

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	601 OLD FEDERAL HIGHWAY PLAT	Number:	071-MP-02
Applicant:	City of Hallandale Beach	Comm. Dist.:	6
Agent:	Craven Thompson & Associates, Inc.	Sec/Twp/Rng:	27-51-42
Location:	East Side of Old Federal Highway, Between Southeast 5 Street and Southeast 7 Street	Platted Area:	2.53 Acres
City:	Hallandale Beach	Gross Area:	N/A
Replat:	This is a New Finding of Adequacy for a Recorded Plat (Plat Book 174, Page 132)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Hallandale Beach
Proposed Use:	2.53 Acres Park	Plan Designation:	Regional Activity Center: See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Mobile Homes	North:	Regional Activity Center
South:	Multi-family Residential	South:	Regional Activity Center
East:	Office	East:	Regional Activity Center
West:	Park	West:	Regional Activity Center
Existing Zoning:	OS	Proposed Zoning:	SAME

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 02/26/19
Action Deadline: 04/02/19
Deferral Dates:

Prepared: HWC
Reviewed:
Approved:

SERVICES

Wastewater Plant:	Hollywood (09/18)	Potable Water Plant:	Hallandale (05/18)
Design Capacity:	55.5000 MGD	Design Capacity:	16.000 MGD
12-Mo. Avg. Flow:	37.6000 MGD	Peak Flow:	7.240 MGD
Est. Project Flow:	0.0001 MGD	Est. Project Flow:	0.000 MGD ¹

Comments: Sufficient capacity exist at this time.

Comments: Sufficient capacity exists at this time.

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

PARKS

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	N/A	N/A	N/A

TRANSPORTATION

Concurrency Zone:	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Southeast			
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	8	N/A	N/A
Total:	8	*	N/A

* See Staff Comment No. 5
See Finding No. 1
See General Recommendation No. 1

601 OLD FEDERAL HIGHWAY PLAT
072-MP-02

STAFF COMMENTS

- 1) This plat was approved on September 23, 2003 for 147 high-rise units with the requirement that either a building permit be issued or the infrastructure for development be installed by September 23, 2008. Neither a building permit was issued nor infrastructure installed. Therefore, in accordance with Section 5-181(o) of the Land Development Code, the County's finding of adequacy has expired.
- 2) Staff findings and recommendations pertaining to this application for a new finding of adequacy are based on the use being a 2.53 acres park.
- 3) The review of this application for a new finding of adequacy included the information contained in the application, the property survey, the recorded plat, and the Development Review Report approved by the Board on September 23, 2003. Review by the Highway Construction and Engineering Division and the Transit Division also included changes to the adjacent roadways and changes on the adjoining properties.
- 4) The comments, findings, and recommendations contained in this report supersede all previous development review reports approved by the Board.
- 5) This plat is located within a Transportation Concurrency Management Area and would be subject to transportation concurrency fees. However, the proposed active park use qualifies for a total waiver of transportation concurrency fees under Section 5-182(a)(5)a3) of the Land Development Code. Staff recommends, if the waiver is approved, that the alternate source of funding for the transportation concurrency fees be the waiver fund set aside in accordance with Section 5-182(a)(5)a4) of the Land Development Code.
- 6) This plat is located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 7) This plat is located in the City of Hallandale Beach and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 8) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing,

expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.

- 9) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 10) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 11) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the City of Hallandale Beach if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 12) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 13) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

- 14) Approval of this new finding of adequacy does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Licensing and Building Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 15) The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 16) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The archaeologist notes that this property is located in the City of Hallandale Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Hallandale Beach's Development Services Division, at 954-457-1375 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.
- 17) In the attached memorandum, staff from the Highway Construction and Engineering Division, Traffic Engineering Division and the Transit Division staff have reviewed this request and the approved conditions of the plat approval are considered adequate.
- 18) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council. This plat is subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center" (O.R.B. 34094, PG.1407-1412, B.C.R.). It requires the City to monitor development

activity and to enforce permitted land use densities and intensities within the Regional Activity Center.

