



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	City of Hallandale Beach	Meeting Date:	May 12, 2026
General Title:	Amendment to adopt the City of Hallandale Beach's 2026 Evaluation and Appraisal Review (EAR) and the 10-Year Water Supply Facilities Work Plan 2026 Update, in accordance with Section 163.3191, Florida Statutes.	Application No.:	LDC -26-02029
Primary Application Type:	Comprehensive Plan EAR-Based Amendments	Additional Applications:	Not Applicable
Quasi-Judicial:	☐ Yes ☒ No	Advertisement Type Required:	☒ Display ☐ Regular ☐ Not Applicable
Public Hearing:	☒ Yes ☐ No	Workshop:	☐ Yes ☒ No
Request:	The City is proposing the attached Ordinance (Exhibit 1) to adopt amendments to the Comprehensive Plan, including the 10-Year Water Supply Facilities Work Plan 2026 Update, as detailed in Appendix A of the Infrastructure Element. These EAR-based amendments reflect the City's 2025 Evaluation and Appraisal Review, conducted in accordance with Section 163.3191, Florida Statutes.		
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 Division Manager		

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN, INCLUDING SECTIONS 1 THROUGH 13 AND ALL ELEMENTS THEREOF, TO INCORPORATE REVISIONS IDENTIFIED THROUGH THE CITY'S EVALUATION AND APPRAISAL REPORT (EAR) REVIEW AND THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN 2026 UPDATE, PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Summary

The purpose of the proposed EAR-based amendment is to summarize recommended updates to the City of Hallandale Beach Comprehensive Plan based on statutory changes enacted between 2016 and 2026. Each proposed update is organized by Comprehensive Plan element and includes the corresponding statutory reference and a summary of the required revision. The Comprehensive Plan establishes long-term goals, objectives, and policies aimed at preserving the City's character while supporting coordinated and sustainable growth. The recommended updates are intended to: Ensure consistency with state planning requirements and regional growth strategies; Coordinate land use with infrastructure capacity, including transportation, schools, water, and sewer systems; and Address affordable and workforce housing needs as part of a broader sustainable growth management framework.

Background

The City of Hallandale Beach adopted its original Comprehensive Plan in December 1988. Since that time, the City has completed two major Evaluation and Appraisal Report (EAR) updates, in 2006 and 2018, to ensure the Plan remains aligned with evolving local and state planning priorities. In Florida, the requirement for local governments to periodically review and update their comprehensive plans is established in Section 163.3191, Florida Statutes, which mandates that each local government evaluate its plan at least once every seven years to determine whether amendments are necessary to reflect changes in state law and planning requirements.

On July 15, 2025, the Planning and Zoning Board acting as the Local Planning Agency considered the EAR-based amendments and recommended approval to the City Commission. The City Commission subsequently approved the Ordinance on First Reading on August 20, 2025.

The amendments were transmitted for State Coordinated Review on August 25, 2025, in accordance with Section 163.3191, Florida Statutes. Following transmittal, FloridaCommerce issued comments identifying certain provisions that it interpreted as potentially more restrictive under Section 28 of Chapter 2025-190, Laws of Florida, which temporarily limits the adoption of more restrictive land development regulations in disaster-affected jurisdictions.

In response, the City revised the EAR-based amendments to address all comments and provide additional clarification. The revisions confirm that the amendments do not impose new or more restrictive development standards, but rather ensure consistency with existing BrowardNEXT requirements, which the City is obligated to follow under Broward County's charter authority.

Additionally, the Public Works Department was concurrently updating the City's 10-Year Water Supply Facilities Work Plan 2026 which is a statutory requirement. The revised EAR-based amendments incorporate the updated Work Plan, thereby ensuring compliance with state statutory requirements and coordination with regional water supply planning efforts.

Current Situation

Since the 2018 amendment, there have been notable shifts in population trends, housing demand, and state legislative requirements. To ensure continued consistency with state law and alignment with local priorities, the City must update several elements of the Comprehensive Plan to reflect current conditions, address emerging challenges, and guide future growth responsibly.

