

RESOLUTION NO. 2021 - 169

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

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

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

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

26
27 **WHEREAS**, pursuant to the Broward County Land Use Plan, a formal
28 action from the affected municipality is required to amend a note on a recorded
29 plat, following which the Applicant will present its request to the County
30 Commission and, if approved the revisions to the Plat Note will be recorded in
31 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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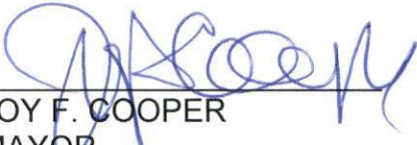
60 APPROVED AND ADOPTED this 15th day of December 2021.

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JOY F. COOPER
MAYOR

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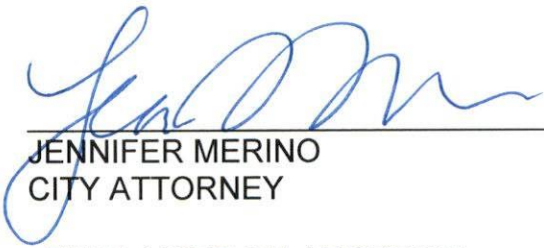
SPONSORED BY: CITY ADMINISTRATION

ATTEST:



JENORGEN GUILLEN, CMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY AND
FORM



JENNIFER MERINO
CITY ATTORNEY

FINAL VOTE ON ADOPTION

Mayor Cooper	<u>YES</u>
Vice Mayor Butler	<u>YES</u>
Commissioner Javellana	<u>YES</u>
Commissioner Lazarow	<u>YES</u>
Commissioner Lima-Taub	<u>YES</u>

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