



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

Mayor Joy F. Cooper
Vice Mayor Mike Butler
Commissioner Sabrina Javellana
Commissioner Michele Lazarow
Commissioner Anabelle Lima-Taub

City Manager Dr. Jeremy Earle
City Attorney Jennifer Merino
City Clerk Jenorgen M. Guillen, CMC

City Commission Minutes

Wednesday,
March 17, 2021

5:35 PM

Cultural Center/Virtual

1. CALL TO ORDER

Mayor Joy F. Cooper called the meeting to Order at 6:38 p.m.

2. ROLL CALL

Present (Physically): 4 - Vice Mayor Mike Butler, Mayor Joy F. Cooper, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Present (Virtually): 1 - Commissioner Sabrina Javellana

City Manager Dr. Jeremy Earle and City Attorney Jennifer Merino were also present.

3. PLEDGE OF ALLEGIANCE

4. ORDER OF BUSINESS

Motion by Vice Mayor Mike Butler, Seconded by Commissioner Anabelle Lima-Taub to accept Supplemental Agenda No.1. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

Motion by Commissioner Anabelle Lima-Taub, Seconded by Vice Mayor Mike Butler to defer Items 10.C and 10.D to the April 7, 2021 City Commission Meeting at 5:30p.m. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

5. PUBLIC PARTICIPATION (Speakers must sign-in with the staff prior to the start of the meeting)

There were no speakers.

6. PRESENTATIONS

- A. GAMBLING AWARENESS MONTH PROCLAMATION (SPONSORED BY MAYOR JOY F. COOPER)

Mayor Joy F. Cooper read the Proclamation into the record.

7. APPROVAL OF DRAFT MINUTES

- A. FEBRUARY 3, 2021 CITY COMMISSION MEETING.

Motion by Commissioner Anabelle Lima-Taub, Seconded by Vice Mayor Mike Butler to approve the draft Minutes as presented in Item 7.A. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

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.)

Motion by Commissioner Michele Lazarow, Seconded by Commissioner Anabelle Lima-Taub to approve the Consent Agenda as presented. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE MANAGER TO SUBMIT THE GRANT APPLICATIONS FOR THE 47TH YEAR CDBG PROGRAM FOR THE AFTER SCHOOL TUTORIAL PROGRAM AND PUBLIC WORKS IMPROVEMENTS

FOR A TOTAL AMOUNT NOT TO EXCEED TWO HUNDRED SIXTY SIX THOUSAND THREE HUNDRED NINETY ONE (\$266,391) DOLLARS; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL RELATED DOCUMENTS TO EFFECTUATE THE SUBMITTAL OF THE GRANT APPLICATIONS, ACCEPT GRANT AWARDS, AND EXECUTE ANY AND ALL GRANT RELATED DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: CITY MANAGER)

Approved on Consent.

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING EXECUTION OF THE SECOND AMENDMENT TO AND RESTATEMENT OF THE TRANSPORTATION SYSTEM SURTAX INTERLOCAL AGREEMENT DATED AUGUST 29, 2018, BY AND BETWEEN BROWARD COUNTY, THE BROWARD METROPOLITAN PLANNING ORGANIZATION, THE CITY OF HALLANDALE BEACH AND OTHER BROWARD COUNTY MUNICIPALITIES; AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Approved on Consent.

- C. RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FL URGING THE FLORIDA LEGISLATURE TO ENACT SENATE BILL 356, SENATE BILL 386, HOUSE BILL 556, OR SIMILAR LEGISLATION THAT WOULD MINIMIZE, OR ELIMINATE, DRIVER LICENSE SUSPENSIONS DUE TO FAILURE TO PAY FINES, FEES, SERVICE CHARGES, OR OTHER COST. (SPONSORED BY COMMISSIONER SABRINA JAVELLANA)

Approved on Consent.

9. ORDINANCES ON FIRST READING

- A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE "CONDOMINIUM TRANSPARENCY AND ACCOUNTABILITY ACT," TO MODIFY REGISTRATION REQUIREMENTS FOR CONDOMINIUM, MULTI-FAMILY HOMEOWNERS AND COOPERATIVE ASSOCIATIONS WITHIN THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(SPONSORED BY COMMISSIONER ANABELLE LIMA-TAUB, CO-SPONSORED BY MAYOR JOY F. COOPER).

