

ORDINANCE NO. 2016 - 20

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, TABLE 32-193(a), PERMITTED USES TO EXPAND THE USES THAT WILL BE PERMITTED BY RIGHT AND ESTABLISHING ADDITIONAL USE TYPES; AMENDING SECTION 32-200 GREYHOUND TRACK SUBDISTRICT STANDARDS INCLUDING LOT SIZE, BUILDING HEIGHT, LOT AREA, BASE DENSITY, MAX DENSITY, AND FRONTAGE AREA; AMENDING 32-205, APPROVAL PROCESSES TO PROVIDE ADDITIONAL STANDARDS FOR FUTURE OVERLAYS AND PLANNED DEVELOPMENT OVERLAYS; AMENDING 32-8 TO CREATE DEFINITIONS FOR FAMILY ENTERTAINMENT CENTERS AND UNIFIED CONTROL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Ordinance No. 2014-30 and Ordinance No. 2014-31, rezoning those lands located within the Regional Activity Center (RAC) and creating development standards for form-based zoning districts located within the Central RAC Subdistrict, on November 5, 2014; and

WHEREAS, as a result of further review of the Citywide Zoning Map and Central RAC Subdistricts created by said aforementioned ordinances, the City Commission has determined that it is in the City's interest to modify the uses that will be permitted by right and establish additional use types, amend the subdistrict standards for building height, lot area, base and max density and frontage area, as well as the approval processes for future overlays and planned overlays. These amendments will help improve the facilitation of development that aligns with the goals and policies of the area; and

WHEREAS, the amendments to allowable uses will be reflected in the allowable use table, and new definitions for family entertainment centers and unified control will aid in clarifying the vision for development in the area and highlight the requirements for eligibility to request overlays in the area; and

42 **WHEREAS**, pursuant to Section 2-231 of the City's Code of Ordinances, the Planning and
43 Zoning Board reviews and makes advisory recommendations to the City Commission with regard
44 to all zoning and land development code amendments; and

45 **WHEREAS**, at a duly noticed public hearing on July 27th, 2016 the Planning and Zoning
46 Board found this ordinance to be consistent with the Hallandale Beach Comprehensive Plan and
47 recommended that the City Commission approve these code provisions; and
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49 **WHEREAS**, at duly noticed public hearings the Mayor and the City Commission received
50 and considered comments from the public and carefully considered this ordinance; and
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52 **WHEREAS**, the Mayor and City Commission find this ordinance to be in the best interest
53 of the City and its residents.
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55 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF**
56 **THE CITY OF HALLANDALE BEACH, FLORIDA:**
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58 **SECTION 1.** Chapter 32, Article III "Zoning", Division 3 "Form-Based Zoning Districts",
59 Section 32 is amended as follows:
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65 **Section 32-193. Allowable Uses.**

66 (a) Permitted and Conditional Uses. Table 32-193(a) Allowable Uses by Subdistrict
67 identifies uses that are allowed as permitted or conditional uses in each Central RAC
68 subdistrict as well as uses that are not permitted in each subdistrict. Uses identified with
69 a "P" are permitted by right. Uses identified with a "C" are permitted subject to the
70 standards in Section 32-964 Conditional Uses and additional standards in each subdistrict.
71 Uses identified with a "-" are not permitted in the subdistrict.

72 (b) Accessory Uses. Each Central RAC subdistrict allows the accessory uses and
73 structures described in Section 32-242(a) and (b) Permitted Accessory Uses. All
74 accessory uses and structures must comply with the special regulations in Section 32-243
75 Special Regulations. Unless otherwise directed in Section 32-242 Permitted Accessory
76 Uses, accessory uses and structures shall be located behind the main building façade and
77 may be placed as close as five (5) feet to rear and side property lines.

