

RESOLUTION NO. 2018-019

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

WHEREAS, Bluesten Developers, LLC ("Applicant") has submitted Application #DB-17-1196 for Major Development Plan approval, pursuant to Section 32-782 of the Zoning and Land Development Code to build the Village at Bluesten Park, a three (3) story, forty-five (45) unit residential development located at 215 S.E. 5th Street; and

WHEREAS, on January 24, 2018, at a duly noticed public hearing, the Major Development application was approved unanimously by the Planning and Zoning Board with the City Administration's conditions with an additional condition that the on-site parking spaces be assigned to the residents' units; and

WHEREAS, Applicant also submitted Application #RD-17-1197 for redevelopment area modifications ("RAMs") which are submitted to the City Commission for approval pursuant to Code Section 32-135 of the Land Development Code, allowing the City Commission to modify specified development standards relating to any proposed project through the RAM process in lieu of a variance if certain enumerated criteria are met; and

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

WHEREAS, pursuant to Section 32-135 of the City of Hallandale Beach Code, the City Commission may grant RAMs for specified development standards relating to any proposed project if all the following criteria are met: (1) The code standards are determined to significantly inhibit neighborhood or structural improvement efforts; (2) The modifications adequately provide for service areas and other development features for the project; (3) The modifications

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

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

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

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

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

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55 **SECTION 2. Approval of Redevelopment Area Modifications.** The Mayor and the City
56 Commission of the City of Hallandale Beach, Florida, hereby approve Redevelopment Area
57 Modifications Application #RD-17-1197 for the Village at Bluesten Park project located at 215 S.E.
58 5TH Street subject to the plans as submitted, and subject to the conditions enumerated in the City
59 Administration's report.

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

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64 APPROVED AND ADOPTED this 7 day of March, 2018.

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69 KEITH S. LONDON
70 MAYOR

72 SPONSORED BY: CITY ADMINISTRATION

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74 ATTEST

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~~MARIO BATAILLE, CMG~~

Jenorgen M. Guillot

~~CITY CLERK~~

Interim City Clerk

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81 APPROVED AS TO LEGAL SUFFICIENCY

82 AND FORM

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JENNIFER MERINO

CITY ATTORNEY

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VOTE
AYE/NAY

Mayor London

✓ 1

Vice Mayor Lazarow

✓ 1

Comm. Dally

✓ 1

Comm. Taub

Absent

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