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**WHEREAS**, the parcel of property located at 200 NW 8<sup>th</sup> Avenue, Hallandale Beach, Florida (“parcel”) is currently zoned Residential Single-Family (RS-6) district, as depicted in Existing Zoning Map (“Exhibit 1-A”); and

**WHEREAS**, Section 32-963 of the City of Hallandale Beach Code requires that decisions or recommendations relating to any change to the official zoning map must address the effect of the proposed amendment as it relates to the following:

- (1) The relationship of the proposed amendment to the purposes and objectives 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 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**, to be adopted, the City Commission must find 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**, after duly published notice, a public hearing was held before the Planning and Zoning Board of the City of Hallandale Beach on September 26, 2018, at which all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, on September 26, the Planning and Zoning Board unanimously recommended approval of the rezoning of the parcel from RS-6 district to RM-HD-2 district; and

**WHEREAS**, this ordinance shall take effect contingent upon and subsequent to approval by the Broward County Board of Commissioners of City Application #PA-18-0974 changing the land use designation on the property in the Future Land Use Map, and by recertification of the City's Future Land Use Map by Broward County; 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 RM-HD-2 district.

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

**SECTION 1. Rezoning from RS-6 to RM-HD-2 Zoning District.** The parcel of property located at 200 NW 8<sup>th</sup> Avenue, Hallandale Beach, Florida is hereby rezoned from Residential Single-family (RS-6) district to Residential multi-family (high-density-2) District (RM-HD-2) district. The land rezoned by this ordinance is depicted in attached Proposed

71 Zoning Map, "Exhibit 1-B". The official zoning map of the City shall be amended to reflect the  
72 above change.

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75 resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of  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

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

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82 **SECTION 4. Providing for an Effective Date.** This ordinance shall take effect upon  
83 Broward County Commission's approval of City Application #PA-18-0974 and recertification  
84 of the City's Future Land Use Map by Broward County.

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86 PASSED AND ADOPTED on 1st reading on December 12, 2018.

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88 PASSED AND ADOPTED on 2nd reading on March 20, 2019.

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JOY D. ADAMS  
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

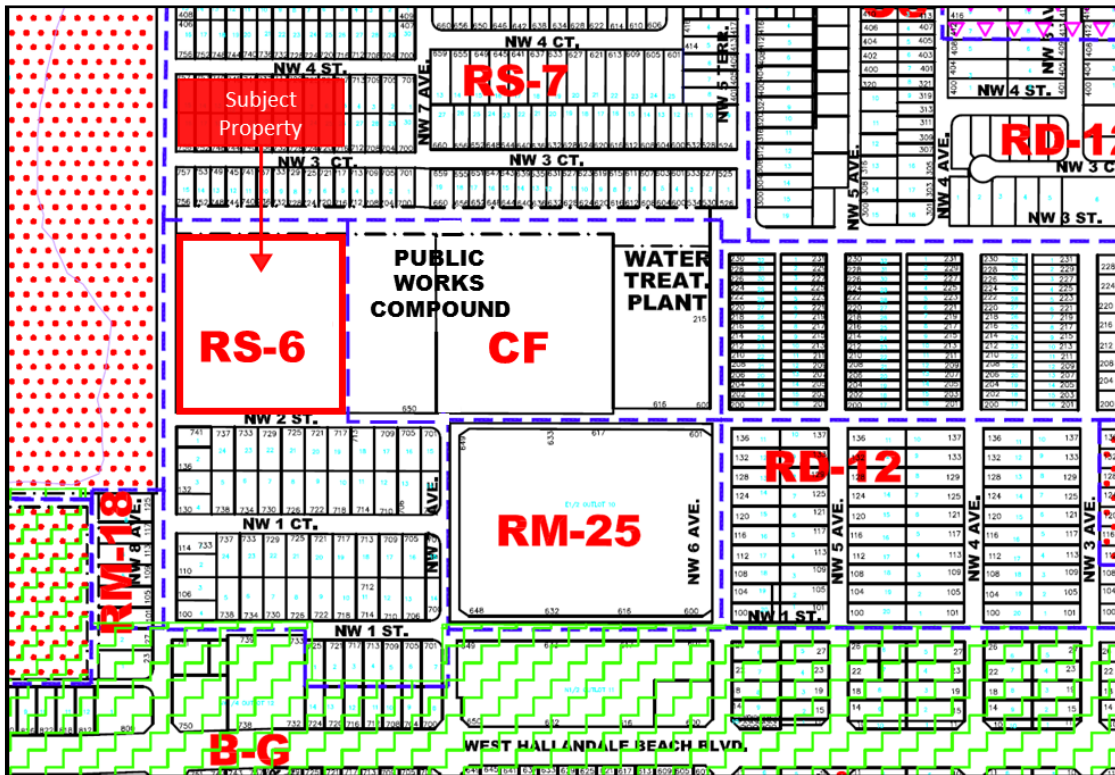
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JENORGEN GUILLEN, CMC  
CITY CLERK

