

# City of Hallandale Beach

400 S. Federal Highway  
Hallandale Beach, FL 33009



## Meeting Agenda

**Wednesday, October 9, 2024**

**5:30 PM**

**Commission Chambers**

### **City Commission**

***Mayor Joy F. Cooper***  
***Vice Mayor Anabelle Lima-Taub***  
***Commissioner Joy D. Adams***  
***Commissioner Mike Butler***  
***Commissioner Michele Lazarow***

***City Manager Dr. Jeremy Earle***  
***City Attorney Jennifer Merino***  
***City Clerk Jenorgen M. Guillen, MMC***

## **WELCOME TO YOUR CITY COMMISSION MEETING**

We are pleased that you have demonstrated an interest in the City of Hallandale Beach by attending a City Commission Meeting. The City Commission encourages citizen participation in the local government process. We hope you will attend more of these meetings in the future. The City Commission also recognizes the necessity for conducting orderly and efficient meetings in order to complete City business in a timely manner.

The presiding officer of the City Commission shall be the Mayor, or in the Mayor's absence, the Vice Mayor. In the absence of both the Mayor and the Vice Mayor, a temporary presiding officer shall be selected by seniority of Office of those Commissioners present. The presiding officer shall preserve order and decorum at all regular and special meetings of the City Commission and shall have the authority to regulate irrelevant debate, repetitious discussion, and disruptive behavior at a public meeting. However, a decision of the presiding officer may be overruled by a majority vote of the City Commission.

The City Commission recognizes the importance of protecting the right of its citizens and taxpayers to express their opinions on the operation of City government and encourages citizen participation in the local government process. The City Commission also recognizes the necessity for conducting orderly and efficient meetings in order to complete City business in a timely and proper manner.

Any individual may speak on any agenda item and/or any subject pertinent to the City. Every individual wishing to address the City Commission is encouraged to sign in with the City Clerk prior to the meeting. Public participation during all items is limited to three minutes, however, the City Commission may allow more time at their discretion. When addressing the City Commission during public participation, speakers are requested to provide their name and city of residency. Speakers shall confine their comments solely to the agenda item being discussed or to matters related to City business. Unless it is an agenda item, speakers are prohibited from discussing their own pending court cases and filed claims against the City or City personnel. Speakers may not engage in commercial advertisement or electioneering.

It is prohibited for any person to disturb or interrupt any meeting of the City Commission or otherwise fail to comport with the rules of decorum. The use of obscene or profane language is prohibited. Loud and disruptive speech is prohibited. Any physical violence or the threat thereof is prohibited. The use of words likely to cause a fight or tending to cause a breach of the peace are prohibited. Speakers should not engage in personal attacks. Remarks should be directed to the Presiding Officer or the Commission. Personal attacks against individual Commissioners, the City Manager or Staff are prohibited.

Any person declared out of order or causing a disturbance will be cautioned and may be barred from making any additional comments during the meeting. Any person who becomes disruptive or interferes with the orderly business of the Commission may be removed from the Commission Chambers.

The above represents a summarization of City Ordinance 2017-15, which establishes regulations for orderly meetings and public participation. Copies of this Ordinance are available for public inspection in the City Clerk's Office. Any person requiring auxiliary aids and services at this, or future meetings, may call the City Clerk's Office at 954-457-1340 at least two calendar days prior to the meeting.

**1. CALL TO ORDER****2. ROLL CALL****3. PLEDGE OF ALLEGIANCE****4. ORDER OF BUSINESS****5. PUBLIC PARTICIPATION (Speakers must sign-in with the City Clerk prior to the start of the meeting)****6. PRESENTATIONS**

- A. OCTOBER 2024 STUDENT OF THE MONTH (SPONSORED BY MAYOR JOY F. COOPER)
- GULFSTREAM ACADEMY K-8 SCHOOL
  - HALLANDALE MAGNET HIGH SCHOOL

**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. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY RELATING TO THE PROVISION OF DIRECT SERVICES IN THE FORM OF ADDITIONAL CODE COMPLIANCE SERVICES FOR FISCAL YEAR 2024-2025; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

**Attachments:**    [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit 1A – Code Compliance ILA 24-25](#)

**9. ORDINANCES ON FIRST READING**

- A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY

OF HALLANDALE BEACH CODE OF ORDINANCES CHAPTER 23 PROCUREMENT CODE, SECTION 23-12(2) RELATING TO SECURITY (BID BONDS); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: PROCUREMENT DIRECTOR)

Attachments:     [Agenda Cover Memo](#)  
                             [Exhibit 1 - Ordinance](#)

