

**DRAFT**

**PLANNING AND ZONING BOARD MEETING  
WEDNESDAY AUGUST 24, 2011  
CITY COMMISSION CHAMBERS,  
HALLANDALE BEACH, FLORIDA**

**Members Present**

**Attendance**

Michael Butler	N (excused absence)
Terri Dillard (Alternate)	Y
Seymour Fendell	Y
Sheryl Natelson	N (excused absence)
Irwin Schneider	N (excused absence)
Eudyce Steinberg (Vice-Chair)	Y
Arnold Cooper (Chair)	Y

**Staff in Attendance:**

Thomas J. Vageline  
Christy Dominguez  
Sarah Suarez  
Cindy Bardales  
Denisse Fernandez

Mr. Cooper called the meeting to order at 1:38 PM

**Approval of Minutes**

~~Mr. Cooper: asked for the motion of approval for Planning and Zoning Board meeting minutes for July 22, 2011.~~

~~Mr.Cooper: pointed out a correction was needed on line 328, which should state that Mr.Fendell and he had voted no in the motion.~~

~~————— MOTION: MR. FENDELL MOVED TO APPROVE THE MINUTES OF THE JULY 22, 2011 PLANNING AND ZONING BOARD HEARING AS AMENDED.~~

~~————— MS. STEINBERG SECONDED THE MOTION.~~

~~————— MOTION CARRIED BY ROLL CALL VOTE (4-0) FOR APPROVAL.~~

48 **NEW BUSINESS**

- 49
- 50 1. Application #38-11-CU by Alvaro Lopez d/b/a Hallandale Reception Requesting a  
51 Conditional Use Permit in order to Operate a Banquet Hall Pursuant to Section  
52 32- 175(d)(1) of the City's Code of Ordinances at the Property Located at 772 E.  
53 Hallandale Beach Blvd.

54

55 Mr. Todd Napola: (4000 Hollywood Boulevard) stated he represented Hallandale  
56 Reception.

57

58 Mr. Cooper: asked if he would like to add any further comments on what they are  
59 proposing.

60

61 Mr. Napola: stated he has no comments but is open to any questions.

62

63 Mr. Cooper: Closed the Public Hearing

64

65 Ms. Steinberg: asked Ms. Dominguez if she had any objections on the application.

66

67 Ms. Dominguez: stated staff has gone over the conditions of approval with the applicant,  
68 which they have agreed to follow.

69

70 Mr. Fendell: asked for clarification of the condition that states there would be no liquor  
71 sold at the property.

72

73 Mr. Napola: clarified the banquet hall may have liquor served during their events but will  
74 not be selling liquor to the public.

75

76 Mr.Fendell: asked if the owner has had previous experience with banquet halls?

77

78 Alvaro Lopez (840 SW 105 Avenue, Miami, Florida): stated he is the operator for  
79 Hallandale Reception and would like Mr. Julian Husman to speak in his behalf since he  
80 spoke little English.

81

82 Mr. Julian Husman (3330 NE 190 Street Aventura, Florida) stated that Mr. Lopez has  
83 been in the food service since 1987 and in the banquet hall business since 1998.

84

85 Mr. Husman: added the applicant currently has a banquet hall in the City of Doral, which  
86 has been open for over four years without any incident.

87

88 Mr. Cooper: questioned if the applicant had any knowledge that the landlord had a  
89 development approval on hold where he wanted to demolish the shopping center and  
90 build a five story building.

91

92 Mr. Husman: stated the landlord is no longer going forward with demolishing the  
93 shopping center.

94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139

Mr. Cooper: asked what would be the hours of operation?

Mr. Husman: stated that they will be working normal office hours Monday thru Sunday and during the weekend the maximum time they would remain open would be until 2pm.

MOTION: MS.STEINBERG MOVED TO APPROVE APPLICATION #38-11-CU BY ALVARO LOPEZ D/B/A HALLANDALE RECEPTION TO OPERATE A BANQUET HALL PURSUANT TO SECTION 32- 175(D)(1) OF THE CITY'S CODE OF ORDINANCES AT THE PROPERTY LOCATED AT 772 E. HALLANDALE BEACH BLVD SUBJECT TO THE FOLLOWING:

1. COMPLIANCE WITH ANY OUTSTANDING LIFE-SAFETY AND/OR FLORIDA BUILDING CODE ISSUES AT THE TIME OF BUILDING PERMIT REVIEW.
2. MAXIMUM OCCUPANCY OF THE ESTABLISHMENT SHALL NOT EXCEED THE NUMBER SET BY THE FIRE AND BUILDING CODES.
3. THE HALL SHALL NOT BE SUBLEASED OR RENTED TO PROMOTERS FOR SPECIAL EVENTS.
4. NO SALE OF ALCOHOLIC BEVERAGES SHALL BE CONDUCTED ON THE PREMISES.
5. THE EVENTS HELD AT THE HALL SHALL CONCLUDE AT OR BEFORE 2:00 A.M.

MS. DILLARD SECONDED THE MOTION.

MOTION CARRIED BY ROLL CALL VOTE (4-0) FOR APPROVAL.

