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EXHIBIT 1
RESOLUTION NO. 2020-

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, ACCEPTING REVISIONS TO THE APPROVED CONDITIONS OF APPROVAL OF REDEVELOPMENT AREA MODIFICATIONS APPLICATION #RD-17-1197 FOR THE CONSTRUCTION OF VILLAGE AT BLUESTEN PARK PROJECT LOCATED AT 215 S.E. 5TH STREET; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2017, Bluesten Developers, LLC filed Applications # DB-17-1196 and #RD-17-1197 for Major Development Review and Redevelopment Area Modifications (RAMs) to construct the Village at Bluesten Park, a 45-unit multi-family residential development at 215 SE 5th Street; and

WHEREAS, Application# RD-17-1197 for Redevelopment Area Modifications (RAMs) from code requirements for 1) the minimum front yard setback, 2) building frontage and civic space requirements in the Regional Activity Center (RAC) Transit Core Subdistrict, 3) the minimum floor area for one bedroom units in the RAC, and 4) the minimum number of parking spaces required for multi-family residential uses in the RAC was approved on March 7, 2018 by the City Commission pursuant to Resolution No. 2018-019 with conditions; and

WHEREAS, ninety-one (91) parking spaces were required by the City Code, and the original developer proposed eight-one (81) spaces, creating a ten (10) parking space deficit; and

WHEREAS, as a condition of approval of the Applications the original developer agreed in 2018 to pay into the City's parking development fund a fee of twenty five thousand (\$25,000) dollars per deficit parking space, or two hundred fifty thousand (\$250,000) dollars for the ten (10) parking space deficiency, to be paid 50% at building permit issuance and 50% within twelve (12) months of permit issuance, or at the issuance of a certificate of occupancy for the project; and

WHEREAS, the twenty five thousand (\$25,000) fee per deficit parking space

valuation was recommended by City staff in 2018 as the average cost of a parking space located within a parking garage; and

WHEREAS, subsequent to 2018, the City retained the services of Tindale Oliver & Associates, Inc., a planning and engineering firm, to prepare an impact fee study on various City services including fire and rescue, law enforcement, parks and recreation and multi-modal transportation, as well as Affordable Housing and Parking in-lieu fee studies; and

WHEREAS, the Tindale Oliver & Associates, Inc. firm recommended a parking in-lieu fee of ten thousand five hundred (\$10,500) dollars for each parking space, which it advised is the average cost per space for surface lots currently developed in South Florida; and

WHEREAS, the first one hundred and twenty five thousand (\$125,000) dollars of the two hundred and fifty thousand (\$250,000) dollars owed was paid to the City and the new developer, Village at Bluesten Park 18, LLC, requests to reduce the payment required for each parking space deficit from twenty five (\$25,000) dollars to ten thousand five hundred (\$10,500) dollars; and

WHEREAS, if approved, the request would reduce the contribution for parking deficit fees from a total of two hundred and fifty thousand (\$250,000) dollars to a total of one hundred five thousand (\$105,000) dollars, and would require twenty thousand (\$20,000) dollars to be refunded to the new developer by the City; and

WHEREAS, pursuant to Section 32-135(a) of the Zoning and Land Development Code, City Commission approval was required for modification of specified development standards relating the proposed project through the Redevelopment Area Modifications (RAM) process in lieu of a variance and is required for approval of amendment to the conditions; and

WHEREAS, Staff recommends the City Commission approve amendment of Condition #13 of the Redevelopment Area Modification (RAMs) approvals for the Village at Bluesten Park relative to the fee in-lieu of parking from twenty five thousand (\$25,000)

dollars to ten thousand five hundred (\$10,500) dollars per parking space not provided consistent with the Tindale Oliver & Associates, Inc. study.

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. The Mayor and City Commission hereby approve amendment of Condition #13 of the Redevelopment Area Modification (RAMs) approvals for the Village at Bluesten Park relative to the fee in-lieu of parking from twenty five (\$25,000) dollars to ten thousand five hundred (\$10,500) dollars per parking space not provided, consistent with the Tindale Oliver & Associates, Inc. study.

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

APPROVED AND ADOPTED this ____ day of _____ 2020.

JOY F. COOPER
MAYOR

SPONSORED BY:

ATTEST:

JENORGEN GUILLEN, CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM

JENNIFER MERINO
CITY ATTORNEY