



City of Hallandale Beach
City Commission
400 S. Federal Highway
Hallandale Beach, FL 33009
www.cohb.org

Mayor Joy F. Cooper
Vice Mayor William Julian
Commissioner Michele Lazarow
Commissioner Keith S. London
Commissioner Anthony A. Sanders

City Manager Daniel A. Rosemond
City Attorney V. Lynn Whitfield
City Clerk Mario Bataille, CMC

Meeting Minutes

Wednesday, May 18, 2016

6:30 PM

Commission Chambers

1. CALL TO ORDER

Mayor Cooper called the meeting to order at 6:43 PM.

2. ROLL CALL

Present: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

City Manager Daniel Rosemond and City Attorney V. Lynn Whitfield were also present.

3. PLEDGE OF ALLEGIANCE

4. PUBLIC PARTICIPATION (Speakers must sign-in with the City Clerk prior to the start of the meeting)

Fred Burton, 408 NW 10th Street, Hallandale Beach, FL, shared his concerns regarding the single family home located on 1000 Foster Road being utilized as a church. Secondly, he shared concerns regarding the property located at 109 NW 5th Avenue which may be over the 5 foot setback and is causing a water runoff issue to his property. Lastly, Mr. Burton shared his concern with regards to not receiving any water meter change notification from the City.

Alberto Aghion, 119 Holiday Drive, Hallandale Beach, FL, encouraged the City to build much needed roadway infrastructure.

Alberto Perlman, 401 Holiday Drive, Hallandale Beach, FL, encouraged the City to build much needed roadway infrastructure.

Philip Solomon, 501 Hibiscus Drive, Hallandale Beach, FL, encouraged the City to build much needed roadway infrastructure.

Howard Garson, 2214 NE 11th Street, Hallandale Beach, FL, encouraged the City to look into creating legislation which would increase minimum wage.

Barbara Southwick, 200 Diplomat Boulevard, Hallandale Beach, FL, commended

Mayor Cooper, Vice Mayor Julian, Commissioner Sanders, Assistance City Manager Jenifer Frastai, City Manager Daniel Rosemond, and Police Department on their influence in promoting a partnership between the City of Hallandale Beach, Broward County School Board, and Hallandale Beach Chamber of Commerce.

Etty Sims, 1000 NE 5th Street, Hallandale Beach, FL, shared her disappointment on the public attendance with the most recent Town Hall Meeting. In addition, she suggested the Budget Town Hall Meeting presentation in the future contain more substantial information.

Elias Behaim, 701 W. Hallandale Beach Boulevard, Hallandale Beach, FL, shared his the positive customer service experience with Development Services in the form of his project being approved administratively. In addition, he shared his concerns regarding the future assignment of RAC and FLEX Units within the City.

Randall J. Cohen, 424 North Federal Highway, Hallandale Beach, FL, shared concerns he has with the Hallandale Beach Police Department.

Diane Lyn Wead, 1755 East Hallandale Beach Boulevard, Hallandale Beach, FL, spoke in support of the Oasis Development and expressed concerns with regards to traffic as the City continues to approve high density developments. She continued to encourage the City complete a Master Capacity Study and recommended Commissioner London host one of his monthly meeting as a "think tank" to come up with creative ways to address the traffic issues.

Marcus J. Vitali, 817 NE 2nd Street, Hallandale Beach, FL, shared his concerns how the increase of motorized traffic within Gulfstream Park may affect the horses being held at Gulfstream Park.

Susan Lewis, 512 Hibiscus Drive, Hallandale Beach, FL, spoke in support of the development of "Hibiscus Street" and encouraged a partnership between the City and Gulfstream to create this roadway.

Rita Heller, 466 Sunset Drive, Hallandale Beach, FL, shared her concerns with traffic.

Danier Katton, 330 Holiday Drive, Hallandale Beach, FL, shared his concerns with traffic and its effect on property values.

Marc Haim, 514 Holiday Drive, Hallandale Beach, FL, shared his concerns with traffic.

Naftali Mizrachi, 454 Holiday Drive, Hallandale Beach, FL, shared his concerns with traffic.

