



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

Wednesday, May 15, 2024

5:30 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Mayor Joy F. Cooper at 5:55 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 Vice Mayor Lima-Taub, seconded by Commissioner Lazarow to change the order of business to hear the following Quasi-judicial Items 10D, 10E, 11A, 11B, 11C, 11D, 11 E and 11F. The motion carried with the following vote:

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

Nayes: 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.

Bradley Weitz was called to speak.

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

6. PRESENTATIONS

A. ISRAEL'S 76TH ANNIVERSARY OF INDEPENDENCE PROCLAMATION. (SPONSORED BY MAYOR JOY F. COOPER, CO-SPONSORED BY VICE-MAYOR ANABELLE LIMA-TAUB, AND COMMISSIONER MICHELE LAZAROW)

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

B. JEWISH AMERICAN HERITAGE MONTH PROCLAMATION.
(SPONSORED BY MAYOR JOY F. COOPER, CO-SPONSORED BY
VICE- MAYOR ANABELLE LIMA-TAUB, AND COMMISSIONER
MICHELE LAZAROW)

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

C. AZERBAIJAN INDEPENDENCE DAY PROCLAMATION. (SPONSORED
BY MAYOR JOY F. COOPER)

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

D. PROCLAMATION IN RECOGNITION OF DR. GERSHON FINK'S
CONTRIBUTION TO THE HALLANDALE BEACH & SOUTH FLORIDA
JEWISH COMMUNITY. (SPONSORED BY VICE-MAYOR ANABELLE
LIMA-TAUB, CO-SPONSORED BY MAYOR JOY F. COOPER, AND
COMMISSIONER MICHELE LAZAROW)

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

E. PROCLAMATION IN RECOGNITION OF ORIT FEIGELMAN'S
CONTRIBUTION TO THE CITY OF HALLANDALE BEACH JEWISH
COMMUNITY & CITY COMMISSION IN FORMING A SISTER CITY
RELATIONSHIP WITH SDEROT, ISRAEL. (SPONSORED BY
VICE-MAYOR ANABELLE LIMA-TAUB, CO-SPONSORED BY MAYOR
JOY F. COOPER, AND COMMISSIONER MICHELE LAZAROW)

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

F. PROCLAMATION IN RECOGNITION OF SIGAL AMSALEM FOR HER
CONTRIBUTION TO THE CITY OF HALLANDALE BEACH JEWISH
COMMUNITY & CITY COMMISSION'S SHOW OF SOLIDARITY WITH
THE PEOPLE OF ISRAEL & CITY OF SDEROT. (SPONSORED BY
VICE-MAYOR ANABELLE LIMA-TAUB, CO-SPONSORED BY MAYOR
JOY F. COOPER, AND COMMISSIONER MICHELE LAZAROW)

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

G. PROCLAMATION IN RECOGNITION OF THE PHILOS PROJECT IN
FIGHTING COLLEGE CAMPUS ANTI JEWISH ATTACKS & STANDING
IN SOLIDARITY WITH THE PEOPLE OF ISRAEL. (SPONSORED BY
VICE-MAYOR ANABELLE LIMA-TAUB, CO-SPONSORED BY MAYOR
JOY F. COOPER, AND COMMISSIONER MICHELE LAZAROW)

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

H. PROCLAMATION IN RECOGNITION OF MR. KASIM HAFEEZ
DIRECTOR OF MESSAGING FOR CHRISTIANS UNITED FOR ISRAEL
(CUFI) FOR HIS UNRELENTING SOLIDARITY WITH THE JEWISH
AMERICAN COMMUNITY AND THE STATE OF ISRAEL (SPONSORED
BY VICE-MAYOR ANABELLE LIMA-TAUB, CO-SPONSORED BY
MAYOR JOY F. COOPER, AND COMMISSIONER MICHEL
LAZAROW)

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

- I. NATIONAL POLICE WEEK PROCLAMATION. (SPONSORED BY VICE-MAYOR ANABELLE LIMA-TAUB, CO-SPONSORED BY MAYOR JOY F. COOPER, AND COMMISSIONER MICHELE 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 Lima-Taub, seconded by Commissioner Lazarow 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

Nayes: 0 –

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, FINDING UNIQUE CIRCUMSTANCES TO AUTHORIZE USE OF ROBERT HALF INTERNATIONAL, INC. FOR TEMPORARY STAFFING IN AN ADDITIONAL AMOUNT NOT TO EXCEED ONE HUNDRED AND SIXTY THOUSAND DOLLARS (\$160,000) FOR A TOTAL NOT TO EXCEED PURCHASE ORDER AMOUNT OF THREE HUNDRED AND TWENTY THOUSAND DOLLARS (\$320,000) FOR FY 2023-24; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: FINANCE DIRECTOR)

