



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, August 20, 2025

5:30 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Mayor Joy F. Cooper at 6:26PM.

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 Supplemental Agenda and to move Quasi-judicial Items 9C, 9D, 9F, 10D, 11A, 11B, 11C, and 11D to be discussed after Presentations. The motion carried by the following vote:

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

Nays: 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

Murvin Wright was called to speak

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

6. PRESENTATIONS

A. THE GREATER FT. LAUDERDALE DIAPER BANK NATIONAL DIAPER AWARENESS WEEK PROCLAMATION. (SPONSORED BY MAYOR JOY F. COOPER)

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

- B. FEEDING SOUTH FLORIDA HUNGER ACTION MONTH PROCLAMATION. (SPONSORED BY VICE MAYOR MICHELE LAZAROW)

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

- C. CHRISTMAS IN JULY PRESENTATION. (STAFF: CITY MANAGER)
City Manager Dr. Jeremy Earle recognized Dr. Cilia Earle for her leadership and contributions to the success of the Christmas in July charity event. Dr. Celia Earle expressed appreciation to the Hallandale Beach Police Department for their support and active participation in the event.

- D. WORLD KINDNESS DAY PROCLAMATION. (STAFF: POLICE CHIEF)
Mayor Joy F. Cooper and the City Commission presented the Proclamation.

- E. COMMUNITY RISK ASSESSMENT PRESENTATION/STANDARDS OF COVER. (STAFF: HUMAN RESOURCES/RISK MANAGEMENT DIRECTOR)

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

Human Resources Director, Radu Dodea

Christopher Armstrong, Project manager representative from ESCI

Fire Rescue-BSO District Chief, William Fucci

7. APPROVAL OF DRAFT MINUTES

A motion was made by Commissioner Butler, seconded by Commissioner Lima-Taub to approve the Draft Minutes. 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. JUNE 18, 2025 SPECIAL CITY COMMISSION BUDGET MEETING.
(STAFF: CITY CLERK)

Approved

- B. JUNE 18, 2025 CITY COMMISSION MEETING. (STAFF: CITY CLERK)
Approved

- C. JUNE 4, 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 Mayor Lazarow, seconded by Commissioner Lima-Taub to approve the Consent Agenda and pull Item 8G. The motion carried by the following vote:

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

Nays: 0 -

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

Approved under Consent Agenda

- B. MARCH MONTHLY BUDGET REPORT. (STAFF: BUDGET & MONITORING DIRECTOR)

Approved under Consent Agenda

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH RAFTELIS FINANCIAL CONSULTANTS, INC. IN A NOT TO EXCEED AMOUNT OF FORTY-NINE THOUSAND, THREE HUNDRED AND TWENTY DOLLARS (\$49,320) TO PROVIDE AN UPDATED BOND FEASIBILITY REPORT, ESSENTIAL FOR THE SECOND TRANCHE OF UTILITY REVENUE BONDS ANTICIPATED FOR ISSUANCE IN DECEMBER 2025; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: FINANCE DIRECTOR)

Approved under Consent Agenda

- D. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, AUTHORIZING SETTLEMENT PAYMENT TO YASMINE MCCALLA FOR PERSONAL INJURIES RESULTING FROM A MOTOR VEHICLE ACCIDENT IN THE AMOUNT OF TWENTY THOUSAND (\$20,000) DOLLARS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: HUMAN RESOURCES/RISK MANAGEMENT DIRECTOR)

Approved under Consent Agenda

- E. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDED BID # FY 2024-2025-22, SCHOOL CROSSING GUARDS, TO WATERFIELD FLORIDA STAFFING, LLC, D/B/A ACTION LABOR OF FLORIDA, AS THE LOWEST RESPONSIVE BIDDER, IN THE NOT TO EXCEED AMOUNT OF EIGHTY-THREE THOUSAND, ONE HUNDRED AND THIRTY-FOUR DOLLARS (\$83,134) ANNUALLY, FOR A FIVE (5) YEAR PERIOD FROM FY 2025-26 THROUGH FY 2030-31; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: POLICE CHIEF)

