

DRAFT

**PLANNING AND ZONING BOARD (PZB) PUBLIC HEARING SUMMARY
WEDNESDAY, AUGUST 23, 2017
CITY HALL, COMMISSION CHAMBERS
HALLANDALE BEACH, FLORIDA**

ATTENDANCE ROLL CALL:**2017 PZB ATTENDANCE**

Board Members	1/25	2/22	3/22	4/12	5/24	6/28	7/26	8/23	9/27	10/25	11/29	12/21
Sheryl Natelson - Chair	CANCELLED	A	CANCELLED	P	P	P	T					
Terri Dillard- Vice Chair		A		P	A	P	P					
Charles Wu		P		P	P	A	P					
Alexander Lewy		P		P	P	P	A					
Howard Garson		P		P	P	P	P					
Harriett Ginsberg- Alter		P										
Total Members Present		4		5	4	4	4					
Total Members Absent		2		0	1	1	1					

Present (**P**)Absent: (**A**)Tardy: (**T**)
 Un-appointed
Staff in Attendance:

Christy Dominguez

Vanessa Leroy

Cindy Bardales

Jane Graham

1 **1. CALL TO ORDER**

2
3 Ms. Natelson called the meeting to order at 6:33 P.M.

4
5 **2. ROLL CALL**

6
7 Mr. Lewy was absent.

8
9 **3. PLEDGE OF ALLEGIANCE**

10
11 **4. APPROVAL OF MINUTES**

12
13 Mr. Garson stated he had corrections to the minutes that included the following:

14 Line 69: mentioned residential on Hallandale Beach boulevard he was referring to present use being
15 grandfathered in.

16
17 Line 118 and 122: asked to remove the public speaker's address. He advised that at recent City
18 Commission meeting the Commission agreed that public speaker's address information should not
19 be included in the minutes.

20 Line 124: Word "Stiffen" Should Read "Stifen".

21 Line 168: typo should read "Mr. Garson"

22
23 ~~MS. DILLARD MOVED TO APPROVE THE MINUTES OF THE MAY 24, 2017 PLANNING AND~~
24 ~~ZONING BOARD HEARING WITH CORRECTIONS MADE BY MR. GARSON.~~

25
26 ~~MR. GARSON SECONDED THE MOTION.~~

27
28 ~~MOTION PASSED BY A ROLL CALL VOTE (4-0).~~

29
30 **5. OLD BUSINESS**

31
32 **6. NEW BUSINESS**

- 33
34 1. ~~An Ordinance of the Mayor and City Commission of The City of Hallandale Beach, Florida,~~
35 ~~amending the City's Adopted Comprehensive Plan by adopting the Evaluation and Appraisal~~
36 ~~Report (EAR) Based Amendments; Providing for transmittal of the City's EAR Based~~
37 ~~Amendments pursuant to Chapter 163, Florida Statutes, Part II, ("Community Planning Act");~~
38 ~~providing for conflict; providing for severability; and providing an effective date.~~

39
40 Ms. Leroy: introduced City's Consultant Mr. Jeff Katim from The Mollgren Planning Group that has
41 been working with staff on the Comprehensive Plan by developing the Evaluation and Appraisal Report
42 (EAR) Based Amendments.

43
44 Mr. Katims: gave a summary of the item and explained the FL Statutes process which takes place
45 every seven year. The process requires any state law affecting the City's Comprehensive Plan
46 should be adopted.

47
48 Mr. Katims: added that they anticipate amending the Comprehensive Plan entirely in a year and will
49 host future workshops to answer any questions the Board may have related to adoption. He
50 emphasized the changes made for today's consideration are strict to satisfy the state requirements.

