



44           **WHEREAS**, the Hallandale Beach Comprehensive Plan calls for the city to direct  
45 development and redevelopment to areas adjacent to major transportation corridors within the  
46 designated Regional Activity Center (RAC), such as US 1, Dixie Highway, Hallandale Beach  
47 Boulevard, Pembroke Road, and Foster Road; and

48           **WHEREAS**, City Administration has reviewed the existing zoning and land development  
49 code and determined that the reorganization and substantial modifications set forth in this  
50 Ordinance are essential to meet the requirements set forth by Broward County; and

51           **WHEREAS**, the Planning and Zoning Board recommended approval and adoption of the  
52 revised zoning map to include the West RAC and Central RAC Districts, and also recommended  
53 adoption of RAC-related amendments to Chapter 32 of the Zoning and Land Development Code  
54 on September 23, 2014; and

55           **WHEREAS**, the purpose of the Regulating plan is to provide a visual directory of the  
56 zoning regulations; and

57           **WHEREAS**, the areas located within the RAC are hereby rezoned to Central RAC or West  
58 RAC district, as reflected by the revised official Zoning Map; and

59           **WHEREAS**, the City Commission recognizes the City of Hallandale Beach West and  
60 Central RAC Regulating Plans as supplemental zoning maps for the properties located within the  
61 RAC; and

62           **WHEREAS**, the Central RAC district is a Form-Based Zoning District; and

63           **WHEREAS**, the West RAC district is a conventional Zoning District; and

64           **WHEREAS**, a vested rights determination provision for properties within the Regional  
65 Activity Center (RAC) provides a procedure for a landowner claiming a vested right to seek a  
66 determination to develop the property under the prior zoning designation and regulations; and

67           **WHEREAS**, the Mayor and City Commission have determined that it is in the best interest  
68 of the residents of the City of Hallandale Beach to amend the Zoning and Land Development  
69 Code in accordance with Ordinance No. 2010-11 and Ordinance No. 2010-12 to encourage  
70 redevelopment within the area.

71           **NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF**  
72 **HALLANDALE BEACH, FLORIDA:**

73  
74           **SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as  
75 being true and correct and are hereby made a specific part of this Ordinance upon adoption  
76 hereof.

77           **SECTION 2.** Zoning regulations for the Pembroke Road, Foster Road, North Dixie,  
78 Fashion Art and Design, and South Dixie Overlay Districts, are hereby repealed.

79           **SECTION 3.** Zoning regulations for the Planned Development Overlay District (PDD) and  
80 Planned Redevelopment Overlay District (PRD) are removed from the areas designated as RAC.

81           **SECTION 4.** The areas designated as RAC on the Hallandale Beach Future Land Use  
82 Map, and located west of NW 1<sup>st</sup> Ave, including the properties located between NW 6<sup>TH</sup> Street  
83 and NW 4<sup>TH</sup> Street and NW 1th Ave and North Dixie Hwy, shall hereby be rezoned to West RAC  
84 district.

85           **SECTION 5.** The areas designated as RAC on the Hallandale Beach Future Land Use  
86 Map, and located east of NW 1<sup>st</sup> Ave shall hereby be rezoned to Central RAC district.

87           **SECTION 6.** Properties zoned Single-Family Residential (RS-6), Recreation and Open  
88 Space (OS), and Educational Facility (EC), located within the Regional Activity Center (RAC) at  
89 the time this Ordinance is adopted, shall maintain their existing zoning designations.

90           **SECTION 7.** Properties zoned Light Industrial (I-L), with the exception of the parcels  
91 legally described as TOWN OF HALLANDALE B-13 D LOT 8,9 BLK 2 and TOWN OF  
92 HALLANDALE B-13 D LOT 8 BLK 3 and TOWN OF HALLANDALE B-13 D LOT 9 BLK 3, and  
93 properties zoned Community Facility (CF), with the exception of the current Hepburn Center  
94 property (referenced in Section 7 of this ordinance), located within the Regional Activity Center  
95 (RAC) at the time this Ordinance is adopted, shall maintain their existing zoning designations.