Approved under Consent Agenda

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA APPROVING AND ACCEPTING A SUPPLEMENTAL FDOT PUBLIC TRANSIT GRANT AMENDMENT IN THE AMOUNT OF ONE MILLION, FOUR HUNDRED AND SIXTY-ONE THOUSAND DOLLARS (\$1,461,000) TO SUPPORT SITE ENHANCEMENTS OR CONSTRUCTION OF THE ELECTRIC BUS FACILITY AND THE PURCHASE OF APPROVED FLEET SUPPORT EQUIPMENT; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: FINANCE DIRECTOR)

Approved under Consent Agenda

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDDING RFP #FY 2023-2024-04 – CITY OF HALLANDALE BEACH (COHB) GROUP MEDICAL WITH PHARMACY, MEDICAL GAP PLAN, DENTAL, VISION, EMPLOYEE ASSISTANCE PROGRAM, LIFE INSURANCE AND ACCIDENTAL DEATH AND DISMEMBERMENT (AD&D), SUPPLEMENTAL LIFE INSURANCE, LONG-TERM DISABILITY INSURANCE, FLEXIBLE SPENDING ACCOUNT AND COBRA ADMINISTRATION TO THE HIGHEST RANKED FIRMS, AETNA AND MINNESOTA LIFE; AND PROVIDING AN EFFECTIVE DATE. (STAFF: HUMAN RESOURCES DIRECTOR)

Approved under Consent Agenda

- D. ADVISORY BOARD & COMMITTEE MINUTES. (STAFF: CITY CLERK)

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 ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, AMENDING SECTION 32-160.d. PEMBROKE ROAD SUBDISTRICT STANDARDS; SECTION 32-160.e. FOSTER ROAD SUBDISTRICT STANDARDS; SECTION 32-195. RAC CORRIDOR SUBDISTRICT STANDARDS; SECTION 32-196. TRANSIT CORE SUBDISTRICT STANDARDS; SECTION 32-197. RAC NEIGHBORHOOD SUBDISTRICT STANDARDS; SECTION 32-198. TRANSITIONAL MIXED USE SUBDISTRICT STANDARDS; SECTION 32-199. DISTRICT 8 SUBDISTRICT STANDARDS; SECTION 32-200. GREYHOUND TRACK SUBDISTRICT STANDARDS; SECTION 32-210. HALLANDALE BEACH BOULEVARD WEST SUBDISTRICT; SECTION 32-211. HALLANDALE BEACH BOULEVARD EAST SUBDISTRICT RELATING TO PAYMENT IN LIEU OF AFFORDABLE HOUSING UNITS; 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 Lazarow, seconded by Vice Mayor Lima Taub that this Ordinance be approved on First Reading and set second reading for June 5, 2024, 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

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 25 STREETS, SIDEWALKS, AND OTHER PUBLIC WAYS OF THE CODE OF ORDINANCES, SECTION 25-2 VEGETATION, WASTE MATERIALS AND OBJECTS IN RIGHTS-OF-WAY ADJACENT TO PRIVATE PROPERTY; PROVIDING FOR CONFLICTS; 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 Lazarow, seconded by Vice Mayor Lima-Taub, that this Ordinance be approved on Second Reading. The motion carried by the following vote:

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

Nayes: 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; AMENDING SECTION 32-709. FEES, PENALTIES AND APPEALS, 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 Commissioner Lazarow, seconded by Vice Mayor Lima-Taub, that this Ordinance be approved on Second Reading. The motion carried by the following vote:

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

Nayes: 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 RELATIVE TO SCHOOLS AND DAYCARES, DIVISION 2. - ZONING DISTRICTS AND OVERLAYS, SUBDIVISION I. – CONVENTIONAL ZONING DISTRICTS; AMENDING SECTION 32-145 RM-18 RESIDENTIAL MULTI-FAMILY

