

DRAFT
PLANNING AND ZONING BOARD (PZB) PUBLIC HEARING SUMMARY
WEDNESDAY, FEBRUARY 25, 2015
CITY HALL, COMMISSION CHAMBERS
HALLANDALE BEACH, FLORIDA

ATTENDANCE ROLL CALL:

2015 PZB Attendance

Board Members	1/21	2/25	3/25	4/22	5/27	6/24	7/22	8/26	9/17	10/28	11/17	12/15
Sheryl Natelson - Chair	CANCELLED	P										
Terri Dillard- Vice Chair		P										
Csaba Kulin		P										
Charles Wu		P										
Alexander Lewy		A										
Howard Garson		P										
Harriett Ginsberg		P										
Vacancy			//									
Total Members Present		6										
Total Members Absent		1										

Present (P)
Absent: (A)
Tardy: (T)
// Un-appointed

Staff in Attendance:
Christopher Saunders
Andre McKenney
Althea P. Jefferson
Christy Dominguez
Vanessa Leroy
Cindy Bardales

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2 **1. CALL TO ORDER**

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4 Ms. Natelson called the meeting to order at 6:33 pm.
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6 **2. ROLL CALL**

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8 Board Secretary took attendance, noting that Mr. Lewy was absent.
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11 **3. APPROVAL OF MINUTES**

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13 MR. GARSON MOVED TO APPROVE THE MINUTES OF THE DECEMBER 18, 2014
14 PLANNING AND ZONING BOARD HEARING WITH THE MINOR CORRECTION ON
15 PAGE 4 WHERE IT INDICATES HE RECOMMENDED THE APPLICANT APPLY FOR
16 LEED CERTIFICATION INSTEAD HE WOULD LIKE IT TO READ AS LEED SHADOW.
17

18 MR. DILLARD SECONDED THE MOTION.

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20 MOTION CARRIED BY ROLL CALL VOTE (6-0).
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23 **4. REMARKS AS REQUESTED BY THE CHAIR**

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25 Ms. Natelson advised she would like to proceed with the hearing and leave her remarks
26 after going over new business applications and not keep applicants waiting.
27

28 **5. OLD BUSINESS**

29
30 **A. Hallandale Beach Fire Station No.7**

31
32 Ms. Jefferson: stated the Hallandale Beach Fire Station No.7 was approved by the City
33 Commission on January 28, 2015.
34

35 **6. NEW BUSINESS**

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37
38 W&S Clinical Holdings LLC, requesting Major Development Plan Approval,
39 pursuant to the City of Hallandale Beach Zoning and Land Development Code to
40 construct a medical office building at the property located at 633 West Hallandale
41 Beach Boulevard. (Quasi- Judicial*)
42

43 The applications to be considered are as follows:

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45 Application # 23-15-DB, for Major Development Review approval pursuant to
46 Section 32-782 of the Zoning and Land Development Code in order to construct
47 a new 2-story 12,245 square feet office building.

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Oath administered by the Board Secretary for all staff and public attendees that would be speaking on the case.

Board Secretary polled the Planning and Zoning Board regarding Ex-Parte Communications:

- Ms. Natelson advised that she had no Ex-Parte Communications regarding this matter.
- Ms. Dillard advised that she had no Ex-Parte Communications regarding this matter.
- Mr. Wu advised that he had no Ex-Parte Communications regarding this matter.
- Mr. Kulin advised that he had no Ex-Parte Communications regarding this matter.
- Mr. Garson advised that he had no Ex-Parte Communications regarding this matter.
- Ms. Ginsberg advised that she had no Ex-Parte Communications regarding this matter.

Ms. Dominguez: provided a presentation of the M.D. Medical Office Project and gave a brief summary of the project.

Ms. Dillard: asked if the trash pick-up will be scheduled the same time as residential pick-up.

Ms. Dominguez: stated pick-up for disposable waste will depend on the needs of the business.

Ms. Dillard: asked why the previous project was not built?

Ms. McKenney: stated there was a lawsuit set in place, which delayed the project.

Mr. Kulin: asked for clarification on why the Board did not vote for the RAM application.

