

1 EXHIBIT 11

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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 REDEVELOPMENT AREA MODIFICATIONS APPPLICATION #RD-16-
8 2871 FOR THE CONSTRUCTION OF ICEBOX CAFÉ AND CULINARY
9 CENTER PROJECT LOCATED AT 219 NE 3RD STREET; PROVIDING AN
10 EFFECTIVE DATE.
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13 WHEREAS, Icebox Café RE, LLC ("Icebox") 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 (HBCRA) is the
18 owner of the project site which consists of four (4) lots, and is the process of negotiating purchase
19 of two (2) additional lots; and
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21 WHEREAS, the Project proposes to construct a one (1) story, fourteen thousand one
22 hundred (14,100) square foot culinary arts center commissary and restaurant with a public plaza
23 and test Kitchen ("Project"), and
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26 WHEREAS, on September 28, 2016, at a duly noticed public hearing, the Planning and
27 Zoning Board recommended approval of the major development application with the City
28 Administration's conditions; and
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30 WHEREAS, Icebox also submitted an application for ten (10) redevelopment area
31 modifications which are subject to City Commission approval pursuant to code section 32-135 of
32 the Land Development Code; and
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34 WHEREAS, these modifications include waivers from the minimum number of parking
35 spaces, off street loading space width, minimum building frontage along primary streets in the
36 transit core subdistrict, minimum building height in that subdistrict, maximum store front base,
37 minimum storefront glazing area, required street furniture; minimum pedestrian walkways, and a

masonry wall separating the building from residential property. The specifications of these waivers are enumerated in the City Administration report accompanying this resolution; and

WHEREAS, despite the request for modification, the City Administration has determined the applicant meets the criteria under section 32-135 to be considered for redevelopment area modifications, and that the proposed development will result in significant improvements to the area in concert with Artsquare and the improvements of the Northeast 3rd Street Corridor; and

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

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

SECTION 1. Approval of Redevelopment Area Modifications. The Mayor and the City Commission of the City of Hallandale Beach, Florida, hereby approve the Redevelopment Area Modifications application #RD-16-2871, subject to the conditions enumerated in the City Administration Report.

SECTION 2. Effective Date. This resolution shall be effective immediately upon its adoption.

APPROVED and ADOPTED this _____ day of October, 2016.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION

74 ATTEST:

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78 _____
MARIO BATAILLE, CMC

79 CITY CLERK

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81 APPROVED AS TO LEGAL SUFFICIENCY

82 AND FORM

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V. LYNN WHITFIELD

88 CITY ATTORNEY

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