



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

<b>Applicant:</b>	Hallandale Beach Community Redevelopment Agency	<b>Meeting Date:</b>	March 10, 2026	
<b>Project Name:</b>	Six-Unit Apartment Building	<b>Property Address:</b>	627 & 631 SW 6 Terrace	
<b>Application #s:</b>	DR-25-06852 Development Review, V-25-06853 / V-26-00807 Variances	<b>Application Type:</b>	Major Development Variances	
<b>Planning District:</b>	Southwest	<b>Quasi-Judicial:</b> <i>(Enter X in box)</i>	<b>YES</b>	<b>NO</b>
			X	
<b>Parcel Size:</b>	11,156 SF	<b>Public Hearing:</b> <i>(Enter X in box)</i>	<b>YES</b>	<b>NO</b>
			X	
<b>Existing Zoning:</b>	Residential Two-Family (Duplex) District			
<b>Existing Use:</b>	Two, 1-story duplex residences			
<b>Proposed Use:</b>	2-story multifamily residence			
<b>Future Land Use Designation:</b>	Low-Medium Density 14.0			
<b>Surrounding Zoning:</b>		<b>Surrounding Land Use:</b>		
North: Residential Two-Family (Duplex) District		North – Duplexes		
South: Residential Two-Family (Duplex) District		East – Single Family Home		
East: Residential Two-Family (Duplex) District		West – Duplexes		
West: Residential Two-Family (Duplex) District		South – Single Family Home		
<b>Business Impact Estimate:</b>	Exempt as per Florida Statute 166.041(4)(c)			
<b>Staff Recommendation:</b>	<b>Sponsor Name:</b>			
<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa J. Leroy, Department of Sustainable Development Director			
	<b>Prepared By:</b>			
	Destiny Ferguson, Associate Planner			

## Request

### **Summary:**

The Hallandale Beach Community Redevelopment Agency (HBCRA) has submitted Application No. 25-06853 requesting Minor Development Plan approval to construct a two-story, six-unit apartment building on the properties located at 627 and 631 SW 6th Terrace.

As part of the request, the Applicant seeks approval of variances and consideration for the allocation of three (3) affordable housing bonus units pursuant to Broward County Land Use Policy 2.16.3. The Applicant is also requesting a variance from Section 25-63 of the Hallandale Beach Code of Ordinances related to the requirement for public sidewalk improvements.

The applications filed with the City are as follows:

1. Application # DR-25-06852 for Minor Development Review approval requesting allocation of three (3) affordable housing bonus units pursuant to Section 32-312 of the Hallandale Beach Zoning and Land Development Code to allow a proposed density of approximately 23 dwelling units per acre when 14 dwelling units per acre is the maximum permitted.
2. Application # V-25-06853 requesting variances from the following code provisions:
  - a) Section 32-635(b)(1) – Placement and Standards for Waste and Recycling Containers, to allow no setback along SW 6<sup>th</sup> Terrace in lieu of the required 10-foot setback.
  - b) Section 32-384(e) – Landscaping Requirements, to allow an approximate 3-foot landscape buffer along the side common property line in lieu of the required 5-foot buffer.
  - c) Section 32-384(e) – Landscaping Requirements, to allow no landscape perimeter buffer along SW 6th Terrace, when a ten-foot landscape perimeter buffer is required.
  - d) Section 32-384 – Landscaping Requirements, to allow a landscape area of 27.10% in lieu of the required 30%.
  - e) Section 32-455(b)(3) – Minimum Parking Space Requirements, to allow 8 parking spaces in lieu of the required 10 parking spaces.
3. Application #V-26-00807 requesting a variance from Section 25-63 of the Hallandale Beach Code of Ordinances, which requires the property owner abutting a public street to construct a sidewalk when substantial building improvements are made, in order to provide no sidewalk adjacent to the properties located at 627 and 631 SW 6th Terrace, in lieu of the required 5-foot sidewalk.

The Project site currently contains two existing multifamily buildings, both of which are proposed to be demolished as part of the redevelopment.

The Applicant is requesting approval of 5 variances as part of the proposed project. Section 32-965 of the City Code authorizes the Planning and Zoning Board to render final approval on variances that are not administrative and are minor developments. The Planning and Zoning Board may also impose reasonable conditions of approval to mitigate any potential adverse impacts associated with the requested variances.

