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**EXHIBIT 1
ORDINANCE NO. 2018-**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN BY ADOPTING THE EVALUATION AND APPRAISAL REPORT (EAR) BASED AMENDMENTS TO INCLUDE VARIOUS UPDATES OF DEFINITIONS, OBJECTIVES AND POLICIES; PROVIDING FOR THE CREATION OF POLICIES AND OBJECTIVES IN THE COASTAL MANAGEMENT ELEMENT RELATED TO FLOODPLAIN MANAGEMENT, FLOOD INSURANCE AND CLIMATE ADAPTATION; PROVIDING FOR TRANSMITTAL OF THE CITY'S EAR BASED AMENDMENTS PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY PLANNING ACT"); 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 163.3191, Florida Statutes directs local governments to assess the success or failure of the adopted Comprehensive Plan to adequately address changing conditions and state policies and rules every seven (7) years; and

WHEREAS, Section 163.3191, 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, on September 16, 2009, the City of Hallandale Beach ("City") adopted Ordinance No. 2009-14, adopting the Evaluation and Appraisal Report (EAR)-based amendments; and

WHEREAS, the City has completed its proposed EAR-based review of amendments consistent with the requirements of the Community Planning Act pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the City has determined that minor amendments are required to maintain the Comprehensive Plan's consistency with Chapter 163, Part II, Florida Statutes, and prepared the amendments for transmittal to the Department of Economic Opportunity ("DEO") for review; and

37 **WHEREAS**, on August 23, 2017, the Planning and Zoning Board, serving as the Local
38 Planning Agency, considered the Comprehensive Plan Amendments and afforded all interested
39 persons an opportunity to be heard; and

40 **WHEREAS**, on September 27, 2017, the City Commission approved the proposed
41 amendments on first reading for transmittal to DEO, plus an additional amendment that increases
42 the Recreation and Open Space Level of Service (“LOS”) Standard from 3.0 acres per 1,000
43 population to 4.0 acres per 1,000 population; and

44 **WHEREAS**, DEO and other reviewing agencies, including the Florida Department of
45 Transportation (FDOT) and the South Florida Water Management District (SFWMD) completed
46 their review of the proposed amendments and issued official comments in a letter dated March 2,
47 2018 known as the Objections, Recommendations and Comments Report; and

48 **WHEREAS**, DEO raised four objections to the proposed amendments. In response, City
49 Administration has incorporated revisions to address the objections into the Comprehensive Plan
50 Amendments; and

51 **WHEREAS**, Section 163.3184, Florida Statutes requires that the local governing body
52 adopt the Evaluation and Appraisal based Comprehensive Plan Amendments by ordinance no
53 more than 180 days from the date that DEO issues its Objections, Recommendations and
54 Comments Report; and

55 **WHEREAS**, at a workshop on June 4, 2018, City Commission directed City Administration
56 to reanalyze the Recreation and Open Space LOS Standard and to bring forth a recommendation
57 to further adjust the standard; and

58 **WHEREAS**, the Mayor and City Commission have conducted duly noticed public hearings
59 on the EAR-based amendments to the City’s Comprehensive Plan, as required by Chapter 163,
60 Florida Statutes; and

61 **WHEREAS**, the Mayor and City Commission have determined that the proposed
62 amendments are in the best interest of the City of Hallandale Beach and its residents.

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

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66 **SECTION 1: Approval of EAR-Based Amendments.** The Mayor and City Commission
67 of Hallandale Beach, Florida hereby approve the Hallandale Beach EAR-based amendments, as

68 incorporated herein as part of attached Exhibit “3”, to include various updates of definitions,
69 objectives and policies, and providing for the creation of policies and objectives in the Coastal
70 Management Element related to floodplain management, flood insurance and climate adaptation,
71 consistent with Chapter 163, Part II, Florida Statutes. The amendments include an amendment
72 to the Future Land Use Plan Map, attached as Exhibit “4”, to depict the Coastal High Hazard Area
73 (CHHA). The amendments also include various corrections addressing the DEO Objections,
74 Recommendations and Comments Report.

75 **SECTION 2: Providing for Transmittal.** The Comprehensive Plan as hereby amended
76 shall be transmitted to all appropriate reviewing agencies as provided in Section 163.3184, Florida
77 Statutes.

78 **SECTION 3: Providing for Conflict.** All ordinances or parts of ordinances and all
79 resolutions and parts of resolutions in conflict herewith are hereby repealed, to the extent of the
80 conflict.

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

84 **SECTION 5. Providing for an Effective Date.** The provisions of this ordinance shall
85 become effective pursuant to Section 163.3184, Florida Statutes.

86

87 PASSED AND ADOPTED on 1st reading on September 27, 2017.
88 PASSED AND ADOPTED on 2nd reading on _____, 2018.

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KEITH S. LONDON
MAYOR

93

94 SPONSORED BY: CITY ADMINISTRATION

95 ATTEST:

96

97

98 JENORGEN M. GUILLEN
99 CITY CLERK

100

101 APPROVED AS TO LEGAL SUFFICIENCY
102 AND FORM

103

104

105 JENNIFER MERINO
106 CITY ATTORNEY