

RESOLUTION NO. 2021 - 169

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF
HALLANDALE BEACH, FLORIDA, ACCEPTING A PLAT NOTE
AMENDMENT TO THE OPTIMA PLAZA PLAT FOR CERTAIN
PROPERTY LOCATED AT 1010 SOUTH FEDERAL HIGHWAY
AND AUTHORIZING THE TRANSMITTAL OF SAME TO
BROWARD COUNTY FOR APPROVAL; PROVIDING AN
EFFECTIVE DATE.

WHEREAS, On May 16, 2016, I&A Miami, LLC., and Star Holding Management, LLC., received Plat approval via Resolution No 2016-72, Major Development Application approval via Resolution No 2016-73, and an approved Development Agreement via Resolution No 2016-74 in connection with an application for the Optima Plaza North Project to construct a twenty-eight (28) story high rise building with 272,382 square feet of office space, 12,586 square feet of bank and 18,767 square feet of amenity areas at property located at 1010 South Federal Highway; and

WHEREAS, the building has been issued a Temporary Certificate of Occupancy and tenant improvements are underway; and

WHEREAS, Optima International North, LLC. ("Applicant") is requesting approval of a Plat Note Amendment to the Optima Plaza Plat in order to adjust the square footage of the approved uses on the Plat and add commercial use in connection with the project; and

WHEREAS, pursuant to the Broward County Land Use Plan, a formal action from the affected municipality is required to amend a note on a recorded plat, following which the Applicant will present its request to the County Commission and, if approved the revisions to the Plat Note will be recorded in the Public Records of Broward County; and

32 **WHEREAS**, staff recommends the City of Hallandale Beach accept the Plat
33 Note Amendment to the Optima Plaza Plat to provide "*This plat is restricted to*
34 *305,000 square feet of office use, 30,000 square feet of commercial use, and 7,650*
35 *square feet of bank use*" in lieu of the current Note that provides "*This plat is*
36 *restricted to 340,000 square feet of office use and 13,000 square feet of bank use.*
37 *Commercial and retail uses are not permitted within the proposed office use*
38 *without the approval of the Board of County Commissioners who shall review and*
39 *address these uses for increased impacts*" and authorize the transmittal of same
40 to Broward County for approval in accordance with Article VIII, Division 2, Sec. 5-
41 181, Broward County Code of Ordinances.

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43 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY**
44 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**
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46 **SECTION 1.** The Mayor and City Commission accept the Plat Note
47 Amendment to the Optima Plaza Plat to provide "*This plat is restricted to 305,000*
48 *square feet of office use, 30,000 square feet of commercial use, and 7,650 square*
49 *feet of bank use*" in lieu of the current Note that provides "*This plat is restricted to*
50 *340,000 square feet of office use and 13,000 square feet of bank use. Commercial*
51 *and retail uses are not permitted within the proposed office use without the*
52 *approval of the Board of County Commissioners who shall review and address*
53 *these uses for increased impacts*" and authorize the transmittal of same to Broward
54 County for approval in accordance with Article VIII, Division 2, Sec. 5-181, Broward
55 County Code of Ordinances.

56 **SECTION 2. Effective Date.** This Resolution shall take effect immediately
57 upon its passage and adoption.

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59 **APPROVED AND ADOPTED** this 15th day of December 2021.
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JOY F. COOPER
MAYOR

68 SPONSORED BY: CITY ADMINISTRATION

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70 ATTEST:



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75 JENORGREN GUILLEN, CMC
76 CITY CLERK

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81 APPROVED AS TO LEGAL SUFFICIENCY AND
82 FORM

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87 JENNIFER MERINO
88 CITY ATTORNEY

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FINAL VOTE ON ADOPTION

Mayor Cooper

YES

Vice Mayor Butler

YES

Commissioner Javellana

YES

Commissioner Lazarow

YES

Commissioner Lima-Taub

YES

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