51

52 Mr. Katims: pointed out specific changes that he felt were significant on update which included:
53 • Policy on how to mitigate development impact;
54 • Capital Improvement Element needs to identify funded and unfunded projects and given a
55 level of priority;
56 • Coastal Management Element Flood provisions and put into Statutes level;
57 • Policy to Continue flood insurance community rating system to follow building code;
58 • Should the City Consider putting in place a Sustainability Master Plan, it is required to identify
59 project impacted by sea level rise;
60 • Identify and map coastal flooding areas along with implementing policies and actions to
61 address these impacts.
62

63 Mr. Garson: asked if Policy 1.1.5 which states that the City shall maintain criteria and procedures,
64 which obligate developments causing expansions or extensions of City services to contribute a
65 proportionate share of the cost of provision of these supporting services and related facilities. Does
66 this include the mini-bus services?
67

68 Mr. Katims: stated that mini-bus could possibly be considered transportation they would need to
69 mitigate roadway or transportation impact system. It can be considered infrastructure improvements
70 a review of traffic being generate versus the traffic capacity for the improvements being done.
71

72 Mr. Garson: asked to clarify Policy 1.1.7 which states permitted residential densities on the future
73 land use plan map or as allowed in the element text shall not be increased beyond the ability of the
74 surrounding roadway network and public transit system to accommodate projected traffic flows and
75 ridership without degradation of levels of service for these facilities below that standard adopted in
76 the plan. He asked if the City Commission would be deciding on the level of service mentioned?
77

78 Mr. Katims: agreed and stated that the level of service would be what is adopted.
79

80 Mr. Katims: further added that the item being discussed strictly four elements he previously
81 mentioned and provided as back-up and there was only one policy that was amended.
82

83 Mr. Wu: pointed out that the ordinance provided indicated a High Hazard Coastal Line, which
84 needs to be reflected on the map.
85

86 Mr. Katims: acknowledged.
87

88 Mr. Wu: asked for clarification on Page 1-2, which mentioned Coastal Management Element would
89 identifies one or more areas that experience coastal flooding due to extreme high tide and storm
90 surge. He asked if these areas should be reflected on the map as well?
91

92 Mr. Katims: stated that the item was intended for the City to develop a study.
93

94 Ms. Natelson: opened the Public Hearing.
95

96 Ms. Natelson: closed the Public Hearing.
97
98

99 **MR. WU MOVED THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL**
100 **BASED ON STAFF AND THE BOARD RECOMMENDATIONS FOR CHANGES TO AN**
101 **ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE**

102 ~~BEACH, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN BY~~
103 ~~ADOPTING THE EVALUATION AND APPRAISAL REPORT (EAR) BASED AMENDMENTS;~~
104 ~~PROVIDING FOR TRANSMITTAL OF THE CITY'S EAR BASED AMENDMENTS PURSUANT TO~~
105 ~~CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY PLANNING ACT"); PROVIDING~~
106 ~~FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE~~
107 ~~AND INCLUDE THE MODIFICATION TO THE MAP.~~

108
109 ~~MS. DILLARD SECONDED THE MOTION.~~

110
111 ~~MOTION PASSED BY ROLL CALL VOTE (4-0).~~

- 112
- 113 1. An Ordinance of Mayor and City Commission of the City of Hallandale Beach, Florida, amending
114 the Land Use Element of the City of Hallandale Beach Comprehensive Plan by changing the
115 Land Use Designation of the property located at 650 NW 2nd Street from residential low-density
116 category to community facility-utilities category; providing for transmittal of the proposed
117 amendments pursuant to Article IV of the Broward County Administrative Rules Document,
118 providing for conflict; providing for severability- and providing for an effective date.
119
 - 120 2. An Ordinance of Mayor and City Commission of the City of Hallandale Beach, Florida, Rezoning
121 the property located at 650 NW 2nd Street from Residential Single-Family (RS-6) District to
122 Community Facility (C-F) District; providing for conflict; providing for severability- and providing
123 for an effective date.
124

125 Ms. Leroy: provided a PowerPoint presentation and gave a summary of the item.
126

127 Mr. Garson: asked about the Community Garden built and there has been discussion of an urban
128 farm on the western portion of the site being proposed will this rezoning allow for an urban farm use?
129

130 Ms. Leroy: clarified that the western portion of the property was owned by a private entity and was
131 not included in the actual applications presented today.
132

