



City of Hallandale Beach  
City Commission  
400 S. Federal Highway  
Hallandale Beach, FL 33009

Mayor Joy F. Cooper  
Vice Mayor Keith S. London  
Commissioner Michele Lazarow  
Commissioner Anthony A. Sanders  
Commissioner Anabelle Taub

City Manager Roger M. Carlton  
City Attorney Jennifer Merino  
City Clerk Mario Bataille, CMC

## Meeting Minutes

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Monday, March 13, 2017

6:00 PM

Commission Chambers

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### **Workshop Meeting**

#### **1. CALL TO ORDER**

*Mayor Cooper Called the meeting to order at 6:08 PM.*

#### **2. ROLL CALL**

**Present:** 5 - Mayor Cooper, Commissioner Lazarow, Vice Mayor London, Commissioner Sanders and Commissioner Taub

*City Manager Roger Carlton and City Attorney Jennifer Merino were present as well.*

#### **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)PRESENTATIONS**

*There were no speakers signed up for public participation.*

#### **6. PRESENTATIONS**

#### **7. COMMISSIONER COMMUNICATIONS - Items not on the Agenda**

##### **A. COMMISSIONER LAZAROW**

*No communication*

##### **B. COMMISSIONER SANDERS**

*No communication*

##### **C. COMMISSIONER TAUB**

*No communication.*

**D. VICE MAYOR LONDON**

*Vice Mayor London mentioned that Hollywood had a discussion regarding the Charter review. He questioned whether any feedback has been received from the Supervisor of Elections as far as a calendar goes.*

*City Clerk Bataille assumed if there were Charter questions it would be part of the November 2018 election ballot; therefore, the deadline to submit said ballot question to the Supervisor of Elections is June 18, 2018*

*Vice Mayor London requested that this information be provided when the advisory board policy is brought back to the Commission in May. He commented that if we wanted to empower a Charter Review Advisory Board it will give us approximately a year to seat them, give them a timeline, get them to work and give them some direction.*

*Vice Mayor London shared concerns regarding City employees that are residents have been told that they are not allowed to sit on Advisory Boards and felt that is unfair since they are residents they should be able to participate and be part of the discussion.*

*Deputy City Clerk Rodriguez advised there is an Administrative policy that employees are not allowed to serve.*

*Vice Mayor London questioned whether that policy should remain and requested this policy be reviewed.*

*Vice Mayor London advised that he will be out of town for the first Commission meeting in April.*

*Mayor Cooper stated that she and Commissioner Taub are leaving on Monday.*

*City Clerk Bataille noted that he would come back with recommendations on handling the Commission's meeting schedule.*

*In response to a question posed by Vice Mayor London, City Clerk Bataille stated that the follow up memo will be part of the next agenda.*

*Vice Chair London applauded City Manager Carlton for putting together a Project Committee for the new fire station project and Chief Ellis inclusion in the discussions of the project. He thanked Chief Ellis for clearing up any miscommunications.*

*Vice Mayor London questioned when we can get an RFP on the street for the \$200,000 lot discussed at the last meeting.*

*City Manager Carlton advised that he needs to check some things and will get back to the Commission. He questioned who picked the art on the west side.*

*Vice Mayor London believed that the County provided a list of artists and funded part of it. He suggested painting it again if it is not a mural.*

*Mayor Cooper suggested painting the bridge and underneath doing a color that would tie into the mural.*

*City Manager Carlton stated he would bring recommendations to the next meeting.*

*Vice Mayor London requested the three-acre parcel be evaluated off Anson Boulevard. There is an opportunity waiting for us to do something and he thinks now is the time.*

#### **E. MAYOR COOPER**

*Mayor Cooper distributed an Ordinance adopted by Pembroke Pines last year regarding AED 's to be placed in the parks. She would also like to find out how many locations there are. She requested this researched and brought back.*

*Mayor Cooper shared a request from Fairways Riviera which indicated they used to be able to put a sign 200, 250 and 300 feet along Diplomat Parkway. The City owned swales but were informed by the Association that they maintain it. They wanted to replace the existing signs in the current location and have received conflicting information as to whether or not they can continue. She requested that we explore the issue because they are directional signs.*

*Mayor Cooper mentioned AirBnB are negotiating with municipalities in residential areas are renting. They have recently negotiated a 4% resort tax with a neighboring City. This might be a great opportunity for us to look at a new revenue for our community and requested staff to research.*

*The Workshop meeting recesses at 7:30 PM.*

*The Workshop meeting reconvened at 10:00 PM.*

#### **8. CITY BUSINESS**

##### **A. DISCUSSION ON THE CITY'S ADVISORY BOARDS AND COMMITTEES. - PART II (STAFF: CITY CLERK'S OFFICE)**

*City Clerk Bataille provided an overview of the Item and turned the presentation over to Deputy City Clerk Rodriguez who also answered questions posed by the Commission and requested that the Commission continue to provide direction after each Board.*

