

ORDINANCE NO. 2025-

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT; PART 2.3, "PERMITTED USES IN FUTURE LAND USE CATEGORIES"; SUBPART A., "RESIDENTIAL USE", TO ALLOW ADDITIONAL OUTDOOR RECREATION FACILITIES AS ACCESSORY USES WITHIN THE LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Chapter 13, Florida Statutes, directs that local governments adopt needed amendments to ensure that their Comprehensive Plan provides appropriate policy guidance for growth and development; and

WHEREAS, pursuant to the Broward County, Florida (the "County") Charter, all municipal plans must be consistent with the Broward County Land Use Plan; and

WHEREAS, the Broward County Land Use Plan authorizes the municipalities within the County to allow public or private parks and other recreational facilities in residential land use categories; and

WHEREAS, the residential future land use categories within the City of Hallandale Beach Comprehensive Plan (the "Comprehensive Plan"), allow public parks and buildings incidental to public park use; and

WHEREAS, the City of Hallandale Beach (the "City") wishes to amend its Comprehensive Plan to allow other recreational facilities, buildings and structures incidental to such facilities within certain residential future land use categories when part of a Planned Development Overlay; and

WHEREAS, on July 15, 2025, the City's Planning and Zoning Board serving as the Local Planning Agency, considered the proposed Comprehensive Plan amendment to the Future Land Use Element and recommended approval to the City Commission; and

WHEREAS, the Mayor and City Commission have conducted duly noticed public hearings on the proposed amendment 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 amendment to the Comprehensive Plan is in the best interest of the City and its residents.

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

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

SECTION 2. Approval of Amendment to the Future Land Use Element. The Future Land Use Element of the Hallandale Beach Comprehensive Plan, Part 2.3 - Permitted Uses in Future Land Use Categories, Subpart A. - Residential Use, is hereby amended to read as follows:

New text is underlined and deleted text is ~~stricken~~.

PART 2.3 - PERMITTED USES IN FUTURE LAND USE CATEGORIES

Subpart A. - Residential Use

Permitted uses in the Residential categories include:

1. **LOW DENSITY CATEGORY** - Each parcel of land within an area which is designated in Low Density Residential land use category by the City Future Land Use Plan Map must be zoned in a low density residential zoning district (RS-5, or RS-6, or RS-7) which permits the following specific uses.
 - a) Single family dwelling units and accessory structures subject to a maximum density of nine (9) dwelling units per net acre.
 - b) Home occupations.
 - c) Public parks and playgrounds.

d) Other public or private outdoor recreation facilities ancillary to primary outdoor recreation or commercial recreation use within a Planned Development Overlay.

ed) Public utilities including substations, transformers and transmission facilities.

fe-) Community facilities designed to serve the residential area such as schools, day care centers and churches, synagogues and other similar houses of worship.

SECTION 3. Transmittal. The Comprehensive Plan as hereby amended shall be transmitted to all appropriate renewing agencies as provided for in Section 163.318, Florida Statutes.

SECTION 4. Recertification. The adopted amendment together with an application for recertification shall be submitted to the Broward County Planning Council for review.

SECTION 5. Conflict. All ordinances, parts of ordinances, resolutions, or parts of resolutions in conflict herewith are hereby repealed, to the extent of the conflict.

SECTION 6. Severability. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part that is declared to be invalid.

SECTION 7. Effective Date. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on 1st reading on _____, 20__.

PASSED AND ADOPTED on 2nd reading on _____, 20__.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION
ATTEST:

JENORGEN GUILLEN
CITY CLERK

107 APPROVED AS TO LEGAL SUFFICIENCY
108 FORM

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111 _____
JENNIFER MERINO

112 CITY ATTORNEY

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