

**DRAFT**

**PLANNING AND ZONING BOARD (PZB) PUBLIC HEARING SUMMARY  
WEDNESDAY, MARCH 28, 2018  
CITY HALL, COMMISSION CHAMBERS  
HALLANDALE BEACH, FLORIDA**

**ATTENDANCE ROLL CALL:****2017-18 PZB ATTENDANCE**

Board Members	2017												2018											
	1/25	2/22	3/22	4/12	5/24	6/28	7/26	8/23	9/27	10/2	11/2	12/2	1/24	2/28	3/28	4/25	5/23	6/27	7/25	8/22	9/26	10/2	11/2	12/2
Sheryl Natelson		A		P	P	P		T		T		A												
Terri Dillard		A		P	A	P		P		P		A												
Charles Wu	CANCELED	P	CANCELLED	P	P	A	CANCELED	P	CANCELED	P	CANCELED	P	CANCELED	P	P									
Alexander Lewy		P		P	P	P		A		P		P		CANCELED	P									
Howard Garson		P		P	P	P		P		P		P		CANCELED	P									
Harriett Ginsberg		P																						
Rick Levinson															P									
Steve Landau		A													A									
<b>Total Members Present</b>		4		5	4	4		4		4		3	3	4	4									
<b>Total Members Absent</b>		2		0	1	1		1		1		2	2	2	1									

Present (P)

Absent: (A)

Tardy: (T)

Un-appointed  
Special Meeting

**CHAIR:** CHARLES WU**VICE-CHAIR:** ALEXANDER LEWY**SECRETARY:** STAFF OF DEVELOPMENT SERVICES**LIAISON:** CHRISTY DOMINGUEZ, PRINCIPAL PLANNER**Staff in Attendance:**

Keven Klopp

Christy Dominguez

Vanessa Leroy

Cindy Bardales

Eric Houston

Jane Graham

1 **1. CALL TO ORDER**

2  
3 ~~Mr. Wu called the meeting to order at 6:33 P.M.~~

4  
5 **2. ROLL CALL**

6  
7 ~~Ms. Graham: Present meeting pass the gavel. Open discussion to vote on Chair and Vice Chair for~~  
8 ~~the Planning and Zoning Board.~~

9  
10 ~~Mr. Lewy: recommended Mr. Wu as Chair of the Board and recognized that he had been a Board~~  
11 ~~member the longest serving member in the Board. He further recognized Mr. Wu's knowledgeable~~  
12 ~~and equipped to run the meeting.~~

13  
14 ~~Mr. Wu: asked the Assistant City Attorney if there would be a conflict when making a motion if he~~  
15 ~~accept the chair position. He further added that he like to include his recommendation as form of a~~  
16 ~~motion.~~

17  
18 ~~Ms. Graham: stated no.~~

19  
20 ~~Mr. Wu: welcome to the Board Mr. Rick Levinson and provided him a brief background of his career~~  
21 ~~experience.~~

22  
23 ~~MR. LEWY MOVED TO APPOINT MR. WU AS CHAIR OF THE PLANNING AND ZONING BOARD.~~

24  
25 ~~MR. GARSON SECOND THE MOTION.~~

26  
27 ~~MOTION PASSED BY A ROLL CALL VOTE (4-0).~~

28  
29 ~~MR. GARSON MOVED TO APPOINT MR. LEWY AS VICE CHAIR OF THE PLANNING AND~~  
30 ~~ZONING BOARD.~~

31  
32 ~~MR. LEVINSON SECOND THE MOTION.~~

33  
34 ~~MOTION PASSED BY A ROLL CALL VOTE (4-0)~~

35  
36  
37 **3. PLEDGE OF ALLEGIANCE**

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39 **4. APPROVAL OF MINUTES**

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41 ~~Mr. Lewy: suggested including last twelve calendar attendances roll in minutes which will allow to~~  
42 ~~keep track of attendance.~~

43  
44 ~~Mr. Garson ask that Line 81 be revised to read more clearly: Ms. Dillard pointed out the Boards~~  
45 ~~responsibility is to ensure applicant follows through staff's recommendation.~~

46  
47 ~~Mr. Wu: ask to correction Line 16 motion: MOTION WAS SECONDED BY MS. DILLARD.~~

48  
49  
50 ~~MR. GARSON MOVED TO APPROVE THE MINUTES OF THE JANUARY 24 ,2018 BY PLANNING~~  
51 ~~AND ZONING BOARD HEARING WITH MINOR CORRECTIONS MADE BY THE BOARD.~~

MR. WU SECONDED THE MOTION.

