

EXHIBIT 1
RESOLUTION NO. 2026-

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

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

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

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.

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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 5th Story Requirements, to allow a street setback
52 above the 5th 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 5th Story Requirements, to allow a side street
55 setback above the 5th 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

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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

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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

80 **WHEREAS**, for reasons set forth in the Cover Memo, Staff recommends that the
81 Mayor and City Commission consider approval of 1) Major Development Application No. DB-
82 25-02932 and 2) Redevelopment Area Modifications (RAMs) Application No. RD-25-02935,
83 from the above cited code provisions, and 3) Variances Application No. V-25-02934, subject
84 to the fourteen (14) conditions set forth below (the "Conditions"):

- 85 1. Payment of the City's water impact fee in the amount of \$30,491.24.
- 86 2. Payment of the City's sewer impact fee in the amount of \$38,660.32.
- 87 3. Payment of the City's Impact fees in the amount of \$246,086.43.
- 88 4. Installation of sidewalks, on-street parking, and landscaping improvements along SE 5th
91 Street, as shown on the plans.
- 92 5. Assignment by the City Commission of 34 Regional Activity Center (RAC) Units.
- 93 6. Seven (7) electric vehicle charging stations shall be provided as reflected in the plans, and 12
97 parking spaces shall be EV Capable.
- 98 7. The eleven-guest parking spaces shall be posted, reserved for guests use only.
- 100 8. Compliance with the Green Building requirements at the Exemplary level.
- 102 9. The Applicant shall contract with the City for roll-out service by the Sanitation Division for
103 servicing the dumpster/trash disposal.
- 105 10. Prior to the issuance of the building permit, a declaration of restrictive covenant, in a form
107 acceptable to the city attorney, shall be recorded in the public records of Broward County,
108 Florida, guaranteeing that the affordability 14 residential units for the moderate income group
109 described in Policy 2.16.3 of the Broward County land use plan will be maintained for a period
110 of at least 30 years for rental housing and at least 30 years for owner occupied housing and
111 that affordable housing units shall be proportionately distributed amongst unit types and sizes
112 throughout the building. While occupying a rental unit annual anticipated gross income may
113 increase to an amount not to exceed 140% of the applicable mean income adjusted for family
114 size.
- 115 11. Affordable units shall be available before or concurrently with bonus units and the quality of
117 finishes and fixtures for affordable housing units shall be identical to the quality of finishes and
118 fixtures for market rate units.
- 119 12. Prior to the issuance of the building permit, a Unity of Title, in a form acceptable to the city
121 attorney, shall be recorded in the public records of Broward County, Florida.
- 122 13. The parking garage shall be adequately screened to the satisfaction of the DSD Director.
123 Detailed plans and materials proposed shall be provided for review and approval prior to the
124 issuance of the building permit.
- 126 14. Provide dedication of 15-foot road easement along SE 5th Street.

**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

- Compliance

- Non-compliance

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

- o approve /

- approve subject to Conditions as stated above

- o deny

Major Development Application # DB-25-02932.

SECTION 3. Redevelopment Area Modifications.

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 32-135(a) of the Zoning and Land Development Code and

o approve /

o approve subject to Conditions

o deny

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

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161 **SECTION 4. Variances.** Based on the substantial competent evidence provided on
162 the record, hereby incorporated herein by reference, including, but not limited to, the Agenda
163 Cover Memo, any materials presented by the applicant and the sworn testimony of staff, the
164 applicant and any experts, the Mayor and City Commission hereby find

165 o Compliance

166 o Non-compliance

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

168 o approve /

169 o approve subject to Conditions

170 o deny

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

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173 **SECTION 5. Effective Date.** This Resolution shall take effect immediately upon its
174 passage and adoption.

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176 APPROVED AND ADOPTED this ____ day of _____ 20__.

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182 SPONSOR
183 ATTEST

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187 JENURGEN GUILLEN, CITY CLERK
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191

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194 JENNIFER M.

195 CITY ATTORNEY