



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 st Reading	2 nd Reading	
1/7/2026	25-534	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	12/17/2025	1/7/2026
			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:	
N/A	N/A		N/A	N/A	
Contract Required:	P.O. Required:	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Vanessa Leroy	Sustainable Development	
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: 12/17/2026			Estimated End Date: 1/7/2026		

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:

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. It also provides for compliance with state statute where state law contains provisions applicable to the review of applications for residential care facilities.

Staff recommend that the City Commission consider and approve the proposed ordinance.

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 various types of 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).

On November 12, 2025, the Planning and Zoning Board heard the proposed ordinance that 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 Board recommended approval of the ordinance 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.

Since then, additional language was included to provide for the city to conform to state mandated review requirements if those requirements apply. Regardless of the language in the Code, the City is required to comply with statutory restrictions.

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, 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 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, and codifies the process that the City has long used to confirm compliance with state mandated criteria. The proposed amendment relaxes current process requirements in that it allows for Director approval if approval criteria are restricted by state statute. Where limited options for approval or denial are dictated by state statute, staff does not recommend a board approval process.

By removing outdated references and allowing flexibility as State agencies and requirements change, the City maintains a Code that is both accurate and adaptable.

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.

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 Benefit:

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.

PROPOSED ACTION:

The City Commission consider the attached Ordinance.

ATTACHMENT(S):

- Exhibit 1 – Ordinance
- Exhibit 2 – Planning and Zoning Board Agenda Cover Memo Dated November 12, 2025
- Exhibit 3 – Planning and Zoning Board Meeting Minutes Dated November 12, 2025

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