

DRAFT

PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
WEDNESDAY, AUGUST 2, 2020
ZOOM VIRTUAL CONFERENCE MEETING

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

Board Secretary: Cindy Bardales-Villanueva

City Attorney's Representative: Elizabeth S. Loconte, Assistant City Attorney

Staff Present: Vanessa Leroy, Christy Dominguez, 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	CANCELLED	CANCELLED	CANCELLED	P	P	CANCELLED	P				
Howard Garson - <i>Vice Chair</i>	P				P	P		P				
Danny Kattan	P				P	P		P				
Diane Lyon Wead	P				P	P		P				
Terri Dillard					P	P		P				
Faith Fehr- <i>Alternate</i>	PA				PA	PA		P				
Bruce McNamara- <i>Alternate</i>	PA				PA	PA		PA				
Rick Levinson	P											
Total Members Present	7				6	6		6				
Total Members Absent	0				1	1		1				

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 6:37 P.M.

4 **2. ROLL CALL**

5
6 **3. APPROVAL OF MINUTES**

7
8 A. Draft Minutes for June 24, 2020

9
10 Mr. Garson: **Line110:** update “gray water harvesting” to “rainwater harvesting”

11
12 Ms. Wead: asked for clarification on the statement given the Chair on **Line: 195:** Mr. Wu: stated that it is
13 not a legal requirement but an abundance of caution when an alternate is speaking in the dais which may
14 sway one way or another even though they are not voting.

15
16 Ms. Wead: asked if an alternate member of the board would be allowed to vote if there was an absent active
17 member not in attendance?

18
19 Ms. Loconte: clarified that she had reviewed the previous minutes which provided recommendations given
20 by the City Clerk’s office. She added that alternate members will be allowed to participate in all the meetings
21 but would need to provide their comments during public participation. The alternate member would be allowed
22 to vote only when there is no quorum.

23
24 Ms. Loconte: further stated that a quorum currently consists of _ active member being in attendance.

25
26 **MR. GARSON MOVED TO APPROVE THE MINUTES OF THE JUNE 24, 2020 PLANNING**
27 **AND ZONING BOARD MEETING.**

28
29 **MS. DILLARD SECONDED THE MOTION.**

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

32
33 **4. PUBLIC PARTICIPATION**

34 **JOIN THE ZOOM VIRTUAL MEETING AT [HTTPS://ZOOM.US/J/97488667354](https://zoom.us/j/97488667354)**
35 **BY PHONE: (301)715-8592 OR (312)626-6799**
36 **MEETING ID: 974 8866 7354**
37 **PASSWORD: 525084**

38
39 A. **WRITTEN COMMENTS:** EMAIL A WRITTEN MESSAGE TO
40 **PLANNINGANDZONINGDIVISION@HALLANDALEBEACHFL.GOV** ONCE THE AGENDA IS
41 PUBLISHED NO LATER THAN 3 P.M. ON WEDNESDAY, MAY 27, 2020. WRITTEN
42 COMMENTS WILL BE DISTRIBUTED TO THE BOARD BUT WILL NOT BE READ DURING
43 THE MEETING.

44
45 B. **THE MEETING CAN BE VIEWED ONLINE AT [HTTPS://COHB.ORG/HBTV](https://cohb.org/hbtv)OR COMCAST**
46 **CABLE CHANNEL 78.**
47
48

49 **5. PUBLIC HEARING**

50
51 A. Discussion Regarding Virtual Quasi-Judicial Hearings for certain applications during the
52 Declared State of Emergency.

53
54 Ms. Dominguez: provided a PowerPoint presentation and gave a summary of the item.

55
56 Mr. Garson: questioned the proposed procedure that required all the Board, Staff, Applicants, and
57 Witnesses to always remain on video. He asked if someone needed to go to the restroom, just like they
58 would in the Commission Chambers would they not be allowed to turn off their camera?

59
60 Mr. Garson: suggested that if there is a quorum and someone needs to be excused the meeting should
61 continue and not stop.

