

DRAFT

PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
WEDNESDAY, AUGUST 22, 2018
CITY HALL, COMMISSION CHAMBERS

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

Board Member Absent: Danny Kattan

Board Secretary: Cindy Bardales -Villanueva

City Attorney's Representative: Jane Graham

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

Meeting Start Time: 6:38 P.M.

Meeting Ending Time: 7:34 P.M.

2017 PZB ATTENDANCE

ATTENDANCE ROLL CALL:

| 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 | | A |
| Charles Wu | | P | | P | P | A | | P | | P | | P |
| Alexander Lewy | | P | | P | P | P | | A | | P | | P |
| Howard Garson | | P | | 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 | P | P | | | | |
| Howard Garson - <i>Vice Chair</i> | P | | P | P | P | | P | P | | | | |
| Rick Levinson | | | P | P | P | | P | P | | | | |
| Danny Kattan | | | | | | | P | A | | | | |
| Sheryl Natelson | A | | | | | | | | | | | |
| Terri Dillard | P | | | | | | | | | | | |
| Alexander Lewy | P | | P | P | P | | | | | | | |
| Total Members Present | 3 | | 4 | 4 | 4 | | 4 | 3 | | | | |
| Total Members Absent | 2 | | 0 | 0 | 0 | | 0 | 1 | | | | |

Present (**P**)

Absent: (**A**)

Tardy: (**T**)

 Un-appointed
 Special Meeting

1 **1. CALL TO ORDER**

2 Mr. Wu called the meeting to order at 6:38 P.M.

3 **2. ROLL CALL**

4 Mr. Kattan was absent.

5 **3. PLEDGE OF ALLEGIANCE**

7 **4. APPROVAL OF MINUTES**

8 MR. GARSON REQUESTED THE FOLLOWING AMENDMENTS:

- 9 ▪ **LINE 44:** REMOVE THE LETTER "S" FROM "MCNICOL" MIDDLE SCHOOL.
- 10 ▪ **LINE 153:** STATES THAT THE REASON HE WAS NOT IN FAVOR OF THE MOTION
11 WAS DUE TO THE 1,000 FEET DISTANCE REQUIREMENT WHICH WAS INCORRECT.
12 HE EXPLAINED IT WAS DUE TO THE BOUNDARIES. HE FURTHER EXPLAINED THAT
13 IF CITIES, SUCH AS AVENTURA OR HOLLYWOOD HAVE AN ESTABLISHMENT AT A
14 CLOSE PROXIMITY OF THEIR BOUNDARY AND "NOT" APPLYING THE 1,000 FEET
15 DISTANCE REQUIREMENT WITHIN OTHER CITIES WAS HIS REASON FOR NOT
16 VOTING IN FAVOR OF THE ORDINANCE.

17 MR. WU: STATED THAT LINE 72: SHOULD READ AS PAST TENSE "HAVE NOT BAN" TO
18 "HAVE NOT BANNED".

19 MR. GARSON MOVED TO APPROVE THE MINUTES OF THE JULY 25, 2018 PLANNING AND
20 ZONING BOARD MEETING TO INCLUDE AMENDMENTS.

21 MR. LEVINSON SECONDED THE MOTION.

22 MOTION PASSED BY A ROLL CALL VOTE (3-0).

23 **5. NEW BUSINESS**

25 DISCUSSION ON AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY
26 OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND
27 DEVELOPMENT CODE; AMENDING ARTICLE I, GENERAL PROVISIONS; AMENDING
28 ARTICLE III, ZONING; DIVISION 3, FORM-BASED ZONING DISTRICTS; CREATING
29 SUBDIVISION II, HALLANDALE BEACH BOULEVARD DISTRICT; AMENDING SECTION
30 32-201, FRONTAGE TYPES; AMENDING ARTICLE I, SECTION 32-8, DEFINITIONS;
31 PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR
32 SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

33 DISCUSSION ON AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF
34 THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE
35 BEACH ZONING MAP; IMPLEMENTING ZONING REGULATIONS CONTAINED IN
36 CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, FOR THE HALLANDALE
37 BEACH BOULEVARD REGULATING PLAN; REMOVING BUSINESS GENERAL (B-G) AND
38 CENTRAL CITY BUSINESS (CCB) ZONING DISTRICTS, THE PLANNED REDEVELOPMENT
39 OVERLAY (RDO) AND PLANNED DEVELOPMENT OVERLAY (PDO) DISTRICTS FROM
40 THE LANDS WITHIN THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT;
41 REZONING CERTAIN PARCELS ADJACENT TO HALLANDALE BEACH BOULEVARD,
42 LOCATED WITHIN THE BOUNDARIES OF THE GENERAL COMMERCIAL LAND USE
43 CATEGORY OF THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO THE

44 HALLANDALE BEACH BOULEVARD ZONING DISTRICT; PROVIDING FOR CONFLICT;
45 PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN
46 EFFECTIVE DATE.

