



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	City of Hallandale Beach	Meeting Date:	May 12, 2026
General Title:	Community Facility Amendment	Application No.:	LDC-26-01975
Primary Application Type:	Zoning and Land Development Code Amendment	Additional Applications:	Not Applicable
Quasi-Judicial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Advertisement Type Required:	<input checked="" type="checkbox"/> Display <input type="checkbox"/> Regular <input type="checkbox"/> Not Applicable
Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Workshop:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Request:	Code amendment to the Zoning and Land Development regulations to amend the Community Facility Zoning District		
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa J. Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Steven Williams, Assistant DSD Director and Zain Kermis, Planning Intern		

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; SPECIFICALLY AMENDING ARTICLE III, "ZONING", DIVISION 2. "ZONING DISTRICTS AND OVERLAYS", SECTION 32-155 "CF COMMUNITY FACILITY DISTRICT", PURPOSE AND INTENT, USES PERMITTED CONDITIONALLY AND THE SITE DEVELOPMENT STANDARDS OF THE COMMUNITY FACILITY DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Summary

The Department of Sustainable Development's Planning & Zoning Division has filed Application No. DC-26-01975 requesting a code amendment to the Zoning and Land Development Code to revise the regulations applicable to the CF Community Facility District, including permitted and conditional uses, development standards, building placement, and height.

Staff recommends that the Planning and Zoning Board consider the request and forward a recommendation to the City Commission.

Background

On December 17, 2025, the Urban Land Institute (ULI) presented a conceptual redevelopment vision for the City Hall site. The proposal contemplated maintaining the property as a civic center while introducing a mix of complementary residential and commercial uses to support a more active and integrated public environment.

Following this presentation, staff conducted a review of the City's Land Development Code and determined that the existing Community Facility (CF) zoning district does not currently permit residential or commercial uses. While this limitation applies broadly to CF-zoned properties, the City Hall site is uniquely situated with a Regional Activity Center (RAC) Future Land Use designation. This designation is intended to support mixed-use development, including residential density, subject to implementing zoning regulations.

As a result, staff identified that amendments to the permitted and conditional use provisions of the CF zoning district could allow for residential and certain commercial uses at the City Hall site without requiring a rezoning. This approach would maintain the civic function of the property while aligning the zoning framework with the intent of the Comprehensive Plan and the redevelopment concepts presented.

Current Situation

The existing purpose and intent of the CF Community Facility District is to provide suitable sites for public and quasi-public community facilities serving surrounding residential neighborhoods in areas consistent with the City's Comprehensive Plan.

The proposed ordinance would amend the CF District to allow additional conditional uses intended to support mixed-use development. These uses include multi-family dwellings, offices, restaurants, shops and services, public parking, and crematoriums as an accessory use to cemeteries, where consistent with the applicable Future Land Use designation.

The district's base height would remain tied to the most restrictive abutting zoning district. However, the ordinance would allow the City Commission to approve a maximum building height equal to the maximum height permitted in a zoning district within 1,000 feet. The ordinance would also allow the City Commission to approve reductions to required setbacks.

The proposed residential standards establish minimum unit sizes, a minimum average unit size, a base density of 18 dwelling units per acre, and a maximum density tied to the highest density permitted within 1,000 feet, subject to the provision of 15% affordable housing units. These standards are consistent with other zoning districts that permit multi-family residential development. Additional flexibility is provided for smaller units, including allowing units under 500 square feet to count as 0.5 dwelling units and allowing a reduced minimum unit size of 400 square feet when at least 25% of the units are provided as affordable housing.

These amendments are intended to support mixed-use redevelopment of CF-zoned properties located near commercial or residential areas, where consistent with the applicable Future Land Use designation, including properties such as 400 N. Federal Highway/City Hall.

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

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.

POLICY 1.8.10: The City shall actively promote the provision of affordable housing opportunities within Local Activity Centers during the review and approval of design plans and guidelines for these centers by favoring urban development patterns characterized by reduced lot sizes, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, and/or through other mechanisms proven effective in increasing the stock of affordable housing units.

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.

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 1.18.2: Adequate housing opportunities necessary to accommodate all segments of present and future residents shall be provided within urban infill and urban redevelopment area(s)

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 4-1.5.5: The City shall continue to encourage mixed-use development and concentrations of higher residential densities along major transportation corridors. The City shall continue to foster a variety of housing opportunities at varying price ranges to the extent possible.

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) would amend Section 32-155, CF Community Facility District, as summarized below:

Amend the purpose and intent to include provisions that allow for attractive and functional mixed-use development.

1. Add the following conditional uses:
 - Multi-family dwellings provided the underlying Future Land Use designation permits residential density.
 - Offices.
 - Public parking facilities.
 - Restaurants, as an accessory to developments containing multi-family dwelling units.
 - General retail stores and services, as an accessory use to developments containing multi-family dwelling units.
 - Crematoriums, as an accessory use to cemeteries.
2. Amend site development standards:
 - a. Authorize the City Commission to approve reductions to minimum setback requirements.
 - b. Establish building height regulations such that the base height remains consistent with the most restrictive abutting zoning district, while allowing a maximum building height equal to the highest permitted building height within 1,000 feet of the subject property, measured from the property line, subject to City Commission approval.
 - c. Establish residential development standards for multi-family dwellings, including:
 - Minimum unit size of 450 square feet.
 - Minimum average unit size of 750 square feet.
 - Base density of 18 dwelling units per acre.
 - Maximum density equal to the highest density permitted within 1,000 feet, measured from the property line.
 - A requirement that developments exceeding 18 dwelling units per acre provide a minimum of 15 percent of total units as affordable housing, to be maintained for at least 30 years, with finishes and fixtures comparable to market-rate units.
 - Dwelling units with a floor area of 500 square feet or less may be counted as 0.5 units for density calculations.
 - For developments providing at least 25 percent affordable housing, the minimum unit size may be reduced to 400 square feet.
 - Affordable housing units must be proportionately distributed among unit types and sizes throughout the development.
3. Remove subsection (e), "General Regulations." This is a clean-up amendment, as the referenced provisions remain applicable elsewhere in the Code and do not need to be reiterated within this section.

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.

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 direct fiscal impact associated with this amendment. However, it supports the City's ongoing efforts to enhance and revitalize the City of Hallandale Beach in a manner consistent with the Comprehensive Plan and will help facilitate the future redevelopment of the City Hall property.

Staff Recommendation:

Staff recommends that the Planning and Zoning Board consider the proposed ordinance and forward a favorable recommendation to the City Commission.

Attachment(s):

Exhibit 1- Proposed Draft Ordinance

Reviewed by: Christy Dominguez
Planning and Zoning Manager

Approved by: Steven Williams, AICP
Assistant DSD Director