

1 EXHIBIT 1
2 RESOLUTION NO. 2018-
3

4 A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF
5 THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING
6 APPLICATION #2696-17-PDO, FOR MAJOR AMENDMENTS
7 AND CERTAIN MODIFICATIONS TO THE APPROVED MAJOR
8 DEVELOPMENT PLAN FOR THE HALLANDALE OASIS
9 PROJECT LOCATED AT 1000-1100 EAST HALLANDALE
10 BEACH BOULEVARD, AS RECOMMENDED BY THE CITY
11 ADMINISTRATION; PROVIDING AN EFFECTIVE DATE
12

13 WHEREAS, Romagnole Investment Properties, LLC ("Applicant") owns properties located
14 at 1000-1100 East Hallandale Beach Boulevard ("Property"); and
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16 Whereas, the Property is located in the Central City Business ("CCB") District with
17 Planned Redevelopment ("RDO") and Planned Development ("PDO") Overlay Districts; and
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19 WHEREAS, on May 18, 2016, the City Commission amended the Major Development
20 Plan in order to construct Hallandale Oasis, ("Project"), a mixed-use project, including five
21 hundred (500) multi-family residential units as well as office space and retail space ("Project");
22 and
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24 WHEREAS, the Applicant has not applied for a building permit for the Project but has
25 timely received site plan extensions pursuant to Section 32-790 of the City's Zoning and Land
26 Development Code; and
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28 WHEREAS, the Applicant has filed Application #2696-17-PDO to amend the Approved
29 Major Development Plan for the Hallandale Oasis Project and has requested changes and
30 deviations of the approved Plan pursuant to Section 32-186(j)(3) of the City's Zoning and Land
31 Development Code; and
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33 WHEREAS, the amended proposal consists of five hundred (500) multi-family residential
34 units, 34,691 square feet of office space and 59,219 square feet retail space for a total of 93,910
35 of general commercial space. No hotel is proposed in the new plans. The proposal includes a
36 decrease of 50% in landscaped area for the project and includes a waiver request to allow for the

use of parking lifts in the garage, and a waiver request to reduce the size of one-bedroom units;
and

WHEREAS, the City Administration finds that the proposed Project is consistent with the City's Comprehensive Plan and the purpose and intent of the zoning of the property, CCB with RDO and PDO Overlay Districts, which purpose is to encourage compact, vertical mixed use development with emphasis placed on upscale projects comprised of such uses as office, retail and residential; and

WHEREAS, the City Administration recommends approval of Application #2696-17-PDO amending the Major Development Plan for the Hallandale Oasis Project; and

WHEREAS, the Mayor and City Commission have determined that based on the substantial competent evidence presented at a public hearing, the proposed major amendments and modifications to the approved major development plan, subject to the City Administration's enumerated conditions, are in the best interest of the City, consistent with the City's Comprehensive Plan, and will not adversely affect the public health, safety, and welfare of the City and its residents.

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

SECTION 1. Approval of Amended Major Development Plan. The Mayor and City Commission of the City of Hallandale Beach, Florida, hereby approve Application #2696-17-PDO by Applicant, Romagnole Investment Properties, LLC for major amendments and certain modifications to the approved major development plan for the Hallandale Oasis Project located at 1000-1100 East Hallandale Beach Boulevard in accordance with the Hallandale Beach Code of Ordinances, Zoning and Land Development Code, subject to the conditions as enumerated by City Administration in Exhibit A and the plans as submitted.

SECTION 2. Effective Date. This Resolution shall be effective immediately upon its passage and adoption.

70 PASSED AND ADOPTED on 1st reading on _____, 2018.

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72 PASSED AND ADOPTED on 2nd reading on _____, 2018.

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75 _____
KEITH S. LONDON

76 MAYOR

77 SPONSORED BY: CITY ADMINISTRATION

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79 ATTEST:

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82 _____
JENORGEN GUILLEN

83 INTERIM CITY CLERK

84

85 APPROVED AS TO LEGAL SUFFICIENCY

86 AND FORM

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89 _____
JENNIFER MERINO

90 CITY ATTORNEY