

FINAL

PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
WEDNESDAY, OCTOBER 23, 2019
CITY HALL, COMMISSION CHAMBERS

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

Alternate Present: Bruce McNamara and Faith Fehr

Board Secretary: Cindy Bardales-Villanueva

City Attorney's Representative: Andre McKenney, Deputy City Attorney

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

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	

2019 PZB ATTENDANCE

BOARD MEMBERS	1/30	2/27	3/27	4/24	5/29	6/26	7/24	8/28	9/25	10/23	11/26	12/26
Charles Wu- <i>Chair</i>	P	CANCELLED	CANCELLED	P	CANCELLED	P	CANCELLED	P	CANCELLED	P		
Howard Garson - <i>Vice Chair</i>	P			P		P		P		P		
Rick Levinson	P			P		E		E		P		
Danny Kattan	E			P		P		P		P		
Diane Lyon Wead				P		P		P		P		
Faith Fehr- <i>Alternate</i>				PA		S		A		P		
Bruce McNamara- <i>Alternate</i>				PA		PA		S		P		
Total Members Present	3			7		6		5		7		
Total Members Absent	1			0		1		2		0		

ATTENDANCE ROLL CALL:

Present (P) Present Alternate Member (PA)

Absent: (A)

Alternate Member Substituting during a Full-Time Members Absence (S)

Excused Absence (E)

Tardy: (T)

 Un-appointed

1 **1. CALL TO ORDER**

2
3 Mr. Wu called the meeting to order at 6:40 P.M.

4 **2. ROLL CALL**

5
6 **3. PLEDGE OF ALLEGIANCE**

7
8 **4. ORDER OF BUSINESS**

9
10 Ms. McKenney: requested to pull item 6.B from the agenda:

11
12 **6. B** An Ordinance of the Mayor and City Commission of the City of Hallandale Beach, Florida, Amending
13 Chapter 32, Zoning and Land Development Code, Division 2, Zoning Districts and Overlays,
14 Subdivision I, Conventional Zoning Districts, and Article III, Zoning, Division 3, Form-Based Zoning
15 Districts; Providing for Affordable Housing Requirements; Providing for Conflict; Providing for
16 Codification; Providing for Severability; Providing for an Effective Date.

17
18 Ms. McKenney: stated that the item will be brought back before this Board at a later date.
19

20 **5. APPROVAL OF MINUTES**

21 A. Draft Minutes for August 28, 2019

22
23 Mr. Wu: asked for the following changes:

- 24
25 ▪ **Line 67:** should read: City's Landscape Architect
26 ▪ **Line 468:** He asked Mr. Garson to amend the motion to include that the Planning and
27 Zoning Board moved motion: subject to amendments provided at the public hearing.
28

29 **MR. GARSON ACCEPTED TO AMEND THE MOTION TO APPROVE THE MINUTES OF THE**
30 **AUGUST 28, 2019 SUBJECT TO AMENDMENTS PROVIDED IN THE PUBLIC HEARING.**

31
32 **MR. LEVINSON SECONDED THE MOTION.**

33
34 **MOTION PASSED BY A ROLL CALL VOTE (5-0).**

35
36 **6. OLD BUSINESS**

37 Ms. McKenney: introduced item 5.A on the agenda as a request for reconsideration, of a variance
38 application that was brought before this Board on August 28, 2019.
39

40 **5.A** Request by Hope Calhoun, Esquire, for a reconsideration of Application# V-19-02369 by Yana
41 Gandelman, requesting a variance from Section 32-778(c) of the Zoning and Land Development
42 Code, minimum distance requirement of 1,000 feet from a pharmacy to another legally
43 established pharmacy. The proposed new pharmacy, Best Organic Pharmacy, will be located at
44 409 W. Hallandale Beach Boulevard.
45

46 Ms. McKenney: provided guidance to ensure that growth of proper parliamentary procedures and stated:

- 47
48 ▪ The item before you is a reconsideration, it is not a quasi-judicial matter, you won't hear or receive
49 testimony or evidence, you won't hear from the public.