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

Mr. Wu: followed by asking staff what can be done to allow the Planning and Zoning Board to vote on Redevelopment Area Modification (RAM) Applications. He added that his concern was that the full proposal and intent was not being presented to the Board.

Mr. Klopp: stated that request would need to be made as a motion that the City Commission. However, staff would need to research the Local Planning Agency to consider what changes would be consider and in the Ordinance.

MR. GARSON MOTION TO ASK THE CITY COMMISSION TO CONSIDER AUTHORIZING THE PLANNING AND ZONING BOARD TO REVIEW RAM APPLICATIONS.

MR. LEWY SECOND FOR DISCUSSION.

Discussion ensued among Board members.

MR. GARAON MOTION TO TABLE ITEM TO ALLOW TIME FOR STAFF TO REVIEW AND BRING BACK AT OUR NEXT PLANNING AND ZONING BOARD MEETING.

MR. LEWY SECOND THE MOTION.

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

## **5. PRESENTATION**

A. An Discussion Regarding Proposed City-Wide Bicycle Parking Regulations.

Mr. Eric Houston, Transportation Planner provided a PowerPoint presentation on Proposed City-Wide Bicycle Parking Regulations.

Mr. Lewy asked if the priority focus was implementing the bicycle parking regulations in our City Parks?

Mr. Houston: stated no. He added that the new proposal is meant for new development coming into the City.

Mr. Lewy: asked if including changing room, lockers and showers apply to locations like currently in our City Hall, O.B. Johnson Park and the Hepburn Center?

Mr. Houston: clarified that the shower and changing room are intended for long-term bicycle parking. This will allow for individual driving their bicycle from a long distance to be able to change cloths and continue their day should they have to go to work.

Mr. Lewy: further asked if the new development such as the new proposed theater at the Village at Gulfstream Park would have to meet these new regulations?

Mr. Houston: stated that existing development approved by the City Commission would not have to follow regulations.

Mr. Garson: asked about language that included existing development that involved expansion, what would be the percentage of expansion would trigger these regulations.

Mr. Houston: stated that the our continuing to work with staff to research and determine the percentage of renovation of existing development.

Mr. Lewy: pointed out the renovations on condo and be cognizant that may of the current condo are longstanding but are going through current renovation that these guidelines not be a burden.

Mr. Garson: asked why the regulation for multi family require more parking spaces oppose to the lodging uses.

Mr. Houston: stated that based on studies hotel guest do not typically arrive in bicycles, they do however provide bike station were bike rental are available to guest.

Mr. Wu: advised the Board that he had emailed staff with comments on the item prior to the meeting and when over comments. (Exhibit A)

Mr. Wu: ask staff to review regulations for guideline regulations in residential areas.

Mr. Houston: acknowledged.

Mr. Garson: asked about major development applications, such as, Chateau Square which have indoor mall will the regulation apply as individual establishment or cross threshold?

Mr. Houston: clarified that they would base commercial/retail projects on the square footage of the square foot gross floor area. He added that the Developer would be responsible to follow regulation and include as long term amenities to the project.

Mr. Wu: recommended staff test out regulation on new small properties, retail, building plans etc. He further suggested to work with the Community Redevelopment Agency (CRA) that should be able to provide bike incentives.

## **6. NEW BUSINESS**

- A. An Ordinance of the Mayor and City Commission of the City of Hallandale Beach, Florida, Amending Section 6, The Coastal Management Element of the City of Hallandale Beach Adopted Comprehensive Plan; providing for revisions and creation of goals, objectives and policies related to increasing the resilience and reducing the flood risk in the City's coastal areas; updating the Coastal High Hazard Area Map; providing for transmittal of the Comprehensive Plan Amendment pursuant to Chapter 163, Florida Statutes, Part II, ("Community Planning Act"); providing for conflict; providing for severability; and providing for an effective date.

Ms. Leroy: provided a background of item being discussed. She advised that item being presented derived from Department of Economic Opportunity (DEO) Planning and Technical Assistance grant initiated by the South Florida Regional Planning Council (SFRPC) to ensure the City's

Comprehensive Plan is consistent with Peril of Flood requirements. SFRPC assessed current and future flood risks and prepared amendments to the Coastal Management Element.

