

EXHIBIT 3

ORDINANCE NO. 2017-

AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ZONING MAP; IMPLEMENTING ZONING REGULATIONS CONTAINED IN CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, FOR THE HALLANDALE BEACH BOULEVARD REGULATING PLAN; REMOVING BUSINESS GENERAL (B-G) AND CENTRAL CITY BUSINESS (CCB) ZONING DISTRICTS, THE PLANNED REDEVELOPMENT OVERLAY (RDO) AND PLANNED DEVELOPMENT OVERLAY (PDO) DISTRICTS FROM THE LANDS WITHIN THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; REZONING CERTAIN PARCELS ADJACENT TO HALLANDALE BEACH BOULEVARD, LOCATED WITHIN THE BOUNDARIES OF THE GENERAL COMMERCIAL LAND USE CATEGORY OF THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SERVERABILITY; 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

EXHIBIT 3

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.

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:

EXHIBIT 3

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MARIO BATAILLE, CMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY and FORM

JENNIFER MORENO
CITY ATTORNEY