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**EXHIBIT 1  
ORDINANCE NO. 2024-**

**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 32-144 - RD-12 RESIDENTIAL TWO-FAMILY (DUPLEX) DISTRICT; AMENDING SECTION 32-145 - RM-18 RESIDENTIAL MULTI-FAMILY (MEDIUM-DENSITY) DISTRICT; AMENDING SECTION 32-146 - RM-25 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY) DISTRICT; AMENDING SECTION 32-147 - RM-HD-2 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2) DISTRICT; AMENDING SECTION 32-149. - B-L BUSINESS LIMITED DISTRICT; AMENDING DIVISION 5 SECTION 32-311. – DENSITY LIMITS; AMENDING SECTION 32-455. - MINIMUM PARKING SPACE REQUIREMENTS RELATING TO USES, MINIMUM UNIT SIZES, SITE DEVELOPMENT STANDARDS AND MINIMUM PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

24           **WHEREAS**, pursuant to the Zoning and Land Development Code (the “Code”) of the  
25 City of Hallandale Beach, Florida (“City”), the purpose and intent of the RD-12 residential two-  
26 family (duplex) district is to provide suitable sizes for the development of two-family (duplex)  
27 residential dwellings in areas consistent with the City's comprehensive land use plan; and

28           **WHEREAS**, residential uses are limited to single-family, duplex, and townhomes within  
29 the RD-12 zoning district, and multifamily would only be permitted as a townhouse development,  
30 which has specific development regulations separate and apart from the regulations from the  
31 RD-12 zoning district; and

32           **WHEREAS**, the City staff has proposed a code amendment to the Zoning and Land  
33 Development Code to allow multifamily development regardless of building type, to amend  
34 the setback requirements within the RD-12 district and to also revise the minimum unit size  
35 and minimum parking requirements for residential uses city-wide; and

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36           **WHEREAS**, the proposed amendments would expand multi-family use to allow  
37 multifamily regardless of building design, not just for townhomes within the RD-12 zoning  
38 district, and would ensure that all properties have the opportunity to maximize the use of their  
39 lot by reducing setbacks to match the allowable setback for single-family uses within the RD-  
40 12 zoning district; and

41           **WHEREAS**, Staff has determined that the proposed amendments are consistent with  
42 the Comprehensive Plan and recommends that the Mayor and City Commission adopt the  
43 recommended amendments to the Code, as more specifically set forth below; and

44           **WHEREAS**, on July 24, 2024, the Planning and Zoning Board considered and  
45 unanimously recommended the adoption of the proposed Ordinance by a vote of 4-0; and

46           **WHEREAS**, the Mayor and City Commission recognize that the proposed amendments  
47 will accommodate continued efforts to enhance and revitalize the City and will improve the  
48 overall quality of life for citizens and residents of the City.

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

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

53           **SECTION 2.**    **Amendment.** The following sections within Chapter 32, Article III,  
54 Division 3, of the City of Hallandale Beach Code of Ordinances are hereby amended as  
55 follows:

56 Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

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57  
58 ARTICLE III. – ZONING

\*\*\*

59  
60 **Sec. 32-144. RD-12 residential two-family (duplex) district.**

61 (a) *Purpose and intent.* The purpose and intent of the RD-12 residential two-family (duplex)  
62 district is to provide suitable sizes for the development of two-family (duplex) residential  
63 dwellings and multi-family residential dwellings in areas consistent with the city's  
64 comprehensive land use plan.

65 (b) *Uses permitted.* Uses permitted are as follows:

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- 66 (1) Two-family (duplex) residential dwellings. The maximum density permitted shall be
- 67 limited by the future land use designation.
- 68 (2) Multi-Family Residential Dwellings. The maximum density permitted shall be limited by
- 69 the future land use designation.
- 70 (23) Single-family residential dwellings, subject to RS-7 regulations.
- 71 (34) Residential accessory uses.
- 72 (45) Public parks and playgrounds.
- 73 (56) Public utility substations, transformers and transmission facilities.
- 74 (6) ~~Reserved.~~
- 75 (7) ~~Townhouse residential dwellings, provided that any such use shall comply with the~~
- 76 ~~regulations and site development standards set forth in section 32-731.~~