- 19) The attached resolutions (Resolutions No. 2018-097 and No. 2018-098) from the City of Hallandale Beach approve the new Findings of Adequacy and plat note amendment.
- 20) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

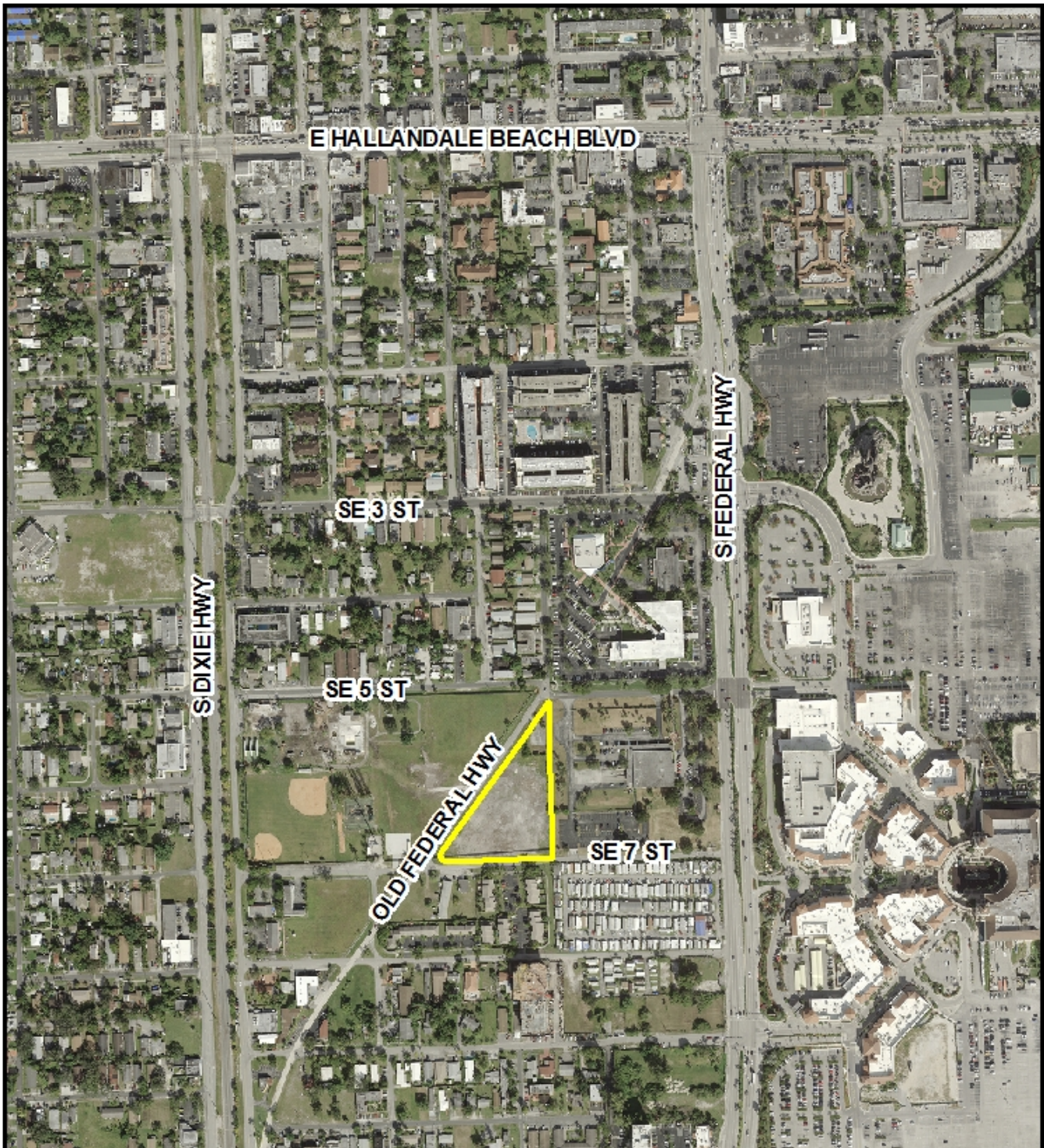
FINDINGS

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This application for a new finding of adequacy satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

STAFF RECOMMENDATIONS

- 1) Transportation concurrency fees will be waived for the park use during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division.
- 2) Within twelve (12) months of approval of this application for a new finding of adequacy, comply with all conditions of approval and record an agreement acceptable to the County Attorney's Office to amend the note on the plat as follows:
 - A) This plat is restricted to 2.53 acres park use. Commercial recreational uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.
 - B) This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - C) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **February**

