

# **City of Hallandale Beach**

400 S. Federal Highway  
Hallandale Beach, FL 33009



## **Meeting Agenda**

**Wednesday, March 20, 2019**

**5:35 PM**

**Commission Chambers**

### **City Commission**

*Mayor Joy D. Adams*  
*Vice Mayor Sabrina Javellana*  
*Commissioner Mike Butler*  
*Commissioner Michele Lazarow*  
*Commissioner Anabelle Lima-Taub*

*City Manager Greg Chavarria*  
*City Attorney Jennifer Merino*  
*City Clerk Jenorgen M. Guillen, CMC*

**1. CALL TO ORDER****2. ROLL CALL****3. PLEDGE OF ALLEGIANCE****4. ORDER OF BUSINESS****5. PUBLIC PARTICIPATION (Speakers must sign-in with the City Clerk prior to the start of the meeting)****6. PRESENTATIONS**

- A. A NO SMOKING & NO VAPING WITH LOVE SIGN PROCLAMATION.  
(SPONSORED BY MAYOR JOY D. ADAMS)
- B. CITY MANAGER RECRUITMENT DISCUSSION. (SPONSORED BY  
CITY COMMISSION)

**7. COMMISSIONER COMMUNICATIONS - Items not on the Agenda**

- A. COMMISSIONER BUTLER
- B. COMMISSIONER LAZAROW
- C. COMMISSIONER LIMA-TAUB
- D. VICE MAYOR JAVELLANA
- E. MAYOR ADAMS

**8. APPROVAL OF DRAFT MINUTES**

- A. JANUARY 9, 2019 DRAFT CITY COMMISSION MEETING MINUTES

Attachments: [011919 Meeting Minutes](#)

- B. JANUARY 14, 2019 DRAFT WORKSHOP COMMISSION MEETING  
MINUTES

Attachments: [011419 Workshop Meeting Minutes](#)

- C. JANUARY 28, 2019 DRAFT SPECIAL CITY COMMISSION MEETING  
MINUTES

Attachments: [012819 Special Commission Meeting Minutes](#)

**9. CONSENT AGENDA** (Matters on the Consent Agenda are not expected to require discussion. Items will be adopted by one motion. If discussion is desired by any member of the Commission, then that item may be pulled from the Consent Agenda by any member of the City Commission and will be considered separately. If the public wishes to speak on a matter on the Consent Agenda they must inform the City Clerk prior to the start of the meeting. They will be recognized prior to the approval of the Consent Agenda or on the separate item, if it is pulled.)

- A. MONTHLY FINANCIAL REPORT FOR THE MONTH OF FEBRUARY 2019. (STAFF: BUDGET & MONITORING DEPARTMENT DIRECTOR)

**Attachments:**     [Monthly Financial Report for February 2019](#)  
[MONTHLY BUDGET TO ACTUAL SUMMARY-February 2019](#)  
[Budget Transfer that exceeds \\$50000 -Notification Memo Feb 2019](#)

**10. ORDINANCES ON FIRST READING**

**11. ORDINANCES ON SECOND READING/PUBLIC HEARING**

- A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY OF HALLANDALE BEACH COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT 200 NW 8TH AVENUE, HALLANDALE BEACH FROM RESIDENTIAL LOW-DENSITY CATEGORY TO RESIDENTIAL, HIGH DENSITY-2 CATEGORY; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING) (STAFF: DEVELOPMENT SERVICES DIRECTOR)

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1 - Ordinance](#)

[Exhibit A - 8th Avenue Major Development Approval Conditions](#)

[Exhibit 7 - Location Map](#)

[Exhibit 8 - Aerial Map](#)

[Exhibit 9 - Applicant's Letter](#)

[Exhibit 10 - Building Rendering and Development Plans](#)

[Exhibit 11 - Proposed Plat and Broward County Plat report](#)

[Exhibit 12 - Planning and Zoning Board Cover Memo dated September 26, 2018](#)

[Exhibit 13 - Planning and Zoning Minutes of September 26, 2018](#)

[Exhibit 14 - City Traffic Consultant Report](#)

[Exhibit 15 - Applicant's Traffic Report](#)

