

EXHIBIT 3

Minutes of Regular Meeting, City  
Commission, City of Hallandale,  
Held Tuesday, May 2, 1972 - 7:30 PM

Mayor Galvin called the meeting to order, and the Clerk called the roll as follows:

PRESENT: Commissioners Lawrence, Weinkle and Wilson, Vice-Mayor-Commissioner Saunders, Mayor-Commissioner Galvin, City Attorney Norman, City Manager Williams, Building Inspector Hedland, Assistant City Engineer Matthews, Police Chief Emmerich, Fire Chief Bisson, City Planner Zook, City Clerk Franklin and Acting Clerk Lomagno

ABSENT: None

Mayor Galvin stated that Item No. 2 on the agenda was Approval of Monthly Reports and Minutes (3/21; 4/4/72).

Mayor Galvin asked the Commissioners if there were any additions or corrections; there was no response. He then stated that on Page 2, Item No. 5(2), the sentence: "A majority of the Commission agreed to Mr. Reiser's proposals" should be stricken from the minutes.

Whereupon, Commissioner Saunders made a motion that the Monthly Reports and Minutes of Commission meetings of 3/21/72 and 4/4/72, as corrected, be adopted; the motion was seconded by Commissioner Weinkle and carried unanimously on roll call vote.

Mayor Galvin stated that Item No. 3 on the agenda was Public Hearing continued from 4/18/72 meeting which was condemnation on the property owned by Harry and Maurine Davis, 312 S. 17th Avenue, Hollywood, Florida, and other persons having an interest in the connected stores fronting 413-417 N. Dixie Highway, Hallandale, Florida. Lot 8, less W95' & less E9.8' for road r/w, Block A, George M. Phippens and Lot 10, less W95' & less N5' of W35' of E55' and less E9.8' for road r/w, Block A, George M. Phippens.

City Manager Williams stated that the City withdrew the charges of deficiencies on the building; that it is in satisfactory condition with the exceptions of a few interior deficiencies; that orders will be issued to correct the interior deficiencies.

Upon question of Mayor Galvin, City Attorney Norman advised that there was nothing further for the City Commission to do, that the matter would just be dropped and that would be sufficient.

Upon question of Commissioner Saunders, City Manager Williams stated that the City had not proceeded with condemnation regarding the building in the rear of the storefront in question because there was the possibility it might be taken over by private interests in the near future and rehabilitated. This was confirmed by Building Inspector Hedland.

City Manager Williams stated that there was a building immediately south of the property on the agenda which the City has notified as to full deficiencies; that it must be properly boarded up and no further occupancy can be established there until all the plumbing and all the electrical is put in proper order.

Mayor Galvin announced Item No. 4 on the agenda, Planning and Zoning: (1) Planning Consultant letter 4/20/72 report on review of zoning.

5-2-72

After brief discussion, Commissioner Weinkle made a motion that the request for permit for construction of temporary model be denied; the motion was seconded by Commissioner Saunders and carried unanimously on roll call vote.

Mayor Galvin announced Item No. 7-4 on the agenda, Samuel B. Marks letter 4/14/72 requesting variance to code parking requirements for two buildings located northeast corner of Ansin Boulevard and N.W. 3rd Street.

Mr. Joel Marks stated that he was planning to build two warehouses on the property in question, each requiring one septic tank; that according to the Broward County Health Department the lot must be split by description; that this creates a problem in that the center area between the two buildings is to be used for parking and technically the parking from one building will back into the parking of the other; that he was submitting a notarized affidavit to the City that neither building would be sold independent of one another; that the property would be as one parcel and sold as one parcel; that he would prepare whatever documentation is necessary between the Marks family and the City to provide that any future owners could sell the land only as one parcel.

Whereupon, Commissioner Wilson made a motion that the Samuel B. Marks variance be approved subject to the proper legal documentation; the motion was seconded by Commissioner Saunders and carried unanimously on roll call vote.

Mayor Galvin stated that Item No. 7-5 on the agenda was 14th Towers, Inc. (Drakas) letter 4/18/72 requesting building permit for addition to existing office at U.S. 1 and East Beach Boulevard.

Mr. Pat Vinci stated that the request was for a temporary addition to the existing sales office and models until sell-out; that within eighteen months the ten acres will be available for use.

Whereupon, Commissioner Wilson made a motion that the request for a building permit for addition to temporary model be approved, subject to putting up additional bond; the motion was seconded by Commissioner Saunders and carried unanimously on roll call vote.

Mayor Galvin said Item No. 7-6 on the agenda was Anthony J. Schiavione, 1001 N.E. 10th Street, letter 4/20/72, requesting setback variance for carport enclosure.

Mr. Anthony Schiavione stated that he wished to make an additional room by enclosing his existing carport.

Commissioner Wilson made a motion that the setback variance be approved; the motion was seconded by Commissioner Saunders and carried unanimously on roll call vote.

Mayor Galvin announced Item No. 7-7 on the agenda, Grove/Haack & Associates sewer hook-up estimate for Police/Fire Complex.

Mr. Otto Grove stated that there is an opportunity for the City to hook into a force main sewerage system in the subject area; that the contractor who had bid on the septic tanks on the contract documents estimates that a credit would be returned to the City of approximately \$3,000; that in order to tie into the developer's sewer line, including the \$3,000 credit, there would be an additional charge of approximately \$5,000.

After brief discussion, Mayor Galvin stated that City Manager Williams would determine the total cost to the City to hook into the force main system, whether the developer would charge anything and the cost of a pumping station and present these facts to the Commission.