

**DRAFT**

**PLANNING AND ZONING BOARD (PZB) PUBLIC HEARING SUMMARY  
WEDNESDAY, JANUARY 22, 2014  
CITY COMMISSION CHAMBERS,  
HALLANDALE BEACH, FLORIDA**

**ATTENDANCE ROLL CALL:**

**2014 PZB Attendance**

Board Members	1/22	2/26	3/26	4/23	5/28	6/25	7/23	8/27	9/24	10/22	11/19	12/18
Arnold Cooper- Chairman	P											
Eudyce Steinberg- Vice Chairman	A											
Terri Dillard	P											
Sheryl Natelson	T											
Leo Grachow	P											
Csaba Kulin	P											
Sherea Atkins-Alternate	P											
Seymour Fendell- Honorary	A											
<b>Total Members Present</b>	6											
<b>Total Members Absent</b>	2											

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

**Staff in Attendance:**

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

**APPROVAL OF MINUTES**

~~MOTION: MR. COOPER MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 22, 2013 PLANNING AND ZONING BOARD HEARING.~~

~~MR. KULIN: SECONDED THE MOTION.~~

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

~~(Ms. Natelson arrived 1:38 P.M.)~~

~~The City Attorney asked anyone in the audience giving a testimony on any application to take an oath.~~

~~A. Application #14-23-V by DD's Discounts requesting a variance to increase the maximum allowable sign square footage at the property located at 1039 West Hallandale Beach Boulevard. (Quasi-Judicial Hearing)~~

~~Ms. Leroy gave an overview of the application through a presentation.~~

~~Ms. Leroy: began by stating the subject store has 109' 4 1/2" of linear store frontage and base on the information the City is affording a sign square footage allowance of the maximum, 200 square feet of total sign area.~~

~~Ms. Leroy: added the applicant is requesting two wall signs totaling 287.3 square feet and one hanging sign of 4 square feet in area.~~

~~Ms. Leroy: further added that on March of 1996, a neighboring tenant, Guitar Center, located at 1101 W. Hallandale Beach Blvd, (within the same plaza) applied for a sign variance to increase the allowed sign area to 343 square feet with 139.5 linear feet of store frontage. This request was denied by the City Commission and the applicant was required to reduce the proposed sign area to the maximum allowable size.~~

~~Ms. Leroy: pointed out the applicant was granted additional tenant identification signage within the existing monument sign located along West Hallandale Beach Boulevard, the permitted sign area of 200 square feet is more than adequate for business identification purposes.~~

~~Ms. Leroy: recommended the applicant reducing the proposed wall sign area to 188.7 square feet, while maintaining the second wall and hanging signs, which measure 7.3 square feet and 4 square feet, respectively. She advised this will keep the total sign area at the maximum of 200 square feet as allowed by Code.~~

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

~~Carlos Garcia (336 E. Dania Beach Blvd. Dania Beach, FL 33176): stated he was representing the owners of the property. He asked the Board to keep in mind that this property is set back far from the property line and has many oak trees. He added they previously had Office Depot as tenant to the shopping center, which they would agree the signage was one of the reasons their now out of business.~~

~~Mr. Garcia: approached the dais and provided a photo of the existing property to the Board members showing the visibility of the front of the building.~~

~~Mr. Garcia: stated approval of this variance would not only bring a great store like DD's~~

~~Discount to the City, it would also bring more business to the shopping center and the community.~~

~~Discussion ensued.~~

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

~~Mr. Kulin: stated that allowing the tenant to keep the proposed signage would open the door of acceptance to other tenants.~~

~~Mr. Cooper: pointed out the signage ordinance was recently amended to make the City more presentable. He added he believe he sign can be made much small simply by removing the word "Discount".~~

~~Ms. Natelson: suggested can be reduced without modification of the logo, however, did agree the sign can be smaller to meet code.~~

~~MR. KULIN MOVE TO DENY APPLICATION #14-23-V BY DD'S DISCOUNTS REQUESTING A VARIANCE TO INCREASE THE MAXIMUM ALLOWABLE SIGN SQUARE FOOTAGE AT THE PROPERTY LOCATED AT 1039 WEST HALLANDALE BEACH BOULEVARD. (QUASI-JUDICIAL HEARING)~~

~~THE VARIANCE REQUESTED IS AS FOLLOWS:~~

- ~~a) SECTION 32-605(D)(1)(A) RESTRICTING PROPERTIES TO TWO WALL SIGNS PER WALL FACE AND RESTRICTING SIGN AREA TO TWO SQUARE FEET PER EVERY LINEAR FOOT OF STORE FRONTAGE WITH A MAXIMUM SIGN AREA OF 200 SQUARE FEET.~~

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

~~MOTION CARRIED BY ROLL CALL VOTE (5-1) MR. GRACHOW YES~~

The City Attorney asked anyone in the audience giving a testimony on any application to take an oath.

