



# City of Hallandale Beach City Commission

400 S. Federal Highway  
Hallandale Beach, FL 33009  
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, August 6, 2025

5:30 PM

Commission Chambers

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### 1. CALL TO ORDER

*The meeting was called to order by Mayor Joy F. Cooper at 5:50 PM.*

### 2. ROLL CALL

**Present: 5** - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub

*City Manager Dr. Jeremy Earle and City Attorney Jennifer Merino were also present.*

### 3. PLEDGE OF ALLEGIANCE

### 4. ORDER OF BUSINESS

**A motion was made by Vice Mayor Lazarow, seconded by Commissioner Lima-Taub, to approve a change in the order of business so that Items 9C, 11A and 11B would be discussed after the Consent Agenda. Additionally, items 6A and 6B were deferred to the next available meeting. The motion carried by the following vote:**

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

**Nays: 0** -

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

*Mayor Joy F. Cooper opened the floor to public comments.*

*Murvin Wright was called to speak*

*Luis Roman was called to speak*

*Jeffrey Greenstein was called to speak*

*There being no other speakers, Mayor Joy F. Cooper closed the floor to public comments.*

*See Exhibit 1 eComments attached hereto and made a part hereof.*

### 6. PRESENTATIONS

A. CHRISTMAS IN JULY PRESENTATION. (STAFF: CITY MANAGER)

*The item was deferred to a future meeting.*

- B. MARTY KIAR PROPERTY APPRAISER PRESENTATION. (STAFF: BUDGET & MONITORING DIRECTOR)

*The item was deferred to a future meeting.*

**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 Vice Mayor Lazarow to approve the Consent Agenda and pull items 8F, 8H and 8I. The motion carried by the following vote:**

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

**Nays: 0 -**

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, AUTHORIZING SETTLEMENT PAYMENT TO TRACY ANN JONES 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)

**Approved under Consent Agenda**

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING AMENDMENT NO. 2 TO THE GOLDEN ISLES TENNIS CENTER OPERATING AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND ALL FLORIDA TENNIS, LLC FOR THE OPERATION OF THE GOLDEN ISLES TENNIS CENTER, ALLOWING OPERATOR TO RETAIN HARD COURT FEES AND EXERCISING THE INITIAL RENEWAL TERM FOR AN ADDITIONAL PERIOD OF FIVE (5) YEARS; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PARKS AND RECREATION DEPARTMENT DIRECTOR)

**Approved under Consent Agenda**

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARING BID # FY

2024-2025-17, CITY OF HALLANDALE BEACH POLICE DEPARTMENT LOCKER ROOM RENOVATIONS, TO PIF CONSTRUCTION GROUP INC. AS THE LOWEST RESPONSIVE BIDDER, IN A NOT TO EXCEED AMOUNT OF TWO HUNDRED, SEVENTY-FOUR THOUSAND, NINE HUNDRED AND FIFTY DOLLARS (\$274,950); AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: POLICE CHIEF)

**Approved under Consent Agenda**

- D. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDDING BID # FY 2024-2025-18 WATER TREATMENT PLANT (WTP) & FIRE STATION 7 EV CHARGING UPGRADES TO LASSCO DEVELOPMENT INC., AS THE LOWEST RESPONSIVE BIDDER, IN AN AMOUNT OF ONE MILLION, ONE HUNDRED, SEVENTY-SEVEN THOUSAND, EIGHT HUNDRED AND SEVENTY- NINE DOLLARS (\$1,177,879) AND AUTHORIZE AN ADDITIONAL TEN PERCENT (10%) CONTINGENCY FOR A TOTAL NOT TO EXCEED THE AMOUNT OF ONE MILLION, TWO HUNDRED, NINETY-FIVE THOUSAND, SIX HUNDRED, SIXTY-SIX THOUSAND DOLLARS AND SEVENTY-SIX CENTS (\$1,295,666.76); 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 THE RENEWAL OF 4:00 A.M. AND 6:00 A.M. NIGHTCLUB LICENSES FOR FISCAL YEAR 2025-2026 FOR THOSE BUSINESSES LISTED IN EXHIBIT A; PROVIDING FOR AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

