

DRAFT

PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
WEDNESDAY, DECEMBER 23, 2020
ZOOM VIRTUAL CONFERENCE MEETING/CULTURAL CENTER

Board Members Present: Charles Wu, Chair; Howard Garson, Vice Chair, Danny Kattan, Terri Dillard and Rick Levinson

Board Secretary: Cindy Bardales-Villanueva

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

City Staff Present: Vanessa Leroy and Christy Dominguez

2020 PZB ATTENDANCE

ATTENDANCE ROLL CALL:

FULL TIME 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	P	CANCELLED	CANCELLED	P
Howard Garson - <i>Vice Chair</i>	P				P	P		P	P			P
Danny Kattan	P				P	P		P	P			P
Diane Lyon Wead	P				P	P		P	P			
Terri Dillard					P	P		P	P			P
Rick Levinson	P											P
Total Members Present	5				5	5		5	5			5
Total Members Absent	0				0	0		0	0			0
ALTERNATE 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
Faith Fehr- <i>Alternate</i>	P				P	P		P	P			
Bruce McNamara- <i>Alternate</i>	P				P	P		A	A			

2021 PZB ATTENDANCE

ATTENDANCE ROLL CALL:

FULL TIME BOARD MEMBERS	1/27	2/24	3/24	4/28	5/26	6/23	7/28	8/25	9/22	10/27	11/24	12/21
Charles Wu- <i>Chair</i>	CANCELLED											
Howard Garson - <i>Vice Chair</i>												
Danny Kattan												
Terri Dillard												
Rick Levinson												
Total Members Present												
Total Members Absent												
ALTERNATE BOARD MEMBERS												
Faith Fehr- <i>Alternate</i>												
Bruce McNamara- <i>Alternate</i>												

Present (P) Absent: (A)

Excused Absence (E) Tardy: (T)

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2 **1. CALL TO ORDER**

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4 ~~Mr. Wu called the meeting to order at 6:13 P.M.~~

5 **2. ROLL CALL**

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7 **3. APPROVAL OF MINUTES**

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9 ~~A. Draft Minutes for September 23, 2020~~

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11 ~~**MS. DILLARD MOVED TO APPROVE THE MINUTES OF THE SEPTEMBER 23, 2020**~~
12 ~~**PLANNING AND ZONING BOARD MEETING.**~~

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14 ~~**MR. GARSON SECONDED THE MOTION.**~~

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

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18 **4. PUBLIC PARTICIPATION**

19 ~~Watch Meeting on the City's Website: <https://cohb.org/HBTV/>~~

20 ~~Watch Meeting on Comcast Cable Channel 78~~

21 ~~Written Comments: email a written message to~~
22 ~~planningandzoningdivision@hallandalebeachfl.gov~~

23 ~~Once the agenda is published no later than 3 p.m. on Wednesday, December 23, 2021. Written~~
24 ~~comments will be distributed to the Board but will not be read during the meeting.~~

25 ~~Any document the Applicant or member of the public wishes to be admitted into evidence shall~~
26 ~~be provided to the Planning and Zoning Division in electronic format no later than 12:00 PM, 5~~
27 ~~business days before the virtual hearing. Written comments will be distributed to the Board but~~
28 ~~will not be read during the meeting.~~

29 ~~In-Person: The Hallandale Beach Cultural Center, located at 410 SE 3rd Street, Hallandale~~
30 ~~Beach, Florida, will be opened to the public to watch and provide public participation to this virtual~~
31 ~~meeting.~~

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33 **5. PUBLIC HEARING**

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35 ~~A. AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF~~
36 ~~HALLANDALE BEACH, FLORIDA, IMPLEMENTING THE HALLANDALE BEACH~~
37 ~~BOULEVARD ZONING DISTRICT; AMENDING THE HALLANDALE BEACH~~
38 ~~REGULATING PLAN TO INCLUDE THE HALLANDALE BEACH BOULEVARD WEST AND~~
39 ~~THE HALLANDALE BEACH BOULEVARD EAST SUBDISTRICTS; ADOPTING ZONING~~
40 ~~REGULATIONS IN CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE BY~~
41 ~~AMENDING ARTICLE III, ZONING, DIVISION 3, CREATING SUBDIVISION II, THE~~
42 ~~HALLANDALE BEACH BOULEVARD DISTRICT; CREATING HALLANDALE BEACH~~
43 ~~BOULEVARD WEST SUBDISTRICT AND HALLANDALE BEACH BOULEVARD EAST~~
44 ~~SUBDISTRICT STANDARDS; AMENDING CHAPTER 32, ZONING AND LAND~~
45 ~~DEVELOPMENT CODE, ARTICLE III, DIVISION 3, FORM-BASED ZONING DISTRICTS,~~
46 ~~SECTION 32-194 CONFIGURATION OF BUILDINGS, SECTION 32-201 CENTRAL RAC~~
47 ~~FRONTAGE STANDARDS, SECTION 32-202 CENTRAL RAC CIVIC OPEN SPACES, AND~~

SECTION 32-203 CENTRAL RAC PARKING STANDARDS; AMENDING ARTICLE I, SECTION 32-8, DEFINITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- B. AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ZONING MAP BY REMOVING BUSINESS GENERAL (B-G) AND CENTRAL CITY BUSINESS (CCB) ZONING DISTRICTS, AND THE PLANNED REDEVELOPMENT OVERLAY (RDO) DISTRICTS FROM THE LANDS WITHIN THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; REZONING CERTAIN PARCELS ADJACENT TO HALLANDALE BEACH BOULEVARD, LOCATED WITHIN THE BOUNDARIES OF THE GENERAL COMMERCIAL LAND USE CATEGORY OF THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

Mr. Garson: asked if the East subdistrict starts at east federal highway and continues east?

