

DRAFT

PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
WEDNESDAY, MAY 23, 2018
CITY HALL, COMMISSION CHAMBERS

Board Member Present: Charles Wu, Chair; Alex Lewy, Vice Chair; Howard Garson; and Rick Levinson

Board Member Absent:

Board Secretary: Cindy Bardales- Villanueva

City Attorney's Representative: Jane Graham

Staff Present: Keven Klopp, Christy Dominguez, Vanessa Leroy, Cindy Bardales-Villanueva and Jeanine Athias

Meeting Start Time: 6:35 P.M.

Meeting Ending Time: 8:32 P.M.

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 - <i>Chair</i>	CANCELLED	A	CANCELLED	P	P	P	CANCELLED	T	CANCELLED	T	CANCELLED	A
Terri Dillard- <i>Vice Chair</i>		A		P	A	P		P		P		
Charles Wu		P		P	P	A		P		P		
Alexander Lewy		P		P	P	P		A		P		
Howard Garson		P		P	P	P		P		P		
Harriett Ginsberg- Alter		P										
Total Members Present		4		5	4	4		4		5		3
Total Members Absent		2		0	1	1		1		0		2

2018 PZB ATTENDANCE

ATTENDANCE ROLL CALL:

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
Charles Wu- <i>Chair</i>	A	CANCELLED	P	P	P	CANCELLED						
Alexander Lewy- <i>Vice Chair</i>	P		P	P	P							
Howard Garson	P		P	P	P							
Rick Levinson			P	P	P							
Sheryl Natelson	A											
Terri Dillard	P											
Total Members Present	3		4	4								
Total Members Absent	2		0	0								

Present (**P**)

Absent: (**A**)

Tardy: (**T**)

 Un-appointed
 Special Meeting

1 **1. CALL TO ORDER**

2
3 Mr. Wu called the meeting to order at 6:35 P.M.

4
5 **2. ROLL CALL**

6
7 **3. PLEDGE OF ALLEGIANCE**

8
9 **4. APPROVAL OF MINUTES**

10
11 Mr. Wu stated that Line 25: should needs to be change from 2016 to 2017.

12
13 MR. GARSON MOVED TO APPROVE THE MINUTES OF THE APRIL 25, 2018 PLANNING AND
14 ZONING BOARD MEETING TO INCLUDE MINOR AMENDMENT.

15
16 MR. LEWY SECONDED THE MOTION.

17
18 MOTION PASSED BY A ROLL CALL VOTE (4-0).

19
20 **5. NEW BUSINESS**

21
22 A. Applications # DB-17-02179 and # V-17-012180 by NC Equity Partners LLC requesting Major
23 Development Plan approval and variance to construct the David Posnack Jewish Day School at
24 the property located at 412 S.W.11th Street.

25
26 The applications are as follows:

- 27
28 a) Application# DB-17-02179, for Major Development Review approval pursuant to Section
29 32-782 of the Zoning and Land Development Code to construct a 26,859 square feet
30 private school.
31
32 b) Application# V-17-012180 requesting a Variance from Section 32-149 (d)(4) relative to
33 the maximum height allowed of buildings in the B-L, Business–Limited District which are
34 not located on Hallandale Beach Boulevard or U.S. 1.
35

36 **Polling of Ex Parte Communications (Board Secretary)**

37
38 *Mr. Wu advised that he had no Ex-Parte Communications regarding this matter. He advised he*
39 *would base his decision solely on the testimony being presented.*

40
41 *Mr. Lewy advised that he had no Ex-Parte Communications regarding this matter. He advised he*
42 *would base his decision solely on the testimony being presented.*

43
44 *Mr. Garson advised that he had no Ex-Parte Communications regarding this matter. He advised he*
45 *would base his decision solely on the testimony being presented.*

46 *Mr. Levinson advised that he had no Ex-Parte Communications regarding this matter. He advised*
47 *he would base his decision solely on the testimony being presented.*

48
49 **Swearing in of Witnesses (Assistant City Attorney)**
50

51 The oath was administered by the Assistant City Attorney to all staff and public attendees that would
52 be speaking on the case.

53
54 Ms. Dominguez: provided a Power Point presentation and gave a summary of the item.

55
56 Mr. Garson: asked if an upgraded utility system costs was a set amount, and the applicant's share
57 cost was also a set amount, who would be responsible to pay the outstanding balance?

58
59 Mr. Klopp: stated that portions of the cost estimate for future projects are viewed by daily capacity.
60 Should a project cost be over the estimate, the monies would be compensated by the City and those
61 developers that the estimate are lower than anticipated, the City would absorb the balance.

62
63 Mr. Levinson: stated that the information provided by staff indicated that the applicant would be
64 responsible to pay their proportionate share of cost for improvements of four lift stations at the cost
65 of \$45,813.00. He asked if the project being presented was not being built, would the lift station meet
66 capacity?

67
68 Ms. Jeanine Athias, City Engineer: stated that the City is working on replacing all waste water
69 infrastructures capacity and developers would be responsible for the capacity consumed by the
70 project.

