



Hallandale Beach
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400 South Federal Hwy
Hallandale Beach, FL 33009

City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	September 6, 2017		Item Type: <small>(Enter X in box)</small>	Resolution	Ordinance <div style="text-align: center;">X</div>	Other		
Fiscal Impact: <small>(Enter X in box)</small>	Yes	No	Ordinance Reading: <small>(Enter X in box)</small>	1st Reading <div style="text-align: center;">X</div>		2nd Reading		
	X			Public Hearing: <small>(Enter X in box)</small>	Yes	No	Yes	No
					X	X	X	X
Funding Source:			Advertising Requirement: <small>(Enter X in box)</small>	Yes		No		
					X			
Account Balance:			Quasi Judicial: <small>(Enter X in box)</small>	Yes		No		
					X			
Project Number :	N/A		RFP/RFQ/Bid Number:	N/A				
Contract/P.O. Required: <small>(Enter X in box)</small>	Yes	No	Strategic Plan Priority Area: <small>(Enter X in box)</small> <div style="display: flex; justify-content: space-between;"> <div>Safety</div> <div><input type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Quality</div> <div><input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Vibrant Appeal</div> <div><input checked="" type="checkbox"/></div> </div>					
		X						
Sponsor Name:	Roger M. Carlton, City Manager		Department: Capital Projects	Gregg Harris, Capital Projects Manager				

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE DEDICATION OF THE PUBLIC RIGHT-OF-WAY ON ROADWAYS LOCATED WITHIN THE BLUESTEN PARK PROJECT, SPECIFICALLY DEDICATING A 40 FEET RIGHT-OF-WAY ON S.E. 1ST AVENUE, A 30 FEET RIGHT-OF-WAY ON S.E. 7TH STREET BETWEEN S.E. 1ST AVENUE AND S.E. 2ND AVENUE, A 10 FEET RIGHT-OF-WAY ON S.E. 7TH STREET BETWEEN OLD FEDERAL HIGHWAY AND S.E. 4TH AVENUE, A 15 FEET RIGHT-OF-WAY ON S.E. 5TH STREET, AND A 25 FEET RIGHT-OF-WAY ON THE EAST PROPERTY LINE BETWEEN S.E. 5TH STREET

**AND S.E. 7TH STREET FOR THE S.E. 4TH AVENUE EXTENSION; PROVIDING
FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Staff Summary:

Background:

On May 17, 2017 the City of Hallandale Beach City Commission approved major development application #DB-16-03057, the "Bluesten Park Project" for the expansion and redevelopment of Bluesten Park with a new community center, pool facilities, ball fields, court areas and additional amenities, subject to specific conditions. On May 17, 2017 the City Commission also approved Application #V-16-3686 for variances for the Bluesten Park Project, which included a variance from Section 32-481 of the Code. Section 32-481 requires a minimum required width of a city right-of-way of 50 feet unless otherwise specified. However, in order to accommodate the proposed community center building, a 40 foot dedication was approved for SE 1st Avenue, which results in 10 feet less than the minimum 50 feet required.

One of the conditions of approval for the Bluesten Park Project major development application #DB-16-03057 required the applicant to provide right-of-way dedications to be added to existing right-of-ways in order to meet minimum requirements of the City's Comprehensive Plan, prepared in a form acceptable to the City Attorney. The right-of-way dedications are identified in the "Sketch and Description Right-of-Way Dedication" (Exhibit 1-A) and are as follows:

- a) 40 feet right-of-way dedication on S.E. 1st Avenue,
- b) 30 feet right-of-way dedication on S.E. 7th Street between S.E. 1st Avenue and S.E. 2nd Avenue,
- c) 10 feet right-of-way dedication on S.E. 7th Street between Old Federal Hwy and S.E. 4th Avenue,
- d) 15 feet dedication on S.E. 5th Street,
- e) 25 feet right-of-way dedication on east property line between S.E. 5th Street and S.E. 7th Street for S.E. 4th Avenue extension; and

To obtain the Certificate of Occupancy, right-of-way dedications must be executed and recorded in Broward County records.

Why Action is Necessary:

Section 5.01(4)(f) of the City Charter requires an ordinance to convey any lands of the City.

Proposed Action:

City Administration recommends the City Commission adopt the attached ordinance authorizing the Dedication of Right-of-Ways on roadways located within the Bluesten Park Project for the use and benefit of the public, as identified in the "Sketch and Description Right-of-Way Dedication" ("Exhibit 1-A"). Authorize the Mayor to execute a "Right-of-Way Dedication to the Public" in the form and substance similar to "Exhibit 1-B."

Attachment(s):

- Exhibit 1: Ordinance
- Exhibit 1-A: Sketch and Description Right-of-Way Dedication
- Exhibit 1-B: Right-of-Way Dedication to the Public