Approved under Consent Agenda

- F. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDED BID # FY 2024-2025-19 20-INCH NE 7TH STREET FORCE MAIN IMPROVEMENT PROJECT (P2119) TO ACCURATE DRILLING SYSTEMS, INC., AS THE LOWEST RESPONSIVE BIDDER, FOR ONE MILLION, NINE HUNDRED, TWELVE THOUSAND, SEVEN HUNDRED AND EIGHTY-EIGHT DOLLARS (\$1,912,788) AND AUTHORIZING A 10% CONTINGENCY FOR A TOTAL NOT TO EXCEED AMOUNT OF TWO MILLION, ONE HUNDRED, FOUR THOUSAND, SIXTY-SIX DOLLARS AND EIGHTY CENTS (\$2,104,066.80); 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, AWARDED BID # FY 2024-2025-21 THREE ISLANDS BLVD, PARKVIEW DRIVE AND LESLIE DRIVE WATER MAIN IMPROVEMENTS PROJECT (P2213) TO MAN-CON, INCORPORATED, AS THE LOWEST RESPONSIVE BIDDER, IN AN AMOUNT OF SEVEN MILLION, NINETY-FOUR THOUSAND, NINE HUNDRED, THIRTY-FOUR DOLLARS AND SIXTY-SIX CENTS (\$7,094,934.66) AND AUTHORIZE A 10% CONTINGENCY FOR A TOTAL NOT TO EXCEED THE AMOUNT OF SEVEN MILLION, EIGHT HUNDRED AND FOUR THOUSAND, FOUR HUNDRED, TWENTY-EIGHT DOLLARS AND THIRTEEN CENTS (\$7,804,428.13); AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

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

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

Nays: 0 -

- H. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, RATIFYING THE TOTAL COST OF RAISING UTILITY BOXES TO PALMA PAVING & CONCRETE, INC. FOR FDOT CONTRACT #PNE4W89 OF SIXTY-FIVE THOUSAND, EIGHT HUNDRED DOLLARS (\$65,800); AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

Approved under Consent Agenda

- I. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE CITY TO ENTER INTO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) CONTRACT ASM23 TO OPERATE AND MAINTAIN LIGHTING

ON DESIGNATED STATE ROADS WITHIN CITY LIMITS FOR UP TO SEVEN (7) YEARS; AND PROVIDING FOR AN EFFECTIVE DATE.
(STAFF: PUBLIC WORKS)

Approved under Consent Agenda

J. ADVISORY BOARD & COMMITTEE MINUTES (STAFF: CITY CLERK)
Approved under Consent Agenda

K. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDED BID #FY 2024-2025-26 EGRET TRI-PLEX SUBMERSIBLE LIFT STATION 1 IMPROVEMENTS TO SOUTHERN UNDERGROUND, INC., AS THE LOWEST RESPONSIVE BIDDER, IN AN AMOUNT OF SIX MILLION, SEVEN HUNDRED, SEVENTY-TWO THOUSAND, FOUR HUNDRED AND NINETY-EIGHT DOLLARS (\$6,772,498) AND AUTHORIZING AN ADDITIONAL TEN PERCENT (10%) CONTINGENCY; AUTHORIZE USE OF FUNDING FROM UTILITY RESERVES; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

Approved under Consent Agenda

L. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDED RFP # FY 2024-2025-13 PARKING MOBILE PAYMENT SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: POLICE CHIEF)

Approved under Consent Agenda

M. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, AUTHORIZING SETTLEMENT PAYMENT TO QUENTA JOSEPH FOR PERSONAL INJURIES RESULTING FROM A MOTOR VEHICLE ACCIDENT IN EXCHANGE FOR A RELEASE; AND PROVIDING AN EFFECTIVE DATE. (STAFF: CITY ATTORNEY)

Approved under Consent Agenda

N. CITY ATTORNEY ANNUAL EVALUATION. (STAFF: CITY ATTORNEY)
Approved under Consent Agenda

City Attorney Jennifer Merino provided the Quasi-judicial guideline proceedings only once, but they apply equally to each application.

City Clerk Jenorgen Guillen swore in those who intended to testify during the proceedings.

9. ORDINANCES ON FIRST READING

A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN, INCLUDING SECTIONS 1 THROUGH 13 AND ALL ELEMENTS THEREOF, TO INCORPORATE

REVISIONS IDENTIFIED THROUGH THE CITY'S EVALUATION AND APPRAISAL REPORT (EAR) REVIEW PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; 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: 5 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub

Nayes: 0 -

- B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 ZONING AND LAND DEVELOPMENT CODE; ARTICLE III. "ZONING", SECTION 32-197 "RAC NEIGHBORHOOD SUBDISTRICT STANDARDS", TABLE 32-197(A) – "RAC NEIGHBORHOOD SUBDISTRICT DIMENSIONAL REQUIREMENTS" TO INCREASE THE PERMITTED HEIGHT, BUILDING PLACEMENT, AND OTHER DIMENSIONAL REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

A motion was made by Vice Mayor Lazarow, seconded by Commissioner Lima-Taub to approve the Ordinance on First 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 -

