



**City of Hallandale Beach**  
**City Commission**  
400 S. Federal Highway  
Hallandale Beach, FL 33009  
[www.cohb.org](http://www.cohb.org)

Mayor Joy F. Cooper  
Vice Mayor Michele Lazarow  
Commissioner Joy D. Adams  
Commissioner Mike Butler  
Commissioner Anabelle Lima-Taub  
  
City Manager Dr. Jeremy Earle  
City Attorney Jennifer Merino  
City Clerk Jenorgen Guillen, MMC

**Meeting Minutes**

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Wednesday, December 3, 2025

5:30 PM

Commission Chambers

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**1. CALL TO ORDER**

*The meeting was called to order by Vice Mayor Lazarow at 5:34PM*

**2. ROLL CALL**

**Present: 5** - Mayor Cooper (*via telephone*), Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub  
(arrived at 5:41pm)

*City Manager Dr. Jeremy Earle and City Attorney Roget Bryan were also present.*

**3. PLEDGE OF ALLEGIANCE**

**4. ORDER OF BUSINESS**

**A motion was made by Commissioner Butler, seconded by Commissioner Lima-Taub, to approve the Supplemental Agenda. The motion carried by the following vote:**

**Ayes: 5** - Mayor Cooper (*via telephone*), Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub

**Nayes: 0** -

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

*Vice Mayor Lazarow opened the floor to public comments*

*Arturo Montilla was called to speak*

*Marelín Reed was called to speak*

*There being no other speakers, Vice Mayor Lazarow closed the floor to public*

**6. PRESENTATIONS**

**A. THREE ISLANDS SAFE NEIGHBORHOOD DISTRICT (TISND) Traffic Calming Evaluation. (STAFF: TRANSPORTATION AND MOBILITY DIRECTOR)**

*The following individuals provided an overview of the item and responded to questions posed by the Commission:*

## 7. APPROVAL OF DRAFT MINUTES

8. **CONSENT AGENDA** (Matters on the Consent Agenda are not expected to require discussion. Items will be adopted by one motion. If discussion is desired by any member of the Commission, then that item may be pulled from the Consent Agenda by any member of the City Commission and will be considered separately. If the public wishes to speak on a matter on the Consent Agenda they must inform the City Clerk prior to the start of the meeting. They will be recognized prior to the approval of the Consent Agenda or on the separate item, if it is pulled.)

**A motion was made by Commissioner Lima-Taub, seconded by Commissioner Butler, to approve the Consent Agenda. The motion carried by the following vote:**

**Ayes: 5** - Mayor Cooper (*via telephone*), Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub

**Nayes: 0 -**

A. A RESOLUTION OF THE CITY OF HALLANDALE BEACH, FLORIDA, ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS FOR MORE THAN ONE YEAR LEVIED ON CERTAIN REAL PROPERTY IN HALLANDALE BEACH, FLORIDA, TO FUND ROAD, CURB, CROSSWALK, LANDSCAPING, GUARDHOUSE AND OTHER TRAFFIC AND SAFETY IMPROVEMENTS IN THE THREE ISLANDS NEIGHBORHOOD; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: FINANCE DIRECTOR)

**Approved under Consent Agenda**

B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, SETTING FORTH THE CITY'S INENT TO USE THE UNIFORM METHOD FOR COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS TO BE LEVIED UPON REAL PROPERTIES LYING WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY TO FUND THE CITY'S STORMWATER UTILITY SYSTEM; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: FINANCE DIRECTOR)

**Approved under Consent Agenda**

C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDING BID # FY 2024-2025-30 LIFT STATION #12 REHABILITATION PROJECT TO FOSTER MARINE CONTRACTORS, INC., IN AN AMOUNT OF THREE MILLION, FOUR HUNDRED, NINETY-SEVEN THOUSAND, SEVEN HUNDRED AND THIRTY-THREE DOLLARS (\$3,497,733) AND AUTHORIZE AN ADDITIONAL TEN PERCENT (10%) CONTINGENCY

FOR A TOTAL NOT TO EXCEED THE AMOUNT OF THREE MILLION, EIGHT HUNDRED, FORTY-SEVEN THOUSAND, FIVE HUNDRED, SIX DOLLARS AND THIRTY CENTS (\$3,847,506.30) AND AUTHORIZING ADDITIONAL FUNDING IN THE AMOUNT OF TWO HUNDRED, TEN THOUSAND, NINE HUNDRED, THIRTY-FOUR DOLLARS AND THIRTY CENTS (\$210,934.30) FROM THE WATER UTILITY FUND TO COMPLETE THE CONSTRUCTION OF THE PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

