1 2	RESOLUTION NO. 2018-020
2	A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF
4	HALLANDALE BEACH, FLORIDA, APPROVING MAJOR
5 6	DEVELOPMENT APPLICATION #DB-17-1196 FOR THE VILLAGE AT BLUESTEN PARK PROJECT LOCATED AT 215
7	S.E. 5TH STREET, AS RECOMMENDED BY THE CITY
8 9	ADMINISTRATION; PROVIDING AN EFFECTIVE DATE.
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11	WHEREAS, Bluesten Developers, LLC ("Applicant") requests Major Development Review
12	approval of Application #DB-17-1196 pursuant to Section 32-782 of the Code of Ordinances of
13	the City of Hallandale Beach to construct the Village at Bluesten Park, a three (3) story, forty-five
14	(45) unit residential development located at 215 S.E. 5 th Street; and
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16	WHEREAS, Applicant is the owner of the Project Site, which is located in the designated
17	Regional Activity Center on the City's Future Land use Map; and
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19	WHEREAS, on January 24, 2018, at a duly noticed public hearing, the Planning and
20	Zoning Board reviewed the application for Major Development Review and rendered a
21	recommendation of approval to the Mayor and City Commission, with the City Administration's
22	conditions and with an additional condition that the on-site parking spaces be assigned to the
23	residents' units; and
24	
25	WHEREAS, Applicant also submitted an application for redevelopment area modifications
26	("RAMs") which are submitted to the City Commission for approval pursuant to Code Section 32-
27	135 of the Land Development Code, allowing the City Commission to modify specified
28	development standards relating to any proposed project through the RAM process in lieu of a
29	variance if certain enumerated criteria are met; and
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31	WHEREAS, the requested RAMs include waivers from the requirements in the Regional
32	Activity Center related to minimum primary street setbacks, minimum building frontage
33	requirements on a primary street, minimum civic space for sites exceeding the base density,
34	minimum floor area in one bedroom units, and minimum number of parking spaces for multi-family
35	residential uses; and
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WHEREAS, the Mayor and City Commission have determined that based on the 37 substantial competent evidence presented at a public hearing, the proposed major development 38 39 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 40 welfare of the City and its residents. 41 42 NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY 43 COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA: 44 45 SECTION 1. The foregoing "whereas" clauses are incorporated herein. 46 47 SECTION 2. Approval of Major Development. The Mayor and the City Commission of 48 the City of Hallandale Beach, Florida, hereby approve the Major Development Application # DB-49 17-1196 subject to the plans as submitted, and subject to the conditions enumerated in the City 50 Administration's report. 51 52 SECTION 3. Effective Date. This resolution shall be effective immediately upon its 53 adoption. 54 55 APPROVED AND ADOPTED this ____ day of ____ March 56 57 58 Helson 59 60 KEITH S. LONDON 61 MAYOR 62 63 SPONSORED BY: CITY ADMINISTRATION 64 65 ATTES 66 67 MARIO BATAIL 68 VOTE lorgen 11 AYE/NAY Mayor London Vice Mayor Lazarow Comm. Dally Comm. Taub 69

70 CITY CLERK

- APPROVED AS TO LEGAL SUFFICIENCY
 AND FORM
 AND FORM
 JENNIFER MERINO
- 76 JENNIFER MERINO 77 CITY ATTORNEY