

1 EXHIBIT 1

2 RESOLUTION NO. 2026-

3
4 A RESOLUTION OF THE MAYOR AND CITY COMMISSION
5 OF THE CITY OF HALLANDALE BEACH, FLORIDA,
6 CONSIDERING APPLICATION # DB-24-03578 FOR MAJOR
7 DEVELOPMENT PLAN APPROVAL, AND APPLICATION #
8 RD-2-03580 FOR REDEVELOPMENT AREA
9 MODIFICATIONS (RAMS) BY PPG 1800 HBB OWNER, LLC
10 TO CONSTRUCT 1800 EHBB, A 22-STORY OFFICE
11 BUILDING CONTAINING APPROXIMATELY 235,869
12 SQUARE FEET OF OFFICE SPACE, 19,584 SQUARE FEET
13 OF TENANT AMENITIES AND 9,890 SQUARE FEET OF
14 GROUND-FLOOR RETAIL ON THE PROPERTY LOCATED
15 AT 1800 EAST HALLANDALE BEACH BOULEVARD;
16 REQUESTING RAMS RELATIVE TO BUILDING
17 PLACEMENT, CIVIC OPEN SPACE CONFIGURATION,
18 PARKING, AND SIGNAGE; AND PROVIDING AN EFFECTIVE
19 DATE.
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22 WHEREAS, the Applicant, Hallandale Central Park, LLC, is requesting Major
23 Development Plan approval, Redevelopment Area Modifications (RAMs) and Variances in
24 order to construct the 1800 EHBB, a 22-story office building containing approximately
25 235,869 square feet of office space, 19,584 square feet of tenant amenities and 9,890 square
26 feet of ground-floor retail on the property located at 1800 East Hallandale Beach Boulevard
27 within the City of Hallandale Beach (“City”); and
28

29 WHEREAS, the Applicant has submitted the following Applications for consideration
30 by the City Commission:
31

- 32 1. Application No. DB-24-03578 for Major Development Review approval pursuant to
33 Section 32-782 of the Zoning and Land Development Code for a mixed-use
34 development.
- 35 2. Application No. RD-24-03580 requesting Redevelopment Area Modifications (RAMs)
36 from the following code provisions:
- 37 3. Table 32-211(a) – Hallandale Beach Boulevard East Subdistrict, Building Placement, to
38 allow a 20-foot street setback above the 5th floor along East Hallandale Beach Boulevard
39 in lieu of the required 25 feet.

- 40 4. Table 32-211(a) – Hallandale Beach Boulevard East Subdistrict, Building Placement, to
41 allow a 15-foot street setback above the 5th floor along Layne Boulevard in lieu of the
42 required 20 feet.
- 43 5. Table 32-211(a) – Hallandale Beach Boulevard East Subdistrict, Building Placement, to
44 allow a 10-foot rear setback above the 5th floor in lieu of the required 30 feet.
- 45 6. Section 32-202(a)(3) – Civic Open Space Requirements, to allow the civic open space to
46 exceed the maximum width-to-depth ratio.
- 47 7. Table 32-214(a) – Minimum Number of Off-Street Parking Spaces Required per Use, to
48 allow for a reduction of 34 parking spaces associated with the office amenity floor area.
- 49 8. Section 32-453 – Parking Design Requirements, in order to utilize mechanical car lifts on
50 level two of the parking structure.
- 51 9. Section 32-606(d)(2) to allow 2 monument signs on East Hallandale Beach Blvd, where
52 one monument sign is the maximum permitted; and
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54 **WHEREAS**, pursuant to Section 32-205(a)(2) of the City’s Zoning and Land
55 Development Code, consideration and recommendation by the Planning and Zoning Board
56 are required prior to City Commission approval of Major Development applications in the
57 Central RAC District when requesting more than the permitted base density, and City
58 Commission action is required for both redevelopment area modifications (RAMs) and
59 variances; and
60

61 **WHEREAS**, on January 13, 2025, the City’s Planning and Zoning Board considered
62 the Applicant’s request for Major Development Approval and Variances; and
63

