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**EXHIBIT 1  
RESOLUTION NO. 2018 –**

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**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF  
THE CITY OF HALLANDALE BEACH, FLORIDA APPROVING  
THE AMENDED AND RESTATED DEVELOPMENT  
AGREEMENT BETWEEN ROMAGNOLE INVESTMENT  
PROPERTIES, LLC, AND THE CITY OF HALLANDALE BEACH,  
FLORIDA FOR THE OASIS PROJECT; AUTHORIZING THE CITY  
MANAGER TO EXECUTE THE AMENDED DEVELOPMENT  
AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, Romagnole Investment Properties, LLC (“Applicant”) owns property located at 1000-1100 East Hallandale Beach Boulevard; and

**WHEREAS**, on May 16, 2016, the City of Hallandale Beach entered into a Development Agreement with Applicant, as recorded in the Public Records of Broward County at Instrument Number 113832355 for a Major Development Plan to construct a mixed-use project, including five hundred (500) multi-family residential units as well as office space and retail space (“Project”); and

**WHEREAS**, the Applicant has filed Application #2696-17-PDO to amend the Approved Major Development Plan for the Hallandale Oasis Project and has requested changes and deviations of the approved Plan and Development Agreement pursuant to Section 32-186(j)(3) of the City’s Zoning and Land Development Code; and

**WHEREAS**, the City and the Applicant have met on numerous occasions to negotiate the proposed Amended and Restated Development Agreement (“Amended and Restated Development Agreement”) to provide for terms and conditions upon which the Property can be developed; and

**WHEREAS**, the Amended and Restated Development Agreement, attached hereto as Exhibit A, complies with the requirements of the Florida Local Government Development Agreement Act and the City’s Code of Ordinances, and is consistent with the City’s Comprehensive Plan; and

**WHEREAS**, the Mayor and City Commission have determined that based on the substantial competent evidence presented at a public hearing, approving the Amended and

35 Restated Development is in the best interest of the City, consistent with the City's Comprehensive  
36 Plan, and will not adversely affect the public health, safety, and welfare of the City and its  
37 residents.

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

40 **SECTION 1. Approval and City Manager Authorization.** The Mayor and the City  
41 Commission hereby approve the Amended and Restated Development Agreement between the  
42 City of Hallandale Beach and Applicant, Romagnole Investment Properties, LLC for the  
43 Hallandale Oasis Project, in substantially the same form as attached hereto as Exhibit A, and  
44 authorize the City Manager to execute all necessary documents to effectuate the agreement.

45 **SECTION 2. Effective Date.** This Resolution shall take effect immediately upon its  
46 passage and adoption.

47 PASSED AND ADOPTED on 1<sup>st</sup> reading on \_\_\_\_\_, 2018.

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49 PASSED AND ADOPTED on 2<sup>nd</sup> reading on \_\_\_\_\_, 2018.

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SPONSORED BY: CITY ADMINISTRATION

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KEITH S LONDON  
MAYOR

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ATTEST:

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JENORGEN GUILLEN  
INTERIM CITY CLERK

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APPROVED AS TO LEGAL SUFFICIENCY  
FORM

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JENNIFER MERINO  
CITY ATTORNEY