



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 Rick Levinson

Liaison, Christy Dominguez
Liaison Dept. Director, Vanessa Leroy

Meeting Minutes

Wednesday, January 24, 2024

6:00 PM

Commission Chambers

1. CALL TO ORDER

The Planning and Zoning Board Meeting was called to Order by Chair Charles Wu at 6:05 p.m.

2. ROLL CALL

Present:

*Chair, Kuei Kang (Charles) Wu
Vice-Chair, Howard Garson
Board member, Danny Kattan
Board member, Rick Levinson
Alternate, Faith Fehr*

Staff

*Board Liaison: Christy Dominguez
Board Secretary: Laura Mass
Supporting Staff: Vanessa Leroy, Deandrea Moise, Raveechai Srihirun and Steven Williams
City Attorney's Representative: Elizabeth S. Loconte, Assistant City Attorney*

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes November 29, 2023.

MR. GARSON MOVED TO APPROVE THE MINUTES OF NOVEMBER 29, 2023, PLANNING AND ZONING BOARD MEETING INCLUDING THE AMENDMENT MADE BY MR. WU.

MR. LEVINSON SECONDED THE MOTION.

MR. KATTAN ARRIVED A 6:07 PM.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

Ms. Elizabeth S. Loconte, the Assistant City Attorney: read the quasi-judicial statement into the record on the items listed on the agenda.

Polling of Ex-Parte Communications (Board Secretary)

The Board Secretary polled the Planning and Zoning Board regarding ex-parte communications.

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 her decision would be based solely on the testimony presented at the meeting.

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

Ms. Fehr confirmed and disclosed all ex-parte communication and confirmed his 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 Secretary)

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

The meeting had to be paused due to problems with the recording system. The meeting was later resumed and recorded.

5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS

A. Applications #Z-23-4865, #DB-22-5447, #P- 22-5161, #RV- 23-7143, by 600 Hallandale Partners, LLC, requesting Major Development Plan approval, Rezoning to Planned Development Overlay District, Plat approval, and Vacation of Easements in order to build Beach Gateway, a mixed use project consisting of 720 residential units in two 20 story high-rise buildings and 135,175 square feet of commercial space at the property located at 600 E Hallandale Beach Boulevard.

The applications to be considered are as follows:

a) Application # Z-23-4865 to apply the Planned Development Overlay (PDO) district to the current zoning Central RAC - RAC Corridor Subdistrict, along with waivers, pursuant to Section 32-186 of the Zoning and Land Development Code.

b) Application # DB-22-5447 for Major Development Review consideration pursuant to Section 32-782 of the Zoning and Land Development Code for a mixed-use development consisting of 720 residential units and 135,175 square feet of commercial.

c) Application #P- 22-5161 requesting approval of the Beach Gateway Plat in accordance with Article II, Division 2 of the Zoning and Land Development Code.

d) Application #RV- 23-7143 requesting vacation of utility and roadway easements pursuant to Chapter 25, Section 25-102 of the Hallandale Beach Code of Ordinances depicted on the Promenade at Hallandale Plat.

Mr. Wu: read the item into the record.

Ms. Christy Dominguez, Planning & Zoning Manager, made a statement on the background of the project. She indicated that the project applications were submitted about a year and a half ago. They had gone over 8 DRC meetings. The project has had three different architects. She added that the PDO zoning application would require a development agreement that has to be approved by the City Commission. There have been several meetings held with the City Manager and the Developer to negotiate the terms of the development agreement. The land use and site development plan related issues have to be worked out during those negotiations before the applications could be brought before the Board. Staff proposed conditions of approval are predicated on those discussions and negotiations.

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

Mr. Wu: inquired about the affordable housing condition. He asked about the breakdown of bedroom count for the 108 proposed units.

Ms. Dominguez: responded that the information is not specified in the application.

Mr. Wu: stated that this information should be proportionate to the project for applications that include the affordable housing aspect. He added that this matter should be considered by the City Commission.

Mr. Garson: inquired about Hibiscus Street. He asked if it would be possible to connect Hibiscus Street to Gulfstream Way to help the traffic circulation.

Ms. Dominguez: advised that Hibiscus Street is a public right-of-way. She added that the only requirement for the proposed project is a dedication along their adjacent property line. In the case of connecting this street to Gulfstream Way, a dedication from Gulfstream would be required.