B. Application# 113-13-DB, #114-13-RV and #115-13-RD by 7<sup>th</sup> Avenue Village, LLC requesting approval to build a 24,485 square foot commercial center at the property located at 645-701 West Hallandale Beach Boulevard.

Ms. Dominguez gave an overview of the application through a presentation and classified the application before the Board is Application #113-13-DB. No Board action was necessary for the Road Vacation nor the Redevelopment Area Modifications.

Ms. Dominguez: stated the applicant is requesting approval of a Major Development review in order to construct a 24,485 square feet commercial center.

Ms. Dominguez: recommend approval of Major Development Review application subject to the following conditions, which the applicant has agreed to. The conditions were as follows:

1. Payment of approximately \$ 12,052.25 water impact fee.
2. Payment of approximately \$ 16,525.25 sewer impact fee.
3. Payment of approximately \$ \$94,954.00 transportation mitigation cost.
4. Provide a 24 ft. road access easement dedication through the property from Hallandale Beach Boulevard to SW 1st Ave. aligned with SW 7th Ave.
5. Provide a 10 ft. utility easement for the watermain as required by the City Engineer.
6. Provide a ten (10) ft. roadway easement along Hallandale Beach Blvd. as required by the Broward County Trafficways Plan.
7. Relocate the existing Royal Palm in good condition or payment to the City's Tree Preservation Fund.
8. Provide a 6 x 20 ft. bus shelter easement on Hallandale Beach Blvd.

Manny Synalovski, Architect: (1800 Eller Drive, Suite 500, Ft. Lauderdale, FL 33316): stated they agreed to staff approval with conditions. However, they would further discuss the fees with staff to review back-up and calculations of the total amount.

Mr. Cooper: asked for clarification on the site plans that indicates the right-of-way roadway easement inside the sidewalk and the building west wall is also on the edge of the utility easement.

Ms. Dominguez: clarified the City is requesting a 10 foot easement on the south side.

Mr. Kulin: complimented the project and advised he was glad to see new development in the west side of the City.

Mr. Grachow: asked why the site plan shows the legal being recorded in Miami-Dade.

Ms. Dominguez: clarified old plats in the past needed to be recorded in Miami-Dade as there was no recording office in Broward County at the time.

Mr. Cooper closed the public hearing.

MR. GRACHOW MOVED TO APPROVE APPLICATION# 113-13-DB MAJOR DEVELOPMENT BY 7<sup>TH</sup> AVENUE VILLAGE, LLC REQUESTING APPROVAL TO BUILD A 24,485 SQUARE FEET COMMERCIAL CENTER AT THE PROPERTY LOCATED AT 645-701 WEST HALLANDALE BEACH BOULEVARD.

MR. KULIN: SECONDED THE MOTION.

~~The City Attorney asked anyone in the audience giving a testimony on any application to take an oath.~~

~~C. Application # 88-13-DB by B and H Fort Lauderdale Beach, LLC requesting Major Development Plan approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to build a 64 unit residential multi-family high-rise building at the property located at 2000 S. Ocean Drive. **(Quasi-Judicial Hearing)**~~

~~Ms. Dominguez gave an overview of the application through a presentation.~~

~~Ms. Dominguez: stated the applicant is requesting approval of a Major Development review in order to construct a 38-story, residential building with 64 units and associated parking garage.~~

~~Ms. Dominguez: recommend approval of Major Development Review application subject to the following conditions, which applicant has agreed too. The Conditions were as follow:~~

- ~~1. City Commission allow the use of the 32 Residential Flexibility Units required to achieve the proposed 49.23 density.~~
- ~~2. The maximum number of units shall not exceed 64 units.~~
- ~~3. Approval by the City Commission of the flood variance application to build eastward of the Coastal Construction Line.~~
- ~~4. The project shall be designed and constructed to comply with the City's Green Building Ordinance.~~
- ~~5. The temporary sales center shall be removed if construction does not commence within one (1) year from the date of the Major Development Plan approval.~~
- ~~6. Roof-mounted equipment shall be screened from view, engineered and screened to reduce noise from the equipment.~~
- ~~7. No required tree shall be less than 12 ft. in overall height and two inch caliper.~~
- ~~8. The garage parking spaces shall not be converted to any use other than parking.~~
- ~~9. Parking for the development shall be 165 spaces as required by Code.~~
- ~~10. The Owner shall grant a bus shelter easement 6 ft. x 20 feet.~~
- ~~11. Completion of the Plat process through the County prior to the issuance of the building permit.~~
- ~~12. Parking for the building shall be by valet only, in perpetuity.~~
- ~~13. Payment of the applicable water and sewer fees.~~
- ~~14. Relocate existing trees per landscape plans and mitigation of trees removed, per the City's Tree Preservation Ordinance.~~
- ~~15. Landscaped area provided shall not be less than the 18.5%.~~
- ~~16. Install pervious paving from the trash room to the driveway for access by the city sanitation trucks.~~
- ~~17. The vertical plant greenery on the parking garage shall be maintained in good condition to assure year round landscape screening or, architectural screening will be required after 2 years of installation if it fails to reach maturity to effectively screen vehicles in the garage.~~

