

1 EXHIBIT 1  
2 RESOLUTION NO. 2026-  
3

4 A RESOLUTION OF THE MAYOR AND CITY COMMISSION  
5 OF THE CITY OF HALLANDALE BEACH, FLORIDA,  
6 CONSIDERING APPLICATION # DB-25-02932 FOR MAJOR  
7 DEVELOPMENT PLAN APPROVAL, APPLICATION # RD-25-  
8 02935 FOR REDEVELOPMENT AREA MODIFICATIONS  
9 (RAMS) AND APPLICATION # V-25-02934 FOR VARIANCES  
10 BY HALLANDALE CENTRAL PARK, LLC TO CONSTRUCT A  
11 MIXED-USE DEVELOPMENT INCLUDING 90 RESIDENTIAL  
12 MULTI-FAMILY UNITS, 812 SQUARE FEET OF COMMERCIAL  
13 SPACE, AND ASSOCIATED AMENITIES AT THE PROPERTY  
14 LOCATED AT 113-121 SE 5 STREET; REQUESTING RAMS  
15 RELATIVE TO ACCESS AND ACCESSWAY  
16 REQUIREMENTS; REQUESTING VARIANCES TO REDUCE  
17 THE REQUIRED PRIMARY STREET SETBACK, STREET  
18 SETBACK AND SIDE SETBACK ABOVE THE FIFTH STORY,  
19 TO REDUCE THE REAR SETBACK, AND TO REDUCE  
20 REQUIREMENTS RELATIVE TO ARCADE/COLONNADE  
21 DEPTH AND CIVIC OPEN SPACE REQUIREMENTS; AND  
22 PROVIDING AN EFFECTIVE DATE.  
23  
24

25 **WHEREAS**, the Applicant, Hallandale Central Park, LLC, is requesting Major  
26 Development Plan approval, Redevelopment Area Modifications (RAMs) and Variances in  
27 order to construct the Hallandale Central Park mixed-use project, encompassing 90  
28 residential multi-family units, 812 square feet of commercial space, and associated amenities  
29 at the property located at 113-121 SE 5 Street within the City of Hallandale Beach ("City");  
30 and  
31

32 **WHEREAS**, the Applicant has submitted the following Applications for consideration  
33 by the City Commission:  
34

- 35 1. Application No. DB-25-02932 for Major Development Review approval pursuant to  
36 Section 32-782 of the Zoning and Land Development Code for a mixed-use  
37 development.  
38 2. Application No. RD-25-02935 requesting Redevelopment Area Modifications (RAMs)  
39 from the following code provisions:

- 40 a. Table 32-453(i)(4) – Access and Accessways, to allow for a three-point turn  
41 at the end of the parking corridor for the second floor double loaded south  
42 drive isle, in lieu of the requirement that single or double loaded parking  
43 corridors in excess of four abutting parking spaces shall be designed to  
44 permit vehicle entry and exit in one continuous forward motion without using a  
45 vacant space to turn around.

46  
47 3. Application No. V-25-02934 requesting Variances from the following code provisions:

- 48 a) Table 32-196(a) – Primary Street Setback Requirements, to allow a primary street setback  
49 of 5.67 feet to the building and 3 feet to balconies, in lieu of the required 10-foot minimum  
50 setback required.  
51 b) Table 32-196(a) – Street Setback Above 5<sup>th</sup> Story Requirements, to allow a street setback  
52 above the 5<sup>th</sup> story of 8 feet to the building and 3 feet to balconies, in lieu of the required  
53 20-foot minimum setback.  
54 c) Table 32-196(a) – Side Setback Above 5<sup>th</sup> Story Requirements, to allow a side street  
55 setback above the 5<sup>th</sup> story of 5'-5" on the west side of the property and 5'-2" on the east  
56 side of the property, in lieu of the required 30-foot minimum.  
57 d) Table 32-196(a) – Rear Setback Requirements, to allow a rear setback of 5 feet, in lieu of  
58 the required 10-foot minimum.  
59 e) Table 32-201(g) – Arcade/Colonnade Depth Requirements, to allow an arcade/colonnade  
60 depth of 6'-9", in lieu of the required 10-foot minimum.  
61 f) Table 32-196 – Civic Open Space, to allow 0% of civic open space, in lieu of the required  
62 7.5%; and  
63  
64