96           **SECTION 8.** The parcels legally described as GEO M PHIPPENS SUB IN 22-51-42 B-  
97 145 D LOT 11 LESS ST & LESS BEG AT A PT ON E/L & 10 S OF NE COR OF LOT 11,WLY  
98 102.41,SELY 102.50 TO A PT ON E/L OF SAID LOT LYING 4.19 S OF POB,NLY 4.19 TO POB  
99 BLK B and GEO M PHIPPENS SUB IN 22-51-42 B-145 D LOT 7 THRU 10 BLK B and GEO M  
100 PHIPPENS SUB IN 22-51-42 B-145 D LOT 12 LESS ST BLK B, shall hereby be rezoned from  
101 Business Limited (B-L) zoning district to Community Facility (CF) zoning district.

102           **SECTION 9.** The parcels legally described as GEO M PHIPPENS SUB IN 22-51-42 B-  
103 145 D LOT 6 BLK B and GEO M PHIPPENS SUB IN 22-51-42 B-145 D LOT 2,4 BLK B, shall  
104 hereby be rezoned from Residential Two-Family (Duplex) (RD-12) zoning district to Community  
105 Facility (CF) zoning district.

106           **SECTION 10.** The parcels legally described as THOMPSON & STIRRUP ADD 32-3 B  
107 LOT 12 THRU 17 BLK 1 AND THOMPSON & STIRRUP ADD 32-3 B LOT 6 THRU 11 BLK 1 AND  
108 THOMPSON & STIRRUP ADD 32-3 B LOT 1,2,3,4,5 BLK 1 AND THOMPSON & STIRRUP ADD  
109 32-3 B LOT 22,23,24 BLK 1 and the parcels legally described as FOSTER PARK 21-13 B LOT 1

110 THRU 8 BLK 1 AND 17 THRU 22 BLK 1 shall hereby be rezoned from Community Facility (CF)  
111 zoning district to Recreation Open Space (OS) zoning district.

112 **SECTION 11.** The parcels legally described as FOSTER PARK 21-13 B LOT 1 THRU 8  
113 BLK 1 AND 17 THRU 22 BLK 1 shall hereby be rezoned from Business Limited (B-L) zoning  
114 district to Recreation Open Space (OS) zoning district.

115 **SECTION 12.** The parcels legally described as GEO M PHIPPENS SUB IN 22-51-42 1-  
116 71 D LOTS 11,12 BLK J, shall hereby be rezoned from Residential Two-Family (Duplex) (RD-12)  
117 zoning district to Recreation Open Space (OS) zoning district.

118 **SECTION 13.** The parcels legally described as FOSTER PARK 21-13 B LOTS 1 TO 16  
119 BLK 2, shall hereby be rezoned from Business Limited (B-L) zoning district to Community Facility  
120 (CF) zoning district.

121 **SECTION 14.** The parcels legally described as FOSTER HOMESITES 15-48 B & DB  
122 334/84 LOTS 1 & 3 BLK 3, shall hereby be rezoned from Residential Tw-Family (Duplex) (RD-  
123 12) zoning district to Community Facility (CF) zoning district.

124 **SECTION 15.** Any person who claims a vested right in a zoning designation and  
125 regulation which is being repealed by this ordinance shall file a written request for a vested rights  
126 determination with the City Manager, with a copy to the Development Services Department, within  
127 one hundred and twenty (120) days of the effective date of this ordinance.

128 The request shall be accompanied by a fee of seven hundred fifty (\$750.00) dollars and contain  
129 (i) a sworn detailed statement as to the basis upon which the vested right is asserted; (ii) all  
130 documentary evidence supporting the claim of reliance upon the prior zoning designation and  
131 regulation including, but not limited to, all contracts, letters of engagement, plans and financial  
132 proof of monetary expenditures to and for professionals as set forth in Section 32-785 of the Code  
133 of Ordinances of the City of Hallandale Beach; (iii) primary contact information for owner and any  
134 authorized agent, to include physical mailing address, email, and daytime phone number.

