



## City of Hallandale Beach City Commission Agenda Cover Memo

| Meeting Date:   | File No.:                                  | Item Type:   |  | 1 <sup>st</sup> Reading   | 2 <sup>nd</sup> Reading             |
|---|--|--|--|---|-------------------------------------|
| <b>8/6/2025</b>   | <b>25-268</b>                              | <input type="checkbox"/> Resolution<br><input checked="" type="checkbox"/> Ordinance<br><input type="checkbox"/> Other | Ordinance Reading                                  | <b>8/6/2025</b>   | <b>8/20/2025</b>                    |
|   |  |  | 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:                                    |   |                                     |
| <b>N/A</b>  | <b>N/A</b>                                 | <b>N/A</b>   | <b>N/A</b>   |   |                                     |
| Contract/P.O. Required  | RFP/RFQ/Bid Number:                        | Sponsor Name:  | Department:  |   |                                     |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <b>N/A</b>                                 | <b>Vanessa Leroy</b>   | <b>Sustainable Development</b>                     |   |                                     |
| 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: 8/6/2025                                      |  |  | Estimated End Date: 8/20/2025                      |   |                                     |

### 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 V – “DEVELOPMENT REVIEW PROCEDURES”, SECTION 32-783 “REVIEW PROCEDURES” TO ADD PROVISIONS FOR CONDITIONS OF APPROVAL FOR DEVELOPMENT PERMITS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

### STAFF SUMMARY:

#### **Summary:**

The City Administration is proposing an amendment to the Zoning and Land Development Code to revise Chapter 32, Article V, of the City of Hallandale Beach Development Code relating to Development Review Procedures to provide clarifications of conditions of approval for development permits.

**Background:**

On May 13, 2025, the Planning and Zoning Board heard the proposed ordinance amending the Development Review procedures. The Board recommended approval of the application by a vote of 5 to 0. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3.

**Current Situation:**

Chapter 32, Article V, of the City of Hallandale Beach ("City") Land Development Code requires that all applications for a development permit within the City shall be subject to development review procedures, including both site plan review and impact evaluation.

Section 32-783(a) of the Code specifies that all applications for both minor and major developments, including the required site plans and impact evaluation statements, must be submitted to the Sustainable Development Director. The Director will review these submissions to ensure compliance with all applicable laws, ordinances, and regulations.

Pursuant to Sec. 32-783 (e)(f), the City Commission may grant conditional approval or modify the application, attaching whatever reasonable conditions or requirements that the City Commission deems necessary to ensure compliance with standards or to mitigate adverse impacts of the development.

The City Attorney's Office has determined that amendments to the City's Code are necessary to provide additional clarification regarding the process by which the City Commission may grant conditional approval.

The proposed ordinance amends Section 32-783 of the City Code to state:

- 1) Any representation made before any city board, administrative board, or the City Commission, in an application for a variance, special exception, conditional use, or request for any other permit shall be deemed a condition of the granting of the permit.
- 2) If any representations are false or not maintained as represented by the applicant, the same shall be deemed a violation of the permit conditions and a violation of the section.

**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.

**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.

**Cost Benefit:**

The proposed code changes will accommodate continued efforts to enhance and

revitalize the City of Hallandale Beach consistent with the City's Comprehensive Plan.

**STAFF RECOMMENDATIONS:**

Staff recommends the City Commission approve the proposed Ordinance.

**PROPOSED ACTION:**

The City Commission consider the attached Ordinance.

**ATTACHMENT(S):**

Exhibit 1 – Ordinance

Exhibit 2 – Planning and Zoning Board Agenda Cover Memo Dated May 13, 2025

Exhibit 3 – Planning and Zoning Board Meeting Minutes Dated May 13, 2025

Prepared By: Christy Dominguez  
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