

1 EXHIBIT 1
2 ORDINANCE NO. 2025-
3

4 AN ORDINANCE OF THE MAYOR AND CITY
5 COMMISSION OF THE CITY OF HALLANDALE BEACH,
6 FLORIDA, AMENDING THE CITY'S ADOPTED
7 COMPREHENSIVE PLAN, INCLUDING SECTIONS 1
8 THROUGH 13 AND ALL ELEMENTS THEREOF, TO
9 INCORPORATE REVISIONS IDENTIFIED THROUGH THE
10 CITY'S EVALUATION AND APPRAISAL REPORT (EAR)
11 REVIEW, PURSUANT TO SECTION 163.3191, FLORIDA
12 STATUTES, PROVIDING FOR TRANSMITTAL OF THE
13 COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT
14 TO CHAPTER 163, FLORIDA STATUTES, PART II,
15 ("COMMUNITY PLANNING ACT"); PROVIDING FOR
16 CONFLICT; PROVIDING FOR SEVERABILITY; AND
17 PROVIDING FOR AN EFFECTIVE DATE.

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

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

24 **WHEREAS**, Section 163.3191, Florida Statutes directs local governments to adopt
25 needed amendments to ensure that the Comprehensive Plan provides appropriate policy
26 guidance for growth and development; and

27 **WHEREAS**, on August 15, 2018, the City of Hallandale Beach ("City") adopted
28 Ordinance No. 2018-19, adopting the Evaluation and Appraisal Report (EAR)-based
29 amendments; and

30 **WHEREAS**, the City has completed its proposed amendments consistent with the
31 requirements of the Community Planning Act pursuant to Chapter 163, Part II, Florida
32 Statutes; and

33 **WHEREAS**, the City has determined that minor amendments are required to
34 maintain the Comprehensive Plan's consistency with Chapter 163, Part II, Florida

Statutes, and prepared the amendments for transmittal to the Florida Department of Commerce for review; and

WHEREAS, on [INSERT DATE], the Planning and Zoning Board serving as the Local Planning Agency considered the EAR-based Comprehensive Plan amendment at a duly noticed public hearing; and

WHEREAS, on [INSERT DATE], the City Commission approved the proposed amendments on first reading for transmittal to the Florida Department of Commerce; and

WHEREAS, the Florida Department of Commerce and other reviewing agencies, including the Florida Department of Transportation (FDOT) and the South Florida Water Management District (SFWMD) completed their review of the proposed amendments and issued official comments in a letter dated [INSERT DATE] known as the Objections, Recommendations and Comments Report; and

WHEREAS, Section 163.3191, Florida Statutes requires that the local governing body adopt the Evaluation and Appraisal Report-based Comprehensive Plan Amendments by ordinance no more than 180 days from the date that the Florida Department of Commerce issues its Objections, Recommendations and Comments Report; 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 amendment is in the best interest of the City of Hallandale Beach and its residents and hereby adopt this ordinance.

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

SECTION 1. Approval of EAR-Based Amendments. The Mayor and City Commission of Hallandale Beach, Florida hereby approve the Hallandale Beach EAR-

63 based amendments as incorporated herein as attached "Exhibit A" to include various
64 updates of definitions, objectives, and policies, consistent with Chapter 163, Part II,
65 Florida Statutes. The amendments also include various corrections addressing the
66 Florida Department of Commerce Objections, Recommendations and Comments Report.

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

70 **SECTION 3. Conflict.** All ordinances or portions of the Code of Ordinances of
71 the City of Hallandale Beach in conflict with the provisions of this ordinance shall be
72 repealed to the extent of such conflict.

73 **SECTION 4. Severability.** Should any provision of this ordinance be declared
74 by a court of competent jurisdiction to be invalid, the same shall not affect the validity of
75 the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

76 **SECTION 5. Effective Date.** The provisions of this ordinance shall become
77 effective concurrent to adoption of the City's Comprehensive Plan text amendment,
78 pursuant to Section 163.3184, Florida Statutes.

80 PASSED on 1st Reading on _____, 2025.

81 ADOPTED on 2nd Reading on _____, 2025.

82

83

84

85

86

JOY COOPER

87

MAYOR

88 SPONSORED BY: CITY ADMINISTRATION

89

90 ATTEST:

91

92

93 JENORGEN GUILLEN

94 CITY CLERK

95 APPROVED AS TO LEGAL SUFFICIENCY

96 FORM

97

98

99 JENNIFER MERINO

100 CITY ATTORNEY

101