

DRAFT

**PLANNING AND ZONING BOARD (PZB) PUBLIC HEARING SUMMARY
WEDNESDAY, APRIL 12, 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								
Terri Dillard- Vice Chair		A		P								
Charles Wu		P		P								
Alexander Lewy		P		P								
Howard Garson		P		P								
Harriett Ginsberg- Alter		P										
Total Members Present		4		5								
Total Members Absent		2		0								

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

Keven Klopp

Althea Jefferson

Christy Dominguez

Cindy Bardales

Andre McKenney

1 **1. CALL TO ORDER**

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3 Ms. Natelson called the meeting to order at 6:31 P.M.

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5 **2. ROLL CALL**

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7 **3. PLEDGE OF ALLEGIANCE**

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9 **4. APPROVAL OF MINUTES**

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11 MR. WU: ASKED TO MAKE CHANGES TO LINE 94 TO READ "FEET" INSTEAD OF "STORY".

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13 MR. GARSON MOVED TO APPROVE THE MINUTES OF THE FEBRUARY 22, 2017
14 PLANNING AND ZONING BOARD HEARING TO INCLUDE MR. WU CHANGES.

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16 MS. DILLARD SECONDED THE MOTION.

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

19
20 **5. NEW BUSINESS**

21
22 1. APPLICATION # V-17-00390, BY VABY 200 LLC, REQUESTING VARIANCES TO
23 SPLIT THE UNIFIED LOT, LOCATED AT 220 SW 4TH AVENUE, INTO TWO SINGLE
24 PARCELS FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING ON
25 LOT 4, THE CURRENTLY VACANT PORTION OF THE PROPERTY. THE VARIANCES
26 REQUESTED ARE FROM THE FOLLOWING SECTIONS:

- 27 a. SECTION 32-924(B), TO ALLOW THE DIVISION OF A UNIFIED PARCEL,
28 WHICH CREATES TWO NON-CONFORMING LOT WIDTHS.
29 b. SECTION 32-142 (D)(2), TO ALLOW 50-FOOT LOT WIDTHS, WHERE 60 FEET
30 ARE REQUIRED.
31 c. SECTION 32-142(D)(4) C.1., TO ALLOW SETBACKS OF THE STRUCTURE
32 EXISTING ON LOT 3 TO BE 3.5 AND 3.8 FEET, WHERE 7.5 FEET ARE
33 REQUIRED.

34
35 **Polling of Ex Parte Communications (Board Secretary)**

36
37 *Ms. Natelson advised that she had no Ex-Parte Communications regarding this matter. She*
38 *advised she would base her decision solely on the testimony being presented.*

39
40 *Ms. Dillard advised that she had no Ex-Parte Communications regarding this matter. She*
41 *advised she would base her decision solely on the testimony being presented.*

42
43 *Mr. Wu advised that he had no Ex-Parte Communications regarding this matter. He advised*
44 *he would base his decision solely on the testimony being presented.*

45
46 *Mr. Lewy advised that he had no Ex-Parte Communications regarding this matter. He advised*
47 *he would base his decision solely on the testimony being presented.*

48
49 *Mr. Garson advised that he had no Ex-Parte Communications regarding this matter. He*
50 *advised he would base his decision solely on the testimony being presented.*

~~Swearing-in of Witnesses (Andre McKenney, Deputy City Attorney)~~

~~The oath was administered by the Deputy City Attorney to all staff and public attendees that would be speaking on the case.~~

~~Ms. Jefferson: provided a PowerPoint presentation and gave a summary of the item.~~

~~Mr. Garson: asked if the current neighboring properties in the area have the same lot size?~~

~~Ms. Jefferson: stated that based on the Aerial Map the properties do show similar setbacks.~~

~~Mr. Garson: further asked if they variance is approved would the conditions not apply once the existing structure is demolished?~~

~~Ms. Jefferson: stated that the variance will not be remain on the property. The applicant will be required to pull a demo permit and once they are ready to develop they would have to apply for Minor Development.~~

~~Julio Berrios, Applicant (113 N.E. 2nd Terrace Hallandale Beach FL, 33009): stated that their intent is construct in two phases. He added they first would built on one lot and then demo existing building and finalize project.~~

~~Mr. Lewy: stated that he had concerns that the proposed homes would each size measured 200,000.00 square feet would meet all code and setback requirements.~~

~~Mr. Garson: asked Ms. McKenney if requiring to build on Lot 3 be included into recommendations?~~

~~Ms. McKenney: stated no.~~

~~Ms. Natelson opened the Public Hearing.~~

~~There were no speakers.~~

~~Ms. Natelson: closed the Public Hearing.~~

~~MR. WU STATED BASED ON THE COMPETENT AND SUBSTANTIAL EVIDENCE PRESENTED TODAY I MOVE THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL OF THE PROPOSED VARIANCES FOR APPLICATION # V-17-00390, BY VABY 200 LLC, REQUESTING VARIANCES TO SPLIT THE UNIFIED LOT, LOCATED AT 220 SW 4TH AVENUE, INTO TWO SINGLE PARCELS FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING ON LOT 4, THE CURRENTLY VACANT PORTION OF THE PROPERTY. THE VARIANCES REQUESTED ARE FROM THE FOLLOWING SECTIONS:~~