135 Within sixty (60) days of the receipt of a complete request, the City Manager shall make a  
136 determination as to whether or not the person has demonstrated all of the following criteria:

- 137 (1) That prior to the effective date of this ordinance, the property was zoned with a  
138 zoning classification which permitted up to the requested density/height; and  
139  
140 (2) The property owner has detrimentally relied on the prior zoning designation and  
141 regulation, in good faith, by making substantial expenditures for the future development of  
142 the property; and  
143  
144 (3) That it would be highly inequitable to deny the property owner the right to complete  
145 the development under the prior zoning designation and regulations.

146

147 A determination that a property owner is entitled to vested rights to develop under the prior zoning  
148 designation and regulations does not exempt the development from compliance with the  
149 standards set forth in Chapter 32 Zoning and Land Development of the Code of Ordinances for  
150 the City of Hallandale Beach, which were in existence prior to the effective date of this ordinance.  
151 A denial of the request for vested rights by the City Manager may be appealed to the City  
152 Commission within twenty (20) days of the date the property owner receives notice of said denial.  
153 To appeal the City Manager's denial, the property owner shall file a notice of appeal with the City  
154 Clerk, together with an appellate fee of Five Hundred and Fifty (\$550.00) dollars. The city clerk  
155 shall notify the applicant in writing of the date and time of such hearing. The City Commission  
156 shall hold a de novo hearing to consider whether the vested rights should have been granted.  
157 Appeals of decisions of the City Commission may only be brought pursuant to applicable Florida  
158 Statutes.

159 If a determination is made that vested rights do exist, the property owner shall have six (6) months  
160 from the date of the determination to submit application and obtain major development approval.  
161 The City Manager, at his/her discretion and for good cause shown, may grant a six (6) month  
162 extension to obtain development plan approval. Pursuant to Section 32-790 Code of Ordinance  
163 of Hallandale Beach, after approval of the major development, the property owner shall have  
164 eighteen (18) months to obtain a building permit. The City Manager, at his/her discretion and for  
165 good cause shown, may grant a six (6) month extension to obtain a building permit.

166 This provision for requesting a vested rights determination shall expire one hundred and  
167 twenty (120) days after the effective date of this ordinance.

168 For parcels greater than three (3) acres refer to Section 32-205(e)(1)d of the Code of  
169 Ordinances.

170 **SECTION 16. Conflict.** All ordinances or portions of the Code of Ordinances of the City  
171 of Hallandale Beach in conflict with the provisions of this ordinance shall be repealed to the extent  
172 of such conflict.

173 **SECTION 17. Severability.** Should any provision of this ordinance be declared by a  
174 court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance  
175 as a whole, or any part thereof, other than the part declared to be invalid.

176 **SECTION 18. Codification.** It is the intention of the Mayor and City Commission that the  
177 provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention  
178 the words "ordinance" or "section" may be changed to other appropriate words.

179 SECTION 19. Effective Date. This Ordinance shall take effect immediately upon  
180 adoption.

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182 PASSED AND ADOPTED on 1st reading on October 15, 2014.

183 PASSED AND ADOPTED on 2nd reading on November 5, 2014.

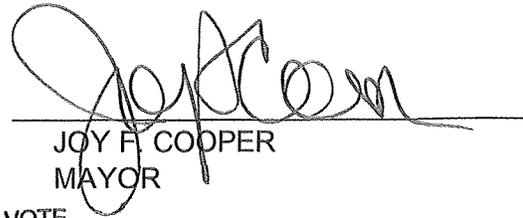
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JOY F. COOPER  
MAYOR

189 SPONSORED BY: CITY ADMINISTRATION

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ATTEST:



SHEENA D. JAMES, CMC  
CITY CLERK

VOTE  
AYE/NAY

Mayor Cooper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vice Mayor Julian	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Present
Comm. Grachow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Comm. Lazarow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Comm. Sanders	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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199 APPROVED AS TO LEGAL SUFFICIENCY and FORM