5. PRESENTATIONS

- A. SPECIAL ANNOUNCEMENT BY THE PARKS AND RECREATION DEPARTMENT (STAFF: PARKS AND RECREATION DIRECTOR)

Parks and Recreation Director Cathie Schanz announced the City of Hallandale Beach has been recognized by KaBOOM! as a "Playful City USA" for the fourth year in a row, and that the City is 1 of 32 cities in the State of Florida with this designation.

6. ORDER OF BUSINESS

Mayor Cooper requested Item 7.A be heard at the end of the Agenda and to defer Item 14.A to the June 1, 2016 Commission Meeting.

A MOTION WAS MADE BY VICE MAYOR JULIAN, SECONDED BY COMMISSIONER LAZAROW, TO MOVE ITEM 7 (COMMUNICATIONS) TO THE END OF THE AGENDA AND TO DEFER ITEM 14.A TO THE JUNE 1, 2016 COMMISSION MEETING. The Motion carried by the following Vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nays: 0

7. COMMISSIONER COMMUNICATIONS - Items not on the Agenda

A. COMMISSIONER LAZAROW

Commissioner Lazarow indicated she has received requests from the public for additional benches at Scavo Park, at the small dog park.

Commissioner Lazarow shared concerns she has received regarding the placement of maintenance signs placed on sidewalks near the intersection of Hallandale Beach Boulevard and the railroad tracks, which may be impeding wheelchair accessibility.

B. COMMISSIONER LONDON

Commissioner London requested the status of the construction site dust control measures as a code requirement.

Keven Klopp, Director of Development Services, opined the City already has the authority under code to enforce this type of requirement through the permit process and will be sure to include this requirement in the next development agreement.

Commissioner London spoke in support of Art in Public Places and recommended to take this item inquiry to the Planning and Zoning Board for a recommendation.

Consensus:

- To bring an item for consideration by the Planning and Zoning Board for a recommendation on the development of an Art in Public Places Ordinance.

Commissioner London requested the November 2015 Power Point presentation by staff on Form Based Code.

Commissioner London spoke in support of establishing a living minimum wage standard.

A MOTION WAS MADE BY COMMISSIONER LONDON, SECONDED BY MAYOR COOPER, TO DIRECT STAFF TO RESEARCH IF THE CITY CAN ESTABLISH A MINIMUM LIVING WAGE AND INCLUDE AN ECONOMIC IMPACT ANALYSIS. The Motion carried by the following Vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nayes: 0

A MOTION WAS MADE BY COMMISSIONER LONDON, SECONDED BY COMMISSIONER LAZAROW, TO RECONSIDER THE GREENWOOD AND STREICHER REPORT. The Motion carried by the following Vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nayes: 0

A MOTION WAS MADE BY COMMISSIONER LAZAROW, SECONDED BY MAYOR COOPER, TO APPROVE THE GREENWOOD AND STREICHER REPORT. The Motion carried by the following Vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow and Commissioner Sanders

Nayes: 1 - Commissioner London

C. COMMISSIONER SANDERS

Commissioner Sanders spoke favorably on the Art Box located on Pembroke Road.

Answering a question posed by Commissioner Sanders, City Clerk Bataille indicated staff will confirm if Etty Simms will meet the requirements in order to serve on the Ad Hoc Parking Committee.

D. VICE MAYOR JULIAN

Vice Mayor Julian complemented the staff on the most recent Food Giveaway.

E. MAYOR COOPER

Mayor Cooper provided an overview on the proposed Infrastructure Tax.

Mayor Cooper requested an agenda item in order to address the swale retainage basin area in front of Wal-Mart with cost estimates to be able to include in the budget as a Capital Improvement Project.

Answering a question posed by Mayor Cooper, City Manager Rosemond indicated staff will be bringing an item for consideration to approve GPS service for the City's free bus shelter service.

Mayor Cooper shared the sea reef project suggested by Dr. Jurado and requested staff conduct the feasibility of such study and including it as a CIP project during the FY2017 Budget.

Mayor Cooper requested for an Agenda Item regarding the connector road north and south bound along the 14th avenue canal connecting to Aventura.

Mayor Cooper indicated the parking lot at South Beach Park needs to be cleaned.

Commissioner Lazarow left the meeting at 12:00 AM.

