

**FINAL**

**PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY**  
**WEDNESDAY, JUNE 24, 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, Peter Kunen, and James Sylvain

**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	
<b>Total Members Present</b>	3			7		6		5		7	5	
<b>Total Members Absent</b>	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						
Howard Garson - <i>Vice Chair</i>	P				P	P						
Danny Kattan	P				P	P						
Diane Lyon Wead	P				P	P						
Terri Dillard					P	P						
Faith Fehr- <i>Alternate</i>	PA				PA	PA						
Bruce McNamara- <i>Alternate</i>	PA				A	A						
Rick Levinson	P											
<b>Total Members Present</b>	7				6	6						
<b>Total Members Absent</b>	0				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**

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3     Mr. Wu called the meeting to order at 6:34 P.M.

4     **2. ROLL CALL**

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6     **3. APPROVAL OF MINUTES**

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8         A. Draft Minutes for May 27, 2020

9  
10     Mr. Garson: asked to include his recognition to Ms. Alyssa Jones-Wood, Green Initiative Coordinator,  
11     and her hard work on implementing Green Initiatives in our City.

12  
13     Mr. Wu: **Line 186:** Typo from “remove” to “removing”

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15     Ms. Wead: **Line 272:** Typo from “keep” to “keeps”

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17     Ms. Wead: stated that the Next Meeting date needs to be corrected to Wednesday, June 24, 2020.

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19             **MR. GARSON MOVED TO APPROVE THE MINUTES OF THE MAY 27, 2020 PLANNING AND**  
20             **ZONING BOARD MEETING.**

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22             **MR. WEAD SECONDED THE MOTION.**

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

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26     **4. PUBLIC PARTICIPATION**

27             **JOIN THE ZOOM VIRTUAL MEETING AT [HTTPS://ZOOM.US/J/97488667354](https://zoom.us/j/97488667354)**

28                     **BY PHONE: (301)715-8592 OR (312)626-6799**

29                     **MEETING ID: 974 8866 7354**

30                     **PASSWORD: 525084**

31  
32     A. **WRITTEN COMMENTS:** EMAIL A WRITTEN MESSAGE TO  
33         [PLANNINGANDZONINGDIVISION@HALLANDALEBEACHFL.GOV](mailto:PLANNINGANDZONINGDIVISION@HALLANDALEBEACHFL.GOV) ONCE THE AGENDA IS  
34         PUBLISHED NO LATER THAN 3 P.M. ON WEDNESDAY, MAY 27, 2020. WRITTEN  
35         COMMENTS WILL BE DISTRIBUTED TO THE BOARD BUT WILL NOT BE READ DURING  
36         THE MEETING.

37  
38     B. **THE MEETING CAN BE VIEWED ONLINE AT [HTTPS://COHB.ORG/HBTV](https://cohb.org/hbTV) OR COMCAST**  
39         **CABLE CHANNEL 78.**

40  
41     **5. PUBLIC HEARING**

42  
43     A. An Ordinance of the Mayor and City Commission of the City of Hallandale Beach, Florida,  
44     amending the City of Hallandale Beach Adopted Comprehensive Plan to provide for revisions  
45     and updates of the goals, objectives, and policies related to Water Supply Planning In Section  
46     2, The Future Land Use Element; Section 5, The Infrastructure Element; Section 7, The  
47     Conservation Element; Section 9, The Capital Improvement Element; and Section 10, The  
48     Intergovernmental Coordination Element; adopting by reference the City of Hallandale Beach

49 10-Year Water Supply Facilities Work Plan; providing for Transmittal of the Comprehensive Plan  
50 Amendment pursuant to Chapter 163, Florida Statutes; providing for conflict; providing for  
51 severability; and providing for an effective date.

52  
53 Ms. Dominguez: provided a PowerPoint presentation and gave a summary of the item. She introduced  
54 Mr. Peter Kunen, City Engineer and Mr. James Sylvain, Public Work Director, and advised that they  
55 were available to answer any technical questions the Board may have on the item or any specific project.

56  
57 Mr. Garson: asked staff if they could go over the policies?

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59 Ms. Dominguez: agreed and stated that there are minor grammatical corrections to the Future Land Use  
60 Element and the Infrastructure Element had changes to the level of service standards.

61  
62 Mr. Garson: asked about Policy 1.12 if it applied to commercial property or it was strictly to residential  
63 property.

64  
65 Ms. Dominguez: stated it applies to both and clarified that the amendments before the Board are specific  
66 to the adoption of the Water Supply Plan, which is mandated by the State and updates the City's  
67 Comprehensive Plan, specifically to water supply planning.

68  
69 Ms. Dominguez: further added that the policy he is reviewing is existing. However, it can be looked at  
70 future updates to the Comprehensive Plan.

71  
72 Mr. Garson: asked if a fee could be applied to projects before they are approved by the City  
73 Commission to avoid properties not being built on.

74  
75 Ms. Dominguez: stated that currently water and sewer fees are required to be paid before a building  
76 permit is issued, and are vested for a certain amount of time to allow for construction including the  
77 building permit validity.

78  
79 Mr. Garson: stated that he was not sure how the issue could be resolved but wanted to address that  
80 there should be a process, which would determine the adequate amount of water needed to construct  
81 and would need to be addressed before building permits by the developer. This would avoid denying  
82 a future project because City's records would show if we do not have an adequate amount of water to  
83 sustain both projects.

84  
85 Mr. Kunen: stated that the Water Supply Plan has a projection of 10 years ahead and include proposed  
86 projects for future developments, to ensure that the Water Treatment Plant has the adequate capacity  
87 to meet the demands of the proposed projects within that timeframe.

