

EXHIBIT __
ORDINANCE NO. 2025-

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT; PART 2.3, PERMITTED USES IN FUTURE LAND USE CATEGORIES; SUBPART A., RESIDENTIAL USE, TO ALLOW ADDITIONAL OUTDOOR RECREATION FACILITIES AS ACCESSORY USES IN THE LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature intends that local planning be a continuous and ongoing process; and

WHEREAS, Section 163 Florida Statutes directs local governments to adopt needed amendments to ensure that the Comprehensive Plan provides appropriate policy guidance for growth and development; and

WHEREAS, pursuant to the Broward County Charter, all municipal plans must be consistent with the Broward County Land Use Plan; and

WHEREAS, the Broward County Land Use Plan authorizes the municipalities within the county to allow public or private parks and other recreational facilities in residential future land use categories; and

WHEREAS, the residential future land use categories in the City of Hallandale Beach Comprehensive plan allow public parks and buildings incidental to the public park use; and

WHEREAS, the City of Hallandale Beach wishes to amend its Comprehensive Plan to allow other recreational facilities, and buildings and structures incidental to the such facilities, in certain residential future land use categories when part of a Planned Development Overlay;

1 and

2 **WHEREAS**, on, _____, 2025 the Planning and Zoning Board serving as the Local
3 Planning Agency considered the proposed Comprehensive Plan amendment to the Future
4 Land Use Element; and

5 **WHEREAS**, the Mayor and City Commission have conducted duly noticed public
6 hearings on the proposed amendment to the City's Comprehensive Plan, as required by
7 Chapter 163, Florida Statutes; and

8 **WHEREAS**, the Mayor and City Commission have determined that the proposed
9 Amendment is in the best interest of the City of Hallandale Beach and its residents.

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

12 **SECTION 1. Approval of Amendment to the Future Land Use Element.** The
13 Future Land Use Element of the Hallandale Beach Comprehensive Plan, Part 2.3 -
14 Permitted Uses in Future Land Use Categories, Subpart A. - Residential Use, is hereby
15 amended to read as follows. New text is underlined and deleted text is ~~stricken~~.
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17
18

19 Permitted uses in the Residential categories include:

- 20
21 1. LOW DENSITY CATEGORY - Each parcel of land within an area which is
22 designated in Low Density Residential land use category by the City Future
23 Land Use Plan Map must be zoned in a low density residential zoning
24 district (RS-5, or RS-6, or RS-7) which permits the following specific uses.
25 a) Single family dwelling units and accessory structures subject to a
26 maximum density of nine (9) dwelling units per net acre.
27 b) Home occupations
28 c) Public parks and playgrounds.
29 d) Other public or private outdoor recreation facilities ancillary to primary
30 outdoor recreation or commercial recreation use within a Planned
31 Development Overlay.
32 ~~ed~~) Public utilities including substations, transformers and transmission
33 facilities.
34 ~~fe~~) Community facilities designed to serve the residential area such as
35 schools, day care centers and churches, synagogues and other
36 similar houses of worship.
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38 **SECTION 2. Transmittal.** The Comprehensive Plan as hereby amended shall be

transmitted to all appropriate reviewing agencies as provided in Section 163.3184, Florida Statutes.

SECTION 3. Recertification. The adopted amendment together with an application for recertification shall be submitted to the Broward County Planning Council.

SECTION 4. Conflict. All ordinances or portions of the Code of Ordinances of the City of Hallandale Beach in conflict with the provisions of this ordinance shall be repealed to the extent of such conflict.

SECTION 5. Severability. Should any provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 6. Effective Date. The provisions of this ordinance shall become effective concurrent with adoption of the City's Comprehensive Plan text amendment, pursuant to Section 163.3184, Florida Statutes.

PASSED on 1st Reading on _____, 20__.

ADOPTED on 2nd 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