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**WHEREAS**, the City is seeking to attract compatible redevelopment to areas along Hallandale Beach Boulevard; and

**WHEREAS**, the City 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 regulations and determined that the reorganization and substantial modifications set forth in this ordinance are essential to revitalize the Hallandale Beach Boulevard Corridor; and

**WHEREAS**, the Planning and Zoning Board at a duly advertised hearing held on November 23, 2020 recommended approval and adoption of the revised zoning map to include Hallandale Beach Boulevard (HBB) zoning district and its subdistricts in the Hallandale Beach Comprehensive Zoning Regulating Plan; and

**WHEREAS**, the areas located within the HBB are hereby rezoned to Hallandale Beach Boulevard Zoning District, as reflected by the revised official Zoning Map; and

**WHEREAS**, the purpose of the Regulating plan is to provide a visual directory of the zoning regulations; and

**WHEREAS**, the City Commission recognizes the Hallandale Beach Boulevard Regulating Plan as supplemental zoning map for the properties located within the HBB Corridor designating the Hallandale Beach Boulevard West subdistrict or Hallandale Beach Boulevard East subdistrict as shown in the Regulating Plan; and

**WHEREAS**, the HBB district is a Form-Based Zoning District; and

39           **WHEREAS**, the Mayor and City Commission have determined that it is in the best interest  
40 of the residents of the City of Hallandale Beach to rezone certain areas of Hallandale Beach  
41 Boulevard Corridor and amend the Zoning and Land Development Code relative to the Corridor.

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

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45           **SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as  
46 being true and correct and are hereby made a specific part of this Ordinance upon adoption  
47 hereof.

48           **SECTION 2.** The areas depicted in Exhibit A to this ordinance, shall hereby be rezoned to  
49 Hallandale Beach Boulevard zoning district.

50           **SECTION 3.** The areas depicted in Exhibit B, the Regulating Plan, provide a visual  
51 directory of the zoning regulations of the Hallandale Beach Boulevard West subdistrict and the  
52 Hallandale Beach Boulevard East subdistrict.

53           **SECTION 4. Conflict.** All ordinances or portions of the Code of Ordinances of the City  
54 of Hallandale Beach in conflict with the provisions of this ordinance shall be repealed to the extent  
55 of such conflict.

56           **SECTION 5. Severability.** Should any provision of this ordinance be declared by a court  
57 of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a  
58 whole, or any part thereof, other than the part declared to be invalid.

59           **SECTION 6. Codification.** It is the intention of the Mayor and City Commission that the  
60 provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention  
61 the words "ordinance" or "section" may be changed to other appropriate words.

62           **SECTION 7. Effective Date.** This Ordinance shall take effect immediately upon adoption.

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64           PASSED AND ADOPTED on 1st reading on \_\_\_\_\_, 2021.

65           PASSED AND ADOPTED on 2nd reading on \_\_\_\_\_, 2021.

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70           \_\_\_\_\_  
71           JOY F. COOPER  
72           MAYOR

SPONSORED BY: CITY ADMINISTRATION

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ATTEST:

\_\_\_\_\_  
JENORGEN GUILLEN  
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY and FORM

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