



City of Hallandale Beach

PLANNING AND ZONING BOARD

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

Chair, Kuei Kang (Charles) Wu
Vice-Chair, Howard Garson
Boardmember Danny Kattan
Boardmember Terri Dillard
Boardmember Rick Levinson

Liaison, Christy Dominguez
Liaison Dept. Director, Vanessa Leroy

Meeting Minutes

Wednesday, May 25, 2022

6:00 PM

Commission Chambers

1. CALL TO ORDER

The Planning and Zoning Board Meeting was called to Order by Chair Charles Wu at 6:10 p.m.

2. ROLL CALL

Present:

*Chair, Kuei Kang (Charles) Wu
Vice-Chair, Howard Garson
Board member, Danny Kattan
Board member, Terri Dillard
Board member, Rick Levinson*

Staff

*Board Liaison: Christy Dominguez
Board Secretary: Laura Mass
Supporting Staff: Steven Williams, Cindy Bardales-Villanueva, Police Chief, Michel Michel
City Attorney's Representative: Elizabeth S. Loconte, Assistant City Attorney*

3. PLEDGE OF ALLEGIANCE

4. PUBLIC PARTICIPATION

5. APPROVAL OF MINUTES

- A. Draft of the Meeting Minutes March 23, 2022

MR. GARSON MOVED TO APPROVE THE MINUTES OF THE MARCH 23, 2022, PLANNING AND ZONING BOARD MEETING.

MS. DILLARD SECONDED THE MOTION.

MOTION PASSED BY A ROLL CALL VOTE (5-0).

6. BOARD/COMMITTEE BUSINESS

- A. Applications # CL-22-01814 by Jerios Elchaer, representing Amsterdam Restaurant Inc. requesting a License pursuant to Section 5-9 of the City's Code of Ordinances to conduct business as a nightclub and serve alcoholic beverages 7 days week until 6 A.M. at the Amsterdam Restaurant. The establishment is an existing restaurant within the Central Regional Activity Center District /RAC Corridor Subdistrict located at 400 South Federal Highway.

Polling of Ex-Parte Communications (Board Secretary)

Board Secretary read the quasi-judicial statement into the record on the items listed on the agenda and polled the Planning and Zoning Board regarding ex-parte communications.

Mr. Kattan confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.

Mr. Garson confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.

Mr. Levinson confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.

Ms. Dillard confirmed and disclosed all ex-parte communication and confirmed her decision would be based solely on the testimony presented at the meeting.

Mr. Wu confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.

Swearing in of Witnesses (Board's Secretary)

Board Secretary swore in City staff, the applicant, and any other members of the audience who would give testimony during the evening's proceeding.

Ms. Dominguez, Planning and Zoning Manager, provided a PowerPoint presentation and overview of the item.

Mr. Kattan: He asked how the noise issue would be handled since this establishment is located around a residential area, and he also asked if the residents were aware of the request for extended hours.

Ms. Dominguez: informed that notices were sent to surrounding properties.

Mr. Wu: asked if a neighboring resident could request a license to be revoked?

Ms. Loconte: clarified that residents could file a complaint and request only license reviews, and staff would investigate.

Police Chief: informed that the Police Department has one officer assigned to this establishment from Monday to Wednesday and two officers from Thursday to Sunday from 10:30 pm to 2:30 am.

Police Chief: advised that calls for service highly diminished, and this is due to a great partnership with police staff.

Ms. Dillard: asked how the entrance and exit of vehicles are on-site?

Police Chief: confirmed that the entry and exit of vehicles are carried out through Federal Highway. He added that no accidents have been reported at this location.

Mr. Levinson: asked the Police Chief if incidents are expected to occur if this license is approved?

Police Chief: mentioned "Cheetahs Nightclub" as an example since this establishment operates until 6 am and stated that it is not considered an active site.

Mr. Wu: asked that if the license was approved by the Board, would the applicant have to go to the City Commission for approval?

Ms. Dominguez: responded yes, and advised that once approved, the item is expected to go to August's City Commission meeting, and it will be required to be renewed on October 1.

Mr. Jerios Elchaer (Hallandale Beach, FL): introduced himself and advised that he agreed on all the conditions set by staff. He further added that they have partnered with the Police Department to address all the concerns mentioned at the last meeting which included:

- That blackouts placed on the gates; agreed to police staffing; free valet is provided to customers and shuttles to parking across the street.*
- He reached out to the property owners for the adjacent properties.*
- A new shuttle plan would be implemented regarding customers parking across the street when parking valet.*

Mr. Levinson: pointed out to the applicant that the issue of the overflow parking should have been addressed prior to the approval request.

