

DRAFT

**PLANNING AND ZONING BOARD (PZB) PUBLIC HEARING SUMMARY
FRIDAY, NOVEMBER 22, 2013
CITY COMMISSION CHAMBERS,
HALLANDALE BEACH, FLORIDA**

ATTENDANCE ROLL CALL:

2013 PZB Attendance

Board Members	1/30	2/27	3/27	4/24	5/22	6/26	7/24	8/28	9/25	10/23	11/22	12/19
Arnold Cooper- Chairman	P	P	P	P	CANCELLED	P	CANCELLED	CANCELLED	P	P	P	CANCELLED
Eudyce Steinberg- Vice Chairman	P	P	P	P		P			P	P		
Terri Dillard	P	P	P	P		P			P	P		
Seymour Fendell	P	A	P	P		P			A	A	P	
Leo Grachow	P	P	P	P		P			A	P	A	
Csaba Kulin		P	P	P		A			P	P	P	
Sheryl Natelson			A	P		T			T	P	A	
Sherea Atkins-Alternate				A		A			P	P	A	
Total Members Present	5	5	6	7		6			6	7	5	
Total Members Absent	0	1	1	1		2			2	1	3	

- Present (P)
- Absent: (A)
- Tardy: (T)
- Unappointed

Staff in Attendance:

Althea P. Jefferson, AICP
V. Lynn Whitfield, City Attorney
Christy Dominguez
Vanessa Leroy
Cindy Bardales
Sheryl James
Nancy Garcia

APPROVAL OF MINUTES

~~Mr. Cooper: asked for a motion to approve the Planning and Zoning Board meeting minutes for October 23, 2013.~~

~~Mr. Fendell: stated he will pass on approval of the minutes due to his absence at the meeting.~~

~~MOTION: MS. STEINBERG MOVED TO APPROVE THE MINUTES OF THE OCTOBER 23, 2013 PLANNING AND ZONING BOARD HEARING.~~

~~—MR. KULIN: SECONDED THE MOTION.~~

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

1. An Ordinance of the Mayor and City Commission of the City of Hallandale Beach, Florida, amending Chapter 32 of the Code of Ordinances of the City of Hallandale Beach entitled Zoning and Land Development code by amending Article III Entitled Zoning, Division 2 entitled Zoning Districts, Specifically at Section 32-171 Entitled Fashion Row Overlay District to rename it the Fashion Row Art Overlay District and to include additional uses to the RM-18 Residential Multifamily, B-L Business Limited and B-I Business Industrial, list of permitted uses in accordance with the Future Land Use Element of the City's Comprehensive Plan; Providing for conflict; Providing for codification; Providing for severability; and Providing an effective date.

Ms. Jefferson gave a presentation and overview of the ordinance.

Discussion ensued.

Mr. Cooper: pointed out changing the listed conditional uses to permitted uses, such as, alcoholic beverage establishments, billiard rooms, broadcasting studios, retail dry cleaning operations, recording studios, wholesale distribution show rooms, etc. does not make the district one of Fashion or Art and will not enhance the district or improve the overall quality of life for the citizens of Hallandale Beach.

Mr. Cooper: suggested the City Commission and the CRA Board should purchase and rezone the area from the N.E. 3rd Street to N.E. 5th Street to allow developers to build moderate price housing and at the same time reduce the "blighted" area and "cherry pick" permitted uses to enhance the district.

Mr. Cooper opened the public hearing.

Ms. Luciana Preguerman (139 N.E. 1st Avenue), stated she was glad the City is working on revitalizing this area of businesses, which will bring property owners and shoppers to the area.

Yvonne Rella (2000 N.E. 1st Avenue), stated she was the owner of A1 Florist, which has been in business for 10 years. She appreciated staff and the City working on amending this ordinance to allow banquet halls in this area. She added permitting social halls and banquet halls in Fashion Row will definitely bring her business.

Latisha Johnson (139 N.E. 1st Avenue), stated she is looking to open two business in the Fashion Row area: a café, and a smoothie shop. She voiced her concerns about the parking and was happy to be informed the City is working on a parking layout to uniform the area.

Mr. Cooper closed the public hearing.

MOTION: MS. STEINBERG MOVED TO APPROVE AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF HALLANDALE BEACH ENTITLED ZONING AND LAND DEVELOPMENT CODE BY AMENDING ARTICLE III ENTITLED ZONING, DIVISION 2 ENTITLED ZONING DISTRICTS, SPECIFICALLY AT SECTION 32-171 ENTITLED FASHION ROW OVERLAY DISTRICT TO RENAME IT THE FASHION ROW ART OVERLAY DISTRICT AND TO INCLUDE ADDITIONAL USES TO THE RM-18 RESIDENTIAL MULTIFAMILY, B-L BUSINESS LIMITED AND B-I BUSINESS INDUSTRIAL, LIST OF PERMITTED USES IN ACCORDANCE WITH THE FUTURE LAND USE ELEMENT OF THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

MR. KULIN SECONDED THE MOTION.