Ms. Leroy: added on November 1, 2017, the City Commission approved the City's proposed Comprehensive Plan Evaluation and Appraisal Report (E.A.R)-based amendments to meet statutory requirements, and transmittal to DEO for review. Comments from this transmittal were received from DEO and incorporated in today's item.

Ms. Leroy: added that the item presented before the Board is not the E.A.R., but amendments to the Comprehensive Plan Coastal Management Element, separate from the E.A.R.

Ms. Leroy: introduced Ms. Alyssa Wood, Regional Planner from the South Florida Regional Planning Council.

Ms. Wood: provided a Power Point presentation and gave a summary of the item.

Mr. Garson: suggested Policy 1.2.6 should state that the City shall require Developers the use of pervious pavement and native landscaping methods in order to reduce the deleterious effects of runoff on adjacent ecosystems and property owners instead of encouraging.

Mr. Garson: suggested Policy 1.2.4 which mentions that the City would coordinate with representatives of all local governments within one mile to discuss plans and strategies and implementation, should be broadened to include all communities along the beach, within 2 miles of the city to include Dania Beach and Sunny Isles.

Mr. Lewy: stated that he agreed with comment provided from Mr. Garson regarding Policy 1.2.6 and added that pervious pavements should be a requirement, including for entire parking lots.

Mr. Wu: interjected, stating that it is a huge obligation and advised caution with requiring pervious pavers for instances like entire parking lots.

Mr. Lewy: responded that the City should take a hard line on pervious pavers since one is taken for reducing flooding, not applicable to building footprints or parking garages, but exposed open asphalt driveways and parking lots.

Mr. Lewy: used the Oasis development and the Publix property parking lot as examples of developments that could help reduce flooding if they provide pervious pavers.

Ms. Susan Fassler, Green Initiative Coordinator – stated that these aspects will be captured within the City's Sustainability Action Plan, and pervious pavers are a relatively new technology that would require maintenance and upkeep.

Ms. Leroy: stated that with further review and consideration an amendment to the City's Code of Ordinances would be needed to implement the pervious paver requirement.

Mr. Wu: clarified for someone to redevelop, they already have to maintain onsite filtration and storage of water and not push stormwater on the rights-of-way.

Mr. Lewy: currently in Hallandale a massing rain event is a flooding event and even if water goes through the properties own drains it still flows through the city's water table and drainage systems.

Ms. Fassler: stated that the city's current code require that developments manage storm water result from a five-year storm, which is 3.4 inches in a one-hour period and anything above that they aren't required to manage.

Mr. Garson: asked where the water goes after it is collected.

Ms. Fassler: answered that it gets conveyed into the stormwater system and is released a lot of time into Schaffer Canal, for example.

Mr. Garson: added since the requirement would apply to driveways and parking lots (exposed), it would be expensive for developments like Walmart and Publix, but not so much for developments like Oasis.

Mr. Wu: interjected, stating that there are a lot of developments with retail use along Hallandale Beach Blvd. that only have off-street parking lot and no parking garage, that are going to get hurt by this rule.

Mr. Garson: suggested to place a determining threshold, like developments over a certain dollar amount, size or other factor would be required to provide pervious pavers and those that are below the threshold would not be required but encouraged.

Mr. Wu: cautioned that there may be unintended consequences that we should be aware of.

Mr. Lewy: added that the Board's recommendations will be presented to the City Commission and the proposed amendments can then be modified, but wants to take a more environmentally friendly approach.

Mr. Garson: advised that the meeting minutes can reflect the Boards reservations.

Ms. Fassler: clarified that the motion will be noted and address and on the minutes and staff report presented to the City Commission to include all recommendations.

Mr. Garson: asked about Policy 2.2.1 which states that in the event of major destruction, the City shall enforce its present density standards. However, it may allow under certain conditions, densities which are no greater than those existing prior to the major destructive force. He asked for clarity if a building is destroyed due to a major destructive force whether or not the property owner would be allowed to build the same density.

Mr. Klopp: stated that the property owner would be allowed to rebuild with certain conditions.

Ms. Graham: interjected and clarified that the density standard would have to meet current code's standards. Density will remain as long as Code standard is met.

Discussion among the Board member ensued regarding certain properties with high densities and height that would be rebuilt to their current conditions in the event of future disaster.