64 **WHEREAS**, Staff has determined that the proposed use is consistent with the zoning
65 district and the City’s Comprehensive Plan, and also with the overall vision of the Citywide
66 Master Plan land-use area; and
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68 **WHEREAS**, for reasons set forth in the Cover Memo, Staff recommends that the
69 Mayor and City Commission consider approval of 1) Major Development Application No. DB-
70 24-03578 and 2) Redevelopment Area Modifications (RAMs) Application No. RD-24-03580,
71 from the above cited code provisions, subject to the thirteen (13) conditions set forth below
72 (the “Conditions”):

- 73 1. A parcel consisting of 57,716.70 square feet of gross land area (approximately 1.32 acres
74 after dedications), generally located between Layne Boulevard and Golden Isles Drive, with
75 East Hallandale Beach Boulevard forming the northern boundary.
- 76 2. Two existing one-story buildings currently on the site, both of which are proposed to be

- 77 demolished pursuant to approved demolition permits.
- 78 3. A 22-story office building containing approximately 235,869 square feet of office space,
79 19,584 square feet of tenant amenities, and 9,890 square feet of ground-floor retail. The
80 maximum base building height permitted is 10 stories, and a maximum height of 25 stories
81 may be approved by the City Commission.
- 82 4. A structured parking facility providing 696 parking spaces. A total of 730 parking spaces are
83 required; therefore, the Applicant has requested a waiver of 34 parking spaces.
- 84 5. Four (4) short-term bicycle spaces are provided to satisfy the civic open space requirement.
85 In addition, a total of 38 bicycle spaces are proposed, consisting of 19 long-term bicycle
86 storage spaces and 19 short-term bicycle spaces, exceeding the minimum requirement of 35
87 bicycle spaces.
- 88 6. A total of 111 electric vehicle (EV) parking spaces are proposed, including 36 EV-ready, 6 EV-
89 universal, and 70 EV-capable spaces. A minimum of 110 EV spaces is required.
- 90 7. Ten percent (10%) of the site is proposed to be landscaped, which meets the minimum
91 landscaping requirement.
- 92 8. The proposed civic open space totals 4,470.42 square feet, representing approximately 7.7%
93 of the site, exceeding the minimum requirement of 7.5%.
- 94 9. A six-foot-wide pedestrian walkway is proposed along Layne Boulevard and Golden Isles
95 Drive, meeting the minimum required width.
- 96 10. A total of 38 on-site trees are provided for credit, satisfying the minimum on-site tree
97 requirement.
- 98 11. A total of 20 off-site trees are provided for credit, meeting the minimum off-site tree
99 requirement.
- 100 12. The Project is required to comply with the City's minimum green building standards.
- 101 13. The 10th-floor amenity level includes a lap pool, fitness center, sauna, steam room, and
102 paddleball and pickleball courts.

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

106 **SECTION 1. Incorporation of Recitals.** The foregoing "Whereas" clauses are
107 incorporated herein.

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109 **SECTION 2. Major Development Application.** Based on the substantial competent
110 evidence provided on the record, hereby incorporated herein by reference, including, but not

111 limited to, the Agenda Cover Memo, any materials presented by the applicant and the sworn
112 testimony of staff, the applicant and any experts, the Mayor and City Commission hereby find

- 113 o Compliance
- 114 o Non-compliance

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

- 117 o approve /
- 118 o approve subject to Conditions as stated above
- 119 o deny

120 Major Development Application # DB-25-02932.

121
122 **SECTION 3. Redevelopment Area Modifications.** Based on the substantial
123 competent evidence provided on the record, hereby incorporated herein by reference,
124 including, but not limited to, the Agenda Cover Memo, any materials presented by the
125 applicant and the sworn testimony of staff, the applicant and any experts, the Mayor and City
126 Commission hereby find

- 127 o Compliance
- 128 o Non-compliance

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

- 131 o approve /
- 132 o approve subject to Conditions
- 133 o deny

134 Application # RD-25-02935 requesting Redevelopment Area Modifications (RAMs) from the
135 above-cited code provisions.

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

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141 APPROVED AND ADOPTED this _____ day of _____ 20__.

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JOY F. COOPER
MAYOR

147 SPONSORED BY: CITY ADMINISTRATION

148 ATTEST:

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151

JENORGEN GUILLEN, CITY CLERK

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154 APPROVED AS TO LEGAL SUFFICIENCY

155 AND FORM

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157

158

JENNIFER MERINO

159 CITY ATTORNEY

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