

DRAFT

**PLANNING AND ZONING BOARD (PZB) PUBLIC HEARING SUMMARY
WEDNESDAY, JANUARY 24, 2018
CITY HALL, COMMISSION CHAMBERS
HALLANDALE BEACH, FLORIDA**

ATTENDANCE ROLL CALL:

2018 PZB ATTENDANCE

Board Members	1/24	2/28	3/28	4/25	5/23	6/27	7/25	8/22	9/26	10/24	11/28	12/26
Sheryl Natelson - Chair	A											
Terri Dillard- Vice Chair	P											
Charles Wu	A											
Alexander Lewy	P											
Howard Garson	P											
Total Members Present	3											
Total Members Absent	2											

Present **(P)**

Absent: **(A)**

Tardy: **(T)**

 Un-appointed

Staff in Attendance:

Keven Klopp

Christy Dominguez

Cindy Bardales

Sheryl James

Jane Graham

1. CALL TO ORDER

Mr. Lewy called the meeting to order at 6:41 P.M.

2. ROLL CALL

Ms. Natelson and Mr. Wu were absent.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

MR. GARSON MOVED TO APPROVE THE MINUTES OF THE DECEMBER 21, 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 (3-0).

5. NEW BUSINESS

- 1) Application# DB-17-1196, by Bluesten Developers LLC for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct a 45-unit residential development at 215 SE 5th Street.
- 2) Application# RD-17-1197, by Bluesten Developers LLC requesting Redevelopment Area Modifications (RAMs) from the following code provisions: ***(Planning and Zoning Board action is not required for redevelopment area waiver applications)***.
 - a) Section 32-196, Table 32-196(a) relative to the minimum Primary Street setback for buildings in the Regional Activity Center (RAC) Transit Core Subdistrict.
 - b) Section 32-196, Table 32-196(a) relative to the minimum building frontage requirements on Primary Street in the Regional Activity Center (RAC) Transit Core Subdistrict.
 - c) Section 32-196, Table 32-196(a) relative to the minimum civic space required for sites exceeding the base density allowed in the Regional Activity Center (RAC) Transit Core Subdistrict.
 - d) Section 32-194 (e) relative to the minimum floor area required for one-bedroom units in the in the Regional Activity Center (RAC).
 - e) Section 32-203, Table 32-203 (a) relative to the minimum number of parking spaces required for multi-family residential uses in the Regional Activity Center (RAC).

Polling of Ex Parte Communications (Deputy City Attorney)

Ms. Dillard advised that she had no Ex-Parte Communications regarding this matter. She advised she 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 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. Dominguez: provided a PowerPoint presentation and gave a summary of the item.

Mr. Garson: asked if the variances are included into the Redevelopment Area Modification's (RAM) criteria, which would not allow them to vote based on the variances requested by applicant.

Ms. Dominguez: clarified that they Board would only be voting on the Major Development application portion on the project before them. She stated that the RAMs are not reviewed by the Board.

Mr. Lewy: asked when was the policy set in place that the Planning and Zoning Board does not review RAM application.

Ms. Dominguez: stated that the code provision dates back about 20 years.

Mr. Lewy: suggested that Mr. Garson make a recommendation to the City Commission to allow the Planning and Zoning Board to vote on RAM applications.

Mr. Garson: followed up by stating his concerns are that some questions will go unanswered since they fall into the RAM application criteria.

Ms. Dominguez: stated that the Planning and Zoning Board responsibility in this case is to make recommendation for approval on the Major Development application.

Ms. Dillard: pointed out that the Board serves to confirm the application before them meets staff's recommendations.

Mr. Manny Synalovski, Applicant: introduced himself and stated that they agreed to all of staff recommendations.

Mr. Synalovski: added that the project had several challenges, such as, providing a 15 feet right-of-way dedication on SE 5th Street and 5 feet dedication on SE 3rd Avenue making sure they provided ways to maneuver the site and also meet City Code.

