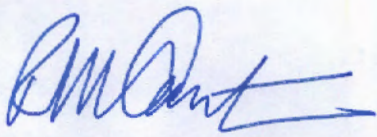


CITY OF HALLANDALE BEACH
MEMORANDUM

DATE: April 25, 2018
TO: Mayor and City Commission
FROM: Roger M. Carlton, City Manager 
SUBJECT: Additional Conditions of Approval for Oasis Project for May 2, 2018 Hearing

During the first public hearing for the Oasis project, the City Commission requested several additional mitigation items. Five additional conditions of approval, to which the applicant has no objection, have been added to the staff report and the associated Resolution of Approval.

The added conditions (#11 thru #15 in the staff report) are summarized below:

11. A \$12,500 contribution toward the City's "Massing, Capacity, and Capital Improvements Program" prior to the first permit. The program will
 - evaluate and model the build-out (massing) of compatible development and redevelopment projects in the city, including the Oasis project and its surroundings,
 - ensure that the infrastructure (capacity) needed to accommodate such development – as has been identified in numerous studies and analyses in the last few years -
 - has been updated, coordinated, and quantified into cost feasible projects, and
 - ensure that the cost-feasible capital improvement projects identified in the model of massing and capacity are programmed in a 5-year plan with identified funding sources.

There will be additional funding sources to complete this project.
12. A sidewalk along future S.E. 2nd Street is required in the plans, but may not be prudent to construct when the time comes. Relief from the requirement would be at the City Manager's recommendation subject to final approval by the City Commission.
13. Oasis/Romagnole agrees to provide, prior to issuance of the first permit for vertical construction, a letter agreeing to cooperate with the future relocation of the bus stop and associated shelter at the east end of Oasis' frontage, in the event that a redevelopment of the property adjacent to the east occurs. The anticipated potential scenario includes a relocation of the neighboring property's entrance such that a deceleration lane/bus lane would be provided in front of the neighboring site and the shelter would be relocated accordingly as a requirement of that development.
14. Prior to issuance of the first permit for vertical construction, the landscape plan shall be revised to place 6 shade trees in locations where Royal Palms are currently shown.
15. Funding of \$2,500 to provide for the humane handling of animals, to be provided prior to the issuance of vertical permits for the three buildings.

Prepared By:
Keven Klopp, Development Services Director 