(MEDIUM-DENSITY) DISTRICT, SECTION 32-146 RM-25
RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY) DISTRICT, SECTION
32-147 RM-HD-2 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2)
DISTRICT, SECTION 32-149 B-L BUSINESS LIMITED DISTRICT,
SECTION 32-150 B-G BUSINESS GENERAL DISTRICT, SECTION,
32-151 B-I BUSINESS INDUSTRIAL DISTRICT, SECTION 32-155 CF
COMMUNITY FACILITY DISTRICT LIST OF USES PERMITTED AND
LIST OF USES PERMITTED CONDITIONALLY; AMENDING DIVISION
3. – FORM-BASED ZONING DISTRICTS, SUBDIVISION II.
HALLANDALE BEACH BOULEVARD DISTRICT; AMENDING TABLE
32-209(A) ALLOWABLE USES BY 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, that this Ordinance be approved on Second Reading. The motion carried by the following vote:

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

Nays: 0 -

- D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPLYING A SECTION 32-186 PLANNED DEVELOPMENT OVERLAY DISTRICT TO THE PROPERTY LOCATED AT 600 E HALLANDALE BEACH BOULEVARD; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

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

Deputy City Clerk Anastacia DeLeon 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 Lazarow answered in the positive regarding any ex parte communication noting her decision would be based solely on the testimony heard this evening.

Vice Mayor Lima-Taub answered in the positive 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.

Deputy City Clerk Anastacia DeLeon swore in those who intended to testify during the proceedings.

DSD Director Vanessa Leroy provided an overview of the item and answered questions posed by the City Commission.

A motion was made by Commissioner Butler, seconded by Vice Mayor Lima-Taub, that this Ordinance be denied without prejudice on the basis of the findings made by the Commission on Second Reading. The motion carried by the following vote:

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

Nayes: 0 -

- E. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA GRANTING 600 HALLANDALE PARTNERS, LLC'S APPLICATION #RV-23-7143 REQUESTING VACATION OF ROADWAY AND UTILITY EASEMENTS PURSUANT TO CHAPTER 25, SECTION 25-102 OF THE HALLANDALE BEACH CODE OF ORDINANCES LYING WITHIN TRACT A OF THE PROMENADE AT HALLANDALE PLAT TO ACCOMMODATE THE PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT AT THE PROPERTY LOCATED AT 600 E HALLANDALE BEACH BLVD.; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

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

Deputy City Clerk Anastacia DeLeon 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 Lazarow answered in the positive regarding any ex parte communication noting her decision would be based solely on the testimony heard this evening.

Vice Mayor Lima-Taub answered in the positive 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.

Deputy City Clerk Anastacia DeLeon swore in those who intended to testify during the proceedings.

DSD Director Vanessa Leroy provided an overview of the item and answered questions posed by the City Commission.

Representative of the applicant in absence of Land Use attorney provided an overview of the item and answered questions posed by the City Commission.

A motion was made by Mayor Cooper, seconded by Commissioner Butler, that this Ordinance be denied without prejudice on the basis of the findings made by the Commission on Second Reading. The motion carried by the following vote:

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

Nays: 0 -

11. RESOLUTIONS/PUBLIC HEARING

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND 600 HALLANDALE PARTNERS, LLC FOR THE BEACH GATEWAY PROJECT, PURSUANT TO SECTION 32-186 OF THE ZONING AND LAND DEVELOPMENT CODE FOR A MIXED-USE DEVELOPMENT CONSISTING OF 720 RESIDENTIAL UNITS AND 135,175 SQUARE FEET OF RETAIL; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

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

Deputy City Clerk Anastacia DeLeon 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 Lazarow answered in the positive regarding any ex parte communication noting her decision would be based solely on the testimony heard this evening.

Vice Mayor Lima-Taub answered in the positive 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.

Deputy City Clerk Anastacia DeLeon swore in those who intended to testify during the proceedings.

DSD Director Vanessa Leroy provided an overview of the item and answered questions posed by the City Commission.

Representative of the applicant in absence of Land Use attorney provided an overview of the item and answered questions posed by the City Commission.

A motion was made by Commissioner Butler, seconded by Vice Mayor Lima-Taub, that this Resolution be denied without prejudice on the basis of the findings made by the Commission on Second Reading. The motion carried by the following vote:

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

Nayes: 0 -

- B. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING 600 HALLANDALE PARTNERS, LLC'S APPLICATION #P-22-5161 FOR PLAT AMENDMENT TO BUILD THE "BEACH GATEWAY" PROJECT AT THE PROPERTY LOCATED AT 600 E. HALLANDALE BEACH BLVD.; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

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

Deputy City Clerk Anastacia DeLeon 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 Lazarow answered in the positive regarding any ex parte communication noting her decision would be based solely on the testimony heard this evening.

Vice Mayor Lima-Taub answered in the positive 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.

Deputy City Clerk Anastacia DeLeon swore in those who intended to testify during the proceedings.