62
63 Ms. Dominguez: agreed and it perfectly acceptable to be excused during those circumstances. She
64 added that the intent is to ensure that during these virtual meetings that the video camera is on while
65 you are speaking.

66
67 Ms. Loconte: pointed out that on Section 4.D of the Proposed Resolution states Failure to remain in the
68 room for circumstances beyond the control of the individual will not invalidate or constitute grounds to
69 contest the virtual hearing or its outcome.

70
71 Mr. Wu: asked Ms. Dominguez if she anticipated quasi-judicial projects coming up before the board
72 which may spark public interest?

73
74 Ms. Dominguez: stated yes. She added that staff will be working on coordinating a location where the
75 public can go physically and use the platform if they do not have access to a Zoom video conference. S

76
77 Ms. Dominguez: further added that the city facilities being used to accommodate public participation
78 would be staffed by volunteers. Therefore, staff and the City Attorney's Office are requesting to
79 considered changing the start time of the Planning and Zoning Board virtual meeting to 6 pm instead
80 of 6:30 pm.

81
82 Mr. Wu: stated the new proposed time of 6 pm would be taken as a separate action and vote.

83
84 Mr. Wu: asked the Assistant City Attorney if this evening meeting was considered a public hearing?

85
86 Ms. Loconte: clarified that the meeting was considered a public meeting and the board would be voting
87 on the proposed resolution.

88
89 Mr. Wu: asked if there were any comments provided by the public?

90
91 Ms. Bardales: stated no.

92
93 Mr. Wu: stated that since the meeting is not considered a public hearing if the board has no further
94 questions the board may move to a motion.

95
96
97 **MR. GARSON MOVED THAT BASED ON THE COMPETENT AND SUBSTANTIAL EVIDENCE**
98 **PRESENTED TODAY, I MOVE THAT THE PLANNING AND ZONING BOARD APPROVE A**
99 **RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF HALLANDALE**

BEACH, FLORIDA AUTHORIZING VIRTUAL QUASI JUDICIAL HEARINGS FOR CERTAIN APPLICATIONS DURING A DECLARED STATE OF EMERGENCY; ESTABLISHING QUALIFICATIONS AND PROCEDURES; AND PROVIDING FOR AN EFFECTIVE DATE.

MS. DILLARD SECONDED THE MOTION.

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

6. REMARKS BY THE CHAIR

Mr. Wu: asked for a motion from the board requesting to change the start time of all Planning and Zoning Board virtual meetings, moving forward, and during the duration of the emergency order to 6 PM.

MR. GARSON MOVED THAT THE START TIME OF ALL PLANNING AND ZONING BOARD VIRTUAL MEETINGS, MOVING FORWARD AND DURING THE DURATION OF THE EMERGENCY ORDER TO 6 PM.

MS. DILLARD SECONDED THE MOTION.

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

7. LIAISON'S REPORT

Ms. Dominguez: stated that since the last Planning and Zoning Board Meeting the following items have been approved by the City Commission on First Reading:

- Affordable Housing
- Temporary Use Permit
- Water Supply Plan Amendment
- Green Building

Ms. Dominguez: further stated that Second Reading is scheduled for next week's City Commission Meeting, except for the Water Supply Plan Amendment which first needs to be transmitted to the State.

Ms. Wead: stated that she appreciates and thank the Liaison for her report on items being discussed and voted on by the Planning and Zoning Board. She added that it is especially helpful for those board members who are not able to follow-up on the final actions taken during a City Commission Meeting. She added that it is nice to know where things stand on the items being discussed.

Mr. Wu: further added that the Liaison's report also provides insight on the items the City Commission disagrees. He added that the board wants to avoid deviating in a direction that the Commission disagrees frequently.

8. NEXT SCHEDULED MEETING

A. Wednesday, July 22, 2020, at 6:00 PM

MEETING ADJOURNED AT 6:57 P.M.

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