- a) ~~SECTION 32-924(B), TO ALLOW THE DIVISION OF A UNIFIED PARCEL, WHICH CREATES TWO NON-CONFORMING LOT WIDTHS.~~
- b) ~~SECTION 32-142 (D)(2), TO ALLOW 50-FOOT LOT WIDTHS, WHERE 60 FEET ARE REQUIRED.~~
- c) ~~SECTION 32-142(D)(4)C.1., TO ALLOW SETBACKS OF THE STRUCTURE EXISTING ON LOT 3 TO BE 3.5 AND 3.8 FEET, WHERE 7.5 FEET ARE REQUIRED.~~

~~MR. LEWY SECONDED THE MOTION.~~

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

2. APPLICATION# DB-16-03490, BY GULFSTREAM PARK RACING ASSOCIATION, INC. REQUESTING MAJOR DEVELOPMENT PLAN APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE FOR THE CONSTRUCTION OF CINEMEX, A NEW 48,467 SQUARE FEET 996 SEAT MOVIE THEATER AT GULFSTREAM PARK, GENERALLY LOCATED AT 901 SOUTH FEDERAL HIGHWAY.

Polling of Ex Parte Communications (Board Secretary)

Ms. Natelson advised that she had no Ex-Parte Communications regarding this matter. She advised she would base her decision solely on the testimony being presented.

Ms. Dillard advised that she had no Ex-Parte Communications regarding this matter. She advised she would base her decision solely on the testimony being presented.

Mr. Wu advised that he had no Ex-Parte Communications regarding this matter. He advised he would base his decision solely on the testimony being presented.

Mr. Lewy advised that he had no Ex-Parte Communications regarding this matter. He advised that when he served as a City Commissioner there were discussions on a movie theater at the Gulfstream Park but would base his decision solely on the testimony being presented.

Mr. Garson advised that he had no Ex-Parte Communications regarding this matter. He advised he would base his decision solely on the testimony being presented.

Swearing in of Witnesses (Andre McKenney, Deputy City Attorney)

The oath was administered by the Deputy City Attorney to all staff and public attendees that would be speaking on the case.

Ms. Dominguez: provided a PowerPoint presentation and gave a summary of the item.

Mr. Lewy: asked where the 524 parking proposed were located on the property?

Ms. Dominguez: stated the 524 parking are located thru out the property parking for all the uses at Gulfstream are shared. There are 4,779 spaces at Gulfstream and 5,124 spaces are provided, leaving surplus of 345 spaces. The total amount does not include the-additional parking located in the City of Aventura.

Ms. Natelson: asked if the project include additional parking?

Ms. Dominguez: stated they have sufficient parking now to accommodate existing and proposed theater. In the future, they will be adding a parking garage when needed.

Ed Stacker, Applicant (1500 North Federal Highway, Suite 200 Fort Lauderdale, FL 33304): stated he agreed to staff's recommendations.

Mr. Garson: suggested leaving the south gate close to the proposed theater opened more frequently to relieve traffic.

Mr. Stacker: stated that the primary access entrance are S.E. 3rd, 5th, 9th 10th, and Gulfstream Way. He added that Gulfstream Park has agreed to the City of Aventura's conditions to only have that south gate open only during racing days.

Mr. Wu: recommended that the handicapped accessibility be place closer to the theater. He stated that based on the site plan, the drop off for a person using a walker is too far.

Mr. Wu: suggested adding bike racks.

Ms. Natelson opened the Public Hearing.

There were no speakers.

Ms. Natelson: closed the Public Hearing.

MR. LEWY STATED BASED ON THE COMPETENT AND SUBSTANTIAL EVIDENCE PRESENTED TODAY I MOVE THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL OF THE PROPOSED MAJOR DEVELOPMENT APPLICATION# DB-16-03490, BY GULFSTREAM PARK RACING ASSOCIATION, INC. REQUESTING MAJOR DEVELOPMENT PLAN APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE FOR THE CONSTRUCTION OF CINEMEX, A NEW 48,467 SQUARE FEET 996 SEAT MOVIE THEATER AT GULFSTREAM PARK, GENERALLY LOCATED AT 901 SOUTH FEDERAL HIGHWAY.

MR. DILLARD SECONDED THE MOTION.

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

6. REMARKS AS REQUESTED BY THE CHAIR

7. NEXT SCHEDULED MEETING

~~MAY 24, 2017~~

MEETING ADJOURNED AT 8:47 P.M.

RECORDED:

RESPECTFULLY SUBMITTED:

Cindy Bardales, Board Secretary

Chair, Sheryl Natelson

ATTEST:

Althea Jefferson, 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, Attn. Althea P. Jefferson, Hallandale Beach, Florida 33009.

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