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EXHIBIT 1
RESOLUTION NO. 2025-

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATION # DB-24-04402 FOR MAJOR DEVELOPMENT PLAN APPROVAL AND APPLICATION # RD-24-04428 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) BY HALLANDALE HOTEL HOLDINGS, LLC, TO CONSTRUCT THE HALLANDALE HOTEL, A 15-STORY HOTEL WITH 246 UNITS AT THE PROPERTY LOCATED AT 804 S. FEDERAL HIGHWAY; REQUESTING RAMS FROM REQUIRED BUILDING PLACEMENT ON SE 8TH AVENUE, RELATIVE TO THE REQUIRED STREET SETBACK ABOVE THE 5TH FLOOR, RELATIVE TO THE MINIMUM SIDE SETBACK REQUIRED ABOVE THE 5TH FLOOR, RELATIVE TO THE MINIMUM REAR SETBACK ABOVE THE 5TH FLOOR, RELATIVE TO PARKING AND LOADING ZONE REQUIREMENTS, RELATIVE TO REQUIRED PERIMETER LANDSCAPING AND MINIMUM DIMENSION OF PEDESTRIAN WALKWAYS, AND RELATIVE TO THE CIVIC OPEN SPACE REQUIREMENTS FOR SITES EXCEEDING BASE HEIGHT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Applicant, Hallandale Hotel Holdings, LLC, is requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs) in order to construct a 15-story hotel with 246 keys at the property located at 804 S. Federal Highway within the City of Hallandale Beach (“City”); and

WHEREAS, the Applicant has submitted the following Applications for consideration by the City Commission:

1. Application # DB-24-04402 for Major Development approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the 246-unit hotel.
2. Application # RD-24-04428 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
 - a) Table 32-195(a)(B) RAC Corridor, Building Placement, relative to the required building placement on SE 8th Avenue;

- 40 b) Table 32-195(a)(B) RAC Corridor, Building Placement, relative to the required street
- 41 setback above the 5th floor;
- 42 c) Table 32-195(a)(D) RAC Corridor, Building Placement, relative to the minimum side
- 43 (south) setback required above the 5th floor;
- 44 d) Table 32-195(a)(F) RAC Corridor, Building Placement, relative to the minimum rear
- 45 setback required above the 5th floor;
- 46 e) Table 32-203(b) relative to the minimum loading zone requirements;
- 47 f) Section 32-453(i)(2) relative to the maximum number of abutting parking spaces
- 48 allowed in dead-end parking corridors;
- 49 g) Section 32-453(i)(4) prohibiting vehicular parking spaces to back into a public right-of-
- 50 way;
- 51 h) Section 32-384 relative to perimeter landscaping within vehicular use areas;
- 52 i) Table 32-201(i) relative to the minimum dimension of pedestrian walkways of
- 53 secondary streets in the RAC Corridor subdistrict; and

54

55 **WHEREAS**, pursuant to Section 32-205(a)(2) of the City’s Zoning and Land
56 Development Code, consideration and recommendation by the Planning and Zoning Board
57 are required prior to City Commission approval of Major Development applications in the
58 Central RAC District when requesting more than the permitted base density, and City
59 Commission action is required for redevelopment area modifications (RAMs); and

60

61 **WHEREAS**, on January 27, 2025, the City’s Planning and Zoning Board considered
62 the Applicant’s request for Major Development Approval and recommended the Application
63 for approval by a 5-0 vote, subject to eleven (11) conditions of approval:

64

65 **WHEREAS**, Staff has determined that the proposed use is consistent with the zoning
66 district and the City’s Comprehensive Plan, and also with the overall vision of the Citywide
67 Master Plan land-use area; and

68

69 **WHEREAS**, for reasons set forth in the Cover Memo, Staff recommends that the
70 Mayor and City Commission consider approval of 1) Major Development Application # DB-
71 24-04402 and 2) Redevelopment Area Modifications (RAMs) Application RD-24-04428, from
72 the above cited code provisions, subject to the eleven (11) conditions below (the

73 “Conditions”):

