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**EXHIBIT 1  
ORDINANCE NO. 2025-**

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN, INCLUDING SECTIONS 1 THROUGH 13 AND ALL ELEMENTS THEREOF, TO INCORPORATE REVISIONS IDENTIFIED THROUGH THE CITY'S EVALUATION AND APPRAISAL REPORT (EAR) REVIEW, PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

21           **WHEREAS**, Section 163.3191, Florida Statutes directs local governments to  
22 assess the success or failure of the adopted Comprehensive Plan to adequately address  
23 changing conditions and state policies and rules every seven (7) years; and

24           **WHEREAS**, Section 163.3191, Florida Statutes directs local governments to adopt  
25 needed amendments to ensure that the Comprehensive Plan provides appropriate policy  
26 guidance for growth and development; and

27           **WHEREAS**, on August 15, 2018, the City of Hallandale Beach ("City") adopted  
28 Ordinance No. 2018-19, adopting the Evaluation and Appraisal Report (EAR)-based  
29 amendments; and

30           **WHEREAS**, the City has completed its proposed amendments consistent with the  
31 requirements of the Community Planning Act pursuant to Chapter 163, Part II, Florida  
32 Statutes; and

33           **WHEREAS**, the City has determined that minor amendments are required to  
34 maintain the Comprehensive Plan's consistency with Chapter 163, Part II, Florida

35 Statutes, and prepared the amendments for transmittal to the Florida Department of  
36 Commerce for review; and

37 **WHEREAS**, on [INSERT DATE], the Planning and Zoning Board serving as the  
38 Local Planning Agency considered the EAR-based Comprehensive Plan amendment at  
39 a duly noticed public hearing; and

40 **WHEREAS**, on [INSERT DATE], the City Commission approved the proposed  
41 amendments on first reading for transmittal to the Florida Department of Commerce; and

42 **WHEREAS**, the Florida Department of Commerce and other reviewing agencies,  
43 including the Florida Department of Transportation (FDOT) and the South Florida Water  
44 Management District (SFWMD) completed their review of the proposed amendments and  
45 issued official comments in a letter dated [INSERT DATE] known as the Objections,  
46 Recommendations and Comments Report; and

47 **WHEREAS**, Section 163.3191, Florida Statutes requires that the local governing  
48 body adopt the Evaluation and Appraisal Report-based Comprehensive Plan  
49 Amendments by ordinance no more than 180 days from the date that the Florida  
50 Department of Commerce issues its Objections, Recommendations and Comments  
51 Report; and

52 **WHEREAS**, the Mayor and City Commission have conducted duly noticed public  
53 hearings on the proposed amendments to the City's Comprehensive Plan, as required by  
54 Chapter 163, Florida Statutes; and

55 **WHEREAS**, the Mayor and City Commission have determined that the proposed  
56 amendment is in the best interest of the City of Hallandale Beach and its residents and  
57 hereby adopt this ordinance.

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

61 **SECTION 1. Approval of EAR-Based Amendments.** The Mayor and City  
62 Commission of Hallandale Beach, Florida hereby approve the Hallandale Beach EAR-

63 based amendments as incorporated herein as attached "Exhibit A" to include various  
64 updates of definitions, objectives, and policies, consistent with Chapter 163, Part II,  
65 Florida Statutes. The amendments also include various corrections addressing the  
66 Florida Department of Commerce Objections, Recommendations and Comments Report.

67 **SECTION 2. Transmittal.** The Comprehensive Plan as hereby amended shall be  
68 transmitted to all appropriate reviewing agencies as provided in Section 163.3184, Florida  
69 Statutes.

70 **SECTION 3. Conflict.** All ordinances or portions of the Code of Ordinances of  
71 the City of Hallandale Beach in conflict with the provisions of this ordinance shall be  
72 repealed to the extent of such conflict.

73 **SECTION 4. Severability.** Should any provision of this ordinance be declared  
74 by a court of competent jurisdiction to be invalid, the same shall not affect the validity of  
75 the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

76 **SECTION 5. Effective Date.** The provisions of this ordinance shall become  
77 effective concurrent to adoption of the City's Comprehensive Plan text amendment,  
78 pursuant to Section 163.3184, Florida Statutes.

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80 PASSED on 1<sup>st</sup> Reading on \_\_\_\_\_, 2025.

81 ADOPTED on 2<sup>nd</sup> Reading on \_\_\_\_\_, 2025.

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JOY COOPER

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MAYOR

88 SPONSORED BY: CITY ADMINISTRATION

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90 ATTEST:

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JENORGEN GUILLEN

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CITY CLERK

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APPROVED AS TO LEGAL SUFFICIENCY

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FORM

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JENNIFER MERINO

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CITY ATTORNEY

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