Analysis

Population Projections

Values indicated in the table below are derived from the Broward County and Municipal Population Forecast and Allocation Model (PFAM) (2024), City of Hallandale Beach.

2025	2030	2035	2040	2045
44,550	47,886	50,241	54,687	57,657

Amendments

The following is a list of adopted amendments since the last EAR update.

- 16- Capital Improvement Schedule (5-Yr. Plan), 2016-2017 to 2020-2021
- 20- Water Supply Facilities Update (2020)
- 22-01-ESR- Adding Property Rights Element
- 22-02-ESR- Add more residential units to the RAC (500 extra units through LUPA)
- 22-S01- Small-scale development plan, change LU for specific property (650 NW 2 ST) from residential low density to community facility-utilities
- 23-01-CIE- Capital Improvements Schedule (5-Yr. Plan) 2024-2028
- 23-01-ESR- Incorporate Safe Neighborhood District Plans to FLU
- 23-02ESR- Modified School Facilities Element to include new LOS
- 23-03-ESR- Goals, objectives, and policy changes to Rec and Open Space and Capital Improvement Elements

Comprehensive Plan Update

As part of the Evaluation and Appraisal Review (EAR) process, the City has updated its Comprehensive Plan to align with legislative changes enacted between 2016 and 2025 and to ensure consistency with Chapter 163, Florida Statutes. The following updates were made across elements.

General Updates and Introduction

- Reformatted the document for improved readability and style.
- Updated data, maps, and tables where necessary.
- Added required legislative update language across multiple elements.
- Integrated new policies to address state mandates and local planning goals.
- Removed outdated references and unnecessary content for streamlining.

Future Land Use Element

- Revised land use categories, densities, and intensities to reflect current conditions and ensure consistency with county and state plans.
- Updated citywide acreage and population projections.
- Added new land uses and future land use policies to support intergovernmental coordination, renewable energy, affordable housing, and infrastructure planning.

Transportation Element

- Updated traffic and level of service (LOS) data and maps for existing and future conditions.
- Introduced new policy supporting alternative mobility funding systems and regional coordination.

Housing Element

- Refreshed housing data and historical structure inventories.
- Added a policy to promote accessory dwelling units as an affordable housing strategy.

Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element

- Updated population data and facility plans.
- Introduced a policy supporting environmental protection and advanced wastewater treatment.

Coastal Management Element

- Added a policy to support post-disaster recovery and interagency coordination.

Conservation Element

- Added a policy to reinforce environmental protection through agency collaboration.

Recreation and Open Space Element

- Refreshed inventory maps and updated population projections used for parks planning.

Capital Improvements Element

- Updated fiscal data, facility listings, and level of service standards.

Intergovernmental Coordination Element

- No changes were required.

Public School Facilities Element

- Revised concurrency management policies, updated maps, and introduced new impact fee-related policies in coordination with the school district.

Consistency With State Comprehensive Plan Element

- The “Consistency With State Comprehensive Plan” element was removed to eliminate redundancy, as its content is now covered elsewhere.

Private Property Rights Element

- Element numbering updated; no substantive changes.

Why Action Is Necessary

Pursuant to Section 163.3191, Florida Statutes, local governments are required to evaluate their comprehensive plans at least once every seven years to determine whether amendments are needed to reflect changes in state requirements. This process, known as the Evaluation and Appraisal Review (EAR), ensures that local plans remain consistent with statutory mandates, account for current conditions, and continue to effectively guide future development. Adoption of the proposed amendments is necessary to comply with state law and to maintain the legal validity and effectiveness of the City’s Comprehensive Plan.

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/Local Planning Agency recommend the City Commission approve and transmit to the Florida Department of Commerce the proposed ordinance as required by Florida Statutes.

Attachment(s):

Exhibit 1 – Ordinance
 Exhibit 1.A - Proposed EAR-Based Amendments
 Exhibit 1.B – Summary of Legislative Changes (2016-2025)