Ms. Leroy: further stated that currently the area being discussed are located in multi-family residential (RM-18) zoning district, which maximum height allowed by current Code is 8 stories and could not be rebuilt higher; therefore, there are existing safeguards that would prevent future developments from building higher density and heights.

Mr. Wu: advised the Board that he had emailed staff with comments on the item prior to the meeting and went over those comments. (Exhibit B)

Mr. Wu opened the Public Hearing.

Mr. Wu closed the Public Hearing.

**MR. LEWY MOVED THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL OF AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING SECTION 6, THE COASTAL MANAGEMENT ELEMENT OF THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REVISIONS AND CREATION OF GOALS, OBJECTIVES AND POLICIES RELATED TO INCREASING THE RESILIENCE AND REDUCING THE FLOOD RISK IN THE CITY'S COASTAL AREAS; UPDATING THE COASTAL HIGH HAZARD AREA MAP; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, SUBJECT TO THE CONDITIONS RECOMMENDED BY THE CITY ADMINISTRATION AND WITH THE FOLLOWING MODIFICATION:**

**A. POLICY 1.2.4: TO BROADEN COORDINATION WITH LOCAL COASTAL GOVERNMENTS WITHIN AT LEAST 2 MILES, INCLUDING DANIA, HOLLYWOOD, AVENTURA, GOLDEN BEACH AND SUNNY ISLES.**

**B. POLICY 1.2.6: TO REQUIRE PERVIOUS PAVERS WITH FURTHER CONSIDERATION FOR THE APPROPRIATE PERCENTAGE THRESHOLD IN ZONING REGULATIONS.**

**MR. GARSON SECONDED THE MOTION.**

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

## **6. REMARKS BY THE CHAIR**

~~Mr. Wu welcomed and acknowledged the new appointment member Mr. Rick Levinson and Mr. Steve Landau to the Planning and Zoning Board.~~

~~Mr. Lewy: recognized Ms. Sheryl Natelson and Terri Dillard for their dedication to the City of Hallandale Beach Community and the many years of service on the Planning and Zoning Board.~~

## **7.NEXT SCHEDULED MEETING**

April 25, 2018

**MEETING ADJOURNED AT 8:28 P.M.**

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.

**From:** [Klopp, Keven](#)  
**To:** [Leroy, Vanessa](#); [Bardales, Cindy](#)  
**Cc:** [Fassler, Susan](#); [Dominguez, Christy](#); [AWood@sfrpc.com](mailto:AWood@sfrpc.com)  
**Subject:** RE: PZB Agenda - 03.28.18  
**Date:** Tuesday, March 27, 2018 1:01:28 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image007.png](#)

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Vanessa, Cindy,

Please forward to other P&Z Board Members

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**From:** Fassler, Susan  
**Sent:** Tuesday, March 27, 2018 11:52 AM  
**To:** Wu, Charles <cwu@coralgables.com>  
**Cc:** Klopp, Keven <kklopp@hallandalebeachfl.gov>; Leroy, Vanessa <vleroy@hallandalebeachfl.gov>;  
 \* City Attorney DL <CityAttorneyDL@hallandalebeachfl.gov>; Carlton, Roger M.  
 <rcarlton@hallandalebeachfl.gov>  
**Subject:** RE: PZB Agenda - 03.28.18

Good morning Mr. Wu,

Thank you again for your questions. Please see the responses below from Ms. Alyssa Wood of the SFRPC. She has been managing the project on their end.

Regarding DEO Objections:

SFRPC is not addressing DEO's objections 1 & 3 as it is outside the scope of work. The SFRPC has addressed DEO's objections 2 and 4 as I will show below.

**Objection 2**

The Peril of Flood requirements can be seen below and are accompanied by list of any and all amendments which fully or partially satisfy each requirement. Please note that there is some overlap on some policies and their respective applications within the law's requirements.

1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

**1.1.3; 2.2.4; 2.3.3; 2.3.4**

2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

**2.2.4; 2.3.4; 3.2.2; 3.2.3; 3.2.4**

3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

**1.2.6; 2.2.5**



4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

**1.1.5**

5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.

**1.1.2**

6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

**2.2.3**

After I received the comments and objections from DEO, I asked Barbara Lenczewski at DEO to do a courtesy review of these amendment's ability to satisfy Peril of Flood Requirements. She stated they satisfied the requirements.