71
72 Mr. Manny Synalovski, Architect: stated that the applicant is not oppose to the calculated amount
73 but would like a breakdown of how the total amount provided.

74
75 Ms. Athias: stated that staff had provided the applicant a summary of the total amount which included
76 transportation, water, and sewer impact fees.

77
78 Mr. Wu: asked if the green and sustainable design standards as specified by the applicant pertained
79 to the variance application.

80
81 Ms. Dominguez: stated no.

82
83 Mr. Wu asked if the City requires the applicant to obtain a Certificate of Use Permit?

84
85 Ms. Dominguez: stated no.

86
87 Mr. Wu: asked if staff's recommendation which reads all drop-offs at the school shall be limited to
88 students enrolled in the school or siblings of Hallandale Beach students attending the Davie campus
89 include public vehicles?

90
91 Ms. Dominguez: stated no. It would be one school mini-bus to take older sibling to the Davie campus.

92
93 Mr. Wu: suggested to add language to staff's recommendation which require the hiring of additional
94 off-duty police officer(s) during drop-off and pick-up times to control the traffic as deemed necessary
95 by the City and/or adjustments to the Operational Plan be at the applicant's expense.

96
97 Mr. Wu: recommended requesting the applicant to provide a notarized letter by the school official
98 every school year that they follow provision by the City of the maximum of 288 students.

99 Mr. Levinson: stated the City will monitor any adverse effects from the school operation for the first
100 60 days after opening was not sufficient time to determine whether an off-duty police officer would
101 be deemed necessary. He suggested replacing language of "60 days" to "any time after".

102
103 Mr. Wu: suggested rewording staff's recommendation which read that the Operational Plan shall be
104 amended as deemed necessary by City staff which is too broad.
105
106 Mr. Lewy: proposed that the off-duty police officer should provide recommendation on whether
107 additional adjustments are needed to the Operational Plan.
108
109 Mr. Wu: asked is the site had any existing sidewalks?
110
111 Ms. Dominguez: stated that the existing sidewalks will be replaced and there are no sidewalks on
112 10th Street. There would be new sidewalks installed on all three streets.
113
114 Mr. Wu: asked if the site plans presented is the same school previously by proposed that was denied
115 by the City Commission?
116
117 Ms. Dominguez: stated that that project looks similar in aesthetics but are different in that the
118 proposed building is larger but still meets setbacks.
119
120 Mr. Lewy: interjected and confirmed that the project was 1,800 square feet larger.
121
122 Mr. Synalovski: provided a brief presentation on the project and gave background on the David
123 Posnack Jewish School and the current functions for their existing campus located in the City of
124 Davie.
125
126 Mr. Synalovski: further expanded on the Davie campus and informed how the current operation will
127 be applied to this project. He provided examples:
128 ▪ 20% of student have siblings that attend the school which help alleviate traffic;
129 ▪ 50% of students are enrolled in extracurricular activity that take place between 3:30
130 P.M. – 6:00 P.M.;
131 ▪ The school has a security guard on-site and during the duration of drop-off and pick-
132 up which does not require the hiring of off-duty officers; and
133 ▪ Unknown vehicles are not allowed to roam the campus without an appointment. Any
134 unexpected visitor will be escorted out of the premises.
135
136 Mr. Synalovski: advised on the school classrooms but have also incorporated an outdoor classroom
137 area on the rooftop level and a science lab to the project.
138
139 Mr. Wu: asked whether the cafeteria or science lab was below the rooftop classroom?
140
141 Mr. Synalovski: stated it is above the science lab.
142
143 Mr. Wu: stated the site plans did not indicate the entrance to the rooftop classroom.
144
145 Mr. Synalovski: stated that proposed rooftop classroom would be an open-door classroom with
146 perimeter landscaping and fencing.
147
148 Mr. Wu: asked where in the property would the mini-bus enter?
149
150 Mr. Synalovski: stated that mini bus and all scheduled deliveries will drop-off on 4th Terrace through
151 a gate.
152

153 Dr. Richard Cuenca, Head of School: introduced himself and explain how they have invested money
154 for the traffic flow of the school for parents dropping off their children at the school and added they
155 would be good neighbors.

156
157 Dr. Cuenca: further added that the condition to hire off duty officers would result in a financial burden
158 to the school.

159
160 Mr. Wu: stated that condition was required only if deemed necessary by staff.

161
162 Mr. Lewy: asked why the transportation peak hours had increase from previous application?

163
164 Mr. Karl Peterson, Applicant's Traffic Consultant: stated that number of schools have naturally
165 increased which has increased the trip generation per the more current Institute of Transportation
166 Engineering (ITE) standards.

167
168 Mr. Synalovski: further added that they have analyzed current traffic counts and random traffic counts
169 and the analysis shows that the results have not changed drastically and were consistent.

170
171 Mr. Garson: recommended placing a condition that the mini bus shall allow no more than 20 students
172 and any increase will require City approval.

173
174 Mr. Garson: asked how the school would accommodate parking during special events, such as,
175 graduations or talent shows.

