



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 Rick Levinson

Liaison, Christy Dominguez
Liaison Dept. Director, Vanessa Leroy

Meeting Minutes

Wednesday, February 28, 2024

6:00 PM

Commission Chambers

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, Danny Kattan
Board member, Rick Levinson
Alternate, Faith Fehr*

Staff

*Board Liaison: Christy Dominguez
Board Secretary: Laura Mass
Supporting Staff: Vanessa Leroy, Deandrea Moise, Raveechai Srihirun and Steven Williams
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 24, 2024.

MR. GARSON MOVED TO APPROVE THE MINUTES OF JANUARY 24, 2024, PLANNING AND ZONING BOARD MEETING.

MR. LEVINSON SECONDED THE MOTION.

Mr. Wu requested that the alternate member names be added to the agenda's cover page. He also requested that Ms. Glennika Gordon's appointment date be added to the attendance sheet.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

MR. KATTAN ARRIVED A 6:07 PM.

Ms. Elizabeth S. Loconte, the Assistant City Attorney: read the quasi-judicial statement into the record on the items listed on the agenda.

Polling of Ex-Parte Communications (Board Secretary)

The Board Secretary 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 her decision would be based solely on the testimony presented at the meeting.

Ms. Fehr confirmed and disclosed all ex-parte communication and confirmed his 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.

Mr. Kattan 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.

5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS

A. Applications # DB-22-03552 and # RD-22-03627 Rolando Genera, on behalf of RED 2.5 LLC, requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs) in order to construct the Mateo Apartments, a 6-story residential development with 21-units proposed at the property located at 2524 E. Hallandale Beach Boulevard.

The applications filed with the City are as follows:

- 1) Application # DB-22-03552 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the 21-unit residential development.
- 2) Application # RD-22-03627 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
 - a. Section 32-211(A) relative to the minimum primary street setback and minimum other street setbacks.
 - b. Section. 32-211(a) (B) relative to the required building placement above the 5th floor.
 - c. Section 32-211(C) relative to the minimum interior setback required to adjacent properties in the Hallandale Beach East subdistrict.
 - d. Section 32-211(D) relative to the minimum interior setback required above the 5th floor.
 - e. Section 32-211(F) relative to the minimum rear setback above the 5th floor.
 - f. Section 32-211(a) relative to the Civic Open Space Requirements – All Sites Exceeding Base Density.

Mr. Wu: read the item into the record.

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

Mr. Jorge Castro, the Project's Architect: made an overview presentation of the proposed development.

Ms. Fehr: asked whether the residential units would be rentals.

Mr. Castro: replied, condominiums.

Ms. Fehr: expressed concern regarding the setback waivers.

Mr. Castro: mentioned an 11-foot setback from the existing buildings.

Mr. Wu: asked if sprinklers would be required.

Mr. Castro: confirmed the project would include sprinklers.

Ms. Fehr: inquired about ADA access.

Mr. Castro: confirmed that the project would comply with ADA access.

Mr. Garson: commented on the civic space waiver and requested that the next meeting agenda include a Discussion of the civic open space requirements to make a suggestion to the City Commission.

Mr. Kattan: commented on the civic space aspect and expressed his support for the project.

Mr. Wu: asked to show in the site plans where the package delivery would occur.

Mr. Castro: pointed it out in the site plans.

Mr. Wu: inquired about dumpsters.

Mr. Castro: advised they would be in the trash room on the first floor.

Mr. Wu: expressed his support for the project.

Mr. Wu: opened the floor to public participation.

Mr. Mark Ghaowi, a Hallandale resident at 2500 Diana Drive, Suite #109: expressed concern regarding setbacks, traffic circulation, and the drainage system.

Ms. Nancy Baler, a Hallandale resident at 2500 Diana Drive, Suite 118: expressed concern that her view would be blocked by the proposed project and the trash area that would be in front of her building.

Ms. Sara Arnold, a Hallandale resident at 2500 Diana Drive, Suite 112: expressed concern regarding the proposed parking spaces and traffic circulation.

Mr. Castro: addressed all the public speakers' concerns.

Mr. Michael Miller, City Traffic Consultant: stated that this proposed project would have a low impact on traffic circulation.

Mr. Wu: closed the floor to public participation.

