

1 EXHIBIT 1

2 ORDINANCE NO. 2025-

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

12
13 Section 1

14 Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

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16 ARTICLE III. – ZONING

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18 DIVISION 2. – ZONING DISTRICTS AND OVERLAYS

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20 SUBDIVISION I. – CONVENTIONAL ZONING DISTRICTS

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

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

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

31 (1) Cemeteries.

32 (2) Houses of worship provided that they are in a freestanding building
33 located on a separate parcel of land that is not connected to or has no
34 access to adjacent commercial uses, and further provided that new
35 development shall meet the following criteria:

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

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

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

44 (3) Reserved.

- 45 (4) Governmental administration buildings.
- 46 (5) Hospitals.
- 47 (6) Initial care units.
- 48 (7) Libraries.
- 49 (8) Museums and art galleries.
- 50 (9) Nursing homes.
- 51 (10) Parks and playgrounds and other public recreation areas.
- 52 (11) Police and fire stations.
- 53 (12) Public works facilities.
- 54 (13) Utility substations, transformers and transmission lines.
- 55 (14) Transportation facilities.
- 56 (15) Other public facilities.
- 57 (16) Parking lots.
- 58 (17) Other uses which are similar in nature to the uses permitted in
- 59 subsections (b)(1)—(b)(16) of this section.

60 (c) *Uses permitted conditionally.*

- 61 (1) Day care centers and nurseries.
- 62 (2) Multi-family dwellings, provided that the underlying Future Land Use
- 63 designation permits residential density.
- 64 (3) Offices
- 65 (4) Parking, public parking.
- 66 (5) Restaurants, as an accessory use to developments containing multi-
- 67 family dwelling units.
- 68 (6) Stores and services, general, as an accessory use to developments
- 69 containing multi-family dwelling units.
- 70 (7) Crematoriums, as an accessory use to cemeteries.

71 (d) *Site development standards.*

- 72 (1) Minimum lot area shall be 7,500 square feet.
- 73 (2) Minimum lot width shall be 75 feet.
- 74 (3) The following minimum setbacks shall apply to all one-story structures
- 75 and shall be increased by five feet each for every story thereafter:
- 76

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

- 77 a. The City Commission may approve reductions to the above-
- 78 referenced setbacks.
- 79 (4) ~~Maximum Building height; shall be the same as the most restrictive~~
- 80 ~~abutting district.~~
- 81 a. Base building height shall be the same as the most restrictive
- 82 abutting district

83 b. Maximum building height shall be the maximum allowed
84 building height in a district with 1,000 feet, measured from the
85 property line, subject to Commission approval.

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

87 (6) Residential Development Standards:

88 a. Minimum unit size – 450 square feet.

89 b. Minimum average size – 750 square feet.

90 c. Density:

91 1. Base density: 18 du/ac

92 2. Maximum density: Maximum density shall be equal to the
93 highest density permitted within 1,000 feet, measured from
94 the property line.

95 3. Any residential developments with a density greater than
96 18 du/ac must provide at least 15 percent of the project's
97 total residential units as affordable housing maintained for
98 a period of at least 30 years, guaranteed by execution of a
99 restrictive covenant or agreement in a form acceptable to
100 the city attorney. The quality of finishes and fixtures for
101 affordable housing units shall be identical to the quality of
102 finishes and fixtures for market rate units.

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

106 e. For multi-family residential developments which provide at least
107 25% of the units as affordable housing, the minimum unit size
108 may be reduced to 400 sq. ft.

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

112 ~~(6)~~ (7) These site development standards shall not apply to community facilities
113 that are linear features such as roads, railroads, power transmission lines,
114 etc. Such facilities must be reviewed and approved by the director prior to
115 the issuance of any development permit.

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

117 ~~(1) Supplemental regulations, [section 32-331](#) et seq.~~

118 ~~(2) [Development review](#) procedures, [section 32-781](#) et seq.~~

119 ~~(3) [Off-street parking and loading regulations](#), [section 32-451](#) et seq.~~

120 ~~(4) [Landscaping provisions](#), [section 32-381](#) et seq.~~

121 ~~(5) [Sign regulations](#), [section 32-601](#) et seq.~~

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