

EXHIBIT 1
RESOLUTION NO. 2025 -

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE APPLICATION FOR PLAT APPROVAL OF THE BEACH GATEWAY PLAT FOR CERTAIN PROPERTY LOCATED AT 600 EAST HALLANDALE BEACH BOULEVARD IN ACCORDANCE WITH CHAPTER 32, ARTICLE II, DIVISION 2 OF THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES, ZONING AND LAND DEVELOPMENT CODE; AUTHORIZING THE TRANSMITTAL OF SAME TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH CHAPTER 5, ARTICLE IX, DIVISION 2, SEC. 5-181 OF THE BROWARD COUNTY CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1980, the City Commission of the City of Hallandale Beach ("City Commission") approved the "Promenade at Hallandale Plat" for the subject property with a plat note restricting developments to non-residential use; and

WHEREAS, the subject property is currently a commercial plaza comprised of various uses located at 600 East Hallandale Beach Boulevard within the City of Hallandale Beach ("City"), encompassing approximately eight-acres of land located at the southeast intersection of Hallandale Beach Boulevard and Federal Highway (US1); and

WHEREAS, 600 Hallandale Partners, LLC, ("Applicant") is requesting approval of approval of the Beach Gateway Plat in accordance with Article II, Division 2 of the Zoning and Land Development Code in order to facilitate redevelopment of the property; and

WHEREAS, the plat application is required in order to allow future development of the property as may be permitted by the current zoning and Land Use designation of the parcel; and

WHEREAS, through Application #P-24-07126, the applicant proposes to subdivide the property into four (4) parcels as further described below and has filed the subject application to replat the property from the approved "Promenade at Hallandale Plat" to the proposed "Beach Gateway Plat"; and

35 **WHEREAS**, Plat applications are reviewed pursuant to Article II, Division 2,
36 Sections 32-71 through 32-101 of the Zoning and Land Development Code (the
37 “Code”) and City staff has reviewed the Plat according to Section 32-74 and Section
38 32-75 of the Zoning and Land Development Code; and

39 **WHEREAS**, Broward County requires municipalities to provide preliminary plat
40 approval prior to processing by the Broward County Commission, and upon approval
41 of the attached Resolution by the City Commission, the applicant will present its
42 request to the County Commission for county consideration and approval; and

43 **WHEREAS**, City staff finds that the proposed plat is consistent with the City’s
44 Comprehensive Plan, and Zoning and Land Development Code and therefore
45 recommends its approval, subject to specific conditions set forth below; and

46 **WHEREAS**, the Planning and Zoning Board held a Public Hearing on June 10,
47 2025, and considered approval of the application with City Administration’s conditions
48 to the City Commission; and

49 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY**
50 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

51 **SECTION 1. Recitals.** The foregoing “Whereas” clauses are adopted herein.

52 **SECTION 2. Consideration of Plat Approval.** The Mayor and City
53 Commission of the City of Hallandale Beach hereby **(approves/denies)** the proposed
54 Beach Gateway Plat for the property generally located at 600 East Hallandale Beach
55 Boulevard subject to the following conditions:

56 1. The applicant shall bond for and construct any required street and right-of-way
57 improvements including but not limited to sidewalks, pavement, construction,
58 striping, signage, landscaping, and drainage improvements.

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60 2. The Plat is restricted to a maximum of 160,217 square feet of commercial use
61 as reflected on the note on the face of the plat as follows:

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63 *“This plat is restricted to a maximum of 40,200 square feet of commercial use*
64 *on Parcel A; 12,820 square feet of commercial use on Parcel B; 54,200*
65 *square feet of commercial use on Parcel C; and 52,997 square feet of*
66 *commercial use on Parcel D.”*
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3. The applicant shall address all conditions set forth by the Broward County Urban Planning Division in their review of the subject plat.
4. Approval of this plat does not eliminate or waive the requirement for future site plan approval by the City of Hallandale Beach. Any proposed improvements or development on the individual parcels must undergo the City's formal site plan review and approval process in accordance with applicable regulations. Additional conditions may be required for approval of site plans, including further amendment of plat or plat notes.
5. The required easement agreement and maintenance covenants must be finalized and recorded to the satisfaction of the City Attorney and prior to the issuance of a building permit for demolition of the existing development or any new structure on the property and before the City officials sign the proposed plat.
6. All portions of existing structures that cross new property lines or encroach into required access easements shall be demolished, with final inspections approved, prior to execution of the plat by City officials.
7. The final plat shall be approved by the Broward County Commission and the Plat recorded in the public records of Broward County prior to the issuance of a building permit for any new structure on the property.
8. An electronic copy of the plat and a mylar copy of the final plat as recorded, shall be delivered to the City following recordation and prior to the issuance of any building permit.
9. Maintain compliance with all conditions of approval of all reviewing agencies.

SECTION 3. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

104 APPROVED AND ADOPTED this ____ day of _____, 20__.

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JOY COOPER
MAYOR

112 SPONSORED BY: CITY ADMINISTRATION

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114 ATTEST:

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JENORGEN GUILLEN
CITY CLERK

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122 APPROVED AS TO LEGAL SUFFICIENCY AND

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JENNIFER MERINO

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