

**DRAFT**

**PLANNING AND ZONING BOARD (PZB) PUBLIC HEARING SUMMARY  
WEDNESDAY, MAY 24, 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	<b>CANCELLED</b>	A	<b>CANCELLED</b>	P	T							
Terri Dillard- Vice Chair		A		P	A							
Charles Wu		P		P	P							
Alexander Lewy		P		P	P							
Howard Garson		P		P	P							
Harriett Ginsberg- Alter		P										
<b>Total Members Present</b>		4		5								
<b>Total Members Absent</b>		2		0								

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

Keven Klopp

Christy Dominguez

Vanessa Leroy

Eric Houston

Cindy Bardales

Andre McKenney

1 **1. CALL TO ORDER**

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3 Ms. Natelson called the meeting to order at 6:42 P.M.

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5 **2. ROLL CALL**

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7 Ms. Dillard was absent.

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9 **3. PLEDGE OF ALLEGIANCE**

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11 **4. APPROVAL OF MINUTES**

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13 MR. WU MOVED TO APPROVE THE MINUTES OF THE APRIL 12, 2017 PLANNING AND  
14 ZONING BOARD HEARING.

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16 MR. LEWY SECONDED THE MOTION.

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

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20 **5. NEW BUSINESS**

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22 Mr. Klopp: reported that Althea Jefferson was no longer with the City of Hallandale Beach. He further  
23 added that current staff will serve as liaison to the Planning and Zoning Board.

24  
25 Mr. Klopp: stated that before Ms. Jefferson's departure, she secured a grant which would cover the  
26 study being presented. However, the approval of the grant requires that the ordinance be presented  
27 by June 2017, to the City Commission.

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29 Mr. Klopp: further emphasized that the ordinance only needed to be presented, not adopted, and  
30 requested that the motion provided by the Board be in form of affirmative consideration.

31  
32 Mr. Klopp: pointed out that he has discussed the item being presented with the City Manager. The  
33 City Manager has expressed that he will remain proactive and bring forward recommendations to  
34 have a joint meeting by the Planning and Zoning Board and City Commission as mentioned in  
35 previous meeting.

36  
37 Mr. Klopp: introduced Dana Little, Urban Design Director for Treasure Coast Regional Planning  
38 Council, who worked with staff on the proposed code amendments, design guidelines, and rezoning  
39 of the Hallandale Beach Boulevard Corridor.

40  
41 A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF  
42 HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND  
43 DEVELOPMENT CODE; AMENDING ARTICLE I, GENERAL PROVISIONS; AMENDING  
44 ARTICLE III, ZONING; DIVISION 3, FORM-BASED ZONING DISTRICTS; CREATING  
45 SUBDIVISION II, HALLANDALE BEACH BOULEVARD DISTRICT; AMENDING SECTION  
46 32-201, FRONTAGE TYPES; AMENDING ARTICLE I, SECTION 32-8, DEFINITIONS;  
47 PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR  
48 SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

49  
50 B. AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF  
51 HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH

ZONING MAP; IMPLEMENTING ZONING REGULATIONS CONTAINED IN CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, FOR THE HALLANDALE BEACH BOULEVARD REGULATING PLAN; REMOVING BUSINESS GENERAL (B-G) AND CENTRAL CITY BUSINESS (CCB) ZONING DISTRICTS, THE PLANNED REDEVELOPMENT OVERLAY (RDO) AND PLANNED DEVELOPMENT OVERLAY (PDO) DISTRICTS FROM THE LANDS WITHIN THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; REZONING CERTAIN PARCELS ADJACENT TO HALLANDALE BEACH BOULEVARD, LOCATED WITHIN THE BOUNDARIES OF THE GENERAL COMMERCIAL LAND USE CATEGORY OF THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SERVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Dana P. Little, City's Urban Design Consultant with Treasure Coast Regional Planning Council (TCRPC) (421 SW Camden Avenue Stuart, FL 34994): provided a PowerPoint presentation and gave a summary of items 5.A & 5.B

Mr. Garson: asked how the proposed rezoning would affect current residential areas or will grandfather in would apply?

Mr. Little: stated that the same process would apply as when the Regional Activity Center (RAC) rezoning was put in place. The property owner would be allowed to apply for Vested Rights.

Mr. Klopp: further added that, a 3-5 acreage parcel will be given six months to provide a proposed development and be reviewed under the current zoning designation.

Mr. Klopp: pointed out that with our current zoning, a 3-acreage parcel needs to meet setbacks along with parking, which is not likely to meet code and requires approval from the City Commission. He stated that lands 5 acreage or more have the right to 350 feet building and Vested Rights would kick in.

Mr. Garson: asked for clarification on automobile uses not being permitted.

