

DRAFT

**PLANNING AND ZONING BOARD MEETING
WEDNESDAY, MARCH 28, 2012
CITY COMMISSION CHAMBERS,
HALLANDALE BEACH, FLORIDA**

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Members Present

Attendance

Arnold Cooper (Chair)	Y
Eudyce Steinberg (Vice-Chair)	N
Michael Butler	Y (arrived at 1:35PM)
Terri Dillard	Y
Seymour Fendell	Y
Sheryl Natelson	N (excused absence)
Sherea Atkins	Y
Alternate	(vacancy)

Staff in Attendance:

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

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

Approval of Minutes

Mr. Cooper: asked for a motion to approve the Planning and Zoning Board meeting minutes for February 22, 2012.

Mr. Cooper: pointed out that under the "Members Present" the attendance column should show alternative as vacant.

MOTION: MR. FENDELL MOVED TO APPROVE THE MINUTES OF THE FEBRUARY 22, 2012 PLANNING AND ZONING BOARD HEARING.

MR. COOPER SECONDED THE MOTION.

MOTION CARRIED BY ROLL CALL VOTE (5-0) FOR APPROVAL.

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NEW BUSINESS

1. Applications #07-12-DB and #08-12-V by Liberty Sites, LLC requesting approval of Hallandale Townhomes, a 12 unit townhouse development at 901-925 SW 9TH Street.

The applications are as follows:

- a) Application #07-12-DB for Major Development Plan Approval as provided by Article V Section 32-782 of the City’s Zoning and Land Development Code in order to construct a 12 unit townhouse development.
- b) Application #08-12-V requesting a variance from the following Code provisions:
 - 1. Section 32-731(a)(9)a. which requires a 5 foot landscape area between the building and the parking areas; and
 - 2. Section 32-731(a)(9)c. which requires townhouse groupings with six or more units to provide a setback variation from an adjoining unit comprised of at least half of the unit width.

Mr. Cooper opened the public hearing.

Victor Bruce (Architect): stated he was representing the applicant and explained how the developer is proposing to build a 12 unit townhouse development on almost one acre lot.

Chris Temple (1010 SW): stated he was against this project and informed the Board he believes that a 12 unit development will bring more traffic to the area.

Mr. Temple: suggested that the applicant consider leaving the lot either vacant or build a much smaller project such as a duplex, since a 12 unit townhome will just be too much.

Ms. Dominguez: responded the proposal has met all code requirements. She added the location of this property is zoned as RD-12 and a 12 unit townhomes projects is consistent with density due to the size of the property. Alternatively, the developer could build 6 duplex structures on the almost on acres lot.

Mr. Butler: asked if the plans could be modified to meet all codes?

91 Mr. Bruce: clarified he has already changed the plans to reflect compliance with the C
92 Comprehensive Plan and with the Code. He added they can not get five feet of
93 landscape and meet all the setbacks.

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95 Ms. Dominguez: pointed out the project has met the applicable requirements of the
96 Code to construct townhomes with the exception of the two requested variances.

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98 Mr. Cooper: asked the applicant about access to the site in case of an emergency or
99 garbage pick- up; who would grant these individuals access through the entrance
100 gates?

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102 Mr. Bruce: explained the entrance gate will have a key pad with a code to type in in
103 case of an emergency or garbage pickup.

104
105 Mr. Cooper: stated he believes this was a nice project for the lot and will improve the
106 neighborhood.

107
108 Mr. Bruce: stated the developer is very environmentally friendly. They are considering
109 pre-cast walls to minimize onsite construction debris, and they will install energy
110 efficient appliances.

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112 Mr. Cooper: closed the public hearing.

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114 MOTION: MS. DILLARD MOVED TO APPROVE APPLICATION #07-12-DB BY
115 LIBERTY SITES,LLC FOR MAJOR DEVELOPMENT PLAN APPROVAL AS
116 PROVIDED BY ARTICLE V SECTION 32-782 OF THE CITY'S ZONING AND
117 LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT A 12 UNIT
118 TOWNHOUSE DEVELOPMENT AT THE PROPERTY LOCATED AT 901-925
119 SW 9TH STREET SUBJECT TO STAFF'S CONDITIONS STATED IN THE
120 STAFF REPORT.

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122 MR. FENDELL SECONDED THE MOTION.

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124 MOTION CARRIED BY ROLL CALL VOTE (5-0) FOR APPROVAL.

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126 MOTION: MS. DILLARD MOVED TO APPROVE APPLICATION #08-12-V BY
127 LIBERTY SITES,LLC REQUESTING VARIANCES TO DEVIATE FROM THE
128 REQUIRED LANDSCAPING BETWEEN THE BUILDING AND PARKING
129 AREAS AND THE SETBACK VARIATION FROM ADJOINING UNITS, AT THE
130 PROPERTY LOCATED AT 901-925 SW 9TH STREET SUBJECT TO STAFF'S
131 CONDITIONS STATED IN THE STAFF REPORT.

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133 MS. ATKINS SECONDED THE MOTION.

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135 MOTION CARRIED BY ROLL CALL VOTE (5-0) FOR APPROVAL.

