

**EXHIBIT 1
ORDINANCE NO. 2021-**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING SECTION 2, THE FUTURE LAND USE ELEMENT OF THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AN INCREASE TO THE NUMBER OF REGIONAL ACTIVITY CENTER (RAC) RESIDENTIAL UNITS IN THE REGIONAL ACTIVITY CENTER LAND USE PURSUANT TO POLICY 2.4.1 OF THE BROWARD COUNTY LAND USE PLAN, PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a total of 464.49 net acres (637.6 gross acres) were designated as Regional Activity Center (RAC) Future Land Use on July 21, 2010, by the City Commission with the adoption of Ordinance #2010-11 and Ordinance #2010-12; and

WHEREAS, the RAC land use designation is intended for downtown and redevelopment areas, regional employment center, centers for tourism, and areas surrounding regional community facilities; and

WHEREAS, the Hallandale Beach Comprehensive Plan calls for the City to direct development and redevelopment in its central core to areas adjacent to major transportation corridors within the RAC; and

WHEREAS, pursuant to Broward County Land Use Plan Policy 2.4.1, residential densities and hotel rooms within areas designated "Activity Center" on the Broward County Land Use Plan, may be increased by twenty percent (20%) or five hundred (500) dwelling units subject to certain criteria; and

WHEREAS, the City of Hallandale Beach is requesting a text amendment to the Regional Activity Center (RAC) land use designation within the Future Land Use Element of the Comprehensive Plan to increase residential density; and

WHEREAS, the City has nearly exhausted all of the allotted 4,241 residential units permitted since the adoption of the RAC; and

WHEREAS, the City is able to request five hundred (500) additional residential units within the RAC through a local Land Use Plan amendment and recertification process through the Broward County Planning Council; and

WHEREAS, in order to continue with residential and mixed-use development with the Regional Activity Center, the City of Hallandale Beach is requesting five hundred (500) additional residential units; and

WHEREAS, on, June 30, 2021, the Planning and Zoning Board serving as the Local Planning Agency considered the Comprehensive Plan amendment to the Future Land Use Element at a duly noticed public hearing; and

WHEREAS, the Mayor and City Commission have conducted duly noticed public hearings on the proposed amendments to the City's Comprehensive Plan, as required by Chapter 163, Florida Statutes; and

WHEREAS, the Mayor and City Commission have determined that the proposed amendments are in the best interest of the City of Hallandale Beach and its residents.

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

SECTION 1. Approval of Future Land Use Element. The Mayor and City Commission of Hallandale Beach, Florida hereby approve the Hallandale Beach Comprehensive Plan Future Land Use Element amendment as incorporated herein as attached "Exhibit 1A" to include the addition of five hundred (500) residential dwelling units, consistent with Chapter 163, Part II, Florida Statutes.

SECTION 2. Transmittal. The Comprehensive Plan as hereby amended shall be transmitted to all appropriate reviewing agencies as provided in Section 163.3184, Florida Statutes.

SECTION 3. Transmittal to the Broward County Planning Council. The Plan as hereby amended shall be transmitted for recertification to the Broward County Planning Council and shall be effective upon recertification by the Broward County Planning Council as provided in Chapter 163, Florida Statutes.

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

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

SECTION 6. Effective Date. The provisions of this ordinance shall become effective concurrent to adoption of the City's Comprehensive Plan text amendment, pursuant to Section 163.3184, Florida Statutes.

PASSED on 1st Reading on _____, 2021.

ADOPTED on 2nd Reading on _____, 2021.

JOY COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

JENORGEN GUILLEN
CITY CLERK
APPROVED AS TO LEGAL SUFFICIENCY
FORM

JENNIFER MERINO
CITY ATTORNEY

“Exhibit 1-A”

**2021 Proposed Comprehensive Plan Amendments Related to Regional Activity Center
(RAC) Local Land Use Plan Text Amendment**

The following changes have been made to the Future Land Use Element of the City of Hallandale Beach Comprehensive Plan consistent with Chapter 163, Florida Statutes:

Section 2: Future Land Use Element

2.3 Permitted Uses in Future Land Use Categories

I. Regional Activity Center

2.0 FUTURE LAND USE ELEMENT

2.2 GOALS, OBJECTIVES AND POLICIES

2.2.2 Hallandale Beach's Goals, Objectives and Policies

OBJECTIVE 1.9: Regional Activity Center Land Use: Consider a Regional Activity Center (RAC) land use category within the city to encourage attractive and functional mixed living, working, shopping, educational and recreational activities.

POLICY 1.9.1: The City shall use the Regional Activity Center designation as a means to carry out recommended land use policies within a unified planning district based on an adopted master or redevelopment plan.

POLICY 1.9.2: Non-motorized transportation as well as mass transit shall be encouraged to serve a Regional Activity Center to reduce reliance upon automobile travel.

