



# City of Hallandale Beach

## PLANNING AND ZONING BOARD

400 S. Federal Highway  
Hallandale Beach, FL 33009  
www.cohb.org

Chair, Kuei Kang (Charles) Wu  
Vice-Chair, Howard Garson  
Boardmember Danny Kattan  
Boardmember Terri Dillard  
Boardmember Rick Levinson

Liaison, Christy Dominguez  
Liaison Dept. Director, Vanessa Leroy

## Meeting Minutes

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Wednesday, March 22, 2023

6:00 PM

Commission Chambers

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### 1. CALL TO ORDER

*The Planning and Zoning Board Meeting was called to Order by Chair Charles Wu at 6:00 p.m.*

### 2. ROLL CALL

#### **Present:**

*Chair, Kuei Kang (Charles) Wu  
Vice-Chair, Howard Garson  
Board member, Terri Dillard  
Board member, Rick Levinson  
Board member, Danny Katan*

#### **Staff**

*Board Liaison: Christy Dominguez  
Board Secretary: Laura Mass  
Supporting Staff: Jermaine Swaby, Raveechai Srihirun, Steven Williams, Vanessa Leroy.  
City Attorney's Representative: Elizabeth S. Loconte, Assistant City Attorney*

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

- A. Draft of the Meeting Minutes January 25, 2023.

**MR. GARSON MOVED TO APPROVE THE MINUTES OF THE JANUARY 25, 2023, PLANNING AND ZONING BOARD MEETING.**

**M. LEVINSON SECONDED THE MOTION.**

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

### 6. BOARD/COMMITTEE BUSINESS

A. Application #V-23-237, by the City of Hallandale Beach Community Redevelopment Agency (HB CRA), requesting variances from the following provisions of the Zoning and Land Development Code in order to construct a public parking lot at 301 NE 1<sup>st</sup> Avenue:

- 1). Section 32-384(f)(1) requiring that within vehicular use areas, all rows of parking spaces shall be terminated with landscaped islands not less than seven feet in width and running the entire length of the abutting space.
- 2) Section 32-453(c) requiring all off street parking spaces to have a minimum depth of 19 feet and a minimum width of 9 feet.
- 3) Section 32-453 (h) requiring minimum aisle dimension of 23 feet for two-way traffic.
- 4) Section 32-384(e) requiring landscaped buffer strips around the perimeter of all vehicular use areas of 10 feet abutting public rights-of-way and 5 feet abutting alleys and rear or side common property lines.

### **Polling of Ex-Parte Communications (Board Secretary)**

*The Board Secretary read the quasi-judicial statement into the record on the items listed on the agenda and polled the Planning and Zoning Board regarding ex-parte communications.*

*Mr. Garson confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.*

*Mr. Levinson confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.*

*Mr. Kattan Mr. confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.*

*Ms. Dillard confirmed and disclosed all ex-parte communication and confirmed her decision would be based solely on the testimony presented at the meeting.*

*Mr. Wu confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.*

### **Swearing in of Witnesses (Board Secretary)**

*The Board Secretary swore in City staff, the applicant, and other members of the audience who would give testimony during the evening's proceeding.*

*Mr. Wu: read the item into the record.*

*Ms. Dominguez, Planning and Zoning Manager: provided a PowerPoint presentation and overview of the item.*

*Ms. Dillard: asked to identify the crosswalks mentioned on the map.*

*Ms. Dillard: commented that the trees might be located too close to the sidewalks.*

*Ms. Dominguez: explained that the applicant is requesting a variance for a narrow landscaping buffer and the proposed tree species can be planted in a smaller area.*

*Ms. Dillard: asked for the total number of trees.*

*Ms. Dominguez: replied, 48 trees.*

*Mr. Garson suggested installing lights on at least two crosswalks to make them more visible.*

*Mr. Garson: asked how many spaces would be available without the variance request and instead consider the angled parking option. He expressed his concern with this variance as it opens the possibility for other developers to apply for more parking spaces than required.*

