

# City of Hallandale Beach

400 S. Federal Highway  
Hallandale Beach, FL 33009



## Meeting Agenda

**Wednesday, September 16, 2020**

**5:30 PM**

**Virtual Meeting**

### **City Commission**

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

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

CITY HALL IS CLOSED TO THE PUBLIC. IN ACCORDANCE WITH FLORIDA EXECUTIVE ORDER 20-69 AND EXTENSION 21-150, THIS WILL BE A VIRTUAL MEETING. IF YOU WISH TO PROVIDE PUBLIC COMMENT, YOU MAY DO SO:

A) BY SUBMITTING A VOICEMAIL AT 954-457-1482

B) BY SUBMITTING AN AUDIO/VIDEO FILE OR EMAIL AT [publicparticipation@cohb.org](mailto:publicparticipation@cohb.org)

C) BY SUBMITTING AN eCOMMENT AT [www.cohb.org/agenda](http://www.cohb.org/agenda)

ALL PUBLIC COMMENT MUST BE SUBMITTED BY 4:30PM ON SEPTEMBER 16, 2020.

THE MEETING CAN BE VIEWED ONLINE AT [www.cohb.org/hbtv](http://www.cohb.org/hbtv) OR ON CHANNEL 78.

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)

IF YOU WISH TO PROVIDE PUBLIC COMMENT, YOU MAY DO SO:

A) BY SUBMITTING A VOICEMAIL AT 954-457-1482

B) BY SUBMITTING AN AUDIO/VIDEO FILE OR EMAIL AT [publicparticipation@cohb.org](mailto:publicparticipation@cohb.org)

C) BY SUBMITTING AN eCOMMENT AT [www.cohb.org/agenda](http://www.cohb.org/agenda)

ALL PUBLIC COMMENT MUST BE SUBMITTED BY 4:30PM ON SEPTEMBER 16, 2020.

THE MEETING CAN BE VIEWED ONLINE AT [www.cohb.org/hbtv](http://www.cohb.org/hbtv) OR ON CHANNEL 78.

6. PRESENTATIONS

- A. HOUSING AUTHORITY UPDATE. (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Attachments: [Housing Authority Presentation](#)

7. APPROVAL OF DRAFT MINUTES

- A. AUGUST 19, 2020 VIRTUAL CITY COMMISSION MEETING MINUTES.

Attachments: [081920 Draft Minutes](#)  
[Exhibit 1 - eComments](#)

- B. AUGUST 12, 2020 VIRTUAL SPECIAL CITY COMMISSION BUDGET WORKSHOP MEETING MINUTES.

Attachments: [0812020 Draft Minutes](#)  
[Exhibit 1 - eComments](#)

- C. AUGUST 5, 2020 VIRTUAL CITY COMMISSION MEETING MINUTES.

Attachments: [08052020 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. MONTHLY FINANCIAL REPORT FOR THE MONTH OF JULY 2020.  
(STAFF: BUDGET & PROGRAM MONITORING DIRECTOR)

Attachments: [Memorandum Monthly Financial Reports as of July 31, 2020](#)  
[Exhibit 1 - General Fund Revenue Adopted Greater Than or Equal to 200 Th](#)  
[Exhibit 2 - Report 3 Monthly Financial Report Department July 2020](#)  
[Exhibit 3 - Report 3 Budget Transfer that exceeds \\$50000 Notification Memo.](#)

- B. STRATEGIC PLAN UPDATE: KEY PERFORMANCE INDICATORS FOR JULY 2020. (STAFF: BUDGET & PROGRAM MONITORING DIRECTOR)

Attachments: [Memorandum Key Performance Indicators July 2020](#)  
[Exhibit 1 - Key Performance Indicators July 2020](#)

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE UTILIZATION OF THE FLORIDA MUNICIPAL POWER AGENCY'S CONTRACT WITH ENCO UTILITY SERVICES FOR UTILITY BILLING PRINTING AND MAILING SERVICES FOR AN AMOUNT AS PROVIDED FOR IN FISCAL YEAR 2020-2021 BUDGET; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL RELATED DOCUMENTS TO EFFECTUATE THE PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: FINANCE DIRECTOR)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit 2 - Agreement FMPA & ENCO](#)  
[Exhibit 3 - Contract Assigned - Resolution 2019-35](#)  
[Exhibit 4 - Resolution No. 2019-069](#)