Ms. Dominguez: clarified according to Code, Planning and Zoning Board action is not required for Redevelopment Area Modification waivers, which is different from requests for variances.

Mr. Charles Michelson, Principal (3501 Griffin Road Fort Lauderdale, FL 33312): introduced himself along with his staff and gave a brief overview of their proposal.

Mr. Michelson: further stated the project being presented was of low density use. Their practice would be based on small studies, such as drug testing and concept testing.

Mr. Michelson: added he believed this contemporary building would beautify the west side of our City.

Mr. Wu: asked how many full-time employees were anticipated, once the facility is up and running?

94 Mr. Michelson: stated approximately a dozen.
95
96 Mr. Wu: suggested using Oaks instead of Button Wood tree species along 1st street.
97
98 Discussion ensued.
99
100 Mr. Wu: asked about the 2nd floor at the end of the Exam Room #5, the plans show a
101 column that does not transfer to the first floor.
102
103 Mr. Michelson: stated it's actually a wall that is adjacent, which does transfer.
104
105 Susan Holland, Civil Engineer: stated she would have like to use Oaks, however, was
106 restricted due to overhead wires which the trees need to be 30 feet away from wires.
107
108 Mr. Wu: suggested providing bold signage on the building along with lighting to give the
109 full affect.
110
111 Ms. Ginsberg: asked if they believed this project would affect traffic on Hallandale
112 Beach Boulevard during construction?
113
114 Mr. Michelson: stated the construction staging would be on site and phased, so it will
115 not affect Hallandale Beach Boulevard traffic.
116
117 Mr. Kulin: stated he was happy to learn that this project was in the CRA section of the
118 City and was happy the developer will complete this project without requesting
119 assistance from the City.
120
121 Mr. Kulin: stated his concern for the shortage of parking which is a major problem in our
122 City. He further added his concerns were not for the present use of the building but for
123 the future, if another business comes in would there be sufficient parking?
124
125 Mr. Kulin: pointed out that the traffic studies provided by the applicant shows a review
126 on August 2014 and he believed the traffic study should had been conducted around
127 February.
128
129 Ms. Dominguez: clarified the traffic studies are performed using a criteria which
130 compensates for time of the year, whether it be the peak season or not, it is an average.
131
132 Mr. Michelson: added that along with other things, he appreciated that our City does,
133 unlike many other cities, hire their own traffic consultant that can clear any skeptical
134 report given by the applicant.
135
136 Ms. Natelson: complemented the project and stated that parking in this property was not
137 a concern to her. She added the city is trying to encourage public transportation and felt
138 the proposed parking was sufficient.
139

140 Ms. Natelson opened the Public Hearing.

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142 (There were no speakers)

143
144 Ms. Natelson closed the Public Hearing.

145
146 MR. WU MOTIONED TO APPROVE APPLICATION # 23-15-DB, FOR MAJOR
147 DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE
148 ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT A NEW 2-
149 STORY 12,245 SQUARE FEET OFFICE BUILDING AS RECOMMENDED BY STAFF.

150
151 MS. DILLARD: SECONDED THE MOTION.

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153 MOTION CARRIED BY ROLL CALL VOTE (6-0).

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155 **4. REMARKS AS REQUESTED BY THE CHAIR**

156
157 A. "Instituting Robert's Rules of Parliamentary Procedure, including limiting each
158 board member's discussion/ question time to 5 minutes per application/item
159 before the board."

160
161 MR. GARSON MOTIONED TO DISCUSS ITEM A. "INSTITUTING ROBERT'S RULES
162 OF PARLIAMENTARY PROCEDURE, INCLUDING LIMITING EACH BOARD
163 MEMBER'S DISCUSSION/ QUESTION TIME TO 5 MINUTES PER
164 APPLICATION/ITEM BEFORE THE BOARD."

165
166 MS. GINSBERG: SECONDED THE MOTION.

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168 MOTION CARRIED BY ROLL CALL VOTE (6-0).

169
170 Ms. Natelson: stated she brought this item to the Board to consider due to Staff
171 having to work all day and having this meeting run up to 10:30 p.m.

