EXHIBIT 1 ORDINANCE NO. AN ORDINANCE OF THE MA COMMISSION OF THE CITY OF HAL

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** CENTRAL **RAC/TRANSITIONAL** MIXED-USE CENTRAL RAC/RAC SUBDISTRICT TO CORRIDOR SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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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.

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| 34 | (4) The proposed change would or would not alter the population density | | |
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| 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. | |
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| 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 | WHE | REAS, notice has been provided and published pursuant to the procedures | |
| 50 | set forth in Section 32-1004 of the City Code; and | | |
| 51 | WHE | PEAS after duly published notice a public hearing was held before the | |
| 52 | WHEREAS, after duly published notice, a public hearing was held before the 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 t | he rezoning; and | |
| 56 | WHEREAS, the Mayor and City Commission have determined that it is in the bes | | |
| 57 | interest of the residents of the City of Hallandale Beach to rezone the property from | | |
| 58 | Central RA | C/Transitional Mixed-Use Subdistrict to Central RAC/ RAC Corridor | |

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Subdistrict.

| 61 | NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE | | | |
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| 62 | CITY OF HALLANDALE BEACH, FLORIDA: | | | |
| 63 | SECTION 1. Rezoning from Central RAC | C/Transitional Mixed-Use Subdistrict | | |
| 64 | to Central RAC/ RAC Corridor Subdistrict. | | | |
| 65 | The property known as 800-814 North Federal F | Highway, Hallandale Beach, Florida, is | | |
| 66 | hereby rezoned from Central RAC/ Transitional Mixed-Use Subdistrict to Central RAC/ | | | |
| 67 | RAC Corridor Subdistrict. The land rezoned by this ordinance is more particularly | | | |
| 68 | described and shown in the location map attached as "Exhibit A". The official zoning map | | | |
| 69 | of the City shall be amended to reflect the above change. | | | |
| 70 | SECTION 2. Providing for Conflict. All or | dinances or parts of ordinances and all | | |
| 71 | resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent | | | |
| 72 | of the conflict. | | | |
| 73 | SECTION 3. Providing for Severability. | If this ordinance or any part thereof is | | |
| 74 | declared by a court of competent jurisdiction to be invalid, such decision shall not affect | | | |
| 75 | the validity of the remainder of the ordinance other than the part declared to be invalid. | | | |
| 76 | SECTION 4. Providing for an Effective | Date. This ordinance shall take effect | | |
| 77 | immediately upon adoption. | | | |
| 78 79 80 81 82 | PASSED AND ADOPTED on 1st reading on PASSED AND ADOPTED on 2nd reading on | | | |
| 83 84 85 86 87 88 | SPONSORED BY: CITY ADMINISTRATION ATTEST: | JOY F. COOPER MAYOR | | |
| 89909192 | CITY CLERK APPROVED AS TO LEGAL SUFFICIENCY AND FORM | | | |

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