated maps, and introduced new impact fee-related policies in coordination with the school district.

Consistency with State Comprehensive Plan Element

- **Deleted:** The “Consistency With State Comprehensive Plan” element was removed to eliminate redundancy, as its content is now covered elsewhere.

Private Property Rights Element



- Element numbering updated; no substantive changes.

Proposed Amendment



The Adoption process involves:

- ✓ Planning and Zoning Board/Local Planning Agency Hearing
- ✓ City Commission, First Reading / Public Hearing
- ✓ State Agency Review, Transmittal to the Florida Department of Commerce (formerly DEO) for a 30-day state agency review
- ✓ City Commission, Second Reading / Adoption Hearing

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Proposed Amendment



The amendment is to adopt the City of Hallandale Beach's 2025 Evaluation and Appraisal Review (EAR), in accordance with Section 163.3191, Florida Statutes. The update ensures the Comprehensive Plan remains consistent with state requirements, reflects current conditions, and aligns with the City's long-term vision.

Scope of Amendments:

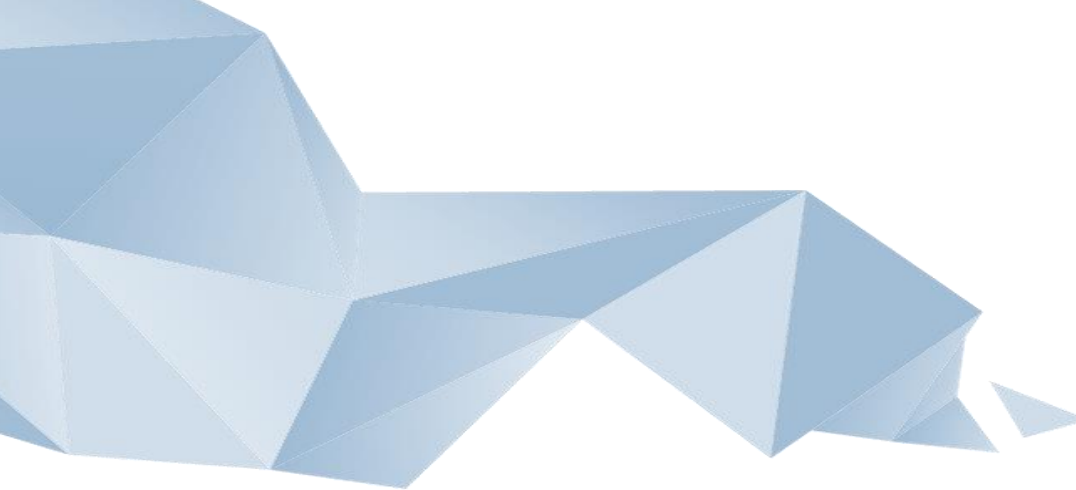
- Revisions to Elements of the Comprehensive Plan
- Updates to Existing and Future Land Use Maps and Data Tables
- Incorporation of Recent Legislative Changes (2016–2024)
- Adjustments to Population, Housing, and Infrastructure Projections

Staff Recommendation



On July 15, 2025, the Planning and Zoning Board recommended approval of the proposed Ordinance and evaluation appraisal report by a vote of 4 to 0.

Staff recommends that the City Commission consider this item on first reading for transmittal to the State.



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