Table 32-193(a) – Allowable Uses by Subdistrict

| | CENTRAL RAC SUBDISTRICTS | | | | | |
|---|--------------------------|-----------------|--------------------------|------------------------|--------------------------|-------------------------|
| | RAC Corridor | Transit Core | RAC Neigh- borhood | Trans. Mixed Use | Fashion Art Design | Grey- hound Track |
| RESIDENTIAL | | | | | | |
| Single-family dwellings | - | - | P | - | P | - |
| Two-family (duplex) dwellings | - | P | P | - | P | CP |
| Townhouse dwellings | P | P | P | P | P | CP |
| Multi-family dwellings | P | P | P | P | P | CP |
| Live/work units | P | P | C | P | P | CP |
| Work/live units | P | P | - | P | P | CP |
| Assisted living facilities | P | P | C | C | - | P |
| Nursing homes | P | P | C | C | - | P |
| Other residential care facilities | see section 32-594524 | | | | | |
| LODGING | | | | | | |
| Bed-and-breakfast inns | P | C | C | P | P | P |
| Hotels and motels | P | P | - | P | - | P |
| BUSINESS | | | | | | |
| Offices, limited | P | P | C | P | P | P |
| Offices | P | P | - | P | P | P |
| Stores & services, general | P | P | - | P | P | P |
| Stores & services, large format | P | P | - | P | - | P |
| Service Station/Convenience Business | - | - | - | C | - | P |
| Family Entertainment Center | P | P | - | P | - | P |
| Drive-through facilities (for any use) | C | - | - | C | C | C |
| Contractor & trade operations | P | - | - | P | P | P |
| Garage, public parking | C | C | - | C | - | P |
| Parking Lot | C | C | - | C | C | P |
| Parking lot, interim | C | C | - | C | C | C |
| Alcoholic beverage establishments | P | C | - | P | P | P |
| Racing and casino complexes | - | - | - | - | - | P |
| Restaurants | P | P | - | P | P | P |
| Studio or workshop | P | P | - | P | P | P |
| Vehicle sales, repair, or service | - | - | - | C | - | P |
| Warehouse/Self-Storage Facility (1) | - | - | - | - | - | P |
| CIVIC & EDUCATION | | | | | | |
| Civic open spaces | P | P | P | P | P | P |
| Day care centers | P | P | C | P | P | P |
| Government uses | P | P | - | P | - | -P |
| Places of worship | P | P | C | P | - | - |
| Schools, public and private | P | P | C | P | P | - |
| P = Permitted Use C = Conditional Use - = Use Not Permitted | | | | | | |

(1) Permitted only on parcels abutting NE 1 Avenue and/or NE 7 Street.

Section 32-194. Configuration of Buildings.

(d) Architectural Standards. In all RAC subdistricts, the following architectural standards apply:

- (1) Building façades facing streets or civic open spaces must have transparent windows covering ~~between~~ a minimum of 20 percent and a maximum of 75 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than twenty percent (20%).

Section 32-200. Greyhound Track Subdistrict Standards

(a) Purpose and Intent. The Greyhound Track Subdistrict is intended to be a ~~unique, lively arts mixed use~~ and commerce area accommodating a wide range of uses including commercial, residential, retail, and some industrial uses.

(b) ~~Incremental Redevelopment. The development of individual buildings on the site shall follow the Commercial Recreational (active) district (CR-A) standards in addition to the following:~~

- ~~(1) A perimeter landscape treatment at least 10 feet wide shall be installed along the nearest street frontage comprised of a continuous, maintained hedge three feet to three feet six inches high and one shade tree, uniformly spaced, per 25 feet of linear street front.~~
- ~~(2) Buildings shall be positioned on the site so that a street and block network that meets the requirements of Section 32-205 can be incorporated in a long-term redevelopment strategy.~~

Table 32-200(a) provides the dimensional requirements regarding lot size, lot coverage, building setbacks, and building frontage for the RAC Greyhound Track subdistrict. Figure 32-200(a) illustrates the dimensional requirements from the table.

