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**EXHIBIT 1
ORDINANCE NO.**

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**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION
OF THE CITY OF HALLANDALE BEACH, FLORIDA,
CONSIDERING REZONING OF THE PROPERTIES LOCATED
AT 112 SE 9TH STREET, 116 –118 SE 9TH STREET, AND
113 SE 9TH COURT, AND IDENTIFIED BY PARCELS 5142-
27-14-0080, 5142-27-14-0090, 5142-27-14-0100, 5142-27-14-
0150, 5142-27-14-0160, 5142-27-14-0200 FROM CENTRAL
RAC/RAC NEIGHBORHOOD SUBDISTRICT TO CENTRAL
RAC/TRANSITIONAL MIXED-USE SUBDISTRICT;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE**

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WHEREAS, the Applicants, V Dixie LLC and V Dixie 2, LLC, are requesting a rezoning/zoning map text amendment to change the zoning designation of the subject properties located at 112 SE 9th Street, 116–118 SE 9th Street, and 113 SE 9th Court within the City of Hallandale Beach (“City”) as identified by Parcel Numbers 5142-27-14-0080, 5142-27-14-0090, 5142-27-14-0100, 5142-27-14-0150, 5142-27-14-0160, 5142-27-14-0200; and

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WHEREAS, the subject properties comprise approximately 0.83 acres located within the Central RAC/ RAC Neighborhood (RAC-N) Subdistrict, and are currently developed with a single-family residence and a duplex, with the remaining land largely vacant; and

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WHEREAS, Applicant has submitted an application to the City (“City”) to rezone the 0.83 acre subject site from Central RAC/ RAC Neighborhood (RAC-N) subdistrict, to Central RAC / Transitional Mixed-Use subdistrict; and

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WHEREAS, Section 32-963 of the City of Hallandale Beach Zoning and Land Development Code (the “Code”) requires that decisions or recommendations relating to any change to the official zoning map must address the effect of the proposed amendment as it relates to the following:

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- (1) The relationship of the proposed amendment to the purposes and objectives of the City's Comprehensive Land Use Plan, when adopted, with appropriate consideration as to whether or not the proposed changes will further the

- 34 purpose of Chapter 32 and other codes, regulations and actions designed to
35 implement the plan.
- 36 (2) The proposed change would or would not be contrary to the established land
37 use pattern.
- 38 (3) The proposed change would or would not create an isolated district unrelated
39 to adjacent and nearby districts.
- 40 (4) The proposed change would or would not alter the population density pattern
41 and thereby have an adverse impact upon public facilities such as schools,
42 utilities and streets.
- 43 (5) Existing district boundaries are illogically drawn in relation to existing
44 conditions on the property proposed for change.
- 45 (6) Changed or changing conditions make the passage of the proposed
46 amendment necessary.
- 47 (7) Substantial reasons exist why the property cannot be used in accordance
48 with the adopted land use plan and/or the existing zoning.
- 49 (8) Whether or not the change is out of scale with the needs of the neighborhood.
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51 **WHEREAS**, the proposed rezoning of the subject parcels is consistent with the review
52 criteria set forth in the City's Comprehensive Plan and the Zoning and Land Development
53 Code; and

54 **WHEREAS**, notice has been provided and published pursuant to the procedures set
55 forth in Section 32-1004 of the City Code; and

56 **WHEREAS**, after duly published notice, a public hearing was held before the City
57 Planning and Zoning Board on May 12, 2026, at which all interested parties were afforded
58 the opportunity to be heard; and

59 **WHEREAS**, the Mayor and City Commission have determined that it is in the best
60 interest of the residents of the City of Hallandale Beach to consider rezoning the subject
61 properties from Central RAC/ RAC Neighborhood (RAC-N) subdistrict, to Central RAC /
62 Transitional Mixed-Use subdistrict.

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

65 **Section 1. Incorporation of Recitals.** The foregoing "WHEREAS" clauses are
66 hereby ratified and confirmed as being true and correct and are hereby made a specific part
67 of this Ordinance upon adoption hereof.

68 **Section 2. Rezoning of Subject Property.** The City Commission of the City of
69 Hallandale Beach hereby (approves / denies) rezoning of the subject properties located at
70 112 SE 9th Street, 116–118 SE 9th Street, and 113 SE 9th Court and identified by Parcel
71 Numbers 5142-27-14-0080, 5142-27-14-0090, 5142-27-14-0100, 5142-27-14-0150, 5142-
72 27-14-0160, 5142-27-14-0200, from Central RAC/ RAC Neighborhood (RAC-N) subdistrict,
73 to Central RAC / Transitional Mixed-Use subdistrict. The land rezoned by approval of this
74 ordinance is more particularly described and shown in the location map attached as "Exhibit
75 A" hereto. The official zoning map of the City shall be amended to reflect the above change
76 upon approval and adoption of this Ordinance..

77 **Section 3. Conflict.** All ordinances or parts of ordinances and all resolutions or
78 parts of resolutions in conflict herewith are hereby repealed, to the extent of the conflict.

79 **SECTION 4. Severability.** If this ordinance or any part thereof is declared by a court
80 of competent jurisdiction to be invalid, such decision shall not affect the validity of the
81 remainder of the ordinance other than the part declared to be invalid.

82 **SECTION 5. Effective Date.** This ordinance shall take effect immediately upon
83 adoption.

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85 PASSED AND ADOPTED on 1st reading on _____

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88 PASSED AND ADOPTED on 2nd reading on _____

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JOY F. COOPER
MAYOR

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96 SPONSORED BY: CITY ADMINISTRATION

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98 ATTEST:

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CITY CLERK

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APPROVED AS TO LEGAL SUFFICIENCY AND
FORM

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JENNIFER MERINO

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CITY ATTORNEY

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