

DRAFT

PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
WEDNESDAY, JUNE 30, 2021
ZOOM VIRTUAL CONFERENCE MEETING/CULTURAL CENTER

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

Board Secretary: Joy Murray, Acting Board Secretary

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

City Staff Present: Joy Murray, Christy Dominguez, Cindy Bardales-Villanueva

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	P	CANCELLED	P	CANCELLED	P						
Howard Garson - <i>Vice Chair</i>		P		P		P						
Danny Kattan		P		P		P						
Terri Dillard		P		E		P						
Rick Levinson		P		P		P						
Total Members Present		5		4		5						
Total Members Absent		0		1		0						
ALTERNATE BOARD MEMBERS	1/29	2/24	3/24									
Faith Fehr- <i>Alternate</i>	-	P	-	-	-	-						
Bruce McNamara- <i>Alternate</i>	-	P	-	-	-	-						

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 6:34 PM

5 **2. ROLL CALL**

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7 **3. APPROVAL OF MINUTES**

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9 **A. Draft Minutes for April 28, 2021**

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11 Mr. Wu: congratulated on the well-written meeting minutes but had the following minor corrections:

12 Line 42: should read "project adjacent neighbors" not "respective neighbors"

13 Line 159: the word "operation" should be "cooperation"

14 Line 184: should include "Old" to Federal Highway

15 **MR. LEVINSON MOVED TO APPROVE THE MINUTES OF THE APRIL 28, 2021**
16 **PLANNING AND ZONING BOARD MEETING WITH CORRECTIONS.**

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18 **MS. DILLARD SECONDED THE MOTION.**

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

21
22 **4. PUBLIC HEARING**

23
24 1. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE
25 BEACH, FLORIDA, AMENDING SECTION 2, THE FUTURE LAND USE ELEMENT OF THE
26 CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AN
27 INCREASE TO THE NUMBER OF REGIONAL ACTIVITY CENTER (RAC) RESIDENTIAL
28 UNITS IN THE REGIONAL ACTIVITY CENTER LAND USE PURSUANT TO POLICY 2.4.1 OF
29 THE BROWARD COUNTY LAND USE PLAN, PROVIDING FOR TRANSMITTAL OF THE
30 COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA
31 STATUTES, PART II, ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT;
32 PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

33
34 Ms. Dominguez provided a PowerPoint presentation and gave a summary of the item.

35
36 Mr. Garson: asked if the commercial recreation apply only to Mardi Gras Casino and Holiday Lane?

37
38 Ms. Dominguez: stated that Mardi Gras Casino is now designated for Regional Activity Center and
39 is zoned within the Central (RAC) District.

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41 Mr. Wu: Open the Public Hearing.

42
43 There were no speakers and no written comments from the public.

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45 Mr. Wu: Closed the Public Hearing.

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47 Mr. Wu: stated he has a small editorial comment and explained that he would prefer that the RAC
48 units be dedicated to more infill projects instead of waterfront condos, which would eliminate any
49 high-rise building taking so many RAC units and deplete our reserves.

Mr. Wu: further added a recommendation to the City Commission to assign our RAC units for our infill lots, especially in our interior side and distressed areas where we need more affordable housing for the infill housing to be made a priority.

Ms. Dominguez: clarified that the RAC district did not include any waterfront properties.

Mr. Wu: withdrew his comment.

2. MR. LEVINSON MOVED THAT THE PLANNING AND ZONING BOARD APPROVAL OF AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING SECTION 2, THE FUTURE LAND USE ELEMENT OF THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AN INCREASE TO THE NUMBER OF REGIONAL ACTIVITY CENTER (RAC) RESIDENTIAL UNITS IN THE REGIONAL ACTIVITY CENTER LAND USE PURSUANT TO POLICY 2.4.1 OF THE BROWARD COUNTY LAND USE PLAN, PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. MR. GARSON SECONDED THE MOTION.

MOTION APPROVED BY A ROLL CALL VOTE (5-0)

3. REMARKS BY THE CHAIR

Mr. Wu: stated that he had no comments.

7. LIAISON'S REPORT

Ms. Dominguez: advised the Board that the Leisure Apartment Project, a 24-unit apartment building within the RAC district had been approved by the City Commission.

8. NEXT SCHEDULED MEETING

A. Wednesday, July 28, 2021, at 6:00 PM

MEETING ADJOURNED AT 6:47 P.M.

RECORDED:

RESPECTFULLY SUBMITTED:

Cindy Bardales, Board Secretary

Charles Wu, Chair,

ATTEST:

Christy Dominguez, Liaison

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 400 South Federal Highway, Hallandale Beach, Florida 33009