

1 EXHIBIT 1
2 ORDINANCE NO.

3 AN ORDINANCE OF THE MAYOR AND CITY
4 COMMISSION OF THE CITY OF HALLANDALE BEACH,
5 FLORIDA, CONSIDERING REZONING OF THE PROPERTY
6 LOCATED AT 221 SE 9th STREET AND IDENTIFIED BY
7 PARCEL 5142-27-17-0080, FROM CENTRAL RAC/RAC
8 NEIGHBORHOOD SUBDISTRICT TO CENTRAL
9 RAC/TRANSIT CORE SUBDISTRICT; PROVIDING FOR
10 CONFLICT; PROVIDING FOR SEVERABILITY;
11 PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN
12 EFFECTIVE DATE.

13
14 **WHEREAS**, Applicant, Blue Park LLC, is requesting a rezoning/zoning map text
15 amendment to change the zoning designation of the subject property located at 221 SE
16 9th Street and identified by Parcel Number 5142-27-17-0080, from Central RAC/RAC
17 Neighborhood Subdistrict to Central RAC/ Transit Core Subdistrict; and

18 **WHEREAS**, the subject property is a vacant lot comprised of approximately 0.712
19 acres and is split between two (2) zoning districts: Central RAC – RAC Corridor and
20 Central RAC – Transit Core subdistrict; and

21 **WHEREAS**, Applicant has submitted an application to the City of Hallandale Beach
22 (“City”) to rezone the 0.712 acre portion of the subject site from Central RAC/RAC
23 Neighborhood subdistrict to Transit Core subdistrict; and

24 **WHEREAS**, the proposed rezoning would allow the property to be redeveloped
25 with an 8-story residential building spanning from SE 8th Street to SE 9th Street, since
26 the maximum number of stories permitted in RAC Neighborhood is 5 stories, and the
27 proposed 8-story building is not permitted within the portion of the property presently
28 zoned RAC Neighborhood; and

29 **WHEREAS**, the Applicant has also filed Application # DB-24-06478 for Major
30 Development Review approval in order to construct Blue Park, a 173-unit residential
31 multi-family project on the property together with the parcel to the north located at 221-

228 SE 8th Street, and also Application # RD-24-06479, thereby requesting
Redevelopment Area Modifications (RAMs) to modify specified standards; and

WHEREAS, Section 32-963 of the City of Hallandale Beach Zoning and Land
Development Code (the “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

61 **WHEREAS**, notice has been provided and published pursuant to the procedures
62 set forth in Section 32-1004 of the City Code; and

63 **WHEREAS**, after duly published notice, a public hearing was held before the City
64 Planning and Zoning Board on July 15, 2025, at which all interested parties were afforded
65 the opportunity to be heard; and

66 **WHEREAS**, on July 15, 2025, the Planning and Zoning Board considered the
67 applicant's request at a duly noticed meeting; and

68 **WHEREAS**, the Mayor and City Commission have determined that it is in the best
69 interest of the residents of the City of Hallandale Beach to consider rezoning the property
70 from Central RAC/RAC Neighborhood Subdistrict to Central RAC/ Transit Core
71 Subdistrict.

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

74 **Section 1. Incorporation of Recitals.** The foregoing "WHEREAS" clauses are
75 hereby ratified and confirmed as being true and correct and are hereby made a specific
76 part of this Ordinance upon adoption hereof.

77 **Section 2. Rezoning of Subject Property.** The City Commission of the City of
78 Hallandale Beach hereby (approves / denies) rezoning of the property located at subject
79 property located at 221 SE 9th Street and identified by Parcel Number 5142-27-17-0080,
80 from Central RAC/RAC Neighborhood Subdistrict to Central RAC/ Transit Core
81 Subdistrict. The land rezoned by approval of this ordinance is more particularly described
82 and shown in the location map attached as "Exhibit A" hereto. The official zoning map of
83 the City shall be amended to reflect the above change upon approval and adoption of this
84 Ordinance..

85 **Section 3. Conflict.** All ordinances or parts of ordinances and all resolutions or
86 parts of resolutions in conflict herewith are hereby repealed, to the extent of the conflict.

SECTION 4. 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 5. Effective Date. This ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED on 1st reading on _____

PASSED AND ADOPTED on 2nd reading on _____

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION
ATTEST:

CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY AND
FORM

JENNIFER MERINO
CITY ATTORNEY