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**EXHIBIT 1
ORDINANCE NO. 2024-**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING SECTION 2, THE FUTURE LAND USE ELEMENT OF THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AN INCREASE TO THE NUMBER OF REGIONAL ACTIVITY CENTER (RAC) RESIDENTIAL UNITS IN THE REGIONAL ACTIVITY CENTER LAND USE PURSUANT TO POLICY 2.4.1 OF THE BROWARD COUNTY LAND USE PLAN, PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, (“COMMUNITY PLANNING ACT”); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

20 **WHEREAS**, a total of 464.49 net acres (637.6 gross acres) were designated as
21 Regional Activity Center (RAC) Future Land Use on July 21, 2010, by the City
22 Commission with the adoption of Ordinance #2010-11 and Ordinance #2010-12; and

23 **WHEREAS**, the RAC land use designation is intended for downtown and
24 redevelopment areas, regional employment centers, centers for tourism, and areas
25 surrounding regional community facilities; and

26 **WHEREAS**, the Hallandale Beach Comprehensive Plan calls for the City to direct
27 development and redevelopment in its central core to areas adjacent to major
28 transportation corridors within the RAC; and

29 **WHEREAS**, pursuant to Broward County Land Use Plan Policy 2.4.1, residential
30 densities and hotel rooms within areas designated “Activity Center” on the Broward
31 County Land Use Plan, may be increased subject to certain criteria; and

32 **WHEREAS**, the City of Hallandale Beach has requested a text amendment to the
33 Regional Activity Center (RAC) land use designation within the Future Land Use Element
34 of the Comprehensive Plan to increase residential density; and

35 **WHEREAS**, the City has nearly exhausted all of the allotted 4,741 residential units
36 permitted since the adoption of the RAC; and

37 **WHEREAS**, the City is able to request four thousand (4000) additional residential
38 units within the RAC through a Local and Broward County Land Use Plan amendment
39 and recertification process through the Broward County Planning Council; and

40 **WHEREAS**, in order to continue with residential and mixed-use development with
41 the Regional Activity Center, the City of Hallandale Beach is requesting four thousand
42 (4,000) additional residential units; and

43 **WHEREAS**, on, March 27, 2024, the Planning and Zoning Board serving as the
44 Local Planning Agency considered the Comprehensive Plan amendment to the Future
45 Land Use Element at a duly noticed public hearing; and

46 **WHEREAS**, the Mayor and City Commission have conducted duly noticed public
47 hearings on the proposed amendments to the City’s Comprehensive Plan, as required by
48 Chapter 163, Florida Statutes; and

49 **WHEREAS**, the Mayor and City Commission have determined that the proposed
50 amendments are in the best interest of the City of Hallandale Beach and its residents and
51 hereby adopt this ordinance.

52

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

55 **SECTION 1. Approval of Future Land Use Element.** The Mayor and City
56 Commission of Hallandale Beach, Florida hereby approve the Hallandale Beach
57 Comprehensive Plan Future Land Use Element amendment as incorporated herein as
58 attached “Exhibit 1A” to include the addition of four thousand (4,000) residential dwelling
59 units, consistent with Chapter 163, Part II, Florida Statutes.

60 **SECTION 2. Transmittal.** The Comprehensive Plan as hereby amended shall be
61 transmitted to all appropriate reviewing agencies, including the Florida Department of
62 Economic Opportunity, as provided in Section 163.3184, Florida Statutes.

63 **SECTION 3. Transmittal to the Broward County Planning Council.** The Plan
64 as hereby amended shall be transmitted for recertification to the Broward County
65 Planning Council and shall be effective upon recertification by the Broward County
66 Planning Council as provided in Chapter 163, Florida Statutes.

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

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

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

76

77 PASSED on 1st Reading on _____, 2024.

78 ADOPTED on 2nd Reading on _____, 2024.

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JOY COOPER

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MAYOR

85 SPONSORED BY: CITY ADMINISTRATION

86

87 ATTEST:

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89

90 JENORGEN GUILLEN

91 CITY CLERK

92 APPROVED AS TO LEGAL SUFFICIENCY

93 FORM

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96 JENNIFER MERINO

97 CITY ATTORNEY

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