

EXHIBIT 1
ORDINANCE NO. 2025-

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, DIVISION 11. OFF-STREET PARKING AND LOADING CREATING SECTION 32-458 PARKING REDUCTION STRATEGIES, TO PROVIDE FOR REDUCTION OF EXISTING PARKING REQUIREMENTS WITHIN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in order to facilitate redevelopment within the City of Hallandale Beach, Florida ("City"), City staff has been exploring how to effectively address parking requirements and encourage the use of public transportation and multi-modal transit; and

WHEREAS, the Department of Sustainable Development is proposing an amendment to the Zoning and Land Development Code to create parking reduction strategies for the existing parking requirements throughout the City; and

WHEREAS, these proposed strategies would allow for an administrative reduction of required parking spaces when an Applicant provides certain public benefits or when adjacent to existing public parking facilities and transit stops/hubs; and

WHEREAS, some proposed strategies would also incentivize affordable housing, public bicycle sharing kiosks, and improved city bus shelters while considering proximity to public on-street parking, public off-street parking facilities, and transit stops or hubs; and

WHEREAS, the proposed amendments would establish maximum thresholds for parking reduction for residential developments, clarify that the reduction shall not apply to guest parking or supplemental parking requirements, and allow for administrative reductions of required parking spaces when providing certain public benefits or when adjacent to existing public parking facilities and transit stops/hubs; and

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

WHEREAS, on December 30, 2024, the Planning and Zoning Board considered and unanimously recommended the adoption of the proposed Ordinance by a vote of 5-0; and

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

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

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

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

Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

ARTICLE IV. – DEVELOPMENT STANDARDS

DIVISION 11. – OFF-STREET PARKING AND LOADING

~~Secs. 32-458 – Parking Reductions. 32-480. Reserved.~~

(a) Developments may implement multiple parking strategies as outlined in this section. The total cumulative reduction in parking shall not exceed 25 percent of the minimum parking requirement for the proposed development. This cap includes any administrative parking reductions permitted under other sections of this chapter. This reduction applies to the overall minimum parking requirement for all proposed uses within the development.

- (b) For residential developments, or mixed-use developments that include residential units, the parking reduction for residential uses shall not exceed 15 percent of the minimum parking requirement for the residential units.
- (c) When the number of required supplemental or guest parking spaces is calculated as a percentage of the required parking for the proposed use(s), the calculation shall be based on the minimum parking requirement prior to applying any reductions. For purposes of this section, "supplemental" shall mean any additional parking required to qualify for development bonuses or incentives.
- (d) Parking Reduction Criteria:
- (1) Public Bicycle-Sharing Kiosk. The installation and operation of public bicycle-sharing kiosks, housing at least five bicycles, shall be eligible for a total five (5) percent parking reduction. The public bicycle-sharing kiosk shall be located on-site and easily accessible to the public and shall not encroach into the right-of-way. The property owner shall be responsible for ensuring that such kiosks are maintained in good working condition. Electric or motorized scooters shall not be eligible. When bicycle storage or parking is required, public bicycle-sharing kiosks shall not be used to meet such requirements.
- (2) Public On-Street Parking. Developments within 500 feet of dedicated public on-street parking shall be eligible for a two and one-half (2.5) percent reduction.
- (3) Proximity to Off-Street Public Parking Facilities. Developments within a quarter mile of a City-owned or operated public parking facility shall be eligible for a 10 percent parking reduction.
- (4) Proximity to Transit Stops or Hub. Developments within a quarter mile of transit stops or transit hubs shall be eligible for a five (5) percent parking reduction.
- (5) Improved Bus Stop Shelter. Developments that directly abut stops for city-owned or operated bus service, at the discretion of the City Manager or designee, may improve the stop by providing a bus shelter or improving the existing shelter at the developer's expense. The bus shelter shall be designed and located in conformance with all applicable requirements as determined by the City Manager designee and other applicable government agencies. At a minimum the bus shelter shall provide protection from the sun, wind, and rain; provide seating and a waste receptacle; and be solar powered. If it is determined that a bus shelter will be provided, then the development shall be eligible for a five (5) percent parking reduction.
- (6) Affordable Housing Developments.

- a. Developments where at least 15 percent of the units are made available to very-low-income persons as defined in the Florida Statutes and maintained for a period of at least 30 years shall be eligible for a 10 percent parking reduction.
- b. Developments where at least 15 percent of the units are made available to low-income persons as defined in the Florida Statutes and maintained for a period of at least 30 years shall be eligible for a seven-and-a-half (7.5) percent parking reduction.
- c. Developments where all units are made available at an affordable rate as defined in the Florida Statutes and maintained for a period of at least 30 years shall be eligible for a 10 percent parking reduction.
- d. Developments where all residential units are made available to low-income or very-low-income persons as defined in the Florida Statutes and maintained for a period of at least 30 years shall be eligible for a 15 percent parking reduction.
- e. Developments offering a proportionate affordable housing mix, with at least 15 percent of units across three or more affordable income levels as defined by Florida Statutes, maintained for a minimum of 30 years, shall be eligible for a 10 percent parking reduction.
- f. Developments offering a proportionate affordable housing mix, with at least 15 percent of units across two affordable income levels as defined by Florida Statutes maintained for a period of 30 years, shall be eligible for a seven and one-half (7.5) percent parking reduction.

32-459 - 32-480. - Reserved.

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

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

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

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

PASSED AND ADOPTED on 1st reading on _____, 2025.

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

JOY F. COOPER
MAYOR

ATTEST:

JENORGEN GUILLEN
CITY CLERK

APPROVED AS TO FORM &
LEGAL SUFFICIENCY

JENNIFER MERINO
CITY ATTORNEY