133 Ms. Dominguez: stated that property has recently applied for rezoning to build multi-family starting
134 the review process.
135

136 Mr. Wu: asked if staff has received any citizen concerns/complaints on the items and were there
137 notifications sent out to the residents?
138

139 Ms. Leroy: confirmed and stated that the notification was sent out to all property within a 1000 feet
140 and signs posted on the property.
141

142 Mr. Wu: asked if surrounding neighbor did not have concerns on smell or noise coming from the
143 property.
144

145 Mr. James Sylvain, Assist Director of Public Works/Utilities: clarified that the odor was not strong the
146 issue being discuss was the collecting of storm water was being done at the facility but were found
147 in violation. He added that the only noise heard will be from the engines and will be at 7:30 A.M. and
148 4:00 P.M.
149

150 Mr. Wu: asked what will be done about the dust and dirt being staked?
151

152 Mr. Sylvain: stated that the process being taken will allow to removing the debris.

153 Mr. Garson: stated the City is considering outsourcing the Public Works Department and would like
154 to know if rezoning would be affected.

155
156 Mr. Sylvain: stated that the item is for rezoning to resolve the issue of collecting storm water debris
157 and dumping at the site, which was considered a violation.

158
159 Ms. Natelson: opened the Public Hearing.

160
161 Ms. Natelson: closed the Public Hearing.

162
163 **MR. WU MOVED THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL**
164 **BASED ON STAFF AND THE BOARD RECOMMENDATIONS FOR AN ORDINANCE OF MAYOR**
165 **AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE**
166 **LAND USE ELEMENT OF THE CITY OF HALLANDALE BEACH COMPREHENSIVE PLAN BY**
167 **CHANGING THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT 650 NW 2ND**
168 **STREET FROM RESIDENTIAL LOW-DENSITY CATEGORY TO COMMUNITY FACILITY-**
169 **UTILITIES CATEGORY; PROVIDING FOR TRANSMITTAL OF THE PROPOSED AMENDMENTS**
170 **PURSUANT TO ARTICLE IV OF THE BROWARD COUNTY ADMINISTRATIVE RULES**
171 **DOCUMENT, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY- AND PROVIDING**
172 **FOR AN EFFECTIVE DATE.**

173
174 **MS. DILLARD SECONDED THE MOTION.**

175
176 **MOTION PASSED BY ROLL CALL VOTE (4-0).**

177
178 **MR. WU MOVED THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL**
179 **BASED ON STAFF AND THE BOARD RECOMMENDATIONS FOR AN ORDINANCE OF MAYOR**
180 **AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, REZONING THE**
181 **PROPERTY LOCATED AT 650 NW 2ND STREET FROM RESIDENTIAL SINGLE-FAMILY (RS-6)**
182 **DISTRICT TO COMMUNITY FACILITY (C-F) DISTRICT; PROVIDING FOR CONFLICT; PROVIDING**
183 **FOR SEVERABILITY- AND PROVIDING FOR AN EFFECTIVE DATE.**

184
185
186 **MS. DILLARD SECONDED THE MOTION.**

187
188 **MOTION PASSED BY ROLL CALL VOTE (4-0).**

189
190 **7.REMARKS BY STAFF**

191
192 Ms. Dominguez updated the Board on City Commission agenda results for previous application.

193
194 **8.NEXT SCHEDULED MEETING**

195
196 -July 26, 2017

197
198 **MEETING ADJOURNED AT 9:45 P.M.**

199 _____ RESPECTFULLY SUBMITTED:

200 RECORDED:

201 _____
202 _____
203 Cindy Bardales, Board Secretary _____ Chair, Sheryl Natelson _____

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ATTEST:

Christy Dominguez, Liaison

A Recording of this meeting can be made available to any member of the public upon request. Requests to hear a taping of the Planning and Zoning Board meeting, summarized above, should be submitted to the Planning & Zoning Division at or can be mailed to 400 South Federal Highway, Hallandale Beach, Florida 33009.