

City of Hallandale Beach

400 S. Federal Highway
Hallandale Beach, FL 33009
www.cohb.org



Meeting Agenda

Wednesday, February 28, 2024

6:00 PM

Council Chambers

Planning and Zoning Board

Chair Kuei Kang (Charles) Wu

Vice-Chair Howard Garson

Board Member Danny Kattan

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

- A. JANUARY 24, 2024 PLANNING & ZONING BOARD MINUTES.

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

5. BOARD COMMITTEE/NEW BUSINESS

- A. Applications # DB-22-3552 and # RD-22-3627 Rolando Genera, on behalf of RED 2.5 LLC, requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs) in order to construct the Mateo Apartments, a 6-story residential development with 21-units proposed at the property located at 2524 E. Hallandale Beach Boulevard.

The applications filed with the City are as follows:

1) Application # DB-22-3552 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the 21-unit residential development.

2) Application # RD-22-3627 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:

a. Section 32-211(A) relative to the minimum primary street setback and minimum other street setbacks.

b. Section 32-211(a) (B) relative to the required building placement above the 5th floor.

c. Section 32-211(C) relative to the minimum interior setback required to adjacent properties in the Hallandale Beach East subdistrict.

d. Section 32-211(D) relative to the minimum interior setback required above the 5th floor.

e. Section 32-211(F) relative to the minimum rear setback required above the 5th floor.

f. Section 32-211(a) relative to the Civic Open Space Requirements – All Sites Exceeding Base Density.

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. Application # RD-23-6322 by Atlantic Village 3, LLC, requesting a variance to reduce the required depth of a colonnade from ten feet to zero feet for an existing mixed-use development in order to provide for a daycare center recreational area at the property located at 601 N Federal Highway.

The variance requested to be considered is as follows:

- a. Variance from Section 32-201, Frontage Types, to reduce the required depth of a colonnade from ten feet to zero feet for an existing mixed-use development.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Location Map](#)

[Exhibit 2 - Aerial Map](#)

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

[Exhibit 4 - Applicant's Development Plans](#)

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 2. - ZONING DISTRICTS AND OVERLAYS, SUBDIVISION I. – CONVENTIONAL ZONING DISTRICTS; AMENDING SECTION 32-145 RM-18 RESIDENTIAL MULTI-FAMILY (MEDIUM-DENSITY) DISTRICT, SECTION 32-146 RM-25 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY) DISTRICT, SECTION 32-147 RM-HD-2 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2) DISTRICT, SECTION 32-149 B-L BUSINESS LIMITED DISTRICT, SECTION 32-150 B-G BUSINESS GENERAL DISTRICT, SECTION, 32-151 B-I BUSINESS INDUSTRIAL DISTRICT, SECTION 32-155 CF COMMUNITY FACILITY DISTRICT LIST OF USES PERMITTED AND LIST OF USES PERMITTED CONDITIONALLY; AMENDING DIVISION 3. – FORM-BASED ZONING DISTRICTS, SUBDIVISION II. HALLANDALE BEACH BOULEVARD DISTRICT; AMENDING TABLE 32-209(A) ALLOWABLE USES BY SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Proposed Draft Ordinance](#)

- D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 20. – TEMPORARY USES; AMENDING SECTION 32-709. FEES, PENALTIES AND APPEALS PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Proposed Draft Ordinance](#)

- E. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE V OF THE ZONING AND LAND DEVELOPMENT CODE, AMENDING SECTIONS 32-206 32-216, 32-147, 32-149, AND 32-181 AND CREATING SECTION 32-796 RELATING TO THE ALLOCATION OF RESIDENTIAL UNITS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Proposed Draft Ordinance](#)

6. REMARKS BY THE CHAIR

7. LIAISON'S REPORT

8. SCHEDULING NEXT MEETING

Wednesday, February 28, 2024

9. 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

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.