Mr. Synalovski: briefed the Board with the proposed design of the building. He added that the project would complement the new redevelopment of Bluesten Park.

Mr. Garson: asked if the Bluesten Park's parking will be located on 5th Street?

Mr. Synalovski: stated that the project will have guest and visitor parking, separate from the off-site parking that will be available for anyone going to Bluesten Park.

Mr. Garson: encouraged Green Building Certification and suggested reaching out to the YMCA organization.

Mr. Lewy: congratulated the architect on the design of the project. He further stated that the Board's role is to review the conditions and consideration for the Major Development review, which are the Planning and Zoning Division's purview.

Ms. Dominguez: further stated the standards and procedures for review of Major Development applications.

Discussion ensued regarding criterias for RAMs and Variance applications.

Mr. Lewy: asked if each unit had a dedicated parking space?

Mr. Synalovski: stated that the applicant has not gone through on assigning spaces.

Mr. Lewy: stated that parking is more difficult if free for all to park in any parking space. He asked how does the applicant determine if cars are left overnight? How do they come up with proposing 81 parking spaces?

Mr. Lewy: further asked if the project will be rentals?

Mr. Synalovski: clarified that they anticipate starting as rentals and parking will be assigned to each unit. He asked the Board to keep in mind that the project will be gated.

Elias Benaim, Developer: recognized Staff and team for their help on the project. He added that they are willing to work with Administration and Community Redevelopment Agency (CRA) on achieving their goals for affordable housing.

Mr. Lewy opened the Public Hearing.

Mr. Lewy closed the Public Hearing.

Mr. Lewy: asked if he could make a recommendation to motion on his parking issues.

Ms. Graham: stated that he can add a modification that includes assigned parking.

Ms. Dominguez: pointed out that staff recommendation number # 9, which read: The City's Traffic Consultant shall issue its findings and recommendations on the applicant's Traffic Study and Parking Study prior to scheduling the applications for the City Commission consideration could include his additional comment.

MR. LEWY MOVED BASED ON THE COMPETENT AND SUBSTANTIAL EVIDENCE PRESENTED TODAY, THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL OF APPLICATION# DB-17-1196 FOR MAJOR DEVELOPMENT REVIEW APPROVAL IN ORDER TO CONSTRUCT A 45-UNIT RESIDENTIAL DEVELOPMENT, PURSUANT TO SECTION 32-782 OF CITY OF HALLANDALE BEACH ZONING AND LAND DEVELOPMENT CODE, SUBJECT TO THE CONDITIONS RECOMMENDED BY THE CITY ADMINISTRATION AND WITH THE FOLLOWING MODIFICATION:

a) ASSIGN PARKING SPACES FOR 45 UNITS.

Mr. Garson: asked for a friendly amendment and asked applicant to work on maintaining Green Certification standards and provide recycling.

153
154 *Mr. Synalovski: stated that they submitted sustainable glazing, operations, light and commitment to*
155 *the project as part of backup information.*

156
157 *Mr. Lewy: agreed friendly amendment will be omitted since back-up was provided from the applicant.*
158

159 **MR. GARSON SECONDED THE MOTION.**

160
161 **MOTION PASSED BY ROLL CALL VOTE (3-0).**
162

163 **6. REMARKS BY THE CHAIR**
164

165 Ms. Dillard: stated that it was a pleasure to cover during the Chair, Sheryl Natelson's absence. She
166 acknowledged everyone on the Board and commented on how talented and important is everyone's
167 role on the Board. She expressed how it's been a pleasure to serve on the Planning and Zoning
168 Board and appreciates everything she has learn from all her colleagues.
169

170 **7.NEXT SCHEDULED MEETING**
171

172 March 28, 2018
173

174 **MEETING ADJOURNED AT 7:55 P.M.**
175

176 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
177 Zoning Board meeting, summarized above, should be submitted to the Planning & Zoning Division at \or can be mailed to 400 South Federal
178 Highway, Hallandale Beach, Florida 33009.