1	RESOLUTION NO. 2019-025	
2 3 4 5 6 7 8 9	A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING/DENYING REDEVELOPMENT AREA MODIFICATIONS APPLICATION #RD-18-2100 FOR THE CONSTRUCTION OF THE WEST HALLANDALE SHOPPES PROJECT LOCATED AT 613 WEST HALLANDALE BEACH BOULEVARD;; PROVIDING AN EFFECTIVE DATE.	
11	WHEREAS, Rueben Ezekiel, ("Applicant") has submitted Application #DB-18-2099 for	
12	Major Development Plan approval to build a one-story commercial center of 12,096 square fee	
13 14	at 613-621-625 West Hallandale Beach Boulevard/612-616-620 SW 1st Street; and	
15	WHEREAS, Applicant has also submitted Application #RD-18-2100 for redevelopment	
16	area modifications ("RAMs") which are submitted to the City Commission for approval pursuan	
17	to Code Section 32-135 of the Land Development Code, allowing the City Commission to modify	
18	specified development standards relating to any proposed project through the RAM process in	
19	lieu of a variance if certain enumerated criteria are met; and	
20		
21	WHEREAS, the requested RAM is a waiver of one additional loading space required by	
22	Code. The proposed center is comprised of small retail/ office space (10 bays). Due to the nature	
23	of the proposed center, deliveries by large semi-trucks are not anticipated and one loading space	
24	of the required size is provided; and	
25		
26	WHEREAS, pursuant to Section 32-135 of the City of Hallandale Beach Code, the City	
27	Commission may grant RAMs for specified development standards relating to any proposed	
28	project if all the following criteria are met: (1) The code standards are determined to significantly	
29	inhibit neighborhood or structural improvement efforts; (2) The modifications adequately provide	
30	for service areas and other development features for the project; (3) The modifications	
31	adequately provide for service and emergency vehicle access; and (4) The modifications	
32	adequately provide for visibility of access; and	
33	WHEREAS, the City Administration has evaluated the proposed request for RAMs, does	

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improvements to the Hallandale Beach Boulevard Corridor; and

not object to the request, and has determined that the proposal will result in significant

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38	NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION O		
39	THE CITY OF HALLANDALE BEACH, FLORIDA:		
40			
41	SECTION 1. The foregoing "whereas" clauses are incorporated herein.		
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43	SECTON 2. Approval of Redevelopment Area Modifications. The Mayor and the Cit		
44	Commission of the City of Hallandale Beach, Florida, hereby approve Redevelopment Area		
45	Modifications Application #RD-18-2100 for the one-story commercial center at 613-621-625 Wes		
46	Hallandale Beach Boulevard/612-616-620 SW 1st Street subject to the plans as submitted.		
47			
48	SECTION 3. Effective Date. This resolution shall be effective immediately upon its		
49	adoption.		
50 51	APPROVED and ADOPTED this 20 th day of March, 2019.		
52 53 54 55			
56 57	JOY D. ADAMS MAYOR		
58 59	SPONSORED BY: CITY ADMINISTRATION		
60 61 62 63 64	ATTEST:		
65 66 67 68	JENORGEN GUILLEN, CMC CITY CLERK		
69 70 71 72 73 74	APPROVED AS TO LEGAL SUFFICIENCY AND FORM		
75 76 77	JENNIFER MERINO CITY ATTORNEY		

FINAL VOTE ON ADOPTION

Mayor Adams	Absent
Vice Mayor Javellana	Yes
Commissioner Butler	Yes
Commissioner Lazarow	Yes
Commissioner Lima- Taub	Yes

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