

1
2
3
4
5
6
7
8
9
10
11

Exhibit 1
ORDINANCE NO. 2019-

12
13
14
15
16
17
18
19
20

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF
THE CITY OF HALLANDALE BEACH, FLORIDA, REZONING
THE PROPERTY LOCATED AT 605 NORTH DIXIE HIGHWAY
FROM CENTRAL RAC/TRANSITIONAL SUBDISTRICT TO
WEST RAC/FOSTER ROAD SUBDISTRICT; PROVIDING FOR
CONFLICT; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.**

21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36

WHEREAS, the parcel of property located at 605 North Dixie Highway, Hallandale Beach, Florida ("parcel") is currently zoned Central RAC/Transitional subdistrict; and

WHEREAS, Hallandale City Center, LLC ("Applicant") has requested to rezone the parcel from Central RAC/Transitional subdistrict to West RAC/Foster Road subdistrict to construct a mixed- use project consisting of two (2) residential buildings and a mixed-use building for a total of 89 multi-family residential units and 26, 530 square feet of commercial floor area on 3 parcels of land; 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, the proposed rezoning of parcel is consistent with the review criteria set forth in the City's 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 October 23, 2019, at which all interested parties were afforded the opportunity to be heard; and

WHEREAS, on October 23, 2019, the Planning and Zoning Board unanimously recommended approval of the rezoning of the parcel from Central RAC/Transitional subdistrict to West RAC/Foster Road subdistrict; 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 Central RAC/Transitional subdistrict to West RAC/Foster Road subdistrict.

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

SECTION 1. Rezoning from Central RAC/Transitional Subdistrict to West RAC/Foster Road Subdistrict. The parcel of property located at 605 North Dixie Highway, Hallandale Beach, Florida is hereby rezoned from Central RAC/Transitional subdistrict to West RAC/Foster Road subdistrict. The land rezoned by this ordinance is more particularly described and shown in the location map attached as "Exhibit 1-A". The official zoning map of the City shall be amended to reflect the above change.

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 All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of the conflict.

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

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

PASSED AND ADOPTED on 1st reading on December _____, 2019.

PASSED AND ADOPTED on 2nd reading on January _____, 2020.

JOY ADAMS
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

JENORGEN GUILLEN, CMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY AND
FORM

JENNIFER MERINO
CITY ATTORNEY