

**DRAFT**

**PLANNING AND ZONING BOARD MEETING  
WEDNESDAY OCTOBER 27, 2010  
CITY COMMISSION CHAMBERS,  
HALLANDALE BEACH, FLORIDA**

**Members Present**

**Attendance**

|    |                               |                     |
|----|-------------------------------|---------------------|
| 10 | Michael Butler                | Y                   |
| 11 | Terri Dillard (Alternate)     | Y                   |
| 12 | Seymour Fendell               | Y                   |
| 13 | Sheryl Natelson               | Y                   |
| 14 | Irwin Schneider               | N (excused absence) |
| 15 | John Hardwick                 | Y (excused tardy)   |
| 16 | Eudyce Steinberg (Vice-Chair) | Y                   |
| 17 | Arnold Cooper (Chair)         | Y                   |

**Staff in Attendance:**

- 21 Richard Cannone
- 22 Christy Dominguez
- 23 Sarah Suarez
- 24 Georgiana Terrientes

26 Mr. Cooper called the meeting to order at 1:30 PM

**Approval of Minutes**

30 Mr. Cooper: Asked the Board if he had approval of the minutes from September  
31 22, 2010.

33 Mr. Cooper: Corrected lines 93 through 97 and added two of these islands were  
34 put in front of Mr. Cooper's building at the end of the street in the cul-de-sac  
35 making it very difficult for vehicles to make turns and creating a hazard. He would  
36 like to see the two islands removed from the cul-de-sac.

38 MOTION: MS. STEINBERG MOTIONED TO APPROVE THE  
39 MINUTES OF THE SEPTEMBER 22, 2010 PLANNING AND  
40 ZONING BOARD HEARING AS AMENDED.

42 MS. DILLARD SECONDED THE MOTION.

44 MOTION CARRIED BY ROLL CALL VOTE (6-0) FOR APPROVAL.

50 **New Business**

51

52 1. Application #59-10-P by Hallandale Investment Inc requesting approval of  
53 "TD Bank Hallandale Beach Plat" in accordance with Article II, Division 2  
54 of the Zoning and Land Development Code.

55

56 Mr. Cooper: Opened the Public Hearing.

57

58 Mr. Boris Moroz: 2030 South Ocean Drive, a professional, stated he is a  
59 Professional Engineer, a License Real State Broker and he represents  
60 Hallandale Investments Inc, who are the owners of the shopping center in  
61 question. He has been the manager at this property for the past 16 years.

62

63 Mr. Raul Ocampo: 417 SW California Avenue, Stuart, Florida. Architect for  
64 Hallandale Investments and TD Bank. He is representing the property owners on  
65 behalf of TD Bank and themselves for the improvement of the shopping center.  
66 This is not the first time they had brought this item in front of the Planning and  
67 Zoning Board. Two years ago it was brought in front of the Board with a  
68 substantially larger addition and renovation to the center and did not get  
69 approved. This time the applicant is bringing TD Bank to be the anchor on the out  
70 parcel that is facing Hallandale Beach Boulevard. They have reviewed all of the  
71 comments from staff and are in agreement with most of them and have elected to  
72 disagree on one or two items which they have responded to in writing.

73

74 Ms. Barbara Hall: Attorney for TD Bank and she is requesting an approval of the  
75 Plat to allow the TD Bank building to be built under the County regulations due to  
76 the fact that, as of today, this property has not been platted. Under County  
77 Regulations, the parcel must be platted where the building is going to be located.  
78 The conditions related to the development will be included on the developer's  
79 agreement and on the site plans. The City is requesting a right turn lane,  
80 although the county is not. The existing shopping center functions safely without  
81 one and TD Bank will only be creating 17 peak hour trips. The Department of  
82 Transportation and the County have determined that a turn lane is not required.

83

84 Mr. Csaba G. Kullin: 600 NE 14<sup>th</sup> Avenue stated that the last Commission  
85 meeting someone mentioned there is an existing development agreement with  
86 the owners which stipulates the foot print of the shopping center will not be  
87 enlarged. He wanted to know if there is a pre-existing development agreement.

88

89 Ms. Dominguez: Stated there is not an existing development agreement. At the  
90 present time one has been drafted and will be part of the approval process. Since  
91 the property is not platted, there is a plat note that limited the amount of square  
92 footage of the shopping center.

93

94 Mr. Cooper: Closed the Public Hearing.

95

96 Ms. Steinberg: Asked if there are any other banks like TD Bank in the area.

97

98 Ms. Hall: Stated there are a number of other TD Banks in Broward County.

99 Mr. Fendell: Stated the location of the entrance will make it difficult to get to this  
100 particular spot in the parking lot. If staff is not able to work out a better view, as  
101 there will be a drive thru, it will be difficult to cope with this fact.

102  
103 Mr. Cannone: Stated the plat is the only item that will be approved today. The  
104 site plan for the minor development will be approved administrative by staff with  
105 the development agreement to be brought forward to the City Commission. The  
106 applicant is proposing to redo the entire parking lot as well as the egress point.  
107 What you see now is an entirely brand new shopping center with functionality,  
108 parking lot, as well as the look of it.

109  
110 Mr. Fendell: Asked if after the plat is approved, the applicant would come back to  
111 Planning and Zoning for the Minor Development.

112  
113 Mr. Cannone: Stated, only to the City Commission.

114  
115 Mr. Cooper: Stated the County has some objections to the plat and asked if this  
116 is a one time application for the plat. The 35 feet from Hallandale Beach  
117 Boulevard, is almost on top of the side walk.

