



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

Applicant:	City of Hallandale Beach	Meeting Date:	May 13, 2025
General Title:	Conditions of Approval for Development Permits Code Amendment	Application No.:	LDC-25-02711
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 revise the Development Review Procedures to provide for conditions of approval for development permits.		
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 J. Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Christy Dominguez, Planning and Zoning Manager		

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.

The Department of Sustainable Development recommends the Planning and Zoning Board forward a recommendation of approval to the City Commission.

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 needed to further clarify the process for the City Commission granting 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 this section.

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

There is no cost to the City.

Staff Recommendation:

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

Attachment(s):

Exhibit 1- Proposed Draft Ordinance