



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	City of Hallandale Beach	Meeting Date:	March 27, 2024
General Title:	Affordable Housing Contribution Amendment	Application No.:	LDC-24-01812
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 remove language as it relates to payment in-lieu of affordable housing units.		
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:		
	Deandrea Moise, AICP, Principal Planner		

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, AMENDING SECTION 32-160.d. PEMBROKE ROAD SUBDISTRICT STANDARDS; SECTION 32-160.e. FOSTER ROAD SUBDISTRICT STANDARDS; SECTION 32-195. RAC CORRIDOR SUBDISTRICT STANDARDS; SECTION 32-196. TRANSIT CORE SUBDISTRICT STANDARDS; SECTION 32-197. RAC NEIGHBORHOOD SUBDISTRICT STANDARDS; SECTION 32-198. TRANSITIONAL MIXED USE SUBDISTRICT STANDARDS; SECTION 32-199. DISTRICT 8 SUBDISTRICT STANDARDS; SECTION 32-200. GREYHOUND TRACK SUBDISTRICT STANDARDS; SECTION 32-210. HALLANDALE BEACH BOULEVARD WEST SUBDISTRICT; SECTION 32-211. HALLANDALE BEACH BOULEVARD EAST SUBDISTRICT RELATING TO PAYMENT IN LIEU OF AFFORDABLE HOUSING UNITS; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Summary

The Department of Sustainable Development is proposing a code amendment to the Zoning and Land Development Code to remove language as it relates to payment in-lieu of affordable housing units.

Staff recommends the Planning and Zoning Board forward a recommendation of approval to the City Commission.

Current Situation

Currently, properties within the Foster Road subdistrict, Pembroke Road subdistrict, Central RAC, and the Hallandale Beach Boulevard zoning districts, may exceed the base density, and in some cases the base height, provided certain performance criteria are met. The criteria includes a requirement that 15 percent, or 25 percent depending on the zoning district, of the residential units be set as affordable housing units. Furthermore, this regulation allows applicants to make a payment to the City, in lieu of restricting the required percentage of the residential units as affordable housing units. To facilitate development of affordable housing units for projects utilizing the maximum density or height incentive, and following direction from City Commission at the December 20, 2023 City Commission meeting, Staff has prepared a text amendment to remove the ability for applicants to make a payment in-lieu of constructing the required affordable housing units.

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

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 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 4-1.4.9: 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) amends Section 32-160.d., Section 32-160.e., Section 32-195, Section 32-196, Section 32-197, Section 32-198, Section 32-199, Section 32-200, Section 32-210, and Section 32-211 of the Zoning and Land Development Code as summarized below:

1. Eliminates language which allows a contribution to the City’s affordable housing fund.
2. Clarifies that affordable units shall be maintained for a period of 30 years through a restrictive covenant.

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.

Cost Benefits

The proposed code changes supports the City’s commitment to affordable housing efforts and 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.

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 forward a recommendation of approval to the City Commission.

Attachment(s):

Exhibit 1- Proposed Draft Ordinance

Reviewed by: Christy Dominguez
Planning and Zoning Manager