**Objection 4**

SFRPC has inserted a current CHHA map within the Data & Analysis portion of the Coastal Management element. This map utilizes the most up to date (2016) SLOSH modeling to determine the CHHA.

1.1 a language

This language was added by SFRPC as it was encouraged in the abovementioned phone call with Barbara at DEO. Other communities, in addressing Peril of Flood, have made reference to gaining approval of both County and State DEP when it comes to potential impacts on coastal ecosystems which serve as a buffer against storm surge.

1.1.6 Changes?

Mr. Wu is correct, there is no change here.

2.2.2

When SFRPC received the proposed EAR amendments, this was shown as an accepted policy.

FDOT Comments

Edits were made to 2.3.2 and 3.1.1 per FDOT comments.

Please let me know if you have any other questions and have a nice day!

Sue

**Susan Fassler, LEED Green Associate** | Green Initiatives Coordinator

City of Hallandale Beach | 630 NW 2<sup>nd</sup> Street | Hallandale Beach, FL, 33009

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**From:** Wu, Charles [<mailto:cwu@coralgables.com>]  
**Sent:** Monday, March 26, 2018 3:16 PM  
**To:** Fassler, Susan <[sfassler@hallandalebeachfl.gov](mailto:sfassler@hallandalebeachfl.gov)>  
**Cc:** Klopp, Keven <[kklopp@hallandalebeachfl.gov](mailto:kklopp@hallandalebeachfl.gov)>; Leroy, Vanessa <[veroy@hallandalebeachfl.gov](mailto:veroy@hallandalebeachfl.gov)>;  
\* City Attorney DL <[CityAttorneyDL@hallandalebeachfl.gov](mailto:CityAttorneyDL@hallandalebeachfl.gov)>; Carlton, Roger M.  
<[rcarlton@hallandalebeachfl.gov](mailto:rcarlton@hallandalebeachfl.gov)>  
**Subject:** RE: PZB Agenda - 03.28.18

Good Afternoon Ms. Fassler.

I understand you prepared the Comp. Plan amendment that is on the agenda Wed. night.

I suggest for the meeting if you can kindly refer to which amendments specifically address each of the four objections from DEO. The second sentence in Objective 1.1 a. is not from SFRPC language. Who suggested it? What's the purpose of it? There is no change in Policy 1.1.6. Policy 2.2.2 is a new policy, I believe, hence should be underline and highlighted.

Also, do any of them address the suggestions by FDOT?

Kevin, what is the status of the Water Supply Facilities Work Plan referenced by SFWMD?

Thank you for your work.

*Charles K. Wu, AICP CUD, CNU-A, CLSSGB, LEED Green Associate*

Assistant Development Services Director for Administration and Code Enforcement  
427 Biltmore Way  
Coral Gables, FL 33134  
Tel: 305-460-5244  
Fax: 305-476-7225



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**From:** Bardales, Cindy [<mailto:cbardales@hallandalebeachfl.gov>]  
**Sent:** Wednesday, March 21, 2018 5:37 PM  
**Cc:** \* City Clerk DL; \* City Attorney DL; Klopp, Keven; Carlton, Roger M.; Dominguez, Christy; Leroy, Vanessa; Houston, Eric; Howard Attias ([Hattias@FullMoonCreative.com](mailto:Hattias@FullMoonCreative.com)); Fassler, Susan;

[AWood@sfrpc.com](mailto:AWood@sfrpc.com); [Jeff@floridaplanning.net](mailto:Jeff@floridaplanning.net)

**Subject:** PZB Agenda - 03.28.18

Hello Everyone,

Please use the link below to access the agenda and back-up for the Planning and Zoning Board Meeting, which will be held on Wednesday, March 28, 2018 at **Commission Chambers** located at **400 S. Federal Highway Hallandale Beach, FL 33009** at **6:30 p.m.**

[PZB AGENDA – MARCH 28, 2018](#)

Packets will be mailed.

Thank you,

*Cindy Bardales* 

City of Hallandale Beach

**Planning & Zoning Admin. Office Assistant**, Planning and Zoning Division

**p:** 954.457.1378 **f:** 954.457.1488 **a:** 400 S. Federal Highway, Hallandale Beach, FL 33009

**s:** [www.CoHB.org](http://www.CoHB.org) **e:** [cbardales@CoHB.org](mailto:cbardales@CoHB.org)

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