- D. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, DECLARING A UNIQUE CIRCUMSTANCE FOR THE BROKERAGE OF MUNICIPAL

INSURANCE PRODUCTS; APPROVING THE RENEWAL OF THE CITY'S PROPERTY INSURANCE WITH FLORIDA MUNICIPAL TRUST FUND IN THE AMOUNT OF SEVEN HUNDRED THREE THOUSAND EIGHT HUNDRED SIXTY (\$703,860) DOLLARS; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL RELATED DOCUMENTS TO EFFECTUATE THE INSURANCE AS PROVIDED FOR IN FISCAL YEAR 2020-21 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (STAFF: RISK MANAGEMENT)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit 2 - First Installment Billing](#)

- E. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, DECLARING A UNIQUE CIRCUMSTANCE FOR THE BROKERAGE OF MUNICIPAL INSURANCE PRODUCTS; APPROVING THE RENEWAL OF THE CITY'S EXCESS WORKERS' COMPENSATION INSURANCE WITH FLORIDA MUNICIPAL TRUST FUND IN THE AMOUNT OF ONE HUNDRED FORTY-FIVE THOUSAND SEVENTY-FIVE DOLLARS (\$145,075); AUTHORIZING THE CITY MANAGER TO EXECUTE ALL RELATED DOCUMENTS TO EFFECTUATE THE INSURANCE AS PROVIDED FOR IN FISCAL YEAR 2020-21 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (STAFF: RISK MANAGEMENT)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit 2 - First Installment Billing](#)

- F. A RESOLUTION OF THE MAYOR AND COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA APPROVING THE INTERLOCAL AGREEMENTS BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY RELATING TO THE PROVISION OF INDIRECT AND DIRECT SERVICES BY THE CITY TO THE HBCRA FOR FISCAL YEAR 2020-2021; AUTHORIZING THE CITY MANAGER TO EXECUTE THE INTERLOCAL AGREEMENTS; AUTHORIZING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: CITY MANAGER)

Attachments:     [Agenda Cover Memo](#)  
                          [Exhibit 1 - Resolution](#)  
                          [Exhibit 2 - Police SIU ILA](#)  
                          [Exhibit 3 - Indirect ILA](#)

## 9. ORDINANCES ON FIRST READING

## 10. ORDINANCES ON SECOND READING/PUBLIC HEARING

- A.           AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 14, "MINIMUM PROPERTY MAINTENANCE AND OCCUPANCY CODE"; ARTICLE IV, LOT MAINTENANCE AND CLEAN UP; SPECIFICALLY SECTIONS 14-96 IMMINENT PUBLIC-HEALTH THREAT, 14-97 ENFORCEMENT, 14-98 APPEALS AND 14-99 SPECIAL ASSESSMENT IMPOSED; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (SECOND READING) (STAFF: DEVELOPMENT SERVICES DIRECTOR)

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

*ITEM WAS APPROVED ON SEPTEMBER 2, 2020 WITH A 5/0 ROLL CALL VOTE.*

- B.           AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, REZONING A PORTION OF THE PROPERTY LOCATED AT 601 NORTH FEDERAL HIGHWAY LEGALLY DESCRIBED AS LOTS 13 THROUGH 18, HOLLYWOOD PINES ESTATES SUBDIVISION FROM CENTRAL RAC/NEIGHBORHOOD SUBDISTRICT TO CENTRAL RAC/TRANSIT CORE SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)(STAFF: DEVELOPMENT SERVICES DIRECTOR)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1 - Ordinance](#)  
[Exhibit 2 - Location Map](#)  
[Exhibit 3 - Aerial Map](#)  
[Exhibit 4 - Zoning Map](#)  
[Exhibit 5- Survey of Parcel to be Rezoned](#)  
[Exhibit 6 - Building Rendering and Applicant's Backup](#)  
[Exhibit 7 - Planning and Zoning Board Cover Memo date January 29, 2019](#)  
[Exhibit 8 - Draft Planning and Zoning Board Meeting Minutes dated January 2](#)