*THIS ITEM WAS APPROVED ON DECEMBER 12, 2018 BY A 4/1 ROLL CALL VOTE.*

*THIS ITEM IS HEARD IN CONJUNCTION WITH ITEMS 11.B., 11.C, 12.A., 12.B., 12.C., AND 12.D.*

- B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, REZONING THE PROPERTY LOCATED AT 200 NW 8TH AVENUE, HALLANDALE BEACH FROM RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-6) TO RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2) DISTRICT (RM-HD-2); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING) (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 2 - Ordinance](#)

*THIS ITEM IS QUASI-JUDICIAL.*

*THIS ITEM WAS APPROVED ON DECEMBER 12, 2018 BY A 4/1 ROLL CALL VOTE.*

*THIS ITEM IS HEARD IN CONJUNCTION WITH ITEMS 11.A., 11.C, 12.A., 12.B., 12.C., AND 12.D.*

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF CITY OF HALLANDALE BEACH, FLORIDA, APPLYING THE PLANNED DEVELOPMENT OVERLAY DISTRICT TO THE PROPERTY LOCATED AT 200 NW 8TH AVENUE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING) (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1 - Ordinance](#)

*THIS ITEM IS QUASI-JUDICIAL.*

*THIS ITEM WAS APPROVED ON DECEMBER 12, 2018 BY A 5/0 ROLL CALL VOTE.*

*THIS ITEM IS HEARD IN CONJUNCTION WITH ITEMS 11.A., 11.B, 12.A., 12.B., 12.C., AND 12.D.*

- D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, "ZONING AND LAND DEVELOPMENT CODE; PROVIDING UPDATES TO REQUIREMENTS FOR STREET TREES IN THE RDO REDEVELOPMENT OVERLAY AREA TO ENHANCE THE CITY'S TREE CANOPY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING) (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Ordinance](#)

[Exhibit 2 Planning and Zoning Board Cover Memo dated January 30, 2019](#)

[Exhibit 3 – Planning and Zoning Board Minutes of January 30, 2019](#)

*THIS ITEM WAS APPROVED ON MARCH 6, 2019 BY A 4/0 ROLL CALL VOTE.*

- E. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 14 "MINIMUM PROPERTY MAINTENANCE AND OCCUPANCY CODE" OF THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES TO AMEND PROCEDURES FOR THE DESIGNATION OF UNSAFE STRUCTURES IN THE CITY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING) (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Ordinance](#)

*THIS ITEM APPROVED ON FEBRUARY 20, 2019 BY A 5/0 ROLL CALL VOTE.*

*THIS ITEM WAS DEFERRED ON MARCH 6, 2019 BY A 4/0 ROLL CALL VOTE.*

## 12. RESOLUTIONS/PUBLIC HEARING

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, APPROVING APPLICATION #P-17-0608, THE 8TH AVENUE COMMONS PLAT WITHIN THE CITY OF HALLANDALE BEACH, FOR THE PROPERTY LOCATED AT 200 NW 8TH AVENUE, WITH CONDITIONS AS RECOMMENDED BY THE CITY ADMINISTRATION, IN ACCORDANCE WITH ARTICLE II, DIVISION 2 OF THE ZONING AND LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Attachments: [Exhibit 1 - Resolution](#)  
[Exhibit A - 8th Avenue Plat Conditions](#)

*THIS ITEM IS QUASI-JUDICIAL.*

*THIS ITEM IS HEARD IN CONJUNCTION WITH ITEMS 11.A., 11.B., 11.C, 12.B., 12.C., AND 12.D.*

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING/ DENYING MAJOR DEVELOPMENT APPLICATION #DB-17-2311 FOR THE PROJECT KNOWN AS EIGHTH AVENUE COMMONS LOCATED AT 200 NW 8TH AVENUE, WITH CONDITIONS AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING FOR AN EFFECTIVE DATE. (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)

*THIS ITEM IS QUASI-JUDICIAL.*

*THIS ITEM IS HEARD IN CONJUNCTION WITH ITEMS 11.A., 11.B., 11.C, 12.A., 12.C., AND 12.D.*

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA ASSIGNING 92 RESIDENTIAL FLEXIBILITY UNITS TO THE 8th AVENUE COMMONS PROJECT LOCATED AT 200 NW 8TH AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1- Resolution](#)

