



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

|  |   |                                     |  |
|--|---|-------------------------------------|--|
| <b>Applicant:</b>                                | City of Hallandale Beach  | <b>Meeting Date:</b>                | July 24, 2024  |
| <b>General Title:</b>                            | Citywide Residential Development Regulations Amendment  | <b>Application No.:</b>             | LDC-24-04745   |
| <b>Primary Application Type:</b>                 | Zoning and Land Development Code Amendment  | <b>Additional Applications:</b>     | Not Applicable   |
| <b>Quasi-Judicial:</b>                           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | <b>Advertisement Type Required:</b> | <input checked="" type="checkbox"/> Display<br><input type="checkbox"/> Regular<br><input type="checkbox"/> Not Applicable |
| <b>Public Hearing:</b>                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | <b>Workshop:</b>                    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |
| <b>Request:</b>                                  | Code amendment to the Zoning and Land Development regulations relating to uses, site development standards, and parking for residential uses. |                                     |  |
| <b>Business Impact Estimate:</b>                 | Exempt as per Florida Statute 166.041(4)(c)   |                                     |  |
| <b>Staff Recommendation:</b>                     | <b>Sponsor Name:</b>  |                                     |  |
| <input checked="" type="checkbox"/> Approve      | Vanessa J. Leroy, Department of Sustainable Development Director  |                                     |  |
| <input type="checkbox"/> Approve with Conditions | <b>Prepared By:</b>   |                                     |  |
| <input type="checkbox"/> Deny                    | Deandrea Moise, AICP, Principal Planner   |                                     |  |

**Short Title:**

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE SECTION 32-144 - RD-12 RESIDENTIAL TWO-FAMILY (DUPLICATE) DISTRICT; AMENDING SECTION 32-145 - RM-18 RESIDENTIAL MULTI-FAMILY (MEDIUM-DENSITY) DISTRICT; AMENDING SECTION 32-146 - RM-25 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY) DISTRICT; AMENDING SECTION 32-147 - RM-HD-2 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2) DISTRICT; AMENDING SECTION 32-149. - B-L BUSINESS LIMITED DISTRICT; AMENDING DIVISION 5 SECTION 32-311. - DENSITY LIMITS; AMENDING SECTION 32-455. - MINIMUM PARKING SPACE REQUIREMENTS RELATING TO MINIMUM UNIT SIZES, SITE DEVELOPMENT STANDARDS AND MINIMUM PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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 allow multifamily regardless of typology and the setback requirements in the RD-12 district. The proposed ordinances also amends the minimum unit sizes and minimum parking requirements for residential uses city-wide.

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

**Background**

Multi-family is defined as a building containing three or more residential dwelling units. Within the RD-12 zoning district, residential uses are limited to single-family, duplex, townhomes. In this district, multifamily would only be permitted as a townhouse development which has specific development regulations separate and apart from the regulations from the RD-12 zoning district. Furthermore, the existing setbacks vary between single-family and other residential uses.

| Single-Family | Setback (Feet)       | Other Residential Uses |
|---------------|----------------------|------------------------|
| 20            | Front                | 25                     |
| 20            | Rear                 | 30                     |
| 5             | Side - Interior      | 7.5                    |
| 10            | Side - Corner        | 15                     |
| 5             | Accessory structures | 7.5                    |

Within the conventional zoning districts that allow residential uses, minimum unit sizes and minimum parking requirements for residential uses are based on the number of bedrooms of a residential unit as indicated below.

**Unit Sizes:**

| Unit Type    | Floor Area based on Zoning District (sf. per unit) |                 |         |       |
|--------------|--|-----------------|---------|-------|
|              | RD-12  | RM-18 and RM-25 | RM-HD-2 | B-L   |
| Efficiency   | -  | 500             | -       | 800   |
| 1 bedroom    | 850 sf   | 700             | 1,000   | 850   |
| 2 bedrooms   | 1,000  | 850             | 1,100   | 1,000 |
| 3 bedrooms + | 1,150  | 1,050           | 1,200   | 1,200 |

**Parking:**

| Multi-Family Residential Use |                                   |
|------------------------------|-----------------------------------|
| Efficiency                   | 1.75 space/unit                   |
| 1 bedroom                    | 1.75 spaces/unit                  |
| 2 bedrooms                   | 2 spaces per unit                 |
| 3 bedrooms                   | 2.5 spaces per unit               |
| 4 bedrooms or more           | 3 spaces per unit                 |
| Guest parking                | 10% of required parking for units |

## Current Situation

As the economic landscape shifts and housing needs expand over time, the necessity for additional housing typologies continue to emerge. Smaller units provide an opportunity to expand the housing stock to include unit types that accommodate the diverse lifestyles and needs of the community. As such, Staff has evaluated neighboring cities and unit size best practices to the draft proposed code amendment.

