



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

Wednesday, December 17, 2025

5:30 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Mayor Joy F. Cooper at 5:30PM

2. ROLL CALL

Present: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Absent: 1 - Commissioner Lima-Taub

Assistant City Manager Noemi Sandoval 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 Butler, to approve the Supplemental Agenda. The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Nayes: 0 -

Absent: 1 - Commissioner Lima-Taub

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

*Mayor Joy F. Cooper re-opened the floor to public comments
Sarah Franco was called to speak
There being no other speakers, Mayor Joy F. Cooper closed the floor to public comments.*

6. PRESENTATIONS

- A. URBAN LAND INSTITUTE (ULI) CIVIC CENTER DEVELOPMENT PRESENTATION. (STAFF: CITY MANAGER)

The following individuals provided an overview of the item and responded to questions from the Commission:

Steven J. Wernick, Land Use Attorney with Day Pitney LLP

Ken Krasnow, Vice Chair, Public Institutions Florida Cushman & Wakefield

Juan Mullerat, Planner at Founding Principal Plusurbia

Rafael Paz, Partner, Land Development & Government Relations, P3s Bilzin Sumberg

Dr. Antonio "Tony" Lopez Deputy Town Manager of Miami Lakes

The meeting went into recess at 6:26 pm.

The meeting was reconvened at 7:06 pm.

- B. DECEMBER 2025 STUDENT OF THE MONTH. (SPONSORED BY MAYOR JOY F. COOPER)

Mayor Joy F. Cooper and the City Commission presented Student of the Month Certificate to students from Gulfstream Academy of Hallandale Beach K-8 School.

- C. A VISIONARY LEADER TRANSFORMING HALLANDALE MAGNET HIGH SCHOOL PROCLAMATION. (SPONSORED BY MAYOR JOY F. COOPER)

A motion was made by Vice Mayor Lazarow, seconded by Commissioner Butler, to defer item 6C to the January City Commission meeting or soon thereafter.

The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Nays: 0 -

Absent: 1 - Commissioner Lima-Taub

- D. A CHAMPION OF EDUCATION TRANSFORMING GULFSTREAM ACADEMY OF HALLANDALE BEACH K-8 THROUGH EXCELLENCE PROCLAMATION. (SPONSORED BY MAYOR JOY F. COOPER)

Mayor Joy F. Cooper and the City Commission presented the proclamation.

7. APPROVAL OF DRAFT MINUTES

A motion was made by Vice Chair Lazarow, seconded by Commissioner Butler, to approve the Draft Minutes. The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Nays: 0 -

Absent: 1 - Commissioner Lima-Taub

- A. NOVEMBER 5, 2025 CITY COMMISSION EXECUTIVE SESSION NO.1.
(STAFF:CITY CLERK)

Approved

- B. NOVEMBER 5, 2025 CITY COMMISSION EXECUTIVE SESSION NO.2.
(STAFF:CITY CLERK)

Approved

- C. NOVEMBER 5, 2025 CITY COMMISSION MEETING (STAFF: CITY
CLERK)

Approved

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 Vice Chair Lazarow, seconded by Commissioner Butler, to approve the Consent Agenda. The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and
Commissioner Butler

Nays: 0 -

Absent: 1 - Commissioner Lima-Taub

- A. SEPTEMBER MONTHLY BUDGET REPORT. (STAFF: BUDGET &
PROGRAM MONITORING DIRECTOR)

Approved under Consent Agenda

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE
CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING
UTILIZATION OF THE NASPO CONTRACT FOR THE STATE OF
FLORIDA TO REPLACE EXISTING POLICE RADIOS WITH NEW
MOTOROLA APX NEXT SMART POLICE RADIOS FOR A TOTAL
COST OF ONE MILLION, EIGHT HUNDRED SIXTY-SIX THOUSAND
DOLLARS (\$1,866,000); AND PROVIDING FOR AN EFFECTIVE DATE.
(STAFF: POLICE CHIEF)

Approved under Consent Agenda

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE
CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE
BROWARD COUNTY NATURESCAPE IRRIGATION SERVICE
INTERLOCAL AGREEMENT FOR A AN AMOUNT NOT TO EXCEED

SIXTY-FIVE THOUSAND, EIGHT HUNDRED, FIFTY-THREE DOLLARS AND FIFTY-FOUR CENTS (\$65,853.54); AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

