



**Hallandale Beach**  
PROGRESS. INNOVATION. OPPORTUNITY.

400 South Federal Hwy  
Hallandale Beach, FL 33009

## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:		1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading
9/2/2020	<input type="checkbox"/> Resolution	Ordinance Reading	8/19/2020	9/2/2020
File No.:	<input checked="" type="checkbox"/> Ordinance	Public Hearing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19-321	<input type="checkbox"/> Other	Advertising Required	<input 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	PA-20-01351 Affordable Housing	
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
Strategic Plan Focus Areas:				
<input type="checkbox"/> Financial	<input type="checkbox"/> Organizational Capacity	<input type="checkbox"/> Infrastructure	<input checked="" type="checkbox"/> Development, Redevelopment and Economic Development	
Implementation Timeline				
Estimated Start Date: Upon adoption at Second Reading    Estimated End Date: N/A				

### 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, DIVISION 2, ZONING DISTRICTS AND OVERLAYS, SUBDIVISION I, CONVENTIONAL ZONING DISTRICTS, AND ARTICLE III, ZONING, DIVISION 3, FORM-BASED ZONING DISTRICTS; PROVIDING FOR AFFORDABLE HOUSING REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

### STAFF SUMMARY:

#### Summary:

As of July 1, 2019, pursuant to adoption of House Bill 7103 (Exhibit 2), municipalities may require a developer to provide a specified number or percentage of affordable housing units to be included

in a development or allow a developer to contribute to a housing fund or other alternatives in lieu of building the affordable housing units, provided that, in exchange, incentives to fully offset all costs to the developer of its affordable housing contributions are allowed. These incentives may include allowing the developer density or intensity bonus incentives or floor area greater than what is permitted under the current or proposed future land use designation or zoning.

The City of Hallandale Beach currently requires workforce housing or affordable housing contributions for developments seeking residential unit density beyond the base permitted in certain of the Central Regional Activity Center (RAC) subdistricts.

The attached Ordinance (Exhibit 1) amends the City Code to extend the existing affordable housing requirement to all RAC subdistricts for projects seeking density bonuses beyond the base density allowed by right.

On May 24, 2020, the Planning and Zoning Board/Local Planning Agency (PZB/LPA) heard the subject Ordinance and recommended approval as presented by a vote of 5 to 0. Please refer to the Planning and Zoning Board Cover Memo dated May 24, 2020. (Exhibit 3) and draft Minutes of the Hearing (Exhibit 4).

The City Commission approve First Reading of the Ordinance on August 19, 2020.

**Background:**

The attached Ordinance is proposed with consideration of the following:

- Pursuant to Section 125.01055 and Section 166.04151 of the Florida Statutes, an ordinance may require a developer to provide a specified number or percentage of affordable housing units to be included in a development or allow a developer to contribute to a housing fund or other alternatives in lieu of building the affordable housing units, provided that, in exchange, incentives to fully offset all costs to the developer of its affordable housing contributions are allowed. Such incentives may include allowing the developer density or intensity bonus incentives or greater floor space than what is permitted under the current or proposed future land use designation or zoning.
- Policy 2.16 of the Broward County Land Use Plan (BCLUP) requires local governments to establish programs to provide, encourage, or enable low and moderate income housing to meet the needs of the County's existing and future residential population and economic activities.
- Broward County Administrative Rules will use a requirement of 15% of additional project housing units as a default guideline for an affordable housing standard within proposed residential development subject to BCLUP Policy 2.16.2.
- Pursuant to Objective 4-1.1 of the City of Hallandale Beach Comprehensive Plan Housing Element the City shall encourage adequate and affordable housing for current and future residents of the City of Hallandale Beach.
- Pursuant to Policy 1.9.7 of the City of Hallandale Beach Comprehensive Plan Future Land Use Element, the Regional Activity Center (RAC) shall include opportunities to address the affordable/workforce housing needs of the city.

**Current Situation:**

Currently, provisions for affordable housing requirements exists only in the RAC Corridor and Greyhound subdistricts of the Central RAC zoning district. In these subdistricts, developments requesting residential density bonuses beyond the base density permitted are required to provide

at least 15 percent of the project's residential units as workforce housing or to contribute an equal amount to the City's affordable housing fund.

The proposed Code changes:

- Expand the affordable housing requirement to all the RAC subdistricts.
- Require developments seeking any maximum RAC density (above the base density allowed) to provide at least 15 percent of the project's residential units as affordable housing or contribute an equal amount to the city's affordable housing fund.

The proposed ordinance does not change the following:

- The allocation of RAC residential units above base density would still require City Commission approval.
- Developments above the base density cannot be approved administratively – would still require Commission approval.

**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.

**Cost Benefit:**

The proposed Code changes will make the City Code compliant with the new state law and address anticipated affordable housing needs with Broward County when the City requests more RAC units, as well as provide an incentive to increase affordable housing in the City.

**PROPOSED ACTION:**

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

**ATTACHMENT(S):**

Exhibit 1 - Proposed Ordinance  
Exhibit 2 - Adopted House Bill No. 7103 Chapter 2019-165  
Exhibit 3- Planning and Zoning Agenda Cover Memo for May 27, 2020  
Exhibit 4- Draft Planning and Zoning Meeting Minutes for May 27, 2020