

City of Hallandale Beach

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



Meeting Agenda

Thursday, April 18, 2024

6:00 PM

Cultural Community Center

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. MARCH 27, 2024, PLANNING & ZONING BOARD MINUTES.

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

5. BOARD COMMITTEE/NEW BUSINESS

- A. Applications #DB-23-07946 and #RD-23-0794 by Leisure Constructions 2023 LLC, requesting an amendment to a previously approved Major Development Plan and Redevelopment Area Modification (RAM) to increase the number of units of the project from 24 units to 35 units for the Leisure Apartments development located at 215 SE 4 Street.

The applications filed with the City are as follows:

- a. Application #DB-23-07946 for an amendment to a previously approved Major Development Plan consideration pursuant to Section 32-782 of the Zoning and Land Development Code to increase the number of units from 24 units to 35 units for a residential development.
- b. Application #RD-23-0794 requesting a RAM from Section 32-196, Table 32-196(a) relative to the minimum Secondary Street setback required for buildings in the Central Regional Activity Center (RAC) District/Transit Core Subdistrict.

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 – Previously Approved Major Development Plan](#)
[Exhibit 2 – Land Use and Zoning Map Aerial](#)
[Exhibit 3 – Applicant's Letter](#)
[Exhibit 4 –Development Plans](#)

- B. 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 SECTION 32.160.c PALMS GATEWAY SUBDISTRICT STANDARDS; AMENDING SECTION 32-160.d PEMBROKE ROAD SUBDISTRICT, AMENDING SECTION 32-160.e FOSTER ROAD SUBDISTRICT; AMENDING SECTION 32-194. - CONFIGURATION OF BUILDINGS; AMENDING SECTION 32-203. - CENTRAL RAC PARKING STANDARDS; AMENDING SECTION. 32-214. HALLANDALE BEACH BOULEVARD ZONING DISTRICT STANDARDS, RELATING TO MINIMUM UNIT SIZES AND MINIMUM NUMBER OF REQUIRED PARKING SPACES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Proposed Draft Ordinance](#)

6. REMARKS BY THE CHAIR

7. LIAISON'S REPORT

- A. PLANNING AND ZONING BOARD 2023 ANNUAL REPORT
(Informational Purpose Only.)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 – Planning and Zoning Board Cases 2023 Report](#)

8. SCHEDULING NEXT MEETING

Wednesday, May 22, 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.