



Hallandale Beach
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City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	City of Hallandale Beach	Meeting Date:	October 16, 2025
General Title:	Duplex and Multifamily Definition	Application No.:	LDC-25-05923
Primary Application Type:	Zoning and Land Development Code Amendment	Additional Applications:	Not Applicable
Quasi-Judicial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Advertisement Type Required:	<input checked="" type="checkbox"/> Display <input type="checkbox"/> Regular <input type="checkbox"/> Not Applicable
Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Workshop:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Request:	Code amendment to the Zoning and Land Development regulations to expand the definitions of multifamily and duplex dwellings to allow for flexibility.		
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Destiny Ferguson, Associate Planner		

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE I. - GENERAL PROVISIONS OF THE ZONING AND LAND DEVELOPMENT CODE SECTION 32-8 – DEFINITIONS, RELATING TO DUPLEX AND MULTI-FAMILY DWELLINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Summary

The Department of Sustainable Development is proposing an amendment to Article I – General Provisions, Section 32-8 – Definitions, of the Zoning and Land Development Code, to expand the existing definitions of two-family (duplex) and multifamily dwellings.

Staff recommends that the Planning and Zoning Board forward a recommendation of approval to the City Commission.

Current Situation

Currently, the City defines a two-family dwelling as a building containing two (2) residential units, and a multifamily dwelling as a building containing three (3) or more residential units.

The attached proposed ordinance revises the definitions of "two-family dwelling" and "multi-family dwelling" to provide greater flexibility in site planning and development. Presently, these definitions require that the permitted number of dwelling units be contained within a single building. The proposed language removes that limitation, thereby allowing the permitted number of units to be distributed across multiple buildings within the same property. This change aligns with contemporary planning practices and supports more adaptable housing configurations, such as compact residential groupings or duplex clusters, and other low- to medium-density residential forms. It also facilitates better integration with site-specific constraints and design goals, while maintaining compliance with zoning and density requirements.

The attached proposed ordinance also removes the definition of "live/work dwelling" as this classification is outdated and no longer applicable under current Florida statutes.

Analysis

The attached proposed ordinance (Exhibit 1):

1. Amends Section 32-8 – Definitions to expand the definitions of two-family and multi-family dwellings to include a building "or property".
2. Removes the definition of a "live/work dwelling".

Why Action is Necessary

Pursuant to Section 2-102 of the City of Hallandale Beach Land Development Regulations, the Planning and Zoning Board shall review and make advisory recommendations to the City Commission on applications for text changes to the Zoning and Land Development Code.

Cost Benefits

The proposed code changes will accommodate continued efforts to enhance and revitalize the City of Hallandale Beach, consistent with the City's Comprehensive Plan, Housing Element and Future Land Use Element, and will improve the overall quality of life for citizens within the City of Hallandale Beach. The changes also support affordable housing efforts while maximizing the use of property.

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.

Staff Recommendation:

Staff recommends the Planning and Zoning Board forward a recommendation of approval to the City Commission.

Attachment(s):

Exhibit 1- Proposed Draft Ordinance

Reviewed by: Christy Dominguez
Christy Dominguez
Planning and Zoning

Approved by: Steven Williams
Steven Williams, AICP
Assistant DSD Director