- Pursuant to Robert's Rules procedure only the members who can actually make the motion to deny the variance application are those who can make a motion for reconsideration (*Mr. Garson and Mr. McNamera – voted denial*)
- The Board can have discussion solely as to the request for the reconsideration.
- If the majority of this Board approves that motion to reconsider, item will return before you at our next regularly scheduled meeting, and that application will be heard as a new request.
- The Board will hear from the Applicant through her Attorney. As to the request, the Board is not obligated to grant the request. Therefore, the Board is not obligated to make a motion to reconsider.

Ms. Hope Calhoun, Attorney (Boca Raton, FL): introduced herself and asked the Board for an opportunity to return to the next Planning and Zoning Board Meeting.

Ms. Calhoun: added that based on her review of the minutes and the application that was presented she did not believe there was enough information. She added the application seemed to adequately address the criteria's.

Ms. Calhoun: requested an opportunity to return to the next Planning and Zoning Board Meeting to make a full presentation of all of the information that is needed to make a recommendation, ultimately going before the City Commission.

Ms. McKenney: reiterated that the Board should only discuss the request for the reconsideration.

Discussion ensued.

MR. KATTAN MADE A MOTION FROM RECONSIDERATION OF APPLICATION# V-19-02369 BY YANA GANDELMAN, REQUESTING A VARIANCE FROM SECTION 32-778(C) OF THE ZONING AND LAND DEVELOPMENT CODE, MINIMUM DISTANCE REQUIREMENT OF 1,000 FEET FROM A PHARMACY TO ANOTHER LEGALLY ESTABLISHED PHARMACY. THE PROPOSED NEW PHARMACY, BEST ORGANIC PHARMACY, WILL BE LOCATED AT 409 W. HALLANDALE BEACH BOULEVARD.

MR. GARSON SECONDED THE MOTION.

MOTION PASSED BY A ROLL CALL VOTE (5-0).

- 1) Reconsideration of Application# V-19-00042 by Yamilka Cordovi, requesting a variance from Section 32-142(d)(4) of the Zoning and Land Development Code, relative to the minimum rear yard setback required for properties zoned RS-6, Residential Single-Family, District in order to legalize a canopy structure and patio constructed without a building permit at the house located at 413 SW 2 Street.

Ms. McKenney: provided a brief introduction and a short background of the application. She stated that on our previous Planning and Zoning Board Meeting held on June 26 2019, there was a motion to reconsider the item to include an additional condition.

Ms., McKenney added that the motion was approved by the entire Board. She further added that staff has provided its backup cover memo, plans and their recommendation into the record and for the Board's review.

Ms. McKenney: clarified that staff recommendation remains the same for denial, which is part of the record and will serve as evidence on the matter.

Ms. McKenney: provided guidance to ensure following of proper parliamentary procedures are follow:

- 105 ▪ For the record, Miss Cordovi is sitting in the audience. She advised her to stand if she desired.
- 106 ▪ This Board previously heard testimony. Therefore staff will provide a brief summary all background
- 107 information that has been entered into evidence which this Board Members have already been
- 108 provided.
- 109 ▪ The applicant will be allowed to speak, there after the Chair may open and close the public hearing,
- 110 and finally the Board will be allowed to deliberate on the item.

111
112 Ms. Dominguez: stated the Applicant has been made aware of the additional condition added at this
113 hearing. She added that a notice of hearing has been placed on the subject application, a legal
114 advertisement has been published, and the cover memo with the added conditions are part of the
115 Board's backup.

116
117 Ms. McKenney: further stated that Staff's require recommendation to support was not to approve the
118 variance application. However, in the event this Board is inclined to grant the variance, staff included
119 recommendations as the following:

- 120
121 1) Applicant is required to obtain a building permit and final inspections for the existing metal
- 122 canopy structure and concrete slab patio, according to the processes set in place by the City.
- 123 2) Provide landscaping trees to comply with a minimum of three credited trees as specified by
- 124 code.
- 125 3) Demolition by permit of the existing unpermitted shed in the rear yard, prior to final inspections
- 126 of the metal canopy.

127
128 Ms. McKenney: recommended that if the Board is seeking to approve this variance application, the
129 Board may add on to the conditions recommended by staff, or options to deny.

