



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, March 4, 2026

5:30 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Mayor Joy F. Cooper at 5:36 PM.

2. ROLL CALL

Present: 5 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler (via telephone) and Commissioner Lima-Taub

City Manager Dr. Jeremy Earle and Assistant City Attorney Roget Bryan 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 Agendas. The motion carried by the following vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler (via telephone) 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.

Qunea Gordon was called to speak.

Mattie Lenhardt was called to speak.

Heather Knoeferl was called to speak.

Dalia Rodriguez was called to speak.

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

6. PRESENTATIONS

- A. A PROCLAMATION HONORING MAYOR JOY F. COOPER FOR HER YEARS OF DEDICATED SERVICE IN STANDING AGAINST ANTISEMITISM AND FOR ADVANCING THE RENAMING OF SE 5

STREET TO “SDEROT WAY” IN SUPPORT OF THE CITY OF SDEROT.
(SPONSORED BY COMMISSIONER ANABELLE LIMA-TAUB:
CO-SPONSORED BY VICE MAYOR MICHELE LAZAROW)

Vice Mayor Michele Lazarow, Commissioner Anabelle Lima-Taub, and the City Commission presented the proclamation.

B. SHEN YUN PERFORMING ARTS PROCLAMATION. (SPONSORED BY
MAYOR JOY F. COOPER)

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

C. 2026 NATIONAL SOCIAL WORKERS MONTH PROCLAMATION.
(STAFF: HUMAN SERVICES DIRECTOR)

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

D. PROCLAMATION IRISH-AMERICAN HERITAGE DAY (SPONSORED
BY MAYOR JOY F. COOPER)

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

E. PROCLAMATION MUSLIM HERITAGE & PEACE ADVOCACY DAY
(SPONSORED BY MAYOR JOY F. COOPER)

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

F. PROCLAMATION RECOGNIZING CITY CLERK JENORGEN GUILLEN
& THE CITY CLERK'S OFFICE FOR THEIR COORDINATION AND
SUPPORT OF THE SDEROT WAY STREET RENAMING AND
MONUMENT INSTALLATION. (SPONSORED BY COMMISSIONER
ANABELLE LIMA-TAUB & CO-SPONSORED BY VICE MAYOR
LAZAROW.)

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

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 Vice Mayor Lazarow, seconded by Commissioner Lima-Taub, to approve the Consent Agenda. The motion carried by the following vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams,
Commissioner Butler (via telephone) and Commissioner Lima-Taub

Nayes: 0 -

A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE

CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING EXECUTION OF THE 2025-26 CONTRACT BETWEEN THE EARLY LEARNING COALITION OF BROWARD AND CITY OF HALLANDALE BEACH-AUSTIN HEPBURN CENTER VOLUNTARY PRE-KINDERGARTEN PROGRAM ADMINISTERED BY THE CITY OF HALLANDALE BEACH'S HUMAN SERVICES DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: HUMAN SERVICES DIRECTOR)

Approved under Consent Agenda

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDED BID # 25-26-03 LIFT STATION # 13 REHABILITATION PROJECT TO FOSTER MARINE CONTRACTORS, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN AN AMOUNT OF THREE MILLION, THREE HUNDRED, EIGHTY-SEVEN THOUSAND, NINE HUNDRED DOLLARS (\$3,387,900); AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: PUBLIC WORKS DIRECTOR)

Approved under Consent Agenda

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING SETTLEMENT PAYMENT TO REYNALDO MAYOR AND LINDA PANZARELLA 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

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 ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, PART 2.3. "PERMITTED USES IN FUTURE LAND USE CATEGORIES," SUBPART A.- RESIDENTIAL USE, TO PROVIDE FOR DASHED- LINE AREAS AS AUTHORIZED IN THE BROWARD COUNTY LAND USE PLAN; AMENDING THE FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF 17.5 NET ACRES FROM COMMERCIAL RECREATION TO COMMERCIAL RECREATION AND IRREGULAR RESIDENTIAL WITHIN A DASHED LINE AREA, ALLOWING A MAXIMUM DENSITY OF 13.03 DWELLING UNITS PER NET ACRE; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL OF THE MAP AMENDMENT TO THE BROWARD COUNTY PLANNING COUNCIL; 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)

Assistant City Attorney Roget Bryan provided an overview of the Quasi-judicial 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.

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 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.

Commissioner Butler was absent.

