

City of Hallandale Beach

400 S. Federal Highway
Hallandale Beach, FL 33009



Meeting Agenda

Wednesday, March 4, 2026

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. A PROCLAMATION HONORING MAYOR JOY F. COOPER FOR HER YEARS OF DEDICATED SERVICE IN STANDING AGAINST ANTISEMITISM AND FOR ADVANCING THE RENAMING OF SE 5 STREET TO "SDEROT WAY" IN SUPPORT OF THE CITY OF SDEROT. (SPONSORED BY COMMISSIONER ANABELLE LIMA-TAUB; CO-SPONSORED BY VICE MAYOR MICHELE LAZAROW)
- B. SHEN YUN PERFORMING ARTS PROCLAMATION. (SPONSORED BY MAYOR JOY F. COOPER)
- C. 2026 NATIONAL SOCIAL WORKERS MONTH PROCLAMATION. (STAFF: HUMAN SERVICES DIRECTOR)

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, AUTHORIZING EXECUTION OF THE 2025-26 CONTRACT BETWEEN THE EARLY LEARNING COALITION OF BROWARD AND CITY OF HALLANDALE BEACH-AUSTIN HEPBURN CENTER VOLUNTARY PRE-KINDERGARTEN PROGRAM ADMINISTERED BY THE CITY OF HALLANDALE BEACH'S HUMAN SERVICES DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: HUMAN SERVICES DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 - Memorandum for Approval to Operate a Voluntary Pre-Kindergarte](#)
 [Exhibit 3 - State of Florida Statewide Voluntary Prekindergarten Provider Con](#)

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDDING BID # 25-26-03 LIFT STATION # 13 REHABILITATION PROJECT TO FOSTER MARINE CONTRACTORS, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN AN AMOUNT OF THREE MILLION, THREE HUNDRED, EIGHTY-SEVEN THOUSAND, NINE HUNDRED DOLLARS (\$3,387,900); AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 – Resolution No. 2021-125](#)
 [Exhibit 3 - Design Proposal](#)
 [Exhibit 4 – Resolution No. 2025-043](#)
 [Exhibit 5 - Additonal Design Proposal](#)
 [Exhibit 6 - Bid Tabulation](#)
 [Exhibit 7 - Award Information Memorandum](#)
 [Exhibit 8 – Bid 25-26-03 Lift Station 13 Rehabilitation Project](#)

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING SETTLEMENT PAYMENT TO REYNALDO MAYOR AND LINDA PANZARELLA FOR PERSONAL INJURIES RESULTING FROM A MOTOR VEHICLE ACCIDENT IN EXCHANGE FOR A RELEASE; AND PROVIDING AN EFFECTIVE DATE. (STAFF: CITY ATTORNEY)

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

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 ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, PART 2.3. "PERMITTED USES IN FUTURE LAND USE CATEGORIES," SUBPART A.- RESIDENTIAL USE, TO PROVIDE FOR DASHED- LINE AREAS AS AUTHORIZED IN THE BROWARD COUNTY LAND USE PLAN;

AMENDING THE FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF 17.5 NET ACRES FROM COMMERCIAL RECREATION TO COMMERCIAL RECREATION AND IRREGULAR RESIDENTIAL WITHIN A DASHED LINE AREA, ALLOWING A MAXIMUM DENSITY OF 13.03 DWELLING UNITS PER NET ACRE; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL OF THE MAP AMENDMENT TO THE BROWARD COUNTY PLANNING COUNCIL; 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 – January 13, 2026, Planning and Zoning Board Cover Memo](#)

[Exhibit 3 – January 13, 2026, Planning and Zoning Board Minutes](#)

[Exhibit 4 - Aerial Map](#)

[Exhibit 5 - Zoning Map](#)

[Exhibit 6 – Applicant's Letter and Backup](#)

[Exhibit 7 – City Traffic Consultant's Report](#)

[Exhibit 8 - Presentation](#)

THIS IS A QUASI-JUDICIAL ITEM.

- B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; SPECIFICALLY AMENDING ARTICLE III. "ZONING", DIVISION 3. "FORM-BASED ZONING DISTRICTS", SECTION 32-196 "TRANSIT CORE SUBDISTRICT STANDARDS" TO MODIFY THE PURPOSE AND INTENT OF THE TRANSIT CORE SUBDISTRICT; 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 - January 13, 2026, Planning Zoning Board Cover Memo](#)

[Exhibit 3 – January 13, 2026, Planning and Zoning Board Meeting Minutes](#)

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-24-03578 FOR MAJOR DEVELOPMENT PLAN APPROVAL, AND APPLICATION # RD-2-03580 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) BY PPG 1800 HBB OWNER, LLC TO CONSTRUCT 1800 EHBB, A 22-STORY OFFICE BUILDING CONTAINING APPROXIMATELY 235,869 SQUARE FEET OF OFFICE SPACE, 19,584 SQUARE FEET OF TENANT AMENITIES AND 9,890 SQUARE FEET OF GROUND-FLOOR RETAIL ON THE PROPERTY LOCATED AT 1800 EAST HALLANDALE BEACH BOULEVARD; REQUESTING RAMS RELATIVE TO BUILDING PLACEMENT, CIVIC OPEN SPACE CONFIGURATION, PARKING, AND SIGNAGE; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

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12. RESOLUTIONS/CITY BUSINESS

- A. NOTIFICATION OF EMERGENCY PURCHASE SUPPLY SOLUTIONS INTL, CORP. (STAFF: PUBLIC WORKS DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - City Manager Approval](#)

[Exhibit 2 - Supply Solutions Intl. Corp. Invoice](#)

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA DIRECTING THE CITY COMMISSION TO IMPLEMENT IN ADVANCE, AND ENFORCE, TIME, PLACE, AND MANNER RESTRICTIONS IN ORDER TO REGULATE AND CONTROL FUTURE PROTESTS AND DEMONSTRATIONS TO THE FULLEST EXTENT PERMITTED BY LAW, WITH THE AIM OF ENSURING PUBLIC SAFETY AND

PROTECTING CITY RESIDENTS, PREVENTING DISTURBANCES, AND PRESERVING THE RIGHTS OF ALL; AND DIRECTING THE CITY OF HALLANDALE BEACH POLICE DEPARTMENT TO NOTIFY THE MAYOR AND CITY COMMISSION OF PROTESTS OF ANY SIZE TAKING PLACE IN THE CITY WITHIN ONE (1) HOUR OF OBTAINING INFORMATION TO ESTABLISH A REASONABLE BASIS TO BELIEVE THAT A PROTEST WILL OCCUR; AND PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY MAYOR JOY F. COOPER)

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

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.