Mayor Cooper requested staff research the cost of replacing the plants at South Beach Park and bring back an Agenda Item for consideration.

Assistant Manager Jennifer Frastai provided an update and plans to address the planting needs at South Beach Park.

Commissioner London left the meeting at 12:05 AM.

Mayor Cooper indicated the trash can needs to be picked up at the bus shelter at 14th avenue.

Mayor Cooper shared concerns regarding parking on the swale along Ansin Boulevard.

8. CITY ATTORNEY COMMUNICATIONS - Items not on the Agenda

No Communications.

9. CITY MANAGER COMMUNICATIONS - Items not on the Agenda

City Manager Rosemond announced the Comprehensive Annual Financial Report has been delivered the Commission and the Municipal Complex Renovations will begin during the Memorial Day Weekend.

10. CONSENT AGENDA

A MOTION WAS MADE BY VICE MAYOR JULIAN, SECONDED BY COMMISSIONER LAZAROW, TO APPROVE THE CONSENT AGENDA. The Motion carried by the following vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nays: 0

- A. A RESOLUTION OF THE CITY OF HALLANDALE BEACH, FLORIDA PERTAINING; TO THE APPROVAL OF THE 2016 AMENDMENTS TO THE THREE EXISTING INTERLOCAL AGREEMENTS BETWEEN BROWARD COUNTY AND THE CITY OF HALLANDALE BEACH FOR THE DIVISION AND DISTRIBUTION OF THE PROCEEDS OF LOCAL OPTION GAS TAXES IMPOSED BY BROWARD COUNTY; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THERWITH; AND PROVIDING AN EFFECTIVE DATE. (STAFF: INTERIM FINANCE DIRECTOR)

This Resolution was approved on the Consent Agenda

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO ISSUE A WORK AUTHORIZATION TO CALVIN GIORDANO & ASSOCIATES, INC. TO DESIGN, PERMIT AND PRODUCE PLANS FOR PRODUCTION WELL NO. 9 TO INTERCONNECTION WITH PRODUCTION WELL NO. 8 FOR A TOTAL COST NOT TO EXCEED ONE HUNDRED NINETY NINE THOUSAND ONE HUNDRED SEVENTY EIGHT DOLLARS AND TWENTY FIVE CENTS (\$199,178.25), PURSUANT TO CONTINUING SERVICES AGREEMENT FY#2013-2014-006; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

This Resolution was approved on the Consent Agenda

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING EXPENDITURES IN EXCESS OF FIFTY THOUSAND (\$50,000) DOLLARS FOR THE PURCHASE OF TEMPORARY STAFFING FROM ALBION STAFFING; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL RELATED DOCUMENTS TO EFFECTUATE THE PURCHASE FOR THE REMAINDER OF FISCAL YEAR 2015-2016; AND PROVIDING AN EFFECTIVE DATE. (STAFF: DEVELOPMENT SERVICES DIRECTOR)

This Resolution was approved on the Consent Agenda

11. ORDINANCES ON FIRST READING

- A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 23 PROCUREMENT, ARTICLE I, PURCHASING, BY AMENDING

SECTION 23-3 "DEFINITIONS" TO INCLUDE A DEFINITION OF "BOYCOTT" AND AMENDING SECTION 23-6 "AWARD OF CONTRACT", CREATING 23-6(I) TO PROHIBIT THE CITY FROM PROCURING GOODS OR SERVICES FROM, OR OTHERWISE CONTRACTING WITH A BUSINESS WHICH ENGAGES IN THE BOYCOTT OF A PERSON OR ENTITY BASED ON RACE, COLOR, RELIGION, GENDER, NATIONAL ORIGIN, OR ANY OTHER LEGALLY PROTECTED CLASS, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE. (SPONSORED BY COMMISSIONER KEITH LONDON)

Mayor Cooper introduced the Item.

Mayor Cooper opened the floor for public comments.

Solomon Schoonover, 1485 Windjammer Way, Hollywood, FL, spoke in support of the Item.

There being no further comments from the public, Mayor Cooper closed the floor.

