

1 EXHIBIT 1  
2 ORDINANCE NO. 2025-

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4 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE  
5 CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER  
6 32, ARTICLE IV, DIVISION 5 "DENSITY" OF THE CITY ZONING AND  
7 LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATING  
8 TO ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY;  
9 AMENDING ARTICLE IX. "NOTICE REQUIREMENTS", TO REVISE  
10 PROVISIONS RELATING TO NOTIFICATIONS FOR ALLOCATION  
11 OF AFFORDABLE HOUSING BONUS DENSITY; PROVIDING FOR  
12 SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR  
13 CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.  
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15 WHEREAS, Department of Sustainable Development is proposing an amendment to  
16 the City of Hallandale Beach ("City") Zoning and Land Development Code (the "Code") to  
17 include language concerning Policy 2.16.3 of the Broward County Land Use Plan (the "Plan")  
18 as it relates to allocation of bonus density units and affordable housing; and

19 WHEREAS, Policy 2.16.3 of the Broward County Land Use Plan (the "Plan") permits  
20 the allocation of bonus residential density to facilitate the development of affordable housing  
21 for persons within the moderate income, low-income, and very-low-income categories, as  
22 defined in the Plan; and

23 WHEREAS, Currently, Policy 2.16.3 allows bonus units to be allocated by the City's  
24 Local Planning Agency (LPA) when the proposed density does not exceed the maximum  
25 density permitted by the underlying zoning and land use category, and the City Commission  
26 may authorize the allocation of bonus units in excess of that maximum density; and

27 WHEREAS, Staff has proposed this amendment to the Code so that the City  
28 Commission may delegate the authority to authorize the allocation of affordable housing  
29 bonus density exceeding the permitted zoning district density to the LPA; provided that such  
30 authorization may only occur when the request for bonus units does not include additional  
31 associated requests requiring City Commission consideration; and

32 WHEREAS, on September 9, 2025, the City's Planning and Zoning Board considered  
33 the proposed text amendment and afforded all interested persons an opportunity to be heard  
34 at a duly noticed public hearing and recommended approval to the City Commission; and

**WHEREAS**, the Mayor and City Commission have conducted duly noticed public hearings on the proposed amendment to the Code, as required by Chapter 163, Florida Statutes; and

**WHEREAS**, the Mayor and City Commission have determined that the proposed amendment to the Code is in the best interest of the City and its residents.

**NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION  
OF HALLANDALE BEACH, FLORIDA:**

**SECTION 1. Incorporation of Recitals.** The foregoing “Whereas” clauses are confirmed as true and incorporated herein.

**SECTION 2. Text Amendment to the Zoning and Land Development Code.**  
Chapter 32, Article III “Zoning Districts and Overlays” Division 5. “Density”, Section 32-312 and Article XI is hereby amended to read as follows:

## Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

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## ARTICLE III. – Zoning Districts and Overlays

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## Division 5. Density

**Sec. 32-311. - Limits.**

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## **Sec. 32-312. – Affordable Housing Bonus Density**

(a) Broward County Land Use Policy 2.16.3 Affordable Housing Bonus Density, as amended from time to time, permits bonus residential density to be allocated to facilitate the development of affordable housing for persons within the Moderate-income, Low-income, Very-Low-income categories as defined in the Broward County Land Use Plan. Allocations of bonus residential density do not require an amendment to the Broward County Land Use Plan or local land use plan, and the City may utilize the Bonus Density provisions regardless of whether such provisions are incorporated within the certified land use element. This Policy may be exercised at the discretion of the City and does not create any entitlements to the bonus units.

(b) To allocate such units, the City shall comply with the standards and requirements as provided in Broward County Land Use Policy 2.16.3, as amended from time to time.

(c) The Local Planning Agency, as delegated by the City Commission, may authorize the allocation of affordable housing bonus density exceeding the permitted zoning district density at a publicly noticed meeting, consistent with the notification requirements of this Chapter. Such authorization shall be subject to applicable findings required by Broward County Land Use policy and may only occur when the proposed development for which bonus units are requested is not otherwise required to make any requests requiring City Commission consideration.

(d) In the event the Local Planning Agency determines that the required findings cannot be made or does not support the request, the application shall be forwarded to the City Commission for consideration and final action.

(e) Applications not qualifying for Local Planning Agency final approval pursuant to paragraph (c) above, must be submitted for final approval to the City Commission.

(f) This section shall remain valid provided that the Affordable Housing Bonus Density provisions of the Broward County Land Use Plan policy remain in effect.

**Secs. 32-3123—32-330. Reserved**

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**SECTION 3. Text Amendment to the Zoning and Land Development Code.**

Chapter 32, Article IX “Notice Requirements”, Section 32-1003 is hereby amended to read as follows:

**ARTICLE IX. - NOTICE REQUIREMENTS**

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**Sec. 32-1003. Hearing notice requirements.**

The following table generally identifies when and what type of public notice shall be required and the minimum number of days prior to each meeting/hearing said notice shall be made as additional requirements may be required per Florida Statutes:

<b>Proposed Action</b>	<b>Published Notice (Minimum number of days prior to each scheduled meeting/hearing)</b>	<b>Mailed Notice (Minimum number of days prior to the first scheduled meeting/hearing)</b>	<b>Posted Notice (Minimum number of days prior to the first scheduled meeting/hearing)</b>
Major development	10 days prior	10 days prior	10 days prior
Future Land Use Map (FLUM) amendment	10 days prior	10 days prior	10 days prior

<b>Proposed Action</b>	<b>Published Notice (Minimum number of days prior to each scheduled meeting/hearing)</b>	<b>Mailed Notice (Minimum number of days prior to the first scheduled meeting/hearing)</b>	<b>Posted Notice (Minimum number of days prior to the first scheduled meeting/hearing)</b>
Rezoning	10 days prior	10 days prior	10 days prior
Plat and plat note amendment	10 days prior	N/A	N/A
Vacations of right-of-way or easement	10 days prior	10 days prior	10 days prior
Comprehensive Plan text amendment	10 days prior	N/A	N/A
Zoning Code text amendment	10 days prior	N/A	N/A
Conditional use	10 days prior	10 days prior	10 days prior
Variance/redevelopment area modifications	10 days prior	10 days prior	10 days prior
Neighborhood compatibility meeting	10 days prior	10 days prior	10 days prior
<u>Affordable Housing Bonus</u> <u>Density Allocation</u>	<u>10 days prior</u>	<u>10 days prior</u>	<u>N/A</u>

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**SECTION 4.**     **Conflict.** All ordinances, parts of ordinances, resolutions, or parts of resolutions in conflict herewith are hereby repealed, to the extent of the conflict.

**SECTION 5.**     **Severability.** Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part that is declared to be invalid.

**SECTION 6.**     **Codification.** It is the intention of the Mayor and City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention the words "ordinance" or "section" may be changed to other appropriate words.

**SECTION 7.**     **Effective Date.** This Ordinance shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on 1<sup>st</sup> reading on \_\_\_\_\_, 20\_\_.

PASSED AND ADOPTED on 2<sup>nd</sup> reading on \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
JOY F. COOPER  
MAYOR

SPONSORED BY: CITY ADMINISTRATION  
ATTEST:

\_\_\_\_\_  
JENORGEN GUILLEN  
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY  
FORM

\_\_\_\_\_  
JENNIFER MERINO  
CITY ATTORNEY