1	EXHIBIT 1
2	ORDINANCE NO. 2025-
3	AN ORDINANCE OF THE MAYOR AND OUTVOOR MISSION OF THE
4 5	AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE 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 10	AMENDING ARTICLE IX. "NOTICE REQUIREMENTS", TO REVISE 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.
14 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
10	as it relates to allocation of bonds density drifts and allordable flodsling, 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
20	may authorize the anocation of bonds 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

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at a duly noticed public hearing and recommended approval to the City Commission; and

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35	WHEREAS, the Mayor and City Commission have conducted duly noticed public
36	hearings on the proposed amendment to the Code, as required by Chapter 163, Florida
37	Statutes; and
38	WHEREAS, the Mayor and City Commission have determined that the proposed
39	amendment to the Code is in the best interest of the City and its residents.
40	NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION
41	OF HALLANDALE BEACH, FLORIDA:
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43	<b>SECTION 1</b> . <b>Incorporation of Recitals</b> . The foregoing "Whereas" clauses are
44	confirmed as true and incorporated herein.
45	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
45 46 47	
46	Chapter 32, Article III "Zoning Districts and Overlays" Division 5. "Density", Section 32-312
46 47 48 49	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
46 47 48 49 50	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  ***
46 47 48 49 50 51	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
46 47 48 49 50 51 52	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  ***  ARTICLE III. – Zoning Districts and Overlays
46 47 48 49 50 51 52 53	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  ***  ARTICLE III. – Zoning Districts and Overlays  ***  Division 5. Density
46 47 48 49 50 51 52	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  ***  ARTICLE III. – Zoning Districts and Overlays  ***

## 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.

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- (c) The Local Planning Agency, as delegated by the City Commission, may authorize the 69 70 allocation of affordable housing bonus density exceeding the permitted zoning district 71 density at a publicly noticed meeting, consistent with the notification requirements of this Chapter. Such authorization shall be subject to applicable findings required by 72 Broward County Land Use policy and may only occur when the proposed development 73 for which bonus units are requested is not otherwise required to make any requests 74 requiring City Commission consideration. 75
  - (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. 32-31<del>2</del>3—32-330. Reserved

86 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

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as follows:

## **ARTICLE IX. - NOTICE REQUIREMENTS**

91 Sec. 32-1003. Hearing notice requirements. 92

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

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	Published Notice	Mailed Notice	Posted Notice
Drangood Action	(Minimum number of days	(Minimum number of days	(Minimum number of days
Proposed Action	prior to each scheduled	prior to the first scheduled	prior to the first scheduled
	meeting/hearing)	meeting/hearing)	meeting/hearing)
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
Affordable Housing Bonus  Density Allocation	10 days prior	10 days prior	<u>N/A</u>
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100	<b>SECTION 4.</b>	Conflict. All ordinances,	parts of ordinances, res	solutions, or parts of
101	resolutions in conflict he	erewith are hereby repealed	d, to the extent of the cor	nflict.
102	SECTION 5.	Severability. Should any	provision of this Ordinan	nce be declared by a
103	court of competent juris	sdiction to be invalid, such	n decision shall not affec	ct the validity of this
104	Ordinance as a whole of	or any portion thereof, other	r than the part that is dec	lared to be invalid.
105	SECTION 6.	Codification. It is the inte	ention of the Mayor and C	City Commission that
106	the provisions of this o	rdinance be incorporated	into the Code of Ordina	nces; to effect such
107	intention the words "ord	inance" or "section" may b	e changed to other appro	priate words.
108	SECTION 7.	Effective Date. This Ordi	nance shall take effect in	mmediately upon its
109	passage and adoption.			
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111	PASSED AND A	ADOPTED on 1st reading of	on	, 20
112	DASSED AND	ADODTED on 2nd roading	on	20
113	PASSED AND I	ADOPTED on 2 <sup>nd</sup> reading	On	_, 20
114 115				
116			JOY F. COOPER	
117			MAYOR	
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119	SPONSORED BY: CIT	Y ADMINISTRATION		
120	ATTEST:			
121 122				
123	JENORGEN GUILLEN			
124	CITY CLERK			
125				
126	APPROVED AS TO LE	EGAL SUFFICIENCY		
127	FORM			
128 129				
130	JENNIFER MERINO			
131	CITY ATTORNEY			
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