

**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	<b>CANCELLED</b>	A	<b>CANCELLED</b>	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										
<b>Total Members Present</b>		4		5	4	4	4					
<b>Total Members Absent</b>		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. CALL TO ORDER**

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

**2. ROLL CALL**

Mr. Lewy was absent.

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF MINUTES**

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

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

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

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

Line 168: typo should read "Mr. Garson"

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

~~MR. GARSON SECONDED THE MOTION.~~

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

**5. OLD BUSINESS**

**6. NEW BUSINESS**

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

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

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

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

Mr. Katims: pointed out specific changes that he felt were significant on update which included:

- Policy on how to mitigate development impact;
- Capital Improvement Element needs to identify funded and unfunded projects and given a level of priority;
- Coastal Management Element Flood provisions and put into Statutes level;
- Policy to Continue flood insurance community rating system to follow building code;
- Should the City Consider putting in place a Sustainability Master Plan, it is required to identify project impacted by sea level rise;
- Identify and map coastal flooding areas along with implementing policies and actions to address these impacts.

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

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

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

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

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

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

Mr. Katims: acknowledged.

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

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

Ms. Natelson: opened the Public Hearing.

Ms. Natelson: closed the Public Hearing.

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

~~MS. DILLARD SECONDED THE MOTION.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ms. Natelson: opened the Public Hearing.

Ms. Natelson: closed the Public Hearing.

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

**MS. DILLARD 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 AN ORDINANCE OF MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, REZONING THE PROPERTY LOCATED AT 650 NW 2ND STREET FROM RESIDENTIAL SINGLE-FAMILY (RS-6) DISTRICT TO COMMUNITY FACILITY (C-F) DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY- AND PROVIDING FOR AN EFFECTIVE DATE.**

**MS. DILLARD SECONDED THE MOTION.**

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

**7.REMARKS BY STAFF**

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

**8.NEXT SCHEDULED MEETING**

~~July 26, 2017~~

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

RESPECTFULLY SUBMITTED:

RECORDED:

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

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Chair, Sheryl Natelson

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205 ATTEST:  
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209 Christy Dominguez, Liaison  
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211 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  
212 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.