

1 EXHIBIT 1
2 ORDINANCE NO.

3 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION
4 OF THE CITY OF HALLANDALE BEACH, FLORIDA,
5 CONSIDERING REZONING OF THE PROPERTY LOCATED
6 AT 424 N FEDERAL HIGHWAY AND IDENTIFIED BY
7 PARCEL 5142-22-13-0360, FROM CENTRAL RAC – RAC
8 TRANSITIONAL MIXED-USE SUBDISTRICT, TO CENTRAL
9 RAC – RAC CORRIDOR SUBDISTRICT; PROVIDING FOR
10 CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING
11 FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE
12 DATE.
13

14 **WHEREAS**, Applicant, El Rancho 424 LLC, is requesting a rezoning/zoning map text
15 amendment to change the zoning designation of the subject property located at 221 SE 9th
16 Street and identified by Parcel Number 5142-22-13-0360; and

17 **WHEREAS**, the subject property is approximately 0.54 acres and is currently
18 developed as a motel with 21 rooms, and is located within the Central RAC – Transitional
19 Mixed-Use (RAC-TMU); and

20 **WHEREAS**, Applicant has submitted an application to the City of Hallandale Beach
21 (“City”) to rezone the 0.54 acre subject site from Central RAC – RAC Transitional Mixed-Use
22 subdistrict, to Central RAC – RAC Corridor subdistrict; and

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

- 27 (1) The relationship of the proposed amendment to the purposes and objectives
28 of the City's Comprehensive Land Use Plan, when adopted, with appropriate
29 consideration as to whether or not the proposed changes will further the
30 purpose of Chapter 32 and other codes, regulations and actions designed to
31 implement the plan.
32 (2) The proposed change would or would not be contrary to the established land
33 use pattern.

- 34 (3) The proposed change would or would not create an isolated district unrelated
35 to adjacent and nearby districts.
- 36 (4) The proposed change would or would not alter the population density pattern
37 and thereby have an adverse impact upon public facilities such as schools,
38 utilities and streets.
- 39 (5) Existing district boundaries are illogically drawn in relation to existing
40 conditions on the property proposed for change.
- 41 (6) Changed or changing conditions make the passage of the proposed
42 amendment necessary.
- 43 (7) Substantial reasons exist why the property cannot be used in accordance
44 with the adopted land use plan and/or the existing zoning.
- 45 (8) Whether or not the change is out of scale with the needs of the neighborhood.

46 **WHEREAS**, the proposed rezoning of parcel is consistent with the review criteria set
47 forth in the City's Comprehensive Plan and the Zoning and Land Development Code; and

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

50 **WHEREAS**, after duly published notice, a public hearing was held before the City
51 Planning and Zoning Board on July 15, 2025, at which all interested parties were afforded the
52 opportunity to be heard; and

53 **WHEREAS**, on July 15, 2025, the Planning and Zoning Board considered the
54 applicant's request at a duly noticed meeting; and

55 **WHEREAS**, the Mayor and City Commission have determined that it is in the best
56 interest of the residents of the City of Hallandale Beach to consider rezoning the property
57 from Central RAC – RAC Transitional Mixed-Use subdistrict, to Central RAC – RAC Corridor
58 subdistrict.

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

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

Section 2. Rezoning of Subject Property. The City Commission of the City of Hallandale Beach hereby (approves / denies) rezoning of the property located at subject property located at 221 SE 9th Street and identified by Parcel Number 5142-22-13-0360, from Central RAC – RAC Transitional Mixed-Use subdistrict to Central RAC – RAC Corridor subdistrict. The land rezoned by approval of this ordinance is more particularly described and shown in the location map attached as "Exhibit A" hereto. The official zoning map of the City shall be amended to reflect the above change upon approval and adoption of this Ordinance..

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

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

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

PASSED AND ADOPTED on 1st reading on _____

PASSED AND ADOPTED on 2nd reading on _____

JOY F. COOPER
MAYOR

88 SPONSORED BY: CITY ADMINISTRATION
89
90 ATTEST:
91
92 _____
93 CITY CLERK
94
95 APPROVED AS TO LEGAL SUFFICIENCY AND
96 FORM
97
98 _____
99 JENNIFER MERINO
100 CITY ATTORNEY
101