



Hallandale Beach
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City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	City of Hallandale Beach	Meeting Date:	September 9, 2025
General Title:	Bonus Density Units	Application No.:	LDC-25-05283
Primary Application Type:	Zoning and Land Development Code Amendment	Additional Applications:	Not Applicable
Quasi-Judicial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Advertisement Type Required:	<input checked="" type="checkbox"/> Display <input type="checkbox"/> Regular <input type="checkbox"/> Not Applicable
Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Workshop:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Request:	Code amendment to the Zoning and Land Development regulations to include language concerning bonus density units as it relates to affordable housing.		
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Destiny Ferguson, Associate Planner		

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV, DIVISION 5 “DENSITY” OF THE CITY ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATING TO AFFORDABLE HOUSING BONUS DENSITY; AMENDING ARTICLE IX. “NOTICE REQUIREMENTS”, TO REVISE PROVISIONS RELATING TO NOTIFICATIONS FOR ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Summary

The Department of Sustainable Development is proposing a code amendment to the Zoning and Land Development Code to amend Article III, Division 5: Density, and Article XI: Notice Requirements, to include language concerning Policy 2.16.3 of the Broward County Land Use Policy as it relates to bonus density units and affordable housing.

Staff recommends that the Planning and Zoning Board forward a recommendation of approval to the City Commission.

Current Situation

Policy 2.16.3 of the Broward County Land Use Plan permits the allocation of bonus residential density to facilitate the development of affordable housing for persons within the moderate-income, low-income, and very-low-income categories, as defined in the Plan.

Currently, Policy 2.16.3 allows bonus units to be allocated by the Local Planning Agency (LPA) when the proposed density does not exceed the maximum density permitted by the underlying zoning and land use category. However, the City Commission may authorize the allocation of bonus units in excess of that maximum density.

Once the proposed ordinance is adopted, the LPA, delegated this authority by the City Commission, may authorize the allocation of affordable housing bonus density exceeding the permitted zoning district density. This authorization must occur at a publicly noticed meeting, consistent with the ordinance's notification requirements, and is subject to all applicable findings required by Broward County land use policy. Such authorization may only occur when the request for bonus units does not include additional associated requests requiring City Commission consideration.

At present, the City provides opportunities to increase the base density permitted by right in the Regional Activity Center (RAC) subdistricts through the use of performance criteria, which include, but are not limited to, the provision of affordable housing. Policy 2.16.3 expands this framework by permitting the allocation of affordable housing bonus density that may exceed the permitted zoning district density and is not limited solely to the RAC.

Analysis

The attached proposed ordinance (Exhibit 1) amends Section 32-1003 and introduces Section 32-312 to the Zoning and Land Development Code summarized below:

1. Broward County Land Use Policy 2.16.3 permits bonus residential density to be allocated to facilitate the development of affordable housing.
2. Allocations of bonus residential density do not require an amendment to the Broward County Land Use Plan or local land use plan.
3. This Policy is discretionary upon the City and does not create any entitlements to the bonus units.
4. A publicly noticed meeting, consistent with the notification requirements of the proposed ordinance, is required for bonus density exceeding the permitted zoning district density.
5. 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

Why Action is Necessary

Pursuant to Section 2-102 of the City of Hallandale Beach Land Development Regulations, the Planning and Zoning Board shall review and make advisory recommendations to the City Commission on applications for text changes to the Zoning and Land Development Code.

Cost Benefits

The proposed code changes will accommodate continued efforts to enhance and revitalize the City of Hallandale Beach, consistent with the City's Comprehensive Plan, Housing Element and Future Land Use Element, and will improve the overall quality of life for citizens within the City of Hallandale Beach. The changes also support affordable housing efforts while maximizing the use of property.

Business Impact Estimate

As per 166.041(4)(c), this item is exempt from providing a business impact estimate as it is an ordinance enacted to implement Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits.

Staff Recommendation:

Staff recommends the Planning and Zoning Board forward a recommendation of approval to the City Commission.

Attachment(s):

Exhibit 1- Proposed Draft Ordinance
Exhibit 2 – Policy 2.16.3
Exhibit 3 – Bonus Units August 2025
Exhibit 4 – 2025 Income and Rent Limit

Reviewed by: Christy Dominguez
Planning and Zoning Manager