Mr. Little: stated that the intent is to not allow any more automobile repair uses on Hallandale Beach Boulevard.

Mr. Lewy: asked for more detail on how progressive parking issues would be addressed?

Mr. Little: stated that the proposed parking requirement were the same as the RAC parking requirements simply being brought over.

Mr. Lewy: expressed his concerns regarding parking:

- a) The reality is that current families require two vehicles;
- b) Recently, the City Commission has lower parking requirement and he believes that they should be increased;
- c) Current developers feel that our current Code is strict in parking requirements and prefer to request variances to allow less parking.

Mr. Lewy: further asked if the code intent was to enforce mass transit?

Mr. Little: stated no.

Mr. Wu: disclosed comments to the Board which he had provided to staff prior to the meeting, related to the Design Guidelines (Exhibit A) and Proposed Ordinances (Exhibit B)

Discussion Ensued.

Mr. Wu: suggested the treescape plans for trees along Hallandale Beach Boulevard be included into the Design Guidelines.

Ms. McKenney: stated that standard and assembly uses as mentioned in Mr. Wu's comments will be revisited by staff and the City Attorney's Office. She stated that further research would be needed to ensure that assembly uses are not interpreted as business or theater uses.

Ms. Natelson opened the Public Hearing.

Ms. Laura Simon (2500 Diana Drive Hallandale Beach, FL 33009): recommended that the proposed map include rezoning of the properties south of Diana Drive, which would allow more buffer and screening of surface parking lots and parking structures.

Mr. Micky Biss (1744 S. Miami Avenue Miami, FL 33129): stated he has specific issues with the rezoning of West Hallandale Beach Boulevard, such as, no potential investment or development in that area and would stiffen economic growth.

Ms. Natelson: closed the Public Hearing.

Mr. Wu: responded to Mr. Biss's comments by stating that he felt very strongly of the Code. He stated he disagreed with his comments and added that the City is not taking Developer's rights. The public is notified and given sufficient time to follow City's process.

Mr. Lewy: agreed with Mr. Wu's response.

Mr. Wu: suggested a straw vote.

Ms. Natelson: suggested keeping the vote as a motion.

**MR. WU MOVED THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL BASED ON STAFF AND THE BOARD RECOMMENDATIONS FOR CHANGES TO AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING ARTICLE I, GENERAL PROVISIONS; AMENDING ARTICLE III, ZONING; DIVISION 3, FORM-BASED ZONING DISTRICTS; CREATING SUBDIVISION II, HALLANDALE BEACH BOULEVARD DISTRICT; AMENDING SECTION 32-201, FRONTAGE TYPES; AMENDING ARTICLE I, SECTION 32-8, DEFINITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**MR. GARSON SECONDED THE MOTION.**

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

**MR. WU MOVED THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL BASED ON STAFF AND THE BOARD RECOMMENDATIONS FOR CHANGES TO AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ZONING MAP;**

IMPLEMENTING ZONING REGULATIONS CONTAINED IN CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, FOR THE HALLANDALE BEACH BOULEVARD REGULATING PLAN; REMOVING BUSINESS GENERAL (B-G) AND CENTRAL CITY BUSINESS (CCB) ZONING DISTRICTS, THE PLANNED REDEVELOPMENT OVERLAY (RDO) AND PLANNED DEVELOPMENT OVERLAY (PDO) DISTRICTS FROM THE LANDS WITHIN THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; REZONING CERTAIN PARCELS ADJACENT TO HALLANDALE BEACH BOULEVARD, LOCATED WITHIN THE BOUNDARIES OF THE GENERAL COMMERCIAL LAND USE CATEGORY OF THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SERVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

MR. GARDON SECONDED THE MOTION.

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

Mr. Klopp: expressed his gratitude for all the comments provided by the Board and advised that all comments would be incorporate prior to going before the City Commission.

#### 6. REMARKS BY STAFF

Ms. Dominguez updated the Board on City Commission agenda results for the May 17, 2017 meeting

- SW 11<sup>th</sup> School Project (Denied)
- Cinemex Theater Project (Approved)
- Bluesten Park Project (Approved)

#### 7. REMARKS AS REQUESTED BY THE CHAIR

Ms. Natelson: stated that former Vice Mayor and Commissioner William Julian was in the hospital and wished him well and a speedy recovery.

#### 7. NEXT SCHEDULED MEETING

MAY 24, 2017

MEETING ADJOURNED AT 8:13 P.M.

RESPECTFULLY SUBMITTED:

RECORDED:

\_\_\_\_\_  
Cindy Bardales, Board Secretary

\_\_\_\_\_  
Chair, Sheryl Natelson

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.