

EXHIBIT 1
RESOLUTION NO. 2026-

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATIONS # CU-26-02361 AND #V-23-07357 BY EVERETT NEELY, REQUESTING CONDITIONAL USE PERMIT AND VARIANCES TO CONSTRUCT A 1,526-SQUARE-FOOT ADDITION TO THE EXISTING MULTIPURPOSE BUILDING OF ST. ANN'S EPISCOPAL CHURCH, LOCATED AT 701 NW 1 AVENUE; REQUESTING VARIANCES RELATIVE TO HOUSES OF WORSHIP FOR MINIMUM REQUIRED SITE AREA, SETBACK AND SEPERATION FROM RESIDENTIAL USES, MAXIMUM PERMITTED GROSS FLOOR AREA AND MINIMUM LANDSCAPE BUFFERING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, Everett Neely, is requesting variances and conditional use approval to construct a 1,526-square-foot addition to the existing multipurpose building of St. Ann's Episcopal Church, located at 701 NW 1 Avenue within the City of Hallandale Beach ("City"); and

WHEREAS, the Applicant has submitted the following Applications for consideration by the City Commission:

1. Application #CU-26-02361 requesting a Conditional Use Permit, pursuant to Sections 32-144(c)(7) and 32-964 of the Hallandale Beach Code of Ordinances, to permit the proposed expansion of the existing house of worship.
2. Application #V-23-07357 requesting variances from the following code provisions:
 - a. Variances from Section 32-144(c)(7) pertaining to houses of worship to:
 - i. Reduce the minimum required site area for a house of worship from one acre to 0.96 acre;
 - ii. Reduce the required structural setback/separation from a house of worship and adjacent residential uses from 50 feet to 35 feet and 23 feet; and
 - iii. Increase the maximum permitted gross floor area for accessory uses to a house of worship from 50 percent to 65 percent of the total gross floor area of the facility.

- b. Variance from Section 32-384(e)(2) to reduce the minimum required width of landscape buffers abutting side and rear property lines from 5 feet to 3 feet.

WHEREAS, pursuant to Section 32-964, and 32-965 of the City's Zoning and Land Development Code (the Code"), City Commission consideration and action is also required for conditional uses or variances; and

WHEREAS, on June 9, 2026, the City's Planning and Zoning Board considered the Applicant's request for Conditional Use and Variances and recommended approval of the applications subject to staff's conditions; and

WHEREAS, Staff has determined that the proposed use is consistent with the zoning district and the City's Comprehensive Plan, and also with the overall vision of the Citywide Master Plan land-use area; and

WHEREAS, for reasons set forth in the Cover Memo, Staff recommends that the Mayor and City Commission consider approval of 1) Conditional Use Permit Application # CU-26-02361, and 2) Variance Application # V-23-07357 from the above cited code provisions, subject to the three (3) conditions set forth below (the "Conditions"):

1. Updated landscape plans shall be provided at the time of building permit application addressing comments from the City Arborist. The applicant shall also obtain permits for the removal of dead or terminally diseased trees in accordance with Section 29-9 of the City's Code of Ordinances.
2. Trees #52, # 43, 42, and #37 located within the accessory parking lot along NW 7 Street shall be removed and replaced with permitted tree species that will not conflict with overhead utilities.
3. Existing back-out parking spaces located along NW 1 Ave shall be reconfigured into handicapped parking spaces as shown on the proposed plans.

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

SECTION 1. Incorporation of Recitals. The foregoing "Whereas" clauses are incorporated herein.

SECTION 2. Conditional Use Application. Based on the substantial competent evidence provided on the record, hereby incorporated herein by reference, including, but not limited to, the Agenda Cover Memo, any materials presented by the applicant and the sworn testimony of staff, the applicant and any experts, the Mayor and City Commission hereby find

o Compliance
with the criteria applicable to Section 32-964 of the Zoning and Land Development Code and does hereby

o approve subject to Conditions as stated above
Conditional Use Application # # CU-26-02361.

SECTION 3. Variance Application. Based on the substantial competent evidence provided on the record, hereby incorporated herein by reference, including, but not limited to, the Agenda Cover Memo, any materials presented by the applicant and the sworn testimony of staff, the applicant and any experts, the Mayor and City Commission hereby find

o Compliance
with the criteria applicable to Section 32-925(b) of the Zoning and Land Development Code and

o approve subject to Conditions
Application # V-23-07357 requesting Variances from the above-cited code provisions.

SECTION 4. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

APPROVED AND ADOPTED this ____ day of _____ 20__.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION
ATTEST:

JENORGEN GUILLEN, CITY CLERK

108 APPROVED AS TO LEGAL SUFFICIENCY
109 AND FORM

110

111

112

113 JENNIFER MERINO

114 CITY ATTORNEY