## RESOLUTION NO. 2018-020

# A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, APPROVING MAJOR DEVELOPMENT APPLICATION \#DB-17-1196 FOR THE VILLAGE AT BLUESTEN PARK PROJECT LOCATED AT 215 S.E. 5TH STREET, AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE. 

WHEREAS, Bluesten Developers, LLC ("Applicant") requests Major Development Review approval of Application \#DB-17-1196 pursuant to Section 32-782 of the Code of Ordinances of the City of Hallandale Beach to construct the Village at Bluesten Park, a three (3) story, forty-five (45) unit residential development located at 215 S.E. $5^{\text {th }}$ Street; and

WHEREAS, Applicant is the owner of the Project Site, which is located in the designated Regional Activity Center on the City's Future Land use Map; and

WHEREAS, on January 24, 2018, at a duly noticed public hearing, the Planning and Zoning Board reviewed the application for Major Development Review and rendered a recommendation of approval to the Mayor and City Commission, with the City Administration's conditions and with an additional condition that the on-site parking spaces be assigned to the residents' units; and

WHEREAS, Applicant also submitted an application for redevelopment area modifications ("RAMs") which are submitted to the City Commission for approval pursuant to Code Section 32135 of the Land Development Code, allowing the City Commission to modify specified development standards relating to any proposed project through the RAM process in lieu of a variance if certain enumerated criteria are met; and

WHEREAS, the requested RAMs include waivers from the requirements in the Regional Activity Center related to minimum primary street setbacks, minimum building frontage requirements on a primary street, minimum civic space for sites exceeding the base density, minimum floor area in one bedroom units, and minimum number of parking spaces for multi-family residential uses; and

WHEREAS, the Mayor and City Commission have determined that based on the substantial competent evidence presented at a public hearing, the proposed major development with the City Administration's enumerated conditions 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. The foregoing "whereas" clauses are incorporated herein.

SECTION 2. Approval of Major Development. The Mayor and the City Commission of the City of Hallandale Beach, Florida, hereby approve the Major Development Application \# DB-17-1196 subject to the plans as submitted, and subject to the conditions enumerated in the City Administration's report.

SECTION 3. Effective Date. This resolution shall be effective immediately upon its adoption.

APPROVED AND ADOPTED this ___ day of March ._ 2018.


SPONSORED BX: CITY ADMINISTRATION


MARIO BATAHLE CDC
Jénorgèn bi. Guillén
Interim City Clerk

VOTE
AYE/NAY


## CITY CLERK

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APPROVED AS TO LEGAL SUFFICIENCY
AND FOR\&
JENNIFER MERINO
CITY ATIORNEY

