1	EXHIBIT 14
2 3	RESOLUTION NO. 2016 -
4 5 6 7 8 9	A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING MAJOR DEVELOPMENT APPLICATION #DB-16-2184 FOR THE HBC MEDICAL CENTER PROJECT LOCATED AT 411 NORTH DIXIE HIGHWAY; PROVIDING AN EFFECTIVE DATE.
11 12	WHEREAS, HBC Holdings, LLC ("applicant") is requesting approval of its Major
13	Development Plan to develop the property located at 411 North Dixie Highway, pursuant to Article
14	V, Section 32-787 of the Zoning and Land Development Code; and
15	v, decilon 32-707 of the Zoning and Land Development dode, and
16	WHEREAS, the Hallandale Beach Community Redevelopment Agency (HBCRA) is the
17	owner of the project site which consists of six (6) vacant lots at the property located 414 North
18	Dixie Highway; and
19	WHEREAS, on April 6, 2015, the HBCRA Board and the applicant agreed to enter into a
20	development agreement providing for terms and conditions to develop the site with a medical
21	facility; and
22	
23	WHEREAS, the applicant is proposing to build a three (3) story, twenty five thousand
24	eighty nine (25,089) square foot medical office building; and
25	
26	WHEREAS, the proposed project is permitted under the land use category and will assist
27	the City in furtherance of its goals under the Comprehensive Plan
28	WHEREAS, at a duly noticed public hearing on September 28th, 2016, the Planning and
29	Zoning Board voted to approve the major development; and
30	
31	WHEREAS, the Mayor and City Commission have determined that based on the
32	substantial competent evidence presented at a public hearing, the proposed major development
33	with the City Administration's enumerated conditions is in the best interest of the City, consistent
34	with the City's Comprehensive Plan, and will not adversely affect the public health, safety and
35	welfare of the City.
36	
37	NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY
38	COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:

39	
40	SECTION 1. Approval of Major Development at 411 North Dixie Highway. The Mayor
41	and City Commission of the City of Hallandale Beach, Florida, hereby approve the Major
42	Development Application # DB-16-2184, subject to the conditions enumerated in the City
43	Administration's report.
44	
45	SECTION 3. Effective Date. This resolution shall be effective immediately upon its
46	adoption.
47	APPROVED and ADOPTED this day of October, 2016.
48 49 50 51 52 53 54 55	JOY F. COOPER SPONSORED BY: CITY ADMINISTRATION MAYOR ATTEST:
57 58	MARIO BATAILLE, CMC CITY CLERK
59 60 61 62 63 64 65	APPROVED AS TO LEGAL SUFFICIENCY AND FORM
66 67	V. LYNN WHITFIELD CITY ATTORNEY