

1 EXHIBIT 1

2 ORDINANCE NO. 2026-

3 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF
4 THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING
5 CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE;
6 SPECIFICALLY AMENDING ARTICLE III, "ZONING", DIVISION
7 2. "ZONING DISTRICTS AND OVERLAYS", SECTION 32-155
8 "CF COMMUNITY FACILITY DISTRICT", PURPOSE AND
9 INTENT, USES PERMITTED CONDITIONALLY AND THE SITE
10 DEVELOPMENT STANDARDS OF THE COMMUNITY FACILITY
11 DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR
12 CONFLICTS; PROVIDING FOR CODIFICATION; AND
13 PROVIDING FOR AN EFFECTIVE DATE.
14

15 **WHEREAS**, pursuant to the City of Hallandale Beach, Florida ("City") Zoning and Land
16 Development Code (the "Code"), the purpose and intent of the CF Community Facility District is
17 to provide suitable sites for public and quasi-public community facilities serving surrounding
18 residential neighborhoods in areas consistent with the City's Comprehensive Plan; and

19 **WHEREAS**, on December 17, 2025, the Urban Land Institute (ULI) presented a
20 conceptual redevelopment vision for the City Hall site which contemplated maintaining the
21 property as a civic center while introducing a mix of complementary residential and commercial
22 uses to support a more active and integrated public environment; and

23 **WHEREAS**, the City's Department of Sustainable Development staff subsequently
24 conducted a review of the City's Land Development Code and determined that the existing
25 Community Facility (CF) zoning district in which City hall is located does not currently permit
26 residential or commercial uses; and

27 **WHEREAS**, this limitation applies broadly to CF-zoned properties and the City Hall site
28 is uniquely situated with a Regional Activity Center (RAC) Future Land Use designation, which
29 is intended to support mixed-use development, including residential density, subject to
30 implementing zoning regulations; and

31 **WHEREAS**, staff identified that amendments to the permitted and conditional use
32 provisions of the CF zoning district could allow for residential and certain commercial uses at

33 the City Hall site without requiring a rezoning, which would maintain the civic function of the
34 property while aligning the zoning framework with the intent of the Comprehensive Plan and the
35 redevelopment concepts presented; and

36 **WHEREAS**, staff has proposed an amendment to the Code to revise the regulations
37 applicable to the CF Community Facility District, including permitted and conditional uses,
38 development standards, building placement, and height; and

39 **WHEREAS**, the proposed amendments are intended to support mixed-use
40 redevelopment of CF-zoned properties located near commercial or residential areas, where
41 consistent with the applicable Future Land Use designation, including properties such as 400 N.
42 Federal Highway/City Hall; and

43 **WHEREAS**, on May 12, 2026, the Planning and Zoning Board considered the
44 proposed Ordinance and unanimously recommended the adoption of the proposed
45 Ordinance by a vote of 5-0; and

46 **WHEREAS**, staff has determined that the proposed amendments are consistent with the
47 Comprehensive Plan and recommends that the Mayor and City Commission adopt the proposed
48 amendments to the Code, as more specifically set forth below; and

49 **WHEREAS**, the Mayor and City Commission recognize that the proposed amendments
50 will accommodate continued efforts to enhance and revitalize the City and will improve the
51 overall quality of life for the City's residents.

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

54 **SECTION 1.** **Incorporation of Recitals.** The foregoing "Whereas" clauses are
55 confirmed as true and incorporated herein.

56 **SECTION 2.** **Amendment.** The following sections within Chapter 32, Article III and
57 Article IV, of the City of Hallandale Beach Code of Ordinances are hereby amended as
58 follows:

59

60 Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

61 ***

62 ARTICLE III. – ZONING

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64 DIVISION 2. – ZONING DISTRICTS AND OVERLAYS

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66 SUBDIVISION I. – CONVENTIONAL ZONING DISTRICTS

67 ***

68

69 Sec. 32-155. CF community facility district.

70

71 (a) *Purpose and intent.* The purpose and intent of the CF community facility district is to
72 provide suitable sites for the development of community facilities of both a public and
73 quasipublic nature to serve surrounding residential neighborhoods, and allow for
74 attractive and functional mixed-use developments in areas consistent with the city's
75 comprehensive land use plan.

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

77 (1) Cemeteries.
78 (2) Houses of worship provided that they are in a freestanding building located on
79 a separate parcel of land that is not connected to or has no access to adjacent
80 commercial uses, and further provided that new development shall meet the
81 following criteria:

82 a. The site shall have a minimum of 15,000 square feet in lot area and
83 100 linear feet of lot frontage.

84 b. The building shall be set back no less than 30 feet from any
85 residential district or use; however, on lots with 100 feet of lot
86 frontage, the minimum side yard setback shall be 20 feet from any
87 residential district or use.

88 c. The building shall have a minimum of 2,000 square feet of gross floor
89 area.

