

1 EXHIBIT 1

2
3 RESOLUTION NO. 2016 -

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5 A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE
6 CITY OF HALLANDALE BEACH, FLORIDA, APPROVING MAJOR
7 DEVELOPMENT APPLICATION #DB-16-2870 FOR THE
8 CONSTRUCTION OF ICEBOX CAFÉ AND CULINARY CENTER
9 PROJECT LOCATED AT 219 NE 3RD STREET; PROVIDING AN
10 EFFECTIVE DATE.
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13 **WHEREAS**, Icebox Café RE, LLC ("Ice Box") is requesting approval of its Major
14 Development Plan to develop the property located at 219 NE 3rd Street, pursuant to Article V,
15 Section 32-787 of the Zoning and Land Development Code; and
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17 **WHEREAS**, the Hallandale Beach Community Redevelopment Agency (CRA) is the
18 owner of the project site which consists of four lots, and is the process of negotiating purchase of
19 two additional lots; and
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21 **WHEREAS**, the Project proposes to construct a one story, 14,100 square foot culinary
22 arts center commissary and restaurant with a public plaza and test Kitchen ("Project"), and
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25 **WHEREAS**, on September 28, 2016, at a duly noticed public hearing, the Planning and
26 Zoning Board recommended approval of the major development application with the City
27 Administration's conditions; and
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29 **WHEREAS**, Ice Box also submitted an application for ten (10) redevelopment area
30 modifications which are subject to City Commission approval pursuant to code section 32-135 of
31 the Land Development Code; and
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33 **WHEREAS**, these modifications include waivers from the minimum number of parking
34 spaces, off street loading space width, minimum building frontage along primary streets in the
35 transit core subdistrict, minimum building height in that subdistrict, maximum store front base,
36 minimum storefront glazing area, required street furniture; minimum pedestrian walkways, and a
37 masonry wall separating the building from residential property. The specifications of these waivers
38 are enumerated in the City Administration report accompanying this resolution; and

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

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

48 **SECTION 1. Approval of Major Development.** The Mayor and the City Commission of
49 the City of Hallandale Beach, Florida, hereby approve the Major Development Application #2016-
50 2870-DB, subject to the conditions enumerated in City Administration's report.
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53 **SECTION 2. Effective Date.** This resolution shall be effective immediately upon its
54 adoption.

55 APPROVED and ADOPTED this _____ day of October, 2016.

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60 SPONSORED BY: CITY ADMINISTRATION

JOY F. COOPER
MAYOR

61
62 ATTEST:

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66 _____
MARIO BATAILLE, CMC
67 CITY CLERK

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69 APPROVED AS TO LEGAL SUFFICIENCY
70 AND FORM

71
72
73
74
75 _____
V. LYNN WHITFIELD
76 CITY ATTORNEY
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