A MOTION WAS MADE BY COMMISSIONER LONDON, SECONDED BY COMMISSIONER LAZAROW, TO APPROVE ON FIRST READING AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 23 PROCUREMENT, ARTICLE I, PURCHASING, BY AMENDING SECTION 23-3 "DEFINITIONS" TO INCLUDE A DEFINITION OF "BOYCOTT" AND AMENDING SECTION 23-6 "AWARD OF CONTRACT", CREATING 23-6(I) TO PROHIBIT THE CITY FROM PROCURING GOODS OR SERVICES FROM, OR OTHERWISE CONTRACTING WITH A BUSINESS WHICH ENGAGES IN THE BOYCOTT OF A PERSON OR ENTITY BASED ON RACE, COLOR, RELIGION, GENDER, NATIONAL ORIGIN, OR ANY OTHER LEGALLY PROTECTED CLASS, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE. The Motion carried by the following Vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nays: 0

12. ORDINANCES ON SECOND READING/PUBLIC HEARING

- A. 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 1000 EAST HALLANDALE BEACH BOULEVARD; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (SECOND READING) (STAFF: DEVELOPMENT

SERVICES DIRECTOR)

Mayor Cooper introduced this Item along with Item 13.A, 13.B, 13.C, 13.D, and 13.E.

City Clerk Mario Bataille swore in all interested parties.

City Clerk Bataille polled the City Commission concerning ex-parte communications with regards to this Item, whereby all Commissioners responded in the affirmative and noted their decision will be based solely on the testimony heard this evening.

Keven Klopp, Development Services Director, provided a presentation on the Item and answered questions posed by the City Commission.

Steve Geller, representing the applicant, provided an overview of the proposed development and answered questions posed by the City Commission. In addition, Mr. Geller noted the Developer agrees to pay for their portion of the shared construction cost of the planned Hibiscus Roadway to include a sound barrier wall or any other traffic-related improvement in the amount of \$1 million. In addition, during the presentation Mr. Geller was joined by the project's Architect Raul Perez.

Mayor Cooper opened the floor for public comments.

Michael Fuchek, Legal Counsel representing Gulfstream Park Racing Associations Inc., expressed concern with the potential impacts the development would have on the horses, and recommended the Commission require the developer, as part of the development agreement, to coordinate development activities with Gulfstream.

Ed Stacker, representing Gulfstream Park Racing Association, provided recommended language to include in the development agreement with regards to noise abatement measures.

There being no further comments from the floor, Mayor Cooper closed the floor.

Answering a question posed by Mayor Cooper, Attorney Geller indicated the developer will commit to place a hard construction fence (solid wall) around the project during construction.

Answering a question posed by Commissioner London, Attorney Geller provided an overview of the project schedule where it would be broken into 3 phases (1st SW Residential Building, 2nd NW Residential Building, and 3rd Commercial Building) and agreed to stipulate the schedule as provided to be added to the development agreement.

Answering a question posed by Commissioner London, Attorney Geller indicated the developer would consider agree to truck washing system in order to manage debris leaving the project.

A MOTION WAS MADE BY VICE MAYOR JULIAN, SECONDED BY COMMISSIONER LAZAROW, TO APPROVE ON SECOND READING 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 1000 EAST HALLANDALE BEACH BOULEVARD; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. The Motion carried by the following vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nayes: 0

13. RESOLUTIONS/PUBLIC HEARING

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING APPLICATION # 142-15-CU, CONDITIONAL USE PERMIT TO ALLOW MULTI-FAMILY RESIDENTIAL UNITS IN CCB DISTRICT AT 1000 EAST HALLANDALE BEACH BOULEVARD AND THE ASSIGNMENT OF 250 RESIDENTIAL FLEXIBILITY UNITS THE HALLANDALE OASIS PROJECT, AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE. (QUASI-JUDICIAL) (STAFF: DEVELOPMENT SERVICE DIRECTOR)

Mayor Cooper introduced the item.

