

# City of Hallandale Beach

400 S. Federal Highway  
Hallandale Beach, FL 33009  
[www.cohb.org](http://www.cohb.org)



## Meeting Agenda

**Wednesday, September 27, 2023**

**6:00 PM**

**Council Chambers**

### **Planning and Zoning Board**

***Chair Kuei Kang (Charles) Wu***

***Vice-Chair Howard Garson***

***Board Member Danny Kattan***

***Board Member Terri Dillard***

***Board Member Rick Levinson***

***Board Attorney Elizabeth Loconte***

***Board Secretary Laura Mass***

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF DRAFT MINUTES

Draft of the Meeting Minutes, August 30, 2023

Attachments:     [Draft Minutes](#)  
                              [Attendance Summary Report](#)

**5. BOARD/COMMITTEE - OLD BUSINESS**

A. APPLICATION # V-23-02925 BY URBALO LLC, REQUESTING A VARIANCE FROM SECTION 32-199(A) OF THE ZONING AND LAND DEVELOPMENT CODE RELATIVE TO THE MINIMUM FRONT YARD SETBACK REQUIRED FOR PROPERTIES ZONED CENTRAL RAC/ DISTRICT 8 SUBDISTRICT IN ORDER TO LEGALIZE A TWO-STORY (2 FLOOR LEVELS) CANOPY/TERRACE STRUCTURE CONSTRUCTED WITHOUT A BUILDING PERMIT. THE MIXED-USE BUILDING IS LOCATED AT 144 NE 1 AVENUE. (DEFERRED FROM AUGUST 30, 2023).

Attachments:     [Agenda Cover Memo](#)  
                              [EXHIBIT 1 - Location Map](#)  
                              [EXHIBIT 2 - Aerial Map](#)  
                              [EXHIBIT 3- Applicant's Letters & Back up](#)  
                              [EXHIBIT 4 - Building Rendering & Development Plans](#)

**6. BOARD/COMMITTEE - NEW BUSINESS**

B. APPLICATIONS # Z-23-4434 AND # DB-23-4193 BY HALLANDALE HOLDINGS, LLC, REQUESTING MAJOR DEVELOPMENT PLAN APPROVAL AND REZONING TO PLANNED DEVELOPMENT OVERLAY DISTRICT IN ORDER TO BUILD THE ASHWORTH AT HALLANDALE BEACH PROJECT CONSISTING OF 398 RESIDENTIAL UNITS IN 7 BUILDINGS 5 STORIES IN HEIGHT AND A 6,486 SQUARE FEET OF RETAIL BUILDING. THE PROPERTY IS LOCATED AT 100 PEMBROKE ROAD.

THE APPLICATIONS TO BE CONSIDERED ARE AS FOLLOWS:

a. APPLICATION # Z-23-4434 APPLYING THE PLANNED DEVELOPMENT OVERLAY (PDO) DISTRICT TO THE CURRENT ZONING CENTRAL RAC/GREYHOUND TRACK SUBDISTRICT TO THE PROPERTY LOCATED AT 100 PEMBROKE ROAD, GENERALLY SITUATED SOUTH OF PEMBROKE ROAD, EAST OF NE 1ST AVENUE, NORTH OF NE 7TH STREET, AND WEST OF THE BIG EASY CASINO.

b. APPLICATION # DB-23-4193 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF 398 RESIDENTIAL UNITS AND 6,486 SQUARE FEET OF COMMERCIAL SPACE.

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1 - Location Map](#)

[Exhibit 2- Aerial Map](#)

[Exhibit 3 - Applicant's Letters](#)

[Exhibit 4 - Building Rendering, Development Plan](#)

[Exhibit 5 - City Traffic Consultant Report](#)

C. APPLICATIONS # DB-23-05311 AND # V-23-05863 BY THE CITY OF HALLANDALE BEACH, FLORIDA, REQUESTING MAJOR DEVELOPMENT REVIEW APPROVAL AND VARIANCE IN ORDER TO BUILD A 5,077 SQUARE FEET ADMINISTRATION/MAINTENANCE BUILDING AND EV BUS CHARGING BAYS AT THE EXISTING HALLANDALE BEACH PUBLIC WORKS COMPOUND LOCATED AT 630-650 NW 2 STREET.

THE APPLICATIONS TO BE CONSIDERED ARE AS FOLLOWS:

a. APPLICATION # DB-23-05311 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE FOR A 5,077 SQUARE FEET ADMINISTRATION /MAINTENANCE BUILDING, AND EV BUS CHARGING BAYS AT THE EXISTING HALLANDALE BEACH PUBLIC WORKS COMPOUND.

b. APPLICATION # V-23-05863 REQUESTING A VARIANCE FROM SECTION 32-155(D)(3) TO REDUCE THE WEST SIDE YARD INTERIOR SETBACK FROM 25 FEET TO 10 FEET.

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1- Location Map](#)

[Exhibit 2- Aerial Map](#)

[Exhibit 3 - Applicant's Letters](#)

[Exhibit 4 - Building Rendering, Development Plans](#)

[Exhibit 5 - City Traffic Consultant Report](#)

**7. REMARKS BY THE CHAIR**

**8. LIAISON'S REPORT**

**9. SCHEDULING NEXT MEETING**

Wednesday, October 25, 2023

**10. ADJOURNMENT**

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE CITY CLERK AT 954-457-1489 NO LATER THAN TWO DAYS PRIOR TO SUCH PROCEEDING.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE CITY CLERK, CITY OF HALLANDALE BEACH CITY HALL, 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE CITY CLERK AT 954-457-1489. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE CITY WEBSITE AT [www.hallandalebeachfl.gov](http://www.hallandalebeachfl.gov)

ALL INTERESTED PERSONS MAY APPEAR AT THE MEETING AND MAY BE HEARD WITH RESPECT TO THE PROPOSED MATTER. SHOULD ANY PERSON DESIRE TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR CITY COMMISSION WITH RESPECT TO ANY MATTER TO BE CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON SHALL ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

TWO OR MORE MEMBERS OF CITY COMMISSION OR OTHER CITY BOARDS MAY ATTEND AND PARTICIPATE AT THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.