THIS ITEM IS HEARD IN CONJUNCTION WITH AGENDA ITEM 12A. THIS ITEM IS SCHEDULED FOR TIME CERTAIN 7:00 P.M.

Mayor Joy F. Cooper opened the floor to public comment.

Gayle Goldstein-Tucker, Hallandale Beach resident was called to speak.

Voice messages from the following were played during this time:

Evelyn Gonzalez, Hallandale Beach resident.

Jose Espinel, Hallandale Beach resident.

Boris Spector, Hallandale Beach resident.

Tamara Spector, Hallandale Beach resident.

Mario Vida, Hallandale Beach resident.

Adriana Bernard-Grossman, Hallandale Beach resident.

Meyer K, Hallandale Beach resident.

Mrs. Ressler, Hallandale Beach resident.

Barry Marc, Hallandale Beach resident.

Gelsys Resgo, Hallandale Beach resident.

Maria Ines-Marino, Hallandale Beach resident.

Bonnie, Hallandale Beach resident.

George Mutlos, Hallandale Beach resident.

See Exhibit 1 – eComments attached hereto and made part hereof.

Seeing no more speakers, Mayor Joy F. Cooper closed the floor to public comment.

Unanimous Consensus:

- **To amend the Ordinance from “Condominium Transparency and Accountability Act,” to reference the “Condominium and Homeowners Association (HOA) Transparency and Accountability Act,” to the title.**
- **To amend the Ordinance to add to the list any existing liens by the Association must be disclosed.**

Motion by Commissioner Anabelle Lima-Taub, Seconded by Mayor Joy F. Cooper to approve the Ordinance on First Reading as amended. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

Refer to Action taken under Item 12A.

- B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE ADOPTED BUDGET FOR FY 20/21 TO REFLECT THE REVENUES, EXPENDITURES, APPROPRIATIONS AND OTHER MISCELLANEOUS BUDGET ADJUSTMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (FIRST READING)(STAFF: BUDGET & PROGRAM MONITORING DIRECTOR)

Mayor Joy F. Cooper opened the floor to public comment.

Seeing no speakers, Mayor Joy F. Cooper closed the floor to public comment.

Motion by Commissioner Michele Lazarow, Seconded by Commissioner Sabrina Javellana to approve the Ordinance on First Reading as presented; and to set Second Reading for April 7, 2021 City Commission Meeting. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

10. ORDINANCES ON SECOND READING/PUBLIC HEARING

- A. AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, IMPLEMENTING THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; AMENDING THE HALLANDALE BEACH REGULATING PLAN TO INCLUDE THE HALLANDALE BEACH BOULEVARD WEST AND THE HALLANDALE BEACH BOULEVARD EAST SUBDISTRICTS; ADOPTING ZONING REGULATIONS IN CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE BY AMENDING ARTICLE III, ZONING, DIVISION 3, CREATING SUBDIVISION II, THE HALLANDALE BEACH BOULEVARD DISTRICT; CREATING HALLANDALE BEACH BOULEVARD WEST SUBDISTRICT AND HALLANDALE BEACH BOULEVARD EAST SUBDISTRICT STANDARDS; AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, ARTICLE III, DIVISION 3, FORM-BASED ZONING DISTRICTS, SECTION 32-194 CONFIGURATION OF BUILDINGS, SECTION 32-201 CENTRAL RAC FRONTAGE STANDARDS, SECTION 32-202 CENTRAL RAC CIVIC OPEN SPACES, AND SECTION 32-203 CENTRAL RAC PARKING STANDARDS; AMENDING ARTICLE I, SECTION 32-8, DEFINITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.(SECOND READING)(STAFF: DEVELOPMENT SERVICES DIRECTOR)

ITEM WAS APPROVED ON FEBRUARY 17, 2021 WITH A 5/0 ROLL CALL VOTE. THIS ITEM IS HEARD IN CONJUNCTION WITH AGENDA ITEMS 10B AND 12B

Mayor Joy F. Cooper opened the Public Hearing.