Approved under Consent Agenda

- D. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE PURCHASE OF SIDELOADER TRUCK FROM ENVIRONMENTAL PRODUCTS GROUP, INC. UTILIZING SOURCEWELL CONTRACT 110223-LEG IN A NOT-TO-EXCEED AMOUNT OF THREE HUNDRED, NINETY THOUSAND DOLLARS (\$390,000); 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 A CHANGE ORDER TO THE EASTERNMOST GROUND STORAGE WATER TANK REPAIR PROJECT CONTRACT WITH CROM, LLC FOR AN ADDITIONAL COST OF THIRTY TWO THOUSAND, THREE HUNDRED DOLLARS (\$32,300), INCREASING THE CONTRACT AMOUNT TO ONE HUNDRED, NINETY-FIVE THOUSAND, EIGHT HUNDRED, EIGHTY-TWO DOLLARS AND FIFTEEN CENTS (\$195,882.15) FOR FISCAL YEAR 2025-26; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

Approved under Consent Agenda

- F. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING AM. NO. 1 TO THE GAS FRANCHISE AGREEMENT DATED JANUARY 5, 2011 BETWEEN THE CITY OF HALLANDALE BEACH AND PEOPLES GAS SYSTEM, INC., SUCCESSOR IN INTEREST TO PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, FOR A FOUR (4) MONTH PERIOD FROM JANUARY 4, 2026 THROUGH MAY 4, 2026 ON THE SAME TERMS AND CONDITIONS AS THE AGREEMENT WITH A NEW FRANCHISE AGREEMENT TO BE PRESENTED TO CITY COMMISSION FOR APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

Approved under Consent Agenda

- G. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING AWARD OF BID # FY 2024-2025-29, SURTAX BUS STOP SOLAR-POWERED DIGITAL SIGNAGE PROJECT (REBID) CONSTRUCTION CONTRACT, TO THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, WDR-TECHNOLOGY CORP D/B/A WDR CONSTRUCTION, IN A NOT TO EXCEED AMOUNT OF FOUR HUNDRED, THIRTY-ONE THOUSAND, FIVE HUNDRED AND SEVENTY FIVE DOLLARS (\$431,575); AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: TRANSPORTATION AND MOBILITY DIRECTOR)

Approved under Consent Agenda

- H. DECEMBER 3 & 17, 2025 AFTER ACTION REPORT. (STAFF: CITY MANAGER)

Approved under Consent Agenda

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

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 THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES ARTICLE IV, SEC. 28-32. STOPPING AND PARKING PROHIBITIONS AND RESTRICTIONS, SEC. 28-54. PERIOD OF PARKING; DISABLED PARKING; PARKING OVERTIME, AND SEC. 28-73. PENALTIES; PARKING CITATION FINES, TO IMPROVE THE CITY'S ABILITY TO MANAGE AND ENFORCE REGULATIONS WITHIN THE PUBLIC RIGHT-OF-WAY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: POLICE CHIEF)

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: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Nayes: 0 -

Absent: 1 - Commissioner Lima-Taub

- B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING CREATION OF ARTICLE VI, IN CHAPTER 28 – TRAFFIC, MOTOR VEHICLES, AND BOATS, OF THE CODE OF ORDINANCES OF THE CITY OF HALLANDALE BEACH, TO CODIFY A CITYWIDE MAINTENANCE OF TRAFFIC (MOT) PERMIT PROGRAM; AND PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: TRANSPORTATION AND MOBILITY 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 Butler, to approve the Ordinance on First Reading. The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Nayes: 0 -

Absent: 1 - Commissioner Lima-Taub

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REVISE ARTICLE IV, DIVISION 14, SECTION 32-522 AND SECTION 32-525 RELATING TO RESIDENTIAL CARE FACILITIES; 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 Vice Mayor Lazarow seconded by Commissioner Butler, to approve the Ordinance on First Reading. The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Nayes: 0 -

Absent: 1 - Commissioner Lima-Taub

10. ORDINANCES ON SECOND READING/PUBLIC HEARING

- A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE ADOPTED BUDGET FOR FY 2025-26 TO REFLECT THE REVENUES, EXPENDITURES, APPROPRIATIONS AND OTHER MISCELLANEOUS BUDGET ADJUSTMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
(SECOND READING)(STAFF: BUDGET & MONITORING 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 Butler, to approve the Ordinance on Second Reading. The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Nayes: 0 -

