



# 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, April 9, 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 5:56 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 the change the Order of Business and add Child Abuse Prevention Month in Florida Proclamation. The motion carried by the following vote:**

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

**Nayes: 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.*

*Harvey Samowitz MD was called to speak.*

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

### 6. PRESENTATIONS

A. NATIONAL CRIME VICTIMS' RIGHT WEEK PROCLAMATION. (STAFF: POLICE CHIEF)

*Mayor Joy F. Cooper and the City Commission presented the Proclamation*

B. CHILD ABUSE PREVENTION MONTH IN FLORIDA PROCLAMATION.

(SPONSORED BY: MAYOR COOPER)

*Mayor Joy F. Cooper and the City Commission presented the Proclamation.*

**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. The motion carried by the following vote:**

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

**Nayes: 0** -

A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING CHANGE ORDERS TO DESIGNS TO LIFT STATION #12, LIFT STATION #13, AND LIFT STATION #14 FOR GRANT REQUIRED HARDENING ADDITIONS TO DESIGN; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

**Approved under Consent Agenda**

B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING A CHANGE ORDER FOR ENGINEERING FIRM CRAIG A. SMITH AND ASSOCIATES FOR AN ADDITIONAL AMOUNT NOT TO EXCEED ONE HUNDRED, SEVENTY-SEVEN THOUSAND DOLLARS (\$177,000) TO REVISE THE CONTRACT DOCUMENTS AND SPECIFICATIONS TO REFLECT THE WORK DONE ON THE TERMINATED CONSTRUCTION PROJECT FOR THE LIFT STATION #1 EGRET TRI-PLEX SUBMERSIBLE LIFT STATION IMPROVEMENTS PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

**Approved under Consent Agenda**

C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDED RFP # FY 2024-2025-05 ELEVATOR MODERNIZATION AND MAINTENANCE / REPAIR SERVICES TO MAVERICK UNITED ELEVATOR, LLC, AUTHORIZING AN AGREEMENT FOR A NOT TO EXCEED AMOUNT OF TWO HUNDRED THOUSAND, EIGHT HUNDRED DOLLARS (\$200,800), PLUS A FIFTY THOUSAND DOLLAR (\$50,000) CONTINGENCY, FOR A TOTAL NOT TO EXCEED AMOUNT OF TWO HUNDRED, FIFTY THOUSAND, EIGHT HUNDRED DOLLARS (\$250,800) TO COMPLETE AN ELEVATOR MODERNIZATION PROJECT, INCLUSIVE OF FIVE (5) YEARS

OF ANNUAL MAINTENANCE SERVICES, FOR THE SIX (6) ELEVATORS LOCATED AT CITY HALL AND THE POLICE DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

**Approved under Consent Agenda**

- D. PARKS AND RECREATION ADVISORY BOARD ANNUAL REPORT. (STAFF: PARKS AND RECREATION DEPARTMENT DIRECTOR)

**Approved under Consent Agenda**

- E. SUSTAINABILITY AND FLOOD MITIGATION ADVISORY BOARD ANNUAL REPORT. (STAFF: PUBLIC WORKS DIRECTOR)

**Approved under Consent Agenda**

- F. PLANNING AND ZONING BOARD ANNUAL REPORT. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

**Approved under Consent Agenda**

- G. PUBLIC TRANSPORTATION, TRAFFIC AND PARKING ADVISORY BOARD ANNUAL REPORT. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

**Approved under Consent Agenda**

- H. UNSAFE STRUCTURES BOARD ANNUAL REPORT. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

**Approved under Consent Agenda**

- I. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, LIST OF APPROVED PARKING ENFORCEMENT HEARING OFFICERS PER SECTION 28-77(B) OF THE CITY CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: CITY ATTORNEY)

**Approved under Consent Agenda**

**9. ORDINANCES ON FIRST READING**

- 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. (FIRST READING)(SPONSORED BY COMMISSIONER ANABELLE LIMA-TAUB)

*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 Lima- Taub, seconded by Vice Mayor Lazarow to approve the Ordinance on First Reading and bring back item to include fee Resolution on May 7,2025 City Commission Meeting. 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**

- A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 2 “ADMINISTRATION,” ARTICLE III “BOARDS, COMMITTEES, DISTRICTS AND AUTHORITIES,” SECTION 2-71 OF THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES TO AMEND ADVISORY BOARD AND COMMITTEE QUALIFICATIONS TO REQUIRE BACKGROUND CHECKS; AMENDING SECTION 2-74 TO PROVIDE HOLIDAY SCHEDULING GUIDELINES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)(SPONSORED BY COMMISSIONER ANABELLE LIMA-TAUB, CO-SPONSORED BY MAYOR JOY F. COOPER)

*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 Lima-Taub, seconded by Vice Mayor Lazarow to approve the Ordinance on Second 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** -

**11. RESOLUTIONS/PUBLIC HEARING**

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATION # DB-23-03510 FOR MAJOR DEVELOPMENT PLAN APPROVAL, APPLICATION # RD-23-03514 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) AND APPLICATION # V-25-00875 FOR VARIANCES BY SAG DEVELOPMENT, LLC TO CONSTRUCT A MIXED-USE DEVELOPMENT INCLUDING 116 RESIDENTIAL UNITS AND APPROXIMATELY 7,500 SQUARE FEET OF COMMERCIAL SPACE AT THE PROPERTY LOCATED AT 219 PEMBROKE ROAD; REQUESTING RAMS RELATIVE TO PARKING REQUIREMENTS FOR

CONTINUOUS FORWARD MOTION, AND RELATIVE TO THE CIVIC OPEN SPACE PROPORTION REQUIREMENTS; REQUESTING VARIANCES TO REDUCE THE REQUIRED FRONT SETBACK IN RD-12 ZONING DISTRICT, TO REDUCE THE REQUIRED REAR YARD SETBACK IN WEST RAC – PEMBROKE ROAD SUBDISTRICT, AND TO REDUCE REQUIREMENTS RELATIVE TO TRANSPARENCY OF BUILDING FACADES AND MINIMUM LANDSCAPE REQUIREMENTS; 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.*

*DSD Assistant Director Steven Williams provided an overview of the item and answered questions posed by the City Commission.*

*The Applicant, SAG Development, LLC waived presentation.*

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

*Jumelah Tucker was called to speak.*

*There being no other 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 application for the Redevelopment Area Modifications 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** -

**A motion was made by Commissioner Butler, seconded by Vice Mayor Lazarow, to**

**approve the application for the Variance 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** -

**A motion was made by Commissioner Butler, seconded by Vice Mayor Lazarow, to approve the application for the Major Development 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**

*No Communication*

**C. COMMISSIONER LIMA-TAUB**

*Provided a verbal report.*

**D. VICE MAYOR LAZAROW**

*Provided a verbal report.*

**A motion was made by Vice Mayor Lazarow, seconded by Mayor Cooper to ask the lobbyists to add animal cruelty to the legislative agenda. The motion carried by the following vote:**

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

**Nayes: 0** -

**E. MAYOR COOPER**

*Provided a verbal report.*

**A motion was made by Mayor Cooper, seconded by Vice Mayor Lazarow to bring back the item to discuss the fence around Three Islands Joe Scavo Park on May 7, 2025, City Commission Meeting. 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 7:40pm.*

*(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