*Ms. Dominguez: advised that having angled parking would result in a significant reduction in parking spaces.*

*Mr. Wu: added that it is essential to consider the public benefit this variance would provide.*

*Mr. Wu: asked if the proposed parking lot would include EV parking stations.*

*Ms. Dominguez: explained that although it is not in the application, the applicant is proposing 10 EV parking stations.*

*Mr. Wu: asked If FEC would have to approve to plans.*

*Ms. Dominguez: answered no. The CRA has a lease for the FEC parcel.*

*Ms. Faith Phinn, CRA Deputy Director, briefly presented the item.*

*Mr. Levinson: asked if the parking spaces would be metered.*

*Ms. Phinn: replied yes.*

*Mr. Wu: suggested installing flashing LED lights on the crosswalks.*

*Mr. Tom Hargrett, Kimley-Horn Staff, informed that different lighting options are being considered and confirmed that the applicant is proposing 10 EV parking spaces.*

*Mr. Wu: suggested installing a root barrier to ensure roots can grow properly.*

*Mr. Wu: asked if artists have already been contacted for public art.*

*Ms. Phinn: replied that they had yet to be chosen.*

*Mr. Wu: opened the floor to public participation.*

*No Public Speakers.*

*Mr. Wu: closed the floor to public participation.*

**MR. LEVINSON MOVED TO APPROVE APPLICATION #V-23-237 REQUESTING VARIANCE FOR THE FOLLOWING PROVISIONS:**

1. Section 32-384(f)(1) requiring that within vehicular use areas, all rows of parking spaces shall be terminated with landscaped islands not less than seven feet in width and running the entire length of the abutting space.

**MS. DILLARD SECONDED THE MOTION.**

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

2. Section 32-453(c) requiring all off street parking spaces to have a minimum depth of 19 feet and a minimum width of 9 feet.

**MS. DILLARD SECONDED THE MOTION.**

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

3. Section 32-453 (h) requiring minimum aisle dimension of 23 feet for two-way traffic.

**MS. DILLARD SECONDED THE MOTION.**

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

4. Section 32-384(e) requiring landscaped buffer strips around the perimeter of all vehicular use areas of 10 feet abutting public rights-of-way and 5 feet abutting alleys and rear or side common property lines.
  - a) The proposed Silver Buttonwood, Orange Geiger, and Dahoon Holly trees shall be 15 feet in height.
  - b) The existing Gumbo Limbo proposed to be relocated shall be removed and replaced with a native tree 15 feet in height.
  - c) A root barrier shall be installed at the 1<sup>st</sup> Avenue landscape buffer.

**MS. DILLARD SECONDED THE MOTION.**

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

*Mr. Garson: Made a general statement to consider installing lighting in at least two of the crosswalks and metered parking to be consistent with all public parking within the City.*

*Mr. Wu: further added to consider installing enhanced lighting on the crosswalks.*

B. Applications # DB-21-3749, # RD-21-3750 and #P-23-3005 by Park Partners LLC requesting Major Development Plan approval, Redevelopment Area Modifications (RAMs), and Plat approval in order to build Blue South, a 46-unit multi-family building at the property located at 218-220 SE 7th Street.

The applications filed with the City are as follows:

- A. Application # DB-21-3749 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the 46-unit residential development.
- B. Application # RD-21-3750 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
  - a) Sec. 32-201(a)(2) relative to the required minimum depth of the Stoop.
  - b) Section 32-196(a) relative to the minimum street setback encroachment in the Central RAC District/ Transit Core subdistrict.
  - c) Section 32-196(a) relative to the Civic Open Space Requirements – All Sites Exceeding Base Density.
  - d) Sec. 32-384(f)(1) relative to the landscaping requirements for interior landscaping of off-street parking areas.
  - e) Section 32-203, Table 32-203 (a) relative to the minimum number of parking spaces required for multi-family residential uses in the Regional Activity Center (RAC).
- C. Application #P-23-3005 for Plat approval pursuant to Section 32-72 of the Zoning and Land Development Code.