DSD Director Vanessa Leroy provided an overview of the item and answered questions posed by the City Commission.

Representative of the applicant in absence of Land Use attorney provided an overview of the item and answered questions posed by the City Commission.

A motion was made by Commissioner Butler, seconded by Mayor Cooper, that this Resolution be denied without prejudice on the basis of the findings made by the Commission on Second Reading. The motion carried by the following vote:

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

Nayes: 0 –

- C. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING 600 HALLANDALE PARTNER, LLC'S APPLICATION #DB-22-5447 FOR A MAJOR DEVELOPMENT PLAN AND APPROVAL OF APPLICANT'S REQUESTED TWELVE (12) WAIVERS FROM CITY OF HALLANDALE BEACH CODE OF ORDINANCE SECTIONS 32-195(A) RELATING TO MAXIMUM LOT AREA, BUILDING PLACEMENT, AND BUILDING FRONTAGE ON PRIMARY STREETS, 32-195(C)(2) BUILDING SIZE AND HEIGHT, 32-195 DENSITY, 32-195(D)(4)(A)(3) CONCEALED PARKING GARAGES, 32-195(E)(2) BUILDING ENTRANCES, 32-202 CIVIC OPEN SPACES, 32-203(B) MINIMUM PARKING REQUIREMENTS, 32-203(C) PARKING PLACEMENT AND 32-384(E) AND (F) LANDSCAPING TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF 720 RESIDENTIAL UNITS IN TWO 20-STORY BUILDINGS AND 135,175 SQUARE FEET OF

COMMERCIAL USE AT THE PROPERTY LOCATED AT 600 E
HALLANDALE BEACH BLVD; AND PROVIDING AN EFFECTIVE DATE.
(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

City Attorney Jennifer Merino noted on the record that there is a typographical error in item 11C. The Resolution cited 12 waivers and there are 11 waivers identified in the agenda cover memo and in the items.

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

Deputy City Clerk Anastacia DeLeon 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 Lazarow answered in the positive regarding any ex parte communication noting her decision would be based solely on the testimony heard this evening.

Vice Mayor Lima-Taub answered in the positive 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.

Deputy City Clerk Anastacia DeLeon swore in those who intended to testify during the proceedings.

DSD Director Vanessa Leroy provided an overview of the item and answered questions posed by the City Commission.

Representative of the applicant in absence of Land Use attorney provided an overview of the item and answered questions posed by the City Commission.

A motion was made by Vice Mayor Lima-Taub, seconded by Commissioner Butler, that this Resolution be denied without prejudice on the basis of the findings made by the Commission on Second Reading. The motion carried by the following vote:

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

Nayes: 0 -

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

CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING ATLANTIC VILLAGE 3, LLC'S APPLICATION # RD-23-06322 FOR A VARIANCE FROM ZONING AND LAND DEVELOPMENT CODE SECTION 32-201 FRONTAGE TYPES, TO REDUCE THE REQUIRED DEPTH OF A COLONNADE FROM TEN FEET TO ZERO FEET FOR AN EXISTING MIXED USE DEVELOPMENT IN THE RAC CORRIDOR SUBDISTRICT ALONG FEDERAL HIGHWAY AND TRANSIT CORE SUBDISTRICT ALONG NE 4 STREET; AND PROVIDING AN EFFECTIVE DATE.
(STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

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

Deputy City Clerk Anastacia DeLeon polled the City Commission regarding ex-parte communication.

Commissioner Adams answered in the positive 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 Lazarow answered in the negative regarding any ex parte communication noting her decision would be based solely on the testimony heard this evening.

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

Deputy City Clerk Anastacia DeLeon swore in those who intended to testify during the proceedings.

DSD Director Vanessa Leroy provided an overview of the item and answered questions posed by the City Commission.

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 Lazarow, seconded by Vice Mayor Lima-Taub, that this Resolution be approved with findings and conditions recommended by staff. The motion carried by the following vote:

