

1 EXHIBIT 1  
2 ORDINANCE NO. 2017-  
3

4 AN ORDINANCE OF THE MAYOR AND CITY  
5 COMMISSION OF THE CITY OF HALLANDALE BEACH,  
6 FLORIDA, AMENDING THE FUTURE LAND USE  
7 ELEMENT OF THE CITY OF HALLANDALE BEACH  
8 COMPREHENSIVE PLAN BY CHANGING THE LAND USE  
9 DESIGNATION OF THE PROPERTY LOCATED AT 650 NW  
10 2<sup>ND</sup> STREET FROM RESIDENTIAL LOW-DENSITY  
11 CATEGORY TO COMMUNITY FACILITY-UTILITIES  
12 CATEGORY; PROVIDING FOR CONFLICT; PROVIDING  
13 FOR SEVERABILITY; AND PROVIDING FOR AN  
14 EFFECTIVE DATE.  
15

16 **WHEREAS**, the parcel of property located at 650 NW 2<sup>nd</sup> Street ("parcel") is  
17 currently designated residential low-density category on the Future Land Use Element of  
18 the City of Hallandale Beach Comprehensive Plan (See Future Land Use Map "Exhibit 1-  
19 A"); and  
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21 **WHEREAS**, the parcel is the westerly extension of the City of Hallandale Beach  
22 Public Works compound and currently contains a wash pad for the collection of stormwater  
23 and street stripping debris; and  
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25 **WHEREAS**, the Public Works Department is seeking to obtain a Transfer Station  
26 license from Broward County, which would permit setting up a roll-off container or dry bed  
27 on the existing wash pad to decant stormwater debris before hauling the container for  
28 disposal to an approved site outside of the City; and  
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30 **WHEREAS**, the City is requesting a small-scale Future Land Use Plan Amendment  
31 to change the land use designation of the subject parcel to Community Facility-Utilities  
32 Category to accommodate the Public Works Department's intended use for the parcel; and  
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34 **WHEREAS**, Section 32-963 of the City of Hallandale Beach Code requires that  
35 decisions or recommendations relating to any change to the land use element of the  
36 comprehensive plan must address the effect of the proposed amendment as it relates to the  
37 following:

- 38 (1) The relationship of the proposed amendment to the purposes and objectives  
39 of the City's Comprehensive Land Use Plan, when adopted, with appropriate

consideration as to whether or not the proposed changes will further the purpose of this chapter 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 City intends to amend the Land Use Element of the Comprehensive Plan adopted by Ordinance 97-8 on May 20, 1997, in the manner prescribed in Chapter 163.3187, Florida Statutes, to designate the parcel as Community Facility-Utilities Category (See Proposed Future Land Use Map "Exhibit 1-B"); and

**WHEREAS**, the parcel is currently designated Low-Medium (10) Residential in the Broward County Future Land Use Map. To maintain consistency with Broward County's Future Land Use Map, the parcel's land use designation must be amended to the Community Land Use category in the Broward County Future Land Use Map (Exhibit "1-C"), which also requires application and transmittal to the Florida Department of Economic Opportunity; and

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

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

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79           **WHEREAS**, at the August 23, 2017 Planning and Zoning Board/Local Planning  
80 Agency Hearing, the Board considered the proposed amendment to the City Future Land  
81 Use Map; and

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83           **WHEREAS**, the City has conducted a public hearing on this Amendment to its  
84 Comprehensive Plan, as required by Chapter 163, Florida Statutes.

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

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89           **SECTION 1. Amending the Future Land Use Element.** The Future Land Use  
90 Element of the City of Hallandale Beach Comprehensive Plan is amended to change the  
91 designation of the parcel located at 650 NW 2<sup>nd</sup> Street, as shown on Exhibit 1-B from  
92 Residential Low-Density Category to the Community Facility-Utilities Category.

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94           **SECTION 2. Transmittal to the Broward County Planning Council.** The Plan  
95 hereby amended shall be transmitted for recertification to the Broward County Planning  
96 Council and shall be effective upon recertification by the Broward County Planning Council  
97 as provided in Chapter 163, Florida Statutes.

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99           **SECTION 3. Providing for Conflict.** All ordinances or portions of the Code of  
100 Ordinances of the City of Hallandale Beach in conflict with the provisions of this ordinance  
101 shall be repealed to the extent of such conflict.

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103           **SECTION 4. Providing for Severability.** Should any provision of this ordinance  
104 be declared by a court of competent jurisdiction to be invalid, the same shall not affect the  
105 validity of the ordinance as a whole, or any part thereof, other than the part declared to be  
106 invalid.

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**SECTION 5. Providing for an Effective Date.** This Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED on 1<sup>st</sup> reading on September \_\_\_\_, 2017.

PASSED AND ADOPTED on 2<sup>nd</sup> reading on \_\_\_\_\_, 2017.

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

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

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

APPROVED AS TO LEGAL SUFFICIENCY AND  
FORM

\_\_\_\_\_  
JENNIFER MERINO  
CITY ATTORNEY