

EXHIBIT 1  
ORDINANCE NO. 2025-

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III – ZONING OF THE ZONING AND LAND DEVELOPMENT CODE, SECTION 32-209. ALLOWABLE USES; AND AMENDING ARTICLE IV. – DEVELOPMENT STANDARDS SECTION 32-242 PERMITTED ACCESSORY USES, TO ALLOW COURTS, FIELDS, AND SIMILAR RECREATIONAL USES, INCLUDING OPEN AIR FACILITIES AS AN ACCESSORY USE FOR COMMERCIAL OR MIXED-USE DEVELOPMENTS; 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 the City of Hallandale Beach, Florida (“City”), the purpose and intent of the of the Hallandale Beach Boulevard district is to guide the redevelopment of land located adjacent to Hallandale Beach Boulevard within the boundaries of the general commercial land use category on the comprehensive plan's future land use map into a vibrant area; and

**WHEREAS**, pursuant to the Code, redevelopment within the Hallandale Beach Boulevard district helps provide an attractive entryway into the city and also provides a mix of uses within a pedestrian-friendly environment to meet the daily needs of workers, residents, and visitors and encourages investment by accommodating new development at a range of scales including individual infill buildings and large redevelopment projects; and

**WHEREAS**, the Applicant, PPG 1800 HBB Owner, LLC, has applied for a code amendment to allow open-air sports courts as an accessory use within the Hallandale Beach Boulevard District; and

**WHEREAS**, Staff finds that in considering allowing the proposed accessory recreational uses within the Hallandale Beach Boulevard District, it would be appropriate to apply to commercial uses city-wide and Staff has recommended alternative language for the proposed code amendment to apply city-wide;

**WHEREAS**, the proposed amendments would permit courts, fields, and similar recreational uses, including open air facilities as an accessory use for commercial or mixed use developments and require that courts, fields, and similar recreational uses comply with all applicable development and design standards and requirements of the zoning district where the principal use is located; 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

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## ARTICLE III. – ZONING

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## Sec. 32-209 – Allowable uses

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(d) Accessory uses. Each Hallandale Beach Boulevard subdistrict allows the accessory uses and structures described in subsections 32-242(a) and (b). All accessory uses and structures must comply with the special regulations in section 32-243. Unless otherwise directed in section 32-242, ground-level accessory uses and structures shall be located

64 behind the main building façade and may be placed as close as five feet to the rear and side  
65 property lines.

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68 ARTICLE IV. – DEVELOPMENT STANDARDS

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70 DIVISION 2. - ACCESSORY USES AND STRUCTURES

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72 Sec. 32-242. - Permitted accessory uses.

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74 (5) ~~Reserved.~~ Courts, fields, and similar recreational uses, including open-air facilities,  
75 may be permitted as an accessory use for commercial or mixed-use developments  
76 subject to the following

77 a. Shall be located above the second story, with appropriate measures in place  
78 to ensure sports items remain contained onsite.

79 b. Shall comply with all applicable development and design standards and  
80 requirements of the zoning district where located.

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

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

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

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

100 PASSED on 1st reading on \_\_\_\_\_, 2025.

101 PASSED AND ADOPTED on 2nd reading, on \_\_\_\_\_, 2025.

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JOY F. COOPER  
MAYOR

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107 ATTEST:

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\_\_\_\_\_  
JENORGEN GUILLEN  
CITY CLERK

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113 APPROVED AS TO FORM &  
114 LEGAL SUFFICIENCY

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JENNIFER MERINO  
CITY ATTORNEY

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