



Hallandale Beach
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400 South Federal Hwy
Hallandale Beach, FL 33009
Revised 08072024

City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 st Reading	2 nd Reading	
10/30/2024	24-406	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	10/9/2024	10/30/2024
			Public Hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Quasi-Judicial:	<input 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: 10/9/2024			Estimated End Date: Upon Adoption		

SHORT TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE SECTION 32-144 - RD-12 RESIDENTIAL TWO-FAMILY (DUPLEX) DISTRICT; AMENDING SECTION 32-145 - RM-18 RESIDENTIAL MULTI-FAMILY (MEDIUM-DENSITY) DISTRICT; AMENDING SECTION 32-146 - RM-25 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY) DISTRICT; AMENDING SECTION 32-147 - RM-HD-2 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2) DISTRICT; AMENDING SECTION 32-149. - B-L BUSINESS LIMITED DISTRICT; AMENDING DIVISION 5 SECTION 32-311. - DENSITY LIMITS; AMENDING SECTION 32-455. - MINIMUM PARKING SPACE REQUIREMENTS RELATING TO USES, MINIMUM UNIT SIZES, SITE DEVELOPMENT STANDARDS AND MINIMUM PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The Department of Sustainable Development is proposing a code amendment to the Zoning and Land Development Code to allow multifamily regardless of building type and to amend the setback requirements within the RD-12 district. The proposed ordinance also amends the minimum unit size and minimum parking requirements for residential uses, city-wide.

Staff recommends that the City Commission adopt the proposed Ordinance.

Background:

Multi-family is defined as a building containing three or more residential dwelling units. Within the RD-12 zoning district, residential uses are limited to single-family, duplex, townhomes. In this district, multifamily would only be permitted as a townhouse development which has specific development regulations separate and apart from the regulations from the RD-12 zoning district. Furthermore, the existing setbacks vary between single-family and other residential uses.

Within the conventional zoning districts that allow residential uses, minimum unit sizes and minimum parking requirements for residential uses are based on the number of bedrooms of a residential unit. As the economic landscape shifts and housing needs expand over time, the necessity for additional housing types continues to emerge. Smaller units provide an opportunity to expand the housing stock to include unit types that accommodate the diverse lifestyles and needs of the community. As such, Staff has evaluated neighboring cities and unit size best practices for the draft proposed code amendment.

On July 24, 2024, the Planning and Zoning Board unanimously recommended the adoption of the proposed Ordinance by a vote of 4-0. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3.

Current Situation:

As a part of the proposed code amendment, the minimum unit size will no longer be based on the number of bedrooms and will simply require a minimum floor area for each unit and a minimum average floor area for all units, not including certain exceptions. This will add flexibility for design professionals to develop floor plans that meet current market needs while ensuring that units have a range of sizes. Furthermore, as minimum unit sizes have shifted away from being based on the number of bedrooms, the proposed code amendment includes changes to the parking requirements. Parking requirements will be based on the floor area of the unit. There are no proposed changes to the required guest parking.

Additionally, based on Broward County Land Use Plan Policy 2.2.5 units that are 500 square feet or less may be counted as 0.5 dwelling units for the purpose of density calculations. The use of this policy is at the City's discretion and is not a requirement by the County. The policy has been evaluated and identified as a useful tool to encourage redevelopment within the City. As such, the proposed code amendment includes language to codify this allowance by the County.

To promote diversity in design and spur redevelopment, multi-family use is proposed to be expanded to allow multifamily regardless of building design, not just townhomes within the RD-12 zoning district. Furthermore, to ensure that all properties have the opportunity to maximize the use of their lot, setbacks will be reduced to match the allowable setback for single-family within the RD-12 zoning district.

Analysis

The attached proposed ordinance (Exhibit 1) amends Section 32-144, Section 32-145, Section 32-146, Section 32-147, Section 32-149, 32-311, Section 32-455 of the Zoning and Land Development Code summarized below:

1. Eliminates the townhouse typology limitation and allows multifamily in any configuration within the RD-12 zoning district.
2. Makes the minimum setbacks within the RD-12 zoning district consistent with single-family setbacks.
3. Clarifies that the density in RD-12 zoning district is limited by the density prescribed by the future land use designation.
4. Reduces the minimum unit size to 450 square feet and adds a minimum floor area average of 750 square feet based on all unit sizes.

5. Allows units with a minimum floor area of 500 square feet or less to be counted as 0.5 dwelling units for residential density calculations.
6. Requires that affordable units be proportionately distributed amongst unit types and sizes.
7. Allows Minor Developments on platted development sites that are less than or equal to 7,500 sq. ft. and affordable housing developments made affordable to very-low-income persons (50% AMI) to reduce the required unit floor area average.
8. Amends section 32-455, parking requirements, to be based on floor area regardless of number of bedrooms citywide.
9. Requires 1.5 parking spaces per unit for multi-family dwelling units.
10. Eliminates outdated language for non-conforming parking for existing developments.

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.

Why Action is Necessary:

Pursuant to Article V, Division I, Section 5.01 of the City of Hallandale Beach Charter, a City Ordinance is required to amend an existing Ordinance.

Cost Benefit:


There is no cost associated with this proposed code amendment.

PROPOSED ACTION:

The City Commission considers the attached Ordinance.

ATTACHMENT(S):

- Exhibit 1 – Proposed Draft Ordinance
- Exhibit 2 – July 24, 2024, Planning and Zoning Board Cover Memo
- Exhibit 3 – July 24, 2024, Planning and Zoning Board Minutes
- Exhibit 4 – Presentation

Prepared By: 
Deandrea Moise, AICP
Principal Planner

Reviewed By: *Christy Dominguez*
Christy Dominguez
Planning & 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