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**EXHIBIT 1  
RESOLUTION NO. 2018-**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF  
HALLANDALE BEACH, FLORIDA, APPROVING MAJOR  
DEVELOPMENT APPLICATION #DB-17-1196 FOR THE  
VILLAGE AT BLUESTEN PARK PROJECT LOCATED AT 215  
S.E. 5TH STREET, AS RECOMMENDED BY THE CITY  
ADMINISTRATION; PROVIDING AN EFFECTIVE DATE.**

13           **WHEREAS**, Bluesten Developers, LLC (“Applicant”) requests Major Development Review  
14 approval of Application #DB-17-1196 pursuant to Section 32-782 of the Code of Ordinances of  
15 the City of Hallandale Beach to construct the Village at Bluesten Park, a three (3) story, forty-five  
16 (45) unit residential development located at 215 S.E. 5<sup>th</sup> Street; and

17           **WHEREAS**, Applicant is the owner of the Project Site, which is located in the designated  
18 Regional Activity Center on the City’s Future Land use Map; and

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20           **WHEREAS**, on January 24, 2018, at a duly noticed public hearing, the Planning and  
21 Zoning Board reviewed the application for Major Development Review and rendered a  
22 recommendation of approval to the Mayor and City Commission, with the City Administration’s  
23 conditions and with an additional condition that the on-site parking spaces be assigned to the  
24 residents’ units; and

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26           **WHEREAS**, Applicant also submitted an application for redevelopment area modifications  
27 (“RAMs”) which are submitted to the City Commission for approval pursuant to Code Section 32-  
28 135 of the Land Development Code, allowing the City Commission to modify specified  
29 development standards relating to any proposed project through the RAM process in lieu of a  
30 variance if certain enumerated criteria are met; and

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32           **WHEREAS**, the requested RAMs include waivers from the requirements in the Regional  
33 Activity Center related to minimum primary street setbacks, minimum building frontage  
34 requirements on a primary street, minimum civic space for sites exceeding the base density,  
35 minimum floor area in one bedroom units, and minimum number of parking spaces for multi-family  
36 residential uses; and

37           **WHEREAS**, the Mayor and City Commission have determined that based on the  
38 substantial competent evidence presented at a public hearing, the proposed major development  
39 with the City Administration’s enumerated conditions is in the best interest of the City, consistent  
40 with the City’s Comprehensive Plan, and will not adversely affect the public health, safety and  
41 welfare of the City and its residents.

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

45           **SECTION 1.** The foregoing “whereas” clauses are incorporated herein.  
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48           **SECTION 2. Approval of Major Development.** The Mayor and the City Commission of  
49 the City of Hallandale Beach, Florida, hereby approve the Major Development Application # DB-  
50 17-1196 subject to the plans as submitted, and subject to the conditions enumerated in the City  
51 Administration’s report.

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53           **SECTION 3. Effective Date.** This resolution shall be effective immediately upon its  
54 adoption.

55           APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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61           KEITH S. LONDON  
62           MAYOR

63           SPONSORED BY: CITY ADMINISTRATION

64           ATTEST:

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67           \_\_\_\_\_  
68           MARIO BATAILLE, CMC  
69           CITY CLERK

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71           APPROVED AS TO LEGAL SUFFICIENCY  
72           AND FORM

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74           \_\_\_\_\_  
75           JENNIFER MERINO  
76           CITY ATTORNEY