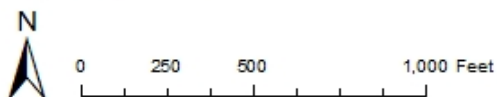
- 26, 2024**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- D) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **February 26, 2024**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.
- 3) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Commission District No. 6
Municipality: Hallandale Beach
S/T/R: 27/51/42



071-MP-02
601 Old Federal
Highway Plat



Prepared by: Planning and Development Management Division
Date Flown: January 2018



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: December 14, 2018

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Construction Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Application for New Findings of Adequacy
Modify Conditions of Plat Approval (Plat Note Amendment)
601 Old Federal Highway Plat (071-MP-02)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for a new Findings of Adequacy (FOA) for the subject plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new or amended plat requirements are not required and that the original conditions of plat approval are adequate with respect to the safe and adequate access standards of the Broward County Land Development Code.

A. PLATTED ITEMS (NVAL, DEDICATIONS, EASEMENTS) DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED

1. The NVAL illustrated on the plat as recorded in Plat Book 174, Page 132 adequately complies with the original conditions of plat approval.
2. The right-of-way illustrated on the plat as recorded in Plat Book 174, Page 132 adequately complies with the original conditions of plat approval.
3. The easements illustrated on the plat as recorded in Plat Book 174, Page 132 adequately complies with the original conditions of plat approval.

B. PLAT IMPROVEMENTS DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED

C. ALL GENERAL RECOMMENDATIONS HAVE BEEN DETERMINED TO BE ADEQUATE AND NO CHANGES ARE REQUIRED.

D. MODIFY CONDITIONS OF PLAT APPROVAL (PLAT NOTE AMENDMENT)

1. The Highway Construction Engineering Division has no objection to the modification of the plat note as requested.


The current plat note is restricted to: 147 high-rise residential units.

The proposed plat note is restricted to: 2.53 acre park.

No modifications to the existing accesses have been requested or are required.



TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: 601 Old Federal Highway Plat (Findings of Adequacy)
(071-MP-02) City of Hallandale Beach

DATE: November 19, 2018

The Future Land Use Element of the City of Hallandale Beach Comprehensive Plan is the effective land use plan for the City of Hallandale Beach. That plan designates the area covered by this plat for the uses permitted in the "Regional Activity Center" land use category. This plat is generally located east of Old Federal Highway, between Southeast 5 Street and Southeast 7 Street.

Regarding the proposed park use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 48444, Pages 1779-1785.

The effective land use plan shows the following land uses surrounding the plat:

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:GSM

cc: Nydia Rafols-Sallaberry, Interim City Manager
City of Hallandale Beach

Keven Klopp, Director, Development Services Department
City of Hallandale Beach

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RESOLUTION NO. 2018-097

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, ACCEPTING A PLAT NOTE AMENDMENT TO THE 601 OLD FEDERAL HIGHWAY PLAT WITHIN THE CITY OF HALLANDALE BEACH LOCATED AT 601 OLD FEDERAL HIGHWAY IN ACCORDANCE WITH CHAPTER 32, ARTICLE II, DIVISION 2 OF THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES, ZONING AND LAND DEVELOPMENT CODE; PROVIDING FOR TRANSMITTAL TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH CHAPTER 5, ARTICLE IX OF THE BROWARD COUNTY CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

16 **WHEREAS**, the City of Hallandale Beach, Florida, is requesting approval of a plat note
17 amendment (Exhibit "2") to the 601 Old Federal Highway Plat, as more clearly depicted in the
18 location map (Exhibit "3"); and

19
20 **WHEREAS**, on February 27, 2003, the City Commission approved Resolution No. 2003-
21 20 for the platting of vacant property located at 601 Old Federal Highway known as the "601 Old
22 Federal Highway Plat"; and

23
24 **WHEREAS**, the plat, as approved by the City and Broward County, restricts
25 development on the plat to 147 high-rise residential units. However, the 147 high-rise residential
26 unit development has never been built; and

27
28 **WHEREAS**, in 2007, the City purchased the properties located at 600 Old Federal
29 Highway and 601 Old Federal Highway for future public space and parks improvements; and

