

DRAFT
PLANNING AND ZONING BOARD (PZB) PUBLIC HEARING SUMMARY
WEDNESDAY, MAY 28, 2014
CITY HALL, 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
Sheryl Natelson - Chairman	T	T	T	P	P							
Terri Dillard- Vice Chairman	P	A	P	P	P							
Csaba Kulin	P	P	P	P	A							
Charles Wu				P	P							
Sherea Atkins-Alternate	P	A	P	P	T							
Seymour Fendell- Honorary	A	A	A	A	A							
Total Members Present	6	5	5	5	4							
Total Members Absent	1	3	2	2	2							

*Present (P)**Absent: (A)**Tardy: (T)* Unappointed**Staff in Attendance:**

Keven Klopp, Director, Development Service
Althea P. Jefferson, AICP
Richard J. Dewitt III, Assistant City Attorney
Christy Dominguez
Cindy Bardales

Ms. Atkins arrived at 7:02 P.M.

The Board Chairman called the meeting to order at 7:02PM

3. APPROVAL OF MINUTES

MS. NATELSON: ASKED TO MAKE A MINOR CHANGE TO THE MINUTES WHICH SHOWS MR. GRACHOW INSTEAD OF MR. KULIN IN ATTENDANCE. MR. GRACHOW DID NOT ATTEND THE MEETING.

MOTION: MR. WU MOVED TO APPROVE THE MINUTES OF THE APRIL 23, 2014 PLANNING AND ZONING BOARD HEARING TO INCLUDE THE CORRECTION MADE BY MS.NATELSON.

MS. DILLARD SECONDED THE MOTION.

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

Ms. Natelson: stated she would like to recognize Mr. Cooper and Ms. Steinberg for their years of dedication to the Planning and Zoning Board and on behalf of the Board would like to express appreciation and gratitude for their years of service.

4. OLD BUSINESS

A. Election of Chairman

MS. NATELSON MADE A MOTION TO NOMINATE MS. TERRI DILLARD AS VICE-CHAIRMAN OF THE BOARD.

MS. ATKINS SECONDED THE MOTION.

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

5. NEW BUSINESS

- A. Application # 75-14-DB by Pegasus Condo 1, Inc. for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code to build the proposed development consisting of a 182 unit residential multi-family high-rise building. **(Quasi-judicial)****

*** Declaration of Ex-Parte Communication - Board Secretary polled the Board prior to staff's presentation.*

Mr. Dewitt, Assistant City Attorney asked anyone in the audience giving a testimony on the application to take an oath.

Ms. Dominguez gave an overview presentation of the project.

Robert Behar, Architect (17027 W. Dixie Hwy. Aventura, FL 33160): introduced himself and gave a short overview of the project explaining how they will be using the existing garage and basically just placing a building over it.

Mr. Wu: asked for clarification on the site plans provided regarding, the trash shoot which shows the trash shoot disappears once the floor gets higher?

Mr. Behar: clarified the reason you would not see the trash shoot in the higher floor of the building is due to the shift of the garage, which required them to design the trash shoot at an angle.

Mr. Wu: asked about the parking for the residents of the building?

Mr. Behar: stated the first floor and a half are for guest parking and from the second floor they have a mechanism set in place for residential parking.

Ms. Dillard: asked if the developer had an estimated time this project would be completed.

Mr. Behar: stated this project is estimated to take 20 months and predicts it should be finished in 2 years. He added they will be opening a sales office for the sale of the units.

Ms. Natelson opened a public hearing.

A discussion ensued amongst the Board members.

Ms. Natelson closed the public hearing.

MS. ATKINS MOVED TO RECOMMEND APPROVAL OF APPLICATION # 75-14-DB BY PEGASUS CONDO 1, INC. FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE TO BUILD THE PROPOSED DEVELOPMENT CONSISTING OF A 182 UNIT RESIDENTIAL MULTI-FAMILY HIGH-RISE BUILDING.

MS. DILLARD SECONDED THE MOTION.

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

6. SCHEDULING OF NEXT MEETING

A. June 25, 2014 at 6:30 P.M.

Meeting adjourned at 7:32 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 ajefferon@hallandalebeachfl.gov or can be mailed to 400 South Federal Highway, Attn. Althea P. Jefferson, Hallandale Beach, Florida 33009.