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**EXHIBIT 1**  
**RESOLUTION NO. 2020-**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, ACCEPTING REVISIONS TO THE APPROVED CONDITIONS OF APPROVAL OF 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.**

**WHEREAS**, in 2017, Bluesten Developers, LLC filed Applications # DB-17-1196 and #RD-17-1197 for Major Development Review and Redevelopment Area Modifications (RAMs) to construct the Village at Bluesten Park, a 45-unit multi-family residential development at 215 SE 5<sup>th</sup> Street; and

**WHEREAS**, Application# DB-17-1196 for Major Development Review was approved on March 7, 2018 by the City Commission pursuant to Resolution No. 2018-020 with conditions to construct the 45-unit residential development; and

**WHEREAS**, ninety-one (91) parking spaces were required by the City Code, and the original developer proposed eight-one (81) spaces, creating a 10 parking space deficit; and

**WHEREAS**, as a condition of approval of the Applications the original developer agreed in 2018 to pay into the City’s parking development fund a fee of \$25,000 per deficit parking space, or \$250,000 for the 10-parking space deficiency, to be paid 50% at building permit issuance and 50% within 12 months of permit issuance, or at the issuance of a certificate of occupancy for the project; and

**WHEREAS**, the \$25,000 fee per deficit parking space valuation was recommended by City staff in 2018 as the average cost of a parking space located within a parking garage; and

**WHEREAS**, subsequent to 2018, the City retained the services of Tindale Oliver & Associates, Inc., a planning and engineering firm, to prepare an impact fee study on various City services including fire and rescue, law enforcement, parks and recreation and

38 multi-modal transportation, as well as Affordable Housing and Parking in-lieu fee studies;  
39 and

40

41 **WHEREAS**, the Tindale Oliver & Associates, Inc. firm recommended a parking in-  
42 lieu fee of \$10,500 for each parking space, which it advised is the average cost per space  
43 for surface lots currently developed in South Florida; and

44

45 **WHEREAS**, the first one hundred and twenty five thousand (\$125,000) dollars of  
46 the two hundred and fifty thousand (\$250,000) dollars owed was paid to the City and the  
47 new developer, Village at Bluesten Park 18, LLC, requests to reduce the payment required  
48 for each parking space deficit from twenty five (\$25,000) dollars to ten thousand five  
49 hundred (\$10,500) dollars; and

50

51 **WHEREAS**, if approved, the request would reduce the contribution for parking  
52 deficit fees from a total of two hundred and fifty thousand (\$250,000) dollars to a total of  
53 one hundred five thousand (\$105,000) dollars, and would require twenty thousand  
54 (\$20,000) dollars to be refunded to the new developer by the City; and

55

56 **WHEREAS**, pursuant to Section 32-783 of the Zoning and Land Development  
57 Code, City Commission approval was required of Major Development applications to  
58 construct new residential development with 10 or more residential units in 2018 and is  
59 required for approval of amendment to the conditions; and

60

61 **WHEREAS**, Staff recommends the City Commission approve amendment of  
62 Condition #13 of the Major Development approvals for the Village at Bluesten Park  
63 relative to the fee in-lieu of parking from twenty five thousand (\$25,000) dollars to ten  
64 thousand five hundred (\$10,500) dollars per parking space not provided consistent with  
65 the Tindale Oliver & Associates, Inc. Study.

66

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

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

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72           **SECTION 2.** The Mayor and City Commission hereby approve amendment of  
73 Condition #13 of the Major Development approvals for the Village at Bluesten Park  
74 relative to the fee in-lieu of parking from twenty five thousand (\$25,000) dollars to ten  
75 thousand five hundred (\$10,500) dollars per parking space not provided, consistent with  
76 the Tindale Oliver & Associates, Inc. study.

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78           **SECTION 3. Effective Date.** This Resolution shall take effect immediately upon  
79 its passage and adoption.

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82           APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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\_\_\_\_\_  
JOY F. COOPER  
MAYOR

89 SPONSORED BY:

90 ATTEST:

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\_\_\_\_\_  
94 JENORGEN GUILLEN, CITY CLERK

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97 APPROVED AS TO LEGAL SUFFICIENCY  
98 AND FORM

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\_\_\_\_\_  
103 JENNIFER MERINO  
104 CITY ATTORNEY