- (1) A minimum of 75 percent of the linear width of the lot along a Primary Street shall be occupied by the primary façade of a building, located in accordance with the minimum and maximum setbacks in Table 32-200(a).
- (2) Secondary streets do not have a required minimum building frontage and buildings shall be located in accordance with the minimum setback in Table 32-200(a).
- (3) Buildings taller than five stories are subject to additional setback requirements in order to ensure harmony among adjacent buildings and architectural articulation of building mass.
- (4) Buildings with more than 250 feet of street frontage shall provide a pedestrian passageway at least 10 feet wide connecting rear parking to the sidewalk in the public right-of-way that the building faces, and generally mid-point of the building frontage.

(c) Building Size and, Height and Lot Area

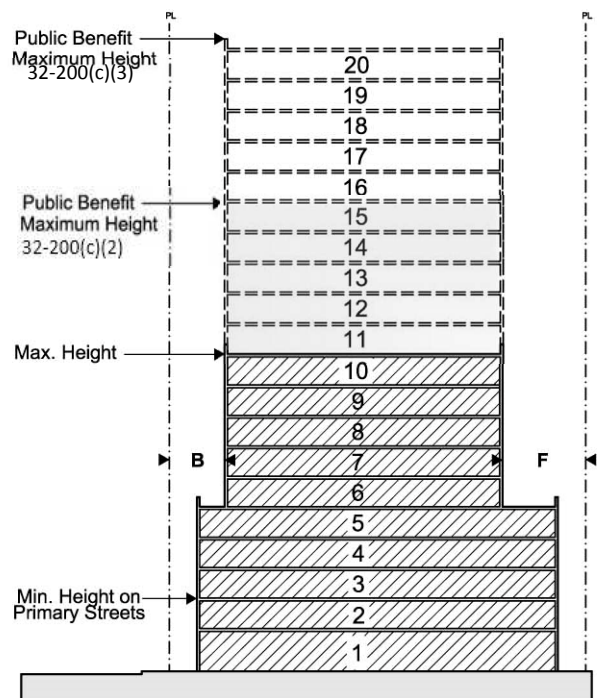
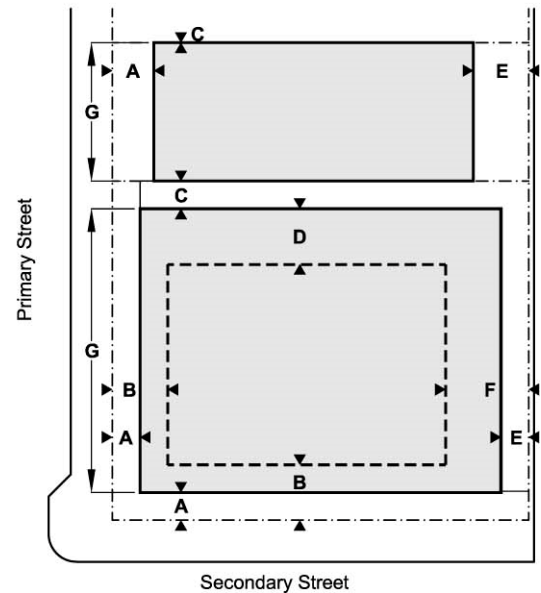
- (1) On Primary Streets, the minimum building height is two stories in height or one story at least 20 feet tall.

