

1 EXHIBIT 1

2
3 ORDINANCE NO. 2026

4
5 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE
6 CITY OF HALLANDALE BEACH, FLORIDA, AMENDING SECTIONS 1
7 THROUGH 13 AND ALL ELEMENTS THEREOF OF THE CITY’S
8 ADOPTED COMPREHENSIVE PLAN, TO INCORPORATE REVISIONS
9 IDENTIFIED THROUGH THE CITY’S EVALUATION AND APPRAISAL
10 REPORT (EAR) REVIEW AND THE 10-YEAR WATER SUPPLY
11 FACILITIES WORK PLAN 2026 UPDATE, PURSUANT TO SECTION
12 163.3191, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL OF
13 THE COMPREHENSIVE PLAN TEXT AMENDMENTS PURSUANT TO
14 CHAPTER 163, FLORIDA STATUTES;; PROVIDING FOR CONFLICT;
15 PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN
16 EFFECTIVE DATE.

17 WHEREAS, the Florida Legislature intends that local planning be a continuous and
18 ongoing process; and

19 WHEREAS, Section 163.3191, Florida Statutes directs local governments to assess the
20 success or failure of their adopted Comprehensive Plan every seven (7) years to adequately
21 address changing conditions and state policies and rules; and

22 WHEREAS, Section 163.3191, Florida Statutes further directs local governments to adopt
23 needed amendments to ensure that their Comprehensive Plan provides appropriate policy
24 guidance for growth and development; and

25 WHEREAS, on August 15, 2018, the City of Hallandale Beach (“City”) adopted Ordinance
26 No. 2018-19, thereby adopting the Evaluation and Appraisal Report (EAR)-based amendments
27 to the City’s Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes; and

28 WHEREAS, City staff determined that minor amendments were required to maintain the
29 Comprehensive Plan’s consistency with Chapter 163, Part II, Florida Statutes, and prepared the
30 proposed amendments for transmittal to the Florida Department of Commerce for review; and

31 WHEREAS, on July 15, 2025, the Planning and Zoning Board serving as the Local
32 Planning Agency considered the EAR-based Comprehensive Plan amendment at a duly noticed
33 public hearing; and

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Words in ~~strike through~~ type are deletions from existing text.
Words in underline type are additions.

34 **WHEREAS**, on August 20, 2025, the City Commission approved the proposed
35 amendments on first reading for transmittal to the Florida Department of Commerce; and

36 **WHEREAS**, the Florida Department of Commerce and other reviewing agencies, including
37 the Florida Department of Transportation (FDOT) and the South Florida Water Management
38 District (SFWMD) completed their review of the proposed amendments and issued official
39 comments in a letter dated October 28, 2025, known as the Objections, Recommendations and
40 Comments (ORC) Report; and

41 **WHEREAS**, in correspondence dated October 28, 2025, the Florida Department of
42 Commerce determined that portions of the proposed amendments were more restrictive or
43 burdensome pursuant to Chapter 2025-190, Laws of Florida, and therefore rendered the
44 amendment null and void *ab initio*;

45 **WHEREAS**, the City has since revised the proposed amendments to address the
46 comments provided by the Florida Department of Commerce, to further clarify intent, and ensure
47 consistency with Broward County requirements, Chapter 2025-190, Laws of Florida and
48 applicable state statutes; and

49 **WHEREAS**, the revised amendments also incorporate the 10-Year Water Supply Facilities
50 Work Plan 2026 Update in accordance with F.S. Chapter 163, Part II; and

51 **WHEREAS**, on May 12, 2026, the City's Planning and Zoning Board, serving as the Local
52 Planning Agency, considered the revised amendments at a duly noticed public hearing and
53 recommended transmittal; and

54 **WHEREAS**, on _____, 2026, the City Commission approved the proposed
55 amendments on first reading for transmittal to the Florida Department of Commerce in accordance
56 with Chapter 163, Florida Statutes; and

57 **WHEREAS**, Section 163.3191, Florida Statutes requires that the local governing body
58 adopt the Evaluation and Appraisal Report-based Comprehensive Plan Amendments by
59 ordinance no more than one hundred and eight (180) days from the date that the Florida
60 Department of Commerce issues its ORC Report; and

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

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

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

68 **SECTION 1. Incorporation of Recitals.** The foregoing “Whereas” clauses are
69 confirmed as true and incorporated herein.

70 **SECTION 2. Approval of EAR-Based Amendments and Water Supply Facilities**
71 **Work Plan.** The Mayor and City Commission of the City of Hallandale Beach, Florida hereby
72 approve the City’s EAR-based amendments, addressing the Florida Department of Commerce
73 Objections, Recommendations and Comments (ORC) Report to include various updates to
74 certain definitions, objectives, and policies, as incorporated herein and attached as “Exhibit A”
75 hereto, and further adopting the revisions to the City’s 10-Year Water Supply Facilities Work Plan
76 2026 Update as incorporated therein, consistent with Chapter 163, Part II, Florida Statutes.

77 **SECTION 2. Transmittal.** The Comprehensive Plan amendments shall be transmitted to
78 all appropriate reviewing agencies as provided in Section 163.3184, Florida Statutes.

79 **SECTION 3. Conflict.** All ordinances or parts of ordinances and all resolutions and parts
80 of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

81 **SECTION 4. Severability.** If this ordinance or any part thereof is declared by a court of
82 competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of
83 the ordinance other than the part declared to be invalid.

84 **SECTION 5. Effective Date.** The provisions of this ordinance shall become effective
85 concurrent to adoption of the City’s Comprehensive Plan text amendment, pursuant to Section
86 163.3184, Florida Statutes.

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88 PASSED on 1st Reading on _____, 2026.

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ADOPTED on 2nd Reading on _____, 2026.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

JENORGEN GUILLEN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

JENNIFER MERINO
CITY ATTORNEY