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**ORDINANCE NO. 2017-22**

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, REZONING THE PROPERTY LOCATED AT 650 NW 2<sup>ND</sup> STREET FROM RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-6) TO COMMUNITY FACILITY DISTRICT (CF); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

13           **WHEREAS**, the parcel of property located at 650 NW 2<sup>nd</sup> Street, Hallandale Beach,  
14 Florida ("parcel") is currently zoned Residential Single-Family (RS-6) district, which permits  
15 public utility substations, transformers and transmission facilities, in addition to single-family  
16 dwellings (See Location/Zoning Map "Exhibit 1-A"); and  
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18           **WHEREAS**, the parcel is the westerly extension of the City of Hallandale Beach  
19 Public Works compound and currently contains a wash pad for the collection of stormwater  
20 and street stripping debris; and  
21

22           **WHEREAS**, the Public Works Department is seeking to obtain a Transfer Station  
23 license from Broward County, which would permit setting up a roll-off container or dry bed  
24 on the existing wash pad to decant stormwater debris before hauling the container for  
25 disposal to an approved site outside of the City; and  
26

27           **WHEREAS**, the City is requesting to rezone the parcel from Residential Single-  
28 family (RS-6) district to Community Facility (CF) district to match the zoning designation of  
29 the Public Works compound to the east (See Proposed Location/Zoning Map 'Exhibit 1-B");  
30 and  
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32           **WHEREAS**, Section 32-963 of the City of Hallandale Beach Code requires that  
33 decisions or recommendations relating to any change to the official zoning map must  
34 address the effect of the proposed amendment as it relates to the following:

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

38 Chapter 32 and other codes, regulations and actions designed to implement the  
39 plan.

40 (2) The proposed change would or would not be contrary to the established land  
41 use pattern.

42 (3) The proposed change would or would not create an isolated district  
43 unrelated to adjacent and nearby districts.

44 (4) The proposed change would or would not alter the population density pattern  
45 and thereby have an adverse impact upon public facilities such as schools, utilities  
46 and streets.

47 (5) Existing district boundaries are illogically drawn in relation to existing  
48 conditions on the property proposed for change.

49 (6) Changed or changing conditions make the passage of the proposed  
50 amendment necessary.

51 (7) Substantial reasons exist why the property cannot be used in accordance  
52 with the adopted land use plan and/or the existing zoning.

53 (8) Whether or not the change is out of scale with the needs of the  
54 neighborhood.

55

56 **WHEREAS**, the proposed rezoning of parcel is consistent with the review criteria set  
57 forth in the Comprehensive Plan and the Zoning and Land Development Code; and

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

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62 **WHEREAS**, after duly published notice, a public hearing was held before the  
63 Planning and Zoning Board of the City of Hallandale Beach on August 23, 2017, at which  
64 all interested parties were afforded the opportunity to be heard; and

65

66 **WHEREAS**, on August 23, 2017, the Planning and Zoning Board unanimously  
67 recommended approval of the rezoning of the parcel from RS-6 district to CF district; and

68

69 **WHEREAS**, the Mayor and City Commission have determined that it is in the best  
70 interest of the residents of the City of Hallandale Beach to rezone the parcel from RS-6  
71 district to CF district.

72 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE  
73 CITY OF HALLANDALE BEACH, FLORIDA:

74  
75 **SECTION 1. Rezoning from RS-6 to CF Zoning District.** The parcel of property  
76 located at 650 NW 2<sup>nd</sup> Street, Hallandale Beach, Florida is hereby rezoned from Residential  
77 Single-family (RS-6) district to Community Facility (CF) district. The land rezoned by this  
78 ordinance is shown in the attached "Exhibit 1-B". The official zoning map of the City shall be  
79 amended to reflect the above change.

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81 **SECTION 2. Providing for Conflict.** All ordinances or parts of ordinances and all  
82 resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of  
83 the conflict.

84  
85 **SECTION 3. Providing for Severability.** If this ordinance or any part thereof is  
86 declared by a court of competent jurisdiction to be invalid, such decision shall not affect the  
87 validity of the remainder of the ordinance other than the part declared to be invalid.


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89 **SECTION 4. Providing for an Effective Date.** This ordinance shall take effect  
90 immediately upon adoption.

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92 PASSED AND ADOPTED on 1st reading on September 27, 2017.

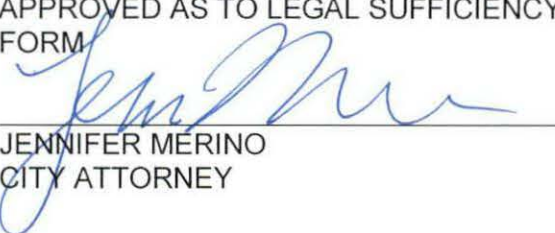
93 PASSED AND ADOPTED on 2nd reading on November 1, 2017.

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98 SPONSORED BY: CITY ADMINISTRATION

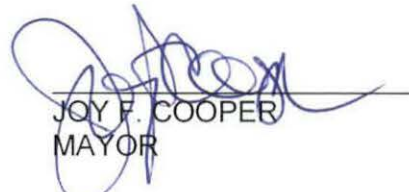
99 ATTEST:

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101   
102 MARIO BATAILLE, CMC  
103 CITY CLERK

104  
105 APPROVED AS TO LEGAL SUFFICIENCY AND  
106 FORM

107  
108   
109 JENNIFER MERINO  
110 CITY ATTORNEY

FILE NO 17-414

  
JOY F. COOPER  
MAYOR

VOTE  
AYE/NAY

Mayor Cooper	✓/
Vice Mayor London	✓/
Comm. Lazarow	✓/
Comm. Taub	✓/

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