

# **City of Hallandale Beach**

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



## **Meeting Agenda**

**Wednesday, January 25, 2023**

**6:00 PM**

**Council Chambers**

**Planning and Zoning Board**

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPOINTMENT OF CHAIR AND VICE CHAIR FOR THE PLANNING & ZONING BOARD
5. APPROVAL OF DRAFT MINUTES

A. Draft of the Meeting Minutes October 6, 2022

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

6. BOARD/COMMITTEE BUSINESS

A.

APPLICATIONS #DB-22-1547, #CU-22-1548, AND #V-22-1549 BY PETT INC. REQUESTING MAJOR DEVELOPMENT PLAN APPROVAL, CONDITIONAL USE APPROVAL, AND VARIANCES IN ORDER TO BUILD A 6,685 SQUARE FOOT VETERINARY CLINIC BUILDING AT THE PROPERTY LOCATED AT 26 SW 4TH AVENUE.

THE APPLICATIONS FILED WITH THE CITY ARE AS FOLLOWS:

1. APPLICATION #DB-22-1547 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT THE 6,685 SQUARE FOOT VETERINARY CLINIC.

2. APPLICATION #CU-22-1548 FOR CONDITIONAL USE APPROVAL PURSUANT TO SECTION 32-964 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO PERMIT THE VETERINARY CLINIC USE.

3. APPLICATION #V-22-1549 REQUESTING VARIANCES FROM THE FOLLOWING PROVISIONS:

a) SEC. 32-384(E)(1)(2) RELATIVE TO THE REQUIRED WIDTH OF LANDSCAPING BUFFERS AROUND THE PERIMETER OF VEHICULAR USE AREAS.

b) SECTION 32-384(F)(2) RELATIVE TO THE INTERIOR ISLAND REQUIRED FOR EVERY TEN PARKING SPACES IN A ROW.

**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](#)

- B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING DIVISION 1. – SECTION 32-8. – DEFINITIONS; AMENDING DIVISION 3. – FORM-BASED ZONING DISTRICTS; SUBDIVISION I. – CENTRAL RAC DISTRICT; AMENDING SECTION 32-193. – ALLOWABLE USES RELATIVE TO CENTRAL RAC SUBDISTRICTS; RENAMING THE FASHION ART AND DESIGN SUBDISTRICT TO DISTRICT 8 SUBDISTRICT; AMENDING SECTION 32-199. – RELATIVE TO DIMENSIONAL AND PARKING REQUIREMENTS FOR EXISTING AND NEW DEVELOPMENT WITHIN THE DISTRICT 8 SUBDISTRICT; AMENDING REFERENCES TO THE FASHION ART AND DESIGN SUBDISTRICT IN CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE SECTION 32-192, SECTION 32-201, SECTION 32-203, SECTION 32-205, AND SECTION 32-524 TO THE NAME DISTRICT 8 SUBDISTRICT, PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**Attachments:** [Agenda Cover Memo](#)  
[Exhibit 1 - Proposed draft ordinance](#)

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING ARTICLE IV, DEVELOPMENT STANDARDS; DIVISION 20, TEMPORARY USES, REMOVING CARGO CONTAINERS AS A PRINCIPAL TEMPORARY USE; AMENDING REFERENCES TO THE FASHION ART DESIGN SUBDISTRICT WITHIN DIVISION 20 TO THE DISTRICT 8 SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**Attachments:** [Agenda Cover Memo](#)  
[Exhibit 1 - Proposed draft ordinance](#)

**7. REMARKS BY THE CHAIR****8. LIAISON'S REPORT****9. SCHEDULING NEXT MEETING**

- A. Discussion of 2023 Board Meeting Schedule

Attachments: [Proposed Meeting Dates for 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 954-457-1340 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 954-457-1340. 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.