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3 **RESOLUTION NO. 2017 -**
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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-16-3577 FOR THE PROJECT**
8 **KNOWN AS THE SW 11TH STREET SCHOOL LOCATED AT 412 SW**
9 **11TH STREET AS RECOMMENDED BY THE CITY ADMINISTRATION;**
10 **AND PROVIDING AN EFFECTIVE DATE.**
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13 **WHEREAS,** NC Equity Partners LLC ("the applicant") has filed application #DB-16-3577
14 for Major Development Plan approval in order to construct a two story private school facility at
15 412 SW 11th Street located within the City's Business Limited (B-L) zoning district; and
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17 **WHEREAS,** pursuant to Section 32-782(a) of the Zoning and Land Development Code,
18 Planning and Zoning Board consideration and recommendation is required prior to City
19 Commission approval of Major Development applications to construct new nonresidential
20 development with 4,000 square feet or more in floor area; and
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22 **WHEREAS,** the property is designated Neighborhood Commercial on the City's Future
23 Land Use Map and the proposed school facility is permitted under the land use category; and
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25 **WHEREAS,** the applicant requests Major Development Review approval of Application
26 #DB-16-3577 pursuant to Article V, Section 32-782 of the Code of Ordinances of the City of
27 Hallandale Beach; and
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29 **WHEREAS,** the applicant's proposed school project consists of 25,022 square feet in
30 gross floor area (GFA) including 21 classrooms, cafeteria, play area and administrative office
31 space with a portion of the facility being 28 feet/2 stories high, which exceeds the height limit for
32 the B-L district. Due to the excess height, the Applicant is also seeking a variance pursuant to
33 city code section 32-965; and
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35 **WHEREAS,** the City Administration finds that this development is consistent with the City's
36 Comprehensive Plan, is permitted under the Business Limited (B-L) District and is further
37 permitted by the zoning of the property; and

38 **WHEREAS**, the City Administration has conducted a comprehensive analysis of the
39 application and finds that the applicant's proposal meets the general requirements for Major
40 Development Plan approval relative to concurrency and code requirements with the exception of
41 the requested variance; and
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43 **WHEREAS**, on March 22, 2017, the Planning and Zoning Board reviewed the application
44 for Major Development Review and rendered a recommendation of approval to the Mayor and
45 City Commission, with conditions as specified in the Planning and Zoning Board Cover Memo for
46 the Project; and
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48 **WHEREAS**, the City Administration recommends approval of Major Development
49 Application # DB-16-3577, subject to the conditions enumerated in the City Commission Cover
50 Memo; and
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52 **WHEREAS**, the Mayor and City Commission have determined that the proposed major
53 development satisfies the goals and objectives of the Comprehensive Plan and the requirements
54 of Section 32-787 of the City of Hallandale Beach Zoning and Land Development Code; and
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56 **WHEREAS**, the Mayor and City Commission approve the proposed major development
57 application with the enumerated conditions as it is in the best interest of the City, and will not
58 adversely affect the public health, safety and welfare.
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60 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY**
61 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**
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63 **SECTION 1.** The Mayor and the City Commission of the City of Hallandale Beach,
64 Florida, hereby approve the Major Development Application # DB-16-3577 subject to the plans
65 as submitted, and subject to the conditions enumerated in the City Commission Cover Memo.
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67 **SECTION 2.** Effective Date: This resolution shall be effective immediately upon its
68 adoption.
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70 APPROVED and ADOPTED this ___ day of April, 2017.

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SPONSORED BY: CITY ADMINISTRATION

ATTEST:

MARIO BATILLE, CMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM

JENNIFER MERINO
CITY ATTORNEY

JOY F. COOPER
MAYOR