MR. LEVINSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # DB-22-03552 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT THE 21-UNIT RESIDENTIAL DEVELOPMENT SUBJECT TO STAFF CONDITIONS AND THE STATEMENT MADE BY MR. GARSON: A PAYMENT TO THE CITY OF 3% OF THE VALUE OF AN ACRE IN LIEU OF CIVIC SPACE.

MR. KATTAN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

MR. LEVINSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # RD-22-03627 REQUESTING REDEVELOPMENT AREA MODIFICATIONS (RAMS) SUBJECT TO THE CODE PROVISIONS AND STAFF CONDITIONS.

MR. KATTAN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

B. Application # RD-23-06322 by Atlantic Village 3, LLC, requesting a variance to reduce the required depth of a colonnade from ten feet to zero feet for an existing mixed-use development in order to provide for a daycare center recreational area at the property located at 601 N Federal Highway.

The variance requested to be considered is as follows:

- a. Variance from Section 32-201, Frontage Types, to reduce the required depth of a colonnade from ten feet to zero feet for an existing mixed-use development.

Mr. Wu: read the item into the record.

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

Mr. Levinson: inquired about the current use of the existing building.

Ms. Dominguez: replied that the use of the proposed daycare was intended to be retail.

Mr. Garson: inquired about the entrance to the proposed project.

Ms. Domiguez: replied that the project proposes no drive-thru drop-offs or pick-ups on 7th Street, and this was included in the operational plan and reviewed by staff.

Mr. Garson: raised concerns about the possible increase in traffic onto Federal Hwy.

Mr. Jose Saye, the Project Architect: briefly presented the item. He agreed with all staff's conditions and clarified that parents would have to park on the ground floor for drop-offs and pick-ups and walk children into the facility.

Mr. Wu: asked how deliveries would be handled.

Mr. Saye: reported that the project would include two loading bays and a valet office that would manage parking spaces and be able to coordinate deliveries.

Mr. Wu: asked whether the landscaping would be located in front of or behind the fence.

Mr. Saye: replied that the fence would be installed on the internal edge of the property.

Ms. Fehr: inquired about the operation hours.

Mr. Saye: replied, 7:00 am to 6:00 pm.

Chris Hegen, the Project Traffic Engineer, provided details on daycare drop-off and pick-up times.

Ms. Fehr: inquired about parking spaces.

Mr. Hegen: explained that the facility would count with 24 parking spaces available at the mixed-use facility, with 6 designated as ADA parking spaces.

Mr. Levinson: asked if work was performed in the interior of the facility prior to the issuance of the permit.

Mr. Daniel Shamosh, the Project Manager: explained that the building plan review was approved by a private provider. He added that the fence to cover the playground area was necessary to meet a state requirement for outdoor space.

Mr. Levinson: expressed concern about the work done without a building permit.

Mr. Kattan: expressed his support for the project.

Mr. Wu: opened the floor to public participation.

No Public speakers.

Mr. Wu: closed the floor to public participation.

MR. GARSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # RD-23-06322 BY ATLANTIC VILLAGE 3, LLC, REQUESTING A VARIANCE TO REDUCE THE REQUIRED DEPTH OF A COLONNADE FROM TEN FEET TO ZERO FEET FOR AN EXISTING MIXED-USE DEVELOPMENT IN ORDER TO PROVIDE FOR A DAYCARE CENTER RECREATIONAL AREA AT THE PROPERTY LOCATED AT 601 N FEDERAL HIGHWAY SUBJECT TO THE STAFF CONDITIONS AND THE RECOMMENDED CHANGE MADE BY MR. WU.

Mr. Wu: recommended a change to condition No. 4: adding the language “with an annual certificate of use verifying the maximum student count.”

MR. KATTAN SECONDED THE MOTION.

MOTION PASSED (4/1) (Mr. Wu-No)

C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 2. - ZONING DISTRICTS AND OVERLAYS, SUBDIVISION I. – CONVENTIONAL ZONING DISTRICTS; AMENDING SECTION 32-145 RM-18 RESIDENTIAL MULTI-FAMILY (MEDIUM-DENSITY) DISTRICT, SECTION 32-146 RM-25 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY) DISTRICT, SECTION 32-147 RM-HD-2 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2) DISTRICT, SECTION 32-149 B-L BUSINESS LIMITED DISTRICT, SECTION 32-150 B-G BUSINESS GENERAL DISTRICT, SECTION, 32-151 B-I BUSINESS INDUSTRIAL DISTRICT, SECTION 32-155 CF COMMUNITY FACILITY DISTRICT LIST OF USES PERMITTED AND LIST OF USES PERMITTED CONDITIONALLY; AMENDING DIVISION 3. – FORM-BASED ZONING DISTRICTS, SUBDIVISION II. HALLANDALE BEACH BOULEVARD DISTRICT; AMENDING TABLE 32-209(A) ALLOWABLE USES BY SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Wu: read the item into the record.

