

RESOLUTION NO. 2018-020

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, APPROVING MAJOR DEVELOPMENT APPLICATION #DB-17-1196 FOR THE VILLAGE AT BLUESTEN PARK PROJECT LOCATED AT 215 S.E. 5TH STREET, AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Bluesten Developers, LLC ("Applicant") requests Major Development Review approval of Application #DB-17-1196 pursuant to Section 32-782 of the Code of Ordinances of the City of Hallandale Beach to construct the Village at Bluesten Park, a three (3) story, forty-five (45) unit residential development located at 215 S.E. 5th Street; and

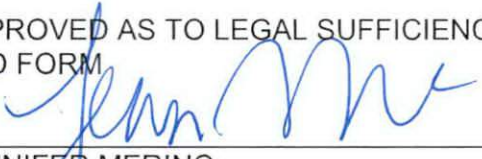
WHEREAS, Applicant is the owner of the Project Site, which is located in the designated Regional Activity Center on the City's Future Land use Map; and

WHEREAS, on January 24, 2018, at a duly noticed public hearing, the Planning and Zoning Board reviewed the application for Major Development Review and rendered a recommendation of approval to the Mayor and City Commission, with the City Administration's conditions and with an additional condition that the on-site parking spaces be assigned to the residents' units; and

WHEREAS, Applicant also submitted an application for redevelopment area modifications ("RAMs") which are submitted to the City Commission for approval pursuant to Code Section 32-135 of the Land Development Code, allowing the City Commission to modify specified development standards relating to any proposed project through the RAM process in lieu of a variance if certain enumerated criteria are met; and

WHEREAS, the requested RAMs include waivers from the requirements in the Regional Activity Center related to minimum primary street setbacks, minimum building frontage requirements on a primary street, minimum civic space for sites exceeding the base density, minimum floor area in one bedroom units, and minimum number of parking spaces for multi-family residential uses; and

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72 APPROVED AS TO LEGAL SUFFICIENCY
73 AND FORM



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76 JENNIFER MERINO
77 CITY ATTORNEY