##### **HUMAN SERVICES BOARD:**

*Vice Chair London questioned why there is only 33% attendance on this Board, which*

*Deputy City Clerk Rodriguez indicated that the focus of this Board is reviewing the MOK applications. Originally their mission was to provide support to the Human Services Support Department and there are other non-profit organizations that have been providing ancillary support to the Human Services Board.*

*Vice Chair London supported keeping the Board with a six-month review; however, he would like to see a new Mission Statement in May and an idea with a connection of what the Board wants to do, and if that lines up with the actual Mission Statement.*

*Mayor Cooper opened the floor for public participation.*

*Jackie Pentacost, a member of the Human Services Board, indicated several board members work and do not have time to attend the meetings; therefore, there is no quorum. They need members who can attend and they also need people who will help with the Hepburn Center.*

*Dr. Sells, a member of the Human Services Board, in response to Commissioner Lazarow, she stated that it is not necessary to have ten members. She believes five or seven would be sufficient. She believes most of the problem is that members are working and it is hard for them to come to the meetings on time or at all. The control of the Board is not within the Board itself and that is also an issue. They need people who will attend the meetings and will partake in the decision making and make things move. The Board sets their own time and day for the meetings.*

*Commissioner Lazarow indicated that her position is that the Board will be wiped clean and if her appointee does not show up they will be removed. She mentioned something in place that says if appointees miss a certain number of days they are automatically withdrawn. Maybe that needs to be changed to two consecutive meetings. She does not think seven members are needed and if there are five good members they could easily get a quorum.*

*Chair Cooper commented that this Board used to be self-motivated and they would discuss the overall operations of the Human Services Department. She does not have a problem with Boards whether they have seven or ten members. The more volunteers involved in the City the better.*

*Vice Mayor London stated that he is encouraging a 501c3 for people who are interested that not only want to donate their time but also have a financial interest. He believes it is important that people are doing fundraising instead of always looking to the City to have all the answers and dollars. He reiterated that he would rather have five passionate engaged interested people than ten.*

*Commissioner Taub commented that those members who work during the day have a hard time meeting at the scheduled times.*

*Vice Mayor London suggested moving the meeting time to 7:00 p.m. He would encourage as many as meetings as possible to be held in Chambers because they can be broadcasted and archived.*

*In response to a question posed by Mayor Cooper, City Clerk Bataille indicated that the room upstairs that used to be utilized for meetings has been converted into a training room; therefore, the recording capabilities are no longer there.*

*Commissioner Taub believes that each Commissioner should have one pick so it will be equal. She is all for five Board members.*

*Consensus:*

*- The Human Services Boards shall have five members.*

#### **JOINT COMMUNITY PARTNERSHIP GRANTS COMMITTEE:**

*Vice Mayor London advised that he wants to sunset this Board. They have only met once and this is something we will be overlooking.*

*In response to Commissioner Taub, Vice Mayor London stated that an Ordinance will be brought back in May at which time we will have one last opportunity to discuss it.*

*Mayor Cooper concurred. She thinks we have done great work with our Grants Committee and thanked them. They have become a great example.*

*Consensus:*

*- Sunset the Joint Community Partnership Grants Committee.*

#### **NUISANCE ABATEMENT BOARD:**

*Mayor Cooper commented that we have had this Board in existence for two years that has never had a meeting. As a Commission, they met a couple of years ago. If there are numerous calls to service or drug activities this is something the Chief would bring forward. She believes the Board should remain as is.*

*Vice Mayor London mentioned a recent conversation with City Manager Carlton and 519 Lane Boulevard came up. He questioned the status of 519 Lane Boulevard.*

*Kevin Klopp, Director of Development Services, stated that 519 Lane Boulevard has been heard by the Unsafe Structures Board so it is not in the realm of the Nuisance Abatement Board, which he believes is more of a nuisance business operation than an unsafe structure. They are working with the City Attorney's office to get a Judge's Order to be able to go in with a warrant and determine what further deterioration of the structure has occurred. In addition, Director Klopp indicated if they get a warrant to go*

*in they will be establish more than 50% damage and get a demolition order. If the owner does not demolish then the City would.*

*In response to a question posed by Vice Mayor London, Mr. Klopp advised that it is a nuisance but because it is an unsafe structure and we already have that ruling.*

*In response to Vice Mayor London, City Attorney Merino commented that many municipalities and local governments will use Advisory Boards to get the input of residents as opposed to just the Elected Officials. That is the policy purpose behind these types of Boards. That does not mean it is always useful. With nuisance, you want to have a venue for the residents of that area to be able to express their concerns and to receive an opinion from more than this Board regarding whether it is a nuisance or not. Ultimately the decision will be in this Board's hands.*