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

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

Keith Poliakoff, attorney for the applicant waived 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 Ordinance on First Reading and as agreed to at this hearing. The motion carried by the following vote:

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

Nayes: 0 -

Absent: 1 - Commissioner Butler

B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; SPECIFICALLY

AMENDING ARTICLE III. "ZONING", DIVISION 3. "FORM-BASED ZONING DISTRICTS", SECTION 32-196 "TRANSIT CORE SUBDISTRICT STANDARDS" TO MODIFY THE PURPOSE AND INTENT OF THE TRANSIT CORE SUBDISTRICT; 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 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 (via telephone) and Commissioner Lima-Taub

Nays: 0 -

10. ORDINANCES ON SECOND READING/PUBLIC HEARING

11. RESOLUTIONS/PUBLIC HEARING

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATION # DB-24-03578 FOR MAJOR DEVELOPMENT PLAN APPROVAL, AND APPLICATION # RD-2-03580 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) BY PPG 1800 HBB OWNER, LLC TO CONSTRUCT 1800 EHBB, A 22-STORY OFFICE BUILDING CONTAINING APPROXIMATELY 235,869 SQUARE FEET OF OFFICE SPACE, 19,584 SQUARE FEET OF TENANT AMENITIES AND 9,890 SQUARE FEET OF GROUND-FLOOR RETAIL ON THE PROPERTY LOCATED AT 1800 EAST HALLANDALE BEACH BOULEVARD; REQUESTING RAMS RELATIVE TO BUILDING PLACEMENT, CIVIC OPEN SPACE CONFIGURATION, PARKING, AND SIGNAGE; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

Assistant City Attorney Roget Bryan provided an overview of the Quasi-judicial 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.

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

Commissioner Butler was absent.

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

Department of Sustainable Development (DSD) Director Vanessa Leroy, Department of Sustainable Development (DSD) Assistant Director Steven Williams, and Planning Consultant Michael Miller provided a presentation on the item and responded to questions from the Commission.

Attorney on behalf of applicant, Keith Poliakoff stated for the record that he would not be providing a full presentation on the item. Mr. Poliakoff and Carl Peterson of KB Consulting responded to questions posed by the Commission.

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

Albert Bob Herkert was called to speak.

Judith Friedman was called to speak.

Heather Knoeferl was called to speak.

Dean Franck was called to speak.

Miichael D'Annunzio was called to speak.

There being no other 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 Redevelopment Area Modifications (RAMS) with findings and conditions as stated in the Resolution. The motion carried by the following vote:

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

Nayes: 0 -

Absent: 1 - Commissioner Butler

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 and as agreed to at this hearing. The motion carried by the following vote:

Ayes: 4 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams

and Commissioner Lima-Taub

Nayes: 0 -

Absent: 1 - Commissioner Butler

12. RESOLUTIONS/CITY BUSINESS

- A. NOTIFICATION OF EMERGENCY PURCHASE SUPPLY SOLUTIONS
INTL, CORP. (STAFF: PUBLIC WORKS DIRECTOR)

A motion was made by Vice Mayor Lazarow, seconded by Mayor Cooper, to approve the emergency repair purchase. The motion carried by the following vote:

Ayes: 5 - Mayor Cooper, Vice Mayor Lazarow, Commissioner Adams, Commissioner Butler (via telephone) and Commissioner Lima-Taub

Nayes: 0 -

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA DIRECTING THE CITY COMMISSION TO IMPLEMENT IN ADVANCE, AND ENFORCE, TIME, PLACE, AND MANNER RESTRICTIONS IN ORDER TO REGULATE AND CONTROL FUTURE PROTESTS AND DEMONSTRATIONS TO THE FULLEST EXTENT PERMITTED BY LAW, WITH THE AIM OF ENSURING PUBLIC SAFETY AND PROTECTING CITY RESIDENTS, PREVENTING DISTURBANCES, AND PRESERVING THE RIGHTS OF ALL; AND DIRECTING THE CITY OF HALLANDALE BEACH POLICE DEPARTMENT TO NOTIFY THE MAYOR AND CITY COMMISSION OF PROTESTS OF ANY SIZE TAKING PLACE IN THE CITY WITHIN ONE (1) HOUR OF OBTAINING INFORMATION TO ESTABLISH A REASONABLE BASIS TO BELIEVE THAT A PROTEST WILL OCCUR; AND PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY MAYOR JOY F. COOPER)

A motion was made by Mayor Cooper, 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 (via telephone) and Commissioner Lima-Taub

Nayes: 0 -

13. COMMISSIONER COMMUNICATIONS - Items not on the Agenda

- A. COMMISSIONER ADAMS

No communication

- B. COMMISSIONER BUTLER

Provided a verbal report

C. COMMISSIONER LIMA-TAUB

Provided a verbal report

Commissioner Lima-Taub requested that her remarks concerning the enforcement action at Three Islands Park be formally memorialized in the record. She emphasized that enforcement efforts should be pursued to the fullest extent permitted by law, including issuing trespass warnings and citations, and imposing accountability measures on parents, where applicable. The Commissioner underscored that actions must carry consequences and directed staff to provide a follow-up update within one week to facilitate timely communication with residents.

D. VICE MAYOR LAZAROW

Provided a verbal report

E. MAYOR COOPER

Provided a verbal report

14. CITY ATTORNEY COMMUNICATIONS - Items not on the Agenda

Assistant City Attorney Roget Bryan 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 9:29 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:

Joy F. Cooper, Mayor

Jenorgen Guillen, City Clerk

Adopted Date