

EXHIBIT 1
RESOLUTION NO. 2020-

RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, CONSIDERING A PLAT NOTE AMENDMENT TO THE HALLANDALE OASIS PLAT WITHIN THE CITY OF HALLANDALE BEACH LOCATED AT 1000-1100 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; PROVIDING TRANSMITTAL TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH CHAPTER 5, ARTICLE IX OF THE BROWARD COUNTY CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Hallandale Oasis 2019 LLC, is requesting City Commission approval of a Plat Note Amendment to the Hallandale Oasis Plat, located at 1000-1100 East Hallandale Beach Boulevard, in order to increase the office and commercial square footage on the existing Plat Note; and

WHEREAS, the requested amendment is necessary for permitting the next construction phase of the Project by including the square footage of the existing office/commercial park at 1100 East Hallandale Beach Boulevard into the Plat Note; and

WHEREAS, on May 2, 2018, the City Commission approved the modifications to the a previously Approved Major Development Plan for the Project which now consists of 500 multi-family residential units, 34,691 square feet of office space and 59,219 square feet of retail space; and

WHEREAS, on September 17, 2018, the City Commission approved Resolution # 2018-99 accepting a plat note amendment to the Hallandale Oasis Plat and Resolution #2018-100 approving an amendment to the non-vehicular access line (NVAL)(Exhibit 3); and

WHEREAS, the total office and commercial space on the existing Plat Note would be exceeded when the square footage of the existing office park is included, therefore, neither Broward County nor the City can approve a building permit for

Phase 2 as approved unless the plat note is increased to include the existing square footage of the office park portion of the Project; and

WHEREAS, the effective Note on the Hallandale Oasis Plat approved by the City Commission in 2018 reads as follows:

“This plat is restricted to 42,000 square feet of office use, 60,000 square feet of commercial use, and 500 high-rise units.

The applicant proposes to amend the Note on the Plat to read:

“The Plat is restricted to 51,000 square feet of office use, 95,000 square feet of commercial use and 500 residential units.”

WHEREAS, Broward County requires municipalities to approve plat note amendments prior to processing by the Broward County Commission, and upon approval of the attached Resolution by the City Commission, the applicant will present its request to the County Commission for county consideration and approval, and the revision to the Plat Note will also be recorded in the Public Records of Broward County; and

WHEREAS, pursuant to the Broward County Land Use Plan, a formal action from the affected municipality is required to amend a note within a Plat, this Resolution is a declaration that the proposed plat amendment is permitted by the Hallandale Beach Comprehensive Plan; and

WHEREAS, approval of this Resolution by the City Commission will provide authorization for the applicant to file for the Plat Note Amendment process through Broward County for consideration and approval by the County Commission, and will allow the Hallandale Oasis Project to continue with permitting in accordance with the thresholds of the Project approved by the City Commission in 2018; and

WHEREAS, staff recommends the City Commission approve this Resolution accepting the Plat Note Amendment to the Hallandale Oasis Plat located at 1000-1100 East Hallandale Beach Boulevard.

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

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65 **SECTION 1.** The foregoing "Whereas" clauses are incorporated herein.

66 **SECTION 2.** The Mayor and City Commission hereby approve/deny the proposed
67 Plat Note Amendment to the Hallandale Oasis Plat.

68 **SECTION 3.** This Resolution shall take effect immediately upon its passage and
69 adoption.

70 APPROVED AND ADOPTED this ____ day of _____ 2020.

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76 JOY F. COOPER
77 MAYOR

77 SPONSORED BY:
78 ATTEST:

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82 JENORGEN GUILLEN, CITY CLERK

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84 APPROVED AS TO LEGAL SUFFICIENCY
85 AND FORM

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88 _____
89 JENNIFER MERINO
90 CITY ATTORNEY
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