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**EXHIBIT 2  
ORDINANCE NO. 2017-**

**AN ORDINANCE OF THE MAYOR AND CITY  
COMMISSION OF THE CITY OF HALLANDALE BEACH,  
FLORIDA, REZONING THE PROPERTY LOCATED AT 650  
NW 2<sup>ND</sup> STREET FROM RESIDENTIAL SINGLE-FAMILY  
DISTRICT (RS-6) TO COMMUNITY FACILITY DISTRICT  
(CF); PROVIDING FOR CONFLICT; PROVIDING FOR  
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE  
DATE.**

13           **WHEREAS**, the parcel of property located at 650 NW 2<sup>nd</sup> Street, Hallandale Beach,  
14 Florida ("parcel") is currently zoned Residential Single-Family (RS-6) district, which permits  
15 public utility substations, transformers and transmission facilities, in addition to single-family  
16 dwellings (See Location/Zoning Map "Exhibit 2-A"); and  
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18           **WHEREAS**, the parcel is the westerly extension of the City of Hallandale Beach  
19 Public Works compound and currently contains a wash pad for the collection of stormwater  
20 and street stripping debris; and  
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22           **WHEREAS**, the Public Works Department is seeking to obtain a Transfer Station  
23 license from Broward County, which would permit setting up a roll-off container or dry bed  
24 on the existing wash pad to decant stormwater debris before hauling the container for  
25 disposal to an approved site outside of the City; and  
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27           **WHEREAS**, the City is requesting to rezone the parcel from Residential Single-  
28 family (RS-6) district to Community Facility (CF) district to match the zoning designation of  
29 the Public Works compound to the east (See Proposed Location/Zoning Map 'Exhibit 2-B");  
30 and  
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32           **WHEREAS**, Section 32-963 of the City of Hallandale Beach Code requires that  
33 decisions or recommendations relating to any change to the official zoning map must  
34 address the effect of the proposed amendment as it relates to the following:

- 35           (1)           The relationship of the proposed amendment to the purposes and objectives  
36                           of the City's Comprehensive Land Use Plan, when adopted, with appropriate  
37                           consideration as to whether or not the proposed changes will further the purpose of

Chapter 32 and other codes, regulations and actions designed to implement the plan.

(2) The proposed change would or would not be contrary to the established land use pattern.

(3) The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.

(4) The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.

(5) Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

(6) Changed or changing conditions make the passage of the proposed amendment necessary.

(7) Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.

(8) Whether or not the change is out of scale with the needs of the neighborhood.

**WHEREAS**, the proposed rezoning of parcel is consistent with the review criteria set forth in the Comprehensive Plan and the Zoning and Land Development Code; and

**WHEREAS**, notice has been provided and published pursuant to the procedures set forth in Section 32-1004 of the City Code; and

**WHEREAS**, after duly published notice, a public hearing was held before the Planning and Zoning Board of the City of Hallandale Beach on August 23, 2017, at which all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, at the August 23, 2017 Planning and Zoning Meeting, the Board considered the rezoning of the parcel from RS-6 district to CF 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 rezone the parcel from RS-6 district to CF district.

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

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76           **SECTION 1. Rezoning from RS-6 to CF Zoning District.** The parcel of property  
77 located at 650 NW 2<sup>nd</sup> Street, Hallandale Beach, Florida is hereby rezoned from Residential  
78 Single-family (RS-6) district to Community Facility (CF) district. The land rezoned by this  
79 ordinance is shown in the attached "Exhibit 2-B". The official zoning map of the City shall be  
80 amended to reflect the above change.

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82           **SECTION 2. Providing for Conflict.** All ordinances or parts of ordinances and all  
83 resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of  
84 the conflict.

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86           **SECTION 3. Providing for Severability.** If this ordinance or any part thereof is  
87 declared by a court of competent jurisdiction to be invalid, such decision shall not affect the  
88 validity of the remainder of the ordinance other than the part declared to be invalid.

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90           **SECTION 4. Providing for an Effective Date.** This ordinance shall take effect  
91 immediately upon adoption.

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93           PASSED AND ADOPTED on 1st reading on September 6, 2017.

94           PASSED AND ADOPTED on 2nd reading on September 20, 2017.

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JOY F. COOPER  
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

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MARIO BATAILLE, CMC  
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY AND  
FORM

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JENNIFER MERINO  
CITY ATTORNEY