

1 EXHIBIT 1  
2 ORDINANCE NO. 2025-  
3

4 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION  
5 OF THE CITY OF HALLANDALE BEACH, FLORIDA,  
6 AMENDING THE CITY'S ADOPTED COMPREHENSIVE  
7 PLAN, INCLUDING SECTIONS 1 THROUGH 13 AND ALL  
8 ELEMENTS THEREOF, TO INCORPORATE REVISIONS  
9 IDENTIFIED THROUGH THE CITY'S EVALUATION AND  
10 APPRAISAL REPORT (EAR) REVIEW PURSUANT TO  
11 SECTION 163.3191, FLORIDA STATUTES; PROVIDING FOR  
12 TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT  
13 AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA  
14 STATUTES, PART II, ("COMMUNITY PLANNING ACT");  
15 PROVIDING FOR CONFLICT; PROVIDING FOR  
16 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE  
17 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 assess  
22 the success or failure of the adopted Comprehensive Plan to adequately address changing  
23 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, thereby 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 maintain  
34 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 July 15, 2025, 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 \_\_\_\_\_, 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 \_\_\_\_\_ 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. Incorporation of Recitals.** The foregoing "Whereas" clauses are confirmed as true and incorporated herein.

**Section 2. Approval of EAR-Based Amendments.** The Mayor and City Commission of Hallandale Beach, Florida hereby approve the Hallandale Beach EAR-based amendments as incorporated herein as attached "Exhibit A" to include various updates of definitions,

objectives, and policies, consistent with Chapter 163, Part II, Florida Statutes. The amendments also include various corrections addressing the Florida Department of Commerce Objections, Recommendations and Comments Report.

**Section 3. Transmittal.** The Comprehensive Plan as hereby amended shall be transmitted to all appropriate reviewing agencies as provided in Section 163.3184, Florida Statutes.

**Section 4. Conflict.** All ordinances or portions of the Code of Ordinances of the City of Hallandale Beach in conflict with the provisions of this ordinance shall be repealed to the extent of such conflict.

**Section 5. Severability.** Should any provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

**Section 6. Effective Date.** The provisions of this ordinance shall become effective concurrent to adoption of the City's Comprehensive Plan text amendment, pursuant to Section 163.3184, Florida Statutes.

PASSED on 1<sup>st</sup> Reading on \_\_\_\_\_, 2025.

ADOPTED on 2<sup>nd</sup> Reading on \_\_\_\_\_, 2025.

\_\_\_\_\_  
JOY COOPER  
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

\_\_\_\_\_  
JENORGEN GUILLEN  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

\_\_\_\_\_  
JENNIFER MERINO  
CITY ATTORNEY