176
177 Dr. Cuenca: started that they have off-site facilities where they host large events as mentioned by
178 Mr. Garson. He acknowledged that the site was not suited for large events due to the parking.

179
180 Mr. Garson: added that he was in support of the project and encourage sustainability and rainwater
181 harvesting.

182
183 Mr. Synalovski: agreed. He added that they were registered and provided a list of sustainable and
184 cost-effective proposal as back-up to the staff report.

185
186 Mr. Lewy: asked if there was any preference for Hallandale Beach residents?

187
188 Dr. Cuenca: stated that they had received inquiries by families living in Hallandale Beach which was
189 why they considered the site for their school.

190
191 Mr. Wu: opened the Public Hearing.

192
193 Ms. Graham: administered the oath to the public speaker.

194
195 Mr. Emilio Vega, Public Speaker: stated that he was not oppose to the project or the school but
196 pointed out that the location was not ideal for a school.

197
198 Mr. Vega: added that they have constant traffic due to the wall that separates Miami-Dade and
199 Broward causing the drivers to cut thru their residential area. He stated that they have been
200 experiencing delays with the train that also backs up traffic, making it impossible for them to even
201 back out from their driveways.

202
203 Mr. Wu: closed the Public Hearing.

204
205 **MR. LEWY MOVED THAT THE PLANNING AND ZONING BOARD RECOMMEND**
206 **APPROVAL OF APPLICATION # V-17-012180 REQUESTING A VARIANCE FROM**
207 **SECTION 32-149 (D)(4) RELATIVE TO THE MAXIMUM HEIGHT ALLOWED OF**
208 **BUILDINGS IN THE B-L, BUSINESS-LIMITED DISTRICT WHICH ARE NOT LOCATED**
209 **ON HALLANDALE BEACH BOULEVARD OR U.S. 1.**

210
211 **MR. GARSON SECONDED THE MOTION.**

212
213 **MOTION PASSED BY ROLL CALL VOTE (4-0).**

214
215 Mr. Wu: requested a friendly amendment to Application # DB-17-02179 which included the following:

- 216
217
 - 217 ■ Any large bus carrying more than 20 passengers utilized by applicant shall require approval
 - 218 by City Staff;
 - 219 ■ School Official shall provide the City's Director of Development Services a notarized affidavit
 - 220 every school year confirming they comply with the condition that the school shall be limited
 - 221 to the maximum of 288 students.

222
223 Ms. Graham: stated that pursuant to recommendation provided by staff on the school limitation to
224 288 students, she advised the City Attorney's Office is currently working on putting in place long-
225 term regulations for the number of students allowed in schools.

226
227 **MR. LEVINSON MOVED THAT THE PLANNING AND ZONING BOARD RECOMMEND**
228 **APPROVAL OF APPLICATION# DB-17-02179, FOR MAJOR DEVELOPMENT REVIEW**
229 **APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND**
230 **DEVELOPMENT CODE TO CONSTRUCT A 26,859 SQUARE FEET PRIVATE SCHOOL,**
231 **SUBJECT TO THE CONDITIONS RECOMMENDED BY THE CITY ADMINISTRATION**
232 **WITH THE FOLLOWING MODIFICATIONS:**

- 233
234
 - 234 ■ **AN OFF-DUTY OFFICER SHALL BE REQUIRED AT THE APPLICANT'S**
 - 235 **EXPENSE, DURING DROP-OFF AND PICK-UP TIMES TO CONTROL THE**
 - 236 **TRAFFIC *UNLESS DEEM NECESSARY BY CITY STAFF*;**
 - 237 ■ **THE CITY WILL MONITOR ANY ADVERSE EFFECTS FROM THE SCHOOL**
 - 238 **OPERATION FOR THE FIRST 60 DAYS AND ANYTIME THEREAFTER OPENING,**
 - 239 **IN WHICH CASE, THE CITY MAY REQUIRE THE HIRING OF ADDITIONAL OFF-**
 - 240 **DUTY POLICE OFFICER(S) *AT APPLICANT'S EXPENSE* DURING DROP-OFF**
 - 241 **AND PICK-UP TIMES TO CONTROL THE TRAFFIC AS DEEMED NECESSARY**
 - 242 **BY THE CITY AND/OR ADJUSTMENTS TO THE OPERATIONAL PLAN;**
 - 243 ■ **ANY LARGER BUS CARRYING MORE THAN 20 PASSENGERS UTILIZED BY**
 - 244 **THE APPLICANT SHALL REQUIRE APPROVAL BY CITY STAFF; AND**
 - 245 ■ **PROVIDE NOTARIZED AFFIDAVIT TO THE DIRECTOR OF DEVELOPMENT**
 - 246 **SERVICES AT THE BEGINNING OF EVERY SCHOOL YEAR AS PROOF OF**
 - 247 **COMPLIANCE TO THE NUMBER OF STUDENTS NOT EXCEEDING 288.**

248
249 **MR. LEWY SECONDED THE MOTION.**

250
251 **MOTION PASSED BY ROLL CALL VOTE (4-0).**

252
253