



## City of Hallandale Beach

### Planning and Zoning Board Agenda Cover Memo

<b>Primary Application Type:</b>	Code Amendment	<b>Hearing Date:</b>	May 23, 2018		
<b>Additional Applications:</b>	N/A	<b>Public Hearing:</b>	YES	NO	
			X		
<b>General Title:</b>	Cargo Containers	<b>Quasi-Judicial:</b>	YES	NO	
				X	
<b>Applicant:</b>	City of Hallandale Beach	<b>Workshop:</b>	YES	NO	
				X	
<b>Application #</b>	LDC-18-01432	<b>Advertisement Type Required:</b>	DISPLAY	REGULAR	N/A
			x		
<b>Staff Recommendation:</b>		Approve	Approve with Conditions		Reject
		X			
<b>Request:</b>			<b>Strategic Plan Priority Area:</b>		
Code amendment to allow cargo containers as construction materials in construction of permanent buildings.			<input checked="" type="checkbox"/> Safety <input checked="" type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal		
<b>Sponsor Name:</b>	Keven Klopp, Development Services Director	<b>Prepared By:</b>	Keven Klopp, Development Services Director		

#### Short Title:

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 “ZONING AND LAND DEVELOPMENT CODE”, SPECIFICALLY AMENDING SECTION 32-431. “TEMPORARY STRUCTURES AND USES”; ALLOWING FOR THE USE OF CARGO CONTAINERS AS CONSTRUCTION MATERIAL FOR PERMANENT BUILDINGS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Staff Summary:**

The City's Code of Ordinances currently only allows the use of cargo containers as a temporary accessory structure in connection with the sale or development of an active construction site. The use of cargo containers in a permanent setting is not addressed, and by practice not permitted.

Staff acknowledges the increased use of cargo or shipping containers in residential and commercial construction, as they are deemed an innovative, affordable, and environmentally-friendly alternative form of construction materials. As such, staff proposed the attached Ordinance amending the Zoning and Land Development Code to allow the use of cargo containers as construction material in the construction of a permanent building.

**Staff Recommendation:**

Staff recommends the Planning and Zoning Board recommend the City Commission approve the attached Ordinance.

**Requested Action:**

The Planning and Zoning Board/Local Planning Agency may recommend to the City Commission:

- Approval;
- Approval with amendment; or,
- Denial of the proposed ordinance.

**Attachment(s):**

Exhibit 1 – Ordinance