

1 EXHIBIT 1

2 ORDINANCE NO. 2025-

3 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF  
4 HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND  
5 LAND DEVELOPMENT CODE; SPECIFICALLY AMENDING ARTICLE III.  
6 "ZONING", DIVISION 3. "FORM-BASED ZONING DISTRICTS", SECTION 32-  
7 196 "TRANSIT CORE SUBDISTRICT STANDARDS" TO MODIFY THE  
8 PURPOSE AND INTENT OF THE TRANSIT CORE SUBDISTRICT; PROVIDING  
9 FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR  
10 CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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12 **Section 1**

13 Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

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15 ARTICLE III. – ZONING

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17 DIVISION 3. – FORM-BASED ZONING DISTRICTS

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19 Sec. 32-196 – Transit Core subdistrict standards

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21 (a) *Purpose and intent.* The Transit Core subdistrict is compact and appropriate for  
22 mid-rise multistory, mostly attached buildings accommodating a wide range of  
23 uses, including employment, shopping, civic, and entertainment destinations  
24 as well as residential uses. This subdistrict will create a vibrant, pedestrian-  
25 friendly, mixed-use district ~~around the planned Tri-Rail Coastal Link station and~~  
26 ~~along main transit routes, while also serving as a transition between higher-~~  
27 ~~intensity and lower-intensity subdistricts, and between major roadways and~~  
28 ~~adjacent less-intensive neighborhoods. Development within the Transit Core~~  
29 ~~subdistrict is intended to provide appropriate transitions in building height,~~  
30 ~~massing, and intensity to ensure compatibility with surrounding subdistricts and~~  
31 ~~land uses.~~  
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