Absent: 1 - Commissioner Lima-Taub

- B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ARTICLE IV, DIVISION 5 "DENSITY" OF THE CITY ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATING TO ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY; AMENDING ARTICLE IX. "NOTICE REQUIREMENTS", TO REVISE PROVISIONS RELATING TO NOTIFICATIONS FOR ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND 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 Butler, to approve the Ordinance on Second Reading. The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Nayes: 0 -

Absent: 1 - Commissioner Lima-Taub

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATED TO DUPLEX AND MULTI-FAMILY DWELLINGS; SPECIFICALLY AMENDING ARTICLE I. "GENERAL PROVISIONS" SECTION 32-8 "DEFINITIONS" TO REVISE DEFINITIONS FOR DUPLEX AND MULTI-FAMILY DWELLINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND 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 Butler, to approve the Ordinance on Second Reading. The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and

Nayes: 0 -

Absent: 1 - Commissioner Lima-Taub

- D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATED TO PLATTING; SPECIFICALLY AMENDING ARTICLE II. "PLANNING", DIVISION 2 "PLATTING AND SUBDIVISIONS" OF THE ZONING AND LAND DEVELOPMENT CODE TO PROVIDE FOR ADMINISTRATIVE PLAT APPROVAL; AMENDING ARTICLE IX "NOTICE REQUIREMENTS" SECTION 32-1003 "HEARING NOTICE REQUIREMENTS" TO REVISE NOTICE REQUIREMENTS FOR PUBLIC HEARINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND 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 Butler, to approve the Ordinance on Second Reading. The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Nayes: 0 -

Absent: 1 - Commissioner Lima-Taub

- E. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO ESTABLISH PROVISIONS AND CRITERIA FOR WAIVERS; SPECIFICALLY AMENDING ARTICLE I. "GENERAL PROVISIONS" SECTION 32-8 "DEFINITIONS" TO PROVIDE DEFINITIONS FOR WAIVERS; AMENDING ARTICLE VIII "REZONING, CONDITIONAL USES, VARIANCES, ZONING RELIEF PROCEDURES" TO ESTABLISH SECTION 32-970 "WAIVERS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND 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 Butler,

to approve the Ordinance on Second Reading. The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Nayes: 0 -

Absent: 1 - Commissioner Lima-Taub

11. RESOLUTIONS/PUBLIC HEARING

12. RESOLUTIONS/CITY BUSINESS

- A. APPOINTMENTS TO THE CITY ADVISORY BOARDS AND COMMITTEES. (STAFF: CITY CLERK)

Unanimous Consensus:

Debra Mittelman was appointed to the Public Transportation Advisory Board by Vice Mayor Lazarow.

Unanimous Consensus:

Enrico Cagliari Almora was appointed to the Public Transportation Advisory Board and Parks and Recreation Advisory Board by Commissioner Adams.

- B. ROTARY SLEIGH DISCUSSION. (STAFF: PARKS AND RECREATION DEPARTMENT DIRECTOR)

A motion was made by Commissioner Butler, seconded by Vice Mayor Lazarow, to approve the waiver for the Rotary Sleigh event scheduled for Christmas Eve, in the amount of \$900.00, as this falls within the City Manager's spending authority. The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Nayes: 0 -

Absent: 1 - Commissioner Lima-Taub

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, AUTHORIZING ESTABLISHMENT OF A RETIREMENT HEALTH SAVINGS ACCOUNT PROGRAM FOR CLASSIFICATION OF MAYOR; AND PROVIDING AN EFFECTIVE DATE. (SPONSORED BY MAYOR JOY F. COOPER)

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

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Nayes: 0 -

Absent: 1 - Commissioner Lima-Taub

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

Absent

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 the City Attorney, in coordination with the City Manager and Development Services Department or any other necessary departments, to prepare an amendment to the City ordinance to allow for helicopter landings within city limits for special events, such as community engagement activities, without violating existing regulations. This amendment should provide clear guidelines for such landings while maintaining safety and compliance standards. The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams and Commissioner Butler

Nays: 0 -

Absent: 1 - Commissioner Lima-Taub

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

Assistant City Manager Noemi Sandoval 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 7:52pm.

(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:

Joy F. Cooper, Mayor

Jenorgen Guillen, City Clerk

Adopted Date