118  
119 Ms. Dominguez: Stated the plat application is strictly for the Bank.

120  
121 Mr. Cooper: Asked, what happen, if the bank sells or goes out of business? Do  
122 they have to have another bank?

123  
124 Ms. Dominguez: Responded, yes.

125  
126 Mr. Cooper: Asked if it will sit as an empty building.

127  
128 Mr. Cannone: Stated unless they do another Plat Amendment.

129  
130 Mr. Cooper: Asked if the applicant has to come for another Plat Amendment.

131  
132 Mr. Cannone: Responded, yes.

133  
134 Mr. Cooper: Asked, why does it have to be so close to Hallandale Beach  
135 Boulevard?

136  
137 Mr. Cannone: Stated one of the requirements of the Master Plan was not to have  
138 asphalt facing Hallandale Beach Boulevard. The City was looking to bring more  
139 stores and activity to the street.

140  
141 Ms. Dominguez: Stated the parking will be reconfigured.

142  
143 Mr. Cooper: Asked if still enough parking spaces for the shopping center.

144  
145 Ms. Dominguez: Responded, yes and regarding Mr. Cooper's questioned on the  
146 35 feet of the actual parcel. It does not apply to the building but applies to the  
147 actual parcel limits. This is at a site plan approval process and the City does not

148 provide site plans and it is strictly for the Plat boundaries, 35 feet to the Plat  
149 parcel.

150

151 Mr. Butler: Asked how the parking will be configured and how many spots are  
152 there today and how many spots afterwards.

153

154 Ms. Dominguez: Stated that she can assure it will exceed the parking  
155 requirements. It will be configured to 90 degree parking, landscape will be added  
156 within the parking area and will improve renovation of the facade.

157

158 Mr. Ocampo: Stated there are 396 parking spaces currently existing in addition to  
159 22 handicapped. The applicant is providing 446 parking spaces with the same 22  
160 handicapped spaces.

161

162 Mr. Butler: Stated when the plaza to the west reconfigured their parking, it ended  
163 up with significantly narrow parking lanes, got rid off wheels stops and created  
164 unhappiness in the community. He asked if this was the intent on the presented  
165 application?

166

167 Mr. Ocampo: Stated the dimension on the parking spaces will not change. Only  
168 the interior will change; landscape islands will be removed in accordance to the  
169 new Landscape Ordinance. Based on these changes, there will be an increase  
170 on the amount of parking spaces without increasing the size of the parking lot.

171

172 Mr. Butler: Getting rid of landscape islands, adding landscaping to the buffers, in  
173 addition the applicant is keeping the perimeter and enlarging islands. All of these  
174 changes will be made in accordance to the new Landscape Ordinance.

175

176 Mr. Butler: Stated, unfortunately this particular shopping center has not been  
177 upgraded. There is a huge pot hole and is not sure if the property has a code  
178 violation. Mr. Butler hopes all improvements will be made by applicant.

179

180 Mr. Moroz: Stated they will make improvements and will take care of all issues.

181

182 Mr. Cooper: Stated the applicant does not agree to some of the City's conditions.  
183 One of them is an objection by Broward County on the existing entrance.

184

185 Ms. Hall: Stated that particular issue with the reconfiguration of the driveway was  
186 worked out with the County in order to back to the center of the cross so close to  
187 Hallandale Beach Boulevard. As a result of meetings with the County, the  
188 applicant is increasing the radius of the turn into shopping center and increasing  
189 the throat of the driveway. The applicant has agreed to these plats conditions  
190 approvals and all of the County conditions.

191

192 Mr. Cooper: There is a question regarding decelerate right turn lane that will  
193 affect State Road approval and the applicant is supposed to show a study  
194 demonstrating that it is not necessary.

195

196 Ms. Hall: Stated as a condition of approval, staff had recommended a study be  
197 provided to show right turn lane is not necessary due to safety reasons.

198  
199 Mr. Cooper: Asked if this involve State road approval.  
200

201 Ms. Hall: Stated neither Department of Transportation or Broward County  
202 requires the turn lane. The idea is to prove that is not necessary.

203  
204 Mr. Cooper: Closed Public Hearing.  
205

206 MOTION: MS. STEINBERG MOTIONED TO APPROVE  
207 APPLICATION #59-10-P BY HALLANDALE INVESTMENT INC  
208 REQUESTING APPROVAL OF "TD BANK HALLANDALE BEACH  
209 PLAT" IN ACCORDANCE WITH ARTICLE II, DIVISION 2 OF THE  
210 ZONING AND LAND DEVELOPMENT CODE. SUBJECT TO  
211 STAFF CONDITIONS OF APPROVAL AND ALSO TO INCLUDE  
212 CONDITIONS SET BY THE CITY STAFF.

213  
214 MR. FENDELL SECONDED THE MOTION.

215  
216 MOTION CARRIED BY ROLL CALL VOTE (7-0) FOR APPROVAL.  
217

218 2. Application # 01-11-TC - An Ordinance of the City of Hallandale Beach,  
219 Florida, Amending Chapter 32 of the Code of Ordinances to Update the  
220 Adult Entertainment Business Regulations; Providing for Conflicts;  
221 Providing for Severability; and Providing for an Effective Date.

222  
223 \*\*\*\*\*Minutes from the above application still under review\*\*\*\*\*  
224

225 Mr. Cannone: Informed the Board of the City Commission actions since the last  
226 Planning and Zoning Board Meeting on Board matters.

227  
228 Meeting adjourned at 2:32 PM  
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230  
231 \_\_\_\_\_  
232 Christy Dominguez  
233 Planning and Zoning Board Liaison  
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