## **Analysis**

The applicant's plans depict the following:

1. A parcel consisting of 11,156 square feet of gross land area generally located between SW 6th Terrace and SW 6th Avenue, with SW 6th Street forming the northern boundary.
2. Two existing one-story buildings are currently on the site, both of which are proposed to be demolished pursuant to approved demolition permits.
3. Construction of a two-story multifamily residential building.
4. A surface parking lot providing eight (8) parking spaces. A total of ten (10) parking spaces is required; therefore, the Applicant has requested a variance.
5. Approximately thirty-one percent (31%) of the site is proposed to be landscaped, which meets the minimum landscaping requirement.
6. Removal of approximately 1,590 square feet of existing tree canopy and replacement with approximately 1,650 square feet of new tree canopy.
7. A total of eight (8) on-site trees are provided for credit, satisfying the minimum on-site tree requirement.
8. The required 30-inch-wide pedestrian access to the dumpster enclosure is not provided.
9. A public sidewalk is not proposed along SW 6th Street adjacent to the Property.

## **Bonus Unit Allocation**

Under Policy 2.16.3 of the Broward County Land Use Plan, additional residential density—referred to as "bonus density"—may be allocated to support the development of affordable housing for individuals and families in the moderate-, low-, and very-low-income categories. Approval of such bonus density is contingent upon the finding that adequate public facilities and services either exist or will be provided by the time the project is completed to support both the base and bonus units. On December 17, 2025, the City Commission approved Ordinance 2025-032, delegating authority to the Planning and Zoning Board (the Local Planning Agency) to allocate bonus units for minor development projects.

The subject property is zoned Residential Two-Family (Duplex) District, which permits two-family dwellings at a density of 14 dwelling units per acre. Given the property's size of 11,161 square feet, the permitted density would allow for three (3) residential units.

In accordance with Policy 2.16.3 of the Broward County Land Use Plan, the Applicant is seeking approval to exceed the allowable density to permit six (6) residential units, which equates to approximately 23.4 dwelling units per acre, thus requesting allocation of 3 affordable housing bonus units.

The applicant proposes to restrict all six (6) units as affordable housing for households within the very low-income at 50% AMI (Average Median Income) category and will be subject to an affordability restriction for a minimum of 30 years, as required by the policy.

Staff has reviewed the request and finds that the allocation of 3 affordable housing units is compatible with existing and future land uses and consistent with local land development regulations. Additionally, Staff has determined that adequate public facilities and services are available to support the additional units.

### **Comprehensive Plan**

The property is designated Low-Medium Density on the City's Future Land Use Map. The proposed multifamily building by the applicant is permitted under the land use category. The proposed development will assist in furthering the following goals, objectives, and policies of the City's Comprehensive Plan:

**GOAL 1:** To provide a coordinated and compatible mix of land uses which encourages a high quality of life meeting the social, economic, and physical needs of the present and future population of Hallandale Beach while ensuring reasonable environmental protection and timely and efficient provision of services.

**OBJECTIVE 1.1:** Levels of Service: The City shall continue to condition approval of development applications upon maintaining the provision of services at the Levels of Service (LOS) which meet or exceed levels specified in this Comprehensive Plan.

**POLICY 1.1.1:** The City shall maintain, within the Comprehensive Plan Elements, Level of Service standards for City facilities which will meet the existing and future needs of the Hallandale Beach population and the standards established by Chapter 163 F.S., and Rule 9J-5 F.A.C.

**POLICY 1.1.2:** Any development order or permit shall be approved only when adequate public services and facilities are in place or will be provided to support the development at Levels of Service adopted by this Plan.

**POLICY 1.1.5:** The City shall maintain criteria and procedures, which obligate developments causing expansions or extensions of City services to contribute a proportionate share of the cost of provision of these supporting services and related facilities.

**POLICY 1.1.6:** The City of Hallandale Beach will provide sanitary sewer, solid waste, drainage, and potable water facilities and services to correct deficiencies and to meet existing and project demands identified in this Plan.

**POLICY 1.10.3:** The City shall continue to require building construction elevations consistent with minimum federal flood insurance regulations.

