

# City of Hallandale Beach

400 S. Federal Highway  
Hallandale Beach, FL 33009



## Meeting Agenda

**Wednesday, April 9, 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. NATIONAL CRIME VICTIMS' RIGHT WEEK PROCLAMATION.  
(STAFF: POLICE CHIEF)

**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 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)

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Resolution 2020-054 - CCNA](#)

[Exhibit 3 - Lift Station #12 - Redesign Proposal for HUD Requirements](#)

[Exhibit 4 - Lift Station #13 - Redesign Proposal for HUD Requirements](#)

[Exhibit 5 - Lift Station #14 - Redesign Proposal for HUD Requirements](#)

[Exhibit 6 - Resolution Nos. 2021-064, 2021-121, and 2021-125](#)

- 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)

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Resolution 2020-054 - CCNA](#)

[Exhibit 3 - Termination Letter](#)

[Exhibit 4 - Scope of Services Proposal](#)

- 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)

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Award Information Memorandum](#)

[Exhibit 3 - Summary Rating Sheet RFP #2024-2025-05](#)

[Exhibit 4 - Agreement](#)

[Exhibit 5 - Cost Proposal Summary 2024-2025-05](#)

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

**Attachments:**

[Parks and Recreation Advisory Board Annual Report](#)

[Exhibit 1 - 2024 Parks and Recreation Advisory Board Attendance](#)

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

**Attachments:**

[Sustainability and Flood Mitigation Advisory Board Annual Report](#)

- F. PLANNING AND ZONING BOARD ANNUAL REPORT. (STAFF:

SUSTAINABLE DEVELOPMENT DIRECTOR)

Attachments: [Planning and Zoning Board Annual Report](#)  
[Exhibit 1 - Planning and Zoning Board Cases 2024 Report](#)

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

Attachments: [Public Transportation, Traffic, and Parking Advisory Board Annual Report](#)

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

Attachments: [Unsafe Structures Board Annual Report](#)  
[Exhibit 1 – Reso 2024-094 Agreement Between COHB and Broward County f](#)

- 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)

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 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)

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

## 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)

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

*ITEM WAS ADOPTED ON MARCH 19, 2025 ON A 5/0 ROLL CALL VOTE.*

## 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)

- Attachments:**
- [Agenda Cover Memo](#)
  - [Exhibit 1 - Resolution](#)
  - [Exhibit 2 – February 26, 2025, Planning and Zoning Board Cover Memo](#)
  - [Exhibit 3 – February 26, 2025, Planning and Zoning Board Minutes](#)
  - [Exhibit 4 – Aerial & Zoning Map](#)
  - [Exhibit 5 – Applicant's Letter and Plans](#)
  - [Exhibit 6 – City Traffic Consultant Report](#)
  - [Exhibit 7 – Presentation](#)

*THIS IS A QUASI-JUDICIAL ITEM.*

**12. RESOLUTIONS/CITY BUSINESS**

**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](http://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.