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**EXHIBIT 1
ORDINANCE NO.**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, REZONING THE PROPERTY LOCATED AT 800-814 NORTH FEDERAL HIGHWAY LEGALLY DESCRIBED AS LOTS 1 THROUGH 8, LESS ONE FOOT, BLOCK 7, ATLANTIC SHORES DIXIE HIGHWAY SECTION FROM CENTRAL RAC/TRANSITIONAL MIXED-USE SUBDISTRICT TO CENTRAL RAC/RAC CORRIDOR SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Applicant Atlantic Village 4, LLC is requesting a rezoning/zoning map text amendment to change the designation of the property at 800-814 North Federal Highway from Central RAC/Transitional Mixed-Use Subdistrict to Central RAC/ RAC Corridor Subdistrict; and

WHEREAS, Applicant proposes to construct "Atlantic Village 4", a development consisting of a 12-story commercial building with a total of 105,152 square feet for retail and office uses, and a 7- level parking garage; and

WHEREAS, Section 32-963 of the City of Hallandale Beach Code requires that decisions or recommendations relating to any change to the official zoning map must address the effect of the proposed amendment as it relates to the following:

- (1) The relationship of the proposed amendment to the purposes and objectives of the City's Comprehensive Land Use Plan, when adopted, with appropriate consideration as to whether or not the proposed changes will further the purpose of Chapter 32 and other codes, regulations and actions designed to implement the plan.
- (2) The proposed change would or would not be contrary to the established land use pattern.
- (3) The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.

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

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

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

51 **WHEREAS**, after duly published notice, a public hearing was held before the
52 Planning and Zoning Board of the City of Hallandale Beach on August 31, 2022, at which
53 all interested parties were afforded the opportunity to be heard; and

54 **WHEREAS**, on August 31, 2022, the Planning and Zoning Board recommended
55 approval of the rezoning; and

56 **WHEREAS**, the Mayor and City Commission have determined that it is in the best
57 interest of the residents of the City of Hallandale Beach to rezone the property from
58 Central RAC/Transitional Mixed-Use Subdistrict to Central RAC/ RAC Corridor
59 Subdistrict.

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JENNIFER MERINO
CITY ATTORNEY