

City of Hallandale Beach

400 S. Federal Highway
Hallandale Beach, FL 33009



Meeting Agenda

Wednesday, August 20, 2025

5:30 PM

Commission Chambers

City Commission

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 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. THE GREATER FT. LAUDERDALE DIAPER BANK NATIONAL DIAPER AWARENESS WEEK PROCLAMATION. (SPONSORED BY MAYOR JOY F. COOPER)
- B. FEEDING SOUTH FLORIDA HUNGER ACTION MONTH PROCLAMATION. (SPONSORED BY VICE MAYOR MICHELE LAZAROW)
- C. CHRISTMAS IN JULY PRESENTATION. (STAFF: CITY MANAGER)
- D. WORLD KINDNESS DAY PROCLAMATION. (STAFF: POLICE CHIEF)
- E. COMMUNITY RISK ASSESSMENT PRESENTATION/STANDARDS OF COVER. (STAFF: HUMAN RESOURCES/RISK MANAGEMENT DIRECTOR)

Attachments: [2025 Community Risk Assessment Presentation](#)
[2025 Community Risk Assessment - Standards of Cover Report](#)

7. APPROVAL OF DRAFT MINUTES

- A. JUNE 18, 2025 SPECIAL CITY COMMISSION BUDGET MEETING. (STAFF: CITY CLERK)

Attachments: [06182025 Draft Minutes](#)

- B. JUNE 18, 2025 CITY COMMISSION MEETING. (STAFF: CITY CLERK)

Attachments: [06182025 Draft Minutes](#)
[2025-06-18 eComments](#)

- C. JUNE 4, 2025 CITY COMMISSION MEETING. (STAFF: CITY CLERK)

Attachments: [06042025 Draft Minutes](#)
 [2025-06-04 eComments](#)

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. APRIL MONTHLY BUDGET REPORT. (STAFF: BUDGET & MONITORING DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Monthly Performance Budget Report through April 30, 2025](#)

- B. MARCH MONTHLY BUDGET REPORT. (STAFF: BUDGET & MONITORING DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Monthly Budget Performance Report for Period Ending March 31, 2025](#)

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH RAFTELIS FINANCIAL CONSULTANTS, INC. IN A NOT TO EXCEED AMOUNT OF FORTY-NINE THOUSAND, THREE HUNDRED AND TWENTY DOLLARS (\$49,320) TO PROVIDE AN UPDATED BOND FEASIBILITY REPORT, ESSENTIAL FOR THE SECOND TRANCHE OF UTILITY REVENUE BONDS ANTICIPATED FOR ISSUANCE IN DECEMBER 2025; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: FINANCE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 – Raftelis Financial Consultants, Inc. Proposal for Bond Feasibility R](#)

- D. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, AUTHORIZING SETTLEMENT PAYMENT TO YASMINE MCCALLA FOR PERSONAL INJURIES RESULTING FROM A MOTOR VEHICLE ACCIDENT IN THE AMOUNT OF TWENTY THOUSAND (\$20,000) DOLLARS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: HUMAN RESOURCES/RISK MANAGEMENT DIRECTOR)

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

- E. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDED BID # FY 2024-2025-22, SCHOOL CROSSING GUARDS, TO WATERFIELD FLORIDA STAFFING, LLC, D/B/A ACTION LABOR OF FLORIDA, AS THE LOWEST RESPONSIVE BIDDER, IN THE NOT TO EXCEED AMOUNT OF EIGHTY-THREE THOUSAND, ONE HUNDRED AND THIRTY-FOUR DOLLARS (\$83,134) ANNUALLY, FOR A FIVE (5) YEAR PERIOD FROM FY 2025-26 THROUGH FY 2030-31; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: POLICE CHIEF)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 - BID # FY 2024-2025-22 School Crossing Guards](#)
 [Exhibit 3 – Award Information Memorandum](#)
 [Exhibit 4 - Bid Tabulation](#)

