

1 EXHIBIT 1
2 ORDINANCE NO. 2022-
3

4 AN ORDINANCE OF THE MAYOR AND CITY
5 COMMISSION OF THE CITY OF HALLANDALE BEACH,
6 FLORIDA, AMENDING SECTION 2, THE FUTURE LAND
7 USE ELEMENT OF THE CITY OF HALLANDALE BEACH
8 ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AN
9 INCREASE TO THE NUMBER OF REGIONAL ACTIVITY
10 CENTER (RAC) RESIDENTIAL UNITS IN THE REGIONAL
11 ACTIVITY CENTER LAND USE PURSUANT TO POLICY
12 2.4.1 OF THE BROWARD COUNTY LAND USE PLAN,
13 PROVIDING FOR TRANSMITTAL OF THE
14 COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT
15 TO CHAPTER 163, FLORIDA STATUTES, PART II,
16 ("COMMUNITY PLANNING ACT"); PROVIDING FOR
17 CONFLICT; PROVIDING FOR SEVERABILITY; AND
18 PROVIDING FOR AN EFFECTIVE DATE.
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20 **WHEREAS**, a total of 464.49 net acres (637.6 gross acres) were designated as
21 Regional Activity Center (RAC) Future Land Use on July 21, 2010, by the City
22 Commission with the adoption of Ordinance #2010-11 and Ordinance #2010-12; and

23 **WHEREAS**, the RAC land use designation is intended for downtown and
24 redevelopment areas, regional employment center, centers for tourism, and areas
25 surrounding regional community facilities; and

26 **WHEREAS**, the Hallandale Beach Comprehensive Plan calls for the City to direct
27 development and redevelopment in its central core to areas adjacent to major
28 transportation corridors within the RAC; and

29 **WHEREAS**, pursuant to Broward County Land Use Plan Policy 2.4.1, residential
30 densities and hotel rooms within areas designated "Activity Center" on the Broward
31 County Land Use Plan, may be increased by twenty percent (20%) or five hundred (500)
32 dwelling units subject to certain criteria; and

33 **WHEREAS**, the City of Hallandale Beach has requested a text amendment to the
34 Regional Activity Center (RAC) land use designation within the Future Land Use Element
35 of the Comprehensive Plan to increase residential density; and

36 **WHEREAS**, the City has nearly exhausted all of the allotted 4,241 residential units
37 permitted since the adoption of the RAC; and

38 **WHEREAS**, the City is able to request five hundred (500) additional residential
39 units within the RAC through a local Land Use Plan amendment and recertification
40 process through the Broward County Planning Council; and

41 **WHEREAS**, in order to continue with residential and mixed-use development with
42 the Regional Activity Center, the City of Hallandale Beach is requesting five hundred (500)
43 additional residential units; and

44 **WHEREAS**, on, June 30, 2021, the Planning and Zoning Board serving as the
45 Local Planning Agency considered the Comprehensive Plan amendment to the Future
46 Land Use Element at a duly noticed public hearing; and

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

50 **WHEREAS**, Ordinance No. 2021-18 was previously adopted on October 6, 2021,
51 but was adopted prior to required unrelated amendments to the Comprehensive Plan and
52 therefore, was rejected during state review and must be repealed and replaced.

53 **WHEREAS**, the Mayor and City Commission have determined that the proposed
54 amendments are in the best interest of the City of Hallandale Beach and its residents and
55 hereby adopt this ordinance,

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

61 **SECTION 1.** Ordinance No. 2021-18, previously adopted on October 6, 2021, is
62 hereby repealed and replaced with the present ordinance.

63 **SECTION 2. Approval of Future Land Use Element.** The Mayor and City
64 Commission of Hallandale Beach, Florida hereby approve the Hallandale Beach
65 Comprehensive Plan Future Land Use Element amendment as incorporated herein as
66 attached "Exhibit 1A" to include the addition of five hundred (500) residential dwelling
67 units, consistent with Chapter 163, Part II, Florida Statutes.

68 **SECTION 3. Transmittal.** The Comprehensive Plan as hereby amended shall be
69 transmitted to all appropriate reviewing agencies, including the Florida Department of
70 Economic Opportunity, as provided in Section 163.3184, Florida Statutes.

71 **SECTION 4. Transmittal to the Broward County Planning Council.** The Plan
72 as hereby amended shall be transmitted for recertification to the Broward County
73 Planning Council and shall be effective upon recertification by the Broward County
74 Planning Council as provided in Chapter 163, Florida Statutes.

75 **SECTION 5. Conflict.** All ordinances or portions of the Code of Ordinances of
76 the City of Hallandale Beach in conflict with the provisions of this ordinance shall be
77 repealed to the extent of such conflict.

78 **SECTION 6. Severability.** Should any provision of this ordinance be declared
79 by a court of competent jurisdiction to be invalid, the same shall not affect the validity of
80 the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

81 **SECTION 7. Effective Date.** The provisions of this ordinance shall become
82 effective concurrent to adoption of the City's Comprehensive Plan text amendment,
83 pursuant to Section 163.3184, Florida Statutes.

87 PASSED on 1st Reading on _____, 2022.

88 ADOPTED on 2nd Reading on _____, 2022.

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JOY F. COOPER
MAYOR

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95 SPONSORED BY: CITY ADMINISTRATION

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97 ATTEST:

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JENORGEN GUILLEN

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CITY CLERK

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APPROVED AS TO LEGAL SUFFICIENCY
FORM

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JENNIFER MERINO

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CITY ATTORNEY

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