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT; PART 2.3, "PERMITTED USES IN FUTURE LAND USE CATEGORIES"; SUBPART A., "RESIDENTIAL USE", TO ALLOW ADDITIONAL OUTDOOR RECREATION FACILITIES AS ACCESSORY USES WITHIN THE LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL

OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

This item was heard in conjunction with item 9F

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 Lima-Taub to approve the Ordinance on First 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 -

- D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING REZONING OF THE PROPERTY LOCATED AT 424 N FEDERAL HIGHWAY AND IDENTIFIED BY PARCEL 5142-22-13-0360, FROM CENTRAL RAC – RAC TRANSITIONAL MIXED-USE SUBDISTRICT, TO CENTRAL RAC – RAC CORRIDOR SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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 Commissioner Butler, seconded by Vice Mayor Lazarow to approve the Ordinance on First 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 -

- E. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III “ZONING”, DIVISION 2, “ZONING DISTRICTS AND OVERLAYS”, SUBDIVISION II, “PLANNED DEVELOPMENT ZONING DISTRICTS”, SECTION 32-171 “PLAC PLANNED LOCAL ACTIVITY CENTER DISTRICT” OF THE ZONING AND LAND DEVELOPMENT CODE, TO ALLOW AUTOMOBILE RENTAL AGENCIES WITH SUPPLEMENTAL REGULATIONS IN THE PLAC ZONING DISTRICT; PROVIDING FOR

SEVERABILITY; PROVIDING FOR CONFLICTS; 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 Commissioner Butler, seconded by Vice Mayor Lazarow, to approve the Ordinance on First 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 -

- F. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, ARTICLE III. "ZONING", SECTION 32-143 "RS-7 RESIDENTIAL SINGLE FAMILY DISTRICT" TO ALLOW MARINAS ACCESSORY TO A PRIMARY OUTDOOR COMMERCIAL RECREATIONAL USE AS CONDITIONAL WITHIN A PLANNED DEVELOPMENT OVERLAY; AMENDING SECTION 32-153 "CR-P COMMERCIAL RECREATION (PASSIVE) DISTRICT" TO MODIFY DIMENSIONAL REGULATIONS FOR MARINAS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

This item was heard in conjunction with item 9C

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 Lima-Taub to approve the Ordinance on First 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 -

- G. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES TO PROVIDE A 25 MILES PER HOUR CITYWIDE SPEED LIMIT ON TWO-LANE LOCAL RESIDENTIAL STREETS BY ADDING CHAPTER 28 – TRAFFIC, MOTOR VEHICLES AND BOATS, ARTICLE I. – IN GENERAL, SEC. 28-2.- ESTABLISHMENT OF RESIDENTIAL SPEED ZONES, POSTING,

ENFORCEMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; 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 Commissioner Butler, seconded by Commissioner Lima-Taub to approve the Ordinance on First 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 -

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

A motion was made by Commissioner Lima-Taub, seconded by Commissioner Butler to amend the original motion by removing the allowance for duplexes and permitting only single-family homes and reducing the pilot duration from two years to eighteen (18) months to allow for evaluation while giving residents adequate time to rehome chickens if necessary. 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 Commissioner Lima Taub to approve the Ordinance as amended. The motion carried by the following vote:

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

Nayes: 0 -

- B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE

CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REPEAL AND RESCIND REGULATIONS RELATED TO THE CENTRAL CITY BUSINESS (CCB) ZONING DISTRICT AND PLANNED REDEVELOPMENT OVERLAY (RDO) DISTRICT; AMENDING ARTICLE III – “ZONING”, DIVISION 2, “ZONING DISTRICTS AND OVERLAYS”, SUBDIVISION I, “CONVENTIONAL ZONING DISTRICTS”, BY REPEALING SECTION 32-159, “CCB CENTRAL CITY BUSINESS DISTRICT” IN ITS ENTIRETY; AMENDING SUBDIVISION III “MAPPED OVERLAYS”, BY REPEALING SECTION 32-181 “RDO REDEVELOPMENT OVERLAY” IN ITS ENTIRETY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; 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: 5 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler and Commissioner Lima-Taub

Nayes: 0 -

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, ARTICLE V – “DEVELOPMENT REVIEW PROCEDURES”, SECTION 32-783 “REVIEW PROCEDURES” TO ADD PROVISIONS FOR CONDITIONS OF APPROVAL FOR DEVELOPMENT PERMITS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; 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 Commissioner Butler, 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 -

- D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING REZONING OF THE PROPERTY LOCATED AT 221 SE 9th STREET AND IDENTIFIED BY PARCEL 5142-27-17-0080, FROM CENTRAL RAC/RAC NEIGHBORHOOD SUBDISTRICT TO CENTRAL RAC/TRANSIT CORE SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

This item was heard in conjunction with item 11A

City Attorney Jennifer Merino provided an overview of the Quasi-judicial proceedings.

