



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	September 17, 2018		Item Type: <small>(Enter X in box)</small>	Resolution	Ordinance <div style="text-align: center;">X</div>	Other	
Fiscal Impact: <small>(Enter X in box)</small>	Yes	No	Ordinance Reading: <small>(Enter X in box)</small>	1st Reading		2nd Reading	
						X	
		X	Public Hearing: <small>(Enter X in box)</small>	Yes	No	Yes	No
					X		
Funding Source:	N/A		Advertising Requirement: <small>(Enter X in box)</small>	Yes		No	
				X			
Account Balance:	N/A		Quasi-Judicial: <small>(Enter X in box)</small>	Yes		No	
						X	
Project Number:	LDC-18-01432		RFP/RFQ/Bid Number:		N/A		
Contract/P.O. Required: <small>(Enter X in box)</small>	Yes	No	Strategic Plan Priority Area: <small>(Enter X in box)</small> <div style="display: flex; justify-content: space-between;"> <div>Safety</div> <div><input type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Quality</div> <div><input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Vibrant Appeal</div> <div><input checked="" type="checkbox"/></div> </div>				
Sponsor Name:	Nydia M. Rafols, Interim City Manager		Department: Development Services		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”; ARTICLE IV, DEVELOPMENT STANDARDS, DIVISION 10; SPECIFICALLY AMENDING SECTION 32-431, “PERMITTED”; 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 (Exhibit 1) amending the Zoning and Land Development Code to allow the use of cargo containers as construction material in the construction of a permanent building.

On May 23, 2018, the Planning and Zoning Board recommended the City Commission adopt the proposed Ordinance by a vote of 4-0. Concerns were raised about the finish look of such projects and the Board recommended staff consider further measures through which staff can address the finishes of projects using cargo containers as part of a permanent building construction. The Planning and Zoning Board meeting staff report (Exhibit 2) and meeting minutes (Exhibit 3) are attached.

The proposed Ordinance amends Section 32-431 to allow the use of cargo containers as construction material in the construction of a permanent building with the approval of the Director in compliance with the applicable Zoning and Land Development Code, the Florida Building Code, Florida Fire Prevention Code, and other applicable local, state, and federal laws.

First Reading of the Ordinance occurred on August 15, 2018. The City Commission voted to approve on First Reading, amending the proposed Ordinance to require City Commission approval for cargo container projects proposed without cladding or with exposed metal panel (5 to 0 vote). The Ordinance proposed on Second Reading is presented with such amendments.

Why Action is Necessary:

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

Fiscal Impact:

The proposed ordinance will have no fiscal impact.

Proposed Action:

Staff recommends the City Commission approve the proposed Ordinance on Second Reading.

Attachment(s):

Exhibit 1 – Proposed Ordinance

Exhibit 2 – Planning and Zoning Board Meeting Staff Report (5.23.18)

Exhibit 3 – Planning and Zoning Board Meeting Minutes (5.23.18)

Prepared by:



Department Head Review:



Vanessa Leroy, Associate Planner

Keven Klopp, Development Services Director