- 125 (2) Maximum building height is ten stories, except that buildings which provide all the
126 following public benefits may build to fifteen stories:
127 a. Provide a total of 7.5% of the site, or the portion of the site proposed
128 for development in a multi-phased project, as Civic Open Space(s);
129 and
130 b. Provide street/streetscape improvements consistent with the City's
131 complete streets efforts, on both sides of adjacent rights-of-way; and
132 c. On Secondary streets fully conceal parking levels at the sidewalk level
133 for a depth of at least 20 feet by a story containing active uses, such
134 as residential, office, or retail.
135 (3) Developments which meet the criteria in section (2) above, have 100 feet or more
136 of frontage along Pembroke Road, and are on three or more contiguous acres may
137 receive approval from the City Commission for five additional stories, for a total of
138 20.
139 (4) Site Plan Approval may be granted by the City Commission in accordance with
140 Section 32-205 Approval Process for a development that is less than 5 contiguous
141 acres in lot area under unified control. Such development shall not be subject to
142 the Central RAC regulations contained in Section 32-204 Street and Block
143 Standards.
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| Table 32-200 (a) | | |
|--|--|---|
| Greyhound Track Subdistrict Dimensional Requirements | | |
| Lot Size | | |
| <u>Lot Width</u> | | 50 ft. min. |
| <u>Lot Area</u> | | 5,000 sq. ft. min./100,000 sq. ft. max. (5) |
| <u>Lot Coverage</u> | | 95% max |
| <u>Minimum Landscape Area</u> | | 5% min. |
| Building Placement | | |
| <u>A</u> | <u>Primary Street Setback (1)</u> | 10 ft. min. 15 ft. max. |
| | <u>Secondary Street Setback</u> | 10 ft. min. |
| <u>B</u> | <u>Street Above the 5th Story</u> | 20 ft. |
| <u>C</u> | <u>Interior Side Setback</u> | 0 ft. min. (2) |
| <u>D</u> | <u>Side Above the 5th Story</u> | 30 ft. min. |
| <u>E</u> | <u>Rear Setback</u> | 10 ft. min. |
| <u>F</u> | <u>Rear Above the 5th Story</u> | 30 ft. min. |
| <u>G</u> | <u>Building Frontage on Primary Streets</u> | 75% min 100 % max. |
| Building Size and Height | | |
| <u>Min Height Primary Streets</u> | | 2 Stories, or 1 Story 20 ft. high |
| <u>Base Building Height</u> | | 10 Stories |
| <u>Maximum Building Height Limit (3)</u> | | 15 Stories (3) |
| <u>Maximum Building Height Limit (4)</u> | | 20 Stories (4) |
| Density | | |
| <u>Base Density</u> | | 50 du/ac |
| <u>Max. Density</u> | | Up to 90 du/ac (6) |
| Civic Open Space Requirement | | |
| <u>All Sites 40,000 sq. ft. or more</u> | | 5% |
| <u>All Sites Exceeding Base Density or Base Height Limit</u> | | 7.5% |
| <ol style="list-style-type: none"> 1. <u>Side lot lines facing streets are regulated by front setback requirements.</u> All light and air shafts shall be provided within the lot see Section 32-194(b)(2)b. 3. <u>Subject to Section 32-200(c) (2).</u> 4. <u>Subject to Section 32-200(c) (3).</u> 5. <u>Subject to Section 32-200(c) (4).</u> 6. <u>Subject to Section 32-200(d) (4) a. and b.</u> | | |

Figure 32-200 (a)
Greyhound Track Building Placement & Height



159 (d) Buildings Uses and Density:

160 (1) Specific Uses. Specific uses in the RAC Greyhound Track subdistrict shall
161 conform to the regulations in Section 32-193 Allowable Uses.

162 a. Public Parking Garages. On Primary Streets, Public parking garages
163 open to the public as a principal use shall be lined along the sidewalk
164 level for a depth of at least 20 feet by a story containing active use(s),
165 such as residential, office or retail.

166
167 (2) Conditional Use Standards. Conditional uses must be approved pursuant to the
168 provisions in Section 32-964 Conditional Uses. In addition, the following
169 regulations apply:

- 170 a. Drive-through facilities for any use. Drive-through facilities for any use
171 shall have the drive through window(s) and stacking area located behind
172 buildings on Primary Streets. On Secondary Streets, drive through
173 facilities may be located to the rear or side of buildings.
174 b. (e) Interim Parking Lots. Parcels no greater than 25,000 square feet in area
175 may be approved for interim parking lots serving general business and
176 residential areas for specific timeframes. Interim parking lots must be
177 maintained with a dust-free surface and shall have perimeter landscaping
178 comprised of a continuous maintained hedge three to four feet in height
179 with one tree every 30 feet installed along streets and residential
180 properties, with final details to be incorporated as conditions of approval.
181 The approval may specify an annual review process that could result in
182 revocation if these requirements and any other conditions of approval are
183 not maintained.