Mickey Biss, Hallandale Beach Business Owner was called to speak.

Seeing no more speakers, Mayor Joy F. Cooper closed the Public Hearing.

Motion by Commissioner Michele Lazarow, Seconded by Commissioner Anabelle Lima-Taub to approve the Ordinance on Second Reading as presented. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

Refer to Action taken under item 10B and 12B.

- B. AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ZONING MAP BY REMOVING BUSINESS GENERAL (B-G) AND CENTRAL CITY BUSINESS (CCB) ZONING DISTRICTS, AND THE PLANNED REDEVELOPMENT OVERLAY (RDO) DISTRICTS FROM THE LANDS WITHIN THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; REZONING CERTAIN PARCELS ADJACENT TO HALLANDALE BEACH BOULEVARD, LOCATED WITHIN THE BOUNDARIES OF THE GENERAL COMMERCIAL LAND USE CATEGORY OF THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (SECOND READING)(STAFF: DEVELOPMENT SERVICES DIRECTOR)

ITEM WAS APPROVED ON FEBRUARY 17, 2021 WITH A 5/0 ROLL CALL VOTE. THIS ITEM IS HEARD IN CONJUNCTION WITH AGENDA ITEMS 10A AND 12B.

Mayor Joy F. Cooper opened the Public Hearing.

Seeing no speakers, Mayor Joy F. Cooper closed the Public Hearing.

Motion by Commissioner Michele Lazarow, Seconded by Vice Mayor Mike Butler to approve the Ordinance on Second Reading as presented. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

Refer to Action taken under item 10A and 12B.

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 29, TREES, SECTION 29-1, DEFINITIONS, AMENDING SECTION 29-2, APPLICABILITY; TERRITORY; ENFORCEMENT, AMENDING SECTION 29-3, TYPES OF PROPERTY, AMENDING SECTION 29-4, PERMIT REQUIRED; PROCEDURES; FEE, AMENDING SECTION 29-5 – PERMIT EXCEPTIONS, DELETING SECTION 29-6, ADMINISTRATIVE FEE WAIVER, AMENDING SECTION 29-7, TREE PRESERVATION TRUST FUND, AMENDING SECTION 29-8, APPEALS FROM DECISIONS OF THE DESIGNATED PUBLIC AGENCY,

AMENDING SECTION 29-9, REMOVAL OF DEAD OR DISEASED TREES, AMENDING SECTION 29-10, VIOLATION; PENALTY, AND ADDING SECTION 29-11, TABLES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (SECOND READING) (STAFF: DEVELOPMENT SERVICES DIRECTOR)

ITEM WAS APPROVED ON MARCH 3, 2021 WITH A 4/0 ROLL CALL VOTE.

This Item was deferred.

Refer to Action taken under Item 4.

- D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING AND AUTHORIZING THE LEASE OF THE CITY OWNED PROPERTY LOCATED AT 300 SOUTH FEDERAL HIGHWAY, HALLANDALE BEACH, FLORIDA TO BROWARD COUNTY FOR USE AS THE HALLANDALE BEACH BRANCH LIBRARY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE. (SECOND READING)(STAFF: CITY MANAGER)

ITEM WAS APPROVED ON MARCH 3, 2021 WITH A 4/0 ROLL CALL VOTE.

This Item was deferred.

Refer to Action taken under Item 4.

11. RESOLUTIONS/PUBLIC HEARING

12. RESOLUTIONS/CITY BUSINESS

- A. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA SENATE BILL 1638 CREATING THE CONDOMINIUM FRAUD INVESTIGATION PILOT PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY COMMISSIONER ANABELLE LIMA-TAUB, CO-SPONSORED BY MAYOR JOY F. COOPER)

*THIS ITEM IS HEARD IN CONJUNCTION WITH AGENDA ITEM 9A.
THIS ITEM IS SCHEDULED FOR TIME CERTAIN 7:00 P.M.*

Motion by Commissioner Anabelle Lima-Taub, Seconded by Commissioner Sabrina Javellana to approve the Resolution as presented. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

Refer to Action taken under item 9A.

