

DRAFT

PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
WEDNESDAY, JANUARY 29, 2020
CITY HALL, COMMISSION CHAMBERS

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

Board Secretary: Cindy Bardales-Villanueva

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

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

2019 PZB ATTENDANCE

ATTENDANCE ROLL CALL:

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	P	CANCELLED
Howard Garson - <i>Vice Chair</i>	P			P		P		P		P	E	
Rick Levinson	P			P		E		E		P	P	
Danny Kattan	E			P		P		P		P	P	
Diane Lyon Wead				P		P		P		P	P	
Faith Fehr- <i>Alternate</i>				PA		S		A		PA	A	
Bruce McNamara- <i>Alternate</i>				PA		PA		S		PA	A	
Total Members Present	3			7		6		5		7	5	
Total Members Absent	1			0		1		2		0	3	

2020 PZB ATTENDANCE

ATTENDANCE ROLL CALL:

BOARD MEMBERS	1/29	2/26	3/25	4/22	5/27	6/24	7/22	8/26	9/23	10/28	11/25	12/23
Charles Wu- <i>Chair</i>	P											
Howard Garson - <i>Vice Chair</i>	P											
Danny Kattan	P											
Diane Lyon Wead	P											
Terri Dillard												
Faith Fehr- <i>Alternate</i>	PA											
Bruce McNamara- <i>Alternate</i>	PA											
Rick Levinson	P											
Total Members Present	7											
Total Members Absent	0											

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 6:35 P.M.

4 **2. ROLL CALL**

5
6 **3. APPROVAL OF MINUTES**

7
8 A. Draft Minutes for November 26, 2019.

9 Mr. Wu: requested to defer the minutes from the November 26, 2019 meeting, since some board
10 members did not receive a copy for their review.

11 Board agreed.

12 **4. PLEDGE OF ALLEGIANCE**

13
14 **5. BOARD MEMBER'S DECLARATION OF EX- PARTE COMMUNICATION FOR**
15 **QUASIJUDICIAL ITEMS ON THE AGENDA.**

16
17 **Polling of Ex Parte Communications (Board Secretary)**

18
19 *Mr. Levinson advised that he had no Ex-Parte Communications regarding this matter. He advised he*
20 *would base his decision solely on the testimony being presented.*

21
22 *Mr. Kattan advised that he had no Ex-Parte Communications regarding this matter. He advised he*
23 *would base his decision solely on the testimony being presented.*

24
25 *Mr. Gason advised that he had attended the Community Public Meeting for the project. He advised*
26 *he would base his decision solely on the testimony being presented.*

27
28 *Ms. Wead advised that she had no Ex-Parte Communications regarding this matter. She advised she*
29 *would base her decision solely on the testimony being presented.*

30
31 *Mr. Wu advised that he had no Ex-Parte Communications regarding this matter. He advised he would*
32 *base his decision solely on the testimony being presented.*

33
34 **6. SWEARING IN OF THE SPEAKERS**

35
36 **Swearing in of Witnesses (Assistant City Attorney)**

37
38 **7. NEW BUSINESS**

39
40 A. Application #PA-19-1882, by Atlantic Village 3, LLC for rezoning/map text amendment
41 to change the zoning designation of approximately the west ¼ of the block located at
42 601 North Federal Highway from Central RAC/ Neighborhood Subdistrict to Central
43 RAC/Transit Core Subdistrict in order to construct the Atlantic Village 3 Project
44 consisting of a 120,301 square feet commercial building for retail and office uses.
45

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

47 Ms. Wead: asked staff to define Transit Core Subdistrict.

48 Ms. Dominguez: stated that Transit Core is a subdistrict of the Regional Activity Center (RAC) which
49 allows commercial uses up to 8 stories in height.

50 Mr. Manny Synalovski, Architect, introduced himself and the applicant for the project. He further
51 added that they agreed with staff's recommendation as indicated on the staff report and presented.

52 Mr. Levinson: asked what was located west of the property?

53 Mr. Synalovski: clarified that there is currently a trailer community west of their property.

54 Mr. Wu: asked if the lot was previously residential?

55 Ms. Dominguez: stated that the property was previously Kelley Chevrolet, an auto repair and car
56 dealership.

57 Mr. Wu: Opened the Public Hearing.

58 There were no speakers.

59 Mr. Wu: Closed the Public Hearing.

60 Ms. Wead: asked if the previous occupant commercial use met the City's code?

61 Mr. Wu: interjected and stated that the previous occupant was operating before the RAC rezoning.

62 Ms. Wead: asked when was the area rezoned?

63 Ms. Dominguez: stated that the RAC rezoning was adopted in 2016.

64 Mr. Wu: stated he had concerns with glare being projected into the residential area due to the garage
65 location and light.

66 Mr. Synalovski: stated that they had taken all the precaution and have provided photometric plans
67 to staff for their review.

68 **A. MR. LEVINSON MOVED THAT BASED ON THE COMPETENT AND SUBSTANTIAL**
69 **EVIDENCE PRESENTED TODAY, I MOVE THAT THE PLANNING AND ZONING BOARD**
70 **APPROVE APPLICATION #PA-19-1882, BY ATLANTIC VILLAGE 3, LLC FOR**
71 **REZONING/MAP TEXT AMENDMENT TO CHANGE THE ZONING DESIGNATION OF**
72 **APPROXIMATELY THE WEST ¼ OF THE BLOCK LOCATED AT 601 NORTH FEDERAL**
73 **HIGHWAY FROM CENTRAL RAC/ NEIGHBORHOOD SUBDISTRICT TO CENTRAL**
74 **RAC/TRANSIT CORE SUBDISTRICT IN ORDER TO CONSTRUCT THE ATLANTIC**
75 **VILLAGE 3 PROJECT CONSISTING OF A 120,301 SQUARE FEET COMMERCIAL**
76 **BUILDING FOR RETAIL AND OFFICE USES. THE PROPERTY IS LOCATED AT 601 N.**
77 **FEDERAL HIGHWAY.**

78
79 **MR. KATTAN SECONDED THE MOTION.**

80
81 **MOTION PASSED BY A ROLL CALL VOTE (5-0).**
82
83

84 **8. LIASON'S REPORT**

85
86 Ms. Dominguez advised the Board on the status of previously discussed items:

- 87
88 ▪ Hallandale City Center project is scheduled for City Commission on February 19, 2020
89 for second reading approval.
90
91 ▪ Best Organic Pharmacy is scheduled for City Commission on February 5, 2020.
92

93 **9. REMARKS FOR THE CHAIR**

94
95 Mr. Wu: asked the Board if anyone had any objections to the meeting dates proposed on the
96 Board's calendar. He advised that the holidays can be further discussed closer to the date.
97

98 2020 Planning and Zoning Board meeting dates were approved on consent.

99 **10. NEXT SCHEDULED MEETING**

100
101 Wednesday, February 26, 2020
102

103 Mr. Kattan and Mr. Levinson both advised the Board that they would not be able to attend the
104 April 22, 2020 Planning and Zoning Board meeting.
105

106 **MEETING ADJOURNED AT 7:13 P.M.**

107
108 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
109 Board meeting, summarized above, should be submitted to the Planning & Zoning Division at or can be mailed to 400 South Federal Highway,
110 Hallandale Beach, Florida 33009
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