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138 2. An Ordinance of the City of Hallandale Beach, Florida Amending Chapter 32, of the
139 Zoning and Land Development Code, Article II Section 32-174, PDD (Planned
140 Development Overlay) District and Section 32-179 PLAC (Planned Local Activity
141 Center) District Relative to the Review of Major Development Plans; Providing for
142 Conflict; Providing for Severability; Providing for an Effective Date. (This Ordinance
143 is a result of Application# 17-12-TC by the City of Hallandale Beach, Florida)
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146 Mr. Cooper opened the public hearing.
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148 Ms. Dominguez: stated back on February 1, 2012 during discussion regarding the City's
149 Planning Bill of Rights and the Public Notice Administrative Policy, the City Commission
150 directed staff to amend the Planned Development District (PDD) and the Planned Local
151 Activity Center (PLAC) code provisions to allow for Planning and Zoning Board input in
152 the application and approval process.
153

154 Mr. Cooper closed the public hearing.
155

156 Ms. Dominguez: added the Public Notice Policy established administrative procedures
157 for staff to follow in order for the public to obtain information pertaining to development
158 activity in City.
159

160 Mr. Cooper asked if there are any exceptions to the Planning and Zoning Board's
161 review?
162

163 Ms. Dominguez: clarified all major development applications over 4,000 square feet and
164 having 10 units or more have always been presented to the Board except PDD and
165 PLAC applications. With this amendment, now PDD and PLAC applications will also
166 come before the Planning and Zoning Board.
167

168 Mr. Cooper: asked staff if this Ordinance is approved, will they go back to being a
169 Development Review Board and Local Planning Agency as it was years ago?
170

171 Ms. Dominguez: stated they are still the Planning and Zoning Board/Local Planning
172 Agency which includes the duties of the old Development Review Board
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174 MOTION: MR. BUTLER MOVED TO APPROVE AN ORDINANCE OF THE CITY OF
175 HALLANDALE BEACH, FLORIDA AMENDING CHAPTER 32, OF THE ZONING
176 AND LAND DEVELOPMENT CODE, ARTICLE II SECTION 32-174, PDD
177 (PLANNED DEVELOPMENT OVERLAY) DISTRICT AND SECTION 32-179 PLAC
178 (PLANNED LOCAL ACTIVITY CENTER) DISTRICT RELATIVE TO THE REVIEW
179 OF MAJOR DEVELOPMENT PLANS; PROVIDING FOR CONFLICT; PROVIDING
180 FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.
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182 MS. DILLARD SECONDED THE MOTION.
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184 MOTION CARRIED BY ROLL CALL VOTE (5-0) FOR APPROVAL.

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- 3. An Ordinance of the City of Hallandale Beach Approving a Change of Zoning for the Expansion of Bluesten Park at the Property Located at 600 Old Federal Highway from RD-12, (Residential Two-Family) District to OS (Recreation and Open Space) District; and the Property Located at 601 Old Federal Highway from RM-25, (Residential Multi-Family) District to OS (Recreation and Open Space) District. Providing for Conflict; Providing for Severability; Providing for an Effective Date. (This Ordinance is a result of Application #26-12-Z by the City of Hallandale Beach, Florida.)

Mr. Cooper opened the public hearing.

Ms. Dominguez: summarized that in 2007, the City purchased the Tower Mobile Home Park located at 600 Old Federal Highway and the vacant lot at 601 Old Federal Highway for future park expansion of Bluesten Park. The acquisition of the two parcels, which would extend the park eastward to the Post Office property, would add an additional 8.6 acres to the existing 8.28 acres Bluesten Park. This ordinance will change the zoning to OS, consistent with the existing Park the Parks Master Plan.

Ms. Dominguez: further added in 2010, the City Commission authorized the development for a Citywide Park Master Plan. Numerous community meetings were held to obtain input on the design of the various parks in the City.

Ms. Dominguez: pointed out that Bob Williams, Assistant Director of Parks and Recreation was in the audience to answer any questions the Board may have related to the City Wide Parks Master Plan.

Mr. Bob Williams: stated staff is requesting approval of this Ordinance to continue on the project of expanding Bluesten Park. He added the City is still negotiating to buy the Post Office site which could be used for future expansion.

Mr. Cooper closed the public hearing.

Mr. Fendell: asked for clarity in the City wanting to buy the Post Office, would the property be donated to the City since it would be for public use.

Mr. Williams: Stated no, the property will not be donated.

Mr. Cooper: suggested a new Post Office would be needed.

Mr. Williams: stated that is still being negotiated.

231 MOTION: MS. DILLARD MOVED TO APPROVE AN ORDINANCE OF THE CITY
232 OF HALLANDALE BEACH APPROVING A CHANGE OF ZONING FOR THE
233 EXPANSION OF BLUESTEN PARK AT THE PROPERTY LOCATED AT 600 OLD
234 FEDERAL HIGHWAY FROM RD-12, (RESIDENTIAL TWO-FAMILY) DISTRICT TO
235 OS (RECREATION AND OPEN SPACE) DISTRICT; AND THE PROPERTY
236 LOCATED AT 601 OLD FEDERAL HIGHWAY FROM RM-25, (RESIDENTIAL
237 MULTI-FAMILY) DISTRICT TO OS (RECREATION AND OPEN SPACE) DISTRICT.
238 PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING
239 FOR AN EFFECTIVE DATE.

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241 MS. ATKINS SECONDED THE MOTION.

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243 MOTION CARRIED BY ROLL CALL VOTE (5-0) FOR APPROVAL.

244
245 **OTHER**

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247 Ms. Dillard: stated she received a letter in the mail to inform of an upcoming workshop
248 on best practices for boards and commission. She added she is not able to attend the
249 meeting due to a conference she will be attending in New York City but suggested to
250 the Board to consider attending.

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253 **SCHEDULING NEXT MEETING**

254
255 May 23, 2012

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257 **DIRECTOR'S REPORT**

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259 Mr. Fendell: asked the status of the Beachwalk project.

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261 Ms. Dominguez: stated the Beachwalk project is still being process.

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263 Mr. Fendell: asked staff to please advise the Board once there is a schedule date for the
264 applicant to appear before the City Commission.

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267 Meeting adjourned at 2:11P.M.

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270 _____
271 Christy Dominguez
Planning and Zoning Board Liaison