As a part of the proposed code amendment, the minimum unit size will no longer be based on the number of bedrooms and would simply provide a minimum floor area for each unit and a minimum floor area average for all units. This will add flexibility for design professionals to develop floor plans that meet current market needs, while ensuring that units have a range of sizes. For developments providing affordable units, it will be required that such units be proportionately distributed amongst unit types and sizes. This will ensure that affordable units are not disproportionately assigned to a specific unit size or type. Furthermore, it is recognized that throughout the City there are several smaller properties that were originally platted in such manner. Where residential is proposed, smaller lot sizes experience difficulty developing consistent with the regulations while simultaneously working to develop a project that is financially feasible. Typically, these lots remain vacant until they are purchased and aggregated to form a larger development site. To encourage infill development, redevelopment, and reduce the number of vacant properties, the code amendment provides an exception to the minimum floor area average which allows flexibility in unit sizes and parking requirements.

As minimum unit sizes have shifted away from being based on number of bedrooms, the proposed code amendment includes changes to the parking requirements. Parking requirements will be based on the floor area of the unit. There will be no changes to the required guest parking.

Based on Broward County Land Use Plan Policy 2.2.5 units that are 500 square feet or less may be counted as 0.5 dwelling units for the purpose of density calculations. The use of this policy is at the City's discretion and is not a requirement by the County. The use of this policy has been evaluated and identified as a useful tool to encourage redevelopment within the City. As such, the proposed code amendment includes language to codify this allowance by the County.

To promote diversity in design and spur redevelopment, multi-family use is proposed to be expanded to allow multifamily in all typologies, not just townhomes. Furthermore, to ensure that all properties have the opportunity to maximize the use of their lot, setbacks will be reduced to match the allowable setback for single-family.

The proposed code amendment is consistent with the Comprehensive Plan and will assist in furthering the following policies and objectives, based upon the following:

**OBJECTIVE 1.2:** Land Use Compatibility: Continuously review and reevaluate existing and potential land use conflicts and recommend solutions, in order to enhance land use compatibility and quality of life.

**OBJECTIVE 1.13:** Housing: The City shall decrease the amount of substandard living conditions and blighting influences in the Hallandale Beach community through actions identified in the Housing Element to achieve stated objectives.

**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, Objective and Policies of the Future Land Use Element of the Plan.

**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 1.20.7:** The City shall continue to foster its “sustainable” community character with a variety of housing opportunities at varying price ranges, employment and retail uses, educational, community facilities, parks and recreational uses, etc. to the extent possible.

**OBJECTIVE 4-1.4:** Adequate Housing Sites. The City shall support the need for adequate sites for all residents.

**POLICY 4-1.1.9:** Eliminating Barriers. The City shall eliminate barriers to the creation of housing, especially affordable housing. This action will include but not be limited to, streamlining the review process, especially in regarding to affordable housing projects.

**POLICY 4-1.4.9:** Provision of Diverse Housing Types. The City shall continue to provide a balance of land use designations and zoning districts on the Future Land Use and the official zoning maps to ensure single family, duplex and multifamily housing units are allowed within the City.

### **Analysis**

The attached proposed ordinance (Exhibit 1) amends Section 32-144, Section 32-145, Section 32-146, Section 32-147, Section 32-149, 32-311, Section 32-455 of the Zoning and Land Development Code summarized below:

1. Eliminates the townhouse typology limitation and allows multifamily in any configuration within the RD-12 zoning district.
2. Makes the minimum setbacks within the RD-12 zoning district consistent with single-family setbacks.
3. Clarifies that that density in RD-12 zoning district is limited by the allowable density per the future land use designation.
4. Reduces the minimum unit size to 450 square feet and adds a minimum floor area average of 750 square feet based on all unit sizes.
5. Allows units with a minimum floor area of 500 square feet or less to be counted as 0.5 dwelling units for residential density calculations.
6. Requires that affordable units be proportionately distributed amongst unit types and sizes.

7. Allows Minor Developments on platted development sites that are less than or equal to 7,500 sq. ft. and affordable housing developments made affordable to very-low-income persons (50% AMI) to reduce the required unit floor area average.
8. Amends section 32-455, parking requirements, to be based on floor area regardless of number of bedrooms citywide.
9. Requires 1.5 parking spaces per unit for multi-family dwelling units.
10. Eliminates outdated language for non-conforming parking for existing developments.

**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**

The proposed code changes will accommodate continued efforts to enhance and revitalize the City of Hallandale Beach consistent with the City’s Comprehensive Plan, Housing Element and Future Land Use Element and will improve the overall quality of life for citizens within the City of Hallandale Beach. The changes also support affordable housing efforts while maximizing the use of property.

**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.

**Staff Recommendation:**

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

**Attachment(s):**

Exhibit 1- Proposed Draft Ordinance

Reviewed by: Christy Dominguez  
 Planning and Zoning Manager