

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 A
7 PORTION OF THE PROPERTY LOCATED AT 720 SOUTH
8 FEDERAL HIGHWAY, MORE PARTICULARLY DESCRIBED AND
9 DEPICTED IN ATTACHED EXHIBIT "A", TO RAC CORRIDOR
10 TRANSITION AREA ON THE CITY'S OFFICIAL ZONING MAP;
11 AND AMENDING CHAPTER 32, ARTICLE III OF THE ZONING
12 AND LAND DEVELOPMENT CODE, FIGURE 32-192(a),
13 CENTRAL RAC REGULATING PLAN, FOR SAME PORTION OF
14 SUBJECT PROPERTIES TO BE CHANGED FROM TRANSIT
15 CORE SUBDISTRICT TO RAC CORRIDOR SUBDISTRICT;
16 PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY;
17 PROVIDING FOR CODIFICATION; AND PROVIDING AN
18 EFFECTIVE DATE.
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21 **WHEREAS**, the City Commission adopted Ordinance No. 2014-30 and Ordinance No.
22 2014-31, rezoning those lands located within the Regional Activity Center (RAC) and creating
23 development standards for form-based zoning districts located within the Central RAC
24 Subdistrict, on November 5, 2014; and
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26 **WHEREAS**, as a result of further review of the Citywide Zoning Map and RAC Corridor
27 Subdistrict created by said aforementioned ordinances, the City Commission has determined that
28 it is in the City's interest to extend the RAC Corridor Subdistrict and to amend the official Zoning
29 Map to extend the boundary of the Central RAC Corridor Transition Area ("Transition Area"), to
30 reflect the inclusion of the property more particularly described as Exhibit A; and
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32 **WHEREAS**, the City Administration has concluded that the request is consistent with the
33 City's Comprehensive Plan. Specifically, the proposed rezoning and text amendment includes
34 standards within the land development regulations that will ensure smooth transition between
35 uses that lie adjacent to the subject parcels; and
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38 **WHEREAS**, pursuant to Section 2-231 of the City's Code of Ordinances, the Planning
39 and Zoning Board reviews and makes advisory recommendations to the City Commission with
40 regard to all zoning and land development code amendments; and

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

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

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

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53 **SECTION 1. Whereas clauses adopted.** The foregoing “Whereas” clauses are hereby
54 ratified and confirmed as being true and correct and are hereby made a specific part of this
55 ordinance upon adoption hereof.

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

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

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64 **SECTION 4. Central RAC Regulating Plan amended.** Chapter 32, Article III “Zoning”,
65 Division 3 “Form-Based Zoning Districts”, Figure 32-192(a) “Central RAC Regulating Plan” of the
66 Zoning and Land Development Code is amended to designate the property more particularly
67 described in the attached Exhibit A as RAC Corridor on the Central RAC Regulating Plan (Figure
68 192 a), as revised on “Exhibit C”.

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

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

SECTION 6. 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