Mr. Garson: inquired about the proposed living wall. What would be the enforcement in case this property gets sold in the future?

Ms. Dominguez: replied that it is stated in the development agreement that it must be maintained. In the case of removing it, an amendment must be considered. Otherwise, the owner would be in violation of the development agreement.

Mr. Levinson: inquired about civic space not being proposed in this proposed project.

Ms. Dominguez: replied that civic spaces are a requirement for all projects, but the developer is presently requesting a waiver to not provide.

Ms. Fehr: asked how the impact fees are being calculated.

Ms. Dominguez: mentioned the approved Impact Fees ordinance.

Ms. Fehr: inquired about bus shelters.

Ms. Dominguez: advised that the project would include a new and bigger bus shelter on East Hallandale Beach Blvd.

Mr. Nicolas Azar, the Applicant's Representative, made a PowerPoint presentation of the proposed development.

Mr. Alfonso Jurado, the Architect of the project, provided support to the PowerPoint presentation.

Mr. Aria Mehrabi, the Developer of the project, also supported the presentation of the proposed development.

Mr. Wu: requested to add the following as part of the conditions: "the affordable housing features should be comparable to the market rate housing units".

Mr. Garson: asked if cars would be able to exit through Hibiscus Street.

Mr. Mehrabi: replied yes.

Mr. Kattan: commented that the amount of parking the City is requesting could create an issue because the Amsterdam Club across the street would want to use it at night.

Mr. Mehrabi: responded that they had the intention to request a parking waiver, but it wasn't possible because there is a code requirement to add a 10% public parking base on the density. He expressed that bringing more parking lots will create more traffic.

Mr. Chris Heggen, the Traffic Consultant of the project, provided an explanation of how the traffic circulation would work.

Mr. Wu: expressed his concerns regarding the traffic circulation.

Mr. Garson: commented that the problem with traffic circulation might not be due to the proposed design but to the site's location.

Mr. Heggen: provided an analysis of the shared parking.

Mr. Wu: asked if the grocery store would be included in the shared parking calculation.

Mr. Heggen: replied that shared parking would include all retail uses on the site.

Mr. Wu: commented that the grocery store should not be included in the calculation as it is considered a stand-alone building.

Mr. Heggen: replied that there is no restriction on being used if needed.

Mr. Wu: added that, hence, the staff requirement is there should be no gates.

Mr. Heggen: agreed.

Ms. Fehr: asked if at least one parking spot is assigned to each rental unit.

Mr. Aria: replied yes.

Mr. Michael Miller, City Traffic Consultant, stated that the proposed traffic circulation is the best option for the site based on the project's design. He added that an eastbound right turn lane is being proposed as an improvement.

Mr. Azar: informed that the applicant rejects staff conditions #4 and #10 as stated.

Mr. Aria: stated that they object to how these two conditions are written. He added that these conditions should reflect what was discussed with the City in the development agreement negotiations.

Mr. Garson: expressed his concern regarding the civic open space waiver.

Mr. Wu: opened the floor to public participation.

Ms. Grisel DiFalco, a Hallandale resident at 1850 S Ocean Drive, expressed her support for the proposed development.

Mr. Wu: closed the floor to public participation.

Mr. Wu expressed concern regarding the proposed retail building needing access from Hallandale Beach Blvd. He also commented on the living wall, which he does not consider welcoming to the City as it is a blank wall covered in landscaping. He added that a different design should have been proposed to suit the urban area.

Mr. Kattan: expressed his support for the proposed development.

MR. LEVINSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # Z-23-4865 TO APPLY THE PLANNED DEVELOPMENT OVERLAY (PDO) DISTRICT TO THE CURRENT ZONING CENTRAL RAC - RAC CORRIDOR SUBDISTRICT, ALONG WITH WAIVERS, PURSUANT TO SECTION 32-186 OF THE ZONING AND LAND DEVELOPMENT CODE SUBJECT TO STAFF CONDITIONS AND THE RECOMMENDED CHANGE MADE BY MR. WU THAT THE AFFORDABLE HOUSING FEATURES SHOULD BE COMPARABLE TO THE MARKET RATE HOUSING UNITS

MR. KATTAN SECONDED THE MOTION.

