

1 EXHIBIT 1

2  
3 RESOLUTION NO. 2025-

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5 A RESOLUTION OF THE MAYOR AND CITY COMMISSION  
6 OF THE CITY OF HALLANDALE BEACH, FLORIDA,  
7 CONSIDERING THE REQUEST BY WILFERZ BUILDERS  
8 LLC, TO ALLOCATE BONUS RESIDENTIAL DENSITY  
9 PURSUANT TO THE BROWARD COUNTY LAND USE  
10 PLAN, FOR A DUPLEX AFFORDABLE HOUSING  
11 PROJECT LOCATED AT 1019 NW 8 STREET; AND  
12 PROVIDING FOR AN EFFECTIVE DATE.  
13

14 WHEREAS, the Applicant, WILFERZ Builders LLC, is requesting that the City of  
15 Hallandale Beach ("City") allocate bonus residential density for a two-family (duplex)  
16 affordable housing residential dwelling located at 1019 NW 8 Street within the City; and

17 WHEREAS, the subject property is zoned within the RD-12 residential two-family  
18 (duplex) district under the City's Zoning and Land Development Code (the "Code"); and

19 WHEREAS, RD-12 zoning allows two-family dwellings based on 14 units per acre,  
20 and with the subject property being 6,000 sq. ft., the allowable density would only permit one  
21 (1) unit; and

22 WHEREAS, the Applicants are seeking to utilize Policy 2.16.3 "Affordable Housing  
23 Bonus Density" of the Broward County Land Use Plan to exceed the permitted density to  
24 allow for two (2) total units which results in approximately 14.52 units per acre; and

25 WHEREAS, pursuant to Policy 2.16.3 "Affordable Housing Bonus Density" of the  
26 Broward County Land Use Plan (the "Plan"), as incorporated herein by reference, bonus  
27 residential density in addition to permitted City density/units, may be allocated to facilitate the  
28 development of affordable housing for persons within the Low-, Very-Low-, and Moderate-  
29 income categories as defined in the Plan, based on certain bonus to affordable unit formulas;  
30 and

31 WHEREAS, the application of Plan Policy 2.16.3 to the subject application would allow  
32 bonus and affordable housing units to exceed the allowable density of the zoning district  
33 subject to enumerated criteria and City Commission approval; and  
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35           **WHEREAS**, prior to the allocation of the units associated with the aforementioned  
36 policy, the City shall make a finding that adequate public facilities and services will be in place  
37 upon completion of project construction as well make a finding of compatibility with existing  
38 and future land uses and development regulations; and

39           **WHEREAS**, City Staff has evaluated the proposed request to utilize bonus density,  
40 and recommends that approval by the City Commission is subject to the condition that prior  
41 to issuance of the building permit, a declaration of restrictive covenant, in a form acceptable  
42 to the City Attorney, shall be recorded in the public records of Broward County, Florida,  
43 affirming that the affordability of at least one unit will be maintained for a period of at least  
44 thirty (30) years as described in Policy 2.16.3 of the Plan; and

45           **WHEREAS**, City Staff hereby recommends approval of the request for additional  
46 bonus density, subject to the conditions listed herein.

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

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50           **SECTION 1. Incorporation of Recitals.** The foregoing “whereas” clauses are  
51 incorporated herein.

52           **SECTION 2. Findings.**

53           Based upon substantial competent evidence presented on the record at the public  
54 hearing, the City Commission hereby makes the following findings:

- 55           a. The allocation of additional affordable housing bonus density by the City pursuant  
56 to the provisions of Broward County Land Use Plan Policy 2.16.3 is compatible  
57 with the City’s existing and future land uses and development regulations.
- 58           b. Application of Broward County Land Use Plan Policy 2.16.3 by the City to allocate  
59 bonus density is discretionary upon the City and does not create any entitlements  
60 to the bonus units.
- 61           c. Adequate public facilities and services will be in place with the completion of  
62 project construction to accommodate all bonus and affordable units allocated  
63 pursuant to Broward County Land Use Plan Policy 2.16.3.
- 64           d. The City Commission has determined that the proposal will result in significant  
65 improvements to the City of Hallandale Beach.

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**SECTION 4. Effective Date.** This resolution shall be effective immediately upon its adoption.

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

APPROVED AS TO LEGAL SUFFICIENCY  
AND FORM

FILE NO. 25-315

**Exhibit "1-A"**

**BONUS DENSITY REQUEST: 617 NW 4 AVENUE.**

Approval of the above-referenced request to utilize additional bonus density pursuant to Policy 2.16.3 "Affordable Housing Bonus Density" of the Broward County Land Use Plan, is subject to the following conditions of approval:

1. Prior to issuance of the building permit, a declaration of restrictive covenant, in a form acceptable to the City Attorney, shall be recorded in the public records of Broward County, Florida, guaranteeing that the affordability of at least one (1) bonus unit for the moderate-income group described in Policy 2.16.3 of the Broward County Land Use Plan will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner-occupied housing. Applicant agrees to comply with all future administrative requirements adopted by the City for affordable housing.
2. The affordable unit shall be available before or concurrently with the bonus unit, and the quality of finishes and fixtures for affordable housing units shall be identical to the quality of finishes and fixtures for market-rate units.