- 74 1. Payment of the City’s water impact fee in the amount of \$43,973.28.
- 75 2. Payment of the City’s sewer impact fee in the amount of \$216,255.06.
- 76 3. Payment of the City’s impact fees in the amount of \$385,748.15.
- 77 4. Compliance with the Green Building requirements of the Florida Green Building
78 Coalition “Gold” Standard certification or another recognized green building
79 agency as determined by the City.
- 80 5. The five (5) feet pedestrian walkway/sidewalk along SE 8th Street shall be located
81 on-site. The applicant must execute a sidewalk easement, in a form acceptable to
82 the City Attorney, for the on-site construction of the sidewalk before the building
83 permit for the project is issued.
- 84 6. Nine (9) EV Ready (electric vehicle) charging stations shall be provided as
85 reflected in the plans, and 16 parking spaces shall be EV Capable.
- 86 7. Installation of No Parking/No standing” signs along SE 8th Street as recommended
87 by the City’s traffic consultant.
- 88 8. The Applicant shall contract with the City for roll-out service by the Sanitation
89 Division for servicing the dumpster/trash disposal.
- 90 9. The hotel drop-off area, parking, loading and refuse pick-up shall function as
91 illustrated on site plan and Operations Plans. Any modifications to the Operational
92 Plans shall be considered by the Department of Sustainable Development Director
93 or designee. The City of Hallandale Beach maintains the right, in perpetuity, to
94 have the property owner/developer modify the Operations Plan as necessary to
95 address any unforeseen operational or safety issues after the hotel has opened.
- 96 10. The parking garage shall be adequately screened to the satisfaction of the DSD
97 Director. Detailed plans and materials proposed shall be provided for review and
98 approval prior to the issuance of the building permit.
- 99 11. Elimination of parking spaces #190 -193 at the dead-end drive in Level 4 of the
100 parking garage to allow for additional maneuvering area.
- 101 12. Continued compliance with all conditions for permits or authorizations required to
102 be obtained for issuance of this approval and certificate of occupancy.

103
104 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY**
105 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

106 **SECTION 1. Incorporation of Recitals.** The foregoing “Whereas” clauses are
107 incorporated herein.

108

109 **SECTION 2. Major Development Application.** Based on the substantial competent
110 evidence provided on the record, hereby incorporated herein by reference, including, but not
111 limited to, the Agenda Cover Memo, any materials presented by the applicant and the sworn
112 testimony of staff, the applicant and any experts, the Mayor and City Commission hereby find

- 113 o Compliance
- 114 o Non-compliance

115 with the criteria applicable to Section 32-782 of the Zoning and Land Development Code and
116 does hereby

- 117 o approve /
- 118 o approve subject to Conditions as stated above
- 119 o deny

120 Major Development Application # DB-24-04402.

121

122 **SECTION 3. Redevelopment Area Modifications.** Based on the substantial
123 competent evidence provided on the record, hereby incorporated herein by reference,
124 including, but not limited to, the Agenda Cover Memo, any materials presented by the
125 applicant and the sworn testimony of staff, the applicant and any experts, the Mayor and City
126 Commission hereby find

- 127 o Compliance
- 128 o Non-compliance

129 with the criteria applicable to Section 32-135(a) of the Zoning and Land Development Code
130 and

- 131 o approve /
- 132 o approve subject to Conditions
- 133 o deny

134 Application # RD-24-04428 requesting Redevelopment Area Modifications (RAMs) from the
135 above-cited code provisions.

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139 **SECTION 4. Effective Date.** This Resolution shall take effect immediately upon its
140 passage and adoption.

141
142 APPROVED AND ADOPTED this _____ day of _____ 20__.

143
144
145 _____
146 JOY F. COOPER
147 MAYOR

148 SPONSORED BY: CITY ADMINISTRATION
149 ATTEST:

150
151
152 _____
153 JENORGEN GUILLEN, CITY CLERK

154
155 APPROVED AS TO LEGAL SUFFICIENCY
156 AND FORM

157
158
159 _____
160 JENNIFER MERINO
161 CITY ATTORNEY
162