

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 APPLICATIONS #DB-25-06032, #CU-25-
7 06035 AND #V-25-06039 BY 837 PEMBROKE, LLC,
8 REQUESTING MAJOR DEVELOPMENT PLAN APPROVAL, A
9 CONDITIONAL USE PERMIT AND VARIANCES TO BUILD
10 PEMBROKE PLAZA, A 1-STORY COMMERCIAL RETAIL
11 BUILDING OF APPROXIMATELY 7,500 SQUARE FEET ON A
12 25,644 SQUARE FOOT LOT, WITH A TOTAL BUILDING
13 AREA ENCOMPASSING APPROXIMATELY 5,195 SQUARE
14 FEET OF RETAIL SPACE AND A 2,305 SQUARE FEET
15 DRIVE-THROUGH COMPONENT, LOCATED AT 837
16 PEMBROKE ROAD; REQUESTING VARIANCES RELATIVE
17 TO PERIMETER AND INTERIOR LANDSCAPING; AND
18 PROVIDING FOR AN EFFECTIVE DATE.

19
20 **WHEREAS**, the Applicant, 837 Pembroke LLC, is requesting approval of a Major
21 Development Plan, a Conditional Use Permit, and Variances to construct Pembroke Plaza, a
22 one-story commercial retail building totaling approximately 7,500 square feet on a 25,644
23 square-foot lot, with a total building area encompassing approximately 5,195 square feet of
24 retail space and a 2,305 square feet drive-through component, on the property located at 837
25 Pembroke Road within the City of Hallandale Beach (“City”); and

26
27 **WHEREAS**, the Applicant has submitted the following Applications for consideration
28 by the City Commission:

- 29
30 1. Application # DB-25-06032 for Major Development Review approval pursuant to
31 Section 32-782 of the Zoning and Land Development Code to construct the proposed
32 commercial project.
33 2. Application # CU-25-06035 for a Conditional Use Permit pursuant to Section 32-964
34 to permit the drive-through component of the development.
35 3. Application # V-25-06039 requesting Variances from the following code provisions:
36 a. Sec. 32-384(e) – Perimeter Landscaping, to allow a 2-foot landscaped buffer
37 strip, in lieu of the required 5-foot minimum buffer.

38 b. Sec. 32-384(f) – Interior landscaping, to allow 5-foot landscaped islands at
39 the end of a parking row, in lieu of the 7-foot minimum; and

40
41 **WHEREAS**, pursuant to Section 32-160.d(d)(4) of the City’s Zoning and Land
42 Development Code (the Code”), consideration of Major Development applications by the City
43 Commission is required and pursuant to Section 32-160, Section 32-964, and 32-965 of the
44 Code, City Commission consideration and action is also required for conditional uses or
45 variances; and

46
47 **WHEREAS**, on May 12, 2026, the City’s Planning and Zoning Board considered the
48 Applicant’s request for Major Development Approval and Variances and recommended
49 approval of the applications subject to staff’s conditions; and

50
51 **WHEREAS**, Staff has determined that the proposed use is consistent with the zoning
52 district and the City’s Comprehensive Plan, and also with the overall vision of the Citywide
53 Master Plan land-use area; and

54
55 **WHEREAS**, for reasons set forth in the Cover Memo, Staff recommends that the
56 Mayor and City Commission consider approval of 1) Conditional Use Permit Application #
57 CU-25-06035, 2) Variance Application # V-25-06039 from the above cited code provisions
58 and 3) Major Development Application No. DB-25-06032, subject to the nine (9) conditions
59 set forth below (the “Conditions”):

- 60 1. Payment of the City’s water impact fee in the amount of \$17,387.25.
- 61 2. Payment of the City’s sewer impact fee in the amount of \$24,485.55.
- 62 3. Payment of the City’s Impact fees in the amount of \$99,886.96
- 63 4. Installation of sidewalks and landscaping improvements along Pembroke Road, as
64 shown on the plans.
- 65 5. One (1) electric vehicle charging station shall be provided as reflected in the plans,
66 and two (2) parking spaces shall be EV-capable.
- 67 6. Compliance with the Green Building requirements at the Enhanced level.
- 68 7. The Applicant shall contract with the City for roll-out service by the Sanitation Division
69 for servicing the dumpster/trash disposal.
- 70 8. Prior to the issuance of the building permit, a Unity of Title, in a form acceptable to the

- 71 city attorney, shall be recorded in the public records of Broward County, Florida.
- 72 9. Prior to the issuance of the Building Permit, the Applicant shall provide a 2-foot right-
- 73 of-way dedication as illustrated on plans along Pembroke Road in a form acceptable
- 74 to the City Attorney.
- 75 10. No monument signs shall be permitted on the subject property.
- 76 11. If the proposed drive-through component is utilized for a restaurant drive-through use,
- 77 the drive-through operation shall not be open to the public, and no orders shall be
- 78 taken or fulfilled, between the hours of 10:00 p.m. and 6:00 a.m. daily.
- 79 12. The applicant shall coordinate with City staff regarding the design, location, and
- 80 operation of the ramp located near the intersection of Pembroke Road and NW 9th
- 81 Avenue. If modifications to the ramp location or configuration are determined to be
- 82 infeasible, the applicant shall install signage, subject to staff review and approval,
- 83 identifying the location and access point of the ramp.

84 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY**

85 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

86

87 **SECTION 1. Incorporation of Recitals.** The foregoing “Whereas” clauses are

88 incorporated herein.

89

90 **SECTION 2. Conditional Use Application.** Based on the substantial competent

91 evidence provided on the record, hereby incorporated herein by reference, including, but not

92 limited to, the Agenda Cover Memo, any materials presented by the applicant and the sworn

93 testimony of staff, the applicant and any experts, the Mayor and City Commission hereby find

- 94 ○ Compliance
- 95 ○ Non-compliance
- 96 with the criteria applicable to Section 32-964 of the Zoning and Land Development Code and
- 97 does hereby
- 98 ○ approve
- 99 ○ approve subject to Conditions as stated above
- 100 ○ deny

101 Conditional Use Application # # CU-25-06035.

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103 **SECTION 3. Variance Application.** Based on the substantial competent evidence

104 provided on the record, hereby incorporated herein by reference, including, but not limited to,
105 the Agenda Cover Memo, any materials presented by the applicant and the sworn testimony
106 of staff, the applicant and any experts, the Mayor and City Commission hereby find

- 107 o Compliance
- 108 o Non-compliance

109 with the criteria applicable to Section 32-925(b) of the Zoning and Land Development Code
110 and

- 111 o approve
- 112 o approve subject to Conditions
- 113 o deny

114 Application # V-25-06039 requesting Variances from the above-cited code provisions.

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

- 120 o Compliance
- 121 o Non-compliance

122 with the criteria applicable to Section 32-160(d) of the Zoning and Land Development Code
123 and does hereby

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

127 Major Development Application # DB-25-06032.

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

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

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JOY F. COOPER
MAYOR

138 SPONSORED BY: CITY ADMINISTRATION
139 ATTEST:

140
141

142 _____
143 JENORGEN GUILLEN, CITY CLERK

144
145 APPROVED AS TO LEGAL SUFFICIENCY
146 AND FORM

147
148
149 _____
150 JENNIFER MERINO
151 CITY ATTORNEY