

DRAFT

PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
WEDNESDAY, OCTOBER 24, 2018
CITY HALL, COMMISSION CHAMBERS

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

Board Member Absent:

Board Secretary: Cindy Bardales-Villanueva

City Attorney's Representative: Jane Graham

Staff Present: Christy Dominguez and Cindy Bardales-Villanueva

Meeting Start Time: 6:33 P.M.

Meeting Ending Time: 7:20 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	11/26	12/26
Charles Wu- <i>Chair</i>	A	CANCELLED	P	P	P	CANCELLED	P	P	P	P		
Howard Garson - <i>Vice Chair</i>	P		P	P	P		P	P	P	P		
Rick Levinson			P	P	P		P	P	P	P		
Danny Kattan							P	A	P	P		
Sheryl Natelson	A											
Terri Dillard	P											
Alexander Lewy	P		P	P	P							
Total Members Present	3		4	4	4		4	3	4	4		
Total Members Absent	2		0	0	0		0	1	0	0		

Present (**P**)

Absent: (**A**)

Tardy: (**T**)

 Un-appointed
 Special Meeting

1 **1. CALL TO ORDER**

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

3 **2. ROLL CALL**

4
5 **3. PLEDGE OF ALLEGIANCE**

6
7 **4. APPROVAL OF MINUTES**

8 Mr. Garson requested to amend:

9 Line:106-107 to state: Mr. Garson: suggested alternatives by include a dog park or a
10 roundabout on the street coming east from 8th Avenue that would avoid unintended
11 consequences.

12 Mr. Wu requested to amend:

13 Line: 123 typo change the word "they" to "the"

14 Line 144-145: to state: Mr. Levinson: stated his concerns was the landscaping deficiency
15 and ensuring that the proposed trees are mature enough.

16 MR. GARSON MOVED TO APPROVE THE MINUTES OF THE SEPTEMBER 26, 2018
17 PLANNING AND ZONING BOARD MEETING TO INCLUDE AMENDMENTS.

18 MR. LEVINSON SECONDED THE MOTION.

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

20 **5. NEW BUSINESS**

21 99 HALLANDALE, LLC, IS REQUESTING MAJOR DEVELOPMENT PLAN APPROVAL,
22 PURSUANT TO SECTION 32-382 OF THE ZONING AND LAND DEVELOPMENT CODE
23 IN ORDER TO CONSTRUCT HALLANDALE BEACH TOWNHOMES, A 20-UNIT
24 TOWNHOUSE DEVELOPMENT PROPOSED LOCATED AT 920 AND 901-925 SW 9TH
25 STREET

26
27 THE APPLICATION TO BE CONSIDERED IS AS FOLLOWS:

- 28 a) APPLICATION# DB-17-1555 FOR MAJOR DEVELOPMENT REVIEW
29 APPROVAL TO BUILD THE HALLANDALE BEACH TOWNHOMES PROJECT
30 AS PROVIDED BY SECTION 32-382 OF THE ZONING AND LAND
31 DEVELOPMENT CODE.

32
33 **Polling of Ex Parte Communications (Board Secretary)**

34
35 *Mr. Garson advised that he had no Ex-Parte Communications regarding this matter. He advised*
36 *he would base his decision solely on the testimony being presented.*

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

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

43
44 *Mr. Wu 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

47 **Swearing in of Witnesses (Assistant City Attorney)**
48

49 Ms. Dominguez provided a Power Point presentation and gave a summary of the item.

50 Mr. Ray Hall, Joe Kaller & Associate: introduced himself as the project representative and
51 expanded on the projects façade and interior of units.

52 Mr. Garson: congratulated the applicant for following the City Code and not requesting any
53 variance or waivers.

54 Mr. Garson: encouraged the use of environmental friendly enhancements for their project and
55 looking into LEED component, such as, rain water, solar panels and water harvesting which would
56 advocate green and maintain the project cost efficient.

57 Mr. Levinson: asked if the applicant would be selling or renting out the units?

58 Mr. Hall: stated that he was not sure.

59 Mr. Kattan: suggested the applicant consider an electrical car station which would be addressing
60 a future factor component.

61 Mr. Wu: stated that the design of the building elevation on proposed plans were reduced in
62 comparison to previous renderings of the project.