**POLICY 1.10.8:** The City of Hallandale Beach shall continue to evaluate development proposals with respect to pervious area requirements specified in the Land Development Code.

**POLICY 1.10.11:** The City shall continue to protect its natural resources and maintain its environmental quality through the provision of land use regulations that are consistent with the policies of this Comprehensive Plan.

**OBJECTIVE 1.12:** Land Use Consistency: The City shall manage growth and development through the continued administration and enforcement of the Hallandale Beach Zoning and Land Development Code, which shall ensure that future land use remains consistent with this Plan.

**POLICY 1.12.1:** As part of the development review and approval process, the City shall continue to implement a system of Comprehensive Plan compliance review for all development and approval petitions.

**POLICY 1.12.2:** The City shall continue to ensure that the provisions of the Hallandale Beach Zoning and Land Development code include all necessary site plan requirements to further the intent of this Comprehensive Plan. These requirements shall include but not be limited to adequate drainage and

stormwater management, landscaping and open space requirements, signage regulations, subdivision regulations, safe and convenient on-site traffic flow, vehicle parking, and consistency of land use with Plan designations.

**POLICY 1.12.5:** The City shall continue to require adequate pervious areas to improve aquifer recharge and look for alternative ways to increase stormwater recapture.

**POLICY 1.13.2:** The Hallandale Beach Zoning and Land Development Code provisions which contain design standards relative to landscaping, setbacks, and other site controls, shall continue to be strictly enforced to meet the intent of the Goal, Objectives, and Policies of the Future Land Use Element of the Plan.

**POLICY 1.14.1:** The City shall determine the status and capabilities of existing and proposed facilities (including water, wastewater, solid waste, traffic, stormwater, and recreation/open space) to accommodate current, new, and redevelopment demands, and any projects necessary to maintain adopted levels of service. These projects will be added to the five-year Capital Improvements Plan.

**POLICY 1.14.2:** The Development Services Department shall evaluate impacts resulting from new developments to ensure that adequate facilities are either in place or planned so that Level of Service standards are not reduced.

**POLICY 1.14.3:** The City shall adopt a level of service standards and shall be used as the basis for determining the availability of facility capacity.

**OBJECTIVE 1:18:** Urban Infill and Redevelopment: Establish criteria which encourage development of urban infill and urban redevelopment area(s) to promote economic development, increase housing opportunities, and maximize the use of existing public facilities and services.

**POLICY 1:18:4:** Designated urban infill and urban redevelopment area(s) shall be excepted from transportation facilities concurrency requirements consistent with Chapter 163 Florida Statutes; however, the application will be subject to providing a traffic analysis consistent with the Transportation Element and potential improvements to minimize impacts.

**POLICY 1:18:5:** Notwithstanding the above, all development is subject to Broward County Transportation Concurrency Management Area (TCMA) Level of Service criteria and the payment of Transit Impact Fees as determined by Broward County prior to the issuance of permits.

**OBJECTIVE 1.19:** Crime Prevention: The City shall review all major developments for their use of Crime Prevention Through Environmental Design (CPTED) principles and standards.

**POLICY 1.19.1:** The City shall maintain a CPTED review policy and procedure in the form of administrative policy or land development regulations. The policy shall require a plan review by the Development Services and Police Departments, at a minimum.

**POLICY 1.20.2:** The City shall continue to enforce the provisions of the most recent edition of the Florida Building Code, particularly the updated Energy Code (adopted 3/09) to achieve higher energy efficiency in buildings.

#### **Application # V-26-00807- Sidewalk Variance**

Pursuant to Section 25-63 of the Code of Ordinances, each property owner abutting a public street is required to construct uniform and substantial sidewalks along the frontage of the property when new construction occurs. Accordingly, the Applicant is required to install a five (5) foot-wide sidewalk along the portion of the property abutting SW 6th Terrace.

The subject property fronts SW 6th Terrace, where the existing right-of-way adjacent to the property

is 25 feet in width. The existing two-way roadway is entirely located within this 25-foot dedication, which was previously deeded by the subject property. The City Code requires local streets to have a total right-of-way width of 50 feet (25 feet measured from the centerline). However, because the full 25-foot dedication from the subject property is already occupied by the existing roadway, there is insufficient remaining right-of-way to accommodate the required five-foot sidewalk. Therefore, the Applicant has also requested a variance from Section 25-63 to allow the project to proceed without installation of the required sidewalk along SW 6th Terrace.