MOTION CARRIED BY ROLL CALL VOTE (4-1) MR. COOPER- NO

- ~~2. An Ordinance of the Mayor and City Commission of the City of Hallandale Beach, Florida, amending Chapter 32 of the Code of Ordinances of the City of Hallandale Beach entitled Zoning and Land Development Code by amending Article IV entitled Development Standards, Division 14 entitled Residential Care Facilities, Specifically at Section 32-525 entitled Development Standards in order to combine Living and Dining Square Footage Allocation for Group Homes to conform with the Florida Building Code; Providing for conflict; Providing for codification; Providing for severability; and Providing an effective date.~~

~~Ms. Jefferson gave a presentation and overview of the ordinance.~~

~~Mr. Cooper opened the public hearing.~~

~~Discussion ensued.~~

~~Mr. Cooper closed the public hearing.~~

~~MOTION: MR. KULIN MOVED TO APPROVE AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF HALLANDALE BEACH ENTITLED ZONING AND LAND DEVELOPMENT CODE BY AMENDING ARTICLE IV ENTITLED DEVELOPMENT STANDARDS, DIVISION 14 ENTITLED RESIDENTIAL CARE FACILITIES, SPECIFICALLY AT SECTION 32-525 ENTITLED DEVELOPMENT STANDARDS IN ORDER TO COMBINE LIVING AND DINING SQUARE FOOTAGE ALLOCATION FOR GROUP HOMES TO CONFORM WITH THE FLORIDA BUILDING CODE; PROVIDING FOR CONFLICT; PROVIDING FOR~~

~~CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.~~

~~MS. DILLARD: SECONDED THE MOTION.~~

~~MOTION CARRIED BY ROLL CALL VOTE (5-0)~~

- ~~3. An Ordinance of the Mayor and City Commission of the City of Hallandale Beach, Florida, amending Chapter 32 of the Code of Ordinances of the City of Hallandale Beach entitled Zoning and Land Development code by amending Article VIII entitled Rezoning, Conditional Uses, Variances, Zoning Relief Procedures, specifically at Section 32-965 entitled Variances to provide authority of final approval to the Planning and Zoning Board for Non Administrative Variances that pertain to Minor Development in accordance with their responsibilities under Chapter 2 of the Code of Ordinances; Providing for conflict; Providing for codification; Providing for severability; and Providing an effective date.~~

~~Ms. Jefferson gave a presentation and overview of the ordinance.~~

~~Mr. Cooper opened the public hearing.~~

~~Discussion ensued.~~

~~Mr. Cooper closed the public hearing.~~

~~MR. COOPER MOVED TO APPROVE AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF HALLANDALE BEACH ENTITLED ZONING AND LAND DEVELOPMENT CODE BY AMENDING ARTICLE VIII ENTITLED REZONING, CONDITIONAL USES, VARIANCES, ZONING RELIEF PROCEDURES, SPECIFICALLY AT SECTION 32-965 ENTITLED VARIANCES TO PROVIDE AUTHORITY OF FINAL APPROVAL TO THE PLANNING AND ZONING BOARD FOR NON ADMINISTRATIVE VARIANCES THAT PERTAIN TO MINOR DEVELOPMENT IN ACCORDANCE WITH THEIR RESPONSIBILITIES UNDER CHAPTER 2 OF THE CODE OF ORDINANCES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.~~

~~MS. DILLARD: SECONDED THE MOTION.~~

~~MOTION CARRIED BY ROLL CALL VOTE (5-0)~~

SCHEDULING NEXT MEETING

~~A. December 19, 2013 — CANCELLED~~

~~(OCTOBER 23, 2013 MEETING THE BOARD VOTED TO CANCEL THE DECEMBER 19, 2013 MEETING.)~~

~~B. January 22, 2014~~

ADJOURNMENT

~~MOTION: MR. COOPER MOVED TO ADJOURN THE MEETING.~~

~~MS. STEINBERG SECONDED THE MOTION.~~

~~MOTION CARRIED (5-0) FOR APPROVAL.~~

Meeting adjourned at 2:36 P.M.

A 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 ajefferson@hallandalebeachfl.gov or can be mailed to 400 South Federal Highway, Attn. Althea P. Jefferson, Hallandale Beach, Florida 33009.

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