

RESOLUTION NO. 2015 - 04

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING MAJOR DEVELOPMENT APPLICATION #06-15-DB, AND REDEVELOPMENT AREA MODIFICATION APPLICATION #33-15-RD FOR PROPOSED HALLANDALE BEACH FIRE STATION NUMBER 7 LOCATED AT 111 FOSTER ROAD AS RECOMMENDED BY STAFF; PROVIDING AN EFFECTIVE DATE.

WHEREAS, The applicant, the City of Hallandale Beach ("City"), has applied for Major Development (Application #06-15-DB) and Redevelopment Area Modification (Application #33-15-RD) approval in order to construct a new Fire Station, Emergency Operation center (EOC), and Fire Department Administration Offices at 111 Foster Road, which is zoned Community Facilities District (C-F); and

WHEREAS, the "City" requests Major Development Review approval (Application #06-15-DB) pursuant to Section 32-782 of the Zoning and Land Development Code to construct a twenty-five thousand one hundred ninety seven (25,197) square feet two-story station; and

WHEREAS, the City also requests Redevelopment Area Modification (RAM) (Application #33-15-RD) from the following code provisions: Section 32-165(d) (3)(a) requiring a minimum of 35 feet front yard setback for two-story buildings in C-F District; Section 32-165(d)(3) (c)(2) requiring a minimum of 30 feet corner side yard setback for two-story buildings in C-F District; Section 32-165 (5) requiring a minimum of 25% landscaped area for properties within the C-F District; and, Section 32-384(e)(1) requiring a minimum 10 foot perimeter landscape buffer around the perimeter of the parking areas; and

WHEREAS, Section 32-177(a) allows the City Commission to modify any specified development standard through the Redevelopment Area Modification (RAM) process in lieu of a variance; and

WHEREAS, RAMs may be approved by the City Commission, if the City Commission determines that all criteria of Article III Section 32-177(a) of the Code are met; and

WHEREAS, Staff finds that this development is consistent with the City's Comprehensive Plan. The Community Facilities designation permits fire stations. Further, the proposed two-story

fire station is permitted under the land use category and furthers the City's policies and objectives of the City's Comprehensive Plan; and

WHEREAS, staff recommends approval of Major Development Application #06-15-DB subject to the plans as submitted, subject to providing a five (5) feet roadway easement along NW 1st Avenue; a five (5) roadway easement along NW 2 Avenue; and, a fifteen (15) feet roadway easement along NW 4th Avenue; subject to providing a five (5) feet concrete sidewalk adjacent to the property along NW 4th Avenue connecting to the NW 1st Avenue proposed sidewalk; and subject to payment of all required water, sewer and transportation facilities cost prior to the issuance of the building permit for the building; and

WHEREAS, staff recommends approval of Redevelopment Area Modification (Application #33-15-RD) as requested by the applicant.

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

SECTION 1. Based on the competent substantial evidence presented at the quasi-judicial hearing held on Wednesday, January 28, 2015, the City Commission finds:

1. That the development is consistent with the City's Comprehensive Plan; and
2. That the development meets all the criteria set forth in Article III Section 32-177(a) of the Code of Ordinances of the City of Hallandale Beach; and
3. That the zoning designation of Community Facilities permits fire stations; and
4. That the proposed two-story fire station is permitted under the land use category and furthers the City's policies and objectives of the City's Comprehensive Plan.

SECTION 2. Therefore, the City Commission approves Major Development Application #06-15-DB subject to the plans as submitted, subject to the following conditions:

1. The providing of a five (5) feet roadway easement along NW 1st Avenue; and
2. The providing of a five (5) feet roadway easement along NW 2 Avenue; and
3. The providing of a fifteen (15) feet roadway easement along NW 4th Avenue; and
4. The providing of a five (5) feet concrete sidewalk adjacent to the property along NW 4th Avenue connecting to the NW 1st Avenue proposed sidewalk; and

5. Subject to payment of all required water, sewer and transportation facilities cost prior to the issuance of the building permit for the building.

SECTION 3. City Commission approves Redevelopment Area Modification (Application #33-15-RD) as requested by the applicant.

SECTION 4: Effective Date: This resolution shall be effective immediately upon its adoption.

APPROVED and ADOPTED this 28th day of January, 2015

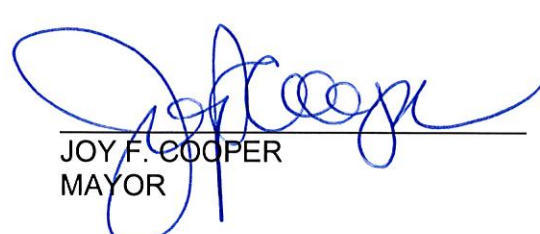
SPONSORED BY: CITY ADMINISTRATION

ATTEST:


MARIO BATAILLE, CMC
CITY CLERK

Approved as to legal sufficiency and form


V. LYNN WHITFIELD
CITY ATTORNEY


JOY F. COOPER
MAYOR

VOTE	
AYE/NAY	
Mayor Cooper	<input checked="" type="checkbox"/>
Vice Mayor Julian	<input checked="" type="checkbox"/>
Comm. Lazarow	<input checked="" type="checkbox"/>
Comm. London	<input checked="" type="checkbox"/>
Comm. Sanders	<input checked="" type="checkbox"/>