88  
89 Ms. Wead: asked how did staff anticipate what the capacity is going to require?

90  
91 Mr. Sylvain: stated that the Development Services Department provides a list to the Department of  
92 Public Works and Engineering of future projects. Also, some studies are done for the population  
93 increase of projection ten years in the future that tells you how much population growth.

94  
95 Mr. Sylvain: added that Staff's goal is to secure the water supply needed for that growth and future  
96 development for the next ten years and that is what is being proposed.

97

Mr. Garson: asked if the Capital Improvement Plan (CIP) is updating this every year for the following five years, or do we do this every five year?

Mr. Sylvain: clarified that the CIP is reviewed and updated every five years; however, it is updated yearly.

Mr. Wu: Opened the Public Hearing.

Mr. Garson: suggested including rainwater harvesting or recycling as incentives for future projects.

Mr. Sylvain: stated that currently, the city is implementing a sustainability action plan (SAP), which implements incentives as mentioned by Mr. Garson.

Ms. Dillard: asked if staff believes that the resident's water bill would increase.

Mr. Sylvain: stated that water bill increase is dependent on many factors and added that securing water sources which the City is currently doing is costing money. Therefore, it can cause an increase in the water bill to keep the operation going.

Ms. Dillard: added that she has been a resident of Hallandale Beach all her life and drinks the water and it is super healthy. She advised the Board that our City has the best water anywhere.

Mr. Wu: asked if the projects listed were intended to be placed into the CIP of this Comprehensive Plan.

Ms. Dominguez: stated yes.

Mr. Wu: stated that it was not noted on the element and had concerns not following of Florida statutes which requires that the elements of the composite be internally consistent. If one element is proposing nine projects, the CIP of the Comprehensive Plan should be listing those projects.

Ms. Dominguez: stated that the projects are listed on the Work Plan which will be part of the comprehensive plan as referenced in the capital improvement element. The Work Plan will be adopted by reference as part of the comprehensive plan updates, so it is considered consistent.

Mr. Wu: asked what was the maximum consumption per day? He added that the report showed an increase from 175 to 176 gallons per capita per day, for water consumption purposes, shouldn't we be reducing our consumption?

Mr. Kunen: acknowledged and advised that he would look into the detail. He clarified that a water rate study was done and the water consumption per capita per day reduced. He believes it may be a typo.

Mr. Wu: Opened the Public Hearing.

Mr. Wu: No speakers.

Mr. Wu: Closed the Public Hearing.

**A. MR. GARSON MOVED THAT BASED ON THE COMPETENT AND SUBSTANTIAL EVIDENCE PRESENTED TODAY, I MOVE THAT THE PLANNING AND ZONING BOARD APPROVE AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF**

HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN TO PROVIDE FOR REVISIONS AND UPDATES OF THE GOALS, OBJECTIVES, AND POLICIES RELATED TO WATER SUPPLY PLANNING IN SECTION 2, THE FUTURE LAND USE ELEMENT; SECTION 5, THE INFRASTRUCTURE ELEMENT; SECTION 7, THE CONSERVATION ELEMENT; SECTION 9, THE CAPITAL IMPROVEMENT ELEMENT; AND SECTION 10, THE INTERGOVERNMENTAL COORDINATION ELEMENT; ADOPTING BY REFERENCE THE CITY OF HALLANDALE BEACH 10-YEAR WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO THE FOLLOWING CONDITION:

1) DEVELOPERS USE WATER CONSERVATION MEASURES.

MS. WEAD SECONDED THE MOTION.

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

#### 6. REMARKS BY THE CHAIR

Mr. Wu: stated that he had been advised of a discussion made by the City Commission regarding the Planning and Zoning Board's process.

Ms. Leroy: stated that staff is still working on how to better incorporate all the members with their participation. She added that the concerns that the Commission has been noted regarding the board's optimization. However, the idea of increasing the number of board members in the Planning and Zoning Board will not be pursued.

Mr. Garson: asked to put on the record that the City Commission discussed increasing the board members to ten members which is too many.

Mr. Garson: stated that the Planning and Zoning Advisory Board is one of the boards with the most influence and a seven-member board would allow two City Commissioners to have extra appointments to the board which is not good.

Mr. Garson: further added that he believed that the board should be five members. He suggested putting some rules in place that would allow alternate to be able to speak and ask questions at a hearing. If one board member is absent and there is still a quorum the alternate should replace the absentee member so there are five people to vote.

Mr. Wu: stated that the City Attorney's Office has sufficiently opined and the reason she thought that the alternate should not be speaking if there is full board.

Mr. Garson: stated that if it can be legally done to allow for alternate member to vote and the City Commission make that change then they should.

Mr. Wu: stated that it is not a legal requirement but an abundance of caution when an alternate is speaking in the dais which may sway one way or another even though they are not voting.

Ms. Loconte: stated that she would get more information from the City Attorney's Office on the previous discussion and will report back at the next Planning and Zoning Board Meeting.

201 **7. LIAISON'S REPORT**

202  
203 Ms. Dominguez: stated that at this time no items reviewed by the Planning and Zoning Board have gone to  
204 the City Commission for approval.  
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206 **8. NEXT SCHEDULED MEETING**

207  
208 A. Wednesday, July 22, 2020

209 **MEETING ADJOURNED AT 9:13 P.M.**

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211 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  
212 Board meeting, summarized above, should be submitted to the Planning & Zoning Division at \or can be mailed to 400 South Federal Highway, Hallandale  
213 Beach, Florida 33009  
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