172
173 Ms. Natelson: further added she did not feel it was fair for an applicant having to sit
174 through a full discussion back and forth on each item. Therefore, she is requesting to
175 limit each board member's discussion/ question time to 5 minutes per application or
176 item.

177
178 Mr. Wu: stated he did not agree to the 5 minute limitation per member. He added
179 staff provides the Board different with applications which are very complex, such as
180 the RAC Ordinance.

181

182 Mr. Wu: pointed out the Board should be able to take time and provide their
183 comments. He added as Board members they should be allowed to ask questions
184 and found it inappropriate to be given a time restraint to do so.

185
186 Discussion ensued.

187
188 MR. GARSON MOTIONED TO APPROVE ITEM A. "INSTITUTING ROBERT'S RULES
189 OF PARLIAMENTARY PROCEDURE, INCLUDING LIMITING EACH BOARD
190 MEMBER'S DISCUSSION/ QUESTION TIME TO 5 MIN. PER APPLICATION/ITEM
191 BEFORE THE BOARD."

192
193 MS. DILLARD: SECONDED THE MOTION.

194
195 MOTION FAILED BY ROLL CALL VOTE (3-3).*Mr. Wu, Ms. Ginsberg and Mr. Kulin- NO*

196
197 B. "Discussion/vote regarding a request for city commission to repeal ordinance #
198 2014-10 to reset the Planning and Zoning Board meeting time to 9 am on the
199 third Wednesday of each month."

200
201 Ms. Natelson: pointed out she would like to discuss changing the time of the
202 Planning and Zoning Board Meeting not changing from being the third Wednesday
203 of the month.

204
205 Ms. Natelson: stated that originally the City Commission asked to move our meeting
206 time. She stated the goal was to provide transparency and more public attendance.

207
208 Ms. Natelson: added that as a result, the Board continues to operate with
209 transparency. However, there is zero in public participation from the public.

210
211 Ms. Natelson: stated that she would like to discuss whether the Planning and Zoning
212 Board should ask the City Commission to repeal or amend the ordinance in place to
213 reschedule the meeting at 9:00 a.m., which would not disrupt anyone's schedule.

214
215 C. "Discussion/vote regarding a request for city commission to repeal ordinance #
216 2014-10 to reset the Planning and Zoning Board meeting time to 9 am on the
217 third Wednesday of each month."

218
219 MR. GARSON MOTIONED TO DISCUSS ITEM B. "DISCUSSION/VOTE
220 REGARDING A REQUEST FOR CITY COMMISSION TO REPEAL ORDINANCE #
221 2014-10 TO RESET THE PLANNING AND ZONING BOARD MEETING TIME TO 9
222 AM ON THE THIRD WEDNESDAY OF EACH MONTH."

223
224 MS. DILLARD: SECONDED THE MOTION.

225
226 MOTION CARRIED BY ROLL CALL VOTE (6-0).

227
228 Mr. Kulin: suggested the Board request to amend the existing Ordinance to allow the
229 Board to vote on and set the meeting time.

230
231 Ms. Ginsberg: stated she believed that the meeting would be more affective during
232 the evening since many of the seniors do other things during the day.

233
234 Mr. Wu: stated the City Commission asked for this meeting time to change recently
235 and felt they were sending a clear message that they preferred the Planning and
236 Zoning Board Meeting to be scheduled in the evenings.

237
238 MR. GARSON MOTIONED TO REQUEST CITY COMMISSION TO REPEAL
239 ORDINANCE # 2014-10 TO ALLOW THE PLANNING AND ZONING BOARD TO
240 SET THEIR OWN MEETING TIME.

241
242 MR.KULIN: SECONDED THE MOTION.

243
244 MOTION CARRIED BY ROLL CALL VOTE (4-2). *Mr. Wu and Mr. Ginsberg- NO*

245
246 **6. SCHEDULING OF NEXT MEETING**

247
248 March 25, 2015

249
250 **Meeting adjourned at 7:50 P.M.**

251
252 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
253 meeting, summarized above, should be submitted to the Planning & Zoning Division at ajefferson@hallandalebeachfl.gov or can be mailed to 400 South Federal
254 Highway, Attn. Althea P. Jefferson, Hallandale Beach, Florida 33009.