Mr. Wu: further added that a hard copy showing the proposed shuttle option should have been submitted as part of the record and as a backup to the item being presented.

Mr. Wu: asked the applicant if they had reach out to the tenant?

Mr. Elchaer: stated that he only reached out to property owners.

Mr. Wu: stated that Mr. Eicher's response concerned him because the tenants were equally important, primarily since they reside at the concerning location 24/7.

Mr. Wu opened the floor to public participation.

Ms. Jessica Mateo (Hallandale Beach, FL): introduced herself and advised that she was accompanied by long-time neighbors who currently reside at the property directly behind the establishment.

Ms. Mateo: added that they were opposed to extending the hours of operations to 6 am. She stated that in recent days she had to call 911 to respond to a noise disturbance that occurred around 4:00 am.

Ms. Rosa Mateo (Hallandale Beach, FL): expressed how tired the residents are of dealing with the noise coming from this establishment late at night due to drunk people parking their vehicles in their private parking lot and using it as a bathroom.

Ms. Mateo: further added that they were urinating odor stench in the parking lot area and had even found vomit on her car door.

Ms. Mateo: implored and asked for consideration in voting with the item; she also requested that the residents be given peace of mind, security, and more police presence in that area.

Mr. Kattan: asked the applicant if there were any cameras installed in the establishment?

Mr. Elchaer: responded yes. There are currently 48 cameras installed on-site.

Ms. Dillard: advised the residents to report complaints through the HB app.

Mr. Wu closed the floor to public participation.

APPLICATIONS # CL-22-01814 BY JERIOS ELCHAER, REPRESENTING AMSTERDAM RESTAURANT INC. REQUESTING A LICENSE PURSUANT TO SECTION 5-9 OF THE CITY'S CODE OF ORDINANCES TO CONDUCT BUSINESS AS A NIGHTCLUB AND SERVE ALCOHOLIC BEVERAGES 7 DAYS WEEK UNTIL 6 A.M. AT THE AMSTERDAM RESTAURANT. THE ESTABLISHMENT IS AN EXISTING RESTAURANT WITHIN THE CENTRAL REGIONAL ACTIVITY CENTER DISTRICT /RAC CORRIDOR SUBDISTRICT LOCATED AT 400 SOUTH FEDERAL HIGHWAY.

MR. KATTAN MOVED THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL OF APPLICATION # CL-22-01814 A NIGHTCLUB LICENSE PURSUANT TO SECTION 5-9 OF THE CITY'S CODE OF ORDINANCES TO CONDUCT BUSINESS AS A NIGHTCLUB AND SERVE ALCOHOLIC BEVERAGES 7 DAYS A WEEK UNTIL 6 A.M. TO INCLUDE THE FOLLOWING CONDITIONS:

- 1) THE POLICE DEPARTMENT DETAIL OFFICERS' HOURS SHALL BE EXTENDED TO END AT 6:30 A.M AT A STAFFING LEVEL AS DETERMINED BY THE POLICE DEPARTMENT.
- 2) ADDITIONAL MEASURES SHALL BE IMPLEMENTED TO ADDRESS PARKING OVERFLOW ISSUES. SUCH MEASURES MUST BE REVIEWED AND APPROVED BY STAFF AND THE CITY MANAGER BEFORE THE ISSUANCE OF THE NIGHTCLUB LICENSE.
- 3) COMPLIANCE WITH THE CODE VIOLATIONS REFERENCED IN THE MEMORANDUM FROM THE CODE COMPLIANCE OFFICIAL BEFORE THE ISSUANCE OF THE NIGHTCLUB LICENSE.
- 4) THE APPLICANT SHALL ALLOW RESIDENTS ACCESS TO THE CAMERAS INSTALLED ON SE 5TH AVENUE FOR INSPECTION IF AN INCIDENT OCCURS OR BY REQUEST

MS. DILLARD SECONDED THE MOTION.

MOTION PASSED BY A ROLL CALL VOTE (3-2). *Mr. Wu & Mr. Levinson - No*

8. LIAISON'S REPORT

Ms. Dominguez provided a verbal report.

9. SCHEDULING OF NEXT MEETING

A. Wednesday, June 22, 2022

10. ADJOURNED

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 7:35 p.m.

RECORDED: RESPECTFULLY SUBMITTED:

Chair, Charles Wu

ATTEST:

Christy Dominguez, Liaison

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.