

1 EXHIBIT 1

2
3 ORDINANCE NO. 2017-

4
5 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF
6 THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING
7 CHAPTER 32 ZONING AND LAND DEVELOPMENT CODE;
8 ARTICLE 5, DEVELOPMENT REVIEW PROCEDURES;
9 SECTION 32-786, SITE PLAN REVIEW SUBMISSION
10 REQUIREMENTS, TO ADD 3-D RENDERINGS TO THE LIST OF
11 REQUIRED ITEMS TO BE SUBMITTED FOR SITE PLAN
12 REVIEW, AND AMENDING THE SECTION TO AUTHORIZE THE
13 CITY MANAGER TO REVIEW MODIFICATIONS OF
14 SUBMISSIONS; PROVIDING FOR CONFLICT; PROVIDING FOR
15 SEVERABILITY; PROVIDING FOR CODIFICATION; AND
16 PROVIDING AN EFFECTIVE DATE.
17

18 WHEREAS, the City Commission requested that the City Administration review methods
19 for applicants to provide a three dimensional rendering of the massing of proposed development
20 projects as they are currently anticipated to be built out when site plans are submitted for review;
21 and
22

23 WHEREAS, site plan review promotes the orderly development of the City, the stability
24 of land values and investments in the general welfare, and to help prevent impairment or
25 depreciation of land values; and
26

27 WHEREAS, Site plan review relates primarily to an evaluation of internal design quality
28 and the physical capacity of the site to accommodate the proposed development; and
29

30 WHEREAS, 3-D renderings will enable the City to improve its analysis of how proposed
31 developments will align with the comprehensive plan; and
32

33 WHEREAS, in an effort to increase efficiency of the review process, the City Manager
34 shall be authorized to modify submission requirements for specific projects; and
35

36 WHEREAS, the City Administration has reviewed the current requirements for site plan
37 review submission requirements, and recommends Chapter 32, Zoning and Land Development
38 Code of the City of Hallandale Beach should be amended to provide that application submittal for
39 site plan review shall include the submission of 3-D renderings; and

WHEREAS, the City Administration recommends amending Section 32-786; and,

WHEREAS, pursuant to Section 2-231 of the City's Code of Ordinances, the Planning and Zoning Board shall review and make advisory recommendations to the City Commission with regard to the Zoning and Land Development Code Amendments; and

WHEREAS, the Planning and Zoning Board made recommendation to the City Commission to approve the proposed ordinance on September 28, 2016; and

WHEREAS, the Mayor and City Commission have determined it is in the best interest of the City to amend Section 32-786(f) Site Plan Review Submission Requirements to allow the changes.

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

SECTION 1. Chapter 32 Zoning and Land Development Code, Article V Development Review Procedures, Section 32-786. Site Plan Review Submission Requirements, is hereby amended to read as:

* * *

ARTICLE V. DEVELOPMENT REVIEW PROCEDURES

Sec. 32-786. - Site plan review submission requirements.

(f)

Other requirements. Other requirements are as follows:

(1)

A description of the number of anticipated future residents, users and employees of the proposed development.

(2)

A description of the architectural harmony and compatibility of proposed buildings and other structures and the relationship of such structures to each other, adjacent development and the overall community, including such items as height, bulk, construction materials, and facade treatment. A description of maximum shadows to be cast by proposed structures shall also be included.

(3)

A description of anticipated energy demands of the proposed development and what measures are to be taken to reduce energy consumption, both through project design and permanent operational techniques.

(4)

A description of public mass transportation routes and schedules as related to the proposed development.

(5)

A description of how the proposed development is in conformity with, where applicable, the county land use plan, the city's comprehensive plan or element of such plan, the city subdivision platting and zoning codes, and all other applicable laws, ordinances or regulations.

(6)

Evidence that coordination has been accomplished, or will be accomplished prior to development, with other agencies which may have jurisdiction over the proposed development, including but not limited to:

a.

Broward County Planning Council.

b.

Broward County School Board.

c.

Broward County Health Department.

d.

South Florida Regional Planning Council.

e.

South Florida Water Management District.

f.

Florida Department of Environmental Protection.

g.

Florida Department of Transportation.

h.

U.S. Army Corps of Engineers.

i.

U.S. Environmental Protection Agency.

(7) Submission of a 3-D isometric rendering of the proposed development project in an electronic format that is acceptable to the City. Acceptable electronic format shall be determined by the city manager. The 3-D isometric rendering ("file") shall be re-submitted within 30 days to the Planning and Zoning Division, if the approved development is altered from the original submission.

(g)

Modification of submission requirements.

(1)

With respect to minor development projects, the ~~director~~ city manager or designee shall have the discretion to waive or modify certain submission requirements which are not applicable to that project because of the size, scope, physical characteristics, or location of the project, or which are not justified in terms of cost of submission compared to cost of the project, and which are not essential to a determination of

compliance with this article. The ~~director~~ city manager or designee may, by written regulation, specify certain types of projects and their submission requirements.

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SECTION 2. Conflict. All ordinances or portions of the Code of Ordinances of the City of Hallandale Beach in conflict with the provisions of this ordinance shall be repealed to the extent of such conflict.

SECTION 3. 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 4. Codification. It is the intention of the Mayor and the 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 5. Effective Date. This Ordinance shall take effect immediately upon adoption on second reading.

PASSED on First Reading on _____, 2017.

PASSED AND ADOPTED on Second Reading on _____ 2017.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

MARIO BATAILLE, CMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY FROM

ANDRE MCKENNEY
INTERIM CITY ATTORNEY