A MOTION WAS MADE BY VICE MAYOR JULIAN, SECONDED BY COMMISSIONER LAZAROW, TO APPROVE A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING APPLICATION # 142-15-CU, CONDITIONAL USE PERMIT TO ALLOW MULTI-FAMILY RESIDENTIAL UNITS IN CCB DISTRICT AT 1000 EAST HALLANDALE BEACH BOULEVARD AND THE ASSIGNMENT OF 250 RESIDENTIAL FLEXIBILITY UNITS THE HALLANDALE OASIS PROJECT, AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE. The Motion carried by the following Vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nayes: 0

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING APPLICATION # 140-15-PDD, A MAJOR AMENDMENT TO THE APPROVED MAJOR DEVELOPMENT PLAN FOR THE HALLANDALE OASIS PROJECT LOCATED AT 1100 EAST HALLANDALE BEACH BOULEVARD, AS RECOMMENDED BY THE CITY ADMINISTRATION;

PROVIDING AN EFFECTIVE DATE. (QUASI-JUDICIAL) (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Mayor Cooper introduced the item.

A MOTION WAS MADE BY VICE MAYOR JULIAN, SECONDED BY COMMISSIONER LAZAROW, TO APPROVE A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING APPLICATION # 140-15-PDD, A MAJOR AMENDMENT TO THE APPROVED MAJOR DEVELOPMENT PLAN FOR THE HALLANDALE OASIS PROJECT LOCATED AT 1100 EAST HALLANDALE BEACH BOULEVARD, AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE. The Motion carried by the following Vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nays: 0

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING MAJOR DEVELOPMENT APPLICATION #141-15-DB FOR THE HALLANDALE OASIS PROJECT LOCATED AT 1000-1100 EAST HALLANDALE BEACH BOUVELARD AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE. (QUASI-JUDICIAL) (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Mayor Cooper introduced the item.

A MOTION WAS MADE BY VICE MAYOR JULIAN, SECONDED BY COMMISSIONER LAZAROW, TO APPROVE A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING MAJOR DEVELOPMENT APPLICATION #141-15-DB FOR THE HALLANDALE OASIS PROJECT LOCATED AT 1000-1100 EAST HALLANDALE BEACH BOUVELARD AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE. The Motion carried by the following Vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nays: 0

- D. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING APPLICATION #09-16-P, THE HALLANDALE OASIS PLAT FOR PROPERTY LOCATED AT 1000 AND 1100 EAST HALLANDALE BEACH BOULEVARD, WITH SPECIFIED CONDITIONS AS RECOMMENDED BY CITY ADMINISTRATION; AND PROVIDING FOR AN EFFECTIVE DATE. (QUASI-JUDICIAL) (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Mayor Cooper introduced the Item.

Answering a question posed by Commissioner London, City Attorney Whitfield indicated this re-plat will join the two parcels into one.

A MOTION WAS MADE BY VICE MAYOR JULIAN, SECONDED BY COMMISSIONER LAZAROW, TO APPROVE A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING APPLICATION #09-16-P, THE HALLANDALE OASIS PLAT FOR PROPERTY LOCATED AT 1000 AND 1100 EAST HALLANDALE BEACH BOULEVARD, WITH SPECIFIED CONDITIONS AS RECOMMENDED BY CITY ADMINISTRATION; AND PROVIDING FOR AN EFFECTIVE DATE. The Motion carried by the following Vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nays: 0

- E. 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 ROMAGNOLE INVESTMENT PROPERTIES, LLC; AND PROVIDING AN EFFECTIVE DATE. (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Mayor Cooper introduced the item.

Attorney Steve Geller, representing the developer, indicated the developer agrees to the stipulations of phasing the project where the commercial building will be built last, washing the construction tires prior to leaving the site, and placing a solid barrier wall during construction.

Answering a question posed by Commissioner Lazarow, Attorney Geller indicated the developer agrees to contribute up to \$25,000 for additional bus shelters to be located either on 14th avenue or in the vicinity of the project.

Answering a question posed by Commissioner Sanders, Attorney Geller indicated the developer agrees to contribute \$25,000 to the Hallandale Beach Scholarship Fund.

