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The mall reopened a decade later as The Millennium, "Hollywood's City Place," a flea market-style discount center. Weston-based Millennium Development Enterprises, a retail developer, signed a 60-year, \$35 million lease with the mall owners, including an option to purchase the property for \$33 million after 10 years.

Millennium envisioned an operation similar to Festival Marketplace in Pompano Beach, with some 2,000 booths, kiosks and shops, a 35,000 sq. ft. farmers market, food stands and special attractions. Millennium expected to create 2,600 new jobs, spend about \$9 million in renovations over a two-year period and generate \$39 million in sales tax within five years.

It was a grand plan that never panned out. Anticipated throngs of shoppers and tenants never materialized and following a series of suspected arson fires in May, 2005, the mall closed for good.

LATEST PLANS for a mixed-use development on the property bring a promise of the long-overdue redevelopment and beautification of the entire State Road 441 corridor, which is characterized by a proliferation of pawn shops and automotive businesses.

Urban planner Bernard Zyscovich, who recently completed a citywide planning and zoning study, said the Millennium project is "part of an overall redefinition" of 441.

"When it's done, you won't recognize 441," he told the crowd of 200 residents at an Oct. 10 dinner meeting, hosted by the developer at the Orangebrook Country Club.

"It won't look like a strip mall. It'll look



Shuttered Millennium Mall may revive as residential-commercial center.

like a beautiful boulevard."

Preliminary plans call for several buildings of varying heights, from three or four stories to more than 20 stories, with condominiums and some rental units, restaurants, large anchor as well as neighborhood stores, most likely a supermarket, office space, a 300-seat community theater and extensive landscaping.

Project attorney Debbie Orshefsky said the land-use-plan amendment process started about a year ago. "And it's now time for us to focus on the real design portion," she said.

Mayor Mara Giuliani, who said she would like to see the height of the high-rises scaled down in the final plans, called the overall layout "warm and welcoming."

GIULIANTI said the convenient location and variety of shops, restaurants and offices, and their proximity to residential units, could make the development "one of the hottest spots in South Florida."

Orshefsky assured the crowd that the development's impact on traffic, schools, and water and sewer services

must be addressed as part of the local zoning application before any construction can begin.

The project, which would take six to eight years to complete, is expected to generate \$82 million for city coffers over a 20-year period. Orshefsky said the developer has not requested any incentives from the city.



Photos by Caron Conway

Gibbon's Regret: Seeing Village to Finish

BY CARON CONWAY

When newly-elected state Rep. Joe Gibbons bids farewell to Hallandale Beach city government this month, it will be with one regret: that he didn't get to see a major mixed-use project planned for the Gulfstream Park property come to fruition during his three years and eight months on the City Commission dais.

That's almost how long city officials have been waiting for the ambitious plans for the site — which include shops, restaurants, condominiums, a hotel, office space and a movie theater complex — to become a reality.

ON SEPT. 19, commissioners tentatively approved the project while negotiations between the city and developer Forest City

Enterprises continued and various concerns, including traffic, parking, drainage and affordable housing needs, were addressed.

"In my heart of hearts, I think, yes, there will be a project there. But it will require a lot of give and take," said Gibbons, who resigns his commission seat Nov. 8 to represent state House District 105.

While he leaves the commission dais with mixed feelings, Gibbons calls this "an historical time" to be elected to the state Legislature, with Las Vegas-style slot machine operations about to begin in Broward County.

The 58-year-old Democrat said his proudest accomplishments as a city commissioner include construction of a new stadium at Hallandale High School, and the creation of

job training and development programs, and a focus group to address affordable housing needs.

Gibbons, whose background includes numerous civic involvements and membership on the Broward County Planning Council, said he will take away "valuable experience and exposure" gained by serving on the Hallandale Beach City Commission.

"All politics is local, and serving in local government has allowed me the opportunity to gain a broader understanding of the concerns of citizens and the methods by which to address their concerns," he said. "I have gained hands-on knowledge on issues such as land use, affordable housing and growth management. My experience at the local level has prepared me for the next

step, serving in state government."

GIBBONS is the first African-American to represent District 105, which includes all or parts of Hallandale Beach, Hollywood, Pembroke Park, Pembroke Pines, Pembroke Pines, Miramar and West Park.

As a state representative, "I hope to influence policy decisions regarding business and regulated industries, affordable housing, insurance, healthcare, education and senior citizen issues," said Gibbons.

"Committee assignments are extremely important and I am working to be assigned to committees that represent the needs and concerns of all Floridians, but especially those in District 105 which directly affect the quality of life of residents in our community," he said.