MOTION PASSED (4/1) (Mr. Wu-No)

MR. LEVINSON MOVED TO RECOMMEND APPROVAL OF THE APPLICATION # DB-22-5447 FOR MAJOR DEVELOPMENT REVIEW CONSIDERATION PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE FOR A MIXED-USE DEVELOPMENT CONSISTING OF 720 RESIDENTIAL UNITS AND 135,175 SQUARE FEET OF COMMERCIAL SUBJECT TO STAFF CONDITIONS AND THE COMMENT MADE

BY MR GARSON THAT IT IS IMPORTANT TO NEGOTIATE SOMETHING IN TERMS OF CIVIC SPACE, AS IT IS NOT FEASIBLE IN THIS PROJECT, THUS, AVOIDING SETTING A PRECEDENT OF GIVING AWAY CIVIC SPACE.

MR. KATTAN SECONDED THE MOTION.

MOTION PASSED (4/1) (Mr. Wu-No)

MR. LEVINSON MOVED TO RECOMMEND APPROVAL OF THE APPLICATION #P- 22-5161 REQUESTING APPROVAL OF THE BEACH GATEWAY PLAT IN ACCORDANCE WITH ARTICLE II, DIVISION 2 OF THE ZONING AND LAND DEVELOPMENT CODE SUBJECT TO STAFF CONDITIONS.

MR. KATTAN SECONDED THE MOTION.

MOTION PASSED (4/1) (Mr. Wu-No)

B. 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 6 FENCES, WALLS, STRUCTURES AND PLANTINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Wu: read the item into the record.

Ms. Deandrea Moise: provided a PowerPoint presentation of the item.

Mr. Wu: stated he does not consider it relevant for security purposes to increase the fence height from 6 feet to 8 feet. He suggested maintaining the hedges' height at most 4.5 feet on the front.

Mr. Garson: suggested maintaining the shrubbery height limited to 10 feet on the interior and 4.5 feet at the front.

Mr. Wu: opened the floor to public participation.

No Public speakers.

Mr. Wu: closed the floor to public participation.

MR. GARSON MOVED TO RECOMMEND APPROVAL OF THE PROPOSED 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 6 FENCES, WALLS, STRUCTURES AND PLANTINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO THE CHANGE AS SUGGESTED.

MR. LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

C. 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 7 HEIGHT EXCEPTIONS SECTION 32-361 APPLICATION, TO ALLOW AN EXCEPTION FOR ROOFTOP AMENITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Wu: read the item into the record.

Ms. Deandrea Moise: provided a PowerPoint presentation of the item.

Mr. Wu: inquired about full-blown standalone restaurants.

Ms. Moise: replied that restaurants, if provided on the rooftop of a commercial building, are subject to uses allowed in the building. She added that an office building could offer restaurant services on the rooftop as an amenity to the building and might have a different owner.

Mr. Wu: inquired about the FAR requirements.

Ms. Moise: advised that the City does not base calculations on FARs.

Mr. Steven Williams, DSD Assistant Director: confirmed.

Ms. Fehr: asked if this ordinance would apply to single-family homes.

Mr. Williams: replied, no. He added that staff would clarify how it is written in the proposed ordinance.

Mr. Wu: opened the floor to public participation.

No Public speakers.

Mr. Wu: closed the floor to public participation.

MR. KATTAN MOVED TO RECOMMEND APPROVAL OF THE PROPOSED 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 7 HEIGHT EXCEPTIONS SECTION 32-361 APPLICATION, TO ALLOW AN EXCEPTION FOR ROOFTOP AMENITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

MS. FEHR SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

6. REMARKS BY THE CHAIR

Mr. Wu: asked if staff could send an email to Ms. Dillard on their behalf expressing gratitude and appreciation for her time as a board member.

Ms. Fehr asked if staff could prepare a letter on their behalf.

7. LIAISON'S REPORT

Ms. Dominguez: informed on the items approved by the City Commission meeting on January 17, 2024 (The Ashworth Major Development Project, and the Code Amendments for Central RAC and West RAC).

8. SCHEDULING OF NEXT MEETING

Ms. Dominguez confirmed the next meeting for Wednesday, February 28, 2024.

The Board accepted the revised proposed meeting dates for 2024.

9. ADJOURMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 9:25 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.

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