



# City of Hallandale Beach

## City Commission

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

Mayor Joy F. Cooper  
Vice Mayor Anabelle Lima-Taub  
Commissioner Joy D. Adams  
Commissioner Mike Butler  
Commissioner Michele Lazarow

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

## Meeting Minutes

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Wednesday, October 9, 2024

5:30 PM

Commission Chambers

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### 1. CALL TO ORDER

*The meeting was called to order by Mayor Joy F. Cooper at 5:33 PM.*

### 2. ROLL CALL

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

*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 Commissioner Butler, seconded by Vice Mayor Lima-Taub to approve the Supplemental Agenda and defer items 6A and item 12A to a future City Commission Meeting. The motion carried by the following vote:**

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

**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.*

*Remy Johnson was called to speak.*

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

### 6. PRESENTATIONS

A. OCTOBER 2024 STUDENT OF THE MONTH (SPONSORED BY  
JOY F. COOPER)

### Unanimous Consensus:

- To defer Item 6A to the next City Commission Meeting or soon thereafter.

### 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 motion was made by Commissioner Butler, seconded by Vice Mayor Lima-Taub to approve the Consent Agenda. The motion carried by the following vote:**

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

**Nays: 0** -

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY RELATING TO THE PROVISION OF DIRECT SERVICES IN THE FORM OF ADDITIONAL CODE COMPLIANCE SERVICES FOR FISCAL YEAR 2024-2025; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

**Approved under Consent Agenda**

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA AWARDING RFP # FY 2023-2024-09 – CONSULTANTS’ COMPETITIVE NEGOTIATION ACT (CCNA), FOR THE INDEPENDENT REVIEW AND GENERAL CONSULTING ENGINEERING SERVICES FOR CITY OPERATIONS CONTINUING SERVICE AGREEMENTS IN ACCORDANCE WITH THE CONSULTANTS’ COMPETITIVE NEGOTIATION ACT; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL RELATED DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

**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 CHAPTER 23 PROCUREMENT CODE, SECTION 23-12(2) RELATING TO SECURITY (BID BONDS); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)(STAFFPROCUREMENT 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 Lima-Taub, seconded by Commissioner Lazarow, to approve the Ordinance on First Reading. The motion carried by the following vote:**

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

**Nays: 0** -

- B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE SECTION 32-144 - RD-12 RESIDENTIAL TWO-FAMILY (DUPLEX) DISTRICT; AMENDING SECTION 32-145 - RM-18 RESIDENTIAL MULTI-FAMILY (MEDIUM-DENSITY) DISTRICT; AMENDING SECTION 32-146 - RM-25 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY) DISTRICT; AMENDING SECTION 32-147 - RM-HD-2 RESIDENTIAL MULTI-FAMILY(HIGH-DENSITY-2) DISTRICT; AMENDING SECTION 32-149. - B-L BUSINESS LIMITED DISTRICT; AMENDING DIVISION 5 SECTION 32-311. – DENSITY LIMITS; AMENDING SECTION 32-455. - MINIMUM PARKING SPACE REQUIREMENTS RELATING TO USES, MINIMUM UNIT SIZES, SITE DEVELOPMENT STANDARDS AND MINIMUM PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; 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 Lima-Taub, seconded by Commissioner Lazarow, to approve the Ordinance on First Reading. The motion carried by the following vote:**

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

**Nays: 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 ARTICLE IV OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 2 “ACCESSORY USES AND STRUCTURES”, SECTION 32-242 “PERMITTED ACCESSORY USES” TO ALLOW OUTDOOR COOKING AS

AN ACCESSORY USE FOR RESTAURANTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; 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 Lima-Taub, seconded by Commissioner Lazarow, to approve the Ordinance on Second Reading. The motion carried by the following vote:**

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

**Nays: 0** -

- B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 20 "TEMPORARY USES", SECTION 32-702 "EVENT PERMIT REQUIRED" RELATING TO ANNUAL PERMITS FOR TEMPORARY USES ON PROPERTIES OWNED BY THE CITY OR THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; 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 Lima-Taub, seconded by Commissioner Lazarow, to approve the Ordinance on Second Reading. The motion carried by the following vote:**

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

**Nays: 0** -

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 3. "FORM-BASED ZONING DISTRICTS", TABLE 32-198(a) RELATING TO THE BASE AND MAXIMUM DENSITY PERMITTED IN THE TRANSITIONAL MIXED USE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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 Lima-Taub, seconded by Commissioner Lazarow, to approve the Ordinance on Second Reading. The motion carried by the following vote:**

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

**Nayes: 0** -

**11. RESOLUTIONS/PUBLIC HEARING**

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, CONSIDERING A PLAT NOTE AMENDMENT TO THE BILTMORE MANSIONS PLAT FOR CERTAIN PROPERTY LOCATED AT 1928 SOUTH OCEAN DRIVE IN ACCORDANCE WITH CHAPTER 32, ARTICLE II, DIVISION 2 OF THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES, ZONING AND LAND DEVELOPMENT CODE; AUTHORIZING THE TRANSMITTAL OF SAME TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH ARTICLE VII, DIVISION 2, SEC. 5-181 OF THE BROWARD COUNTY CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

*Mayor Joy F. Cooper opened the floor to public comments.*

*Representative of the applicant stated on the record that they waived the Quasi-judicial process.*

*The City Commission polling process was waived.*

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

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

**Ayes: 4** - Mayor Cooper, Vice Mayor Lima-Taub, Commissioner Butler, and Commissioner Lazarow

**Nayes: 1** - Commissioner Adams

**12. RESOLUTIONS/CITY BUSINESS**

- A. APPOINTMENTS TO THE CITY ADVISORY BOARD AND COMMITTEES (STAFF: CITY CLERK'S OFFICE)

**Unanimous Consensus:**

- To defer Item 12A to the next City Commission Meeting or soon thereafter.

**13. COMMISSIONER COMMUNICATIONS - Items not on the Agenda**

A. COMMISSIONER ADAMS

*Provided a verbal report.*

B. COMMISSIONER BUTLER

*No Communication*

C. COMMISSIONER LAZAROW

*Provided a verbal report.*

D. VICE MAYOR LIMA-TAUB

*Provided a verbal report.*

E. MAYOR COOPER

*Provided a verbal report.*

**A motion was made by Mayor Cooper, seconded by Commissioner Lazarow, to direct staff to research FEMA's programs that address homes with repetitive loss due to flooding, including details on how these programs work and what assistance they provide. The motion carried by the following vote:**

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

**Nayes: 0** -

**A motion was made by Mayor Cooper, seconded by Vice Mayor Lima-Taub, to host a Town Hall meeting where people can learn how to dry fit their homes, understand the mechanisms involved and discuss the FEMA programs. The motion carried by the following vote:**

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

**Nayes: 0** -

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

*City Attorney Jennifer Merino had no communication.*

**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 6:18 PM.*

*(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:

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Joy F. Cooper, Mayor

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Jenorgen Guillen, City Clerk

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Adopted Date