- F. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDED BID # FY 2024-2025-19 20-INCH NE 7TH STREET FORCE MAIN IMPROVEMENT PROJECT (P2119) TO ACCURATE DRILLING SYSTEMS, INC., AS THE LOWEST RESPONSIVE BIDDER, FOR ONE MILLION, NINE HUNDRED, TWELVE THOUSAND, SEVEN HUNDRED AND EIGHTY-EIGHT DOLLARS (\$1,912,788) AND AUTHORIZING A 10% CONTINGENCY FOR A TOTAL NOT TO EXCEED AMOUNT OF TWO MILLION, ONE HUNDRED, FOUR THOUSAND, SIXTY-SIX DOLLARS AND EIGHTY CENTS (\$2,104,066.80); AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 - Resolution 2021-058](#)
 [Exhibit 3 - Design Proposal](#)
 [Exhibit 4 - Bid Tabulation BID #FY 2024-2025-19](#)
 [Exhibit 5 - Award Information Memorandum BID #FY 2024-2025-19](#)
 [Exhibit 6 - BID FY 2024-2025-19 20 INCH NE 7TH ST FORCE MAIN IMPRO'](#)

- G. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDED BID # FY 2024-2025-21 THREE ISLANDS BLVD, PARKVIEW DRIVE AND LESLIE DRIVE WATER MAIN IMPROVEMENTS PROJECT (P2213)

TO MAN-CON, INCORPORATED, AS THE LOWEST RESPONSIVE BIDDER, IN AN AMOUNT OF SEVEN MILLION, NINETY-FOUR THOUSAND, NINE HUNDRED, THIRTY-FOUR DOLLARS AND SIXTY-SIX CENTS (\$7,094,934.66) AND AUTHORIZE A 10% CONTINGENCY FOR A TOTAL NOT TO EXCEED THE AMOUNT OF SEVEN MILLION, EIGHT HUNDRED AND FOUR THOUSAND, FOUR HUNDRED, TWENTY-EIGHT DOLLARS AND THIRTEEN CENTS (\$7,804,428.13); AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Resolution No. 2023-039](#)

[Exhibit 3 - Design Proposal](#)

[Exhibit 4 - Bid Tabulation Sheet](#)

[Exhibit 5 - Award Information Memorandum](#)

[Exhibit 6 - BID FY 2024-2025-21 Three Islands BLVD, Parkview Drive](#)

- H. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, RATIFYING THE TOTAL COST OF RAISING UTILITY BOXES TO PALMA PAVING & CONCRETE, INC. FOR FDOT CONTRACT #PNE4W89 OF SIXTY-FIVE THOUSAND, EIGHT HUNDRED DOLLARS (\$65,800); AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Invoice #01-25](#)

[Exhibit 3 - Invoice #02-25](#)

- I. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE CITY TO ENTER INTO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) CONTRACT ASM23 TO OPERATE AND MAINTAIN LIGHTING ON DESIGNATED STATE ROADS WITHIN CITY LIMITS FOR UP TO SEVEN (7) YEARS; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - State Highway Lighting, Maintenance, and Compensation Agreement](#)

[Exhibit 3 - FY 2026 FDOT Work Order AMS23](#)

- J. ADVISORY BOARD & COMMITTEE MINUTES (STAFF: CITY CLERK)

Attachments: [2025-01-25 Civil Service Board Meeting Minutes](#)
[2025-04-23 Civil Service Board Meeting Minutes](#)
[2025-02-13 Parks & Recreation Advisory Board Meeting Minutes](#)
[2025-03-13 Parks & Recreation Advisory Board Meeting Minutes](#)
[2025-04-10 Parks & Recreation Advisory Board Meeting Minutes](#)
[2025-02-26 Planning & Zoning Board Meeting Minutes](#)
[2025-05-13 Planning & Zoning Board Meeting Minutes](#)
[2025-06-10 Planning & Zoning Board Meeting Minutes](#)
[2025-02-10 Police & Fire Pension Board Meeting Minutes](#)
[2025-03-31 Police & Fire Pension Board Meeting Minutes](#)
[2025-05-19 Police & Fire Pension Board Meeting Minutes](#)
[2025-02-04 Sustainability, Beach Preservation & Flood Mitigation Advisory Board Meeting Minutes](#)
[2024-03-04 Sustainability, Beach Preservation & Flood Mitigation Advisory Board Meeting Minutes](#)
[2025-04-08 Sustainability, Beach Preservation & Flood Mitigation Advisory Board Meeting Minutes](#)

