

EXHIBIT 1
ORDINANCE NO. 2025-

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATED TO PLATTING; SPECIFICALLY AMENDING ARTICLE II. "PLANNING", DIVISION 2 "PLATTING AND SUBDIVISIONS" OF THE ZONING AND LAND DEVELOPMENT CODE TO PROVIDE FOR ADMINISTRATIVE PLAT APPROVAL; AMENDING ARTICLE IX "NOTICE REQUIREMENTS" SECTION 32-1003 "HEARING NOTICE REQUIREMENTS" TO REVISE NOTICE REQUIREMENTS FOR PUBLIC HEARINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

DIVISION 2. PLATTING AND SUBDIVISIONS

Sec. 32-72. Platting procedures and requirements.

- e. All proposed plats of subdivisions or resubdivisions of land and plans for the design and installation of improvements necessary to the platted land shall be reviewed as provided in this subsection.
1. ~~Submission requirements. All plats of proposed subdivisions and plans for required improvements shall be submitted to the director. Once applications for plat review are filed, the director shall, within 60 calendar days from the date of application, submit a report and recommendations to the development review board. An application for plat or replat review, , shall be submitted to the Director, who is designated as the administrative authority for purposes of receiving, reviewing, and processing such applications. Such application shall be submitted in a form approved by the City, together with all required supporting documents and plans for improvements. An application shall not be deemed complete until all required documents have been received and all required fees have been paid in full.~~
 2. ~~Staff review and recommendation. The director shall cause all proposed plats of subdivision or plans as required under the provisions of this chapter to be reviewed for compliance with this chapter. The director shall further ensure that all applicable fees and agency notifications have been complied with by the developer. All material submitted to the director except required improvement plans and final plats shall be forwarded to the planning and zoning board together with the director's written recommendation to approve, approve with modifications or deny the proposed plat of subdivision or plans. The director may, for informational purposes, present a conceptual plan. To fulfill the requirements of this subsection, the director may consult with those federal, state, county and local agencies as necessary, including but not limited to U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, Division of State Planning, Broward County Planning Council, Broward County School Board, South Florida Regional Planning Council, city police and fire departments, and like agencies. The Director shall review all proposed plats or replats and required~~

plans for compliance with this chapter and section 177.091, Florida Statutes. The Director shall also ensure that all applicable fees are paid and that required agency notifications have been made. For informational purposes, the Director may consult with federal, state, county, and local agencies, including but not limited to the U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, Division of State Planning, Broward County Planning Council, Broward County School Board, South Florida Regional Planning Council, and City departments such as Police and Fire.

3. ~~Board review and recommendations.~~ All applications for subdivision shall be considered by the planning and zoning board at a hearing. The board shall form a recommendation, transmitted in writing, to the city commission based upon the standards contained in section 32-74 and the director's written recommendation that the preliminary plat, or final plat if so designated by the applicant, be approved, approved with modifications or denied. Notice of completeness. Within seven (7) business days of receipt of a plat or replat submittal, the Director shall provide written notice to the applicant acknowledging receipt, identifying any missing documents, unpaid fees, or other information necessary for processing, and advising of the applicable review and decision timeframes.
4. ~~City commission review and action.~~ Upon receipt of a written recommendation from the planning and zoning board together with the director's written recommendation, the city commission shall approve, approve with modifications, or deny the proposed preliminary or final plat of subdivision. Administrative action. Unless the applicant requests an extension of time, the Director shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the notice of completeness. If denied, the Director shall notify the applicant in writing, identifying all areas of noncompliance with specific citations to applicable requirements.
5. *Coordination with county.* Plats and required improvement plans shall be filed by the developer or subdividers with the county upon complete review and approval of the city in accordance with County Ordinance No. 77-42, as amended from time to time. Approval by the city shall not negate, nullify nor abridge any reviews or approvals by the county.
6. *Fee.* Fees to be charged for plat review are on file in the city clerk's office.
7. Recording. Before a plat or replat is offered for recording, it must be administratively approved by the director as provided for and set forth in this section, and evidence of such approval must be placed on the plat or replat.

An additional fee, on file in the city clerk's office, shall be charged for inspection of any required public improvements.

Sec. 32-74. Review standards.

