

1 EXHIBIT 1

2 ORDINANCE NO. 2025-

3 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION  
4 OF THE CITY OF HALLANDALE BEACH, FLORIDA,  
5 AMENDING CHAPTER 32 ZONING AND LAND  
6 DEVELOPMENT CODE; ARTICLE III. "ZONING", SECTION  
7 32-197 "RAC NEIGHBORHOOD SUBDISTRICT  
8 STANDARDS", TABLE 32-197(A) – "RAC NEIGHBORHOOD  
9 SUBDISTRICT DIMENSIONAL REQUIREMENTS" TO  
10 INCREASE THE PERMITTED HEIGHT, BUILDING  
11 PLACEMENT, AND OTHER DIMENSIONAL  
12 REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING  
13 FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE  
14 CODE; AND PROVIDING FOR AN EFFECTIVE DATE.  
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18 **WHEREAS**, the Applicant, El Rancho 424 LLC, has filed Application No. LDC-25-  
19 03081, the City of Hallandale Beach (the "City") requesting a code amendment to the Zoning  
20 and Land Development Code (the "Code") to amend dimensional requirements, including  
21 building placement and height in the RAC Neighborhood Subdistrict; and

22 **WHEREAS**, the request stems from the Applicant's desire to encourage  
23 redevelopment in areas where the RAC Neighborhood directly abuts the RAC Corridor, by  
24 incentivizing investment through increased development potential; and

25 **WHEREAS**, RAC Neighborhood is primarily a residential zoning district, currently  
26 allowing a base height of three (3) stories and a maximum height of five (5) stories, contingent  
27 upon compliance with specific performance criteria and approval by the City Commission;  
28 and

29 **WHEREAS**, the applicant is proposing this code amendment to establish a transition  
30 in building height between the RAC Corridor and RAC Neighborhood subdistricts, where the  
31 RAC Corridor—a mixed-use zoning district—permits a base height of 10 stories and a  
32 maximum of 20 stories, also subject to performance criteria and Commission approval; and

33 **WHEREAS**, on July 15, 2025, the City's Planning and Zoning Board considered the  
34 proposed text amendment and afforded all interested persons an opportunity to be heard at  
35 a duly noticed public hearing and recommended approval to the City Commission; and

**WHEREAS**, the Mayor and City Commission have conducted duly noticed public hearings on the proposed amendment to the Code, as required by Chapter 163, Florida Statutes; and

**WHEREAS**, the Mayor and City Commission have determined that the proposed amendment to the Code is in the best interest of the City and its residents.

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

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

**SECTION 2. Text Amendment to the Zoning and Land Development Code.**

Chapter 32, Article III “Zoning” Division 3. “Form-Based Zoning Districts”, Subdivision I “Central RAC District”, Section 32-197 is hereby amended to read as follows.

Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

## ARTICLE III. – Zoning

### Division 3. Form-Based Zoning Districts

### Subdivision I. Central RAC District

New text is underlined and deleted text is ~~stricken~~.

**Sec. 32-197. - RAC Neighborhood subdistrict standards.**

(c) *Lot size, building placement and height.*

(1) Table 32-197(a) provides the dimensional requirements for lot size, building placement, frontage, and height for each of the allowable building types in the RAC Neighborhood subdistrict. Figures 32-197(a) through (e) illustrate the dimensional requirements.

Table 32-197(a) - RAC Neighborhood Subdistrict Dimensional Requirements						
Lot Size		House	Duplex	Townhouse	Apartment House	Courtyard Building
Lot Width (min.)		50 ft. <sup>1</sup>	75 ft. <sup>1</sup>	80 ft. <sup>2</sup> with alley 200 ft. <sup>2</sup> no alley	100 ft./ <sup>1</sup> 120 ft.	150 ft./ <sup>1</sup> 300 ft.
Lot Area (min./max.)		5,000 sf./ <sup>1</sup> 10,000 sf.	6,000 sf./ <sup>1</sup> 7,500 sf.	8,000 sf. <sup>2</sup> / No Max. <sup>4</sup>	10,000 sf./ <sup>1</sup> <del>15,000</del> <u>45,000</u> sf.	12,500 sf./ <sup>1</sup> 45,000 sf.
Lot Coverage (max.)		60%	65%	85%	85%	85%
Min. Landscape Area		40%	35%	15%	<u>15%</u>	15%
Building Placement						
<b>A</b>	Front Setback <sup>3</sup> (min./max.)	12 ft./25 ft.	25 ft. min.	12 ft./25 ft.	<del>42</del> <u>10</u> ft./ <del>25</del> <u>15</u> ft.	<del>42</del> <u>10</u> ft./ <del>25</del> <u>15</u> ft.
	<u>Above the 5<sup>th</sup> Story</u>	=	=	=	<u>20 ft.</u>	<u>20 ft.</u>
<b>B</b>	Side Setback <sup>3</sup>	5 ft. min; 15 ft. total	5 ft. min; 15 ft. total	10 ft. min.	5 ft. min.; <del>15 ft. total.</del>	5 ft. min.; <del>15 ft. total</del>
	<u>Above the 5<sup>th</sup> Story</u> <sup>3</sup>	=	=	=	<u>5 ft.</u>	<u>5 ft.</u>
<b>C</b>	Rear Setback (min.)	10 ft.	10 ft.	20 ft. with alley 10 feet no alley	<del>20-5</del> ft. with alley 10 ft. no alley	<del>20-5</del> ft. with alley 10 ft. no alley
	<u>Above the 5<sup>th</sup> Story</u>	=	=	=	<u>10 ft.</u>	<u>10 ft.</u>
<b>D</b>	Building Frontage	40% - 70%	40% - 70%	70% - 90%	45% - 80%	50% - 90%
Building Height						
Min. Height		1 Story	1 Story	2 Stories	1 Story	1 Story
<del>Max. Base</del> Building Height		3 stories; <del>5 stories subject to requirements of Sec. 32-197(d)(5)</del>				
<u>Max. Building Height</u> <sup>5</sup>		<u>5 stories</u> <u>Portions of sites within 250 feet of Central RAC – RAC Corridor subdistrict: 10 stories</u> <sup>6</sup>				

Table 32-197(a) - RAC Neighborhood Subdistrict Dimensional Requirements					
	House	Duplex	Townhouse	Apartment House	Courtyard Building
Density					
Base Density	18 du/ac				
Max. Density	-		50 du/ac		
<div>1 Smaller lots platted prior to November 21, 1978, shall be permitted at their platted size, and are not subject to the provisions of article VII.</div> <div>2 These sizes reflect the parcel necessary to redevelop land into a townhouse project.</div> <div>3 <del>Corner lots must meet front setbacks on both streets.</del> <u>Side lot lines facing streets are regulated by front setback requirements.</u></div> <div>4 Sites must follow the street and block standards in <a href="#">section 32-204</a>.</div> <div>5 <u>Subject to requirements and approval process of Sec. 32-197(d)(5)</u></div> <div>6 <u>As measured from the nearest RAC Corridor site property line.</u></div>					

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**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 1<sup>st</sup> reading on \_\_\_\_\_, 20\_\_.

PASSED AND ADOPTED on 2<sup>nd</sup> reading on \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
JOY F. COOPER  
MAYOR

SPONSORED BY: CITY ADMINISTRATION  
ATTEST:

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

APPROVED AS TO LEGAL SUFFICIENCY  
FORM

\_\_\_\_\_  
JENNIFER MERINO  
CITY ATTORNEY