30
31 **WHEREAS**, on May 2, 2012, pursuant to Ordinance No. 2012-04, the City Commission
32 rezoned the two parcels to be within the Recreation and Open Space District in preparation for
33 the redevelopment and expansion of the park; and

34
35 **WHEREAS**, on July 28, 2015, the Broward County Planning Council informed City
36 Administration by letter that re-platting for the proposed Bluesten Park expansion, including the
37 parcel known as 601 Old Federal Highway Plat, is not required by the Broward County Land
38 Use Plan; and

39 **WHEREAS**, on May 17, 2017, pursuant to Resolution No. 2017-061, the City

40 Commission approved Major Development Application #16-03057-DB for the construction of the
41 Bluesten Park Project; and

42

43 **WHEREAS**, recently upon submitting an application for a building permit for the
44 Bluesten Park concession stand to the Broward County Development Management Division,
45 City Administration was informed that while re-platting still is not required, the existing plat note
46 for the 601 Old Federal Highway Plat must be amended to reflect the proposed change in use
47 from residential to a park; and

48

49 **WHEREAS**, notice has been published pursuant to the procedures set forth in Section
50 32-1003 of the City Code; and

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52 **WHEREAS**, the City is required to transmit resolutions for plat note amendments to
53 Broward County for approval in accordance with Chapter 5, Article IX of the Broward County
54 Code of Ordinances; and

55

56 **WHEREAS**, the Mayor and City Commission have determined that approval of the
57 proposed plat note amendment for the 601 Old Federal Highway Plat is in the best interest of
58 the City and will not adversely affect the public health, safety and welfare.

59

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

62

63 **SECTION 1.** The foregoing "whereas" clauses are incorporated herein.

64

65 **SECTION 2. Approval of Plat Note Amendment.** The Mayor and City Commission of
66 the City of Hallandale Beach, Florida, hereby approve a plat note amendment for the 601 Old
67 Federal Highway Plat located at 601 Old Federal Highway, Hallandale Beach, Tract A, Plat
68 Book 174, Page 133, Broward County Records, 2.9425 AC, as more particularly described in
69 Exhibit "2".

70

71 **SECTION 3. Authorization to Transmit Plat Note Amendment.** The Mayor and City
72 Commission of the City of Hallandale Beach, Florida, hereby authorize the City Manager to

73 transmit the resolution to Broward County for approval in accordance with Chapter 5, Article IX
74 of the Broward County Code of Ordinances.

75

76 **SECTION 4. Conditions of Approval.** This approval is subject to all existing
77 application procedures and ordinances of the City, and approval by Broward County. The plat
78 note for the 601 Old Federal Highway Plat located at 601 Old Federal Highway is hereby
79 amended to read:

80 "This plat is restricted to a 2.53 AC park. This note is required by Chapter 5, Article IX,
81 Broward County Board of County Commissioners. The notations and any amendments thereto
82 are solely indicating the approved development level for the property located within the plat and
83 do not operate as a restriction in favor of any property owner including an owner or owners of
84 property within the plat who took title the property with reference to this plat."

85 **SECTION 5. Effective Date.** This Resolution shall take effect immediately upon its
86 passage and adoption.

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88 APPROVED and ADOPTED this 17th day of September 2018.

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KEITH S. LONDON
MAYOR

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SPONSORED BY: CITY ADMINISTRATION

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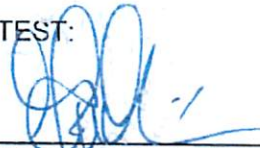
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ATTEST:

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JENORGEN GUILLEN
CITY CLERK

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APPROVED AS TO LEGAL SUFFICIENCY
AND FORM

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JENNIFER MERINO
CITY ATTORNEY

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VOTE
AYE/NAY

Mayor London /
Vice Mayor Lazarow /
Comm. Butler /
Comm. Dalty /
Comm. Taub /

CERTIFICATION

I certify this to be a true and correct
copy of the record in my office.
WITNESS my hand and official seal of the
City of Hallandale Beach, Florida, this 10 day of
September, 2018