77 \*\*\*

78 (d) *Site development standards.*

79 \*\*\*

80 (4) Minimum yard setbacks are as follows:

Yard		Setback (Feet)
a.	Front	<del>25</del> <u>20</u>
b.	Rear	
	1. Rear—Principal building	<del>30</del> <u>20</u>
	2. Rear—Canopies or roof extensions over patios (7)*	<del>15</del> <u>10</u>
c.	Side:	
	1. Interior	<del>7½</del> <u>5</u>
	2. Corner	<del>15</del> <u>10</u>
d.	Accessory structures	<del>7½</del> <u>5</u>

81

82 (5) Minimum floor area is as follows:

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Single Family Residential Dwelling— 1,000</u>	:
<u>Two-Family Residential Dwelling - 750</u>	:
<u>Multi-family Residential Dwelling - 450</u>	<u>750</u>

- 83
- 84 a. Dwelling units with a minimum floor area of 500 sq. ft. or less may be counted as 0.5 dwelling
- 85 units for residential density calculations.
- 86 b. For multi-family residential developments which provide at least 15% of the units as
- 87 affordable housing, the minimum unit size may be reduced to 400 sq. ft.
- 88 c. When affordable housing units are provided, such units shall be proportionately
- 89 distributed amongst unit types and sizes throughout the building(s) and site.
- 90 d. The minimum average floor area may be reduced to 500 sq. ft. for the following
- 91 developments:

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- 92                    1. Minor Developments on platted development sites that are less than or equal  
 93                    to 7,500 sq. ft.  
 94                    2. Developments where all residential units are made affordable to very-low-income  
 95                    persons as defined in the Florida Statutes and maintained for a period of at  
 96                    least 30 years guaranteed through a restrictive covenant in a form  
 97                    acceptable to the city attorney.

- 98  
 99                    a. ~~For a two-family dwelling:~~  
 100                    1. ~~One bedroom, 850 square feet per unit.~~  
 101                    2. ~~Two bedrooms, 1,000 square feet per unit.~~  
 102                    3. ~~Three or more bedrooms, 1,150 square feet per unit.~~  
 103                    b. ~~For a single-family dwelling, 1,000 square feet per unit.~~

104                    \*\*\*

105 **Sec. 32-145. RM-18 residential multi-family (medium-density) district.**

106                    \*\*\*

107 (d) *Site development standards.*

108                    \*\*\*

109 (7) Minimum floor area is as follows:

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Multi-family Residential Dwelling - 450</u>	<u>750</u>

- 110                    a. For multi-family residential developments which provide at least 15% of the units as  
 111                    affordable housing, the minimum unit size may be reduced to 400 sq. ft.  
 112                    b. When affordable housing units are provided, such units shall be proportionately  
 113                    distributed amongst unit types and sizes throughout the building(s) and site.  
 114                    c. The minimum average floor area may be reduced to 500 sq. ft. for the following  
 115                    developments:  
 116                    1. Minor Developments on platted development sites that are less than or equal  
 117                    to 7,500 sq. ft.  
 118                    2. Developments where all residential units are made affordable to very-low-income  
 119                    persons as defined in the Florida Statutes and maintained for a period of at  
 120                    least 30 years guaranteed through a restrictive covenant in a form  
 121                    acceptable to the city attorney.

- 122  
 123                    a. ~~Efficiencies, 500 square feet per unit.~~  
 124                    b. ~~One bedroom, 700 square feet per unit.~~  
 125                    c. ~~Two bedrooms, 850 square feet per unit.~~  
 126                    d. ~~Three or more bedrooms, 1,050 square feet per unit.~~

127                    \*\*\*

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128 **Sec. 32-146. RM-25 residential multi-family (high-density) district.**

129 \*\*\*

130 (d) *Site development standards.*

131 \*\*\*

132 (7) Minimum floor area is as follows:

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Multi-family Residential Dwelling - 450</u>	<u>750</u>

133 a. For multi-family residential developments which provide at least 15% of the units as  
134 affordable housing, the minimum unit size may be reduced to 400 sq. ft.

