

# **City of Hallandale Beach**

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



## **Meeting Agenda**

**Wednesday, September 28, 2016**

**6:30 PM**

**Council Chambers**

### **Planning and Zoning Board**

*Chair Sheryl Natelson*  
*Vice Chair Terri Dillard*  
*Boardmember Howard Garson*  
*Boardmember Kuei Kang (Charles) Wu*  
*Boardmember Alexander Lewy*  
*Alternate Member Harriett Ginsberg*  
*Honorary Member Seymour Fendell*

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

- A. July 27, 2016 MEETING DRAFT MINUTES

Attachments: [Draft Minutes](#)

**5. NEW BUSINESS**

- A. Applications # LDC- 16-02977 and # Z-16-03243, Amending Chapter 32, Article III of the Zoning and Land Development Code, Figure 32-192(a) Central RAC Regulating Plan, rezoning property located at 720 South Federal Highway, and more particularly described in attached Exhibit "A", from Transit Core Subdistrict to RAC Corridor Subdistrict; and amending the City's Official Zoning Map to extend the RAC Corridor Transition Area to include same subject property; providing for conflict; providing for severability; providing for codification; and providing an effective date. (Quasi-Judicial)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1 - Ordinance](#)  
[Exhibit A – Survey & Legal Description](#)  
[Exhibit B - Official Zoning Map \(proposed\)](#)  
[Exhibit C - Figure 192 \(a\), Central RAC Regulating Plan \(proposed\)](#)  
[Exhibit 2 - Application and Cover Letter](#)  
[Exhibit 3 - Aerial Map](#)

- B. Application #V-16-03116, a variance request relative to Section 32-335(c)(1) submitted by Archdiocese of Miami for the property located at 123 NW 6th Avenue. The applicant is requesting variance approval in accordance with Section 32-965 of the City of Hallandale Beach Code of Ordinances, to erect a 6 foot high fence in the front yard, where a maximum height of 5 feet is permitted. (Quasi-Judicial Hearing)

**Attachments:**    [Agenda Cover Memo](#)  
[Exhibit 1- Location Map](#)  
[Exhibit 2- Aerial Map](#)  
[Exhibit 3- Appliant Letter](#)  
[Exhibit 4- Plan-Survey](#)

- C.            Applications # DB-16-2170 and # RD-16-2171 by HBC Medical Holding LLC requesting Major Development Plan approval pursuant to Section 32-382 of the Zoning and Land Development Code in order to construct the HBC Medical Center, approval to build a medical center at the property located at 411 N. Dixie Highway. (Quasi- Judicial)

The applications are as follows:

A. Application# DB-16-2170, for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct a three (3) story 25,089 square feet medical building.

B. Application# RD-16-2171 requesting Redevelopment Area Modifications (RAMs) to Chapter 32 of the City of Hallandale Beach Code of Ordinances, as outlined in the staff report.

**Attachments:**    [Agenda Cover Memo](#)  
[Exhibit 1- Location Map](#)  
[Exhibit 2 - Ariel Map](#)  
[Exhibit 3 - Applicant's Letter](#)  
[Exhibit 4 - Building Rendering](#)  
[Exhibit 5 -Proposed Development Plans & Back-up](#)

- D.            Applications # DB-16-2870 and # RD-16-2871, by Icebox Café RE, LLC requesting Major Development Plan approval pursuant to Section 32-382 of the Zoning and Land Development Code in order to construct the Icebox Culinary Center and Café, a 14,100 square foot one-story culinary center, greenhouse and restaurant at the property generally located at 219 NE 3rd Street. (Quasi- Judicial)

The applications are as follows:

A.Application# DB-16-2870, for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct a 14,100 square feet commercial building.

B.Application# RD-16-2871 requesting Redevelopment Area Modifications (RAMs) Chapter 32 of the City of Hallandale Beach Code of Ordinances, as outlined in the staff report.

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1- Location Map](#)

[Exhibit 2- Ariel Map](#)

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

[Exhibit 4- Building Rendering](#)

[Exhibit 5- Proposed Development Plans and Backup](#)

[Exhibit 6- Applicant's Traffic and Parking Statement](#)

[Exhibit 7- City Traffic Consultant Report](#)

- E. An Ordinance of the Mayor and City Commission of the City of Hallandale Beach, Florida, Amending Chapter 32, Zoning and Land Development Code, Division 20, "Temporary Uses", increasing the annual frequency which the City may grant Temporary Use Permits for multifamily, commercial, and civic establishments from four times annually to six times annually, and increasing the frequency which the City may grant sidewalk sales permits from twice annually to three times annually; providing for codification; providing for conflict; providing for severability; and providing for an effective date.

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1-Proposed Ordinance](#)

- F. An Ordinance of the Mayor and City Commission of the City of Hallandale Beach, Florida, Amending Chapter 32 Zoning and Land Development Code; Article 5, Development Review Procedures; Section 32-786, site plan review submission requirements, to add 3-D Renderings to the list of required items to be submitted for site plan review, and amending the Section to authorize the City Manager to review modifications of submissions; providing for conflict; providing for severability; providing for codification; and providing an effective date.

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1-Proposed Ordinance](#)

## **6. REMARKS AS REQUESTED BY THE CHAIR**

## **7. MANAGER'S REPORT**

### **A. Discuss 2017 Planning and Zoning Meeting Dates**

**B. Proposing Paperless Planning and Zoning Board Meeting Agendas**

**8. NEXT SCHEDULED MEETING**

**A. November 30, 2016**

**9. ADJOURNMENT**