184 (d) Large Scale Redevelopment.

185 ~~In the event that significant redevelopment of the site is proposed, a street and block~~
186 ~~network consistent with the requirements of Section 32-205 that interconnects and the~~
187 ~~expands the local street network shall be established for the site and regulations~~
188 ~~regarding building setbacks and frontage shall be incorporated into this Subdistrict.~~

189 (3) Base Density. The Base Density in Table 32-(200)(a) is the number of dwelling
190 units allowed per acre.

191 (4) Maximum Density. The Maximum Density in Table 32-200(a) is the number of
192 dwelling units allowed per acre based upon all the following performance criteria
193 and the approval process set forth in Sections 32-205 Approval Process and 32-
194 206 RAC Density Allocation Standards:

- 195 a. For density up to 70 du/ac, projects shall:
196 1. Provide a total of 7.5 % of the site, or the portion of the site proposed
197 for development in a multi-phased project, as Civic Open
198 Spaces(s);

2. Fully conceal parking garage levels on Secondary streets at the sidewalk level for a depth of at least 20 feet by a story containing active use(s), such as residential office, or retail; and
3. Provide street/streetscape improvements consistent with the City's complete streets efforts, on both sides of adjacent rights-of-way.
- b. For density up to 90 du/ac, in addition to the criteria in (d)(4)(a), projects shall:
 1. Provide at least 15% of the project's residential units as workforce housing or contribute to the City's affordable housing fund; and
 2. Provide at least 10% more parking than the amount required, accessible to the general public on an hourly or daily basis, with a fee to be determined by the owner in consultation with the City Manager .

(e) Frontage Standards.

(1) The front setback and side setbacks facing streets shall be hardscaped with the following design characteristics:

- a. Street trees shall be installed as set forth in Section 32-201(c) Frontage Standards.
- b. A pedestrian walkway shall be accommodated as set forth in Section 32-201(b) Frontage Standards.
- c. Any setback area not needed to accommodate a pedestrian walkway as determined by the city may be landscaped using trees, potted plants in removable planters, and ground planting that does not obstruct views into windows, and may also be used to accommodate merchandise displays or outdoor dining areas.

(2) The main entrance(s) to ground story lobbies or commercial space(s) shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than 75 feet.

(3) Building entrances shall use at least one of the following frontage types detailed in Section 32-201:

- a. Stoop
- b. Forecourt
- c. Bracketed Balcony
- d. Storefront
- e. Arcade/Colonnade
- f. Porch

(f) Other applicable Standards. See Section 32-194 Configuration of Buildings and Section 32-203 Central RAC Parking Standards; for standards that also apply to the RAC Greyhound Track Subdistrict.