130
131 Ms. Yamilka Cordovi, Property Owner (Hallandale Beach, FL): stated that she was before the Board
132 a month before and she has complied with all the requirements. She acknowledged that there will
133 be conditions added which included not being able to close the patio and she had agreed and will
134 comply along with all the conditions prior.

135
136 Ms. McKenney: further added that in addition to the conditions provided, she would be issued a
137 Restrictive Covenant on the subject property, which restricts any future changes to enclose the metal
138 canopy and concrete patio structure now or in the future.

139
140 Ms. Cordovi: acknowledged and agreed.

141
142 Mr. Wu: Opened the Public Hearing.

143
144 Mr. Wu: Closed the Public Hearing.

145
146 **MR KATTAN MOVED THAT BASED ON THE CONTENT AND SUBSTANTIAL EVIDENCE**
147 **PRESENTED TODAY , I MOVE THAT THE PLANNING AND ZONING BOARD APPROVE**
148 **THE PROPOSED VARIANCE APPLICATION #V-19-00042 FROM SECTION 32-142(D)(4)**
149 **FOUR RELATIVE TO THE MINIMUM REAR YARD SETBACK REQUIRED FOR WITH**
150 **PROPERTIES FOR PROPERTIES ZONED RS-6, RESIDENTIAL SINGLE FAMILY**
151 **DISTRICT IN ORDER TO LEGALIZE A CANOPY STRUCTURE AND A PATIO**
152 **CONSTRUCTED WITHOUT A BUILDING PERMIT, AND THE HOUSE LOCATED AT 413**
153 **SW 2 STREET, WITH THE FOLLOWING CONDITION:**

- 154
155 **1) THE OWNER OF THE PROPERTY SHALL EXECUTE A RESTRICTIVE COVENANT**
156 **WHICH RESTRICTS ANY FUTURE CHANGES TO WORK ENCLOSED OF THE**

METAL CANOPY AND CONCRETE PATIO STRUCTURE WORK NOW AND IN THE FUTURE.

MR. LEVINSON SECONDED THE MOTION.

MOTION PASSED BY A ROLL CALL VOTE (3-2). (MR. WU & MR. GARSON-NO)

7. NEW BUSINESS

Hallandale City Center, LLC requesting approval of a Rezoning/Text Code Amendment, Road Vacation, and Major Development Review in order to build a 3 buildings with a total of 26,530 square feet of retail and office space, and 89 residential apartment units. The Project is located on 3 parcels: Lot A -110 Foster Road /501 NW 1st Avenue; Lot B - 605 North Dixie Highway and 608 NW 1st Avenue; and, Lot C - 501 North Dixie Highway. The applications to be considered are as follows:

- a.) Application #PA-19-815, for a Rezoning/Text Code Amendment to change the zoning designation of the property located at 605 North Dixie Highway from Central RAC Transitional Subdistrict to West RAC Foster Road Subdistrict and the property located at 608 NW 1st Avenue from Central RAC Neighborhood to West RAC Foster Road Subdistrict.
- b.) Application #PDO-19-816 applying PDO (Planned Development) Overlay District to the 3 parcels of the Project.
- c.) Application #DB-19-3486 for Major Development Review approval to build the Project as provided by Section 32-382 of the Zoning and Land Development Code.

Polling of Ex Parte Communications (Board Secretary)

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

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

Mr. Kattan advised that he had no Ex-Parte Communications regarding this matter but wanted to advise he previously work with the applicant's bother. He advised he would base his decision solely on the testimony being presented.

Ms. Wead advised that she had no Ex-Parte Communications regarding this matter. She advised she would base her decision solely on the testimony being presented.

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

Swearing in of Witnesses (Assistant City Attorney)

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

Dr. Jeremy Earl, Assistant City Manager/HBCRA Executive Director stated that the Community Redevelopment Agency (CRA) Board is in support of the project. He advised that the Developer has been through the Redevelopment Agreement process and both times has been approved.

Dr. Earl: further added that this project is exactly what they want to see from a redevelopment project. He added that the proposed location has been vacant for years, and now this project will bring in office space and new housing at affordable housing market rate.

