

1 EXHIBIT 1

2
3 ORDINANCE 2016 -

4
5 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF
6 THE CITY OF HALLANDALE BEACH, FLORIDA, REZONING
7 PROPERTY LOCATED AT 720 SOUTH FEDERAL HIGHWAY,
8 AND MORE PARTICULARLY DESCRIBED AND DEPICTED IN
9 ATTACHED EXHIBIT "A" AND, FROM TRANSIT CORE
10 SUBDISTRICT TO RAC CORRIDOR SUBDISTRICT; AMENDING
11 THE CITY'S OFFICIAL ZONING MAP TO EXTEND THE RAC
12 CORRIDOR TRANSITION AREA TO INCLUDE SAME SUBJECT
13 PROPERTY AS ATTACHED EXHIBIT "B"; AND AMENDING
14 CHAPTER 32, ARTICLE III OF THE ZONING AND LAND
15 DEVELOPMENT CODE, FIGURE 32-192(a) CENTRAL RAC
16 REGULATING PLAN TO INCLUDE THE SUBJECT PROPERTY IN
17 THE RAC TRANSITION AREA; PROVIDING FOR CONFLICT;
18 PROVIDING FOR SEVERABILITY; PROVIDING FOR
19 CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.
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23 **WHEREAS**, the City Commission adopted Ordinance No. 2014-30 and Ordinance No.
24 2014-31, rezoning those lands located within the Regional Activity Center (RAC) and creating
25 development standards for form-based zoning districts located within the Central RAC
26 Subdistrict, on November 5, 2014; and
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28 **WHEREAS**, as a result of further review of the Citywide Zoning Map and RAC Corridor
29 Subdistrict created by said aforementioned ordinances, the City Commission has determined that
30 it is in the City's interest to extend the RAC Corridor Subdistrict and to amend the official Zoning
31 Map to extend the boundary of the Central RAC Corridor Transition Area ("Transition Area"), to
32 reflect the inclusion of the property more particularly described as Exhibit A; and
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34 **WHEREAS**, the City Administration has concluded that the request is consistent with the
35 City's Comprehensive Plan. Specifically, the proposed rezoning and text amendment includes
36 standards within the land development regulations that will ensure smooth transition between
37 uses that lie adjacent to the subject parcels; and
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40 **WHEREAS**, pursuant to Section 2-231 of the City's Code of Ordinances, the Planning
41 and Zoning Board reviews and makes advisory recommendations to the City Commission with
42 regard to all zoning and land development code amendments; and

43 **WHEREAS**, at a duly noticed public hearing on September 28, 2016, the Planning and
44 Zoning Board found this ordinance to be consistent with the Hallandale Beach Comprehensive
45 Plan and recommended that the City Commission approve the amendments; and

46 **WHEREAS**, the Mayor and City Commission find this ordinance to be in the best interest
47 of the City and its residents.

48 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF**
49 **THE CITY OF HALLANDALE BEACH, FLORIDA:**

50 **SECTION 1. Whereas clauses adopted.** The foregoing "Whereas" clauses are hereby
51 ratified and confirmed as being true and correct and are hereby made a specific part of this
52 ordinance upon adoption hereof.

53 **SECTION 2. Rezoning.** The subject property more particularly described in the attached
54 Exhibit A is hereby included within the RAC Corridor Transition Area.

55 **SECTION 3. Zoning Map Amended.** The City Commission shall cause the Official
56 Zoning Map attached as Exhibit B to be modified to depict the amended zoning boundaries as
57 established by this ordinance.

58 **SECTION 4. Central RAC Regulating Plan amended.** Chapter 32, Article III "Zoning",
59 Division 3 "Form-Based Zoning Districts", Figure 32-192(a) "Central RAC Regulating Plan" of the
60 Zoning and Land Development Code is amended to designate the property more particularly
61 described in the attached Exhibit A as RAC Corridor on the Central RAC Regulating Plan (Figure
62 192 a), as revised on "Exhibit C".

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

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

SECTION 7. Codification. It is the intention of the Mayor and City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention the words "ordinance" or "section" may be changed to other appropriate words.

SECTION 8. Effective Date. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2016.

ADOPTED ON SECOND READING THIS _____ DAY OF _____, 2016.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

MARIO BATAILLE, CMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM:

V. LYNN WHITFIELD
CITY ATTORNEY