- B.            AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE SECTION 32-144 - RD-12 RESIDENTIAL TWO-FAMILY (DUPLEX) DISTRICT; AMENDING SECTION 32-145 - RM-18 RESIDENTIAL MULTI-FAMILY (MEDIUM-DENSITY) DISTRICT; AMENDING SECTION 32-146 - RM-25 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY) DISTRICT; AMENDING SECTION 32-147 - RM-HD-2 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2) DISTRICT; AMENDING SECTION 32-149. - B-L BUSINESS LIMITED DISTRICT; AMENDING DIVISION 5 SECTION 32-311. – DENSITY LIMITS; AMENDING SECTION 32-455. - MINIMUM PARKING SPACE REQUIREMENTS RELATING TO USES, MINIMUM UNIT SIZES, SITE DEVELOPMENT STANDARDS AND MINIMUM PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING) (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments:     [Agenda Cover Memo](#)  
                             [Exhibit 1 - Ordinance](#)  
                             [Exhibit 2 – July 24, 2024, Planning and Zoning Board Cover Memo](#)  
                             [Exhibit 3 – July 24, 2024, Planning and Zoning Board Minutes](#)  
                             [Exhibit 4 – Presentation](#)

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

- A.            AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 2 “ACCESSORY USES AND STRUCTURES”, SECTION 32-242 “PERMITTED ACCESSORY USES” TO ALLOW OUTDOOR COOKING AS AN ACCESSORY USE FOR RESTAURANTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

(SECOND READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1 - Ordinance](#)

[Exhibit 2 – May 22, 2024, Planning and Zoning Board Cover Memo](#)

[Exhibit 3 – May 22, 2024, Planning and Zoning Board Minutes](#)

*ITEM WAS ADOPTED ON SEPTEMBER 12, 2024 ON A 4/0 ROLL CALL VOTE.*

- B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 20 “TEMPORARY USES”, SECTION 32-702 “EVENT PERMIT REQUIRED” RELATING TO ANNUAL PERMITS FOR TEMPORARY USES ON PROPERTIES OWNED BY THE CITY OR THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1 - Ordinance](#)

[Exhibit 2 – May 22, 2024, Planning and Zoning Board Cover Memo](#)

[Exhibit 3 – May 22, 2024, Planning and Zoning Board Minutes](#)

*ITEM WAS ADOPTED ON SEPTEMBER 12, 2024 ON A 4/0 ROLL CALL VOTE.*

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 3. “FORM-BASED ZONING DISTRICTS”, TABLE 32-198(a) RELATING TO THE BASE AND MAXIMUM DENSITY PERMITTED IN THE TRANSITIONAL MIXED USE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1 - Ordinance](#)

[Exhibit 2 – May 22, 2024, Planning and Zoning Board Cover Memo](#)

[Exhibit 3 – May 22, 2024, Planning and Zoning Board Minutes](#)

*ITEM WAS ADOPTED ON SEPTEMBER 12, 2024 ON A 4/0 ROLL*

CALL VOTE.

**11. RESOLUTIONS/PUBLIC HEARING**

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, CONSIDERING A PLAT NOTE AMENDMENT TO THE BILTMORE MANSIONS PLAT FOR CERTAIN PROPERTY LOCATED AT 1928 SOUTH OCEAN DRIVE IN ACCORDANCE WITH CHAPTER 32, ARTICLE II, DIVISION 2 OF THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES, ZONING AND LAND DEVELOPMENT CODE; AUTHORIZING THE TRANSMITTAL OF SAME TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH ARTICLE VII, DIVISION 2, SEC. 5-181 OF THE BROWARD COUNTY CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments:     [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit 2 - Aerial Map](#)  
[Exhibit 3 - Location Map](#)  
[Exhibit 4 - Applicant's Letter and Plat](#)  
[Exhibit 5 - Broward County Reviewing Agencies Letters](#)

*THIS IS A QUASI-JUDICIAL ITEM.*

**12. RESOLUTIONS/CITY BUSINESS**

- A. APPOINTMENTS TO THE CITY ADVISORY BOARD AND COMMITTEES (STAFF: CITY CLERK'S OFFICE)

Attachments:     [Boards & Committees Vacancies List](#)  
[Exhibit 1 - Cohen, Svitlana 08132024](#)  
[Exhibit 2 - Perez, Michel 09192024](#)

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

- A. COMMISSIONER ADAMS  
B. COMMISSIONER BUTLER  
C. COMMISSIONER LAZAROW  
D. VICE MAYOR LIMA-TAUB  
E. MAYOR COOPER

**14. CITY ATTORNEY COMMUNICATIONS - Items not on the Agenda****15. CITY MANAGER COMMUNICATIONS - Items not on the Agenda****16. INFORMATIONAL ITEMS: (No Action Required)****17. ADJOURN**

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE CITY CLERK AT 954-457-1489 NO LATER THAN TWO DAYS PRIOR TO SUCH PROCEEDING.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE CITY CLERK, CITY OF HALLANDALE BEACH CITY HALL, 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE CITY CLERK AT 954-457-1489. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE CITY WEBSITE AT [www.hallandalebeachfl.gov](http://www.hallandalebeachfl.gov)

ALL INTERESTED PERSONS MAY APPEAR AT THE MEETING AND MAY BE HEARD WITH RESPECT TO THE PROPOSED MATTER. SHOULD ANY PERSON DESIRE TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR CITY COMMISSION WITH RESPECT TO ANY MATTER TO BE CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON SHALL ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

TWO OR MORE MEMBERS OF CITY COMMISSION OR OTHER CITY BOARDS MAY ATTEND AND PARTICIPATE AT THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.