

EXHIBIT 1
RESOLUTION NO. 2025 -

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, CONSIDERING A PLAT NOTE AMENDMENT TO THE BLUE SOUTH PLAT FOR CERTAIN PROPERTY LOCATED AT 218-220 SE 7TH STREET IN ACCORDANCE WITH CHAPTER 32, ARTICLE II, DIVISION 2 OF THE CITY OF HALLANDALE BEACH, ZONING AND LAND DEVELOPMENT CODE; AUTHORIZING THE TRANSMITTAL OF SAME TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH ARTICLE VII, DIVISION 2, SEC. 5-181 OF THE BROWARD COUNTY CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 2, 2023, the City Commission of the City of Hallandale Beach ("City Commission") approved the "Blue South Plat" for the subject property located at 218-220 SE 7th Street within the City of Hallandale Beach ("City") with a plat note restricting developments to forty-six (46) mid-rise units; and

WHEREAS, although the former owner, 228 Park Partners, LLC, did not obtain the building permit for the Project and the approvals expired on February 2, 2025, the Blue South Plat was finalized and recorded in the Public Records of Broward County; and

WHEREAS, 221 Developers, LLC, ("Applicant") is requesting approval of a Plat Note Amendment to the Blue South Plat in order to increase the number of permitted residential units on the Approved Plat from 46 residential units to 124 residential units and to provide for 4,300 square feet of commercial use; and

WHEREAS, the Applicant is requesting to amend the Plat Note on the Blue South Plat due to the existing restriction limiting the number of units to 46 mid-rise residential units; and

WHEREAS, the amendment to the Plat Note is required in order to allow future development of the property as may be permitted by the current zoning and Land Use designation of the parcel; and

34 **WHEREAS**, the effective Note on the Blues South Plat approved by in 2023
35 reads as follows:

36 *“This plat is restricted to 46 mid-rise units.”*

37 and the Applicant proposes to amend the Note on the Plat to read:

38 *“This plat is restricted to 124 mid-rise units and 4,300 Square feet of*
39 *commercial use.”*

40 in accordance with Chapter 32, Article II, Division 2 of the City’s Code Of
41 Ordinances, Zoning And Land Development Code; and

42 **WHEREAS**, Broward County requires municipalities to approve plat note
43 amendments prior to processing by the Broward County Commission, and upon
44 approval of the attached Resolution by the City Commission, the applicant will present
45 its request to the County Commission for county consideration and approval, and the
46 revision to the Plat Note will also be recorded in the Public Records of Broward County;
47 and

48 **WHEREAS**, pursuant to the Broward County Land Use Plan, formal action from
49 the affected municipality is required to amend a note within a Plat, therefore this
50 Resolution is a declaration that the proposed plat amendment is permitted by the City’s
51 Comprehensive Plan; and

52 **WHEREAS**, approval of this Resolution by the City Commission will provide
53 authorization for the applicant to file for the Plat Note Amendment process through
54 Broward County for consideration and approval by the County Commission; and

55 **WHEREAS**, staff recommends that the City Commission consider approving
56 with conditions the attached Resolution accepting the Plat Note Amendment to the
57 Blue South Plat located at 218-220 SE 7th Street.

58 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY**
59 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

60 **SECTION 1. Recitals.** The foregoing “Whereas” clauses are adopted herein.

SECTION 2. Acceptance of Plat Note Amendment. The Mayor and City Commission of the City of Hallandale Beach hereby (approves/denies) acceptance of the Plat Note Amendment to the Blue South Plat to provide that “*This plat is restricted to 124 mid-rise units and 4,300 Square feet of commercial use.*” in lieu of the current Note that provides “*This plat is restricted to 46 mid-rise units.*” and authorizes the transmittal of same to Broward County for approval in accordance with Article VIII, Division 2, Sec. 5-181, Broward County Code of Ordinances. The City Commission approval of the Plan Note Amendment is subject to the following conditions:

1. The Plat is restricted to a maximum of 124 mid-rise units and 4,300 square feet of commercial use.
2. The applicant shall address all conditions set forth by the Broward County Urban Planning Division in their review of the subject plat note amendment.
3. Approval of this Plat Note amendment does not eliminate or alter the requirement for obtaining City of Hallandale Beach approval of a specific site plan for any proposed improvements on this property.

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

APPROVED AND ADOPTED this ____ day of _____ 20__.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION
ATTEST:

JENORGEN GUILLEN, CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM

JENNIFER MERINO
CITY ATTORNEY