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

Nayes: 0 -

- E. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING RED 2.5 LLC'S APPLICATION # DB-22-03552 FOR A MAJOR DEVELOPMENT PLAN AND APPLICATION # RD-21-03627 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) FROM MINIMUM PRIMARY STREET SETBACK AND MINIMUM OTHER STREET SETBACKS, RELATIVE TO THE REQUIRED BUILDING PLACEMENT ABOVE THE 5TH FLOOR, RELATIVE TO THE MINIMUM INTERIOR SETBACK REQUIRED TO ADJACENT PROPERTIES, RELATIVE TO THE MINIMUM INTERIOR SETBACK REQUIRED ABOVE THE 5TH FLOOR, RELATIVE TO THE MINIMUM REAR SETBACK ABOVE THE 5TH FLOOR, AND RELATIVE TO THE CIVIC OPEN SPACE REQUIREMENTS FOR SITES EXCEEDING BASE DENSITY, FOR APPROVAL TO BUILD THE MATEO APARTMENTS, A 6-STORY RESIDENTIAL DEVELOPMENT WITH 21-UNITS AT THE PROPERTY LOCATED AT 2524 E. HALLANDALE BEACH BOULEVARD; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

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

Deputy City Clerk Anastacia DeLeon polled the City Commission regarding ex-parte communication.

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

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.

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

Deputy City Clerk Anastacia DeLeon swore in those who intended to testify during the proceedings.

DSD Director Vanessa Leroy provided an overview of the item and answered questions posed

by the City Commission.

John Voight attorney for applicant and Edgar Salvador owner's representative for Red 2.5 LLC answered questions posed by the City Commission.

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 Lazarow, seconded by Vice Mayor Lima-Taub, that this Resolution be approved with findings and conditions recommended by staff. The motion carried by the following vote:

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

Nays: 0 -

- F. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE APPLICATION BY MALTESE DIPLOMAT OWNER, LLC, TO ESTABLISH AND OPERATE A PRIVATE HELIPORT AT THE SHELL BAY CLUB LOCATED AT 501 DIPLOMAT PARKWAY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: SUSTAINABLE DEVELOPMENT DIRECTOR)

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

Deputy City Clerk Anastacia DeLeon polled the City Commission regarding ex-parte communication.

Commissioner Butler answered in the negative regarding any ex-parte communication noting his decision would be based solely on the testimony heard this evening.

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

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

Deputy City Clerk Anastacia DeLeon swore in those who intended to testify during the

proceedings.

DSD Director Vanessa Leroy provided an overview of the item and the recommended conditions made by staff, and answered questions posed by the City Commission.

Keith Polyakova spoke on behalf of the applicant, provided an overview of the item and answered questions posed by the City Commission.

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

Rosa Levin Goldie Tennenhaus was called to speak.

Goldie Tennenhaus was called to speak

A motion was made by Commissioner Butler, seconded by Commissioner Lazarow that this Resolution be approved subject to conditions stipulated in Resolution. The motion carried by the following vote:

Ayes: 4 - Mayor Joy F. Cooper, Vice Mayor Lima-Taub, Commissioner Butler and Commissioner Lazarow

Nays: 1 - Commissioner Adams

The meeting went into recess at 9:09 pm.

The meeting was reconvened at 9:26 pm.

12. RESOLUTIONS/CITY BUSINESS

- A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY'S FEE SCHEDULE TO REVISE ASSOCIATED FEES FOR TEMPORARY USE PERMITS AND ESTABLISH FEES FOR LANDSCAPE PERMITS; AND PROVIDING AN EFFECTIVE DATE. (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 moved by Vice Mayor Lima-Taub, seconded by Commissioner Lazarow to approve this Resolution as presented. The motion carried by the following vote:

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

Nays: 0 -

- B. APPOINTMENTS TO THE CITY ADVISORY BOARDS AND COMMITTEES. (STAFF: CITY CLERK)

Mayor Joy F. Cooper appointed Patricia Lewis to the Parks and Recreation Advisory Board.

Mayor Joy F. Cooper appointed Jaime Flasterstein to the Planning and Zoning Advisory Board.

A motion was moved by Mayor Cooper, seconded by Commissioner Butler to extend the meeting after 11pm. The motion carried by the following vote:

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

Nayes: 0 -

13. COMMISSIONER COMMUNICATIONS - Items not on the Agenda

A. COMMISSIONER ADAMS

No Communication

B. COMMISSIONER BUTLER

No Communication

C. COMMISSIONER LAZAROW

No Communication

D. VICE MAYOR LIMA-TAUB

No Communication

E. MAYOR COOPER

No Communication

14. CITY ATTORNEY COMMUNICATIONS - Items not on the Agenda

City Attorney Jennifer Merino provided a verbal report.

Unanimous Consensus:

-To set two Executive Session Meetings for June 5, 2024, at 5:00 pm and 5:15 pm.

15. CITY MANAGER COMMUNICATIONS - Items not on the Agenda

City Manager Dr. Jeremy Earle had no communication.

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 11:57 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