

1 EXHIBIT 1
2 RESOLUTION NO. 2018-
3

4 A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF
5 THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING
6 REDEVELOPMENT AREA MODIFICATIONS APPLICATION
7 #RD-17-1197 FOR THE CONSTRUCTION OF VILLAGE AT
8 BLUESTEN PARK PROJECT LOCATED AT 215 S.E. 5TH
9 STREET; PROVIDING AN EFFECTIVE DATE.
10

11 WHEREAS, Bluesten Developers, LLC ("Applicant") has submitted Application #DB-17-
12 1196 for Major Development Plan approval, pursuant to Section 32-782 of the Zoning and Land
13 Development Code to build the Village at Bluesten Park, a three (3) story, forty-five (45) unit
14 residential development located at 215 S.E. 5th Street; and
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16 WHEREAS, on January 24, 2018, at a duly noticed public hearing, the Major Development
17 application was approved unanimously by the Planning and Zoning Board with the City
18 Administration's conditions with an additional condition that the on-site parking spaces be
19 assigned to the residents' units; and
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21 WHEREAS, Applicant also submitted Application #RD-17-1197 for redevelopment area
22 modifications ("RAMs") which are submitted to the City Commission for approval pursuant to Code
23 Section 32-135 of the Land Development Code, allowing the City Commission to modify specified
24 development standards relating to any proposed project through the RAM process in lieu of a
25 variance if certain enumerated criteria are met; and
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27 WHEREAS, the requested RAMs include waivers from the requirements in the Regional
28 Activity Center related to minimum primary street setbacks, minimum building frontage
29 requirements on a primary street, minimum civic space for sites exceeding the base density,
30 minimum floor area in one bedroom units, and minimum number of parking spaces for multi-family
31 residential uses; and
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33 WHEREAS, pursuant to Section 32-135 of the City of Hallandale Beach Code, the City
34 Commission may grant RAMs for specified development standards relating to any proposed
35 project if all the following criteria are met: (1) The code standards are determined to significantly
36 inhibit neighborhood or structural improvement efforts; (2) The modifications adequately provide
37 for service areas and other development features for the project; (3) The modifications

adequately provide for service and emergency vehicle access; and (4) The modifications adequately provide for visibility of access; and

WHEREAS, the City Administration has evaluated the proposed request for RAMs, does not object to the request, and has determined that the proposal will result in significant improvements to the area consistent with the City's Master Plan vision of creating a mixed-use Town Center around a new redeveloped Bluesten Park; and

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

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

SECTION 1. The foregoing "whereas" clauses are incorporated herein.

SECTION 2. Approval of Redevelopment Area Modifications. The Mayor and the City Commission of the City of Hallandale Beach, Florida, hereby approve Redevelopment Area Modifications Application #RD-17-1197 for the Village at Bluesten Park project located at 215 S.E. 5TH Street subject to the plans as submitted, and subject to the conditions enumerated in the City Administration's report.

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

APPROVED AND ADOPTED this _____ day of _____, 2018.

KEITH S. LONDON
MAYOR

73 SPONSORED BY: CITY ADMINISTRATION

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75 ATTEST:

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78 _____

79 MARIO BATAILLE, CMC

80 CITY CLERK

81

82 APPROVED AS TO LEGAL SUFFICIENCY

83 AND FORM

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85

86 _____

87 JENNIFER MERINO

88 CITY ATTORNEY