

**EXHIBIT 1
ORDINANCE NO.**

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

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

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

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

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

WHEREAS, the Applicant has also filed Application # DB-24-06478 for Major Development Review approval in order to construct Blue Park, a 173-unit residential 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

33 **WHEREAS**, Section 32-963 of the City of Hallandale Beach Zoning and Land
34 Development Code (the “Code”) requires that decisions or recommendations relating to any
35 change to the official zoning map must address the effect of the proposed amendment as it
36 relates to the following:

- 37 (1) The relationship of the proposed amendment to the purposes and objectives
38 of the City's Comprehensive Land Use Plan, when adopted, with appropriate
39 consideration as to whether or not the proposed changes will further the
40 purpose of Chapter 32 and other codes, regulations and actions designed to
41 implement the plan.
- 42 (2) The proposed change would or would not be contrary to the established land
43 use pattern.
- 44 (3) The proposed change would or would not create an isolated district unrelated
45 to adjacent and nearby districts.
- 46 (4) The proposed change would or would not alter the population density pattern
47 and thereby have an adverse impact upon public facilities such as schools,
48 utilities and streets.
- 49 (5) Existing district boundaries are illogically drawn in relation to existing
50 conditions on the property proposed for change.
- 51 (6) Changed or changing conditions make the passage of the proposed
52 amendment necessary.
- 53 (7) Substantial reasons exist why the property cannot be used in accordance
54 with the adopted land use plan and/or the existing zoning.
- 55 (8) Whether or not the change is out of scale with the needs of the neighborhood.

56 **WHEREAS**, the proposed rezoning of parcel is consistent with the review criteria set
57 forth in the City's Comprehensive Plan and the Zoning and Land Development Code; and

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

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

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

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

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

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

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

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

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

85 **SECTION 5. Effective Date.** This ordinance shall take effect immediately upon
86 adoption.

PASSED AND ADOPTED on 1st reading on _____
PASSED AND ADOPTED on 2nd reading on _____

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION
ATTEST:

JENORGEN GUILLEN, CMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM

JENNIFER MERINO
CITY ATTORNEY