ORDINANCE NO. 2012 - 14

AN ORDINANCE OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPLYING THE PLANNED DEVELOPMENT OVERLAY DISTRICT TO THE BEACHWALK PROPERTY LOCATED AT 2600 EAST HALLANDALE BEACH BOULEVARD; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, as the purpose of a planned development district is to provide an optional zoning procedure to permit site design flexibility and greater land use intensity and density to encourage high quality, innovative development that is consistent with comprehensive plan policies and the City's development and redevelopment plans; and

WHEREAS, applying the guidelines and development standards of a Planned Development Overlay District to the Beachwalk property would permit greater latitude in development or redevelopment, without the necessity of adhering to strict guidelines and predetermined development standards; and

WHEREAS, a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area; and

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board of the City of Hallandale Beach on January 25, 2012 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, at the January 25, 2012 Planning and Zoning Board meeting, the Board recommended denial of the proposed assignment of PDD; and

WHEREAS, the Board is an advisory Board and the City, after review of the PDD review criteria has found that assignment of PDD Overlay to the subject property will provide for development that is consistent with the Comprehensive Plan policies and desired development patterns; and

WHEREAS, City Administration recommends that the Mayor and City Commission apply the PDD Overlay to the subject property, and

WHEREAS, the Mayor and City Commission have determined that applying the PDD Overlay to the subject property is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA

Section 1. The Beachwalk property located at 2600 East Hallandale Beach as shown on Exhibit "A" and more particularly described in Exhibit "B", is hereby designated as a Planned Development Overlay District.

Section 2. The official zoning map of the City shall be amended to reflect the above change.

Section 3. All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of the conflict.

Section 4. This Ordinance shall be effective upon its passage and adoption by the City Commission of Hallandale Beach.

ADOPTED on first reading June 6, 2012

ADOPTED on second reading June 20, 2012.

MAYOR-COMMISSIONER

ATTEST:

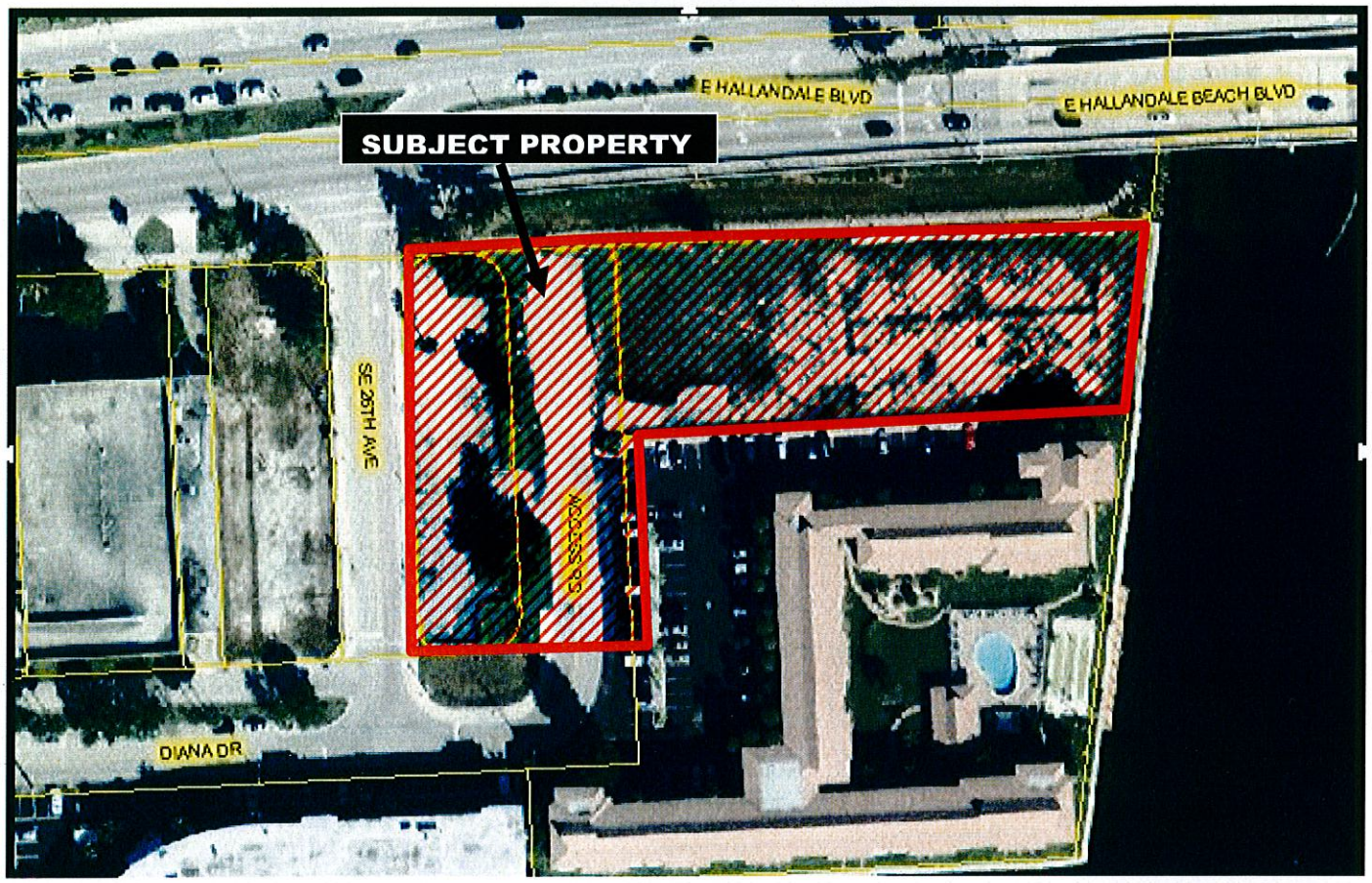
CITY CLERK

Approved as to legal sufficiency and form

V. LYNN WHITFIELD
CITY ATTORNEY

	VOTE AYE/NAY
Mayor Cooper	✓/___
Vice Mayor Sanders	✓/___
Comm. Lewy	✓/___
Comm. London	✓/___
Comm. Ross	✓/___

EXHIBIT "1.A"
LOCATION MAP



PRH-2600 Hallandale Beach, LLC
2600 E. Hallandale Beach Blvd.

N

EXHIBIT "1.B"

LEGAL DESCRIPTION
BEACHWALK

LOT 1, IN BLOCK 1, OF GOLDEN ISLES SECTION 'E', ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TOGETHER WITH:

LOT 6, 7, 8, 9, 10, AND 11, IN BLOCK 1, OF SECTION NO. 1, GOLDEN ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS STATE ROAD RIGHT-OF-WAY;

TOGETHER WITH:

THAT PART OF PARCEL B, OF GOLDEN ISLES SECTION 'E', AS RECORDED IN PLAT BOOK 46, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'B', RUN WESTERLY AND ALONG THE SOUTH RIGHT-OF-WAY OF HALLANDALE BEACH BOULEVARD, 179.44 FEET TO A POINT ON THE EAST LINE OF LOT 6, BLOCK 1, SECTION NO. 1 GOLDEN ISLES, PLAT BOOK 13, PAGE 1, OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA; THENCE RUN SOUTHERLY AND ALONG THE EAST LINE OF SAID LOT 6, BLOCK 1, SECTION NO. 1, GOLDEN ISLES, 75.00 FEET; THENCE RUN WESTERLY AND ALONG THE SOUTH LINE OF SAID LOTS 6, 7, 8, 9, 10, AND 11, BLOCK 1, SECTION NO. 1, GOLDEN ISLES, 165.00 FEET; THENCE RUN SOUTHERLY AND ALONG THE WEST LINE OF SAID PARCEL 'B', 46.00 FEET; THENCE RUN EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL 'B', 324.30 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY; THENCE NORTHERLY AND ALONG SAID WESTERLY RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY (SAID LINE ALSO BEING THE EASTERLY LINE OF SAID PARCEL 'B'), A DISTANCE OF 122.66 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'B' AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE LANDS DESCRIBED AS PARCEL NO. 107, AS CONTAINED IN THE STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 25079, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS:

PARCEL 1:

THAT PART OF LOT 1 IN BLOCK 1 OF GOLDEN ISLES SECTION 'E' IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL NO. 107, AS CONTAINED IN THE STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 25079, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THAT PART OF LOT 1 IN BLOCK 1 OF GOLDEN ISLES SECTION 'E' IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 87°08'38" EAST ALONG THE BASELINE OF SURVEY FOR STATE ROAD 858 (HALLANDALE BEACH BOULEVARD), (SECTION 86200-2514), A DISTANCE OF 777.95 FEET; THENCE SOUTH 02°51'22" EAST, A DISTANCE OF 75.00 FEET (75.03 FEET, FIELD) TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 1 OF GOLDEN ISLES SECTION 'E', SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 87°08'38" EAST ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, ALSO BEING THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE FOR SAID STATE ROAD 858, A DISTANCE OF 72.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A CHORD BEARING OF SOUTH 42°08'38" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 22.00 FEET, AN ARC DISTANCE OF 34.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE END OF SAID CURVE; THENCE SOUTH 02°51'22" EAST, A DISTANCE OF 217.00 FEET; THENCE SOUTH 45°17'32" EAST, A DISTANCE OF 14.90 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 1 IN BLOCK 1 OF GOLDEN ISLES SECTION "E"; THENCE SOUTH 87°08'38" WEST ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 02°51'22" WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
May 4, 3012

C:\Documents and Settings\Greg\Desktop\COMBINED LATEST ROAD VACATION 5-04-2012.docx

SAID PARCEL 1 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF GOLDEN ISLES SECTION 'E' IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
THENCE NORTH 87°08'38" EAST ON THE NORTH BOUNDARY LINE OF SAID LOT 1, ALSO BEING THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 858 (HALLANDALE BEACH BOULEVARD), (SECTION 86200-2514), A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 87°08'38" EAST ON SAID NORTH LINE, A DISTANCE OF 18.00 FEET TO A POINT ON THE ARC OF A TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE EAST BOUNDARY LINE OF SAID LOT 1;

THENCE SOUTH 02°51'22" EAST ON SAID EAST LINE, A DISTANCE OF 200.00 FEET TO A POINT ON THE ARC OF A TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF SAID LOT 1;

THENCE SOUTH 87°08'38" WEST ON SAID SOUTH LINE, A DISTANCE OF 29.94 FEET;

THENCE NORTH 45°17'32" WEST, A DISTANCE OF 14.90 FEET TO THE EAST LINE OF PARCEL NO. 107, AS CONTAINED IN THE STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 25079, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 02°51'22" WEST ON SAID EAST LINE, A DISTANCE OF 217.00 FEET TO A POINT ON THE ARC OF A TANGENT CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 34.56 FEET TO THE POINT OF BEGINNING;

PARCEL 2:

LOT 6, 7, 8, 9, 10, AND 11, IN BLOCK 1, OF GOLDEN ISLES SECTION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS STATE ROAD RIGHT-OF-WAY;

TOGETHER WITH:

THAT PART OF PARCEL B, OF GOLDEN ISLES SECTION E, AS RECORDED IN PLAT BOOK 46, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'B', RUN WESTERLY AND ALONG THE SOUTH RIGHT-OF-WAY OF HALLANDALE BEACH BOULEVARD, 179.44 FEET TO A POINT ON THE EAST LINE OF LOT 6, BLOCK 1, GOLDEN ISLES SECTION No. 1, PLAT BOOK 13, PAGE 1, OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA; THENCE RUN SOUTHERLY AND ALONG THE EAST LINE OF SAID LOT 6, BLOCK 1, GOLDEN ISLES SECTION No. 1, 75.00 FEET; THENCE RUN WESTERLY AND ALONG THE SOUTH LINE OF SAID LOTS 6, 7, 8, 9, 10, AND 11, BLOCK 1, GOLDEN ISLES SECTION No. 1, 165.00 FEET; THENCE RUN SOUTHERLY AND ALONG THE WEST LINE OF SAID PARCEL 'B', 46.00 FEET; THENCE RUN EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL 'B', 324.30 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY; THENCE NORTHERLY AND ALONG SAID WESTERLY RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY (SAID LINE ALSO BEING THE EASTERLY LINE OF SAID PARCEL 'B'), A DISTANCE OF 122.66 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'B' AND THE POINT OF BEGINNING.

