1	ORDINANCE NO. 2019-001
2 3 4 5 6 7 8 9 10 11 12 13	AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE A TWENTY YEAR LEASE BETWEEN THE CITY OF HALLANDALE BEACH AND ATLANTIC VILLAGE 1 LLC, FOR A PORTION OF THE ALLEY ADJACENT TO THE PROPERTY LOCATED AT 801/811 NORTH FEDERAL HIGHWAY (FOLIO NUMBER 5142 22 29 0022) IN SUBSTANTIALLY THE SAME FORM AS ATTACHED EXHIBIT "A"; AND PROVIDING FOR AN EFFECTIVE DATE.
14	WHEREAS, the Village at Atlantic Shores Phase 1 (Developer), owned by Atlantic
15	Village 1, with Folio Number 5142 22 29 0022 is located at 801/811 North Federal Highway.
16	Recently completed, the Project consists of a two-story commercial building with a total of
17	31,174 square feet in floor area; and
18	
19	WHEREAS, in 1989, the City entered into a temporary permit agreement with the former
20	owner of the property for the use of the 15 foot alley west of the property for parking purposes;
21	and
22	
23	WHEREAS, the Developer has requested to lease the right of way alley adjacent to
24	801/811 North Federal Highway to meet loading requirements required by the City. The new
25	development includes the use of the alley to accommodate the two (2) loading spaces required
26	for the project; and
27	WHEREAS, the City Administration has met with the representatives for Developer and
28	negotiated a proposed lease agreement attached as Exhibit "A"; and
29	
30	WHEREAS, the City Administration recommends that the Mayor and City Commission
31	approve the lease agreement and authorize the City Manager to execute the lease agreement
32	in substantially the same form as attached; and
33 34	WHEREAS, the Mayor and City Commission have determined it is in the best interest of

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the residents of the City to enter into this lease agreement and in compliance with Section 5.01

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36	(f) of the City Charter, authorize by ordinance, the City Manager to execute the lease agreement			
37	attached as Exhibit "A".			
38	NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF			
39	HALLANDALE BEACH, FLORIDA:			
40 41	SECTION 1. City Manager authority. The Mayor and City Commission hereby			
42	approve the lease agreement between the City of Hallandale Beach and Atlantic Village 1 LLC,			
43	for the use of the right of way alley adjacent to 801/811 North Federal Highway and authorize			
44	the City Manager to execute said lease agreement in substantially the same form as attached			
45	as Exhibit "A".			
46 47	SECTION 2. This Ordinance shall take effect immediately upon adoption.			
48 49				
50	PASSED AND ADOPTED on 1 st reading on January 9, 2019.			
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52	PASSED AND ADOPTED on 2 nd reading on January 23, 2019.			
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55 56	JOY D. ADAMS MAYOR			
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59	SPONSORED BY: CITY ADMINISTRATION			
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61 62	ATTEST:			
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64 65				
66 67	JENORGEN GUILLEN, CMC CITY CLERK			
67 68	CITY CLERK			
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70 71				
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75	APPROVED AS TO LEGAL SUFFICIENCY
76	FORM
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80	JENNIFER MERINO
81	CITY ATTORNEY
82	

FIRST READING VOTE ON ADOPTION

Mayor Adams	Yes
Vice Mayor Javellana	Yes
Commissioner Butler	Yes
Commissioner Lazarow	Yes
Commissioner Lima- Taub	Yes

FINAL VOTE ON ADOPTION

Mayor Adams	res
Vice Mayor Javellana	Yes
Commissioner Butler	Yes
Commissioner Lazarow	Yes
Commissioner Lima- Taub	Yes