DIVISION 3. FORM-BASED ZONING DISTRICTS Subdivision I. Central RAC District

32-205 APPROVAL PROCESSES

- 243 (a) Approval types. Development applications may follow two different review and
244 approval processes:
- 245 (1) Development applications in the Central RAC zoning district may be approved
246 administratively if the application:
- 247 a. Meets all requirements of this code; and
248 b. Does not exceed the base density specified for its RAC subdistrict; and
249 c. Does not require any conditional uses, variances, or redevelopment area
250 modifications.
- 251 (2) Development applications in the Central RAC zoning district may be approved
252 only by the city commission using the ~~m~~M~~a~~j~~o~~r ~~d~~e~~v~~e~~lopment ~~r~~e~~v~~iew process
253 if the application:~~
- 254 a. Meets all requirements of this code only upon approval of simultaneously
255 requested conditional uses, variances, or redevelopment area
256 modifications; and/or
257 b. Is requesting a density level between the base density and the maximum
258 density allowable in any Central RAC subdistrict.
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- 260 (b) Submission requirements and procedures.
- 261 (1) Development applications in the Central RAC zoning district that may be approved
262 administratively (see subsection (a)(1) above) shall be submitted to the city using
263 the procedures in Article V of this code, except that the Development Services
264 Director has the authority to approve the application administratively even if
265 Chapter V would otherwise require review and approval by the planning and zoning
266 board and the city commission.
- 267 (2) Development applications in the Central RAC zoning district that may be approved
268 only by the city commission (see subsection (a)(2) above) shall be submitted to
269 the city using the procedures in Article V of this code. These applications will be
270 reviewed and processed as if they were ~~m~~M~~a~~j~~o~~r ~~d~~e~~v~~e~~lopments even if they are
271 below the size thresholds in section 32-782(a) Applicability.~~
- 272 (c) Conditional uses and variances. The city commission may approve conditional uses
273 and variances in the Central RAC zoning district using the procedures and standards
274 in Article VIII of this code plus any additional standards set forth in the Central RAC
275 regulations. However:
- 276 (1) These processes cannot be used to increase the number of stories above the
277 maximum building height established for each Central RAC subdistrict.
- 278 (2) These processes cannot be used to increase density levels above the base density
279 in any Central RAC subdistrict; the process for requesting a density increase (up
280 to the maximum density) is set forth in section 32-206.

(d) Redevelopment area modifications. The city commission may approve redevelopment area modifications in the Central RAC zoning district using the procedures and standards in section 32-135 Redevelopment Area Modifications, plus the following additional standards:

(1) This process cannot be used to increase the number of stories above the maximum building height established for each Central RAC subdistrict.

(2) This process cannot be used to increase density levels above the base density in any Central RAC subdistrict; the process for requesting a density increase (up to the maximum density) is set forth in section 32-206.

(e) General rules for changes to Central RAC zoning district.

(1) Overlays as contained within Section 32-186.

a. Prior mapped overlays. Portions of the Central RAC zoning district had previously been included in one or more mapped overlays: North Dixie Corridor Overlay, South Dixie Highway Overlay, Fashion Art and Design Overlay, Pembroke Road Overlay, Foster Road Corridor Overlay, and Redevelopment Overlay. Relevant parts of those overlay regulations have been incorporated into the Central RAC subdistrict regulations.

b. Previously approved planned development overlays. Some individual properties in the Central RAC zoning district had obtained prior approval for a site-specific "planned development district (PDD)" overlay. At the landowner's discretion:

1. The terms of those approvals may continue to be used to obtain remaining development approvals until such time as the original approval and/or development agreement has expired; or
2. The provisions of the Central RAC zoning district may be used to obtain future development approvals without rescinding the prior "planned development" approval. However, the two methods may not be combined except to the extent that non-conformity with the current code is not furthered. :

c. Future overlays. Additional mapped or planned development overlays may ~~not~~ be approved in the Central RAC zoning district, ~~with~~ subject to the following ~~exceptions~~ restrictions:

1. On sites in the RAC Corridor subdistrict with 5 or more contiguous acres under unified control, a landowner may request a Planned Development Overlay (PDO) and development agreement consistent with the applicable provisions of section 32-186; on sites in the Greyhound Track subdistrict with 5 or more contiguous acres in lot area under unified control, a landowner may request a Planned Development Overlay (PDO) and development agreement consistent with the applicable provisions of section 32-186.