90 (3) Reserved.

91 (4) Governmental administration buildings.

92 (5) Hospitals.

93 (6) Initial care units.

94 (7) Libraries.

95 (8) Museums and art galleries.

96 (9) Nursing homes.

97 (10) Parks and playgrounds and other public recreation areas.

98 (11) Police and fire stations.

99 (12) Public works facilities.

100 (13) Utility substations, transformers and transmission lines.

101 (14) Transportation facilities.

102 (15) Other public facilities.

103 (16) Parking lots.

104 (17) Other uses which are similar in nature to the uses permitted in subsections
105 (b)(1)—(b)(16) of this section.

106 (c) *Uses permitted conditionally.*

107 (1) Day care centers and nurseries.

108 (2) Multi-family dwellings, provided that the underlying Future Land Use
109 designation permits residential density.

- 110 (3) Offices
- 111 (4) Parking, public parking.
- 112 (5) Restaurants, as an accessory use to developments containing multi-family
- 113 dwelling units.
- 114 (6) Stores and services, general, as an accessory use to developments containing
- 115 multi-family dwelling units.
- 116 (7) Crematoriums, as an accessory use to cemeteries.

117 (d) *Site development standards.*

- 118 (1) Minimum lot area shall be 7,500 square feet.
- 119 (2) Minimum lot width shall be 75 feet.
- 120 (3) The following minimum setbacks shall apply to all one-story structures and
- 121 shall be increased by five feet each for every story thereafter:
- 122

Yard	Setback (Feet)
a. Front	30
b. Rear	20
c. Side:	
1. Interior	15
2. Corner	25
d. Adjacent residential	25

- 123 a. The City Commission may approve reductions to the above-
- 124 referenced setbacks, provided they find that the setback reduction:
- 125 I. Will not adversely affect the public health, safety, or welfare.
- 126 II. Will not create adverse impacts on adjacent properties.
- 127 III. Will not impair emergency access, utility access, drainage,
- 128 maintenance, or other necessary site functions.
- 129 IV. Will not create unsafe pedestrian or vehicular circulation
- 130 patterns.

131 (4) Maximum Building height: shall be the same as the most restrictive abutting

132 district.

- 133 a. Base building height shall be the same as the most restrictive abutting
- 134 district
- 135 b. Maximum building height shall be the maximum allowed building
- 136 height in a district with 1,000 feet, measured from the property line,
- 137 subject to Commission approval.

138 (5) Minimum landscape and area shall be 25 percent.

139 (6) Residential Development Standards:

- 140 a. Minimum unit size – 450 square feet.
- 141 b. Minimum average size – 750 square feet.
- 142 c. Density:
- 143 1. Base density: 18 du/ac
- 144 2. Maximum density: Maximum density shall be equal to the
- 145 highest density permitted within 1,000 feet, measured from the
- 146 property line.
- 147 3. Any residential developments with a density greater than 18
- 148 du/ac must provide at least 15 percent of the project's total
- 149 residential units as affordable housing maintained for a period
- 150 of at least 30 years, guaranteed by execution of a restrictive
- 151 covenant or agreement in a form acceptable to the city attorney.
- 152 The quality of finishes and fixtures for affordable housing units

153 shall be identical to the quality of finishes and fixtures for market
154 rate units.

155 d. Dwelling units with a minimum floor area of 500 sq. ft. or less may be
156 counted as 0.5 dwelling units for residential density calculations.

157 e. For multi-family residential developments which provide at least 25%
158 of the units as affordable housing, the minimum unit size may be
159 reduced to 400 sq. ft.

160 f. When affordable housing units are provided, such units shall be
161 proportionately distributed amongst unit types and sizes throughout
162 the building(s) and site.

163 (6) (7) These site development standards shall not apply to community facilities
164 that are linear features such as roads, railroads, power transmission lines,
165 etc. Such facilities must be reviewed and approved by the director prior to
166 the issuance of any development permit.

167 (e) ~~General regulations.~~ Applicable general regulations are as follows:

- 168 (1) Supplemental regulations, ~~section 32-331 et seq.~~
- 169 (2) ~~Development review~~ procedures, ~~section 32-781 et seq.~~
- 170 (3) ~~Off street parking and loading~~ regulations, ~~section 32-451 et seq.~~
- 171 (4) ~~Landscaping~~ provisions, ~~section 32-381 et seq.~~
- 172 (5) ~~Sign~~ regulations, ~~section 32-601 et seq.~~

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

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

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

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

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186 PASSED on 1st reading on _____, 2025.

187 PASSED AND ADOPTED on 2nd reading, on _____, 2025.

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JOY F. COOPER
MAYOR

ATTEST:

JENORGEN GUILLEN
CITY CLERK

APPROVED AS TO FORM &
LEGAL SUFFICIENCY

JENNIFER MERINO
CITY ATTORNEY