

EXHIBIT 2

ORDINANCE NO. 2017-

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING ARTICLE I, GENERAL PROVISIONS; AMENDING ARTICLE III, ZONING; DIVISION 3, FORM-BASED ZONING DISTRICTS; CREATING SUBDIVISION II, HALLANDALE BEACH BOULEVARD DISTRICT; AMENDING SECTION 32-201, FRONTAGE TYPES; AMENDING ARTICLE I, SECTION 32-8, DEFINITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City is seeking to attract compatible redevelopment to areas along Hallandale Beach Boulevard located outside the CRA Area; and

**WHEREAS**, the City has received a community planning grant from the Department of Economic Development for the Hallandale Beach Boulevard corridor revitalization plan; and

**WHEREAS**, the Hallandale Beach Comprehensive Plan calls for the city to direct development and redevelopment to areas adjacent to major transportation corridors within Hallandale Beach Boulevard; and

**WHEREAS**, City Administration has reviewed the existing zoning and land development code and determined that the reorganization and substantial modifications set forth in this Ordinance are essential to meet the requirements set forth by Broward County; and

**WHEREAS**, the Planning and Zoning Board recommended approval and adoption of the revised zoning map to include the Hallandale Beach Boulevard (HBB) zoning districts; and

**WHEREAS**, the purpose of the Regulating plan is to provide a visual directory of the zoning regulations; and

**WHEREAS**, the areas located within the HBB are hereby rezoned to Central RAC or West RAC district, as reflected by the revised official Zoning Map; and

**WHEREAS**, the City Commission recognizes the Hallandale Beach Boulevard Regulating Plan as supplemental zoning map for the properties located within the HBB Corridor; and

**WHEREAS**, the HBB district is a Form-Based Zoning District; and

**WHEREAS**, the Mayor and City Commission have determined that it is in the best interest of the residents of the City of Hallandale Beach to amend the Zoning and Land Development Code.

EXHIBIT 2

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

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as  
being true and correct and are hereby made a specific part of this Ordinance upon adoption  
hereof.

**SECTION 2.** The areas depicted in Attachment C, shall hereby be rezoned to Hallandale  
Beach Boulevard zoning district.

**SECTION 3. 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 4. 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 5. 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 6. Effective Date.** This Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED on 1st reading on \_\_\_\_\_, 2017.

PASSED AND ADOPTED on 2nd reading on \_\_\_\_\_, 2017.

\_\_\_\_\_  
JOY F. COOPER  
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

\_\_\_\_\_  
MARIO BATAILLE, CMC  
CITY CLERK

**EXHIBIT 2**

70 APPROVED AS TO LEGAL SUFFICIENCY and FORM

71

72

73

74

75 JENNIFER MORENO

76 CITY ATTORNEY