**Approved under Consent Agenda**

- F. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDDING FY 2024-2025-20 LIFT STATION # 6 REHABILITATION REBID TO SOUTHERN UNDERGROUND, INC., AS THE LOWEST RESPONSIVE BIDDER, IN AN AMOUNT OF SIX MILLION, TWO HUNDRED, EIGHTY-FOUR THOUSAND, FOUR HUNDRED AND THIRTY-FIVE DOLLARS (\$6,284,435) AND AUTHORIZING A TEN PERCENT (10%) CONTINGENCY, FOR A TOTAL NOT TO EXCEED THE AMOUNT OF SIX MILLION, NINE HUNDRED, TWELVE THOUSAND, EIGHT HUNDRED, SEVENTY-EIGHT DOLLARS AND FIFTY CENTS (\$6,912,878.50); AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

**A motion was made by Commissioner Butler, seconded by Commissioner Lima-Taub to approve the Resolution with the stipulation that we go back to the vendor to negotiate with them to understand what's driving such a significant increase over the Original Project Cost (OPC) before we award it. The motion carried by**

**the following vote:**

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

**Nayes: 0** -

- G. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE POLICIES AND PROCEDURES FOR MITIGATION OF CODE ENFORCEMENT FINES AND LIENS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

**Approved under Consent Agenda**

- H. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING REJECTION OF ALL BIDS FOR THE BID # FY 2024-2025-11 SURTAX CITY WIDE BUS SHELTERS IMPROVEMENTS PROJECT AND AUTHORIZING READVERTISEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: TRANSPORTATION AND MOBILITY DIRECTOR)

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

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

**Nayes: 0** -

- I. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDING BID # FY 2024-2025-25 RECORDS ARCHIVING AND MANAGEMENT TO GLOBAL SOLUTIONS GROUP, INC IN AN AMOUNT NOT TO EXCEED TWO HUNDRED AND FIFTY THOUSAND (\$250,000) DOLLARS FOR A TERM OF FIVE-YEARS; AND PROVIDING FOR AN EFFECTIVE DATE.(STAFF: CITY CLERK)

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

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

**Nayes: 0** -

**9. ORDINANCES ON FIRST READING**

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

**Unanimous Consensus of all those present:**

**To waive the presentation**

*Mayor Joy F. Cooper opened the floor to public comments.*

*There being no speakers, Mayor Joy F. Cooper closed the floor to public comments.*

**A motion was made by Commissioner Butler, seconded by Vice Mayor Lazarow to approve the Ordinance on First Reading. The motion carried by the following vote:**

**Ayes: 5** - Mayor Cooper, 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 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. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

*Mayor Joy F. Cooper opened the floor to public comments*

*There being no speakers, Mayor Joy F. Cooper closed the floor to public comments.*

**A motion was made by Commissioner Butler, seconded by Vice Mayor Lazarow to approve the Ordinance on First Reading. The motion carried by the following vote:**

**Ayes: 5** - Mayor Cooper, 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, 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. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

*Mayor Joy F. Cooper opened the floor to public comments*

*There being no speakers, Mayor Joy F. Cooper closed the floor to public comments.*

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

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

**Nayes: 0** -

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

## **11. RESOLUTIONS/PUBLIC HEARING**

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATION #DB-24-5547 FOR MAJOR DEVELOPMENT PLAN APPROVAL AND APPLICATION # RD-24-5548 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) BY 221 DEVELOPERS, LLC, TO CONSTRUCT SEVEN PARK, A MIXED-USE PROJECT CONSISTING OF 124-UNIT MULTI-FAMILY UNITS AND 4,150 SQUARE FEET OF COMMERCIAL SPACE AT THE PROPERTY LOCATED AT 218-220 SE 7TH STREET; REQUESTING RAMS FROM REQUIRED BUILDING PLACEMENT ON SE 8TH AVENUE, RELATIVE TO THE REQUIRED STREET SETBACK ABOVE THE 5TH FLOOR, RELATIVE TO THE MINIMUM REAR SETBACK, RELATIVE TO THE MINIMUM SIDE AND REAR SETBACK ABOVE THE 5TH FLOOR, RELATIVE TO PARKING REQUIREMENTS, AND RELATIVE TO THE CIVIC OPEN SPACE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

*Item heard in conjunction with item 11B*

*City Attorney Jennifer Merino provided an overview of the Quasi-judicial proceedings.*

*City Clerk Jenorgen Guillen polled the City Commission regarding ex-parte communication.*

*Commissioner Adams answered in the negative regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.*

*Commissioner Butler answered in the negative regarding any ex-parte communication*

*noting his decision would be based solely on the testimony heard this evening.*

*Mayor Cooper answered in the negative regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.*

*Commissioner Lima-Taub answered in the positive regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.*