Pursuant to Section 25-67 of the Code of Ordinances, variances from Section 25-63 shall be presented to the Planning and Zoning Board for consideration and a recommendation to the City Commission. Therefore, upon the recommendation of the Planning and Zoning Board, this application will be presented to the City Commission, which shall make the final determination.

**Applicable Codes and Ordinances**

1. The proposed multifamily residential use is permitted within the Residential Two-Family (Duplex) District.
2. The proposed development consists of a 2-story multifamily residential building. Pursuant to Section 32-144(d)(3) of the City Code, the maximum building height permitted in the RD-12 district is 2 stories.
3. The applicant requests that the requirements set forth below in items 3(a) through 3(e) be reduced by the Planning and Zoning Board pursuant to Section 32-965 of the Code. The following chart summarizes the requested variances associated with Application # V-25-06853 as discussed below:

VARIANCES	REQUIRED/ ALLOWED	PROPOSED	DEFICIENCY
a) Placement and Standards for Waste and Recycling Containers	10 feet	0 feet	10 feet
b) Landscaping Requirements	5 feet (Side common property lines)	2' 6"	2' 6"
c) Landscaping Requirements	10 feet (Abutting public rights-of-way)	0 feet (along SW 6 Terrace adjacent to waste enclosure)	10 feet
d) Landscaping Requirements	30%	27.10%	2.9%
e) Minimum Parking Space Requirements	10 parking spaces	8 parking spaces	2 parking spaces

4. Per Section 32-384(e) A minimum ten-foot-wide landscape buffer is required along all property lines abutting a public right-of-way The Applicant is proposing no landscape buffer along a portion of SW 6th Terrace due to the placement of the required waste enclosure in this location. The Applicant has indicated that there is insufficient area elsewhere on the property to reasonably accommodate the waste enclosure while maintaining required parking, access, and other site development standards.
5. Pursuant to Section 32-455 multifamily developments are required to have 1.5 parking spaces per unit plus an additional ten percent of the total number of required spaces for guest parking. The Applicant is required to have ten parking spaces in total and is providing 8 spaces. A variance has

been requested to decrease the total parking from 10 spaces to 8 spaces.

## **Variance Criteria**

Pursuant to Section 32-925 (b) of the Zoning and Land Development Code, in order to authorize any variances to the terms of this chapter, the following criteria must be met:

- 1. *Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not generally applicable to other lands, structures, or buildings in the same zoning district.***

*There are no special conditions and circumstances that exist which are peculiar to the land or structure. The Applicant is requesting a variance due to the existing depth and width of the subject lot which creates difficulty for the Applicant to accommodate the proposed residential building and comply with the required number of parking spaces, the setback of the waste enclosure and landscaping requirements.*

- 2. *The special conditions and circumstances do not result from the actions of the applicant.***

*Parking: Due to the number of residential units, the Applicant is required to provide one ADA parking space, which reduces the capability to accommodate the 10 parking spaces required. The Applicant has also chosen to prioritize landscaping requirements in an effort to improve the project's streetscape.*

*Waste Enclosure: There is not sufficient area to accommodate the waste enclosure to meet the setback required without affecting the parking provided in a manner that would allow Sanitation to access the bin. The proposed location allows for the Sanitation Division's access to the bin.*

*Landscaping: Due to the requirements of the Code, including but not limited to setbacks and parking requirements, the Applicant is restricted in complying with the landscape buffering requirements for the portion along SW 6th Terrace where the waste enclosure is located and along the side common property line.*

- 3. *Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district.***

*While granting variances would confer special privileges, the requested variances allow the site to be used as intended according to the purpose and intent of the RD-12 zoning district and comprehensive plan.*

- 4. *Literal interpretation of the provisions of this chapter would deprive the applicant of the rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.***

*The literal interpretation of the provisions would not cause undue hardship for the applicant; however, the applicant has attempted to explore multiple iterations of the proposed site plan to reduce or eliminate requested variances, and in each iteration, some level of variances were necessary.*