135 b. When affordable housing units are provided, such units shall be proportionately  
136 distributed amongst unit types and sizes throughout the building(s) and site.

137 c. The minimum average floor area may be reduced to 500 sq. ft. for the following  
138 developments:

139 1. Minor Developments on platted development sites that are less than or equal  
140 to 7,500 sq. ft.

141 2. Developments where all residential units are made affordable to very-low-income  
142 persons as defined in the Florida Statutes and maintained for a period of at  
143 least 30 years guaranteed through a restrictive covenant in a form  
144 acceptable to the city attorney.

145

146 a. ~~Efficiencies, 500 square feet per unit.~~

147 b. ~~One bedroom, 700 square feet per unit.~~

148 c. ~~Two bedrooms, 850 square feet per unit.~~

149 d. ~~Three or more bedrooms, 1,050 square feet per unit.~~

150 **Sec. 32-147. RM-HD-2 residential multi-family (high-density-2) district.**

151 \*\*\*

152 (c) *Site development standards.*

153 \*\*\*

154 (7) Minimum floor area shall be as follows:

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Multi-family Residential Dwelling - 450</u>	<u>750</u>

155 a. For multi-family residential developments which provide at least 15% of the units as  
156 affordable housing, the minimum unit size may be reduced to 400 sq. ft.

157 b. When affordable housing units are provided, such units shall be proportionately  
158 distributed amongst unit types and sizes throughout the building(s) and site.

159 c. The minimum average floor area may be reduced to 500 sq. ft. for the following  
160 developments:

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- 161 1. Minor Developments on platted development sites that are less than or equal  
 162 to 7,500 sq. ft.  
 163 2. Developments where all residential units are made affordable to very-low-income  
 164 persons as defined in the Florida Statutes and maintained for a period of at  
 165 least 30 years guaranteed through a restrictive covenant in a form  
 166 acceptable to the city attorney.

- 167  
 168 a. ~~One bedroom, 1,000 square feet.~~  
 169 b. ~~Two bedrooms, 1,100 square feet.~~  
 170 c. ~~Three or more bedrooms, 1,200 square feet.~~

171 \*\*\*

172 **Sec. 32-149. B-L business limited district.**

173 \*\*\*

174 (e) *Site development standards, residential uses.* The following site development standards  
 175 shall apply to projects including residential uses permitted under subsection (c)(8) of this  
 176 section:

177 (5) Minimum floor area (residential) is as follows:

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Multi-family Residential Dwelling - 450</u>	<u>750</u>

- 178 a. For multi-family residential developments which provide at least 15% of the units as  
 179 affordable housing, the minimum unit size may be reduced to 400 sq. ft.  
 180 b. When affordable housing units are provided, such units shall be proportionately  
 181 distributed amongst unit types and sizes throughout the building(s) and site.  
 182 c. The minimum average floor area may be reduced to 500 sq. ft. for the following  
 183 developments:  
 184 1. Minor Developments on platted development sites that are less than or equal  
 185 to 7,500 sq. ft.  
 186 2. Developments where all residential units are made affordable to very-low-income  
 187 persons as defined in the Florida Statutes and maintained for a period of at  
 188 least 30 years guaranteed through a restrictive covenant in a form  
 189 acceptable to the city attorney.

- 190  
 191 a. ~~Efficiency, 800 square feet.~~  
 192 b. ~~One bedroom, 850 square feet.~~  
 193 c. ~~Two bedroom, 1,000 square feet.~~  
 194 d. ~~Three bedroom, 1,200 square feet.~~

195  
 196 (6) Minimum landscape area (residential/mixed use) shall be 30 percent.  
 197

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198 (7) Maximum permitted density (residential) shall be 18 dwelling units per net acre. Dwelling units  
199 with a minimum floor area of 500 sq. ft. or less may be counted as 0.5 dwelling units for residential  
200 density calculations.

\*\*\*

201  
202 **ARTICLE IV. - DEVELOPMENT STANDARDS**

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203  
204 **Sec. 32-311. - Limits.**

205 (a) Density limits are expressed in the maximum number of residential dwelling units permitted  
206 per net acre of land.