TOGETHER WITH:

PORTIONS OF THE RIGHT-OF-WAY OF SOUTHEAST 19TH AVENUE (SOUTHEAST 26TH AVENUE) AND DIANA DRIVE AS SHOWN ON GOLDEN ISLES SECTION 'E' , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
May 4, 3012

C:\Documents and Settings\Greg\Desktop\COMBINED LATEST ROAD VACATION 5-04-2012.docx

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID GOLDEN ISLES SECTION 'E', SAID POINT BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR STATE ROAD 858 (HALLANDALE BEACH BOULEVARD), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86200-2514, SHEET 1 OF 7;

THENCE NORTH 87°08'38" EAST ON THE NORTHERLY BOUNDARY OF SAID LOT 1 AND ON SAID SOUTHERLY RIGHT-OF-WAY LINE FOR STATE ROAD 858 (HALLANDALE BEACH BOULEVARD), A DISTANCE OF 90.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 87°08'38" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE FOR STATE ROAD 858 (HALLANDALE BEACH BOULEVARD), AND ON A LINE 75.00 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-HALF (N1/2) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST A DISTANCE OF 95.00 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK 1 OF SECTION NO. 1,GOLDEN ISLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

THENCE SOUTH 02°51'22" EAST ON SAID WEST LINE OF LOT 1, BLOCK 1 AND ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTHEAST 19TH AVENUE (SOUTHEAST 26TH AVENUE), A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT ALSO BEING LOCATED ON THE WEST LINE OF PARCEL 'B' OF SAID GOLDEN ISLES SECTION 'E';

THENCE CONTINUE SOUTH 02°51'22" EAST ON SAID EAST RIGHT-OF-WAY LINE AND ON SAID WEST LINE OF PARCEL 'B', A DISTANCE OF 46.00 FEET TO THE INTERSECTION WITH A LINE THAT IS 121.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL 'B';

THENCE SOUTH 87°08'38" WEST ON THE WESTERLY PROJECTION SAID PARALLEL LINE, A DISTANCE OF 35.00 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID SOUTHEAST 19TH AVENUE (SOUTHEAST 26TH AVENUE);

THENCE SOUTH 02°51'22" EAST ON SAID CENTERLINE OF SOUTHEAST 19TH AVENUE (SOUTHEAST 26TH AVENUE), A DISTANCE OF 167.50 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID DIANA DRIVE;

THENCE SOUTH 87°08'38" WEST ON SAID CENTERLINE OF DIANA DRIVE, A DISTANCE OF 35.00 FEET TO THE INTERSECTION WITH A LINE 35.00 FEET WEST OF AND PARALLEL WITH SAID CENTERLINE OF DIANA DRIVE;

THENCE NORTH 02°51'22" WEST ON SAID PARALLEL LINE, A DISTANCE OF 4.00 FEET TO THE INTERSECTION WITH A LINE 42.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DIANA DRIVE;

THENCE SOUTH 87°08'38" WEST ON SAID PARALLEL LINE, A DISTANCE OF 42.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 66°13'16", AN ARC DISTANCE OF 28.89 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF PARCEL NO. 107, AS CONTAINED IN THE STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 25079, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 02°51'22" WEST ON SAID PROJECTION OF THE EAST LINE OF PARCEL NO. 107, A DISTANCE OF 30.58 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NO. 107;

THENCE SOUTH 45°17'32" EAST ON SAID EAST LINE OF PARCEL NO. 107, A DISTANCE OF 14.90 FEET TO THE INTERSECTION WITH SAID SOUTH LINE OF SAID LOT 1 IN BLOCK 1, GOLDEN ISLES SECTION 'E' AND THE PLATTED NORTHERLY RIGHT-OF-WAY LINE OF DIANA DRIVE

THENCE NORTH 87°08'38" EAST ON SAID SOUTH LINE AND SAID NORTHERLY RIGHT-OF-WAY LINE OF DIANA DRIVE, A DISTANCE OF 29.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
May 4, 3012

THENCE ON THE EAST LINE OF SAID LOT 1 IN BLOCK 1, GOLDEN ISLES SECTION 'E', THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. NORTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET;

2. NORTH 02°51'22" WEST, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

3. NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY AND THE **POINT OF BEGINNING**;

SAID LANDS LYING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL NET AREA OF 73,083 SQUARE FEET (1.68 ACRES), MORE OR LESS.

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
May 4, 3012

C:\Documents and Settings\Greg\Desktop\COMBINED LATEST ROAD VACATION 5-04-2012.docx