- 5. *The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.***

*The applicant has requested the minimum variances needed to make reasonable use of the subject property to align with their needs. The applicant has explored multiple iterations of the proposed site plan to reduce or eliminate requested variances to meet their minimum needs; however, variances were required in each iteration.*

**6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.**

*The grant of the variances would be in harmony with the general intent of the Code as the variances are the minimum necessary for the applicant to make use of the property as proposed.*

**7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

*The grant of the variances would be in harmony with the general intent, as the variances are the minimum necessary for the applicant to make use of the property.*

**Why Action is Necessary**

**Applications # DR-25-06852 and # V-25-06853 Minor Development and Variances**

Pursuant to Section 32- 965, the Planning and Zoning Board Is authorized to render final approval on variances that are not administrative and are minor developments.

Pursuant to Broward County Land Use Policy 2.16.3, Planning and Zoning Board/Local Planning Agency, as delegated by the City Commission, action is required for the allocation of bonus density and affordable housing units for minor developments.

**Application # V-26-00807 Sidewalk Variance**

Pursuant to Section 25-67 of the Hallandale Beach Code of Ordinances, the Planning and Zoning Board is required to consider and make a recommendation to the City Commission on applications requesting a variance from public sidewalk requirements. Therefore, Board action is necessary to provide a recommendation to the City Commission regarding Application #V-26-00807.

**Cost Benefit**

There is no cost to the City associated with the request.

**Staff Recommendations:**

**Bonus Unit Allocation**

Staff has no objections to the allocation of the 3 affordable housing bonus units, subject to the following conditions:

1. Prior to issuance of the building permit, a declaration of restrictive covenant, in a form acceptable to the City Attorney, shall be recorded in the public records of Broward County, Florida, guaranteeing that the affordability of all 6 units of the development for the very-low income group (50% AMI) will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner-occupied housing as described in Policy 2.16.3 of the Broward County Land Use Plan.

2. All 6 dwelling units shall be constructed with identical quality, finishes, materials, appliances, and fixtures, with no variation among units.

**VariANCES - Application # V-25-06853**

Although variances are requested, the proposed development is consistent with regional and local goals to expand the supply of affordable housing.

Should the Planning and Zoning Board decide to approve the variances, approval should be conditioned on the following:

1. Prior to issuance of a building permit, the applicant shall pay all applicable water and sewer impact fees in accordance with Chapter 30 of the City of Hallandale Beach Code of Ordinances. Payment of such fees shall be consistent with the applicable code sections in effect at that time.
2. Development Impact fees in the amount of \$25,026.00. (Fire Rescue-\$1,902.00, Law enforcement-\$1,332.00, Parks and Recreation-\$9,372.00, Multi-Modal-\$12,420.00).
3. The Applicant shall contract with the City for roll-out service by the Sanitation Division for servicing the dumpster/trash disposal.
4. Prior to the issuance of a building permit, the waste enclosure shall include a minimum thirty (30) inch wide pedestrian opening on one side of the enclosure to allow walk-in access for the deposit of trash as required by Section 32-. The pedestrian opening shall be located immediately adjacent to one of the required opaque gates and be constructed of concrete or asphalt.
5. A green building bond in the amount of 3% of the master building permit construction cost of the project shall be submitted to the City prior to issuance of a building permit.
6. Issuance of the building permit for the minor development application shall be conditioned upon approval of the required sidewalk variance.
7. A roadway easement for that portion of the roadway that encroaches into the property will be required in a form acceptable to the City Attorney prior to issuance of the building permit.
8. A recordable covenant shall be executed by the property owner in a form acceptable to the city attorney, restricting any enclosure of the canopy structure. Such covenant shall run with the land and be binding upon all persons having any right, title or interest in the property or any part thereof.
9. The installation of the proposed turfstone is subject to review and approval by the Director of the Department of Sustainable Development.

**Sidewalk Variance-Application # V-26-00807**

Due to the undersized right-of-way, Staff recommends that the Planning and Zoning Board recommend approval of this application to the City Commission.

**Attachment(s):**

- Exhibit 1 - Aerial Map
- Exhibit 2 - Zoning Map
- Exhibit 3 - Applicant's Letters and Back up

Reviewed by: Christy Dominguez  
Christy Dominguez  
Principal Planner

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