9. ORDINANCES ON FIRST READING

- A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN, INCLUDING SECTIONS 1 THROUGH 13 AND ALL ELEMENTS THEREOF, TO INCORPORATE REVISIONS IDENTIFIED THROUGH THE CITY'S EVALUATION AND APPRAISAL REPORT (EAR) REVIEW PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 – Ordinance](#)
[Exhibit 2 – July 15, 2025 Planning and Zoning Board Cover Memo](#)
[Exhibit 3 - July 15, 2025, Planning & Zoning Board Minutes](#)
[Exhibit 4 – Proposed EAR-Based Amendments](#)
[Exhibit 5 – Summary of Legislative Changes \(2016-2024\)](#)
[Exhibit 6 – Presentation](#)

- 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 32-197 “RAC NEIGHBORHOOD SUBDISTRICT STANDARDS”, TABLE 32-197(A) – “RAC NEIGHBORHOOD SUBDISTRICT DIMENSIONAL REQUIREMENTS” TO INCREASE THE PERMITTED HEIGHT, BUILDING PLACEMENT, AND OTHER DIMENSIONAL REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Ordinance](#)

[Exhibit 2 – July 15, 2025, Planning and Zoning Board Cover Memo](#)

[Exhibit 3 – July 15, 2025, Planning and Zoning Board Minutes](#)

[Exhibit 4 – Applicant's Letter and Backup](#)

[Exhibit 5 – Presentation](#)

THIS ITEM IS A QUASI-JUDICIAL MATTER.

- C. 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. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Ordinance](#)

[Exhibit 2 – July 15, 2025, Planning and Zoning Board Cover Memo](#)

[Exhibit 3 – July 15, 2025, Planning and Zoning Board Minutes](#)

[Exhibit 4 – Applicant's Letter and Backup](#)

[Exhibit 5 – Presentation](#)

ITEM HEARD IN CONJUNCTION WITH ITEM #9F

- D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING

REZONING OF THE PROPERTY LOCATED AT 424 N FEDERAL HIGHWAY AND IDENTIFIED BY PARCEL 5142-22-13-0360, FROM CENTRAL RAC – RAC TRANSITIONAL MIXED-USE SUBDISTRICT, TO CENTRAL RAC – RAC CORRIDOR SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Ordinance](#)

[Exhibit 1A - Boundary Survey](#)

[Exhibit 2 – July 15, 2025 Planning and Zoning Board Cover Memo](#)

[Exhibit 3 - July 15, 2025, Planning & Zoning Board Minutes](#)

[Exhibit 4 – Aerial & Zoning Map](#)

[Exhibit 5 – Applicant's Letter and Supporting Documents](#)

[Exhibit 6 – City Traffic Consultant Report](#)

[Exhibit 7 – Presentation](#)

THIS ITEM IS A QUASI-JUDICIAL MATTER.

- E. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III “ZONING”, DIVISION 2, “ZONING DISTRICTS AND OVERLAYS”, SUBDIVISION II, “PLANNED DEVELOPMENT ZONING DISTRICTS”, SECTION 32-171 “PLAC PLANNED LOCAL ACTIVITY CENTER DISTRICT” OF THE ZONING AND LAND DEVELOPMENT CODE, TO ALLOW AUTOMOBILE RENTAL AGENCIES WITH SUPPLEMENTAL REGULATIONS IN THE PLAC ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Ordinance](#)

[Exhibit 2 – July 15, 2025, Planning and Zoning Board Cover Memo](#)

[Exhibit 3 - July 15, 2025 Planning and Zoning Board Minutes](#)

[Exhibit 4 - Applicant's Letter and Backup](#)

[Exhibit 5 - Presentation](#)

- F. 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. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Ordinance](#)

[Exhibit 2 – July 15, 2025, Planning and Zoning Board Cover Memo](#)

[Exhibit 3 - July 15, 2025, Planning and Zoning Board Minutes](#)

[Exhibit 4 – Applicant's Letter and Backup](#)

[Exhibit 5 – Presentation](#)