47 Mr. Klopp: Introduced speaker Mr. Dana P. Little, Treasure Coast Regional Planning Council
48 (TCRPC).

49 Mr. Little: presented the proposed code for Hallandale Beach Boulevard (HBB) as a discussion
50 item.

51 Mr. Garson: asked if Medical Marijuana Dispensary Establishment will be a permitted use
52 included into the amendment.

53 Ms. Leroy: interjected and clarified that after adoption of Medical Marijuana Dispensary facilities
54 ordinance, it will reflect on Hallandale Beach Boulevard's Code.

55 Mr. Garson: suggested that on the west side of Hallandale Beach Boulevard Code, buildings 3-
56 stories and over have ingress and egress along Hallandale Beach Boulevard only; buildings up
57 to 8-stories should not be allowed egress and ingress on NW and SW areas. He added this would
58 avoid the dumping of traffic into residential areas.

59 Mr. Wu: stated that traffic access on Hallandale Beach Boulevard is regulated by the State which
60 generally discourages curb cuts. He further added that not only the size of the buildings, but the
61 volume of traffic would need to be reviewed when trying to discourage connections into residential
62 neighborhoods, which are functions of site plan review.

63 Mr. Little: further stated that drafted provisions allow, but do not require, the possibility for
64 connectivity of parcels which provide alternative traffic accessways and relieve traffic on
65 Hallandale Beach Boulevard.

66 Mr. Levinson: stated that he was new to the process and asked for a brief background of Mr.
67 Little's company.

68 Mr. Little: pointed out a brief background of Treasure Coast Regional Planning Council (TCRPC):

- 69 ▪ TCRPC operates several programs and services for regional planning and economic
70 development designed to satisfy the needs of its public and private sector customers and
71 foster the healthy and orderly growth of the Region.
- 72 ▪ TCRPC was established in 1976 through an interlocal agreement between Indian River,
73 St. Lucie, Martin, and Palm Beach counties. Membership includes all four counties and 51
74 municipalities.
- 75 ▪ Their organization provides both state and local policy makers with information they need
76 to solve problems and build a better future for their residents. It is a strong advocate for
77 local governments on issues where federal and state involvement and interest are a
78 concern.

79 Mr. Levinson: asked Mr. Klopp since the item before the Board had been discussed in previous
80 workshop and public meetings, why was the item back before the Board? He further asked if there
81 were any issues that came up during the time of these public hearings that prevented the item to
82 move forward?

83 Mr. Klopp: stated that the item was before the Board as his recommendation with the collaboration
84 of the City Manager, Roger Carlton. They agreed that the item would be a refresher to new
85 Planning and Zoning Board members and new elected officials that were not in office when the
86 item was first discussed and voted on.

87 Mr. Klopp: further added that this presentation would give the new elected officials an opportunity
88 to ask any questions they might have in a joint forum and without the pressures of any other City
89 Commission business.

90 Mr. Klopp: added that subsequent to City Commission discussions, there have been two major
91 concerns and questions when moving the item forward:

92 1) The administrative approval process.

93 Mr. Klopp provided the example of the Accesso Office Building project which met all zoning code
94 requirements and was Administratively Approved along with other projects that are currently
95 under construction. The applicant would not be required to go before the Planning and Zoning
96 Board or City Commission for approval. This concern should not be reason to hold up the rest of
97 the code.

98 Mr. Klopp: further addressed the question of whether administrative approval be withdrawn from
99 the existing code? He advised that he is not an advocate of such decision. He believes this would
100 slow down development; that Developer's concerns are of the lengthy process and uncertainty of
101 approval.

102 2) Form-Based Code

103 Mr. Klopp: asked whether the City would like to move forward in keeping the ideas of a new scale
104 transitional development which include walkable pedestrian friendly, landscaping and civic space
105 as the vision for Hallandale Beach Boulevard.

106 Mr. Wu acknowledged Mayor Keith London and Vice- Mayor Michelle Lazarow in the audience.

107 Mr. Wu: asked if the intent was to keep the density calculation for mixed-use projects the same
108 as for residential and office use components which are based on number of units and limited by
109 building height?

110 Mr. Klopp: stated this question was brought up in discussion with staff. He clarified that the density
111 would be calculated for residential. He added that commercial use would not be counted against
112 the density.

