

**DRAFT**  
**PLANNING AND ZONING BOARD MEETING**  
**WEDNESDAY, FEBRUARY 22, 2012**  
**CITY COMMISSION CHAMBERS,**  
**HALLANDALE BEACH, FLORIDA**

**Members Present**

**Attendance**

Arnold Cooper (Chair)	Y
Eudyce Steinberg (Vice-Chair)	Y
Michael Butler	N (excused absence)
Terri Dillard	Y
Seymour Fendell	Y
Sheryl Natelson	N (excused absence)
Sherea Atkins	Y

**Staff in Attendance:**

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

Mr. Cooper called the meeting to order at 1:32 PM.

**Approval of Minutes**

Mr. Cooper: asked for a motion to approve the Planning and Zoning Board meeting minutes for January 25, 2011.

MOTION: MS. STEINBERG MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 30, 2011 PLANNING AND ZONING BOARD HEARING.

MR. FENDELL SECONDED THE MOTION.

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

47 *Before the meeting Mr. Cooper asked for a moment of silence to show respect for the*  
48 *passing of Board member Mr. Irwin Schneider.*

49  
50 **NEW BUSINESS**

51  
52 1. Application # 09-12-V by Ahmadiyya Movement in Islam Inc., requesting a variance  
53 from Section 32-153(d)(4)a. of the City's Code of Ordinances in order to construct a  
54 vehicle canopy in the front yard setback at the property located at 208 NW 7th Court.  
55

56 Mr. Cooper opened the public hearing.  
57

58 Hady Raja: stated his address 1701 SW 64<sup>th</sup> Court and his is the operator of the facility.  
59 He further stated since the previous meeting, the applicant has installed landscaping  
60 and missing wheel stops have been replaced.  
61

62 Mr. Raja: added 8 of the trees have been trimmed and both parking lots have been  
63 cleaned and striped.  
64

65 Ms. Dominguez: stated since last month's meeting when the applicant's item was  
66 deferred due to code deficiencies, staff has been to the property and confirmed the  
67 parking lot had been striped, wheel stops had been painted and hedges have been  
68 installed.  
69

70 Ms. Dominguez: added the applicant has made significant progress with the property  
71 and recommended approval subject to the additional violations being corrected prior to  
72 the issuance of a building permit.  
73

74 Mr. Cooper: asked if the applicant was still requesting a larger canopy to the previous  
75 existing canopy?  
76

77 Mr. Raya: states yes.  
78

79 Mr. Cooper: closed the public hearing.  
80

81 Ms. Steinberg: ask staff if the applicant had a lot of code violations which have been  
82 corrected?  
83

84 Ms. Dominguez: clarified the majority of violations have been resolved. There is  
85 however, installation of driveway apron and planting of additional trees pending which  
86 will require them to apply for building permits.  
87

88 Mr. Fendell: asked why the Fire Department had not approved this plan?  
89

90 Ms. Dominguez: clarified that the Fire Department would approve once all fire codes are  
91 met.  
92  
93

94  
95 Ms. Atkins: requested clarity on what was being approved? She asked if approving the  
96 application meant applicant was required to correct all code violations or not.

97  
98 Ms. Dominguez: explained all deficiencies need to be corrected by the applicant at the  
99 time a building permit is applied for and prior to the permit approval.

100  
101 MOTION: MS. STEINBERG MOTIONED TO APPROVE APPLICATION # 09-12-V  
102 BY AHMADIYYA MOVEMENT IN ISLAM, REQUESTING A VARIANCE FROM  
103 SECTION 32-153(D)(4)a. OF THE CITY'S CODE OF ORDINANCES IN ORDER TO  
104 CONSTRUCT A VEHICLE CANOPY IN THE FRONT YARD SETBACK AT THE  
105 PROPERTY LOCATED AT 208 NW 7 COURT SUBJECT TO STAFF'S  
106 CONDITIONS STATED IN THE STAFF REPORT.

107  
108 MS. DILLARD SECONDED THE MOTION.

109  
110 MOTION CARRIED BY ROLL CALL VOTE (5-0) FOR APPROVAL.

111  
112 2. An Ordinance of the City of Hallandale Beach, Florida amending Chapter 32, of the  
113 Zoning and Land Development Code, Article IX, Notice Requirements, Section 1002  
114 and Repealing Article VIII, Section 32-967 Notices: Providing for conflict; Providing  
115 for severability; Providing an effective date.(This Ordinance is a result of  
116 Application# 16-12-TC by the City of Hallandale Beach.)

117  
118 Mr. Cooper opened the public hearing.

119  
120 Ms. Dominguez: stated that in recent years the City has amended the Zoning and Land  
121 Development Code regarding public notices to provide additional notices to affected  
122 parties and property owners within a greater area and increasing the time by which the  
123 notices published.

