

1 EXHIBIT 1

2 RESOLUTION NO. 2022 - _____

3 A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS
4 OF THE HALLANDALE BEACH COMMUNITY
5 REDEVELOPMENT AGENCY, HALLANDALE BEACH,
6 FLORIDA, AUTHORIZING THE RESCISSION OF THE PRIOR
7 APPROVAL TO CBV, LLC TO PROCEED WITH A COMMERCIAL
8 DEVELOPMENT ON THE VACANT LOT (FOLIO #5142-21-
9 170410) OWNED BY THE HALLANDALE BEACH COMMUNITY
10 REDEVELOPMENT AGENCY ON FOSTER ROAD; AND
11 PROVIDING AN EFFECTIVE DATE.

12 WHEREAS, on May 15, 2017, at a publicly noticed meeting, the Hallandale Beach
13 Community Redevelopment Agency (“HBCRA”) staff presented to the Board of Directors of the
14 HBCRA, three (3) unsolicited proposals for potential developments from CBV, LLC; and
15

16 WHEREAS, during said meeting, the Board of Directors of the HBCRA directed the
17 Executive Director, via motion, to start negotiations on these projects but, since that time, no
18 Redevelopment Agreement has been approved by the Board of Directors of the HBCRA, and
19 therefore, no conveyance of the property or development rights to the property have been
20 provided by the HBCRA to CBV, LLC; and
21

22 WHEREAS, of the three (3) projects proposed by CBV, LLC, the Board of Directors of the
23 HBCRA ultimately approved CBV, LLC to develop two (2) parcels: (a) an 1,100 square foot single-
24 family housing development on one of the HBCRA vacant lots located at NW 8th Street, and (b) a
25 1,500 square foot commercial development on another HBCRA vacant lot (Folio #5142-21-
26 170410) located along Foster Road; and
27

28 WHEREAS, as of today, the HBCRA has not received a Redevelopment Agreement for
29 the vacant lot (Folio #5142-21-170410), and HBCRA staff met with representatives of CBV, LLC
30 on August 29, 2022, to discuss rescinding the unsolicited proposal to develop the vacant lot and
31 CBV, LLC is amendable to such rescission; and
32

33 WHEREAS, the Board of Directors of the HBCRA desires to rescind the prior approval to
34 CBV, LLC to proceed with a commercial development on the vacant lot (folio #5142-21-170410)
35 owned by the Hallandale Beach Community Redevelopment Agency on Foster Road.
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37 NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS
38 OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:
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40 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and
41 incorporated into this Resolution.
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43 Section 2. Rescission of the Prior Approval. The rescission of the prior approval to CBV,
44 LLC to proceed with a commercial development on the vacant lot (folio #5142-21-170410) owned
45 by the Hallandale Beach Community Redevelopment Agency on Foster Road is hereby approved.
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47 Section 3. Implementation of the Rescission. The Executive Director is hereby authorized

48 to take all steps necessary and appropriate to implement the rescission of the prior approval to
49 CBV, LLC to proceed with a commercial development on the vacant lot (folio #5142-21-170410)
50 owned by the Hallandale Beach Community Redevelopment Agency on Foster Road.

51
52 Section 4. Effective Date. This Resolution shall take effect immediately upon approval.
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54 PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale
55 Beach Community Redevelopment Agency, this 28th day of September, 2022.

56 ATTEST: HALLANDALE BEACH COMMUNITY
57 REDEVELOPMENT AGENCY
58
59
60

61 _____
62 JENORGEN M. GUILLEN
63 HBCRA SECRETARY
64

JOY COOPER
CHAIR

65
66
67 APPROVED AS TO FORM
68 AND LEGAL SUFFICIENCY:
69

70
71 _____
72 TAYLOR ENGLISH DUMA LLP
73 HBCRA ATTORNEY
74

75		FINAL VOTE ON ADOPTION	
76			
77	Chair Cooper	_____ (Yes)	_____ (No)
78	Vice Chair Butler	_____ (Yes)	_____ (No)
79	Director Javellana	_____ (Yes)	_____ (No)
80	Director Lazarow	_____ (Yes)	_____ (No)
81	Director Lima-Taub	_____ (Yes)	_____ (No)