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**EXHIBIT 1
RESOLUTION NO. 2021-**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING SOLARIS APARTMENTS, LTD.'S APPLICATIONS #-DB-20-2058 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE AND #RD-20-2070 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) FROM SECTION 32-196(B)(1), SECTION 32-203(A), SECTION 32-201(A)(3), SECTION 32-453(I)(4) AND SECTION 32-787(K) OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT A 78-UNIT RESIDENTIAL DEVELOPMENT AT 118 SE 7TH STREET; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Solaris Apartments, Inc. ("Applicant") has submitted Application #DB-20-2058 for Major Development Plan approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct 78-unit residential development at 118 SE 7th Street/700 Old Federal Highway; and

WHEREAS, Applicant has also submitted Application #RD-20-2070 for redevelopment area modifications ("RAMs,") which are submitted to the City Commission for approval pursuant to Code Section 32-135 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, Application #RD-20-2070 requests RAMs from the following code provisions:

- 1) Section 32-196(b)(1) requiring a minimum of 75 percent of the linear width of the lot along a primary street in the Central RAC (Regional Activity Center) District to be occupied by the primary facade of a building,
- 2) Section 32-203(a) relative to the minimum number of parking spaces for multi-family residential uses in the Central RAC District,

- 34 3) Section 32-201(a)(3) relative to the maximum allowable setback encroachment
35 for bracketed balcony building frontage type in the Central RAC District, and
36 4) Section 32-453(i)(4) relative to access to off-street parking corridors in excess of
37 our spaces in a row; and
38 5) Section 32-787(k) requiring new developments to meet the City's Green Building
39 Program Certification at the specified level for residential buildings.

40 **WHEREAS**, Applicant also filed Application #RV-20-2071 requesting a road vacation
41 pursuant to Chapter 25, Section 25-103 of the Hallandale Beach Code of Ordinances for
42 that portion of the SE 2nd Street right-of-way between SE 7th Street and SE 8th Street
43 lying between the two ownership parcels of the project site in order to create one buildable
44 parcel (requiring only Commission, not Planning and Zoning Board action); and

45 **WHEREAS**, the property is designated RAC on the City's Future Land Use Map,
46 the residential use proposed by Applicant is permitted under the land use category, and,
47 presently, there are 173 residential RAC Units available in the Regional Activity Center
48 for allocation to new projects, approval of this project will reduce the available number of
49 RAC Units to 95; and

50 **WHEREAS**, on February 24, 2021, the Planning and Zoning Board reviewed the
51 application for Major Development Review and rendered a recommendation of approval
52 to the Mayor and City Commission, subject to conditions specified as follows:

- 53 1) Payment of the City's water impact fee in the amount of \$79,388.
54 2) Payment of the City's sewer impact fee in the amount of \$100,642.
55 3) Payment of the City's transportation mitigation cost in the amount of
56 \$76,323.
57 4) Installation of sidewalks, on-street parking, and landscaping improvements
58 along SE 7th Street, SE 8th Street and Old Federal Hwy as shown on the
59 plans.
60 5) Obtain Enhanced Level certification of the building from the City and Silver
61 Level certification by the National Green Building Standards (NGBS).
62 6) Assignment by the City Commission of 78 Regional Activity Center (RAC)

- 63 Units.
- 64 7) Three (3) electric vehicle charging stations shall be provided as reflected in
65 the plans.
- 66 8) The parking corridor with 19 spaces in a row with no provisions for a turn-
67 around shall be assigned to specific units in the building.
- 68 9) Execution of a Unity of Title covenant joining all the development lots into a
69 unified development parcel prior to issuance of the building permit for the
70 Project.
- 71 10) Execution of a Restrictive Covenant restricting the property as affordable
72 housing units for a minimum of 30 years.
- 73 11) A public access easement shall be recorded and public records for the
74 public, civic space as delineated on the site plan. The civic open space
75 shall be maintained by the applicant successors or assignees in
76 perpetuity.

77 **WHEREAS**, pursuant to Section 32-135 of the City of Hallandale Beach Code,
78 the City Commission may grant RAMs for specified development standards relating to
79 any proposed project if all the following criteria are met: (1) The code standards are
80 determined to significantly inhibit neighborhood or structural improvement efforts; (2)
81 The modifications adequately provide for service areas and other development features
82 for the project; (3) The modifications adequately provide for service and emergency
83 vehicle access; and (4) The modifications adequately provide for visibility of access;
84 and

85 **WHEREAS**, pursuant to Section 32-205(a)(2) of the Zoning and Land
86 Development Code, City Commission approval of Major Development applications in the
87 Central RAC District is required when requesting more than the permitted density or
88 redevelopment area modifications (RAMs), and since the subject proposal is for more
89 than the base density permitted and requires redevelopment area modifications, thus,
90 action by the City Commission is required.

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APPROVED and ADOPTED this _____ day of _____, 2021.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

JENORGEN GUILLEN
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM

JENNIFER MERINO
CITY ATTORNEY