City Clerk Jenorgen Guillen swore in those who intended to testify during the 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 positive regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.

Commissioner Lima-Taub answered in the positive regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.

Vice Mayor Lazarow answered in the positive regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.

Unanimous Consensus of all those present:
To waive the presentation.

The Applicant waived the presentation.

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 Lima-Taub to approve the application for rezoning with findings and conditions as stated in the Ordinance on Second Reading. The motion carried by the following vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams,

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-24-06478 FOR MAJOR DEVELOPMENT PLAN APPROVAL AND APPLICATION # RD-24-06479 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) BY BLUE PARK, LLC, TO CONSTRUCT BLUE PARK, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 173 RESIDENTIAL UNITS, LOCATED AT 216, 220, AND 228 SE 8TH STREET, AND 221 SE 9TH STREET; REQUESTING RAMS FROM REQUIRED BUILDING PLACEMENT RELATIVE TO THE REQUIRED STREET SETBACK ON THE PRIMARY AND SECONDARY STREETS, RELATIVE TO THE REQUIRED STREET SETBACK ABOVE THE 5TH FLOOR ON SE 8TH STREET , RELATIVE TO THE MINIMUM SIDE SETBACK ABOVE THE 5TH FLOOR, RELATIVE TO THE CIVIC OPEN SPACE REQUIREMENTS, RELATIVE TO THE STAIRCASE ENCLOSURE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

This item was heard in conjunction with item 10D

City Attorney Jennifer Merino provided an overview of the Quasi-judicial proceedings.

City Clerk Jenorgen Guillen swore in those who intended to testify during the 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 positive regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.

Commissioner Lima-Taub answered in the positive regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.

Vice Mayor Lazarow answered in the positive regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.

Unanimous Consensus of all those present:
To waive the presentation.

The Applicant waived the presentation.

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 Lima-Taub to approve the application for Major Development Plan 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 -

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATION # CU-25-03650 BY 525 W. PEMBROKE ROAD LLC, FOR CONDITIONAL USE APPROVAL AND APPLICATION V-25-03651 REQUESTING A VARIANCE TO PERMIT THE PROPOSED CAR WASH USE IN THE WEST REGIONAL ACTIVITY CENTER / PEMBROKE ROAD SUBDISTRICT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

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 positive regarding any ex-parte communication noting his decision would be based solely on the testimony heard this evening.

Mayor Cooper answered in the positive regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.

Commissioner Lima-Taub answered in the positive regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.

Vice Mayor Lazarow answered in the positive regarding any ex-parte communication noting her decision would be based solely on the testimony heard this evening.

Unanimous Consensus of all those present:
To waive the presentation.

Rachel Strietfeld spoke on behalf of the applicant.

See Exhibit 1 attached hereto and made a part hereof.

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 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

Nays: 0 -

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE REQUEST BY WILFERZ BUILDERS LLC, TO ALLOCATE BONUS RESIDENTIAL DENSITY PURSUANT TO THE BROWARD COUNTY LAND USE PLAN, FOR A DUPLEX AFFORDABLE HOUSING PROJECT LOCATED AT 1019 NW 8 STREET; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

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.

Unanimous Consensus of all those present:
To waive the presentation.

The Applicant waived the presentation.

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 Lima-Taub to approve 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 -

- D. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE REQUEST OF KOLOS USA, LLC FOR AN ALCOHOLIC BEVERAGE ESTABLISHMENT DISTANCE WAIVER FOR A PROPOSED GROCERY STORE LOCATED AT 250 N FEDERAL HIGHWAY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

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.

Unanimous Consensus of all those present:
To waive the presentation.

The Applicant waived the presentation.

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 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

- A. YMCA BEACH BALL GALA DISCUSSION. (SPONSORED BY MAYOR JOY F. COOPER)

A motion was made by Mayor Cooper, seconded by Commissioner Lima-Taub, that the City of Hallandale Beach approves a \$5,000 sponsorship for a table at the YMCA Beach Ball fundraiser to support swimming lesson programs. The motion carried by the following vote:

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

Nayes: 0 -

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

Provided a verbal report.

- D. VICE MAYOR LAZAROW

Provided a verbal report.

- E. MAYOR COOPER

Provided a verbal report.

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 10:26pm.

(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