

DRAFT

**PLANNING AND ZONING BOARD (PZB) PUBLIC HEARING SUMMARY
WEDNESDAY, OCTOBER 25, 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	P	P	P	T	CANCELLED	T		
Terri Dillard- Vice Chair		A		P	A	P	P	P		P		
Charles Wu		P		P	P	A	P	P		P		
Alexander Lewy		P		P	P	P	A	A		P		
Howard Garson		P		P	P	P	P	P		P		
Harriett Ginsberg- Alter		P										
Total Members Present		4		5	4	4	4	4		5		
Total Members Absent		2		0	1	1	1	1		0		

Present **(P)**

Absent: **(A)**

Tardy: **(T)**

 Un-appointed

Staff in Attendance:

Keven Klopp

Christy Dominguez

Vanessa Leroy

Cindy Bardales

Jane Graham

1. CALL TO ORDER

Mr. Lewy called the meeting to order at 6:32 P.M.

2. ROLL CALL

Ms. Natelson was absent.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

MR. GARSON MOVED TO APPROVE THE MINUTES OF THE OCTOBER 25, 2017 PLANNING AND ZONING BOARD HEARING WITH MINOR CORRECTIONS MADE BY MR. GARSON.

MR. WU SECONDED THE MOTION.

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

5. NEW BUSINESS

1. Application # V-17-02251 by Graham Penn, representing Dunn's River Island Café Jamaican Restaurant/ JRIC Industries, LLC, for the property located at 908 West Hallandale Beach Boulevard. The applicant is proposing to change the nonresidential use from retail to restaurant use, which increases the existing parking nonconformity at the subject location. As such, the applicant is requesting variance approvals in accordance with Section 32-965 of the City's Code of Ordinances. The variance request will be considered by the Planning and Zoning Board on October 25, 2017.

The requested variances are from the following Zoning and Land Development Code Sections:

- a) Section 32-925(5), to intensify the existing parking nonconformity beyond what already existed for the previous retail use to allow for the restaurant use; and,
- b) Section 32-455(c)(2), to allow 4 parking spaces at the location of the business, where 46 spaces are required.

Polling of Ex Parte Communications (Board Secretary)

Mr. Lewy advised that he had no Ex-Parte Communications regarding this matter. He advised he would base his 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. 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 (Jane Graham, Assistant 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. Leroy: provided a PowerPoint presentation and gave a summary of the item.

Mr. Graham Penn, Applicant: introduced himself and provide a brief overview of project.

Mr. Lewy opened the Public Hearing.

Mr. Lewy closed the Public Hearing.

Ms. Natelson arrived at 7:08

MR. WU MOVED THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL BASED ON THE COMPETENT AND SUBSTANTIAL EVIDENCE PRESENTED THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL OF APPLICATION #V-17-02251 FOR THE REQUESTED VARIANCES TO SECTION 32-925(5) AND SECTION 32-455(C)(2) OF THE HALLANDALE BEACH ZONING AND LAND DEVELOPMENT CODE PURSUANT TO SECTION 32-965 OF THE HALLANDALE BEACH ZONING AND LAND DEVELOPMENT CODE TO INTENSIFY THE EXISTING PARKING NONCONFORMITY BEYOND WHAT ALREADY EXISTED FOR THE PREVIOUS RETAIL USE TO ALLOW FOR RESTAURANT USE AND TO ALLOW 4 PARKING SPACES AT THE LOCATION OF BUSINESS WHERE 46 SPACES ARE REQUIRED SUBJECT TO THE CONDITIONS RECOMMENDED BY CITY ADMINISTRATION

- a) LEASE KEPT CURRENT WITH 49 PARKING SPACES
- b) VARIANCE LIMITED TO A SIT DOWN RESTAURANT USE

MS. DILLARD SECONDED THE MOTION.

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

6.REMARKS BY STAFF

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

7.NEXT SCHEDULED MEETING

November 29, 2017

MEETING ADJOURNED AT 7:15 P.M.

RESPECTFULLY SUBMITTED:

RECORDED:

Cindy Bardales, Board Secretary

Chair, Sheryl Natelson

ATTEST:

103 Christy Dominguez, Liaison
104

105 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
106 Zoning Board meeting, summarized above, should be submitted to the Planning & Zoning Division at \or can be mailed to 400 South Federal
107 Highway, Hallandale Beach, Florida 33009.