

1 EXHIBIT 1
2 RESOLUTION NO. 2025-
3

4 A RESOLUTION OF THE MAYOR AND CITY COMMISSION
5 OF THE CITY OF HALLANDALE BEACH, FLORIDA,
6 CONSIDERING APPLICATION # DB-23-03510 FOR MAJOR
7 DEVELOPMENT PLAN APPROVAL, APPLICATION # RD-23-
8 03514 FOR REDEVELOPMENT AREA MODIFICATIONS
9 (RAMS) AND APPLICATION # V-25-00875 FOR VARIANCES
10 BY SAG DEVELOPMENT, LLC TO CONSTRUCT A MIXED-
11 USE DEVELOPMENT INCLUDING 116 RESIDENTIAL UNITS
12 AND APPROXIMATELY 7,500 SQUARE FEET OF
13 COMMERCIAL SPACE AT THE PROPERTY LOCATED AT
14 219 PEMBROKE ROAD; REQUESTING RAMS RELATIVE TO
15 PARKING REQUIREMENTS FOR CONTINUOUS FORWARD
16 MOTION, AND RELATIVE TO THE CIVIC OPEN SPACE
17 PROPORTION REQUIREMENTS; REQUESTING
18 VARIANCES TO REDUCE THE REQUIRED FRONT
19 SETBACK IN RD-12 ZONING DISTRICT, TO REDUCE THE
20 REQUIRED REAR YARD SETBACK IN WEST RAC –
21 PEMBROKE ROAD SUBDISTRICT, AND TO REDUCE
22 REQUIREMENTS RELATIVE TO TRANSPARENCY OF
23 BUILDING FACADES AND MINIMUM LANDSCAPE
24 REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.
25
26

27 **WHEREAS**, the Applicant, SAG Development, LLC, is requesting Major Development
28 Plan approval, Redevelopment Area Modifications (RAMs) and Variances in order to construct
29 the Green House mixed-use project, encompassing 116 residential units and approximate 7,500
30 square feet of commercial space at the property located at 219 Pembroke Road within the City of
31 Hallandale Beach ("City"); and
32

33 **WHEREAS**, the Applicant has submitted the following Applications for consideration
34 by the City Commission:
35

- 36 1. Application No. DB-23-03510 for Major Development Review approval pursuant to
37 Section 32-782 of the Zoning and Land Development Code for a mixed-use
38 development including the allocation of County Bonus Units.
39 2. Application No. RD-23-03514 requesting Redevelopment Area Modifications (RAMs)
40 from the following code provisions:

- 41 a. Section 32-203(c)(2) to waive the requirement that parking spaces shall be
42 designed in a way to permit vehicle entry and exit in one continuous forward
43 motion without using a vacant space to turn around;
44 b. Section 32-202(a)(3) to waive the width and depth proportion requirement for
45 civic open spaces.
- 46 3. Application No. V-25-00875 requesting Variances from the following code provisions:
- 47 a. Section 32-144(d), to reduce the required front yard setback in RD-12;
48 b. Table 32-160.d, to reduce the required rear yard setback in West RAC –
49 Pembroke Road subdistrict;
50 c. Section 32-194 (d) (1), to reduce the required transparency of building facades;
51 d. Section 32-384 (a), to reduce the minimum landscape requirement; and
52

53 **WHEREAS**, pursuant to Section 32-205(a)(2) of the City's Zoning and Land
54 Development Code, consideration and recommendation by the Planning and Zoning Board
55 are required prior to City Commission approval of Major Development applications in the
56 Central RAC District when requesting more than the permitted base density, and City
57 Commission action is required for both redevelopment area modifications (RAMs) and
58 variances; and
59

60 **WHEREAS**, on February 26, 2025, the City's Planning and Zoning Board the
61 Applicant's request for Major Development Approval and Variances, and unanimously
62 recommended approval to the City Commission, with Staff's conditions, adding that the
63 quality of finishes and fixtures for affordable housing units shall be identical to the quality of
64 finishes and fixtures for market rate units; and
65

66 **WHEREAS**, Staff has determined that the proposed use is consistent with the zoning
67 district and the City's Comprehensive Plan, and also with the overall vision of the Citywide
68 Master Plan land-use area; and
69

