

EXHIBIT 1
ORDINANCE NO. 2025-

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF
THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING
ARTICLE IV, DIVISION 5 “DENSITY” OF THE CITY ZONING AND
LAND DEVELOPMENT CODE TO REVISE PROVISIONS
RELATING TO AFFORDABLE HOUSING BONUS DENSITY;
AMENDING ARTICLE IX. “NOTICE REQUIREMENTS”, TO
REVISE PROVISIONS RELATING TO NOTIFICATIONS FOR
ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY;
PROVIDING FOR SEVERABILITY; PROVIDING FOR
CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND
PROVIDING FOR AN EFFECTIVE DATE.**

Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

ARTICLE III. – Zoning Districts and Overlays

Division 5. Density

Sec. 32-311. - Limits.

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 is discretionary upon 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 request for bonus units does not include additional associated requests requiring City Commission consideration.
- (d) 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

ARTICLE XI. - NOTICE REQUIREMENTS

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:

Proposed Action	Published Notice (Minimum number of days prior to each scheduled meeting/hearing)	Mailed Notice (Minimum number of days prior to the first scheduled meeting/hearing)	Posted Notice (Minimum number of days prior to the first scheduled meeting/hearing)
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
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

Proposed Action	Published Notice (Minimum number of days prior to each scheduled meeting/hearing)	Mailed Notice (Minimum number of days prior to the first scheduled meeting/hearing)	Posted Notice (Minimum number of days prior to the first scheduled meeting/hearing)
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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