

1 EXHIBIT 11

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
7 APPLICATION #RD-16-2185 FOR REDEVELOPMENT AREA
8 MODIFICATIONS FOR THE HBC MEDICAL CENTER PROJECT
9 LOCATED AT 411 NORTH DIXIE HIGHWAY; PROVIDING AN
10 EFFECTIVE DATE.
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13 **WHEREAS**, HBC Holdings, LLC (“applicant”) is requesting approval of its Major
14 Development Plan to develop the property located at 411 North Dixie Highway, pursuant to Article
15 V, Section 32-787 of the Zoning and Land Development Code; and
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17 **WHEREAS**, the Hallandale Beach Community Redevelopment Agency is the owner of the
18 project site which consists of six (6) vacant lots at the property located 414 North Dixie Highway;
19 and

20 **WHEREAS**, on April 6, 2015, the CRA Board and the applicant agreed to enter into a
21 development agreement providing for terms and conditions to develop the site with a medical
22 facility; and
23

24 **WHEREAS**, the applicant is proposing to build a three (3) story, twenty five thousand
25 eighty nine (25,089) square foot medical office building; and
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27 **WHEREAS**, the applicant is requesting redevelopment area modifications which are
28 subject to City Commission approval pursuant to section 32-135; and

29 **WHEREAS**, the modifications include waivers of minimum building setback and height,
30 waiver of the width of interior landscaped islands and perimeter landscaping, and 7.9% reduction
31 in parking; and

32 **WHEREAS**, despite the request for modification, City Administration has determined the
33 applicant meets the criteria under section 32-135 to be considered for redevelopment area
34 modifications, and that the proposed development will result in significant improvements to the
35 property; and

36 **WHEREAS**, at a duly noticed public hearing on September 28th, 2016, the Planning and
37 Zoning Board voted to approve the major development; and

38
39 **WHEREAS**, the Mayor and City Commission have determined that based on the
40 substantial competent evidence presented at a public hearing, the proposed major development
41 with the City Administration's enumerated conditions is in the best interest of the City, consistent
42 with the City's Comprehensive Plan, and will not adversely affect the public health, safety and
43 welfare of the City.

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

47 **SECTION 1. Approval of Redevelopment Area Modifications.** The Mayor and the City
48 Commission of the City of Hallandale Beach, Florida, hereby approve the Redevelopment Area
49 Modifications in application #RD-16-2185.
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52 **SECTION 3. Effective Date.** This resolution shall be effective immediately upon its
53 adoption.

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

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59 SPONSORED BY: CITY ADMINISTRATION
60 ATTEST:

JOY F. COOPER
MAYOR

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62
63
64 _____
MARIO BATAILLE, CMC
65 CITY CLERK

66
67 APPROVED AS TO LEGAL SUFFICIENCY
68 AND FORM

69
70
71
72 _____
73 V. LYNN WHITFIELD
74 CITY ATTORNEY