ITEM HEARD IN CONJUNCTION WITH ITEM #9C

- G. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES TO PROVIDE A 25 MILES PER HOUR CITYWIDE SPEED LIMIT ON TWO-LANE LOCAL RESIDENTIAL STREETS BY ADDING CHAPTER 28 – TRAFFIC, MOTOR VEHICLES AND BOATS, ARTICLE I. – IN GENERAL, SEC. 28-2.- ESTABLISHMENT OF RESIDENTIAL SPEED ZONES, POSTING, ENFORCEMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: TRANSPORTATION AND MOBILITY DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Ordinance](#)

[Exhibit 2 – GIS Map Posted 25 MPH Speed Limit](#)

[Exhibit 3 - Evaluation and Implementation of 25 MPH Speed Limit on Local R](#)

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 6 "ANIMALS", ARTICLE I "IN GENERAL", DIVISION I "GENERALLY" SECTION 6-3 "KEEPING CATTLE, HORSES OR POULTRY PROHIBITED; EXCEPTIONS" RELATED TO PROHIBITING THE KEEPING OF CERTAIN ANIMALS WITHIN THE CITY; ESTABLISHING SECTION 6-3.1 "KEEPING OF BACKYARD CHICKENS; GENERAL CONDITIONS" THEREBY CREATING

REGULATIONS AND CERTAIN EXCEPTIONS FOR KEEPING OF BACKYARD CHICKENS WITHIN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)(SPONSORED BY COMMISSIONER ANABELLE LIMA-TAUB)

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

ITEM WAS ADOPTED ON APRIL 9, 2025, ON A 5/0 ROLL CALL VOTE.

- B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REPEAL AND RESCIND REGULATIONS RELATED TO THE CENTRAL CITY BUSINESS (CCB) ZONING DISTRICT AND PLANNED REDEVELOPMENT OVERLAY (RDO) DISTRICT; AMENDING ARTICLE III – “ZONING”, DIVISION 2, “ZONING DISTRICTS AND OVERLAYS”, SUBDIVISION I, “CONVENTIONAL ZONING DISTRICTS”, BY REPEALING SECTION 32-159, “CCB CENTRAL CITY BUSINESS DISTRICT” IN ITS ENTIRETY; AMENDING SUBDIVISION III “MAPPED OVERLAYS”, BY REPEALING SECTION 32-181 “RDO REDEVELOPMENT OVERLAY” IN ITS ENTIRETY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Ordinance](#)
 [Exhibit 2 – Planning and Zoning Board Agenda Cover Memo Dated May 13, 2025](#)
 [Exhibit 3 – Planning and Zoning Board Meeting Minutes Dated May 13, 2025](#)

ITEM WAS ADOPTED ON AUGUST 6, 2025, ON A 5/0 ROLL CALL VOTE.

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, ARTICLE V – “DEVELOPMENT REVIEW PROCEDURES”, SECTION 32-783 “REVIEW PROCEDURES” TO ADD PROVISIONS FOR CONDITIONS OF APPROVAL FOR DEVELOPMENT PERMITS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(SECOND READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Ordinance](#)

[Exhibit 2 – Planning and Zoning Board Agenda Cover Memo Dated May 13, 2025](#)

[Exhibit 3 – Planning and Zoning Board Meeting Minutes Dated May 13, 2025](#)

ITEM WAS ADOPTED ON AUGUST 6, 2025, ON A 5/0 ROLL CALL VOTE.

- D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING REZONING OF THE PROPERTY LOCATED AT 221 SE 9th STREET AND IDENTIFIED BY PARCEL 5142-27-17-0080, FROM CENTRAL RAC/RAC NEIGHBORHOOD SUBDISTRICT TO CENTRAL RAC/TRANSIT CORE SUBDISTRICT; PROVIDING FOR CONFLICT; 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 1A - Survey](#)

[Exhibit 2 – July 15, 2025, Planning and Zoning Board Cover Memo](#)

[Exhibit 3 - July 15, 2025, Planning and Zoning Board Minutes](#)

[Exhibit 4 - Aerial Map](#)

[Exhibit 5 - Zoning Map](#)

[Exhibit 6 - Applicant's Letters and Backup](#)

[Exhibit 7 - City Traffic Consultant Report](#)

[Exhibit 8 – Presentation](#)