Ms. Dominguez: clarified that it started East of the Gulfstream Promenade parcel outside of the Regional Activity Center (RAC) area.

Mr. Garson: further asked if the Hallandale Oasis project currently being built would meet all the criteria?

Ms. Dominguez: stated that the Hallandale Oasis project does meet the general criteria. She added that the project will provide a 20-foot setback in the front for pedestrians accessibility and the residential buildings will be 26 stories, instead of 25 stories in the new code which are similar to what is being proposed.

Ms. Wead: asked why the City wanted to build a parking lot and was it due to a shortage in the district? She further asked who would be paying for the project?

Ms. Dillard: asked if the Civic Open Space requirement of 7.5% of sites exceeding base density applied to Section 32-202 and 32-211 since it did not read the same on the document provided.

Ms. Dominguez: stated that both subdistrict's civic space requirement is a minimum of 5%, for lots over 40,000 square feet which are commercial buildings, or for density higher than 18 units per acres, the requirement is 7.5%.

Mr. Wu: asked if this amendment does not absolve developers from submitting traffic studies requirements and mitigate traffic impacts.

Ms. Dominguez: stated no and added that all development projects would be required to provide traffic information and traffic impact fees would apply.

Mr. Wu: asked if they meet the design guidelines requirement would the City Commission approval still be required?

Ms. Dominguez: stated that they would not require City Commission approval if they meet the design guidelines requirements and if they meet all zoning criteria unless they are asking for additional density or height.

Mr. Wu: asked if the variance application would require City Commission approval?

Ms. Dominguez: stated that variance and conditional use applications would still require for the applications to go before the Planning and Zoning Board and City Commission for approval.

Mr. Wu: Opened the Public Hearing.

No speakers.

Mr. Wu: Closed the Public Hearing.

Mr. Wu: stated that based on the discussion and recommendation from the Board the motion will include the following conditions:

MR. LEVINSON MOVED THAT BASED ON THE COMPETENT AND SUBSTANTIAL EVIDENCE PRESENTED TODAY, I MOVE THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL OF AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, IMPLEMENTING THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; AMENDING THE HALLANDALE BEACH REGULATING PLAN TO INCLUDE THE HALLANDALE BEACH BOULEVARD WEST AND THE HALLANDALE BEACH BOULEVARD EAST SUBDISTRICTS; ADOPTING ZONING REGULATIONS IN CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE BY AMENDING ARTICLE III, ZONING, DIVISION 3, CREATING SUBDIVISION II, THE HALLANDALE BEACH BOULEVARD DISTRICT; CREATING HALLANDALE BEACH BOULEVARD WEST SUBDISTRICT AND HALLANDALE BEACH BOULEVARD EAST SUBDISTRICT STANDARDS; AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, ARTICLE III, DIVISION 3, FORM-BASED ZONING DISTRICTS, SECTION 32-194 CONFIGURATION OF BUILDINGS, SECTION 32-201 CENTRAL RAC FRONTAGE STANDARDS, SECTION 32-202 CENTRAL RAC CIVIC OPEN SPACES, AND SECTION 32-203 CENTRAL RAC PARKING STANDARDS; AMENDING ARTICLE I, SECTION 32-8, DEFINITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

MR. GARSON SECONDED THE MOTION.

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

Ms. Dominguez: pointed out that there was a typo on the PowerPoint Presentation in the allowable uses chart where nightclub uses was not on the list. However, what is being proposed in the ordinance is the same as is now permitted in the RDO with nightclubs application remains a conditional use.

MR. GARSON MOVED THAT BASED ON THE COMPETENT AND SUBSTANTIAL EVIDENCE PRESENTED TODAY, I MOVE THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL OF AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ZONING MAP BY REMOVING BUSINESS GENERAL (B-G) AND

150 CENTRAL CITY BUSINESS (CCB) ZONING DISTRICTS, AND THE PLANNED
151 REDEVELOPMENT OVERLAY (RDO) DISTRICTS FROM THE LANDS WITHIN THE
152 HALLANDALE BEACH BOULEVARD ZONING DISTRICT; REZONING CERTAIN PARCELS
153 ADJACENT TO HALLANDALE BEACH BOULEVARD, LOCATED WITHIN THE
154 BOUNDARIES OF THE GENERAL COMMERCIAL LAND USE CATEGORY OF THE
155 COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO THE HALLANDALE BEACH
156 BOULEVARD ZONING DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR
157 CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE
158 DATE.

159 MS. DILLARD SECONDED THE MOTION.

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161 MOTION PASSED BY A ROLL CALL VOTE (5-0).
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164 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
165 Board meeting, summarized above, should be submitted to the Planning & Zoning Division at or can be mailed to 400 South Federal Highway,
166 Hallandale Beach, Florida 33009
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