207 (b) Density for the RD and RM multi-family residential district shall be computed as follows:

Dwelling Unit Type		Density Unit Count
(1)	Motel/hotel room	0.5
(2)	<u>Efficiency Residential dwellings 500 sq. ft. or less</u>	<u>0.7</u> <u>0.5</u>
(3)	<u>One or more bedrooms Residential dwellings greater than 500 sq. ft.</u>	1.0

208  
209 (c) No plans may be permitted that allow illegal conversions, that create a greater density than  
210 that allowed under the applicable regulations. This includes, without being limited to,  
211 allowing two outside entrances and easily partitioned interiors in duplex units, and other  
212 similar circumstances.

\*\*\*

213  
214 **Sec. 32-455. Minimum parking space requirements.**

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215  
216 (b) *Residential uses.*

217 (1) Single-family detached and two-family residences: two spaces for every dwelling unit.  
218 (2) Townhouses: two spaces for every dwelling unit, plus townhouse developments of ten  
219 units or more have to provide one-half space per unit for guest parking. Guest parking  
220 shall be collectively provided, identified, and centrally located and continuously  
221 maintained as guest parking.

222 (3) Multi-family: 1.5 spaces per unit, plus an additional ten percent of the total number of required  
223 spaces for guest parking, which shall be so posted and collectively located in a convenient area  
224 and continuously maintained as guest parking.

225 a. ~~New development. 1.75 spaces for every efficiency unit or one-bedroom unit, 2.0 spaces~~  
226 ~~for every two-bedroom unit, or one-bedroom unit plus a den; 2.5 parking spaces for every~~  
227 ~~three-bedroom unit or two-bedroom plus a den; and 3.0 parking spaces for ever three-~~  
228 ~~bedroom unit or three-bedroom unit plus a den, plus an additional ten percent of the total~~  
229 ~~number of required spaces for guest parking, which shall be so posted and collectively~~  
230 ~~located in a convenient area and continuously maintained as guest parking.~~

231 b. ~~Existing development. Properties developed prior to December 7, 2011, with~~  
232 ~~nonconforming parking facilities and subject to the requirements of [sub]section 32-452(f)~~  
233 ~~of this division shall provide 1.25 spaces for every efficiency unit, 1.5 spaces for every one-~~  
234 ~~bedroom unit, 1.75 spaces for every two-bedroom unit, 0.25 spaces for each additional~~  
235 ~~bedroom in excess of two, plus an additional ten percent of the total number of required~~

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236 ~~spaces for guest parking, which shall be so posted and collectively located in a convenient~~  
237 ~~area and continuously maintained as guest parking.~~

238 (4) Mobile homes: two spaces for every mobile home unit or space.

239 \*\*\*

240

241 \*\*\*\*\*

242 **SECTION 3. Conflict.** All ordinances, parts of ordinances, resolutions, or parts of  
243 resolutions in conflict herewith are hereby repealed, to the extent of the conflict.

244

245 **SECTION 4. Severability.** Should any provision of this Ordinance be declared by a court  
246 of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance  
247 as a whole or any portion thereof, other than the part that is declared to be invalid.

248 **SECTION 5. Codification.** It is the intention of the Mayor and City Commission that the  
249 provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention  
250 the words "ordinance" or "section" may be changed to other appropriate words.

251

252 **SECTION 6. Effective Date.** This Ordinance shall take effect immediately upon its  
253 passage and adoption.

254

255 PASSED AND ADOPTED on 1st reading on \_\_\_\_\_, 2024.

256 PASSED AND ADOPTED on 2nd reading, on \_\_\_\_\_, 2024.

257

258

259

260 \_\_\_\_\_  
261 JOY F. COOPER  
262 MAYOR

263 ATTEST:

264

265 \_\_\_\_\_  
266 JENORGEN GUILLEN  
267 CITY CLERK

268

269 APPROVED AS TO FORM &  
LEGAL SUFFICIENCY

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270

271

272 JENNIFER MERINO

273 CITY ATTORNEY

274

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