

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-24-06478 FOR
7 MAJOR DEVELOPMENT PLAN APPROVAL AND
8 APPLICATION # RD-24-06479 FOR REDEVELOPMENT
9 AREA MODIFICATIONS (RAMS) BY BLUE PARK, LLC, TO
10 CONSTRUCT BLUE PARK, A MULTI-FAMILY
11 RESIDENTIAL DEVELOPMENT CONSISTING OF 173
12 RESIDENTIAL UNITS, LOCATED AT 216, 220, AND 228 SE
13 8TH STREET, AND 221 SE 9TH STREET; REQUESTING
14 RAMS FROM REQUIRED BUILDING PLACEMENT
15 RELATIVE TO THE REQUIRED STREET SETBACK ON
16 THE PRIMARY AND SECONDARY STREETS, RELATIVE
17 TO THE REQUIRED STREET SETBACK ABOVE THE 5TH
18 FLOOR ON SE 8TH STREET , RELATIVE TO THE MINIMUM
19 SIDE SETBACK ABOVE THE 5TH FLOOR, RELATIVE TO
20 THE CIVIC OPEN SPACE REQUIREMENTS, RELATIVE TO
21 THE STAIRCASE ENCLOSURE REQUIREMENTS; AND
22 PROVIDING AN EFFECTIVE DATE.
23

24
25 **WHEREAS**, the Applicant, Blue Park, LLC is requesting Major Development Plan
26 approval, Redevelopment Area Modifications (RAMs), and a Plat Note Amendment in order
27 to build Seven Park, a mixed-use project consisting of construct Blue Park, a multi-family
28 residential development consisting of 173 residential units, located at 216, 220, and 228 SE
29 8th Street, and 221 SE 9th Street (the "Property") within the City of Hallandale Beach ("City");
30 and

31 **WHEREAS**, the Applicant has submitted the following Applications for consideration
32 by the City Commission:

- 33 1. Application # DB-24-06478 for Major Development Review approval pursuant to Section
34 32-782 of the Zoning and Land Development Code in order to construct the proposed
35 mixed-use project.
- 36 2. Application # RD-24-06479 requesting Redevelopment Area Modifications (RAMs) from
37 the following code provisions:
- 38 a) Table 32-196(a)(A) Transit Core Subdistrict, Building Placement, to allow a setback of
39 25 feet on Primary Street (SE 9th Street) where the maximum is 15 feet.

- b) Table 32-196(a)(A) Transit Core Subdistrict, Building Placement, Secondary Street (SE 8th Street) to allow zero feet setback where the required setback is 10 feet.
- c) Table 32-196(a)(B) Transit Core Subdistrict, Building Placement, Secondary Street (SE 8th Street) to allow 4 feet setback where the required is 20 feet above the 5th floor.
- d) Section 32-196(a)(D) Transit Core Subdistrict, Building Placement, Interior Side, to allow a side setback of 6 feet (to balconies) instead of 30 feet above the 5th floor.
- e) Table 32-196(a)(E) Transit Core Subdistrict, Building Placement, Rear setback to allow zero feet for a partial area of the rear of the garage where the required setback is 10 feet.
- f) Section 32-202(a) regarding Civic Open Spaces and their configuration, proposing a 6.86% Civic Open Space area instead of the required 7.5%.
- g) Section 32-194(a)(9) requiring the enclosure of staircases to allow for an open staircase to serve the pool deck; and

WHEREAS, the subject property is a vacant lot comprised of approximately 0.712 acres; and

WHEREAS, the applicant has also filed Application # Z-24-06480 to rezone the southern portion of the property located at 221 SE 9th Street from Central RAC/Neighborhood to Central RAC/Transit Core to allow development of the proposed residential project; and

WHEREAS, pursuant to Section 32-205(a)(2) of the Zoning and Land Development Code, Planning and Zoning Board consideration and recommendation is required prior to City Commission approval of Major Development applications in the Central RAC District when requesting more than the permitted base density; and

WHEREAS, pursuant to Section 32-135(a), the City Commission can approve requests for RAMs if it is determined that all the criteria of Article III Section 32-135(a) of the Code have been met, and the City Commission may also impose conditions to mitigate any adverse impacts of the Application's request for RAMs; and

WHEREAS, on July 15, 2025, the City's Planning and Zoning Board considered the Applicant's request for Major Development Approval; and