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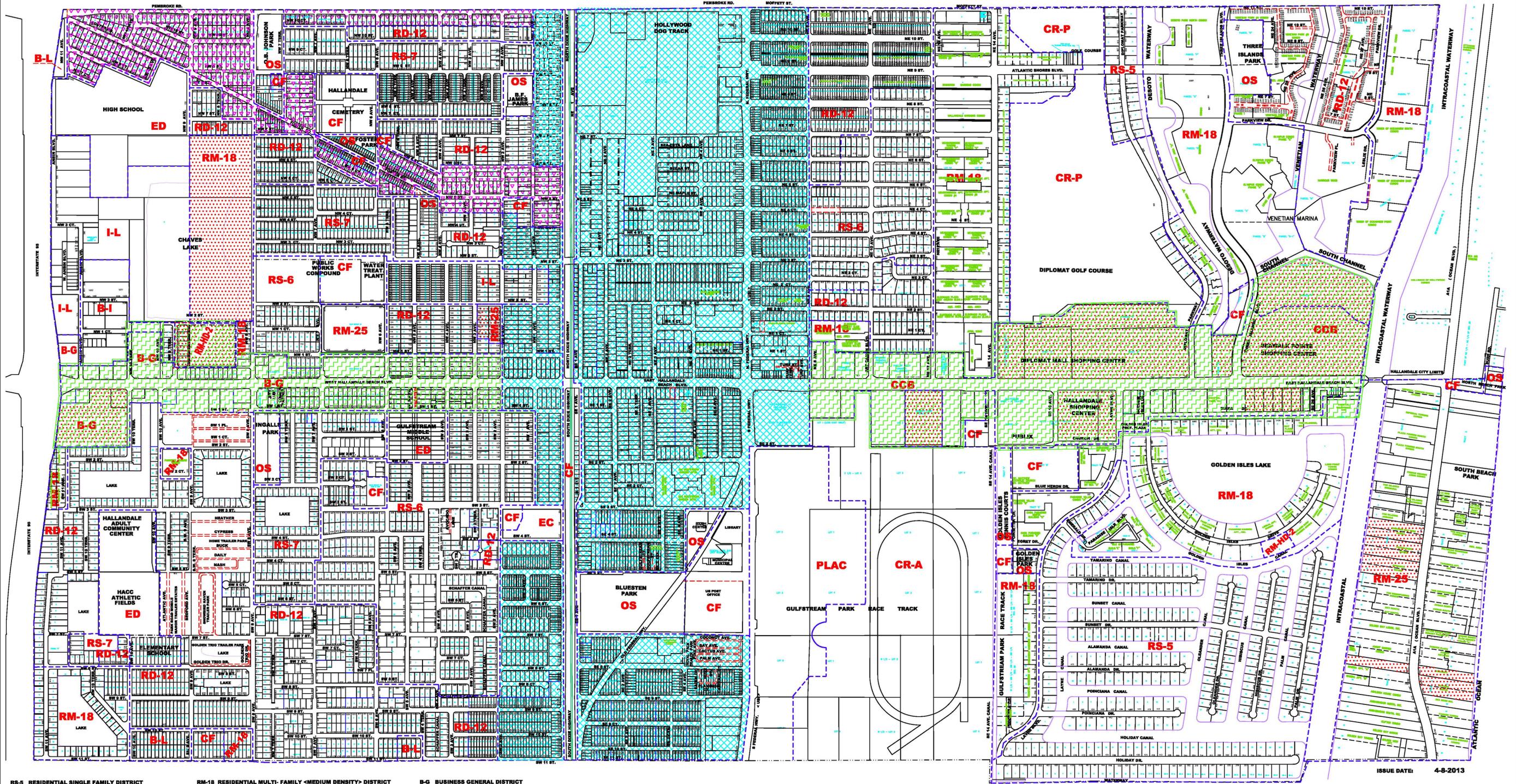
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V. LYNN WHITFIELD  
CITY ATTORNEY