*THIS IS A QUASI-JUDICIAL ITEM.*

*ITEM WAS APPROVED ON MARCH 18, 2020 WITH A 4/1 ROLL CALL VOTE.*

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 13, ARTICLE III – SHOPPING CARTS, SECTIONS 13.70 and 13.76 OF THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: PUBLIC WORKS DIRECTOR)

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

*ITEM WAS APPROVED ON SEPTEMBER 2, 2020 WITH A 5/0 ROLL CALL VOTE.*

## 11. RESOLUTIONS/PUBLIC HEARING

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, ACCEPTING REVISIONS TO THE APPROVED CONDITIONS OF APPROVAL OF REDEVELOPMENT AREA MODIFICATIONS APPLICATION #RD-17-1197 FOR THE CONSTRUCTION OF VILLAGE AT BLUESTEN PARK PROJECT LOCATED AT 215 S.E. 5TH STREET; PROVIDING AN EFFECTIVE DATE. (STAFF DEVELOPMENT SERVICES DEPARTMENT)

Attachments: [Exhibit 1 - Resolution](#)

*THIS IS A QUASI-JUDICIAL ITEM.*

*ITEM IS HEARD IN CONJUNCTION WITH ITEM 11B.*

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, ACCEPTING REVISIONS TO THE APPROVED CONDITIONS OF APPROVAL OF MAJOR DEVELOPMENT APPLICATION # DB-17-1196 FOR THE VILLAGE AT BLUESTEN PARK PROJECT LOCATED AT 215 S.E. 5TH STREET AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING AN EFFECTIVE DATE. (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 3 - Resolution # 2018-020 Approving the Major Development Applicati](#)

[Exhibit 4 - Resolution# 2018-019 Approving the Redevelopment Area Modific](#)

[Exhibit 5 - Staff Recommendations Conditions to Resolutions #2018-019 and](#)

[Exhibit 6 - Aerial Map](#)

[Exhibit 7 - Applicant's Letter](#)

[Exhibit 8 - Building Rendering](#)

[Exhibit 9 - City Commission Cover Memo on the approval of Village at Blueste](#)

*THIS IS A QUASI-JUDICIAL ITEM.*

*ITEM HEARD IN CONJUNCTION WITH ITEM 11A.*

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING OPERATION AND MANAGEMENT AGREEMENT WITH ALL FLORIDA TENNIS, LLC TO OPERATE AND MANAGE THE GOLDEN ISLES TENNIS CENTER; AND PROVIDING AN EFFECTIVE DATE. (STAFF: PARKS AND RECREATION DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Tennis Center Operating Agreement -Proposed Draft 9-9-2020-8-1](#)

[Exhibit 3 - Resolution 2018-152](#)

[Exhibit 4 - All Florida Tennis, LLC Pro Forma](#)

## 12. RESOLUTIONS/CITY BUSINESS

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

- A. COMMISSIONER BUTLER
- B. COMMISSIONER LAZAROW
- C. COMMISSIONER LIMA-TAUB

D. VICE MAYOR JAVELLANA

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 954-457-1340 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 954-457-1340. 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.

Public access to watch this virtual meeting can be accomplished as follows:

- 1) Watch Meeting on the City's Website: <https://cohb.org/HBTV>
- 2) Watch Meeting on Comcast Cable Channel 78

Interested parties may participate in the meeting as follows:

- 1) Pre-recorded Voice Message: leave a voice message at (954) 457-1482 no later than 4:30 p.m. on Wednesday, September 16, 2020, voice messages will be played during the Commission meeting;
- 2) Pre-recorded Video/Audio Message: email an audio/video file to [publicparticipation@cohb.org](mailto:publicparticipation@cohb.org) no later than 4:30 p.m. on Wednesday, September 16, 2020, audio/video messages will be played during the Commission meeting;
- 3) Written Comments: email a written message to [publicparticipation@cohb.org](mailto:publicparticipation@cohb.org) or via eComments at [www.cohb.org/agenda](http://www.cohb.org/agenda) once the agenda is published. Written comments will be distributed to the commission but will not be read during the meeting.

Voice messages or audio/video files shall not exceed three (3) minutes. Please include your name, name of City where you reside and the number of the City Commission agenda item(s) you wish to address (if applicable). Only the first three (3) minutes will be played and allowed into the record. Messages containing inappropriate content, in accordance with City Code Section 2-32, will not be played during the commission meeting.

