

1
2
3
4
5
6
7
8
9
10
11
12
13

**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, DIVISION 3. "FORM-BASED ZONING DISTRICTS", TABLE 32-198(a) RELATING TO THE BASE AND MAXIMUM DENSITY PERMITTED IN THE TRANSITIONAL MIXED USE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

14 **WHEREAS**, pursuant to the Zoning and Land Development Code (the "Code") of City of
15 Hallandale Beach, Florida ("City"), the intent of the Transitional Mixed Use subdistrict is to
16 function as a transitional zoning district into the RAC Neighborhood subdistrict zoning areas
17 within the City; and

18 **WHEREAS**, the Transitional Mixed Use subdistrict is generally located along the Dixie
19 Highway Corridor and the Federal Highway Corridor, and it is typically used as a transitional
20 zoning adjacent to the RAC Neighborhood subdistrict, to scale the uses and density down into
21 RAC Neighborhood from more intense density and commercial uses along those corridors; and

22 **WHEREAS**, at its January 17, 2024, regular meeting, the City Commission of the City of
23 Hallandale Beach ("City Commission") adopted Ordinance 2024-005, thereby increasing the
24 density in the RAC Neighborhood subdistrict from the base density of 14 to 18 dwelling units per
25 acre and increasing the maximum density from 20 to 50 dwelling units per acre; and

26 **WHEREAS**, to be consistent with the intent of the Transitional Mixed Use subdistrict as
27 a transitional zoning district into the RAC Neighborhood subdistrict, City staff has proposed a
28 code amendment to increase both the permitted base and maximum density within the Central
29 RAC – Transitional Mixed Use subdistrict to minimally match what is permitted within the RAC
30 Neighborhood district; and

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

34 **WHEREAS**, on May 22, 2024, the Planning and Zoning Board considered and
35 unanimously recommended the adoption of the proposed Ordinance by a vote of 5-0; and

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

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

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

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

46 Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

47 ***

48 ARTICLE III. – ZONING

49 ***

50 DIVISION 3. – FORM-BASED ZONING DISTRICTS

51 ***

52 Subdivision I. – Central RAC District

53 ***

54 **Sec. 32-198. Transitional Mixed Use subdistrict standards.**

55 ***

56 (d) *Building uses and density.*

57 ***

58 (3) *Base density.* The base density in Table 32-198(a) is the number of dwelling units
59 allowed per acre.

60 (4) *Maximum density.* The maximum density in Table 32-198(a) is the number of dwelling
61 units allowed per acre based upon the approval processes set forth in sections 32-205
62 and 32-206.

63 a. Provide at least 15 percent of the project's residential units as affordable housing;
64 and

Table 32-198(a) Transitional Mixed Use Subdistrict Dimensional Requirements	
Lot Size	
Lot Width	50 ft. min.
Lot Area	5000 sf. min./ 100,000 max.

Lot Coverage		95% max.
Minimum Landscape Area		5%
Building Placement		
A	Primary Street Setback ²	10 ft. min./ 15 ft. max.
	Secondary Street Setback	10 ft. min.
B	Interior Side Setback ²	0 ft. min. ²
C	Rear Setback	10 ft. min.
D	Building Frontage on Primary Streets	50% min.
Building Size & Height		
Min. Height Primary Streets		1 Story
Max. Building Height		3 stories; 5 stories subject to requirements of Sec. 32-198.(d).(4)
Density		
Base Density		0 18 du/ac
Max. Density		48 <u>50</u> du/ac
Civic Open Space Requirement		
Sites Greater than 40,000 sq. ft.		5%
¹ Side lot lines facing streets are regulated by front setback requirements.		
² All light and air shafts shall be provided within the lot See section		

65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81

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 _____, 2024.

82 PASSED AND ADOPTED on 2nd reading, on _____, 2024.

83

84

85

86

87

JOY F. COOPER
MAYOR

88 ATTEST:

89

90

JENORGEN GUILLEN
CITY CLERK

93

94 APPROVED AS TO FORM &
95 LEGAL SUFFICIENCY

96

97

JENNIFER MERINO
CITY ATTORNEY

98

99

100