



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	Cristina V. Ramos		Meeting Date:	February 10, 2026				
Project Name:	Ramos Duplex							
Property Address:	648 NW 5 Court							
Application No.:	DR-25-06076	Application Type:	– Minor Development – Bonus Units					
Parcel Size:	5,655 square feet (0.12 acres)	Quasi-Judicial:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
Planning District:	Northwest	Public Hearing:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
Existing Use:	Vacant	After the Fact:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				
Existing Zoning:	RD-12 Residential Two-family (duplex) district							
Future Land Use Designation:	Residential Low Medium Density							
Proposed Use:	Residential Two-Family Dwelling							
Surrounding Zoning:			Surrounding Land Use:					
North: RD-12 Residential, Two-family district South: RS-7 Residential, Single-family district East: RD-12 Residential, Two-family district West: RD-12 Residential, Two-family district			North: Vacant South: Residential, Two-family duplex East: Residential, Two-family duplex West: Residential, Single-family					
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)							
Staff Recommendation:	Sponsor Name:							
<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa Leroy, Department of Sustainable Development Director							
	Prepared By:							
	Jaaziah Israel, Associate Planner							

Request

Summary:

The Applicant, Cristina V. Ramos, requests Planning and Zoning Board/ Local Planning Agency (PZB/LPA) consideration for the allocation of one (1) affordable housing bonus unit pursuant to Section 32-312 of the Hallandale Beach Zoning and Land Development Code. The request would allow the construction of a two-family dwelling (duplex) at the property located at 648 NW 5 Court.

Staff recommends approval of the proposed request.

Analysis

Background:

Pursuant to Policy 2.16.3 of the Broward County Land Use Plan, additional residential density, referred to as bonus density, may be allocated to support the development of affordable housing for moderate, low, and very low-income households. Approval of bonus density is contingent upon the finding that adequate public facilities and services exist, or will be provided concurrently with the project's completion, to support both the base and bonus units.

On December 17, 2025, the City Commission adopted Ordinance 2025-032, which delegated authority to the Planning and Zoning Board/Local Planning Agency to allocate affordable housing bonus units for minor development projects.

Where the proposed total density, including both base and bonus units, exceeds the maximum density permitted by the underlying zoning district, the Planning and Zoning Board may approve such requests for minor development projects that do not otherwise require City Commission consideration, provided the Board finds the development to be compatible with surrounding existing and future land uses and consistent with the City's land development regulations.

Analysis:

The subject property is zoned Residential Two-Family (Duplex) District, which permits two-family dwellings at a maximum density of 14 dwelling units per acre. Based on the property's lot size of 5,655 square feet, the permitted density would allow for one (1) residential unit.

In accordance with Policy 2.16.3 of the Broward County Land Use Plan, the Applicant seeks approval to exceed the permitted density to allow for two (2) residential units, resulting in an approximate density of 15.52 dwelling units per acre. The additional unit will be designated as an affordable housing unit for households within the moderate-income category and will be subject to an affordability restriction for a minimum period of thirty (30) years, as required by Broward County policy.

Staff has reviewed the request and finds the proposed development to be compatible with existing and future land uses and consistent with the City's local land development regulations. Staff has also determined that adequate public facilities and services are available to support the additional unit.

The Applicant submitted the required plans as part of the Minor Development Review process. The proposed development consists of a two-story duplex, with each unit containing approximately 1,284.15 square feet, three (3) bedrooms, and two (2) bathrooms. The site plan includes two separate driveways to accommodate the required parking for both units. The affordable unit will be fully integrated within the structure and provided in accordance with Broward County affordability requirements.

The request represents a modest increase in density and is consistent with regional and local goals to expand the supply of affordable housing.

In addition to the bonus unit request, the Applicant submitted a separate administrative variance application. Both the front and rear setbacks are proposed at 15 feet, where 20 feet is required. Because the requested reductions do not exceed the 25 percent threshold established by the Zoning and Land Development Code, the variance was processed administratively.

The administrative variance was approved by staff, as no opposition was received from neighboring property owners.

The Planning and Zoning Board's consideration is limited solely to the allocation of the affordable housing bonus unit to allow the project to exceed the maximum permitted density and construct the two proposed units.

Why Action Is Necessary:

Pursuant to Broward County Land Use Plan Policy 2.16.3, action by the Planning and Zoning Board/LPA, as delegated by the City Commission, is required for the allocation of bonus density and affordable housing units for minor developments.

Cost Benefit

There is no cost to the City associated with the request.

Staff Recommendation:

Staff recommends that the Planning and Zoning Board/Local Planning Agency approve the allocation of one (1) affordable housing bonus unit to the proposed project, subject to the following conditions:

1. Prior to issuance of the building permit, a declaration of restrictive covenant, in a form acceptable to the City Attorney, shall be recorded in the public records of Broward County, Florida, guaranteeing that the affordability of one unit of the duplex for the moderate income group will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner-occupied housing for any income group described in Policy 2.16.3 of the Broward County Land Use Plan.
2. The affordable unit shall be available before or concurrently with the bonus unit, and the quality of finishes and fixtures of the affordable housing units shall be identical to the quality of finishes and fixtures of the market-rate unit.

Attachment(s):

Exhibit 1 – Aerial Map

Exhibit 2 – Zoning Map

Exhibit 3 – Applicant's Letter and Backup

Reviewed by: Christy Dominguez

Christy Dominguez
Principal Planner

Approved by: Steven Williams

Steven Williams, AICP
DSD Assistant Director