POLICY 1.9.3: To facilitate public transit access, integrated transportation systems should be encouraged to serve a Regional Activity Center.

POLICY 1.9.4: To enhance pedestrian movement and safety, the separation of pedestrian and vehicular traffic should be encouraged within a Regional Activity Center.

POLICY 1.9.5: Redevelopment activities should be encouraged within a Regional Activity Center.

POLICY 1.9.6: A Regional Activity Center should provide for substantial housing opportunities to allow people to both live and work within the Regional Activity Center.

POLICY 1.9.7: A Regional Activity Center shall include opportunities to address the affordable/workforce housing needs of the city.

POLICY 1.9.8: Park land and/or open space that is open to the public must be included as a functional component within a proposed Regional Activity Center.

2.3 PERMITTED USES IN FUTURE LAND USE CATEGORIES

The following section is a listing of the types of uses permitted in each of the City Future Land Use Plan Map designations. These uses were developed to be consistent with State requirements for regulating land uses within each Plan designation and with the Broward County Land Use Plan. These uses are intended to guide land use decisions and provide the framework for consistency between the Hallandale Beach Zoning and Land Development Code and this Comprehensive Plan.

As identified, the permitted uses in the Land Use Plan categories are tied to specific zoning categories of the Hallandale Beach Zoning and Land Development Code.

Utilities ancillary to permitted and conditional uses may be permitted within all land use categories.

I. REGIONAL ACTIVITY CENTER (See Objective 1.9)

The purpose of the Regional Activity Center land use category is to facilitate mixed-use development, encourage mass transit, and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. This designation will only be applied to areas that are of regional significance. Consistent with the Broward County Land Use Plan, the following criteria must be met for an area to qualify as a Regional Activity Center within the City of Hallandale Beach:

- A Regional Activity Center shall be a specific geographic area consisting of at least 160 gross contiguous acres. No new Regional Activity Center shall be permitted on the barrier island (the area east of the Intracoastal Waterway).
- The type and density or intensity of land uses permitted within a proposed Regional Activity Center shall be specified for inclusion within the Permitted Uses Section of the City of Hallandale Beach Future Land Use Element.
- An inter-local agreement between the City of Hallandale Beach and Broward County must be executed no later than six months from the effective date of the adoption of any Regional Activity Center within city limits that provides for monitoring of development activity and enforcement of permitted land uses and proposed densities and intensities by the City.
- A Regional Activity Center shall include mixed land uses of regional significance, including residential uses.
- A Regional Activity Center shall integrate open spaces that are accessible to the public such as greenways, public plazas, recreational areas in order to enhance

pedestrian and non-motorized activities and connectivity of the Regional Activity Center.

- A Regional Activity Center shall be guided by performance and design standards approved for the Regional Activity Center that provide for an interconnected street network, safe and attractive pedestrian environment and multi-modal transit connections.
- A Regional Activity Center shall provide design standards that ensure compatibility between existing and planned land uses within and adjacent to the Regional Activity Center.

The following areas have been designated as Regional Activity Centers within the City of Hallandale Beach Land Use Plan consistent with the Broward County Land Use Plan:

Hallandale Beach Regional Activity Center

Acreage: Approximately 464.49 net acres

General Location: The site is in the central and northwestern portions of the City.

Density/Intensity of Land Uses:

Land Use	Maximum	
Residential:	4241*	<u>4741* dwelling units</u>
General Commercial:	120.54 net acres	
Neighborhood Commercial:	16.40 net acres	
Commercial Recreation:	45.95 net acres	
Institutional:	17.83 net acres	
Employment Center:	3.61 net acres	
Light Industrial:	10.15 net acres	
Public Parks:	17.04 net acres	
Low Density up to 7.0	11.55 net acres	
Low Medium Density up to 14.0	158.01 net acres	
Medium Density up to 18.0	57.04 net acres	
High Density up to 50.0	6.37 net acres	

*Includes 605 flex units allocated to the RAC.

In its implementation of development and redevelopment within the RAC area, the City shall:

1. Direct development and redevelopment proposals, as appropriate, to areas adjacent to major transportation corridors within the RAC area: US 1, Dixie Highway, Hallandale Beach Boulevard, Pembroke Road and Foster Road.
2. Within six months of the effective date of this amendment, the City shall adopt land

development regulations which shall protect existing residential areas. These land development regulations will require City Commission approval of any development plans or rezoning proposals on lands zoned for residential use as of the effective date of this amendment located inside the RAC area which seek either:

- a. To increase residential intensity to a level greater than permitted under the applicable property's zoned residential density as of the effective date of this amendment; or
- b. To introduce a non-residential use onto lands residentially zoned as of the effective date of this amendment.

The purpose and intent of implementing land development regulations shall be to protect established residential neighborhoods within and adjacent to the RAC area, while allowing appropriate redevelopment to take place.