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RESOLUTION NO. 2019-

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING/ DENYING APPLICATION # DR 19-00669 A REQUEST FOR ALLOCATION OF REGIONAL ACTIVITY CENTER UNITS ABOVE THE BASE DENSITY IN ORDER TO CONSTRUCT THE MARGO PROJECT WITH 6 RESIDENTIAL UNITS AT THE PROPERTY LOCATED AT 401 PEMBROKE ROAD, HALLANDALE BEACH FLORIDA, WITH CONDITIONS AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Samuel Swerdlow, ("Applicant"), has filed, in conjunction with an application for Minor Development Review, a request for allocation of Regional Activity Center (RAC) units above the based residential density permitted for properties zoned West RAC/Pembroke Subdistrict; and

WHEREAS, the Applicant proposes to build Margo, a three-story mixed used project consisting of 1,750 square feet of commercial space and 6 residential multifamily units; and

WHEREAS, City code section 32-160.b identifies the uses permitted in the West RAC/Pembroke Road Subdistrict and lists commercial and residential mixed uses as permitted uses; and

WHEREAS, according to the regulations, residential density in the Pembroke Road Subdistrict is permitted using 2 methods: 1. the base density, up to 18 dwelling units per acre, which is permitted by right, and may be approved administratively or 2. density levels above 18 dwelling units per acre up the maximum permitted density of 25 units per acre are subject to City Commission approval; and

WHEREAS, City Commission approval is required because the Margo project as proposed will generate a density of 23 dwelling units per acre; and

WHEREAS, on August 28, 2019, the Planning and Zoning Board reviewed the application request for allocation of regional activity center units above the base density in order to construct the Margo Project with 6 residential units and rendered a recommendation of approval to the Mayor and City Commission, subject to the conditions specified in Exhibit 7; and

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 Application # DR 19-00669 A Request For Allocation of Regional Activity Center Units Above the Base Density. 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 Application #DR 19-00669 a Request for Allocation of Regional Activity Center Units Above the Base Density in order to construct the Margo Project with 6 residential units at the Property located at 401 Pembroke Road, Hallandale Beach, Florida, with conditions as Recommended by City Administration.

SECTION 3. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

APPROVED and ADOPTED this ____ day of November 2019.

JOY D. ADAMS
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

JENORGEN M. GUILLEN, CMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM

JENNIFER MERINO
CITY ATTORNEY