City Clerk 3

RESOLUTION NO. 2018-098

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, ACCEPTING THE APPLICATION FOR NEW FINDINGS OF ADEQUACY FOR THE 601 OLD FEDERAL HIGHWAY PLAT WITHIN THE CITY OF HALLANDALE BEACH LOCATED AT 601 OLD FEDERAL HIGHWAY; PROVIDING TRANSMITTAL TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH CHAPTER 5, ARTICLE IX OF THE BROWARD COUNTY CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Hallandale Beach, Florida, is requesting approval to submit an application for new findings of adequacy for the 601 Old Federal Highway Plat located at 601 Old Federal Highway, as more clearly depicted in the location map (Exhibit "3"); and

WHEREAS, on February 27, 2003, the City Commission approved Resolution No. 2003-20 for the platting of vacant property located at 601 Old Federal Highway known as the "601 Old Federal Highway Plat"; and

WHEREAS, the Plat, as approved by the City and Broward County, contains a finding of adequacy by Broward County that states:

"If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by September 23, 2008, which date is (5) years from the date of approval of this plat by Broward County, then the County's Finding of Adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfied the adequacy requirements set forth within the Broward County land development code."

WHEREAS, in 2007, the City purchased the properties located at 600 Old Federal Highway and 601 Old Federal Highway for future public space and parks improvements; and

WHEREAS, on May 2, 2012, pursuant to Ordinance No. 2012-04, the City Commission rezoned the two parcels to be within the Recreation and Open Space District in preparation for the redevelopment and expansion of the park; and

WHEREAS, on May 17, 2017, pursuant to Resolution No. 2017-061, the City

39 Commission approved Major Development Application #16-03057-DB for the construction of the
40 Bluesten Park Project; and

41

42 **WHEREAS**, recently upon submitting an application for a building permit for the
43 Bluesten Park concession stand to the Broward County Development Management Division,
44 City Administration was informed that the Plat's Finding of Adequacy had expired on September
45 23, 2008. The City must submit an application to Broward County for a New Finding of
46 Adequacy in accordance with requirements of Chapter 5, Article IX of the Broward County Code
47 of Ordinances; and

48

49 **WHEREAS**, notice has been published pursuant to the procedures set forth in Section
50 32-1003 the City Code; and

51

52 **WHEREAS**, the Mayor and City Commission have determined that approval of the
53 submission of the application for new findings of adequacy for the 601 Old Federal Highway Plat
54 is in the best interest of the City and will not adversely affect the public health, safety and
55 welfare.

56

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

59

60 **SECTION 1.** The foregoing "whereas" clauses are incorporated herein.

61

62 **SECTION 2. Approval of Application for New Findings of Adequacy.** The Mayor
63 and City Commission of the City of Hallandale Beach, Florida, hereby approve submitting an
64 application for new findings of adequacy for the 601 Old Federal Highway Plat located at 601
65 Old Federal Highway, Hallandale Beach at Tract A, Plat Book 174, Page 133, Broward County
66 Records, 2.9425 AC.

67

68 **SECTION 3. Authorization to Transmit for New Findings of Adequacy.** The Mayor
69 and City Commission of the City of Hallandale Beach, Florida, hereby authorize the City
70 Manager to transmit the resolution to Broward County for approval in accordance with Chapter
71 5, Article IX of the Broward County Code of Ordinances.

72 **SECTION 4. Conditions of Approval.** This approval is subject to all existing
73 application procedures and ordinances of the City, and approval by Broward County.


74 **SECTION 5. Effective Date.** This Resolution shall take effect immediately upon its
75 passage and adoption.

77 APPROVED and ADOPTED this 17th day of September 2018.

79
80 
81 KEITH S. LONDON
82 MAYOR

83 SPONSORED BY: CITY ADMINISTRATION

84 ATTEST:

85 
86
87 _____

88 JENORGEN GUILLEN
89 CITY CLERK

91 APPROVED AS TO LEGAL SUFFICIENCY
92 AND FORM


93 
94 _____

95 JENNIFER MERINO
96 CITY ATTORNEY

VOTE
AYE/NAY

Mayor London ✓ / ___
Vice Mayor Lazarow ✓ / ___
Comm. Butler ✓ / ___
Comm. Dally ✓ / ___
Comm. Taub ✓ / ___

CERTIFICATION

I certify this to be a true and correct
copy of the record in my office.
WITNESS my hand and official seal of the
City of Hallandale Beach, Florida, this 20 day of
September, 2018
 City Clerk

RESO. NO. 2018-098