

1 EXHIBIT 1

2 ORDINANCE NO.

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 TO
6 REVISE PROVISIONS RELATED TO DUPLEX AND MULTI-
7 FAMILY DWELLINGS; SPECIFICALLY AMENDING ARTICLE I.
8 "GENERAL PROVISIONS" SECTION 32-8 "DEFINITIONS" TO
9 REVISE DEFINITIONS FOR DUPLEX AND MULTI-FAMILY
10 DWELLINGS; PROVIDING FOR SEVERABILITY; PROVIDING
11 FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND
12 PROVIDING FOR AN EFFECTIVE DATE.

13
14 WHEREAS, the City of Hallandale Beach ("City") Department of Sustainable
15 Development is proposing an amendment to the Zoning and Land Development Code (the
16 "Code") to expand the existing definitions of two-family (duplex) and multifamily dwellings;
17 and

18 WHEREAS, the Code currently identifies a two-family (duplex) dwelling as a building
19 containing two (2) residential units, and a multifamily dwelling as a building containing three
20 (3) or more residential units; and

21 WHEREAS, as currently defined in the Code, the permitted number of dwelling units
22 must be located within a single building, which limits flexibility in site planning and
23 development, particularly for projects seeking to incorporate multiple smaller buildings rather
24 than one large structure; and

25 WHEREAS, the Code also includes a definition for "live/work dwelling", a classification
26 that was intended to accommodate mixed residential and commercial use within the same
27 unit, which is now considered outdated and is no longer supported under current State law;
28 and

29 WHEREAS, Staff has proposed revisions to the Code to revise the definitions of "two-
30 family dwelling" and "multi-family dwelling" to provide greater flexibility in site planning and
31 development and to also remove the definition of "live/work dwelling" which is no longer
32 applicable under current Florida statutes; and

WHEREAS, on October 16, 2025, the City’s Planning and Zoning Board considered the proposed text amendment and afforded all interested persons an opportunity to be heard 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 I “General Provisions” Division 1. “Generally,” Section 32-8 “Definitions”) is hereby amended to read as follows:

Section 1

Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

ARTICLE I. – GENERAL PROVISIONS

DIVISION 1. – GENERALLY

Sec. 32-8 – Definitions

Dwelling means a single unit providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

1. Dwelling, single-family, means a building containing only one residential dwelling unit.
2. Dwelling, two-family (duplex), means a building or property containing two residential dwelling units.
3. Dwelling, multi-family, means a building or property containing three or more residential dwelling units.
4. Dwelling, townhouse, means the same as "Townhouse."
5. ~~Dwelling, live/work, means the same as "Live/work unit."~~
6. Dwelling, work/live, means the same as "Work/live unit."

69
70 ***
71

72 ~~Live/work unit means a single dwelling unit in a detached building, or in a multifamily or mixed-~~
73 ~~use building, that also accommodates limited commercial uses within the dwelling unit. The~~
74 ~~predominate use of a live/work unit is residential, and commercial activity is a secondary use.~~
75 ~~See section 32-370.~~
76

77 ***
78

79 *****
80

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

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

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

89 **SECTION 6. Effective Date.** This Ordinance shall take effect immediately upon its
90 passage and adoption.
91

92 PASSED AND ADOPTED on 1st reading on _____, 20__.
93

94 PASSED AND ADOPTED on 2nd reading on _____, 20__.
95

96 _____
97 JOY F. COOPER
98 MAYOR
99
100

101 SPONSORED BY: CITY ADMINISTRATION
102 ATTEST:
103
104 _____
105 JENORGEN GUILLEN
106 CITY CLERK
107
108 APPROVED AS TO LEGAL SUFFICIENCY
109 FORM
110
111 _____
112 JENNIFER MERINO
113 CITY ATTORNEY
114