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, ADOPTING THE HALLANDALE BEACH BOULEVARD DISTRICT DESIGN GUIDELINES; AND PROVIDING AN EFFECTIVE DATE. (STAFF: DEVELOPMENT SERVICES DIRECTOR)

THIS ITEM IS HEARD IN CONJUNCTION WITH AGENDA ITEMS 10A AND 10B.

*Mayor Joy F. Cooper opened the floor to public comment.
Seeing no speakers, Mayor Joy F. Cooper closed the floor to public comment.*

Motion by Commissioner Michele Lazarow, Seconded by Vice Mayor Mike Butler to approve the Resolution as presented. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

Refer to Action taken under item 10A and 10B.

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING UTILIZATION OF STATE OF GEORGIA CONTRACT WITH BYD MOTORS LLC FOR THE PURCHASE ELECTRIC BUS FLEET FOR A TOTAL AMOUNT NOT EXCEEDING FIVE MILLION DOLLARS (\$5,000,000); AUTHORIZING PURCHASE OF BUSES AND RELATED EQUIPMENT; AUTHORIZING CITY MANAGER TO EXECUTE RELATED ADOCUMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Motion by Vice Mayor Butler, Seconded by Commissioner Sabrina Javellana to approve the Resolution as presented. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

13. COMMISSIONER COMMUNICATIONS - Items not on the Agenda

A. COMMISSIONER JAVELLANA

Provided a verbal report.

B. COMMISSIONER LAZAROW

Provided a verbal report.

Motion by Commissioner Michele Lazarow, Seconded by Mayor Joy F. Cooper to direct the City Attorney to research and amend the City Code to create stronger penalties for those that violate stop work orders; Ordinance will be sponsored by Commissioner Michelle Lazarow and co-sponsored by Mayor Joy F. Cooper. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

C. COMMISSIONER LIMA-TAUB

Provided a verbal report.

Unanimous Consensus:

- **To appoint Ilya Gekhman to the Sustainability & Flood Mitigation Advisory Board.**

D. VICE MAYOR BUTLER

Provided a verbal report.

Motion by Vice Mayor Mike Butler, Seconded by Mayor Joy F. Cooper to direct the City Manager to select and sponsor one City Employee attend the Leadership Broward Program; to approve utilization of a portion of Vice Mayor Mie Butler's Travel Funds to sponsor the employee; and to allow the required time away from work in order to attend sessions. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

Motion by Vice Mayor Mike Butler, Seconded by Mayor Joy F. Cooper, to appoint Priam Rosenberg to the Unsafe Structures Board to serve within Appraiser discipline; appointment is pending receipt of application. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

Unanimous Consensus:

- To appoint William Klein to the Sustainability & Flood Mitigation Advisory Board; pending receipt of his application.
- To if required, schedule a Special Meeting of the GISND Board of Directors on April 7, 2021 to discuss the board's request for formation of a sub-committee.

E. MAYOR COOPER

Provided a verbal report.

14. CITY ATTORNEY COMMUNICATIONS - Items not on the Agenda

City Attorney Jennifer Merino provided a verbal report and answered questions posed by the City Commission.

15. CITY MANAGER COMMUNICATIONS - Items not on the Agenda

City Manager Dr. Jeremy Earle provided a verbal report and answered questions posed by the City Commission.

16. INFORMATIONAL ITEMS: (No Action Required)

Motion by Vice Mayor Mike Butler, Seconded by Commissioner Anabelle Lima-Taub to approve a Proclamation for National Crime Victim's Rights Week. The Motion carried as follows:

Ayes: 5 - Mayor Joy F. Cooper, Commissioner Sabrina Javellana, Vice Mayor Mike Butler, Commissioner Anabelle Lima-Taub and Commissioner Michele Lazarow

Nays: 0

17. ADJOURN

There being no further business to discuss before the City Commission, the meeting adjourned without objection at 8:56 p.m.

(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 M. Guillen, City Clerk

Adopted Date

DRAFT