A MOTION WAS MADE BY VICE MAYOR JULIAN, SECONDED BY COMMISSIONER LAZAROW, TO APPROVE 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 AS AMENDED BETWEEN THE CITY OF HALLANDALE BEACH AND ROMAGNOLE INVESTMENT PROPERTIES, LLC;

AND PROVIDING AN EFFECTIVE DATE. The Motion carried by the following Vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow,
Commissioner London and Commissioner Sanders

Nays: 0

- F. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING THE OPTIMA PLAZA PLAT FOR PROPERTY LOCATED AT 1010 SOUTH FEDERAL HIGHWAY, APPLICATION #175-15-P WITH SPECIFIED CONDITIONS AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING FOR AN EFFECTIVE DATE. (QUASI-JUDICIAL) (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Mayor Cooper introduced the Item in conjunction with Item 13.G and 13.H.

City Clerk Mario Bataille swore in all interested parties.

City Clerk Bataille polled the City Commission concerning ex-parte communications with regards to this Item, whereby all Commissioners responded in the affirmative and noted their decision will be based solely on the testimony heard this evening.

Keven Klopp, Director of Development Services, presented the item and answered questions posed by the City Commission.

Alan Rosenthal, representing the applicant, provided an overview of the project and answered questions posed by the City Commission. In addition, during the presentation Mr. Rosenthal was joined by the project's architect, Javier Font, and LEED consultant Rob Hink.

Mayor Cooper opened the floor for public comments.

There being no comments from the public, Mayor Cooper closed the floor.

Answering a question posed by Commissioner London, Attorney Rosenthal indicated the developer agrees to contribute up to \$75,000 towards the construction of 3 bus shelters within the area of the project.

Commissioner London recommended the shelters include a plaque of acknowledgment on the bus shelter for their contributions.

Answering a question posed by Commissioner London, Attorney Rosenthal indicated the developer agrees to contribute up to \$33,000 towards the Massing and Capacity Study.

Commissioner Lazarow spoke in support of the project; however, she felt the project is out of scope and scale.

A MOTION WAS MADE BY VICE MAYOR JULIAN, SECONDED BY COMMISSIONER LAZAROW, TO APPROVE A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING THE OPTIMA PLAZA PLAT FOR PROPERTY LOCATED AT 1010 SOUTH FEDERAL HIGHWAY, APPLICATION #175-15-P WITH SPECIFIED CONDITIONS AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING FOR AN EFFECTIVE DATE. The Motion carried by the following Vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nays: 0

- G. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING MAJOR DEVELOPMENT APPLICATION #DB-2016-0007 FOR THE OPTIMA II PROJECT LOCATED AT 1010 SOUTH FEDERAL HIGHWAY AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE. (QUASI-JUDICIAL) (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Mayor Cooper introduced the Item.

A MOTION WAS MADE BY VICE MAYOR JULIAN, SECONDED BY COMMISSIONER LAZAROW, TO APPROVE A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING MAJOR DEVELOPMENT APPLICATION #DB-2016-0007 FOR THE OPTIMA II PROJECT LOCATED AT 1010 SOUTH FEDERAL HIGHWAY AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE. The Motion carried by the following Vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nays: 0

- H. 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 I&A MIAMI, LLC AND STAR HOLDING MANAGEMENT, LLC (OPTIMA PROJECT); AND PROVIDING AN EFFECTIVE DATE. (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Mayor introduced the item.

A MOTION WAS MADE BY VICE MAYOR JULIAN, SECONDED BY

COMMISSIONER LAZAROW, TO APPROVE 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 AS AMENDED BETWEEN THE CITY OF HALLANDALE BEACH AND I&A MIAMI, LLC AND STAR HOLDING MANAGEMENT, LLC (OPTIMA PROJECT); AND PROVIDING AN EFFECTIVE DATE. The Motion carried by the following Vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nays: 0

14. RESOLUTIONS/CITY BUSINESS

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR RFP #2014-2015-016 FOR A DESIGN BUILD CONTRACT WITH PIONEER CONSTRUCTION MANAGEMENT SERVICES, INC. FOSTER PARK PLAZA AND IMPROVED PARKING LOT FOR THE COMMUNITY CENTER TO PIONEER CONSTRUCTION MANAGEMENT SERVICES, INC.; AND PROVIDING AN EFFECTIVE DATE. (STAFF: OFFICE OF CAPITAL IMPROVEMENTS DIRECTOR)

This Item was deferred.

