



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 st Reading	2 nd Reading	
12/17/2025	25-460	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	12/3/2025	12/17/2025
			Public Hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input 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: 12/3/2025			Estimated End Date: 12/17/2025		

SHORT TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ARTICLE IV, DIVISION 5 “DENSITY” OF THE CITY ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATING TO ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY; AMENDING ARTICLE IX. “NOTICE REQUIREMENTS”, TO REVISE PROVISIONS RELATING TO NOTIFICATIONS FOR ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The Department of Sustainable Development is proposing a code amendment to the Zoning and Land Development Code to amend Article III, Division 5: Density, and Article XI: Notice Requirements, to include language concerning Policy 2.16.3 of the Broward County Land Use Policy as it relates to bonus density units and affordable housing.

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

Background:

On September 9, 2025, the Planning and Zoning Board heard the proposed ordinance providing for the Board / LPA authority to permit the allocation of bonus residential units. The Board recommended approval of the ordinance by a vote of 4 to 0. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 5 and 6.

Since the Planning and Zoning Board meeting, additional language has been added to the ordinance to clarify that if the Planning and Zoning Board determines that the application does not meet the required criteria or does not support the request, the application shall be forwarded to the City Commission for consideration and final action.

Current Situation:

Policy 2.16.3 of the Broward County Land Use Plan permits the allocation of bonus residential density to facilitate the development of affordable housing for persons within the moderate income, low-income, and very-low-income categories, as defined in the Plan.

Currently, Policy 2.16.3 allows bonus units to be allocated by the Local Planning Agency (LPA) when the proposed density does not exceed the maximum density permitted by the underlying zoning and land use category. However, the City Commission may authorize the allocation of bonus units in excess of that maximum density.

Once the proposed ordinance is adopted, the LPA, delegated this authority by the City Commission, may authorize the allocation of affordable housing bonus density exceeding the permitted zoning district density. This authorization must occur at a publicly noticed meeting, consistent with the ordinance's notification requirements, and is subject to all applicable findings required by Broward County land use policy. Such authorization may only occur when the request for bonus units does not include additional associated requests requiring City Commission consideration.

At present, the City provides opportunities to increase the base density permitted by right in the Regional Activity Center (RAC) subdistricts through the use of performance criteria, which include, but are not limited to, the provision of affordable housing. Policy 2.16.3

expands this framework by permitting the allocation of affordable housing bonus density that may exceed the permitted zoning district density and is not limited solely to the RAC.

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.

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:

The changes will accommodate continued efforts to enhance and revitalize the City of Hallandale Beach consistent with the City's Comprehensive Plan.

PROPOSED ACTION:

The City Commission considers the attached Ordinance.

ATTACHMENT(S):

- Exhibit 1 – Ordinance
- Exhibit 2 – Policy 2.16.3
- Exhibit 3 – Bonus Units August 2025
- Exhibit 4 – 2025 Income and Rent Limits
- Exhibit 5 – Planning and Zoning Board Agenda Cover Memo Dated September 9, 2025
- Exhibit 6 – Planning and Zoning Board Meeting Minutes Dated September 9, 2025

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