~~18. Execution of the required Development Agreement stipulating agreed conditions satisfactory to the City.~~

~~Ms. Debbie M. Orshefsky, Greenberg Traurig, P.A. (401 East Las Olas Blvd. Unit 2000 Ft. Lauderdale, FL 33301) gave an overview of the application through a presentation and acknowledge staff conditions to approval of application.~~

~~Ms. Orshefsky: stated they were successful to come in  
Ms. Julie Fisher (2030 S. Ocean Drive): affirmed the developer had met with both associations from Park Plaza Condominium and Hemisphere Condominium and try to convince the public the proposed building is transparent.~~

~~Ms. Fisher: asked the Board to keep in mind the sun reflecting back from this building will heat to Park Plaza pool and building, turtles will stray from the light, increasing wind vortex and increase of beach erosion. This project will be built at expense to the neighbors and environment.~~

~~Bernice Neft: (2030 S. Ocean Drive): pointed out how the Beach Club Condominium was not fully occupied and did not understand how this project will bring revenue to the City as mentioned by the applicant.~~

~~Alan Goran: (2030 S. Ocean Drive): stated that the Hemisphere Association only agreed to this project because of money offered by the developers. He suggested save shoreline in case of a hurricane disaster.~~

~~Mr. Goran: stated the City has brought in a lot of revenue from recent projects like TD Bank, PNC Bank etc. approving this massive project will ruin resident's way of life.~~

~~Judith Lichtenstein-Marrocco (2030 S. Ocean Drive): asked how the City would allow a project in were the applicant is requesting excessive variances wavers that would mean the project is not in compliance. She further added her concerns are congestions of traffic, integrity of shoreline on Hallandale Beach.~~

~~Lily Silver (2030 S. Ocean Drive): approached the dais and demonstrated a photograph view from her balcony. She added her view will be blocked by glass.~~

~~Ms. Silver: stated rules are made for a reason and the developer's request does not meet City Code. She suggested the building will be to close and should be move closer to the street.~~

~~APPLICATION # 88-13-DB-BY-B-AND-H FORT LAUDERDALE BEACH, LLC  
REQUESTING MAJOR DEVELOPMENT PLAN APPROVAL PURSUANT TO SECTION  
32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO BUILD A  
64 UNIT RESIDENTIAL MULTI-FAMILY HIGH RISE BUILDING AT THE PROPERTY  
LOCATED AT 2000 S. OCEAN DRIVE. **(QUASI-JUDICIAL HEARING)**~~

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

~~MOTION CARRIED BY ROLL CALL VOTE (5-1) MR. GRACHOW YES~~

~~D. 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 10 entitled Temporary Structures and Uses, specifically at Section 32-431 Entitled Modular permitted in order to allow cargo containers as a temporary structure in any zoning district; Providing for conflict; Providing for codification; Providing for severability; and Providing an effective date. (Application # 84-13 TC by the City of Hallandale Beach.)~~

~~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 10 ENTITLED TEMPORARY STRUCTURES AND USES, SPECIFICALLY AT SECTION 32-431 ENTITLED MODULAR PERMITTED IN ORDER TO ALLOW CARGO CONTAINERS AS A TEMPORARY STRUCTURE IN ANY ZONING DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (APPLICATION # 84-13-TC BY THE CITY OF HALLANDALE BEACH.)~~

~~E. An Ordinance of the Mayor and City Commission of the City of Hallandale Beach, Florida, amending Chapter 32, Zoning and Land Development Code; Article 1, General Provisions; Section 32-8. Definitions; Providing for conflict; Providing for severability; Providing for codification; and Providing an effective date. (Application #17-13 TC by the City of Hallandale Beach.)~~

~~AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; ARTICLE 1, GENERAL PROVISIONS; SECTION 32-8. DEFINITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE. (APPLICATION #17-13 TC BY THE CITY OF HALLANDALE BEACH.)~~

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

~~MR. COOPER MOVED TO APPROVE~~

~~MS. STEINBERG: SECONDED THE MOTION.~~

~~—MOTION CARRIED BY ROLL CALL VOTE (7-0)~~

**SCHEDULING NEXT MEETING**

~~A. February 26, 2014~~

**Meeting adjourned at 5:21 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](mailto:ajefferson@hallandalebeachfl.gov) or can be mailed to 400 South Federal Highway, Attn. Althea P. Jefferson, Hallandale Beach, Florida 33009.