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, RATIFYING THE EXPENDITURE OF ONE HUNDRED TWENTY-FIVE THOUSAND EIGHT HUNDRED FIFTY-SEVEN DOLLARS AND FIFTY CENTS (\$125,857.50) FOR THE DUE DILIGENCE WORK PERFORMED RELATED TO HIBISCUS STREET IMPROVEMENTS; AND GIVING THE CITY MANAGER DIRECTIONS WHETHER OR NOT TO CONTINUE THE DUE DILIGENCE NECESSARY FOR THE ACQUISITION OF THE RIGHT OF WAY TO COMPLETE THE HIBISCUS STREET IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: CITY MANAGER)

Mayor Cooper introduced the item.

City Manager Daniel Rosemond provided an overview of the item.

Commissioner Lazarow spoke in opposition of the item and her disapproval of the initial expenditure without the Commission's approval.

Commissioner Sanders opined that, in order to understand the full impact of the project, Gulfstream needs to be part of the due diligence work. In addition, he requested for staff

further clarification on the scope of work.

Motion by Vice Mayor Julian, Seconded by Commissioner Lazarow, to extend the meeting time was approved by a 4/0 voice vote. Commissioner Sanders was not present on the dais during voting.

Commissioner London shared his displeasure with this Item.

Motion by Commissioner London requested to receive all information concerning the work product as requested in an email dated May 3, 2016 from Commissioner London to City Staff regarding SE 2nd/Hibiscus. This motion was Seconded by Commissioner Lazarow and approved by a 5/0 Voice Vote.

Answering a question posed by Commissioner Lazarow, Deputy City Manager Rafols made it known staff is requesting the City Commission ratify the expenditure of \$125,857.50 and to provide direction on whether or not to continue with the due diligence necessary. Should the Commission decide to continue with the due diligence necessary, the cost to continue is estimated for a total of \$160,875.

Mayor Cooper opened the floor for public comment.

Alex Berkovich spoke in support of the item.

There being no further public comments, Mayor Cooper closed the floor.

A MOTION WAS MADE BY MAYOR COOPER, SECONDED BY VICE MAYOR JULIAN, TO APPROVE A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, RATIFYING THE EXPENDITURE OF ONE HUNDRED TWENTY-FIVE THOUSAND EIGHT HUNDRED FIFTY-SEVEN DOLLARS AND FIFTY CENTS (\$125,857.50) FOR THE DUE DILIGENCE WORK PERFORMED RELATED TO HIBISCUS STREET IMPROVEMENTS. The Motion carried by the following Vote:

Ayes: 3 - Mayor Cooper, Vice Mayor Julian and Commissioner Sanders

Nays: 2 - Commissioner Lazarow and Commissioner London

A MOTION WAS MADE BY COMMISSIONER LONDON, SECONDED BY COMMISSIONER LAZAROW, TO RECEIVE ALL INFORMATION CONCERNING THE WORK PRODUCT AS REQUESTED IN AN EMAIL DATED MAY 3, 2016 FROM COMMISSIONER LONDON TO CITY STAFF REGARDING SE 2ND/HIBISCUS. The Motion carried by the following Vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Julian, Commissioner Lazarow, Commissioner London and Commissioner Sanders

Nayes: 0

A MOTION WAS MADE BY MAYOR COOPER, SECONDED BY VICE MAYOR JULIAN, TO DIRECT THE CITY MANAGER TO OBTAIN CLARIFICATION ON THE ESTIMATED \$160,875 SCOPE OF WORK AND IF WILL IT INCLUDE MOVING FORWARD IN COLABORATION WITH GULFSTREAM AND CONCLUDE THE ECONOMIC IMPACT ANALYSIS. SHOULD THE TASK DIRECTED INCUR ADDITIONAL COST, THE CITY MANAGER WILL COME BACK TO THE CITY COMMISSION FOR CONSIDERATION. The Motion carried by the following vote:

Ayes: 3 - Mayor Cooper, Vice Mayor Julian and Commissioner Sanders

Nayes: 2 - Commissioner Lazarow and Commissioner London

15. INFORMATIONAL ITEMS - No Action Required

16. ADJOURN

There being no further business before the City Commission, Mayor Cooper adjourned the meeting at 12:10 AM.

SUBMITTED BY:

Mayor Joy F. Cooper

ATTEST:

Mario Bataille, CMC