

City of Hallandale Beach

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



Meeting Agenda

Wednesday, March 23, 2016

6:30 PM

Council Chambers

Planning and Zoning Board

Chair Sheryl Natelson

Vice Chair Terri Dilard

Board Member Howard Garson

Board Member Csaba Kulin

Board Member Alexander Lewy

Board Member Kuei Kang Wu

Board Member Leslie Wynne

Alternate Member Harriett Ginsberg

Honorary Member Seymour Fendell

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL, Board Secretary, Ms. Cindy Bardales****4. APPROVAL OF MINUTES**

- A. DRAFT MINUTES FOR MARCH 1, 2016

Attachments: [PZB Minutes 03.01.16](#)

5. OLD BUSINESS**6. NEW BUSINESS**

- A. Application #DB-2016-0007, by I & A Miami, LLC and Star Holding Management, LLC requesting Major Development Plan approval pursuant to Section 32-382 of the Zoning and Land Development Code in order to construct the Optima Plaza North, a 28 story high rise office building consisting of 272,382 square feet of office space, 12,586 square feet of bank space, and 18,767 square feet of amenity areas at the property located at 1010 South Federal Highway.

Attachments: [Optima P&Z Cover Memo 03-23-2016](#)
[EXHIBIT 1- Location Map- Optima Office Plaza](#)
[EXHIBIT 2- Aerial Map- Optima Office Plaza](#)
[Exhibit 3- Applicant's Cover Letter](#)
[Exhibit 4- Applicant's Submittal and Backup](#)

- B. Applications #142-11-CU, 143-15-Z, #141-15-DB and # 09-16-P, by Romagnole Investment Properties, LLC relative to the Hallandale Oasis Project requesting to rezone a portion of the property to the Planned Development Overlay District (PDO), a Conditional Use Permit to allow a residential use in in Central City Business District (CCB), Major Development Plan approval and Replatting. The properties are located at 1000-1100 E. Hallandale Beach Boulevard.

The applications are as follows:

a)Application #142-11-CU requesting a Conditional Use Permit pursuant to Section 32-181(d)(2) to allow a residential use in CCB District at the property located at 1000 E. Hallandale Beach Boulevard.

b)Application #143-15-Z requesting to rezone/apply the Planned Development Overlay (PDO) District to 1000 E. Hallandale Beach Boulevard.

c)Application #141-15-DB, requesting Major Development Plan approval pursuant to Section 32-382 of the Zoning and Land Development Code to construct the Hallandale Oasis Project, a 26 story building with 250 residential units and 74,190 square feet of commercial use, as amended to include 200 room hotel and 11,930 square feet of additional commercial use at 1100 East Hallandale Beach Boulevard, and a second 26 story building with 250 residential units and 7,340 square feet of restaurant use at 1000 E. Hallandale Beach Boulevard.

d)Application # 09-16-P requesting to replat 1000 E. Hallandale Beach Boulevard and 1100 E. Hallandale Beach Boulevard properties into one Plat, the "Hallandale Oasis" Plat

Attachments:

[OASIS PH II PZ Cover Memo](#)

[Exhibit 1- Location Map](#)

[Exhibit 2-Ariel Map](#)

[Exhibit 3- Applicants Letter](#)

[Exhibit 4- Applicant Development Plan and Backup](#)

[Exhibit 5-Proposed Hallandale Oasis Plat](#)

[Exhibit 6- Broward County Development Review Plat Report](#)

7. REMARKS AS REQUESTED BY THE CHAIR

8. MANAGER'S REPORT

9. NEXT SCHEDULE MEETING

APRIL 27, 2016

10. ADJOURNMENT