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**RESOLUTION NO. 2019- 024**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF  
THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING/  
DENYING MAJOR DEVELOPMENT APPLICATION # DB-18-  
2099 FOR THE WEST HALLANDALE SHOPPES PROJECT  
LOCATED AT 613 WEST HALLANDALE BEACH BOULEVARD,  
SUBJECT TO CONDITIONS AS RECOMMENDED BY THE CITY  
ADMINISTRATION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Rueben Ezekiel, ("Applicant") is requesting Major Development approval pursuant to the Zoning and Land Development Code in order to construct a commercial development; and

**WHEREAS**, Applicant's proposed development consists of to construct a one-story commercial center of 12,096 square feet at 613-621-625 West Hallandale Beach Boulevard/612-616-620 SW 1st Street, and associated parking; and

**WHEREAS**, on January 30, 2019, the Planning and Zoning Board reviewed the application for Major Development Review and rendered a recommendation of approval to the Mayor and City Commission; and

**WHEREAS**, approval of Major Development Application #DB-18-2099 is contingent on approval of Applicant's Redevelopment Area Modification- Application #RD-18-2100.

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

**SECTION 1.** The foregoing "whereas" clauses are incorporated herein.

**SECTION 2. Approval/Denial of Major Development Application.** The Mayor and the City Commission of the City of Hallandale Beach, Florida, based on substantial competent evidence presented at the public hearing, hereby approve/deny Major Development Application #DB-17-2311 subject to the plans as submitted, and subject to the City Administration's conditions as follow:

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- 39           1.   Payment of approximately \$ 10,947 water impact fee.  
40           2.   Payment of approximately \$ 17,822 sewer impact fee.  
41           3.   Payment of approximately \$ 56,422 transportation mitigation cost.  
42           4.   Provide a ten (10) feet roadway easement dedication along Hallandale Beach  
43               Boulevard as required by the Broward County Trafficways Plan.  
44           5.   Provide 7 feet by 20 feet bus shelter easement on Hallandale Beach Boulevard.  
45           6.   Payment to the City's Tree Preservation Fund to mitigate removal of specimen  
46               trees per Section 29-4 (l) of the Code.  
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48           Approval of Major Development Application #DB-18-2099 is contingent on approval of  
49   Applicant's Redevelopment Area Modification- Application #RD-18-2100.

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51           **SECTION 3.   Effective Date.** This resolution shall take effect upon adoption.

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53           APPROVED and ADOPTED this 20<sup>th</sup> day of March, 2019.

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JOY D. ADAMS  
MAYOR

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61   SPONSORED BY: CITY ADMINISTRATION

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JENORGEN GUILLEN, CMC  
CITY CLERK

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JENNIFER MERINO  
CITY ATTORNEY

## FINAL VOTE ON ADOPTION

Mayor Adams	<u>Absent</u>
Vice Mayor Javellana	<u>Yes</u>
Commissioner Butler	<u>Yes</u>
Commissioner Lazarow	<u>Yes</u>
Commissioner Lima- Taub	<u>Yes</u>

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