

1 EXHIBIT 1

2 RESOLUTION NO. 2025-

3
4 A RESOLUTION OF THE MAYOR AND CITY COMMISSION
5 OF THE CITY OF HALLANDALE BEACH, FLORIDA,
6 CONSIDERING APPLICATION # DB-24-5547 FOR MAJOR
7 DEVELOPMENT PLAN APPROVAL AND APPLICATION #
8 RD-24-5548 FOR REDEVELOPMENT AREA
9 MODIFICATIONS (RAMS) BY 221 DEVELOPERS, LLC, TO
10 CONSTRUCT SEVEN PARK, A MIXED-USE PROJECT
11 CONSISTING OF 124-UNIT MULTI-FAMILY UNITS AND
12 4,150 SQUARE FEET OF COMMERCIAL SPACE AT THE
13 PROPERTY LOCATED AT 218-220 SE 7TH STREET;
14 REQUESTING RAMS FROM REQUIRED BUILDING
15 PLACEMENT ON SE 8TH AVENUE, RELATIVE TO THE
16 REQUIRED STREET SETBACK ABOVE THE 5TH FLOOR,
17 RELATIVE TO THE MINIMUM REAR SETBACK, RELATIVE
18 TO THE MINIMUM SIDE AND REAR SETBACK ABOVE
19 THE 5TH FLOOR, RELATIVE TO PARKING
20 REQUIREMENTS, AND RELATIVE TO THE CIVIC OPEN
21 SPACE REQUIREMENTS; AND PROVIDING AN
22 EFFECTIVE DATE.
23

24
25 **WHEREAS**, the Applicant, 221 Developers, LLC is requesting Major Development
26 Plan approval, Redevelopment Area Modifications (RAMs), and a Plat Note Amendment in
27 order to build Seven Park, a mixed-use project consisting of 124-unit multi-family units and
28 4,150 square feet of commercial space at the property located at 218-220 SE 7th Street within
29 the City of Hallandale Beach ("City"); and

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

- 32 1. Application # DB-24-5547 for Major Development Review approval pursuant to Section
33 32-782 of the Zoning and Land Development Code in order to construct the proposed
34 mixed-use project.
35 2. Application # RD-24-5548 requesting Redevelopment Area Modifications (RAMs) from
36 the following code provisions:
37 a) Sec. 32-196(a)(A) Transit Core Subdistrict, Building Placement, to allow 6 feet setback
38 on Primary Streets instead of 10 feet.

- b) Section 32-196(a)(B) Transit Core Subdistrict, Building Placement, to allow a street building setback of 6 feet instead of 20 feet above the 5th floor.
- c) Section 32-196(a)(C) Transit Core Subdistrict, Building Placement, Interior Side (east) Setback to allow zero feet instead of 30 feet for a portion of the building above the 5th floor.
- d) Section 32-196(a)(E) Transit Core Subdistrict, Building Placement, Rear (south) Setback to allow a 6 feet rear-yard setback instead of the 10 feet.
- e) Section 32-196(a)(F) Transit Core Subdistrict, Building Placement, Rear (south) Setback to allow a 6 feet rear-yard setback instead of the 20 feet required above the 5th floor.
- f) Section 32-202(a) regarding Civic Open Spaces and their configuration, proposing a 5.1% Civic Open Space area instead of the required 7.5%.
- g) Section 32-203(a) regarding the minimum number of parking spaces required for mixed-use developments in Central RAC District in order to provide 159 parking spaces instead of 169 spaces required.
- h) Section 32-453(1)(2) relative to the maximum number of abutting parking spaces allowed in dead-end parking corridors; and

WHEREAS, the Project is the site of the Blue South Apartments Project, a 5 story, 46-unit apartment building approved by the City Commission on August 2, 2023, however the former owner, 228 Park Partners LLC, did not obtain the building permit for the Project and the approvals expired on February 2, 2025; and

WHEREAS, the applicant has also filed Application #P-25-1942 requesting to amend the Note on the Blue South Plat from 46 residential units to 124 residential units and 4,300 square feet commercial use to allow the proposed development on the property; and