*Vice Mayor Lazarow answered in the positive regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.*

*City Clerk Jenorgen Guillen swore in those who intended to testify during the proceedings.*

*The Applicant waived the presentation.*

**Unanimous Consensus of all those present:**

**To waive the presentation**

*Mayor Joy F. Cooper opened the floor to public comments.*

*There being no speakers, Mayor Joy F. Cooper closed the floor to public comments.*

**A motion was made by Vice Mayor Lazarow, seconded by Commissioner Lima-Taub, to approve application for Major Development the with findings and conditions as stated in the Resolution. The motion carried by the following vote:**

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

**Nayes: 0** -

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, CONSIDERING A PLAT NOTE AMENDMENT TO THE BLUE SOUTH PLAT FOR CERTAIN PROPERTY LOCATED AT 218-220 SE 7TH STREET IN ACCORDANCE WITH CHAPTER 32, ARTICLE II, DIVISION 2 OF THE CITY OF HALLANDALE BEACH, 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. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

*Item heard in conjunction with item 11A*

*City Attorney Jennifer Merino provided an overview of the Quasi-judicial proceedings.*

*City Clerk Jenorgen Guillen polled the City Commission regarding ex-parte communication.*

*Commissioner Adams answered in the negative regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.*

*Commissioner Butler answered in the negative regarding any ex-parte communication noting his decision would be based solely on the testimony heard this evening.*

*Mayor Cooper answered in the negative regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.*

*Commissioner Lima-Taub answered in the positive regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.*

*Vice Mayor Lazarow answered in the positive regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.*

*City Clerk Jenorgen Guillen swore in those who intended to testify during the proceedings.*

*The Applicant waived the presentation.*

**Unanimous Consensus of all those present:**

**To waive the presentation**

*Mayor Joy F. Cooper opened the floor to public comments.*

*There being no speakers, Mayor Joy F. Cooper closed the floor to public comments.*

**A motion was made by Vice Mayor Lazarow, seconded by Commissioner Lima-Taub, to approve application for the Plat Note Amendment with findings and conditions as stated in the Resolution. The motion carried by the following vote:**

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

**Nayes: 0** -

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE APPLICATION FOR PLAT APPROVAL OF THE BEACH GATEWAY PLAT FOR CERTAIN PROPERTY LOCATED AT 600 EAST HALLANDALE BEACH BOULEVARD 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 CHAPTER 5, ARTICLE IX, DIVISION 2, SEC. 5-181 OF THE BROWARD COUNTY CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)



*City Attorney Jennifer Merino provided an overview of the Quasi-judicial proceedings.*

*City Clerk Jenorgen Guillen polled the City Commission regarding ex-parte communication.*

*Commissioner Adams answered in the negative regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.*

*Commissioner Butler answered in the negative regarding any ex-parte communication noting his decision would be based solely on the testimony heard this evening.*

*Mayor Cooper answered in the negative regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.*

*Commissioner Lima-Taub answered in the negative regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.*

*Vice Mayor Lazarow answered in the negative regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.*

*City Clerk Jenorgen Guillen swore in those who intended to testify during the proceedings.*

*The Applicant waived the presentation.*

**Unanimous Consensus of all those present:**

**To waive the presentation**

*Mayor Joy F. Cooper opened the floor to public comments.*

*There being no speakers, Mayor Joy F. Cooper closed the floor to public comments.*

**A motion was made by Commissioner Butler, seconded by Vice Mayor Lazarow to approve the with findings and conditions as stated in the Resolution. The motion carried by the following vote:**

**Ayes: 5** - Mayor Cooper, 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**

*Provided a verbal report.*

C. COMMISSIONER LIMA-TAUB

*Provided a verbal report.*

D. VICE MAYOR LAZAROW

*Provided a verbal report.*

E. MAYOR COOPER

*Provided a verbal report.*

**A motion was made by Mayor Cooper, seconded by Commissioner Butler to direct City Manager Dr. Earle to collaborate with the Parks Department during negotiations with South Beach Park. To research a pilot program that would allow the service of alcoholic beverages at the park, similar to the initiative at North Beach. The motion carried by the following vote:**

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

**Nayes: 0** -

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

*City Attorney Jennifer Merino provided a verbal report.*

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

*City Manager Dr. Jeremy Earle provided a verbal report.*

**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 7:18pm.*

*(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:

ATTEST:

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Joy F. Cooper, Mayor

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Jenorgen Guillen, City Clerk

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Adopted Date