

FINAL
PLANNING AND ZONING BOARD (PZB) PUBLIC HEARING SUMMARY
WEDNESDAY, JUNE 25, 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 - Chair	T	T	T	P	P	P						
Terri Dillard- Vice Chair	P	A	P	P	P	P						
Csaba Kulin	P	P	P	P	A	P						
Charles Wu				P	P	P						
Sherea Atkins	P	A	P	P	T	P						
Alexander Lewy						P						
Howard Garson - Alternate						P						
Total Members Present	6	5	5	5	4	7						
Total Members Absent	1	3	2	2	2	0						
Seymour Fendell- Honorary	A	A	A	A	A	A						

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

Richard J. Dewitt III, Assistant City Attorney
Althea P. Jefferson, AICP
Christy Dominguez
Cindy Bardales

APPROVAL OF MINUTES

~~MOTION: MR. LEWY MOVED TO APPROVE THE MINUTES OF THE JUNE 25, 2014
PLANNING AND ZONING BOARD HEARING.~~

~~MR. WU SECONDED THE MOTION.~~

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

NEW BUSINESS

~~A. Application # 123-14-CL by Adena Foods 2013 LP, for a Nightclub License pursuant to Section 5-9 of The City Code of Ordinances to serve alcoholic beverages at the proposed Adena Foods Restaurant until 6:00 A.M. at 900 Silks Run, Building 1700 in The Village at Gulfstream Park.~~

~~Ms. Dominguez gave an overview power point presentation of the project.~~

~~Louis J. Terminello, Terminello & Terminello, P.A. (2700 SW 37th Ave., Miami, FL 33133) introduced himself and gave a short overview of the project explaining how they will be a high-end restaurant in which they will be serving top organic beef.~~

~~Mr. Terminello: stated along with being a restaurant, it will be operating until 6:00 P.M. similar to other nightclubs in the Village at Gulfstream Park.~~

~~Mr. Wu: asked if this restaurant exists anywhere else?~~

~~Mr. Terminello: Stated this would be the first restaurant of this kind.~~

~~Mr. Wu: asked how many nightclubs exist at Gulfstream Park today?~~

~~Ms. Dominguez: clarified that only three establishments in Gulfstream Park have been issued nightclub licenses.~~

~~Mr. Garson: asked, based on the information provided, the restaurant will provide three hundred parking spaces for a restaurant which will have seating for up to four hundred patrons. How was this number estimated?~~

~~Mr. Dominguez: stated that the parking study for Gulfstream is based on the square footage of commercial buildings.~~

~~Ms. Natelson opened a public hearing.~~

~~A discussion ensued amongst the Board members.~~

~~Ms. Natelson closed the public hearing.~~

~~MR. LEWY MOVED TO APPROVE APPLICATION # 123-14-CL BY ADENA FOODS 2013 LP, FOR A NIGHTCLUB LICENSE PURSUANT TO SECTION 5-9 OF THE CITY CODE OF ORDINANCES TO SERVE ALCOHOLIC BEVERAGES AT THE PROPOSED ADENA FOODS RESTAURANT UNTIL 6:00 A.M. AT 900 SILKS RUN, BUILDING 1700 IN THE VILLAGE AT GULFSTREAM PARK.~~

~~MS. DILLARD SECONDED THE MOTION.~~

~~———— MOTION CARRIED BY ROLL CALL VOTE (5-1) MS. ATKINS- NO.~~

B. An Ordinance of The City of Hallandale Beach, Florida, amending Chapter 32, of the Zoning and Land Development Code, Article III Section 32-179 PLAC, Planned Local Activity Center District, relative to adding simulcasting screens and pari-mutuel wagering machines to the permitted uses; Providing for conflict; Providing for severability; Providing for an effective date.

Ms. Dominguez gave an overview power point presentation of the proposed text amendment.

Ms. Dominguez stated the amendment would permit wagering in the PLAC zoning district, which is now prohibited. Staff recommends that, if allowed, wagering be limited to indoors of facilities so the machines can be better controlled and are not accessible to minors.

Edwin J. Stacker, Attorney (1500 N Federal Hwy., Suite 200) stated he was representing the Village at Gulfstream Park. He added the PLAC zoning concurred with LAC and Land Use Amendment.

Mr. Stacker: added the request for this amendment relates to Adena Foods Restaurant, the first item discussed at this meeting. The applicant has no problem with the regulation of the indoor modification, which will prevent minors from having access to these machines.

Mr. Stacker: further added the purpose will be to allow these types of machines in the bar area, which will be supervised by staff working at both the bar and VIP area of the restaurant.

Mr. Kulin: agreed the machines should not be outside. He asked the applicant if they were looking to add slot machines in the future?

Mr. Stacker: Stated no and clarified that such request if contemplated in the future, would have to come before the Board.

Ms. Natelson: asked how many facilities or restaurants they predict would be trying to take advantage of this use?

Mr. Stacker: clarified Adena Food Restaurant only.

Ms. Dominguez: added there are currently (8) establishments with liquor licenses which have the potential to have these type of machines.

Ms. Natelson opened a public hearing.

A discussion ensued amongst the Board members.

Ms. Natelson closed the public hearing.

MR. LEWY MOVED TO RECOMMEND APPROVAL OF AN ORDINANCE OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, OF THE ZONING AND LAND DEVELOPMENT CODE, ARTICLE III SECTION 32-179 PLAC, PLANNED LOCAL ACTIVITY CENTER DISTRICT, RELATIVE TO ADDING SIMULCASTING SCREENS AND PARI-MUTUEL WAGERING MACHINES TO THE PERMITTED USES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE WITH AMENDMENTS AS RECOMMENDED BY STAFF.

MR. WU SECONDED THE MOTION.

MOTION CARRIED BY ROLL CALL VOTE (5-1) *MS. ATKINS- NO.*

SCHEDULING OF NEXT MEETING

A. 2014 Upcoming Meeting

The Board discussed upcoming meeting and voted on changing the meeting date for the following months:

- ~~Thursday, September 30, 2014~~
- ~~Thursday, November 20, 2014~~
- ~~Thursday, December 18, 2014~~

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.