Mr. Wu: suggested changing the title of the proposed code amendment to show what the amendment would apply to.

Ms. Deandrea Moise: provided a PowerPoint presentation of the item.

Mr. Wu: opened the floor to public participation.

No Public speakers.

Mr. Wu: closed the floor to public participation.

MR. GARSON MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 2. - ZONING DISTRICTS AND OVERLAYS, SUBDIVISION I. – CONVENTIONAL ZONING DISTRICTS; AMENDING SECTION 32-145 RM-18 RESIDENTIAL MULTI-FAMILY (MEDIUM-DENSITY) DISTRICT, SECTION 32-146 RM-25 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY) DISTRICT, SECTION 32-147 RM-HD-2 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2) DISTRICT, SECTION 32-149 B-L BUSINESS LIMITED DISTRICT, SECTION 32-150 B-G BUSINESS GENERAL DISTRICT, SECTION, 32-151 B-I BUSINESS INDUSTRIAL DISTRICT, SECTION 32-155 CF COMMUNITY FACILITY DISTRICT LIST OF USES PERMITTED AND LIST OF USES PERMITTED CONDITIONALLY; AMENDING DIVISION 3. – FORM-BASED ZONING DISTRICTS, SUBDIVISION II. HALLANDALE BEACH BOULEVARD DISTRICT; AMENDING TABLE 32-209(A) ALLOWABLE USES BY SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

MR LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 20. – TEMPORARY USES; AMENDING SECTION 32-709. FEES, PENALTIES AND APPEALS PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Wu: read the item into the record.

Ms. Deandrea Moise: provided a PowerPoint presentation of the item.

Mr. Wu: opened the floor to public participation.

No Public speakers.

Mr. Wu: closed the floor to public participation.

MR. GARSON MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 20. – TEMPORARY USES; AMENDING SECTION 32-709. FEES, PENALTIES AND APPEALS PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE, SUBJECT TO THE RECOMMENDED CHANGE MADE BY MR. WU.

Mr. Wu: recommended removing the following language on page 4, lines 54 and 55: "Each penalty shall be determined by the city manager after reviewing the available information".

MS. FEHR SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

E. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE V OF THE ZONING AND LAND DEVELOPMENT CODE, AMENDING SECTIONS 32-206 32-216, 32-147, 32-149, AND 32-181 AND CREATING SECTION 32-796 RELATING TO THE ALLOCATION OF RESIDENTIAL UNITS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Wu: read the item into the record.

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

Mr. Wu: opened the floor to public participation.

No Public speakers.

Mr. Wu: closed the floor to public participation.

MS. FEHR MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE V OF THE ZONING AND LAND DEVELOPMENT CODE, AMENDING SECTIONS 32-206 32-216, 32-147, 32-149, AND 32-181 AND CREATING SECTION 32-796 RELATING TO THE ALLOCATION OF RESIDENTIAL UNITS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

MR. LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

6. REMARKS BY THE CHAIR

Mr. Wu: questioned why the Affordable Housing Study had not been adopted.

Ms. Vanessa Leroy, DSD Director, advised that there were changes in administration at the time, and now the study is outdated. She also informed that the City is considering making it an inclusionary requirement.

Mr. Kattan: commented on affordable housing.

7. LIAISON'S REPORT

Ms. Dominguez: informed on the items approved by the City Commission meeting on February 21, 2024 (First Reading of the code amendments for Rooftop, Fence Height Exceptions & ADUs).

8. SCHEDULING OF NEXT MEETING

Ms. Dominguez confirmed the next meeting for Wednesday, March 27, 2024.

9. ADJOURNMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 7:50 p.m.

RECORDED: RESPECTFULLY SUBMITTED:

Chair, Charles Wu

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