

1 EXHIBIT 1

2
3 ORDINANCE NO. 2017 -

4
5 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE
6 CITY OF HALLANDALE BEACH, FLORIDA, APPLYING THE PLANNED
7 DEVELOPMENT OVERLAY DISTRICT TO THE PROPERTY LOCATED
8 AT 100 SOUTH FEDERAL HIGHWAY; PROVIDING FOR CONFLICT;
9 PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE
10 DATE.

11 WHEREAS, the MG100 Federal, LLC, is the owner of the property located at 100 South
12 Federal Highway, and has applied to have the Planned Development Overlay District ("PDO")
13 designation applied to the property; and

14 WHEREAS, the property is more particularly described in the attached Exhibit "A" and
15 shown in Exhibit "B" ; and

16 WHEREAS, the purpose of a planned development district is to provide an optional zoning
17 procedure to permit site design flexibility and greater land use intensity and density to encourage
18 high quality, innovative development that is consistent with comprehensive plan policies and the
19 City's development and redevelopment plans; and

20
21 WHEREAS, applying the guidelines and development standards of a Planned
22 Development Overlay District to the MG100 Federal property would permit greater latitude in
23 development or redevelopment, without the necessity of adhering to strict guidelines and
24 predetermined development standards; and

25 WHEREAS, a courtesy public notice was mailed to all property owners within the affected
26 area, and within a 1,000 foot radius from the affected area; and

27 WHEREAS, after notice of a public hearing being duly published, a public hearing was
28 held before the Planning and Zoning Board of the City of Hallandale Beach on June 8, 2016 at
29 which all interested parties were afforded the opportunity to be heard; and

30 WHEREAS, at the June 8, 2016 Planning and Zoning Board meeting, the Board
31 recommended denial of the proposed assignment of PDO; and

WHEREAS, the Mayor and City Commission have determined that applying the PDO Overlay to the subject property is in the best interest of the City.

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

Section 1. The MG100 Federal, LLC owned property at 100 South Federal Highway more particularly described in Exhibit “A” and shown as Exhibit “B” is hereby designated as a Planned Development Overlay District.

Section 2. The official zoning map of the City shall be amended to reflect the above change.

Section 3. All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of the conflict.

Section 4. This Ordinance shall be effective upon its passage and adoption by the City Commission of Hallandale Beach.

ADOPTED on first reading _____, 2017

ADOPTED on second reading _____, 2017.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

MARIO BATAILLE, CMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY and
FORM

ANDRE MCKENNEY
INTERIM CITY ATTORNEY

LEGAL DESCRIPTION

FOLIO: 30-6005-060-0100

PARCEL 1:

LOTS 18, 19, 20, 31 32 AND 33, BLOCK 4, 'AMENDED PLAT OF HOLLYWOOD ENTRADA ', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 2, OF THE PUBLIC RECORDS, OF BROWARD COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR FEDERAL HIGHWAY AS REFLECTED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 15219 AT PAGE 278, AND IN OFFICIAL RECORDS BOOK 15218, AT PAGE 281, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

PARCEL 2:

LOTS 13, 14, 15, 16, 17 AND LOTS 34, 35, 36 AND 37 AND 38, OF LOTS BLOCK 4, " AMENDED PLAT OF HOLLYWOOD ENTRADA " , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS AND EXCEPTING THE FOLLOWING:

THAT PART OF LOTS 34, 35, 36, 37 AND 38, BLOCK 4, " AMENDED PLAT OF HOLLYWOOD ENTRADA " ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE NORTH 87°07'28" EAST, ALONG SAID QUARTER SECTION LINE OF SAID SECTION 27, A DISTANCE OF 2,655.77 FEET TO THE BASELINE OF SURVEY FOR STATE ROAD 5 AND THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 02°32'00" WEST, A DISTANCE OF 891.51 FEET ; THENCE SOUTH 87°08'00" WEST, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 02°53'33" WEST, THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 5,123.54 FEET, THROUGH AN ANGLE OF 02°14'13", AN ARC DISTANCE OF 200.03 FEET TO THE END OF SAID CURVE; THENCE NORTH 86°37'09" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 38, A DISTANCE OF 35.00 FEET TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 5; THENCE SOUTH 02°52'00" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 86°58'03" WEST, ALONG THE SOUTH LINE OF SAID LOT 34, A DISTANCE OF 31.00 FEET AND THE POINT OF BEGINNING.

LOCATION MAP