**Approved under Consent Agenda**

D. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING UTILIZATION OF SOURCEWELL COOPERATIVE CONTRACT #091521-NAF WITH 72 HOUR LLC D/B/A NATIONAL AUTO FLEET GROUP, WHICH HAS SELECTED ALAN JAY AUTOMOTIVE MANAGEMENT, INC. TO CONDUCT BUSINESS IN THE STATE OF FLORIDA, TO PURCHASE FOUR NEW POLICE PURSUIT VEHICLES FOR A NOT TO EXCEED AMOUNT OF TWO HUNDRED FORTY -SIX THOUSAND, SEVEN HUNDRED AND FIFTY-TWO DOLLARS (\$246,752); AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

**Approved under Consent Agenda**

E. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING UTILIZATION OF SOUTHERN UNDERGROUND INDUSTRIES, INC.'S CONTRACT WITH THE CITY OF FORT LAUDERDALE FOR INSTALLATION OF A TEMPORARY SEWER BYPASS SYSTEM FOR A NOT TO EXCEED AMOUNT OF TWO HUNDRED SIXTY-FOUR THOUSAND, SEVEN HUNDRED AND SIXTY-FIVE DOLLARS (\$264,765); AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

**Approved under Consent Agenda**

F. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING CHANGE ORDERS FOR BID #FY 2023- 2024- 07 16 32 INCH WATER MAIN REPLACEMENT ON ATLANTIC SHORES BLVD. AWARDED TO JVA ENGINEERING, INC., IN THE AMOUNT OF TWO HUNDRED, EIGHTY-SIX THOUSAND, SIX HUNDRED, AND SIXTY-SEVEN DOLLARS (\$286,667) DUE TO UNFORESEEN UNDERGROUND UTILITY CONDITIONS NOT SHOWN IN THE UTILITY ATLAS AND ADDITIONAL PLAN REVISIONS REQUIRED DURING CONSTRUCTION; AND PROVIDING FOR AN EFFECTIVE DATE.. (STAFF: PUBLIC WORKS DIRECTOR)

**Approved under Consent Agenda**

**9. ORDINANCES ON FIRST READING**

A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE ADOPTED BUDGET FOR FY 2025-26 TO REFLECT THE REVENUES, EXPENDITURES, APPROPRIATIONS AND OTHER MISCELLANEOUS

BUDGET ADJUSTMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (FIRST READING)(STAFF: BUDGET & MONITORING DIRECTOR)

*Vice Mayor Lazarow opened the floor to public comments.*

*There being no speakers, Vice Mayor Lazarow closed the floor to public comments.*

**A motion was made by Commissioner Lima-Taub, seconded by Commissioner Butler to approve the Ordinance on First Reading. The motion carried by the following vote:**

**Ayes: 5** - Mayor Cooper (via telephone), Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub

**Nayes: 0** -

B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ARTICLE IV, DIVISION 5 "DENSITY" OF THE CITY ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATING TO ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY; AMENDING ARTICLE IX. "NOTICE REQUIREMENTS", TO REVISE PROVISIONS RELATING TO NOTIFICATIONS FOR ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

*Vice Mayor Lazarow opened the floor to public comments.*

*There being no speakers, Vice Mayor Lazarow closed the floor to public comments.*

**A motion was made by Commissioner Lima-Taub, seconded by Commissioner Butler to approve the Ordinance on First Reading. The motion carried by the following vote:**

**Ayes: 5** - Mayor Cooper (via telephone), Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub

**Nayes: 0** -

C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATED TO DUPLEX AND MULTI-FAMILY DWELLINGS; SPECIFICALLY AMENDING ARTICLE I. "GENERAL PROVISIONS" SECTION 32-8 "DEFINITIONS" TO REVISE DEFINITIONS FOR DUPLEX AND MULTI-FAMILY DWELLINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

*Vice Mayor Lazarow opened the floor to public comments.*

*There being no speakers, Vice Mayor Lazarow closed the floor to public comments.*

**A motion was made by Commissioner Lima-Taub, seconded by Commissioner Butler to approve the Ordinance on First Reading. The motion carried by the following vote:**

**Ayes: 5** - Mayor Cooper (*via telephone*), Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub

**Nayes: 0** -

D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATED TO PLATTING; SPECIFICALLY AMENDING ARTICLE II. "PLANNING", DIVISION 2 "PLATTING AND SUBDIVISIONS" OF THE ZONING AND LAND DEVELOPMENT CODE TO PROVIDE FOR ADMINISTRATIVE PLAT APPROVAL; AMENDING ARTICLE IX "NOTICE REQUIREMENTS" SECTION 32-1003 "HEARING NOTICE REQUIREMENTS" TO REVISE NOTICE REQUIREMENTS FOR PUBLIC HEARINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

*Vice Mayor Lazarow opened the floor to public comments.*

*There being no speakers, Vice Mayor Lazarow closed the floor to public comments.*

**A motion was made by Commissioner Lima-Taub, seconded by Commissioner Butler to approve the Ordinance on First Reading. The motion carried by the following vote:**