- 208 Dr. Earl: stated that the City has a parking deficit here in our City and the 55 parking spaces being
209 proposed was keep in mind how down the road when this whole area begins to redevelop
- 210 Dr. Earl: clarified that they are now aware that the community request to have in this area called
211 Harlem Village, which is in the process of being developed. Harlem Village will include hotels,
212 restaurants, nightlife retail commercial all of these types of uses in the area right around this particular
213 project.
- 214 Mr. Wu: asked if the 55 spaces and the 15% workforce housing unit be included in the Redevelopment
215 Agreement?
- 216 Dr. Earl: stated yes and the explained the following:
- 217 ▪ The 55 spaces are going to be public parking spaces, which were spaces that the CRA is
218 basically paying \$1.1 million. He reiterated that there is a parking deficit in the area and these
219 are future parking spaces that will serve the Harlem Village Area.
- 220 Dr. Earl: stated that CRA staff is in and additional amendments to the Redevelopment Agreement
221 along with other discussions, they will continue to have with the developer regarding parking.
- 222 ▪ The workforce housing was also part of our redevelopment agreement. He explained that
223 there was actually a lot less housing proposed and the CRA wanted the developers to
224 maximize the amount of housing so that we could get affordable housing in this project. The
225 CRA Board approved an incentive of \$1.65 million to pay for these 50%, it is 14 affordable
226 housing units of which two units will be for senior housing.
- 227 Mr. Wu: asked how the CRA is expecting to keep track that the 15% workforce component being
228 enforced in the 15 years?
- 229 Dr. Earl: explained that the developer is required every year to submit documentation to the City that
230 will ensure that the work of these former housing units work workforce for the next 15 years. He
231 added that every single year there will be an audit done and all of those process will be spelled out
232 in our redevelopment agreement.
- 233 Mr. Levinson: asked if the land will be conveyed to the developer as well?
- 234 Dr. Earl: clarified that the land itself is a is a part of the redevelopment agreement so they have the
235 funding that we use to incentivize the project and then there is the vacant land that will be conveyed
236 to them.
- 237 Ms. Wead: asked if the CRA has been involved from the beginning why does the project not comply
238 with existing conditions which would incorporate complying with the design, tree counts and setback?
- 239 Dr. Earl: stated that he will address the question to staff that went through the Development Review
240 Committee (DRC) process with the applicant but did add that what was being presented was not the
241 first iteration of this project that was submitted by the Developer.
- 242 Dr. Earl: added that through the Pre-Application process and in the DRC process, the CRA stepped
243 in and did not agree with that design. The CRA worked with the developer and asked them for a
244 project that would conform in a similar manner to what the CRA Board approved,
- 245 Dr. Earl: further stated that the CRA believes that they are getting a design that is great and that
246 hopefully will spur the other development, that will occur as we do our hotels, restaurants, retail,
247 offices and other residential areas.

248

249 Ms. Wead: stated that her concern is there is a lot of cement and less greenery then we hoped for in
250 today's modern world of wanting the environment to be a little greener.

251 Dr. Earl: explained that is different when you deal with older cities and Hallandale Beach is an older
252 City, and the fact that we are dealing with a distressed urban area which applies to the Northwest
253 area.

254 Dr. Earl: added that you will find that Northwest area has a very different parcel layout than you will
255 find in our neighboring cities, the parcels tend to be smaller, and you are trying to build on these small
256 lots, it can become a challenge when also trying to meet City Code.

257 Dr. Earl: further added meeting 50% landscape on these small lots can be excessive. Therefore,
258 developers now combine more properties, because they are dealing with lot sizes that are non-
259 standard lot sizes.

260 Dr. Earl: stated that from the CRA perspective, they struggle with being able to do projects on those
261 lots, especially with being able to do affordable housing projects because of our zoning code.

262 Mr. Kattan: pointed out for an investor point, the City has a big challenge in front of them, which is,
263 how are they going to solve this issue of affordability? He stated that the issue stems for our city code
264 and providing the density so that developers are able to build and make up for the high construction
265 cost.

266 Ms. Wead: suggested making the project one floor higher and making the footprint smaller.

267 Dr. Earl: clarified that the project is currently meeting the maximum height restriction which is one to
268 three stories.