# CITY OF HALLANDALE BEACH OFFICIAL ZONING MAP



- RS-5 RESIDENTIAL SINGLE FAMILY DISTRICT
- RS-7 RESIDENTIAL SINGLE FAMILY DISTRICT
- RD-12 RESIDENTIAL TWO FAMILY <DUPLIC> DISTRICT
- RM-18 RESIDENTIAL MULTI-FAMILY <MEDIUM DENSITY> DISTRICT
- RM-25 RESIDENTIAL MULTI-FAMILY <HIGH DENSITY> DISTRICT
- RM-HD-2 RESIDENTIAL MULTI-FAMILY <HIGH DENSITY-2> DISTRICT
- B-1 BUSINESS INDUSTRIAL DISTRICT
- B-G BUSINESS GENERAL DISTRICT
- B-L BUSINESS LIMITED DISTRICT
- B-I BUSINESS INDUSTRIAL DISTRICT
- I-L LIGHT INDUSTRIAL & MANUFACTURING DISTRICT
- CF COMMERCIAL RECREATIONAL <PASSIVE> DISTRICT
- CCB CENTRAL CITY BUSINESS DISTRICT
- PLAC PLANNED LOCAL ACTIVITY CENTER DISTRICT
- EC EMPLOYMENT CENTER
- CR-A COMMERCIAL RECREATIONAL <ACTIVE> DISTRICT
- CF COMMUNITY FACILITY DISTRICT
- OS RECREATION AND OPEN SPACE DISTRICT
- ED EDUCATIONAL FACILITY DISTRICT
- PLANNED DEVELOPMENT DISTRICT
- CENTRAL RAC ZONING DISTRICT
- WEST RAC ZONING DISTRICT
- REDEVELOPMENT OVERLAY

### REVISIONS

1994-4	03-11-94	1998-13	08-28-98	2003-25	10-21-03	2008-16	06-30-08
1994-11	05-19-94	1998-15	09-01-98	2003-26	11-18-03	2010-11	07-21-10
1995-4	02-03-95	1998-20	11-13-98	2004-04	04-07-04	2010-14	09-01-10
1995-7	02-09-95	1998-25	12-15-98	2004-05	04-07-04	2010-18	10-06-10
1995-13	03-31-95	1999-4	01-19-99	2004-12	08-01-04	2010-19	10-06-10
1995-15	08-01-95	1999-6	03-12-99	2004-15	07-06-04	2012-04	05-02-12
1995-18	08-15-95	1998-8	04-06-98	2004-16	07-06-04		
1995-20	09-05-95	1999-19	11-26-99	2004-18	08-17-04		
1996-4	02-06-96	2000-14	08-11-00	2006-3	01-17-06		
1996-13	08-06-96	2000-25	10-13-00	2006-13	09-06-06		
1996-21	12-03-96	2001-16	09-18-01	2006-23	11-06-06		
1997-2	01-21-97	2001-24	11-30-01	2007-10	08-26-07		
1997-21	12-16-97	2002-3	04-12-02	2008-01	01-09-08		
1997-22	12-16-97	2002-11	09-17-02	2008-06	05-07-08		
1998-1	01-06-98	2002-12	09-17-02	2008-10	06-08-08		
1998-5	02-17-98	2002-13	09-17-02	2008-11	06-18-08		
1998-6	03-03-98	2003-11	06-03-03	2008-12	06-18-08		
1998-7	03-03-98	2003-15	09-02-03	2008-13	06-18-08		
1998-10	05-05-98	2003-24	10-21-03	2008-15	06-30-08		

ISSUE DATE: 4-8-2013

**DISCLAIMER**  
 THIS MAP IS NOT THE OFFICIAL MAP FOR ZONING BOUNDARIES. ANY INQUIRY REGARDING OFFICIAL BOUNDARIES WILL BE GOVERNED BY THE "OFFICIAL ZONING MAP" ADOPTED BY THE CITY COMMISSION OF HALLANDALE BEACH, FLORIDA.  
 THE PLANNING AND ZONING DEPARTMENT HAS PROVIDED THIS MAP FOR THE LIMITED PURPOSE OF GENERALLY PRESENTING THE ZONING PATTERN WITHIN THE CITY OF HALLANDALE BEACH. ALL INQUIRIES SHOULD BE DIRECTED TO THE PLANNING AND ZONING DEPARTMENT.