When consideration is given to any ~~conceptual plan~~, preliminary plat or final plat, the ~~planning and zoning board and the city commission~~ director shall be guided by and utilize the following standards:

1. The plan shall afford adequate protection to adjacent and surrounding properties, provide harmonious internal development, provide adequate parking and adequate and safe

circulation and ingress and egress, and shall be so designed that development in accordance with the plan will not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood of the proposed development.

2. The maximum residential density allowed and the maximum square footage of nonresidentially designated floor space shall be determined in context of the conceptual preliminary or final plan as a whole and shall not adversely affect adjacent development and shall be consistent with existing and proposed public facilities and the adopted comprehensive plan.

Sec. 32-75. Plat and plan requirement.

a. *Purposes.* For the purposes of compliance with the legislative intent of this chapter, affording the developer a fair, impartial and expeditious review of his proposed plat of subdivision or plans of required improvements and further to afford all concerned and interested parties to the proposed plat of subdivision or plans of required improvements the opportunity for comments, ~~three~~ two cumulative levels of planning, design, surveying and engineering are established. ~~Conceptual plans are less detailed than are p~~Preliminary plats are less detailed than, which are less detailed than are final plats.

~~b. Conceptual plans.~~

- ~~1. A conceptual plan is a graphic representation of a concept of development and shall be submitted for all subdivisions or resubdivisions of land containing more than ten acres in gross site area. Conceptual plans shall be at a scale not smaller than one inch equals 200 feet.~~
- ~~2. Conceptual plans shall be prepared by a registered engineer, registered surveyor, registered landscape architect, registered architect or professional urban planner. The information required to be shown on conceptual plans shall be the basis for preparing the preliminary and final plats. When conceptual plans are submitted they shall contain but are not limited to the following information:~~
 - ~~1. Proposed subdivision name and any previous or former subdivision names, north arrow, scale and date.~~
 - ~~2. Name and address of the owner; where a corporation or company is the owner of the subject subdivision, the name and address of the president and secretary of the corporation shall be shown.~~
 - ~~3. A general vicinity map.~~
 - ~~4. Boundaries and dimensions of the tract.~~
 - ~~5. Existing zoning of the tract and all adjacent property.~~
 - ~~6. Existing and proposed major drainage patterns and drainage courses.~~
 - ~~7. Existing and proposed rights-of-way.~~
 - ~~8. Adjacent rights-of way and how they connect to the tract and how any proposed rights-of way will connect to any adjacent unsubdivided or unplatted land. All proposed rights-of way shall conform to the county trafficways plan as adopted by the county planning council.~~
 - ~~9. Development specifications of the tract, including but not limited to:~~
 - ~~1. Area of the tract in square feet and acres to the nearest tenth.~~
 - ~~2. Proposed number of lots.~~
 - ~~3. Amount and location of all land to be dedicated or reserved for all public~~

and private uses, including rights-of-way, easements and the like.

4. Amount of area devoted to all existing and proposed land uses, including schools, open space, churches, residential and commercial, as well as their location.

5. All existing and proposed property lines.

10. Name, business address and telephone number of those individuals responsible for the preparation of the drawing.

11. Such additional information as may be required by the director.

e. b. Preliminary plat. A preliminary plat is an initial design solution to a concept of development. Preliminary plats shall be at a scale not smaller than one inch equals 100 feet and may be submitted for all subdivisions or resubdivisions of land. Preliminary plats shall be prepared by a registered surveyor. A registered engineer, registered architect, registered landscape architect or professional urban planner may provide assistance in the preparation of preliminary plats. ~~When preliminary plats are submitted and no conceptual plan has been previously submitted, the requirements of subsection (b) of this section shall be complied with on additional drawings as necessary.~~ The preliminary plat shall contain the following information:

1. Proposed subdivision name and any previous or former subdivision names, north arrow, scale and date.

2. Name and address of the owner; where a corporation or company is the owner of the subject subdivision, the name and address of the president and secretary of the corporation shall be shown.

3. A general vicinity map.

4. Boundaries and dimensions of the tract.

5. Existing zoning of the tract and all adjacent property.

6. Existing and proposed major drainage patterns and drainage courses.

7. Existing and proposed rights-of-way.

8. Adjacent rights-of-way and how they connect to the tract and how any proposed rights-of-way will connect to any adjacent unsubdivided or unplatted land. All proposed rights-of-way shall conform to the county trafficways plan as adopted by the county planning council.