~~2. Application #39-11-CL by MB Gulfstream LLC d/b/a Martini Bar for a Nightclub License Pursuant to Section 5-9 of the City's Code of Ordinances to Serve Alcoholic Beverages at Martini Bar Until 6:00 A.M at the Village at Gulfstream Park Located at 601 Silks Run, Unit #2497.~~

~~Mr.Luis L. Terminello (Law Firm Terminello & Terminello P.A. - Miami): stated he represented the applicant which agreed to all condition listed in the staff report.~~

~~Mr. Terminello: added the individual that will be operating Martini Bar on a day-by-day basis has been in the night club industry for the past 25 years.~~

~~Ms. Dillard: stated she had been over to the Village at Gulfstream during the weekend and notice the sign on the property read "Bartini".~~

140 Mr.Terminello: clarified the sign was an old sign .However, it was the correct venue. He  
141 added they are currently in the process of pulling building permits to have the sign  
142 replaced and agreed to have all the permits finalized before opening day.

143  
144 Ms. Steinberg: asked if there will be entertainment at this bar?

145  
146 Mr.Terminello: stated they will have bands and a disc jockey but it would have standard  
147 night club entertainment.

148  
149 Mr. Cooper: Closed the Public Hearing

150  
151 MOTION: MS. DILLARD MOVED TO APPROVE APPLICATION #39-11-CL BY  
152 MB GULFSTREAM LLC D/B/A MARTINI BAR FOR A NIGHTCLUB LICENSE  
153 PURSUANT TO SECTION 5-9 OF THE CITY'S CODE OF ORDINANCES TO  
154 SERVE ALCOHOLIC BEVERAGES AT MARTINI BAR UNTIL 6:00 A.M. SEVEN  
155 DAYS A WEEK SUBJECT TO THE APPLICANT HIRING OFF-DUTY POLICE  
156 OFFICERS AS RECOMMENDED BY THE POLICE DEPARTMENT AT THE  
157 VILLAGE AT GULFSTREAM PARK LOCATED AT 601 SILKS RUNS, UNIT  
158 #2497.

159  
160 MS. STEINBERG SECONDED THE MOTION.

161  
162 MOTION CARRIED BY ROLL CALL VOTE (4-0) FOR APPROVAL.

163  
164  
165 3. An Ordinance of the City of Hallandale Beach, Florida Creating Article II, Section  
166 14-46(d), Article I, Section 25-3, Amending Article II, Section 32-87, Article IV,  
167 Section 32-885 by Changing the Provisions for Flood Hazard Reductions to  
168 Include System Maintenance Standards for Stormwater Management Facilities.  
169 (This Ordinance is a Result of Application #80-09-TG, by the City of Hallandale  
170 Beach).

171  
172 Mr. Cooper: Opened the Public Hearing

173  
174 Ms.Dominguez: pointed out that the Ordinance being presented will amend Section 32  
175 of the Zoning and Land Development Code which is subject to Planning and Zoning  
176 Board action. However, it will also amend Chapter 14 Minimum Housing requirements  
177 which does not pertain to Planning and Zoning Board but it is all incorporated into the  
178 Ordinance.

179  
180 Mr. Rick Labinsky, City Engineer: stated he was representing the City and added the  
181 Ordinance is being amended in order to be applicable to future developments  
182 throughout the City.

183  
184 Mr. Cooper: asked why the Ordinance only mentions homes, would condominiums,  
185 retail and commercial be impacted or would it be a separate Ordinance?

186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227

Mr. Labinsky: clarified that all development are included into this Ordinance.

Mr. Labinsky: stated the Ordinance would be giving more leniency to single family home owners in reference to drainage requirements since the previous Code address storm events that are more for parking lots for retail and commercial buildings. He added it was difficult for single family homes to meet the requirements.

Ms. Steinberg: asked if the City is offering any assistance to homeowners that are grandfathered in and believe they need to repair any drainage?

Mr. Labinsky: stated there are programs thru the Community Redevelopment Agency (CRA) which offer loans and grants to single family homeowners.

Mr. Labinsky: added this Ordinance also addresses condominiums with drainage systems that need rebuilding and continuously get flooding in the parking lots and streets. The City can now address them on these issues.

Mr. Cooper: Closed the Public Hearing

~~MOTION: MR. COOPER MOVED TO APPROVE APPLICATION #80-09-TC, AN ORDINANCE OF THE CITY OF HALLANDALE BEACH, FLORIDA CREATING ARTICLE II, SECTION 14-46(D), ARTICLE I, SECTION 25-3, AMENDING ARTICLE II, SECTION 32-87, ARTICLE IV, SECTION 32-885 BY CHANGING THE PROVISIONS FOR FLOOD HAZARD REDUCTIONS TO INCLUDE SYSTEM MAINTENANCE STANDARDS FOR STORMWATER MANAGEMENT FACILITIES.~~

~~MS. STEINBERG SECONDED THE MOTION.~~

~~MOTION CARRIED BY ROLL CALL VOTE (4-0) FOR APPROVAL.~~

Meeting adjourned at 2:10 P.M.

---

Christy Dominguez  
Planning and Zoning Board Liaison