- 321 2. On sites in the RAC Corridor subdistrict with 3 to 5 contiguous acres
322 under unified control, a landowner may request a Planned Development
323 Overlay (PDO) and development agreement consistent with the
324 applicable provisions of section 32-186 for a period up to six months
325 after the land was rezoned to the Central RAC zoning district.
- 326 i. The request must accompany an official development application
327 that meets the site plan review submission requirements as set forth
328 in Article V of the City of Hallandale Beach Zoning and Land
329 Development Code.
- 330 ii. Development approval for the application must be obtained within
331 six months of the original request for PDO and development
332 agreement. For good cause shown, the City Manager may grant an
333 additional six (6) months for the development plan approval.
- 334 iii. Development approvals granted under this provision are subject to
335 extension provisions as outlined in Section 32-790 of the City of
336 Hallandale Beach Zoning and Land Development Code.
- 337 iv. Should the site plan approval expire, the development agreement
338 shall expire concurrently, and the PDO will be administratively
339 removed via rezoning.
- 340 3. ~~Under either exception, the following additional standards shall apply~~
341 All sites within a Planned Development Overlay shall be subject to the
342 following additional standards:
- 343 i. Development must be consistent with the city's comprehensive
344 plan.
- 345 ii. Allowable uses and all development regulations and requirements,
346 including height and density shall be as specified for the RAC
347 Corridor subdistrict, except where modifications were specifically
348 requested and explicitly approved in the Planned Development
349 Overlay and development agreement.
- 350 iii. Allowable uses and all development regulations and requirements,
351 including height and density shall be as specified for the underlying
352 subdistrict, except where modifications are specifically requested
353 and explicitly approved in a Planned Development Overlay and
354 development agreement.
- 355 iv. Such modifications specifically requested and specifically approved
356 in a Planned Development Overlay and development agreement
357 shall not be required to demonstrate compliance with the
358 development regulations applicable for the underlying subdistrict.
- 359 (2) Expansions, contractions, and subdistrict adjustments. The boundary of the
360 Central RAC zoning district and the boundaries of its subdistricts may be expanded
361 or contracted by the city commission by amending the regulating plan in section
362 32-192. Landowners desiring boundary changes to the regulating plan must
363 request an amendment to the zoning and land development code instead of using

the rezoning process. Requests for amendments to the regulating plan shall be advertised, posted and noticed in conformity with the requirements of section 32-1004 as to rezonings in addition to requirements for zoning code text amendments.

(f) Transitional Period. For applications submitted prior to September 1, 2014, staff may present an analysis of the measurable parameters of development under both regulations.

Sec. 32-8. - Definitions.

Family means one or more persons occupying a dwelling, not more than three of whom are unrelated to each other by birth, adoption, or marriage.

Family entertainment center is a use applicable only to the Central RAC, which means an entertainment center catering to families, which includes, but is not limited to, such entertainment uses as bowling lanes, arcade and video games, with redemption prizes, and some form of food and beverage, among other things to do.

Fence (wall) means any construction of wood, metal, wire mesh, masonry or other material, erected for privacy, protection, ornamentation, enclosure or screening.

Turf grass means all species normally grown as permanent lawns in South Florida and/or identified in *Waterwise* by the South Florida Water Management District. Turf grass areas are required to be sodded and shall be clean and reasonably free of weeds and noxious pests or diseases.

Unified Control is a term that is applicable only to the Central RAC, which means all land included for development at the time of site plan approval that is under the legal control of the applicant, whether applicant be an individual, partnership, corporation, or group of individuals, partnership, corporation, or group of individuals, partnerships, or corporations. The legal instrument establishing unified control shall be approved by the city attorney. The site plan approval shall run with the land and shall be binding on all successors in interest to the property. Nothing herein shall be construed to preclude the sale of any portion of the property that was the subject of the site plan approval after recordation of the development order constituting the site plan approval.

Use, principal, means the same as "Permitted use."

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SECTION 2. 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 3. 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 4. Codification. It is the intention of the Mayor and City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention the words "ordinance" or "section" may be changed to other appropriate words.

SECTION 5. Effective date. This Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED on 1st reading on September 21, 2016.

PASSED AND ADOPTED on 2nd reading on October 19, 2016.

JOY F. COOPER
MAYOR

ATTEST:

MARIO BATAILLE, CMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
FORM

V. LYNN WHITFIELD
CITY ATTORNEY