9. Development specifications of the tract, including but not limited to:

a. Area of the tract in square feet and acres to the nearest tenth.

b. Proposed number of lots.

c. Amount and location of all land to be dedicated or reserved for all public and private uses, including rights-of-way, easements and the like.

d. Amount of area devoted to all existing and proposed land uses, including schools, open space, churches, residential and commercial, as well as their location, when applicable.

e. All existing and proposed property lines

10. Name, business address and telephone number of those individuals responsible for the preparation of the drawing.

11. Such additional information as may be required by the director.

4.12. The location of any underground or overhead utilities, culverts, and drains on the

property to be subdivided.

~~2-13.~~ Location, names and widths of existing and proposed streets, easements, building lines, alleys, parks and other open public spaces and similar facts regarding adjacent property.

~~3-14.~~ A recent topographic survey of existing conditions based on United States Coast (USC) and Geodetic Survey (GS), mean sea level (MSL) data, National Oceanographic Survey (NOS), contoured to an interval of one foot.

~~4-15.~~ The width and location of any streets, easements or other public ways or places shown upon the county trafficways plan within the area to be subdivided and any proposed vacations of such streets, easements, public ways or places.

~~5-16.~~ Legal description and boundary survey of the tract.

~~6-17.~~ Location of the nearest available public water supply and wastewater disposal system.

~~7-18.~~ The proposed lot lines with approximate dimensions and areas. In the case of odd or irregularly shaped lots, the setback lines as required in the applicable zoning district shall be shown.

~~12- Building locations clearly illustrating the first floor finished elevation of each proposed building.~~

~~8-19.~~ The boundaries of proposed utility easements over or under private property, which shall not be less than ten feet in width, except as indicated in this article. Such easements shall provide satisfactory access to an existing public right-of-way. Drainage easements shall also be shown.

~~9-20.~~ Where the preliminary plat submitted covers only a part of the total property under the subdivider's ownership, a sketch of the prospective future street system of the unsubdivided part shall be required if not shown on a previously submitted conceptual plan for the entire property. The street system of the unplatted portion will be considered in the light of adjustments and connections with the street system of the platted portion.

~~10-21.~~ A master drainage plan at a scale not smaller than one inch equals 200 feet shall be prepared using the criteria in this article. Where the preliminary plat submitted covers only a part of the total property under the subdivider's ownership, the master drainage plan shall be for the entire property. It is the specific intent of this requirement that rights-of-way and easements for all drainage improvements, including but not limited to retention ponds, ditches, culverts, channels and the like required for the drainage of the site for both on-site and off-site improvements shall be provided for in the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation, along with any required federal, state or county permits.

~~11-22.~~ Lot and block designation.

~~12-23.~~ All property lines either existing or proposed clearly shown and labeled as to distance.

~~13-24.~~ All proposed contours clearly illustrated and drawn at contour interval of one foot based upon USC and GS data (mean sea level).

~~14-25.~~ Location and description of all existing and proposed permanent reference monuments.

~~15-26.~~ All drainage structures and systems, existing and proposed. Calculations

supporting the sizing of the structures shall be provided upon the request of the director.
~~46-27.~~ Preliminary drafts of any covenants necessary to the development of the site,
including but not limited to:

a. i. Articles of incorporation of any homeowners' association.

b. ii. Maintenance contracts for the upkeep of any common or open space areas.

~~d. c.~~ c. *Final plat.* A final plat is the final design solution to a concept of development. A final plat shall be at a scale not smaller than one inch equals 100 feet and shall be submitted for all subdivisions or resubdivisions of land. Final plats shall be prepared by a registered surveyor in accordance with F.S. ch. 177. A registered engineer, registered architect, registered landscape architect or professional urban planner may provide assistance in the preparation of final plats. When final plats are submitted and no ~~conceptual plan or~~ preliminary plat has been previously submitted, the requirements of subsections ~~(b) and (c)~~ (a) and (b) of this section shall be complied with on additional drawings as necessary. The final plat shall contain the following information:

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~~e. d.~~ d. *Submittal of final plat.* A final plat shall be submitted to the director within one year from approval of a preliminary plat ~~by the city commission~~. The director shall cause a review to be performed of a proposed final plat, which shall include but is not limited to:

Sec. 32-78. Reservation and dedication of school sites.

