

1 EXHIBIT 1

2 RESOLUTION NO. 2026-

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4 A RESOLUTION OF THE MAYOR AND CITY COMMISSION
5 OF THE CITY OF HALLANDALE BEACH, FLORIDA,
6 CONSIDERING APPLICATION #V-26-00807 BY THE
7 HALLANDALE BEACH COMMUNITY REDEVELOPMENT
8 AGENCY, REQUESTING A VARIANCE FROM SECTION 25-
9 63 OF THE CITY'S LAND DEVELOPMENT CODE TO ALLOW
10 NO SIDEWALK IN LIEU OF THE REQUIRED 5-FOOT
11 SIDEWALK; AND PROVIDING FOR AN EFFECTIVE DATE.
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14 **WHEREAS**, the Applicant and Owner, the Hallandale Beach Community
15 Redevelopment Agency (HBCRA), is requesting a variance from the sidewalk requirements
16 to allow no sidewalk along SW 6 Terrace in lieu of the required 5 foot sidewalk for the
17 proposed development located at 627 and 631 SW 6 Terrace (the "Property") within the City
18 of Hallandale Beach ("City"); and

19 **WHEREAS**, pursuant to Section 25-63 of the City Code of Ordinances, property
20 owners abutting a public street are required to construct uniform and substantial sidewalks
21 along the frontage of the property upon new construction; and

22 **WHEREAS**, the Applicant has submitted the following Applications for consideration
23 by the City Commission:

- 24 1. Application #V-26-00807 requesting a variance from Section 25-63 of the
25 Hallandale Beach Code of Ordinances, which requires the property owner abutting
26 a public street to construct a sidewalk when substantial building improvements are
27 made, in order to provide no sidewalk adjacent to the properties located at 627
28 and 631 SW 6th Terrace, in lieu of the required 5-foot sidewalk; and
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30 **WHEREAS**, pursuant to Section 25-67 of the Code of Ordinances, variance requests
31 from Section 25-63 are subject to review by the Planning and Zoning Board, with a
32 recommendation to the City Commission; and

33 **WHEREAS**, in addition to the sidewalk variance, the Applicant requested variances
34 related to the location of the waste enclosure, landscaping buffer requirements, parking, and
35 overall landscape area; and

36 **WHEREAS**, the subject property fronts SW 6th Terrace, where the existing right-of-
37 way adjacent to the property is 25 feet in width, and the existing two-way roadway is fully
38 contained within this 25-foot dedication, which was previously conveyed by the subject
39 property; and

40 **WHEREAS**, the applicant has also filed Application # DR-25-06852 for Minor
41 Development Review approval requesting allocation of three (3) affordable housing bonus
42 units pursuant to Section 32-312 of the City Zoning and Land Development Code to allow
43 development of the proposed affordable housing project; and

44 **WHEREAS**, on March 10, 2026, the City’s Planning and Zoning Board considered and
45 approved the Applicant’s request for Minor Development Review Approval and
46 accompanying variances and also considered the subject Application # V-26-00807
47 requesting the Sidewalk Variance and recommended approval to the City Commission; and

48 **WHEREAS**, for reasons set forth in the Cover Memo, Staff recommends that the
49 Mayor and City Commission consider approval of 1) Application V-26-00807 requesting a
50 Variance from the above cited code provisions.

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

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

57 **SECTION 2. Variance.** Based on the substantial competent evidence provided on
58 the record, hereby incorporated herein by reference, including, but not limited to, the Agenda
59 Cover Memo, any materials presented by the applicant and the sworn testimony of staff, the
60 applicant and any experts, the Mayor and City Commission hereby find

- 61 o Compliance
- 62 with the criteria applicable to Section 32-965 of the Zoning and Land Development Code and
- 63 o approve

64 Application V-25-03651 requesting a Variance from Code Section 25-63 requiring
65 each owner of property abutting the public streets of the city to construct uniform and
66 substantial sidewalks abutting the public streets when substantial building improvements are
67 constructed upon such property.

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

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72 APPROVED AND ADOPTED this ____ day of _____, 2026.

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JOY F. COOPER
MAYOR

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79 SPONSORED BY: CITY ADMINISTRATION

80 ATTEST:

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JENORGEN GUILLEN

86 CITY CLERK

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88 APPROVED AS TO LEGAL SUFFICIENCY

89 AND FORM

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JENNIFER MERINO

95 CITY ATTORNEY

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