63 Mr. Wu: asked why the south side had Live Oaks as shaded trees. However, the north side did
64 not have any shaded trees.

65 Mr. Jimmy Socash, Landscaping Architect: stated that the applicant does not object to including
66 more Live Oak trees to the property at the Board's request. He explained that their practice for
67 landscaping is not to use the same species of trees to avoid monocultural or spread of any
68 diseases.

69 Mr. Wu: clarified that he was not requesting to include the same type of trees species but did point
70 out the north side of the property had sufficient space to include some shaded trees in the parking
71 area.

72 Mr. Wu: opened the public hearing.

73 No speakers.

74 Mr. Wu: closed the public hearing.

75 **MR. GARSON MOVED THAT THE PLANNING AND ZONING BOARD RECOMMEND**
76 **APPROVAL OF APPLICATION #DB-17-1555 FOR MAJOR DEVELOPMENT REVIEW**
77 **APPROVAL, PURSUANT TO SECTION 32-782 OF CITY OF HALLANDALE BEACH**
78 **ZONING AND LAND DEVELOPMENT CODE, SUBJECT TO THE CONDITIONS**
79 **RECOMMENDED BY THE CITY ADMINISTRATION.**
80

81 **MR. KATTAN SECONDED THE MOTION.**

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

83

84 **6. REMARKS BY THE CHAIR**

85

86 Mr. Wu: stated that the item presented today was straight forward and the applicant was not
87 requesting any waivers or variance. He asked why delay the process by having the Applicant wait
88 until the Planning and Zoning Board meets which can be months to allow it to move forward?

89

90 Ms. Dominguez: stated that the item was brought before the Board since it was outside of the
91 Regional Activity Center (RAC) District. She added that pursuant to the City's Code any
92 development submittal which contain ten (10) residential dwelling units or more, or developments
93 containing four thousand (4,000) square feet of nonresidential gross floor area or more are
94 required to go before the Planning and Zoning Board.

95 Ms. Dominguez: further added that bringing items before the Planning and Zoning Board allows
96 for the Board to provide input and the applicant to make changes prior to City Commission
97 approval.

98 Mr. Wu: asked to bring back for discussion at the next Planning and Zoning Board Meeting which
99 would allow Staff and the Director to review and discuss option that can be done to increase the
100 threshold requirements for applications going before the Board for approval.

101 Mr. Wu: stated that he felt confident with staff's expertise to approve projects such as Hallandale
102 Beach Townhomes administratively and not delay the applicant. He pointed out on how the item
103 could be in the process of construction plans and building permit approvals rather the applicant
104 is being delayed by waiting to be placed on the Planning and Zoning Board Agenda and City
105 Commission.

106 Mr. Kattan: suggested putting in place a process which consist of a checklist that would encourage
107 a developer that meeting these code requirements would allow them to expedite their process
108 quicker.

109 Mr. Garson: further suggested placing regulations that would require applicants to follow
110 sustainable requirements for projects that come in to the City for review. He added that staff can
111 look into ideas to reward an applicant that meet the regulations.

112 **7. LIAISON'S REPORT**

113

114 Ms. Graham: advised the Board that due to the Sun Sentinel Newspaper not publishing
115 notification within the required time for last month Planning and Zoning Board Meeting, the item
116 on Eighth Avenue Commons project would need to return before the Board for approval of the
117 Future Land Use Amendment application.

118

119 Ms. Dominguez: further added that Planning and Zoning Board meeting for the month of
120 November needs to be reschedule to either Monday, November 26 or Tuesday, November 27
121 due to the City Commission meeting being set on the Planning and Zoning regular scheduled
122 date on November 28, 2018.

123

124 Discussion ensued.

125

126 Board agreed to reschedule the Planning and Zoning Meeting for Monday, November 26, 2018
127 at 6:30 p.m.

Ms. Dominguez: stated that the Eighth Avenue Common project would move forward and will return before the Planning and Zoning Board on Monday, November 26, 2018 and proceed to the City Commission on Wednesday, November 28, 2018.

8. NEXT SCHEDULED MEETING

The Planning and Zoning Board unanimously voted on the following dates for the November and December meeting:

Monday, November 26, 2018

Wednesday, December 26, 2018

MEETING ADJOURNED AT 7:20 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