With respect to any proposed dedication, reservation or conveyance of a school site, approval of the school board of the county pursuant to Laws of Fla. ch. 28946(1955), § 12 (section 5-165 of the county code) shall be obtained. The developer shall place the county school board on notice of all proposed residential developments and shall notify the school board by registered mail, return receipt requested, of his proposed plat or subdivision and its intended residential use prior to the filing of his application for preliminary plat approval. The evidence of such notification in the form of a copy of the return receipt of the letter of notification shall be submitted to the city ~~at least 45 calendar days~~ prior to the review of the proposed plat by the ~~city commission~~ director. The county school board may request the city ~~commission~~ to require the dedication or reservation of land prior to final plat approval. The school board may propose to the city ~~commission~~ for its consideration standards, procedures and minimum requirements based upon a rational relationship between the impact which will be created by the development when occupied and the school board's demonstrated need for additional school sites.

Sec. 32-100. Construction of required improvements.

Methods of construction shall be those prescribed by the current "Department of Transportation Standard Specifications for Road and Bridge Construction" and the county engineering department when applicable.

269 ~~1. *Construction in floodprone areas.* Property with a history of inundation or known poor~~
270 ~~foundation conditions or any other natural conditions which prevent or limit the use of~~
271 ~~standard construction methods on building sites shall not be accepted for platting or~~
272 ~~subdivision purposes until a complete development plan is approved by the director, board~~
273 ~~and city commission. This development plan shall provide for all necessary filling and~~
274 ~~demucking of the land, complete drainage and type of foundations to be used on all~~
275 ~~proposed construction. Elevations and grades of all lots, streets and alleys shall be~~
276 ~~approved by the director, board and city commission based on past records of flood levels~~
277 ~~and high tides in the area of proposed development.~~

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279 2. *Time extensions.* All required improvements shall be completed within 12 months from the
280 date of recording of the final plat; or if construction of improvements is undertaken prior to
281 recording to final plat, improvements shall be completed prior to the approval of the final plat.
282 Time extensions may be granted by the director at the request of the developer when, in the
283 opinion of the director, undue hardship or conditions exist beyond the control of the
284 developer. No extension of time shall exceed 12 months. If improvements are not completed
285 within the prescribed time period, the director shall recommend to the city commission that
286 any bond or surety be forfeited for the purpose of completing the required improvements.

287 ~~3. *Sidewalk guarantee.* The city commission may waive, on an interim basis, the required~~
288 ~~sidewalk construction, during the active construction phase of the required improvements.~~
289 ~~Any such waiver shall be conditioned upon the developer's posting of a separate sidewalk~~
290 ~~improvement guarantee bond or surety for a period not to exceed two years. The legal form~~
291 ~~and sufficiency of the bond shall be approved by the city attorney.~~

292 * * *

294 **Section 2**

295 Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

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297 ARTICLE IX. – NOTICE REQUIREMENTS

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299 Sec. 32-1003 – Hearing Notice Requirements.

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301 The following table generally identifies when and what type of public notice shall be required and
302 the minimum number of days prior to each meeting/hearing said notice shall be made as additional
303 requirements may be required per Florida Statutes:
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Proposed Action	Published Notice (Minimum number of days prior to each scheduled meeting/hearing)	Mailed Notice (Minimum number of days prior to the first scheduled meeting/hearing)	Posted Notice (Minimum number of days prior to the first scheduled meeting/hearing)
Major development	10 days prior	10 days prior	10 days prior
Future Land Use Map (FLUM) amendment	10 days prior	10 days prior	10 days prior
Rezoning	10 days prior	10 days prior	10 days prior
Plat and plat note amendment	10 days prior	N/A	N/A
Vacations of right-of-way or easement	10 days prior	10 days prior	10 days prior
Comprehensive Plan text amendment	10 days prior	N/A	N/A
Zoning Code text amendment	10 days prior	N/A	N/A
Conditional use	10 days prior	10 days prior	10 days prior
Variance/redevelopment area modifications	10 days prior	10 days prior	10 days prior
Neighborhood compatibility meeting	10 days prior	10 days prior	10 days prior
Affordable Housing Bonus Density Allocation	10 days prior	10 days prior	N/A