*Mr. Wu read the item into the record.*

*Ms. Dominguez, Planning and Zoning Manager: provided a PowerPoint presentation and overview of the item.*

*Ms. Christina Magdaleno, the Architect, made a brief presentation and overview of the item.*

*Mr. Garson: asked if the on-street parking would be metered.*

*Ms. Dominguez: replied, yes.*

*Mr. Garson: suggested to the applicant to consider contacting the CRA Dept. and work on building an off-site playground in one of the vacant lots the CRA has available within the city.*

*Mr. Levinson: asked if the city had previously waived the requirement for open public spaces.*

*Ms. Dominguez: replied, yes.*

*Mr. Wu: asked the applicant to indicate on the map the requested encroachment variance.*

*Mr. Wu: asked what would be the depth of the balconies?*

*Ms. Magdaleno: replied 4 feet 6 inches.*

*Mr. Wu: asked how the trash pickup would be handled.*

*Ms. Magdaleno: explained that this project would count on management on-site in charge to pick up the trash from the trash compactor; she also added that the height of the building would facilitate the access of the trash truck to pick up the garbage from the compactor.*

*Mr. Wu: noted in the plan that the door keypad entry system is on the opposite side of the driver, which could cause cars to stall. He suggested addressing the issue in order to install a gate.*

*Ms. Magdaleno: affirmed that the issue will be addressed.*

*Ms. Dominguez: clarified that the gate option had been discussed in previous meetings, and the plans reviewed by staff did not include a gate. She further added that if they now propose to install a gate, it will need to be reviewed by staff for compliance.*

*Mr. Wu: opened the floor to public participation.*

*No Public Speakers.*

*Mr. Wu: closed the floor to public participation.*

**MR. KATTAN MOVED TO RECOMMEND APPROVAL OF APPLICATION #DB-21-3749 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT THE 46-UNIT RESIDENTIAL DEVELOPMENT SUBJECT TO STAFF'S CONDITIONS.**

**MS. DILLARD SECONDED THE MOTION.**

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

**MR. KATTAN MOVED TO RECOMMEND APPROVAL OF APPLICATION #RD-21-3750 REQUESTING REDEVELOPMENT AREA MODIFICATIONS (RAMS) FROM THE FOLLOWING CODE PROVISIONS:**

- a) Sec. 32-201(a)(2) relative to the required minimum depth of the Stoop.
- b) Section 32-196(a) relative to the minimum street setback encroachment in the Central RAC District/ Transit Core subdistrict.
- c) Section 32-196(a) relative to the Civic Open Space Requirements – All Sites Exceeding Base Density.
- d) Sec. 32-384(f)(1) relative to the landscaping requirements for interior landscaping of off-street parking areas.
- e) Section 32-203, Table 32-203 (a) relative to the minimum number of parking spaces required for multi-family residential uses in the Regional Activity Center (RAC).

**MS. DILLARD SECONDED THE MOTION.**

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

**MR. KATTAN MOVED TO RECOMMEND APPROVAL OF APPLICATION #P-23-3005 FOR PLAT APPROVAL PURSUANT TO SECTION 32-72 OF THE ZONING AND LAND DEVELOPMENT CODE.**

**MS. DILLARD SECONDED THE MOTION.**

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

**7. REMARKS BY THE CHAIR**

**8. LIAISON'S REPORT**

**9. SCHEDULING OF NEXT MEETING**

*Ms. Dominguez confirmed the next meeting for Wednesday, April 26, 2023.*

**10. ADJOURNMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 7:25 p.m.*

RECORDED: RESPECTFULLY SUBMITTED:

*Chair, Charles Wu*

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ATTEST:

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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 \or can be mailed to 400 South Federal Highway, Hallandale Beach, Florida 33009.**

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