



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

Applicant:	City of Hallandale Beach	Meeting Date:	November 12, 2025
General Title:	Residential Care Facilities	Application No.:	LDC-25-06622
Primary Application Type:	Zoning and Land Development Code Amendment	Additional Applications:	Not Applicable
Quasi-Judicial:	☐ Yes ☒ No	Advertisement Type Required:	☒ Display ☐ Regular ☐ Not Applicable
Public Hearing:	☒ Yes ☐ No	Workshop:	☐ Yes ☒ No
Request:	Code amendment to the Zoning and Land Development regulations to amend Article IV Division 14, amending Section 32-522 and Section 32-525 relative to Residential Care Facilities.		
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
☒ Approve ☐ Approve with Conditions ☐ 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 TO REVISE ARTICLE IV, DIVISION 14, SECTION 32-522 AND SECTION 32-525 RELATING TO RESIDENTIAL CARE FACILITIES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The Department of Sustainable Development proposes an amendment to Chapter 32, Article IV, Division 14 of the City's Zoning and Land Development Code to update provisions related to residential care facilities.

The proposed amendment corrects and modernizes references to the appropriate State of Florida licensing agencies that regulate foster homes and group homes, ensuring consistency with current State law and agency responsibilities.

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

Background

The City's current Zoning and Land Development Code identifies the Florida Department of Children and Families (DCF) as the State's licensing agency for both foster homes and group homes. While DCF continues to regulate foster homes, the agency references for group homes have changed over time.

Presently, different State agencies are responsible for licensing depending on the population served:

- Foster Homes: Licensed by the Florida Department of Children and Families (DCF).
- Group Homes:
 - For children under age 19 who are not developmentally disabled — licensed by DCF.
 - For elderly adults or those requiring residential or supervisory care — licensed by the Agency for Health Care Administration (AHCA).
 - For children or adults with developmental disabilities — licensed by the Agency for Persons with Disabilities (APD).

Current Situation

The current City Code's exclusive reference to DCF as the licensing authority for group homes is therefore outdated and requires correction.

Because State regulatory responsibilities may evolve over time, and such changes are outside the City's control, the proposed amendment eliminates references to specific agencies. Instead, it replaces them with a general reference to the "applicable State licensing agency."

This approach ensures that the City's Code remains accurate and compliant, even if State agency names or responsibilities are modified in the future.

Analysis

The proposed ordinance (attached as Exhibit 1) includes the following revisions:

1. Section 32-522 – Definitions:
 - Amends the definition of *Foster Home* to remove reference to the Department of Children and Families and replaces it with "the State licensing agency."
 - Amends the definition of *Group Home* to remove reference to the Department of Children and Families and replaces it with "the State licensing agency."

2. Section 32-525 – Development Standards:
 - o Updates provisions referencing DCF to instead reference the appropriate State licensing agency responsible for regulating such facilities.

The proposed amendment is administrative in nature. It does not alter any zoning classifications, development rights, or locational standards for residential care facilities. The amendment simply updates terminology to reflect the current structure of State regulation and ensures long-term consistency between local and State codes.

By removing outdated references and allowing flexibility as State agencies change, the City maintains a Code that is both accurate and adaptable.

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.

This amendment is also necessary to maintain compliance with State statutes and to ensure that the City's Code accurately reflects current State licensing practices.

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 Benefits

There is no fiscal impact to the City associated with the proposed amendment, as the ordinance does not modify any existing fees related to residential care facilities applications.

Staff Recommendation:

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

Attachment(s):

Exhibit 1- Proposed Draft Ordinance

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