



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 st Reading	2 nd Reading	
12/17/2025	25-461	<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 checked="" 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, ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATED TO DUPLEX AND MULTI-FAMILY DWELLINGS; SPECIFICALLY AMENDING ARTICLE I. "GENERAL PROVISIONS" SECTION 32-8 "DEFINITIONS" TO REVISE DEFINITIONS FOR DUPLEX AND MULTI-FAMILY DWELLINGS; 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 an amendment to Article I – General Provisions, Section 32-8 – Definitions, of the Zoning and Land Development Code, to expand the existing definitions of two-family (duplex) and multifamily dwellings.

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

Background:

The City's Zoning Code currently defines a two-family dwelling as a building containing two (2) residential units, and a multifamily dwelling as a building containing three (3) or more residential units.

Under these definitions, the permitted number of dwelling units must be located within a single building. This requirement limits flexibility in site planning and development, particularly for projects seeking to incorporate multiple smaller buildings rather than one large structure.

Additionally, the Code includes a definition for "live/work dwelling", a classification that was intended to accommodate mixed residential and commercial use within the same unit. However, this designation is now considered outdated and is no longer supported under current Florida statutes.

On October 16, 2025, the Planning and Zoning Board considered the proposed code amendment to Article I – General Provisions, Section 32-8 – Definitions, of the Zoning and Land Development Code, to expand the existing definitions of two-family (duplex) and multifamily dwellings. The Board recommended approval of the application by a 5-0 vote.

The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3, respectively.

Current Situation:

The attached proposed ordinance revises the definitions of "two-family dwelling" and "multi-family dwelling" to provide greater flexibility in site planning and development. Presently, these definitions require that the permitted number of dwelling units be contained within a single building. The proposed language removes that limitation, thereby allowing the permitted number of units to be distributed across multiple buildings within the same property. This change aligns with contemporary planning practices and supports more adaptable housing configurations, such as compact residential groupings or duplex clusters, and other low- to medium-density residential forms. It also facilitates better integration with site-specific constraints and design goals, while maintaining compliance with zoning and density requirements.

The attached proposed ordinance also removes the definition of "live/work dwelling" as this classification is outdated and no longer applicable under current Florida statutes.

Analysis

The attached proposed ordinance (Exhibit 1):

1. Amends Section 32-8 – Definitions to expand the definitions of two-family and multi-family dwellings to include a building “or property”.
2. Removes the definition of a “live/work dwelling”.

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:

While there is no direct cost associated with the proposed ordinance, it 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. The changes also support affordable housing efforts while maximizing the use of property.

PROPOSED ACTION:

The City Commission considers the attached Ordinance.

ATTACHMENT(S):

- Exhibit 1 – Ordinance
- Exhibit 2 – Planning and Zoning Board Agenda Cover Memo Dated October 16, 2025
- Exhibit 3 – Planning and Zoning Board Meeting Minutes Dated October 16, 2025

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