

EXHIBIT 1  
RESOLUTION NO. 2019-

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND HALLANDALE CITY CENTER, LLC FOR THE HALLANDALE CITY CENTER PROJECT LOCATED AT 110 FOSTER ROAD/501 NW 1<sup>ST</sup> AVENUE, 605 NORTH DIXIE HIGHWAY/608 NW 1<sup>ST</sup> AVENUE, AND 501 NORTH DIXIE HIGHWAY, IN SUBSTANTIALLY THE SAME FORM AS ATTACHED EXHIBIT "2"; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Hallandale City Center, LLC (Applicant) submitted Application #DB 19-3486 for major development plan approval in order to construct a mixed-use project consisting of two (2) residential buildings and a mixed-use building for a total of 89 multi-family residential units and 26, 530 square feet of commercial floor area on 3 parcels of land; and

**WHEREAS**, approval of this proposed development is contingent on approval of Application # PA -19-815 for rezoning to West RAC/Foster Road Subdistrict, Application # PDO- 19-816 for approval of Planned Development Overlay zoning, and Application # RV -19-845 vacation of right-of-way and execution of a development agreement; and

**WHEREAS**, the City and the Applicant have met on numerous occasions to negotiate a proposed Development Agreement to provide for terms and conditions upon which the properties can be developed; and

**WHEREAS**, the Development Agreement, attached hereto as Exhibit "A", complies with the requirements of the Florida Local Government Development Agreement Act and the City's Code of Ordinances, and is consistent with the City's Comprehensive Plan; and

**WHEREAS**, the City Administration recommends that the Mayor and City Commission approve the proposed Development Agreement between the City of

Hallandale Beach and Hallandale City Center, LLC and authorize the City Manager to execute the Development Agreement in substantially the same form as attached hereto as Exhibit "A".

**WHEREAS**, the Mayor and City Commission have determined that based on the substantial competent evidence presented at a public hearing, approving the Development Agreement is 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 THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

**SECTION 1. Approval and City Manager Authorization.** The Mayor and the City Commission hereby approve the Development Agreement between the City of Hallandale Beach and Hallandale City Center, LLC for the project known as Hallandale City Center, located at 110 Foster Road/501 NW 1<sup>st</sup> Avenue, 605 North Dixie Highway/608 NW 1<sup>st</sup> Avenue, and 501 North Dixie Highway, in substantially the same form as attached Exhibit "A", as being in the best interest of the residents of the City of Hallandale Beach. The City Manager is hereby authorized to execute the Development Agreement and to take all necessary actions to effectuate the agreement.

**SECTION 2. Effective Date.** This Resolution shall take effect immediately upon its passage and adoption.

1<sup>st</sup> reading on \_\_\_\_\_, 2019.

PASSED AND ADOPTED on 2<sup>nd</sup> reading on \_\_\_\_\_, 2020.

\_\_\_\_\_  
JOY D. ADAMS  
MAYOR

SPONSORED BY: CITY ADMINISTRATION  
ATTEST:

\_\_\_\_\_  
JENORGEN GUILLEN, CMC  
CITY CLERK

79 APPROVED AS TO LEGAL SUFFICIENCY  
80 FORM

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JENNIFER MERINO

85 CITY ATTORNEY

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