*THIS ITEM IS QUASI-JUDICIAL.*

*THIS ITEM IS HEARD IN CONJUNCTION WITH ITEMS 11.A., 11.B., 11.C, 12.A., 12.B., AND 12.D.*

- D. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND EIGHTH AVENUE PARTNERS, LLC FOR THE PROJECT LOCATED AT 200 NW 8TH AVENUE, IN SUBSTANTIALLY THE SAME FORM AS ATTACHED EXHIBIT "2"; PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING) (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit 2 - Development Agreement](#)

*THIS ITEM WAS DEFERRED ON DECEMBER 12, 2018 BY A 4/1 ROLL CALL VOTE.*

*THIS ITEM WAS DEFERRED ON JANUARY 23, 2019 BY A 5/0 ROLL CALL VOTE.*

*THIS ITEM IS IN CONJUNCTION WITH ITEM 11.A., 11.B., 11.C, 12.A., 12.B., AND 12.C.*



- E. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING/ DENYING MAJOR DEVELOPMENT APPLICATION # DB-18-2099 FOR THE WEST HALLANDALE SHOPPES PROJECT LOCATED AT 613 WEST HALLANDALE BEACH BOULEVARD, SUBJECT TO CONDITIONS AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING FOR AN EFFECTIVE DATE. (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 3 - Location Map](#)

[Exhibit 4 - Aerial Map](#)

[Exhibit 5 - Applicants Letter](#)

[Exhibit 6 - Building Rendering and Development Plans and Applicant's Backu](#)

[Exhibit 7 - Planning and Zoning Board Cover Memo dated January 30, 2019](#)

[Exhibit 8 - Planning and Zoning Board Minutes of January 30, 2019](#)

[Exhibit 9 - City Traffic Consultant Report](#)

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*THIS ITEM WAS DEFERED ON MARCH 6, 2019 BY A 4/0 ROLL CALL VOTE.*

*THIS ITEM IS HEARD IN CONJUNCTION WITH ITEM 12.F.*

- F. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING/DENYING REDEVELOPMENT AREA MODIFICATIONS APPLICATION #RD-18-2100 FOR THE CONSTRUCTION OF THE WEST HALLANDALE SHOPPES PROJECT LOCATED AT 613 WEST HALLANDALE BEACH BOULEVARD;; PROVIDING AN EFFECTIVE DATE. (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 2 - Resolution](#)

*THIS ITEM IS QUASI-JUDICIAL.*

*THIS ITEM WAS DEFERED ON MARCH 6, 2019 BY A 4/0 ROLL CALL VOTE.*

*THIS ITEM IS HEARD IN CONJUNCTION WITH ITEM 12.E.*

**13. RESOLUTIONS/CITY BUSINESS**

- A. DISCUSSION ON SAFER GRANT. (STAFF: GRANT MANAGER AND FIRE CHIEF)

Attachments:     [Agenda Cover Memo](#)  
[Exhibit 1 - SAFER Grant Funding, Match and Other Costs Estimate](#)  
[SAFER Grant for Commission](#)

- B. GOLDEN ISLES TENNIS AND GOLDEN ISLES PARK REVISED SITE PLAN APPROVAL. (STAFF: ASSISTANT CITY MANAGER STEVEN PARKINSON)

Attachments:     [Golden Isles Site Plan presentation](#)

**14. CITY ATTORNEY COMMUNICATIONS - Items not on the Agenda****15. CITY MANAGER COMMUNICATIONS - Items not on the Agenda****16. INFORMATIONAL ITEMS: (No Action Required)****17. ADJOURN**

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE CITY CLERK AT 954-457-1340 NO LATER THAN TWO DAYS PRIOR TO SUCH PROCEEDING.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE CITY CLERK, CITY OF HALLANDALE BEACH CITY HALL, 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE CITY CLERK AT 954-457-1340. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE CITY WEBSITE AT [www.hallandalebeachfl.gov](http://www.hallandalebeachfl.gov)

ALL INTERESTED PERSONS MAY APPEAR AT THE MEETING AND MAY BE HEARD WITH RESPECT TO THE PROPOSED MATTER. SHOULD ANY PERSON DESIRE TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR CITY COMMISSION WITH RESPECT TO ANY MATTER TO BE CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON SHALL ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

TWO OR MORE MEMBERS OF CITY COMMISSION OR OTHER CITY BOARDS MAY ATTEND AND PARTICIPATE AT THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.