WHEREAS, pursuant to Section 32-205(a)(2) of the Zoning and Land Development Code, Planning and Zoning Board consideration and recommendation is required prior to City Commission approval of Major Development applications in the Central RAC District when requesting more than the permitted base density

WHEREAS, pursuant to Section 32-135(a), the City Commission can approve requests for RAMs if it is determined that all the criteria of Article III Section 32-135(a) of the Code have been met, and the City Commission may also impose conditions to mitigate any adverse impacts of the Application's request for RAMs; and

72
73 **WHEREAS**, on June 10, 2025, the City's Planning and Zoning Board considered the
74 Applicant's request for Major Development Approval; and

75 **WHEREAS**, Staff has determined that the proposed use is consistent with the zoning
76 district and the City's Comprehensive Plan, and also with the overall vision of the Citywide
77 Master Plan land-use area; and

78 **WHEREAS**, for reasons set forth in the Cover Memo, Staff recommends that the
79 Mayor and City Commission consider approval of 1) Major Development Application # DB-
80 24-5547 and 2) Redevelopment Area Modifications (RAMs) Application RD-24-5548, from
81 the above cited code provisions, subject to the thirteen (13) conditions below (the
82 "Conditions"):

- 83
84 1. Payment of the City's water impact fee in the amount of \$129,114.67.
- 85
86 2. Payment of the City's sewer impact fee in the amount of \$163,788.52.
- 87
88 3. Payment of the City's Impact fees in the amount of \$348,558.40.
- 89
90 4. Installation of sidewalks, on-street parking, and landscaping improvements along
91 SE 7th Street, and Old Federal Highway as shown on the plans.
- 92
93 5. Assignment by the City Commission of 50 Regional Activity Center (RAC) Units.
- 94
95 6. Nine (9) electric vehicle charging stations shall be provided as reflected in the
96 plans, and 17 parking spaces shall be EV Capable.
- 97
98 7. The sixteen-guest parking spaces shall be posted, reserved for guests use only.
- 99
100 8. Compliance with the Green Building requirements of the NGBS-Gold certification
101 or another recognized green building agency as determined by the City.
- 102
103 9. The Applicant shall contract with the City for roll-out service by the Sanitation
104 Division for servicing the dumpster/trash disposal.
- 105
106 10. Prior to the issuance of the building permit, a declaration of restrictive covenant, in
107 a form acceptable to the city attorney, shall be recorded in the public records of
108 Broward County, Florida, guaranteeing that the affordability 23 residential units for
109 the moderate income group described in Policy 2.16.3 of the Broward County land
110 use plan will be maintained for a period of at least 30 years for rental housing and
111 at least 30 years for owner occupied housing and that affordable housing units
112 shall be proportionately distributed amongst unit types and sizes throughout the
113 building. While occupying a rental unit annual anticipated gross income may
114 increase to an amount not to exceed 140% of the applicable mean income

adjusted for family size. Applicant must agree to abide by future regulations adopted by the City to administer affordable housing units.

11. Affordable units shall be available before or concurrently with bonus units and the quality of finishes and fixtures for affordable housing units shall be identical to the quality of finishes and fixtures for market rate units.

12. Prior to the issuance of the building permit, a Unity of Title, in a form acceptable to the city attorney, shall be recorded in the public records of Broward County, Florida.

13. The parking garage shall be adequately screened to the satisfaction of the DSD Director. Detailed plans and materials proposed shall be provided for review and approval prior to the issuance of the building permit.

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

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

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

- o Compliance

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

- o approve subject to Conditions as stated above for Major Development Application # DB-24-5547.

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

- o Compliance

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

- o approve subject to Conditions

Application # RD-24-5548 requesting Redevelopment Area Modifications (RAMs) from the above-cited code provisions.

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

APPROVED AND ADOPTED this ____ day of _____ 20__.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION
ATTEST:

JENORGEN GUILLEN, CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM

JENNIFER MERINO
CITY ATTORNEY