269 Mr. Wu: asked how the 14 units assigned as affordable housing are going to be dispersed throughout
270 the project on every floor and all buildings and are indistinguishable from the market rate units? Also
271 fixtures in the units should be comparable to the market rate units.

272 Dr. Earl: stated the redevelopment agreement does not speak of the same location or the fixtures but
273 would be what we expect from the developer.

274 Ms. Claudia Pena, Developer (Miami, FL): confirmed that units will be dispersed and fixtures will be
275 same fixtures used in the affordable units as market rate units.

276 Mr. Simon Ferro, Attorney (Coral Gables, FL): introduced himself and all the staff that worked in the
277 Hallandale City Center project. He stated that the project has been ongoing for 5 years approximately
278 from receiving the CRA approval and the DRC process.

279 Ms. Pena: provided a brief detail of what the proposed project is and their intent to meet the
280 communities need for the area.

281 Mr. Wu asked if there will be two or three steps leading to the front and back door of the units and will
282 they be flush to the sidewalk?

283 Mr. Cristina Fandino, Principal Architect (Miami, FL): stated yes the will have steps the number of
284 steps is not yet determined. They will provide 6 foot sidewalks which meet the minimum requirement.
285 They also tried their best to incorporate landscape in front of all the units which is shown on the plans.

286 Mr. Wu: asked where would packages and mail be delivered?

287 Ms. Fandino: stated that the units facing the front will most likely have their own mailbox, as for the
288 building itself it would have area, such as, under the staircase where packages can be dropped off.

289 Mr. Wu: recommended that the location of a drop-off package area whether it be a structure or a
290 room needs to be determined at this stage of the project.

291 Mr. Wu: asked the Applicant to consider adding more bike racks. A minimum of 10 racks on Lot A
292 and Lot B and in Lot C they can be added inside the garage.

293 Mr. Wu: asked if there will be a wall separating the lots?

294 Ms. Fandino: stated yes.

295 Mr. Wu: stated that the walls are not indicated in the plans.

296 Mr. Wu: pointed out that there was no community room proposed for 89 units. He added that the
297 room would serve as a meeting space or a space to meet privately and socialize without having to
298 use a retail establishment.

299 Ms. Fandino: stated that a community room was not proposed since the project offers plenty of retail
300 room, art galleries and restaurants that residents can use as rooms.

301 Mr. Wu: requested that the applicant accommodate a community room that will serve the 89 units to
302 congregate.

303 Mr. Ferro: stated that they would consider a community room in project. However, they have included
304 a dog park and a small park which not all projects provide.

305 Mr. Wu: asked if the applicant was providing provisions for recycling?

306 Ms. Fandino: pointed out that the proposed project will be a green project and a green project so
307 provisions for recycling, bicycle racks, high efficiency, water, and all those items would be provided
308 as a green building project.

309 Mr. Wu: asked if the parking spaces would be assigned per unit?

310 Ms. Fandino: stated yes.

311 Mr. Wu asked what is being proposed in the park?

312 Mr. Scava, Landscaping Architect (Miami, FL): stated that what was presented to the Board is a
313 schematic stage of the site. He added that the intent is to have a space for children, a dog park, and
314 an exercise path with exercise equipment.

315 Mr. Wu: asked what type of tree species will they be using in the park area?

316 Mr. Scava: stated that they are proposing to add live oaks along the back wall and in the pathway to
317 give shade to the park.

318 Mr. Wu: asked if the dog park will be fenced?

319 Mr. Scava: stated no. The dog park will not be fenced in and will be accessible to the neighborhood,

320 Mr. Wu: stated that he had concern on the 3 feet of balcony space. He asked the applicant to consider
321 extending the balcony which will be more enjoyable for tenants. In doing so, it would apply to the
322 setback waiver they are currently requesting.

323 Mr. Wu: stated that he had concern with the second floor bedrooms facing the corridor which mean
324 that people can look into your bedroom from the window across.

325 Ms. Pena: agreed with Mr. Wu's concern and they would review the design, whether it meant flipping
326 the layout.

327 Mr. Wu: asked the Applicant consider added bike racks to Lot C for the public going to visit the
328 commercial area.

329 Mr. Wu: asked if the parking spaces in Lot C were assigned parking for the residents and tenants in
330 the commercial area?

