



## City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

<b>Applicant:</b>	City of Hallandale Beach	<b>Meeting Date:</b>	April 18, 2024
<b>General Title:</b>	Unit Size and Parking Amendment (RAC and HBB)	<b>Application No.:</b>	LDC-24-02222
<b>Primary Application Type:</b>	Zoning and Land Development Code Amendment	<b>Additional Applications:</b>	Not Applicable
<b>Quasi-Judicial:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Advertisement Type Required:</b>	<input checked="" type="checkbox"/> Display <input type="checkbox"/> Regular <input type="checkbox"/> Not Applicable
<b>Public Hearing:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Workshop:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Request:</b>	Code amendment to the Zoning and Land Development regulations to amend the minimum unit sizes and minimum parking requirements.		
<b>Business Impact Estimate:</b>	Exempt as per Florida Statute 166.041(4)(c)		
<b>Staff Recommendation:</b>	<b>Sponsor Name:</b>		
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa J. Leroy, Department of Sustainable Development Director		
	<b>Prepared By:</b>		
	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 SECTION 32.160.c PALMS GATEWAY SUBDISTRICT STANDARDS; AMENDING SECTION 32-160.d PEMBROKE ROAD SUBDISTRICT, AMENDING SECTION 32-160.e FOSTER ROAD SUBDISTRICT; AMENDING SECTION 32-194. - CONFIGURATION OF BUILDINGS; AMENDING SECTION 32-203. - CENTRAL RAC PARKING STANDARDS; AMENDING SECTION. 32-214. HALLANDALE BEACH BOULEVARD ZONING DISTRICT STANDARDS RELATING TO MINIMUM UNIT SIZES AND MINIMUM NUMBER OF REQUIRED PARKING SPACES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Staff Summary:**

**Summary**

The Mayor and Commissioners have recently discussed opportunities to reconsider the City’s current unit size minimums to allow smaller units, often referred to as “Micro-Units.” As such, the

Department of Sustainable Development is proposing a code amendment to the Zoning and Land Development Code to amend the minimum unit sizes and minimum parking requirements within the West RAC districts, Central RAC districts, and the Hallandale Beach Boulevard districts. The proposed code amendment also includes changes which provide consistency with recent code amendments.

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

**Background**

The current regulations for the West RAC districts, Central RAC districts, and the Hallandale Beach Boulevard districts provides minimum unit sizes and minimum parking requirements for residential uses based on the number of bedrooms of a residential unit as indicated below.

Unit Sizes:

Unit Type	Floor Area
Efficiency	500 sf. (per unit)
1 bedroom	700 sf. (per unit)
2 bedrooms	850 sf. (per unit)
3 bedrooms or more	1,050 sf. (per unit)

Parking:

Multi-Family Residential Use	
Efficiency	1.0 space/unit
1 bedroom	1.25 spaces/unit
2 bedrooms or more	1.75 spaces per unit
Guest parking	10% of required parking for units
Lodging	
Hotels/motels	1.0 space for each guest room plus 1.0 space per 300 sq. ft. of ballrooms, meeting rooms, shops, restaurants, and lounges

**Current Situation**

As the economic landscape shifts and housing needs expand over time, the necessity for additional housing typologies continue to emerge. Smaller units provide an opportunity to expand the housing stock to include unit types that accommodate the diverse lifestyles and needs of the community. As such, Staff has evaluated neighboring cities and unit size best practices to the draft proposed code amendment.

As a part of the proposed code amendment, the minimum unit size will no longer be based on the number of bedrooms and would simply provide a minimum floor area for each unit and a minimum floor area average for all units. This will add flexibility for design professionals to develop floor plans that meet current market needs, while ensuring that units have a range of sizes. For developments providing affordable units, it will be required that such units be proportionately distributed amongst unit types and sizes. This will ensure that affordable units are not

disproportionately assigned to a specific unit size or type. Furthermore, it is recognized that throughout the West RAC districts, Central RAC districts, and the Hallandale Beach Boulevard districts there are several smaller properties that were originally platted in such manner. Where residential is proposed, smaller lot sizes experience difficulty developing consistent with the regulations while simultaneously working to develop a project that is financially feasible. Typically, these lots remain vacant until they are purchased and aggregated to form a larger development site. To encourage infill development, redevelopment, and reduce the number of vacant properties, the code amendment provides an exception to the minimum floor area average which allows flexibility in unit sizes and parking requirements.

As minimum unit sizes have shifted away from being based on number of bedrooms, the proposed code amendment includes changes to the parking requirements. Parking requirements will be based on the floor area of the unit. There will be no changes to the required guest parking. The amendment also includes changes to the hotel/motel parking requirement adapting to the popularity and influx of alternative means of transportation.

Based on Broward County Land Use Plan Policy 2.2.5 units that are 500 square feet or less may be counted as 0.5 dwelling units for the purpose of density calculations. The use of this policy is at the City's discretion and is not a requirement by the County. The use of this policy has been evaluated and identified as a useful tool to encourage redevelopment within the West RAC, Central RAC, and Hallandale Beach Boulevard zoning districts. As such, the proposed code amendment includes language to codify this allowance by the County.

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

**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.

**POLICY 1.9.5:** Redevelopment activities should be encouraged within a Regional Activity Center.

**POLICY 1.9.6:** A Regional Activity Center should provide for substantial housing opportunities to allow people to both live and work within the Regional Activity Center

**POLICY 1.9.7:** A Regional Activity Center shall include opportunities to address the affordable/workforce housing needs of the city

**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) amends Section 32.160.c, Section 32-160.d, Section 32-160.e, Section 32-194, Section 32-203, Section. 32-214 of the the West RAC districts, Central RAC districts, and the Hallandale Beach Boulevard districts of the Zoning and Land Development Code as summarized below:

1. Eliminates “Townhouse” column from the Palms Gateway Subdistrict dimensional requirements to be consistent with recently adopted code amendment to the West RAC as they are considered multi-family units.
2. Changes minimum unit size to be based on floor area, regardless of number of bedrooms.
3. Reduces the minimum unit size to 350 square feet and adds a minimum floor area average of 750 square feet based on all unit sizes.
4. Allows units with a minimum floor area of 500 square feet or less to be counted as 0.5 dwelling units for residential density calculations.
5. Requires that affordable units be proportionately distributed amongst unit types and sizes.

6. Allows Minor Developments on platted development sites that are less than or equal to 7,500 sq. ft. and affordable housing developments made affordable to very-low-income persons (50% AMI) to reduce the required unit floor area average.
7. Changes parking requirements to be based on floor area, regardless of number of bedrooms and eliminates “live/work” category from the parking requirements to be consistent with recently adopted code amendments and Florida State Statutes.
8. Requires 0.75 parking spaces per unit for multi-family dwelling units that are 500 square feet or less and 1.25 parking spaces per unit for multi-family dwelling units that are 500 square feet or greater.
9. Reduces required parking for hotel/motels from 1 space per guest room to 0.5 space for guest room.

**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 support the City’s 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