

1 EXHIBIT 1

2
3 RESOLUTION NO. 2017 -

4
5 A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE
6 CITY OF HALLANDALE BEACH, FLORIDA, APPROVING MAJOR
7 DEVELOPMENT APPLICATION #DB-16-03057 FOR THE
8 CONSTRUCTION OF THE BLUESTEN PARK PROJECT AT 501 SE 1ST
9 AVENUE; PROVIDING AN EFFECTIVE DATE.
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11
12 **WHEREAS**, the City is requesting approval of its Major Development Plan to develop the
13 Bluesten Park Project ("Bluesten Park") property located at 501 SE 1st Street, pursuant to Article
14 V, Section 32-787 of the Zoning and Land Development Code; and
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16 **WHEREAS**, in 2007, the City purchased the Tower Mobile Home Park located at 600 Old
17 Federal Highway and the vacant lot at 601 Old Federal Highway for future expansion of Bluesten
18 Park; and
19

20 **WHEREAS**, in 2012, the two (2) parcels were rezoned to OS ("Open Space") District in
21 preparation for the redevelopment and expansion of Bluesten Park ("the Park"); and
22

23 **WHEREAS**, the proposed park will be expanded to incorporate the triangle parcel at 601
24 Old Federal Highway, east of the existing park; and
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26 **WHEREAS**, the city proposes to build a forty six thousand seven hundred sixteen (46,716)
27 square feet community center, a two thousand two hundred sixty one (2,261) square foot pool
28 house, and a one thousand seven hundred eleven (1711) square foot concession stand; and
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30 **WHEREAS**, the park will be expanded to include the triangle lot at 601 Old Federal
31 Highway; and
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33 **WHEREAS**, the City Administration recommends approval of Bluesten Park with the
34 conditions enumerated in the staff report which accompanies this resolution, concluding that the
35 park is compliant with the City's Comprehensive Plan; and
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37 **WHEREAS**, the Mayor and City Commission have determined that based on the
38 substantial competent evidence presented at a public hearing, the proposed major development
39 with City Administration's enumerated conditions, is in the best interest of the City, consistent with
40 the City's Comprehensive Plan, and will not adversely affect the public health, safety and welfare
41 of the City.

42
43 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY**
44 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

45 **SECTION 1. Approval of Major Development.** The Mayor and the City Commission of
46 the City of Hallandale Beach, Florida, hereby approve the Major Development Application #16-
47 o3057-DB, subject to the conditions enumerated in City Administration's report.
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50 **SECTION 2. Effective Date.** This resolution shall be effective immediately upon its
51 adoption.

52 APPROVED and ADOPTED this ____ day of May, 2017.

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56
57 SPONSORED BY: CITY ADMINISTRATION

JOY F. COOPER
MAYOR

58
59 ATTEST:

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61
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63 _____
64 MARIO BATAILLE, CMC
65 CITY CLERK

66 APPROVED AS TO LEGAL SUFFICIENCY
67 AND FORM

68
69
70
71
72 _____
73 JENNIFER MERINO
CITY ATTORNEY