



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
8/20/2025	25-315	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	N/A	N/A
			Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):		Funding Source:	Project Number:	
N/A	N/A		N/A	N/A	
Contract/P.O. Required	RFP/RFQ/Bid Number:		Sponsor Name:	Department:	
<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: 8/20/2025			Estimated End Date: 8/20/2025		

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE REQUEST BY WILFERZ BUILDERS LLC, TO ALLOCATE BONUS RESIDENTIAL DENSITY PURSUANT TO THE BROWARD COUNTY LAND USE PLAN, FOR A DUPLEX AFFORDABLE HOUSING PROJECT LOCATED AT 1019 NW 8 STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The Applicant, WILFERZ Builders LLC, requests City Commission consideration for the allocation of bonus residential density for a proposed duplex (two-family dwelling) located at 1019 NW 8 Street.

Staff recommends the City Commission adopt the proposed Resolution.

Background:

Under 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 individuals and families in the moderate, low, and very-low-income categories. Approval of such bonus density is contingent upon a finding that adequate public facilities and services either exist or will be provided by the time the project is completed to support both the base and bonus units.

If the proposed total density, including both base and bonus units, exceeds the maximum density allowed under the existing zoning classification, the City Commission may still approve the request, provided it finds the project to be compatible with surrounding existing and planned land uses and consistent with the City's local land development regulations.

Importantly, even with the inclusion of bonus and affordable units, the total residential density on properties designated as "Residential" under the Broward County Land Use Plan may not exceed 50 dwelling units per acre.

Current Situation:

The subject property is zoned West Regional Activity Center – Palms Gateway Subdistrict, which permits two-family dwellings at a base density of 14 dwelling units per acre. Given the property's lot size of 6,000 square feet, the permitted density would allow for only 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 base density to allow for two (2) total residential units, which equates to approximately 14.52 dwelling units per acre. The additional (bonus) 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 of 30 years, as required by the policy.

Staff has reviewed the request and finds it compatible with existing and future land uses and consistent with local land development regulations. Furthermore, Staff has determined that adequate public facilities and services are available to support the additional unit.

Although the site plan is not under formal consideration by the City Commission at this stage, the Applicant has submitted a conceptual plan as part of the Minor Development Review process. The proposed development consists of a one-story duplex, with each unit comprising three bedrooms and two bathrooms. The site design includes two separate driveways to accommodate the required parking for both units. The affordable unit will be integrated within the structure and made available in accordance with the County's affordability requirements.

This request reflects a modest increase in density that is aligned with regional and local goals for expanding the supply of affordable housing, particularly in activity center zones that support a mix of housing types and income levels.

Why Action is Necessary:

Pursuant to Broward County Land Use Policy 2.16.3, City Commission action is required for the allocation of bonus density and affordable housing units.

Cost Benefit:

There are no costs associated with this request.

STAFF RECOMMENDATIONS:

Staff recommends that the City Commission adopt the proposed Resolution with 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 at least one unit 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 for affordable housing units shall be identical to the quality of finishes and fixtures for market-rate units.

PROPOSED ACTION:

The City Commission consider the attached Resolution.

ATTACHMENT(S):

Exhibit 1 – Resolution
Exhibit 2 – Applicant's Letters and Backup
Exhibit 3 – Aerial and Zoning Map
Exhibit 4 - Presentation

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