113 Mr. Klopp: stated that this would give more incentive to build a mixed-use project which would
114 allow to build more on a parcel with the exemption that landscaping, parking and open space
115 requirements are met.

116 Discussion ensued.

117 Mr. Garson: pointed out single family homes which did not have any setbacks and were buffering
118 toward the block or toward development. He asked how the code that would exempt certain blocks
119 of parcels?

120 Mr. Little: stated that we include language in the code which states that any single-family on
121 Hallandale Beach Boulevard zoning district that backup to single family residential use, there be
122 a setback provision set in place.

123 Mr. Wu asked if anyone in the public would like to speak on the item.

124 Mr. Terry Booty, President- Urban Farmer Inc.: introduced himself as a member of the community
125 and was in favor of the improvement to the Hallandale Beach Boulevard Code as presented by
126 staff. He further stated that he is in the process to bring his project, 8th Avenue Commons, before
127 the Board.

128 Mr. Wu: asked if the project was within the proposed corridor regulations?

129 Mr. Booty: stated no.

130 Ms. Graham: stated that unless there is further discussion, any recommendation, as a workshop
131 item, the item did not need to be voted on.

132 **MR. LEVINSON MOVED THAT THE PLANNING AND ZONING BOARD RECOMMEND**
133 **SUPPORTING THE ORDINANCES DISCUSSED AS PRESENTED BY STAFF:**

134 **1. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF**
135 **HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND**
136 **DEVELOPMENT CODE; AMENDING ARTICLE I, GENERAL PROVISIONS; AMENDING**
137 **ARTICLE III, ZONING; DIVISION 3, FORM-BASED ZONING DISTRICTS; CREATING**
138 **SUBDIVISION II, HALLANDALE BEACH BOULEVARD DISTRICT; AMENDING**
139 **SECTION 32-201, FRONTAGE TYPES; AMENDING ARTICLE I, SECTION 32-8,**
140 **DEFINITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION;**
141 **PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

142
143 **2. AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF**
144 **HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH**
145 **ZONING MAP; IMPLEMENTING ZONING REGULATIONS CONTAINED IN CHAPTER**
146 **32, ZONING AND LAND DEVELOPMENT CODE, FOR THE HALLANDALE BEACH**
147 **BOULEVARD REGULATING PLAN; REMOVING BUSINESS GENERAL (B-G) AND**
148 **CENTRAL CITY BUSINESS (CCB) ZONING DISTRICTS, THE PLANNED**
149 **REDEVELOPMENT OVERLAY (RDO) AND PLANNED DEVELOPMENT OVERLAY**
150 **(PDO) DISTRICTS FROM THE LANDS WITHIN THE HALLANDALE BEACH**
151 **BOULEVARD ZONING DISTRICT; REZONING CERTAIN PARCELS ADJACENT TO**
152 **HALLANDALE BEACH BOULEVARD, LOCATED WITHIN THE BOUNDARIES OF THE**
153 **GENERAL COMMERCIAL LAND USE CATEGORY OF THE COMPREHENSIVE**
154 **PLAN'S FUTURE LAND USE MAP TO THE HALLANDALE BEACH BOULEVARD ZONING**
155 **DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING**
156 **FOR SERVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

157 **MR. GARSON SECONDED THE MOTION.**

158 **MOTION PASSED BY ROLL CALL VOTE (3-0)**

159 **6. REMARKS BY THE CHAIR**

160
161 **7. LIAISON'S REPORT**

162
163 Ms. Dominguez: reported on the following items:

164
165 **August 1, 2018, City Commission Meeting the David Posnack Jewish School Project was**
166 **approved.**

167
168 **August 15, 2018, City Commission Meeting the Commission approved the following code**

- 169 ▪ Ear Base Amendment (Second Reading)
- 170 ▪ Cargo Containers (First Reading)
- 171 ▪ Development Agreements Amendment Process(First Reading)

172

Mr. Wu: asked staff for an update on the increase of the Regional Activity Center (RAC) units. He followed by asking if Broward County had provided a status or opinion on the application?

Mr. Klopp: stated that the item will return to the Planning and Zoning Board for discussion since there were changes to the Comprehensive Plan. He further added that staff is aware of the decrease of RAC units and the current low count available.

Mr. Klopp: further stated that they have had discussions with Broward County regarding the RAC units and are in favor of the City filing an application. However, at this time the City has not filed a formal application.

8. NEXT SCHEDULED MEETING

SEPTEMBER 26, 2018

MEETING ADJOURNED AT 7:34 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 400 South Federal Highway, Hallandale Beach, Florida 33009