331 Ms. Pena: stated that the best way to avoid problem is to assign parking to the residents and separate
332 the individual visiting the commercial area, with the exception of after-hours when residents will be
333 allowed to use the commercial parking.

334 Mr. Wu: asked about the sanitation truck being able to access through 1st Avenue or they are going
335 to wheel out the dumpster.

336 Ms. Dominguez: stated that Sanitation Division and Fire Department reviewed the plans and
337 confirmed that the trucks will be able to access, the minimum clearance required is 14 feet.

338 Ms. Wead: asked about the commercial area and where will they be loading and unloading if they
339 have a grocery store?

340 Ms. Fandino: stated that the plans presented are still very preliminary and they are aware that they
341 have to look into these area but at the moment have not been discussed.

342 Ms. Dominguez: stated that during the review process, staff determine that the best location for the
343 loading zone was outside covered area, because of the accessibility. She added when it comes time
344 for the applicant to move forward with building permits, they can decide to relocate it to another place
345 that would still be in conformance with the Code.

346 Ms., Dominguez: added that if the applicant decides to reduce the number of parking spaces, they
347 would be able to make that type of modification and it would not deviate from what was approved.

348 Ms. Dominguez: further added that at Lot C, there were proposing 21 parking spaces more than are
349 required, which would allow for flexibility, provided for a loading space or to build a community room.

350 Discussion ensued.

351 Mr. Wu: recommended enclosing the elevator at the top level of the garage.

352 Ms. Fandino: agreed.

353 Mr. Kattan: recommended adding solar roof in there to cover the operational cost of the common
354 areas. He added that if at some point they decide to sell the multifamily project. The buyer will look
355 at the cost and the fact that there was no cost for electricity or water, you would be able to sell at a
356 better rate.

357 Mr. Kattan: further added that the Developer can market a very green project, showing it recapturing
358 rainwater, solar, and battery chargers which are being proposed. This would result to taking costs out
359 of your net operating income increasing your net operating income, you can get a better price, and
360 even a cap rate.

361 Mr. Wu: ask if there was a reason why the trees on 1st Avenue, don't match on both sides between
362 the buildings in Lot A & C?

363 Mr. Scott McClure, Landscaping Architect (Miami, FL): stated that east side had power lines and they
364 had to comply with FPL requirements.

365 Mr. Wu: Opened the Public Hearing.

366 Ms. Faith Fehr (Alternate Member): asked if the mixed-use for the commercial area will have any
367 affordable pricing, such as, affordable housing, for a percentage of individuals. Will it be similar for
368 the mix-use commercial side?

369 Mr. Ferro: clarified that only the 14 residential units will be affordable and the rest of the units including
370 the commercial area will be at the market rate. He explained how the market rate units complete the
371 whole equation that makes a development the economic model, which allows them to have the
372 affordable housing units.

373 Mr. Wu: Closed the Public Hearing.

374 Discussion ensued.

375 **MR. LEVINSON MOVED THAT BASED ON THE COMPETENT AND SUBSTANTIAL**
376 **EVIDENCE PRESENTED TODAY, THE PLANNING AND ZONING BOARD RECOMMEND**
377 **APPROVAL TO THE CITY COMMISSION OF APPLICATION #PA-19-815, REZONING/TEXT**
378 **MAP CODE AMENDMENT TO CHANGE ZONING DESIGNATIONS OF PROPERTY**
379 **LOCATED AT 605 NORTH DIXIE HIGHWAY FROM CENTRAL RAC/TRANSITIONAL**
380 **SUBDISTRICT TO WEST RAC/FOSTER ROAD SUBDISTRICT AND THE PROPERTY**
381 **LOCATED AT 608 NW 1ST AVENUE FROM CENTRAL RAC NEIGHBORHOOD TO WEST**
382 **RAC/FOSTER ROAD SUBDISTRICT.**