70 **WHEREAS**, for reasons set forth in the Cover Memo, Staff recommends that the
71 Mayor and City Commission consider approval of 1) Major Development Application # DB-
72 23-03510 and 2) Redevelopment Area Modifications (RAMs) Application RD-23-03514, from
73 the above cited code provisions, and 3) Variances Application No. V-25-00875, subject to the

74 twelve (12) conditions set forth below (the "Conditions"):

- 75 1. Payment of the City's water impact fee as calculated at the time of building permit.
- 76 2. Payment of the City's sewer impact fee as calculated at the time of building permit.
- 77 3. Payment of the City's impact fees in the amount as calculated at the time of
78 building permit.
- 79 4. Compliance with the Green Building requirements of the NGBS-Gold certification
80 or another recognized green building agency as determined by the City.
- 81 5. The Applicant shall contract with the City for roll-out service by the Sanitation
82 Division for servicing the dumpster/trash disposal.
- 83 6. Prior to the issuance of the building permit, a declaration of restrictive covenant,
84 in a form acceptable to the city attorney, shall be recorded in the public records
85 of Broward County, Florida, guaranteeing 17 affordable residential units for the
86 moderate-income group (120% Average Median Income) in compliance with
87 Policy 2.16.3 of the Broward County land use plan. The units shall maintain
88 compliance with the regulations for affordable units in the City Code, as may be
89 amended. These units must be maintained for a period of at least 30 years for
90 rental housing and at least 30 years for owner-occupied housing and affordable
91 housing units shall be proportionately distributed amongst unit types and sizes
92 throughout the building.
- 93 7. Affordable units shall be available before or concurrently with bonus units and the
94 quality of finishes and fixtures for affordable housing units shall be identical to the
95 quality of finishes and fixtures for market rate units.
- 96 8. Prior to the issuance of the building permit, a Unity of Title, in a form acceptable to
97 the city attorney, shall be recorded in the public records of Broward County,
98 Florida.
- 99 9. Prior to the issuance of the building permit, the Applicant shall work with DSD on
100 the final design of proposed garage screening.
- 101 10. Prior to the issuance of the building permit, Applicant shall work with DSD on the
102 final design of the public art installation.
- 103 11. Prior to the issuance of the Building Permit, the Applicant shall provide the right-
104 of-way dedication as illustrated on the plans along Pembroke Road in a form
105 acceptable to the City Attorney.
- 106
- 107 12. Limited delivery hours and loading or moving operations shall be coordinated by
108 building administration and shall not occur within the public right of way.

109
110 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY**
111 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

112 **SECTION 1. Incorporation of Recitals.** The foregoing “Whereas” clauses are
113 incorporated herein.

114
115 **SECTION 2. Major Development Application.** Based on the substantial competent
116 evidence provided on the record, hereby incorporated herein by reference, including, but not
117 limited to, the Agenda Cover Memo, any materials presented by the applicant and the sworn
118 testimony of staff, the applicant and any experts, the Mayor and City Commission hereby find

- 119 o Compliance
120 o Non-compliance

121 with the criteria applicable to Section 32-782 of the Zoning and Land Development Code and
122 does hereby

- 123 o approve /
124 o approve subject to Conditions as stated above
125 o deny

126 Major Development Application # DB-23-03510.

127
128 **SECTION 3. Redevelopment Area Modifications.** Based on the substantial
129 competent evidence provided on the record, hereby incorporated herein by reference,
130 including, but not limited to, the Agenda Cover Memo, any materials presented by the
131 applicant and the sworn testimony of staff, the applicant and any experts, the Mayor and City
132 Commission hereby find

- 133 o Compliance
134 o Non-compliance

135 with the criteria applicable to Section 32-135(a) of the Zoning and Land Development Code
136 and

- 137 o approve /
138 o approve subject to Conditions
139 o deny

140 Application # RD-23-03514 requesting Redevelopment Area Modifications (RAMs) from the

above-cited code provisions.

SECTION 4. Variances. Based on the substantial competent evidence provided on the record, hereby incorporated herein by reference, including, but not limited to, the Agenda Cover Memo, any materials presented by the applicant and the sworn testimony of staff, the applicant and any experts, the Mayor and City Commission hereby find

o Compliance

o Non-compliance

with the criteria applicable to Section 32-965 of the Zoning and Land Development Code and

o approve /

o approve subject to Conditions

o deny

Application # V-25-00875 requesting Variances from the above-cited code provisions.

SECTION 5. 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