124  
125 Mr. Cooper closed the public hearing.

126  
127 Ms. Dominguez: stated on February 1, 2012, the City Commission adopted the Citizens  
128 Planning Bill of Rights in conjunction with the Public Notice Policy which further  
129 extended the notice requirements of the Code.

130  
131 Ms. Dominguez: pointed out that this Ordinance would revise the number of days  
132 required for Planning and Zoning Board agenda publication from 5 days to 10 days and  
133 the agenda posting in City Hall from 3 days to 7 days, consistent with the Citizen's  
134 Planning Bill of Rights/ Public Notice Administrative Policy in Section 32-1003 of the  
135 Code.

136  
137 Ms. Dominguez: stated as a result of the adoption of the new notice requirements,  
138 Section 32-967 is outdated and in conflict with the present regulations. Therefore, this  
139 section of the Code is proposed to be repealed in the proposed Ordinance.

140

141 Mr. Fendell: asked if the Ordinance will specify notice requirements for distributing or  
142 time element when sending a public notices to residents and commercial owners.

143  
144 Ms. Dominguez: clarified it would identify the requirement for publication of the agenda  
145 and posting at City Hall. She added the policy was adopted by the City Commission and  
146 provides more information such as, publishing the agenda on the webpage 7 days prior  
147 to the meeting and sending the Planning and Zoning Board's packets out 7 day prior as  
148 well.

149  
150 Ms. Dominguez: further stated staff has been publishing agendas and delivering  
151 packets 7 days prior to the meetings since April when directed by City Commission.

152  
153 Mr. Cooper: pointed outline # 89 on the Ordinance where it states "Newspaper notice  
154 shall consist of a publication in a newspaper of general paid circulation and of general  
155 interest and readership in the city, not one of limited subject matter." He asked staff if  
156 this will be a conflict when publishing with South Florida Sun Times Newspaper.

157  
158 Ms. Dominguez: states that according to section 2(b) advertisements shall appear in  
159 a newspaper that is published at least five days a week. Therefore, the SunTimes  
160 Newspaper would not qualify.

161  
162 Ms. Dominguez: added that for Planning and Zoning Board meetings, staff advertises in  
163 the Sun Sentinel or Miami Herald.

164  
165 MOTION: MS. ATKINS MOTIONED TO APPROVE AN ORDINANCE OF THE CITY  
166 OF HALLANDALE BEACH, FLORIDA AMENDING CHAPTER 32, OF THE ZONING  
167 AND LAND DEVELOPMENT CODE, ARTICLE IX, NOTICE REQUIREMENTS,  
168 SECTION 1002 AND REPEALING ARTICLE VIII, SECTION 32-967 NOTICES:  
169 PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN  
170 EFFECTIVE DATE.

171  
172 MS. DILLARDS SECONDED THE MOTION.

173  
174 MOTION CARRIED BY ROLL CALL VOTE (5-0) FOR APPROVAL.

175  
176 **OTHER**

177  
178 Mr. Cooper: asked staff when the Ordinance regarding Planning and Zoning Board  
179 members reviewing PDD/PLAC applications is scheduled to go before the Board.

180  
181 Ms. Dominguez: stated the City Commission has agreed to amend the policy to include  
182 PDD and PLAC applications to be reviewed by the Planning and Zoning Board and the  
183 Ordinance will be scheduled for the March agenda.

184  
185 Ms. Steinberg: pointed out the City is currently working on reducing the size of the lanes  
186 in Three Islands. She suggested projects such as the reduction of street lanes should  
187 also go before the Board for approval.

188  
189 Ms. Dominguez: stated projects for renovating streets do not apply to Planning and  
190 Zoning. Those projects are conducted and reviewed by the City Engineer and the plans  
191 are reviewed by another City Committee.

192  
193 Ms. Dominguez: explained that according to chapter 163 of the Florida State Statutes,  
194 the Planning and Zoning Board's responsibility only includes land use issues such as  
195 zoning and comprehensive plan amendments.

196  
197  
198 **SCHEDULING NEXT MEETING**

199  
200 March 28, 2012

201  
202 **DIRECTOR'S REPORT**

203  
204 Mr. Cooper: asked if the project "Beachwalk" has a scheduled date for City  
205 Commission?

206  
207 Ms. Dominguez: stated there is no date at time. The project is currently being  
208 processed.

209  
210 Ms. Dominguez: stated after the January meeting the City Commission approved the  
211 Public Notice Policy being presented.

212  
213  
214 Meeting adjourned at 1:57 P.M.

215  
216 \_\_\_\_\_  
217 Christy Dominguez  
218 Planning and Zoning Board Liaison