JENNIFER MERINO  
CITY ATTORNEY

Mayor Adams	Yes
Vice Mayor Javellana	No
Commissioner Butler	Yes
Commissioner Lazarow	Yes
Commissioner Lima- Taub	Yes

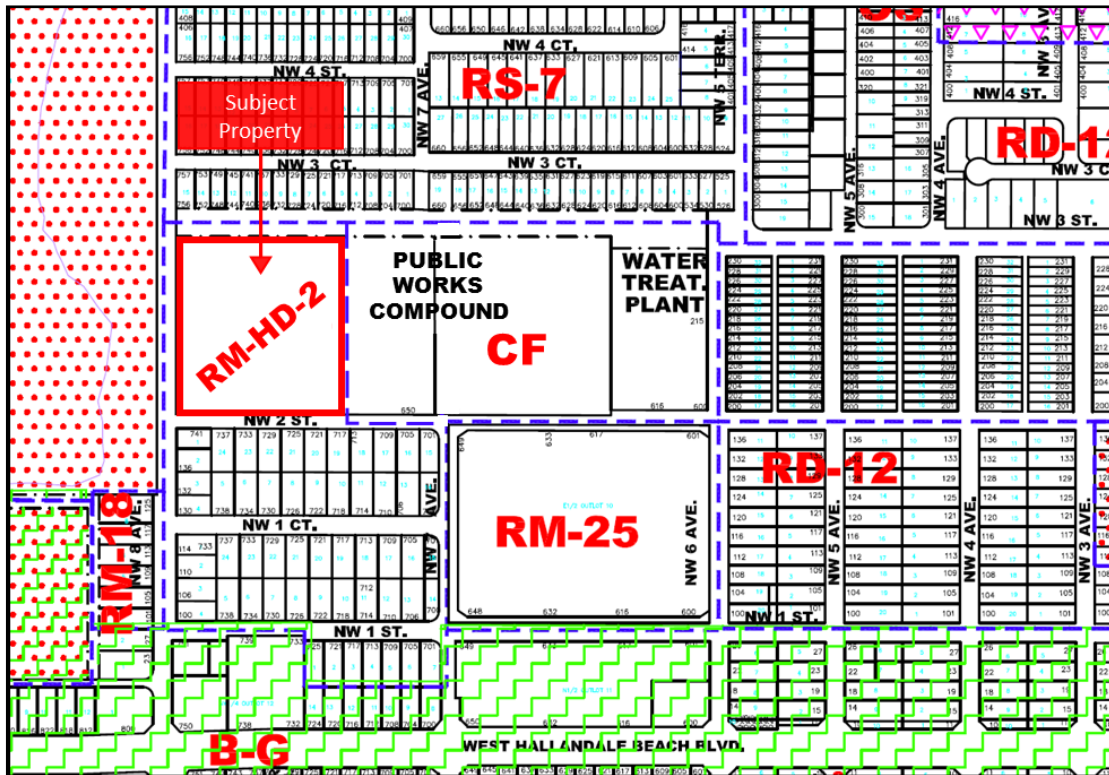
Mayor Adams	Absent
Vice Mayor Javellana	Yes
Commissioner Butler	Yes
Commissioner Lazarow	Yes
Commissioner Lima- Taub	No

# Exhibit 1-A EXISTING ZONING MAP



## RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-6)

# Exhibit 1-B PROPOSED ZONING MAP



From Residential Single-Family District (RS-6) to Residential Multi-Family (High-Density-2) District (RM-HD-2)