*Vice Mayor London reiterated that the Board has met once; therefore, he thinks we should sunset it.*

*Mayor Cooper requested further research. There should be a process.*

*City Attorney Merino advised that they will be coming back with legal possibilities on a lot of issues. There may be more than one.*

*City Manager Carlton mentioned that the unsafe structure is about the physical structure and the nuisance is about the behavior going on in the building. The benefit of a Board like this is that you have established a due process where there is some sort of citation and standards of repeated behavior. Maybe there is a way to combine this with something else to keep the function but not necessarily the Board. The function is important.*

*Vice Mayor London suggested that Special Magistrate might be an option.*

#### **PLANNING & ZONING ADVISORY BOARD:**

*Planning and Zoning Chairperson Natelson stated they have diversity of age and they have a very professional skilled Board. Most of the Board members bring high skill sets. They operate with due process where everyone is given the opportunity to speak on every issue. They take professionalism and ethics very seriously. She apologized for Ms. Taub's unpleasant experience at the one meeting she attended. She believes there should be seven members. She suggested that the City Commission be careful not to appoint certain trades to this Board. She believes that realtors, mortgage brokers and people interested in doing business with development projects potentially will have a conflict of interest. She requested that the Board be retained and the blanks be filled in.*

*Donna Rubin, Hallandale Beach, FL stated it is her understanding that the President of*

her Condo Board is up for an appointment with the Planning and Zoning Advisory Board. She lives at Golden Horn and stated that their building is a disaster. They have yet to have their 40-year building safety inspection and their financials are a mess. They have four audits for the same year because they could not get them right. The DBPR has been involved for over two years and they have not had an election since 2010.

Vice Mayor London suggested that Ms. Rubin listen to the conversation and believed that her comments would be more appropriate under Public Participation.

City Attorney Meriono made a clarification to the notes in the agenda. There is a Statute requiring a land use agency. That does not necessarily have to be this Board. Some municipalities have appointed the City Commission as the agency.

Commissioner Lazarow suggested qualifications are needed for the board and members must be familiar with State and Zoning rules. She believes that the Board should consist of five members.

Vice Mayor London suggested the Planning and Zoning Advisory Board be separated into two. He also believes that some education would be very important for members of the Planning and Zoning Advisory Board as to what their purview is and what they should and should not be looking at. He thinks there should be five members. If we are having a resident Advisory Board then they should meet on a consistent day, which he believes is the fourth Wednesday of the month. He emphasized that the meetings will be on a regularly scheduled basis on the fourth Wednesday of the month. He would like to see expertise but did not feel that qualifications needed to be added at this time. He believes that this Board, along with Police and Fire Pension and Civil Service need a majority vote by the Commission for someone to be on the Board.

In response to Mayor Cooper with regards to dividing Planning and Zoning, City Manager Carlton advised that there are three functions. The Planning function, which is the forward thinking of what the City is going to look like ten years now or whether we need to change the code. The Zoning function has to do with specific buildings and how they fit on the land. The third function is a design review, what does the building look like and how does it relate to its neighbors. Many cities have them separate and many cities combine them. A lot has to do with the sheer volume of what comes in. It becomes a policy matter.

Vice Mayor London requested that Deputy City Rodriguez research this a little further to see if there are term limits in some of the other cities.

Commissioner Taub believes that we should think about ethics training for some Boards such as Planning and Zoning and Police and Fire Pension Boards.

*Vice Mayor London noted consensus among three commissioner on the board having five members, term limits, and Commissioner will decide appointments by majority vote of the body.*

*City Clerk Bataille advised they are going to bring a comprehensive item to the Commission and will provide recommendations based on their review of the Boards and Committees. They will also provide the consensus recommendations. They will also look at Planning and Zoning to see what works.*

*Charles Wu, Member of the Planning Zoning Advisory Board, requested that alternates be considered with five members.*

*No further discussion was taken by the Commission on this Item.*

**B. A WORKSHOP ON MEDICAL CANNABIS PRESENTED BY THE DEVELOPMENT SERVICES DEPARTMENT.**

*Development Services Director Klopp provided a brief overview on the item and answered questions posed by the City Commission.*

*Director Klopp staff will either bring an Ordinance for consideration to incorporate the comments of the Commission or will come back for an extension.*

*City Attorney Merino advised that there is currently an issue with these dispensaries not being allowed to use banking services; therefore, they will be cash heavy enterprises. They are all cash and Miami being quite different from Colorado she wanted everyone to be aware as they give feedback.*

*After further discussion no action was taken by the Commission.*

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

*No communication.*

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

*No communication.*

**11. INFORMATIONAL ITEMS: (No Action Required)**

**A. FOLLOW UP MEMO - February 13, 2017**

**12. ADJOURN**

*There being no further business before the Commission, this meeting adjourned at 10:39 PM.*