**Ayes: 5** - Mayor Cooper (*via telephone*), Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub

**Nayes: 0** -

E. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO ESTABLISH PROVISIONS AND CRITERIA FOR WAIVERS; SPECIFICALLY AMENDING ARTICLE I. "GENERAL PROVISIONS" SECTION 32-8 "DEFINITIONS" TO PROVIDE DEFINITIONS FOR WAIVERS; AMENDING ARTICLE VIII "REZONING, CONDITIONAL USES, VARIANCES, ZONING RELIEF PROCEDURES" TO ESTABLISH SECTION 32-970 "WAIVERS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

*Vice Mayor Lazarow opened the floor to public comments.*

*There being no speakers, Vice Mayor Lazarow closed the floor to public comments.*

**A motion was made by Commissioner Lima-Taub, seconded by Commissioner Butler to approve the Ordinance on First Reading. The motion carried by the following vote:**

**Ayes: 5** - Mayor Cooper (*via telephone*), Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub

**Nayes: 0** -

## **10. ORDINANCES ON SECOND READING/PUBLIC HEARING**

A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT; PART 2.3, "PERMITTED USES IN FUTURE LAND USE CATEGORIES"; SUBPART A., "RESIDENTIAL USE", TO ALLOW ADDITIONAL OUTDOOR RECREATION FACILITIES AS ACCESSORY USES WITHIN THE LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

*Vice Mayor Lazarow opened the floor to public comments.*

*There being no speakers, Vice Mayor Lazarow closed the floor to public comments.*

**A motion was made by Commissioner Lima-Taub, seconded by Commissioner Butler to approve the Ordinance on Second Reading. The motion carried by the following vote:**

**Ayes: 5** - Mayor Cooper (*via telephone*), Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub

**Nayes: 0** -

B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, ARTICLE III. "ZONING", SECTION 32-143 "RS-7 RESIDENTIAL SINGLE FAMILY DISTRICT" TO ALLOW MARINAS ACCESSORY TO A PRIMARY OUTDOOR COMMERCIAL RECREATIONAL USE AS CONDITIONAL WITHIN A PLANNED DEVELOPMENT OVERLAY; AMENDING SECTION 32-153 "CR-P COMMERCIAL RECREATION (PASSIVE) DISTRICT" TO MODIFY DIMENSIONAL REGULATIONS FOR MARINAS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

**A motion was made by Commissioner Lima-Taub, seconded by Commissioner Butler to approve the Ordinance on Second Reading. The motion carried by the following vote:**

**Ayes: 5** - Mayor Cooper (*via telephone*), Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub

**Nayes: 0 -**

**11. RESOLUTIONS/PUBLIC HEARING**

A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA CONSIDERING CIRQUE DU SOLEIL AMERICA NEWCO, INC.'S TEMPORARY USE APPLICATION #TU-25-06050 FOR A THEATRICAL CIRCUS AT GULFSTREAM PARK, LOCATED AT 901 SOUTH FEDERAL HIGHWAY, FROM FEBRUARY 19, 2026, TO APRIL 25, 2026; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

*Vice Mayor Lazarow opened the floor to public comments.*

*Site Project and Permit Manager, Brian Mulhall was called to speak*

*There being no other speakers, Vice Mayor Lazarow closed the floor to public comments.*

**A motion was made by Commissioner Butler, seconded by Commissioner Lima-Taub, to approve the Resolution. The motion carried by the following vote:**

**Ayes: 5** - Mayor Cooper (*via telephone*), Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub

**Nayes: 0 -**

**12. RESOLUTIONS/CITY BUSINESS**

**13. COMMISSIONER COMMUNICATIONS - Items not on the Agenda**

A. COMMISSIONER ADAMS

*Provided a verbal report.*

B. COMMISSIONER BUTLER

*No communication*

C. COMMISSIONER LIMA-TAUB

*Provided a verbal report.*

D. VICE MAYOR LAZAROW

*Provided a verbal report.*

E. MAYOR COOPER

*Provided a verbal report.*

**14. CITY ATTORNEY COMMUNICATIONS - Items not on the Agenda**

*City Attorney Roget Bryan had no communication.*

**15. CITY MANAGER COMMUNICATIONS - Items not on the Agenda**

*City Manager Dr. Jeremy Earle had no communication.*

**16. INFORMATIONAL ITEMS: (No Action Required)**

**17. ADJOURN**

*There being no further business to discuss before the City Commission, the meeting adjourned without objection at 7:07pm.*

*(Note for the record: The Minutes are not a verbatim transcript of the meeting. A copy of the audio/video recording is available for public inspection at the City Clerk's Office/Legistar until the time of disposition in accordance with the Records Disposition and other Public Records Law.)*

RESPECTFULLY SUBMITTED BY:

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Joy F. Cooper, Mayor

ATTEST:

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Jenorgen Guillen, City Clerk

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Adopted Date