383 **MR. GARSON SECONDED THE MOTION.**

384 **MOTION PASSED BY A ROLL CALL VOTE (5-0).**

385 **MR. KATTAN MOVED THAT BASED ON THE COMPETENT AND SUBSTANTIAL EVIDENCE**
386 **PRESENTED TODAY, THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL**
387 **TO THE CITY COMMISSION OF APPLICATION #PDO-19-816 APPLYING PDO (PLANNED**
388 **DEVELOPMENT) OVERLAY DISTRICT TO LOT A- 110 FOSTER ROAD, LOT B- 605 NORTH**
389 **DIXIE HIGHWAY AND 608 NW 1ST AVENUE AND LOT C- 501 NORTH DIXIE HIGHWAY.**

390 **MR. GARSON SECONDED THE MOTION.**

391 **MOTION PASSED BY A ROLL CALL VOTE (5-0).**

392 **MR. LEVINSON MOVED THAT BASED ON THE COMPETENT AND SUBSTANTIAL**
393 **EVIDENCE PRESENTED TODAY, THE PLANNING AND ZONING BOARD RECOMMEND**
394 **APPROVAL TO THE CITY COMMISSION OF APPLICATION #DB-19-3486 FOR MAJOR**
395 **DEVELOPMENT REVIEW APPROVAL OF THE HALLANDALE CITY CENTER PROJECT AS**
396 **PROVIDED BY IN SECTION 32-382 OF THE ZONING AND LAND DEVELOPMENT CODE,**
397 **SUBJECT TO ALL CONDITIONS AS RECOMMENDED BY CITY STAFF AS SET FORTH IN**
398 **THE COVER MEMO AND THE TERMS OF THE DEVELOPMENT AGREEMENT AS**
399 **APPROVED BY THE CITY COMMISSION.**

- 400 16) MINIMUM 10 BICYCLE STORAGE ON BOTH SIDES OF THE COMMERCIAL
401 BUILDING, 10 ON EACH SIDE (S. DIXIE AND 5TH STREET) FOR A TOTAL OF 20 BIKE
402 STORAGE. (INCREASE OF A MINIMUM OF 15 BICYCLE STORAGE ON LOT A AND
403 B AND MINIMUM OF 30 BICYCLE STORAGE ON LOT C.)
- 404 17) THE 55 PARKING SPACES RESERVED FOR THE PUBLIC USE BE INDICATED BY
405 SIGNAGE ALONG WITH LOT C PROVIDED PUBLIC ACCESS SIGNAGE AT THE
406 ENTRYWAY INTO THE GARAGE.
- 407 18) 14 DWELLING UNITS SHALL BE DEDICATED AS WORKFORCE HOUSING, AS
408 DEFINED BY THE BROWARD COUNTY. FOR A PERIOD MINIMUM OF 15 YEARS,
409 THE SUBJECT UNITS SHALL BE DISPERSED THROUGHOUT THE PROJECT,
410 THREE BUILDINGS, AND EACH FLOOR AND SHALL COMPARABLE FIXTURES
411 AND FINISHES AT THE MARKET RATE UNITS.
- 412 19) THE FIVE GUEST PARKING SPACES DEDICATED TO LOT A AND LOT C SHALL BE
413 ASSIGNED ACCORDINGLY.
- 414 20) ALL BALCONIES SHALL BE 5 FOOT IN DEPTH.
- 415 21) PROVIDE A 6 FOOT MASONRY WALL ON THE NORTH BOUNDARY OF LOT A AND
416 LOT B.
- 417 22) STAFF WILL IDENTIFY THE CLEARANCE FOR LOADING AND WASTE
418 MANAGEMENT SERVICE.
- 419 23) INCLUDE A CROSSWALK AT THE CORNER FROM LOT A TO LOT C.
- 420 24) CONSIDERATION TO ADDING A COMMUNITY ROOM.
- 421 25) CONSIDERATION TO MINIMIZE THE BEDROOMS FACING THE CORRIDOR.

422
423 **6. NEXT SCHEDULED MEETING**
424

425 Board deliberated on the Planning and Zoning Board Meeting dates for the month of
426 November and December.

- 427
- 428 ▪ Tuesday, November 26, 2019
 - 429 ▪ Thursday, December 19, 2019
- 430

431 **MEETING ADJOURNED AT 8:45 P.M.**
432

433 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
434 Board meeting, summarized above, should be submitted to the Planning & Zoning Division at or can be mailed to 400 South Federal Highway,
435 Hallandale Beach, Florida 33009