EXHIBIT 1

ORDINANCE NO. 2026-

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; SPECIFICALLY AMENDING ARTICLE III. "ZONING", DIVISION 3. "FORM-BASED ZONING DISTRICTS", SECTION 32-196 "TRANSIT CORE SUBDISTRICT STANDARDS" TO MODIFY THE PURPOSE AND INTENT OF THE TRANSIT CORE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the Zoning and Land Development Code (the "Code") of City of Hallandale Beach, Florida ("City"), the main intent of the Transit Core subdistrict is to provide for compact and appropriate mid-rise multistory, mostly attached buildings accommodating a wide range of uses, including employment, shopping, civic, and entertainment destinations as well as residential uses; and

WHEREAS, since the adoption of the City's RAC zoning, the Transit Core Subdistrict has functioned in practice as a transition area between higher-intensity and lower-intensity subdistricts, as well as between major transportation corridors and adjacent, less-intensive neighborhoods; and

WHEREAS, City staff has determined that the current purpose and intent language for the subdistrict within the Code does not clearly articulate the subdistrict's transitional function or the expectation that development within the district provides appropriate transitions in scale and intensity; and

WHEREAS, the proposed amendment revises the purpose and intent language in Section 32-196(a) of the Code related to the Transit Core Subdistrict without changing development rights or entitlements; 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 recommended amendments to the Code, as more specifically set forth below; and

34   **WHEREAS,** January 13, 2026, the Planning and Zoning Board considered and

35   recommended the adoption of the proposed Ordinance; 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   <u>**SECTION 1**</u>.   <u>**Incorporation of Recitals**</u>. The foregoing "Whereas" clauses are

42   confirmed as true and incorporated herein.

43   <u>**SECTION 2.**</u>   <u>**Amendment.**</u> 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. 32-196 – Transit Core subdistrict standards

55

56   (a) *Purpose and intent*. The Transit Core subdistrict is compact and appropriate for
57   mid-rise multistory, mostly attached buildings accommodating a wide range of
58   uses, including employment, shopping, civic, and entertainment destinations as
59   well as residential uses. This subdistrict will create a vibrant, pedestrian-friendly,
60   mixed-use district ~~around the planned Tri-Rail Coastal Link station and~~ along main
61   transit routes~~.~~<u>, while also serving as a transition between higher-intensity and</u>
62   <u>lower-intensity subdistricts, and between major roadways and adjacent less-</u>
63   <u>intensive neighborhoods. Development within the Transit Core subdistrict is</u>
64   <u>intended to provide appropriate transitions in building height, massing, and</u>
65   <u>intensity to ensure compatibility with surrounding subdistricts and land uses.</u>

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67   *****
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Words in ~~strikethrough~~ type are deletions from existing text.
Words in <u>underline</u> type are additions
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69   **SECTION 3.** **Conflict.** All ordinances, parts of ordinances, resolutions, or parts of

70   resolutions in conflict herewith are hereby repealed, to the extent of the conflict.

71

72   **SECTION 4.** **Severability.** Should any provision of this Ordinance be declared by a

73   court of competent jurisdiction to be invalid, such decision shall not affect the validity of this

74   Ordinance as a whole or any portion thereof, other than the part that is declared to be invalid.

75

76   **SECTION 5.** **Codification.** It is the intention of the Mayor and City Commission that the

77   provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention

78   the words "ordinance" or "section" may be changed to other appropriate words.

79

80   **SECTION 6.** **Effective Date.** This Ordinance shall take effect immediately upon its

81   passage and adoption.

82

83   PASSED AND ADOPTED on 1st reading on _____, 2026.

84   PASSED AND ADOPTED on 2nd reading, on _____, 2026.

85

86

87   _____

88   JOY F. COOPER

89   MAYOR

90

91

92   ATTEST:

93

94   _____

95   JENORGEN GUILLEN

96   CITY CLERK

97

98   APPROVED AS TO FORM &

99   LEGAL SUFFICIENCY

100

101   _____

102   JENNIFER MERINO

103   CITY ATTORNEY

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