65 **WHEREAS**, pursuant to Section 32-205(a)(2) of the City's Zoning and Land  
66 Development Code, consideration and recommendation by the Planning and Zoning Board  
67 are required prior to City Commission approval of Major Development applications in the  
68 Central RAC District when requesting more than the permitted base density, and City  
69 Commission action is required for both redevelopment area modifications (RAMs) and  
70 variances; and  
71

72 **WHEREAS**, on December 9, 2025, the City's Planning and Zoning Board considered  
73 the Applicant's request for Major Development Approval and Variances; and  
74

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  
79

**WHEREAS**, for reasons set forth in the Cover Memo, Staff recommends that the Mayor and City Commission consider approval of 1) Major Development Application No. DB-25-02932 and 2) Redevelopment Area Modifications (RAMs) Application No. RD-25-02935, from the above cited code provisions, and 3) Variances Application No. V-25-02934, subject to the fourteen (14) conditions set forth below (the "Conditions"):

1. Payment of the City's water impact fee in the amount of \$30,491.24.
2. Payment of the City's sewer impact fee in the amount of \$38,660.32.
3. Payment of the City's Impact fees in the amount of \$246,086.43.
4. Installation of sidewalks, on-street parking, and landscaping improvements along SE 5th Street, as shown on the plans.
5. Assignment by the City Commission of 34 Regional Activity Center (RAC) Units.
6. Seven (7) electric vehicle charging stations shall be provided as reflected in the plans, and 12 parking spaces shall be EV Capable.
7. The eleven-guest parking spaces shall be posted, reserved for guests use only.
8. Compliance with the Green Building requirements at the Exemplary level.
9. The Applicant shall contract with the City for roll-out service by the Sanitation Division for servicing the dumpster/trash disposal.
10. Prior to the issuance of the building permit, a declaration of restrictive covenant, in a form acceptable to the city attorney, shall be recorded in the public records of Broward County, Florida, guaranteeing that the affordability 14 residential units for the moderate income group described in Policy 2.16.3 of the Broward County land use plan will be maintained for a period of at least 30 years for rental housing and at least 30 years for owner occupied housing and that affordable housing units shall be proportionately distributed amongst unit types and sizes throughout the building. While occupying a rental unit annual anticipated gross income may increase to an amount not to exceed 140% of the applicable mean income adjusted for family size.
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.
14. Provide dedication of 15-foot road easement along SE 5<sup>th</sup> Street.

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

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

132  
133                   **SECTION 2. Major Development Application.** Based on the substantial competent  
134 evidence provided on the record, hereby incorporated herein by reference, including, but not  
135 limited to, the Agenda Cover Memo, any materials presented by the applicant and the sworn  
136 testimony of staff, the applicant and any experts, the Mayor and City Commission hereby find

137                   o Compliance

138                   o Non-compliance

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

141                   o approve /

142                   o approve subject to Conditions as stated above

143                   o deny

144 Major Development Application # DB-25-02932.

145  
146                   **SECTION 3. Redevelopment Area Modifications.** Based on the substantial  
147 competent evidence provided on the record, hereby incorporated herein by reference,  
148 including, but not limited to, the Agenda Cover Memo, any materials presented by the  
149 applicant and the sworn testimony of staff, the applicant and any experts, the Mayor and City  
150 Commission hereby find

151                   o Compliance

152                   o Non-compliance

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

155                   o approve /

156                   o approve subject to Conditions

157                   o deny

158 Application # RD-25-02935 requesting Redevelopment Area Modifications (RAMs) from the  
159 above-cited code provisions.

**SECTION 4. Variances.** 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

o Non-compliance

with the criteria applicable to Section 32-965 of the Zoning and Land Development Code and

o approve /

o approve subject to Conditions

o deny

Application # V-25-02934 requesting Variances from the above-cited code provisions.

**SECTION 5. 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