

DRAFT

PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
MONDAY, NOVEMBER 26, 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: Keven Klopp, Christy Dominguez and Cindy Bardales-Villanueva

Meeting Start Time: 6:33 P.M.

Meeting Ending Time: 6:45 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	P	CANCELLED
Howard Garson - <i>Vice Chair</i>	P		P	P	P		P	P	P	P	P	
Rick Levinson			P	P	P		P	P	P	P	P	
Danny Kattan							P	A	P	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	4	
Total Members Absent	2		0	0	0		0	1	0	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**

5 **3. PLEDGE OF ALLEGIANCE**

7 **4. APPROVAL OF MINUTES**

8 Mr. Garson stated that he preferred amending statement on minutes to state the following:

9 Line 50-52: Mr. Garson: encouraged the use of environmental friendly enhancements for
10 their project and looking into environment energy efficiency component, such as, rain
11 water, solar panels and water harvesting which would advocate green and make the
12 project cost efficient.

13 MR. LEVINSON MOVED TO APPROVE THE MINUTES OF THE OCTOBER 24, 2018
14 PLANNING AND ZONING BOARD MEETING TO INCLUDE AMENDMENT.

15 MR. KATTAN SECONDED THE MOTION.

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

17 **5. NEW BUSINESS**

18 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE
19 BEACH, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY OF
20 HALLANDALE BEACH COMPREHENSIVE PLAN BY CHANGING THE LAND USE
21 DESIGNATION OF THE PROPERTY LOCATED AT 200 NW 8TH AVENUE, HALLANDALE
22 BEACH FROM RESIDENTIAL LOW-DENSITY CATEGORY TO RESIDENTIAL, HIGH
23 DENSITY-2 CATEGORY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY;
24 AND PROVIDING FOR AN EFFECTIVE DATE.

25
26 (This Ordinance is the result of Application #PA-18-0974 by Eighth Avenue Commons, LLC in
27 order to construct a multi-family residential building with 200 units at the property located at 200
28 NW 8th Avenue).

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

30
31 Ms. Dominguez provided a Power Point presentation and gave a summary of the item.

32 Ms. Dominguez: pointed out a minor revision on page 2 of the staff report which states that the
33 item was heard on August 22, 2018. The correct Planning

34 Ms. Dominguez: further provided background information on why the applicant was before the
35 Board a second time. She added that there was an irregularity in the Sun Sentinel's publishing of
36 the Notice of the Hearing on the September 26, 2018 meeting.

37 Ms. Dominguez: stated that the Planning and Zoning Board/Local Planning Agency (PZB/LPA)
38 heard the subject applications for the Eighth Avenue Commons Project and recommended
39 approval of each item listed on staff report:

- 40 1. *Plan Amendment* to change the land use designation on City's Land Use Map from
41 Residential, Low- Density to Residential, High Density-2.

2. *Rezoning* from RS-6, Residential Single-Family District to (RM-HD-2) Residential Multi-family (high density-2) District.
3. *Rezoning (PDO Overlay)*- applying PDO (Planned Development) Overlay District to the property.
4. *Plat*- plat the property.
5. *Major Development Review*- approval to build a 6-story 200-residential unit building.

Ms. Dominguez: further stated due to strict regulation, per Florida Statutes, the item for the Future Land Use Map (FLUM) Amendment was required to be brought back to the Planning and Zoning Board for rehearing.

Mr. Jerrell Harris, Vice-President-Urban Farmer Inc: introduced his staff and himself. He recognized City's Staff and the support provided during the process. He added that he and his staff were present to answer any questions or concerns.

Mr. Wu: opened the public hearing.

No speakers.

Mr. Wu: closed the public hearing.

MR. GARSON MOVE THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL OF APPLICATION #PA-18-097, FOR A LOCAL FUTURE LAND USE PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF THE PROPERTY FROM RESIDENTIAL, LOW-DENSITY TO RESIDENTIAL, HIGH DENSITY-2 ON THE CITY'S FUTURE LAND USE MAP PURSUANT TO SECTION 32-963 OF CITY OF HALLANDALE BEACH ZONING AND LAND DEVELOPMENT CODE AND SECTION 163.3187, FLORIDA STATUTES, SUBJECT TO THE CONDITIONS RECOMMENDED BY THE CITY ADMINISTRATION.

MR. KATTAN SECONDED THE MOTION.

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

6. REMARKS BY THE CHAIR

7. LIAISON'S REPORT

Ms. Dominguez: stated that has been no further action taken by the City Commission on previous application presented to the Planning and Zoning Board.

Ms. Dominguez: further recommended to reschedule the regular Planning and Zoning Board meeting of Wednesday, January 23, 2019 to Wednesday, January 30, 2019. She stated that there were schedule conflicts with 2019 City Commission Meeting dates.

The Planning and Zoning Board unanimously voted to reschedule the January 2019 meeting date for Wednesday, January 30, 2018.

87 **8. NEXT SCHEDULED MEETING**

88
89 WEDNESDAY, DECEMBER 26, 2018 (*Mr. Danny Kattan- excused absence*)

90
91 Mr. Kattan advised on the September's Planning and Zoning Board Meeting that he would be out
92 of town for December 26, 2018 meeting and will not be able to attend.

93
94 **MEETING ADJOURNED AT 6:45 P.M.**

95
96 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
97 Zoning Board meeting, summarized above, should be submitted to the Planning & Zoning Division at or can be mailed to 400 South Federal
98 Highway, Hallandale Beach, Florida 33009