THIS ITEM IS A QUASI-JUDICIAL MATTER. ITEM WAS ADOPTED ON AUGUST 6, 2025, ON A 5/0 ROLL CALL VOTE. ITEM HEARD IN CONJUNCTION WITH ITEM #11A

11. RESOLUTIONS/PUBLIC HEARING

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATION # DB-24-06478 FOR MAJOR DEVELOPMENT PLAN APPROVAL AND APPLICATION # RD-24-06479 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) BY BLUE PARK, LLC, TO CONSTRUCT BLUE PARK, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 173 RESIDENTIAL

UNITS, LOCATED AT 216, 220, AND 228 SE 8TH STREET, AND 221 SE 9TH STREET; REQUESTING RAMS FROM REQUIRED BUILDING PLACEMENT RELATIVE TO THE REQUIRED STREET SETBACK ON THE PRIMARY AND SECONDARY STREETS, RELATIVE TO THE REQUIRED STREET SETBACK ABOVE THE 5TH FLOOR ON SE 8TH STREET , RELATIVE TO THE MINIMUM SIDE SETBACK ABOVE THE 5TH FLOOR, RELATIVE TO THE CIVIC OPEN SPACE REQUIREMENTS, RELATIVE TO THE STAIRCASE ENCLOSURE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 – July 15, 2025, Planning and Zoning Board Cover Memo](#)

[Exhibit 3 - July 15, 2025, Planning and Zoning Board Minutes](#)

[Exhibit 4 - Aerial & Zoning Map](#)

[Exhibit 5 - Applicant's Letters & Backup](#)

[Exhibit 6 - City Traffic Consultant Report](#)

[Exhibit 7 - Presentation](#)

THIS ITEM IS A QUASI-JUDICIAL MATTER. ITEM HEARD IN CONJUNCTION WITH ITEM #10D

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATION # CU-25-03650 BY 525 W. PEMBROKE ROAD LLC, FOR CONDITIONAL USE APPROVAL AND APPLICATION V-25-03651 REQUESTING A VARIANCE TO PERMIT THE PROPOSED CAR WASH USE IN THE WEST REGIONAL ACTIVITY CENTER / PEMBROKE ROAD SUBDISTRICT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 – July 15, 2025, Planning and Zoning Board Cover Memo](#)

[Exhibit 3 – July 15, 2025, Planning and Zoning Board Minutes](#)

[Exhibit 4 - Aerial & Zoning Map](#)

[Exhibit 5 - Applicant's Letters and Backup](#)

[Exhibit 6 - City Traffic Consultant Report](#)

[Exhibit 7 - Presentation](#)

THIS ITEM IS A QUASI-JUDICIAL MATTER.

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE

CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE REQUEST BY WILFERZ BUILDERS LLC, TO ALLOCATE BONUS RESIDENTIAL DENSITY PURSUANT TO THE BROWARD COUNTY LAND USE PLAN, FOR A DUPLEX AFFORDABLE HOUSING PROJECT LOCATED AT 1019 NW 8 STREET; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Resolution](#)
[Exhibit 2 – Applicant's Letters and Backup](#)
[Exhibit 3 – Aerial and Zoning Map](#)
[Exhibit 4 - Presentation](#)

THIS ITEM IS A QUASI-JUDICIAL MATTER.

- D. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE REQUEST OF KOLOS USA, LLC FOR AN ALCOHOLIC BEVERAGE ESTABLISHMENT DISTANCE WAIVER FOR A PROPOSED GROCERY STORE LOCATED AT 250 N FEDERAL HIGHWAY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Resolution](#)
[Exhibit 2 - Applicant's Letter and Backup](#)
[Exhibit 3 – Aerial and Zoning Map](#)
[Exhibit 4 – Presentation](#)

THIS ITEM IS A QUASI-JUDICIAL MATTER.

12. RESOLUTIONS/CITY BUSINESS

- A. YMCA BEACH BALL GALA DISCUSSION. (SPONSORED BY MAYOR JOY F. COOPER)

Attachments: [YMCA Beach Ball Gala](#)

13. COMMISSIONER COMMUNICATIONS - Items not on the Agenda

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

D. VICE MAYOR LAZAROW

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

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.