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

73 **WHEREAS**, for reasons set forth in the Cover Memo, Staff recommends that the
74 Mayor and City Commission consider approval of 1) Major Development Application # DB-
75 24-06478 and 2) Redevelopment Area Modifications (RAMs) Application RD-24-06479 , from
76 the above cited code provisions, subject to the thirteen (13) conditions below (the
77 “Conditions”):

- 78
79 1. Payment of the City’s water impact fee in the amount of \$169,141.04.
- 80
81 2. Payment of the City’s sewer impact fee in the amount of \$214,574.99.
- 82
83 3. Payment of the City’s Impact fees in the amount of \$468,138.00.
- 84
85 4. Installation of sidewalks, on-street parking, and landscaping improvements along
86 SE 8th Street, and SE 9th Street as shown on the plans.
- 87
88 5. Allocation by the City Commission of 73 Regional Activity Center (RAC) Units.
- 89
90 6. Thirteen (13) electric vehicle charging stations shall be provided as reflected in
91 the plans, and 21 parking spaces shall be EV Capable.
- 92
93 7. The 20 guest parking spaces shall be posted, reserved for guest use only.
- 94
95 8. Compliance with the Green Building requirements of the NGBS-Gold certification
96 or another recognized green building agency as determined by the City.
- 97
98 9. The Applicant shall contract with the City for roll-out service by the Sanitation
99 Division for servicing the dumpster/trash disposal.
- 100
101 10. Prior to the issuance of the building permit, a declaration of restrictive covenant, in
102 a form acceptable to the city attorney, shall be recorded in the public records of
103 Broward County, Florida, guaranteeing that the affordability 28 residential units for
104 the moderate income group described in Policy 2.16.3 of the Broward County land
105 use plan will be maintained for a period of at least 30 years for rental housing and
106 at least 30 years for owner occupied housing and that affordable housing units
107 shall be proportionately distributed amongst unit types and sizes throughout the
108 building. While occupying a rental unit annual anticipated gross income may
109 increase to an amount not to exceed 140% of the applicable mean income
110 adjusted for family size. Applicant agrees to abide by future regulations adopted
111 by the City to administer affordable housing units.
- 112
113 11. Affordable units shall be available before or concurrently with bonus units and the
114 quality of finishes and fixtures for affordable housing units shall be identical to the
115 quality of finishes and fixtures for market rate units.
- 116

117 12. Prior to the issuance of the building permit, a Unity of Title, in a form acceptable to
118 the city attorney, shall be recorded in the public records of Broward County,
119 Florida.

120
121 13. The parking garage shall be adequately screened to the satisfaction of the DSD
122 Director. Detailed plans and materials proposed shall be provided for review and
123 approval prior to the issuance of the building permit.

124
125 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY**
126 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

127 **SECTION 1. Incorporation of Recitals.** The foregoing "Whereas" clauses are
128 incorporated herein.

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

- 133 o Compliance
134 with the criteria applicable to Section 32-782 of the Zoning and Land Development Code and
135 does hereby
136 o approve subject to Conditions as stated above for Major Development Application #
137 DB-24-06478.

138 **SECTION 3. Redevelopment Area Modifications.** Based on the substantial
139 competent evidence provided on the record, hereby incorporated herein by reference,
140 including, but not limited to, the Agenda Cover Memo, any materials presented by the
141 applicant and the sworn testimony of staff, the applicant and any experts, the Mayor and City
142 Commission hereby find

- 143 o Compliance
144 with the criteria applicable to Section 32-135(a) of the Zoning and Land Development Code
145 and
146 o approve subject to Conditions
147 Application # 24-06479 requesting Redevelopment Area Modifications (RAMs) from the
148 above-cited code provisions.

149 **SECTION 4. Effective Date.** This Resolution shall take effect immediately upon its
150 passage and adoption.

153 APPROVED AND ADOPTED this ____ day of _____ 20__.

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157

JOY F. COOPER

158

MAYOR

159 SPONSORED BY: CITY ADMINISTRATION

160 ATTEST:

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163

JENORGEN GUILLEN, CITY CLERK

165

166 APPROVED AS TO LEGAL SUFFICIENCY

167 AND FORM

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169

170

JENNIFER MERINO

172 CITY ATTORNEY

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