

# **City of Hallandale Beach**

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



## **Meeting Agenda**

**Wednesday, November 30, 2016**

**6:30 PM**

**Commission 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 MINUTES**

- A. DRAFT MINUTES FOR SEPTEMBER 28, 2016

Attachments:     [Draft Minutes](#)

**5. PRESENTATION**

- A. RAC COMPREHENSIVE PLAN AMENDMENT

**6. NEW BUSINESS**

- A. AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING WEST REGIONAL ACTIVITY CENTER REGULATIONS ("WEST RAC") FOR THE CITY OF HALLANDALE BEACH BY RENUMBERING FIGURE 32-160 TO FIGURE 32-160(a), AND TABLE 160.a TO TABLE 160(b)(1); AMENDING CHAPTER 32 DIVISION 2, SUBDIVISION 1, TABLE 32-160(b)(1) TO PROHIBIT CANNABIS DISPENSARIES IN THE WEST RAC, TO INCLUDE MACHINE SHOPS AND ACCESSORY MANUFACTURING AS A CONDITIONAL USE ON PEMBROKE ROAD; INCLUDING MIXED USES WITH A MINIMUM OF TWO THOUSAND (2,000) SQUARE FEET AS PERMITTED USES IN PEMBROKE AND FOSTER ROAD SUBDISTRICTS; INCLUDING OFFICE USE AS A PERMITTED USE ON PEMBROKE ROAD; AMENDING 32-160 TO PROVIDE FOR MINIMUM OFF STREET PARKING STANDARDS, LOCATION AND ACCESS TO OFF STREET PARKING, REGULATIONS FOR BICYCLE AND PARKING FACILITIES, STREET AND BLOCK STANDARDS, FRONTAGE STANDARDS, REGULATIONS FOR CIVIC OPEN SPACES; AMENDING REQUIREMENTS FOR FENCING;; CREATING TABLE 32-160(b)(2) TO REFLECT MINIMUM PARKING STANDARDS PER USE; CREATING FIGURE 32-160(b)(1) PARKING GARAGE STANDARDS; CREATING TABLE 32-160(b)(3) REFLECTING FRONTAGE TYPES; CREATING FIGURE 32-160(b)(2) REFLECTING CONFIGURATIONS FOR CIVIC OPEN SPACES; AMENDING

TABLE 32-160(c) REFLECTING FRONT, SIDE, AND REAR SETBACK REQUIREMENTS AS WELL AS LANDSCAPE PERCENTAGE REQUIREMENTS FOR THE PALMS GATEWAY SUBDISTRICT; CREATING FIGURE 32-160(b)(3) DEPICTING CONFIGURATIONS FOR PERMANENT SEATING FIXTURES; AMENDING TABLE 32-160(d) TO CREATE MAXIMUM BUILDING FRONTAGE PERCENTAGE REQUIREMENTS IN THE PEMBROKE ROAD SUBDISTRICT; AMENDING SECTION 32-160(e) PERMITTED DENSITY REQUIREMENTS; AMENDING TABLE 32-160(e) FOR BUILDING FRONTAGE AND MAXIMUM BUILDING HEIGHT, MINIMUM LANDSCAPE AREA, ACCESSORY STRUCTURE, INTERIOR LOT, AND BUILDING FRONTAGE DIMENSIONAL REQUIREMENTS FOR THE FOSTER ROAD SUBDISTRICT, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Proposed Ordinance](#)

- B. APPLICATIONS # DB-16-3057 AND # V-16-3686 BY THE CITY OF HALLANDALE BEACH REQUESTING MAJOR DEVELOPMENT PLAN APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT THE BLUESTEN PARK, APPROVAL TO BUILD A NEW EXPANDED PARK WITH A NEW COMMUNITY CENTER, POOL FACILITIES, BALL FIELDS, COURT AREAS AND ADDITIONAL AMENITIES AT THE PROPERTY LOCATED AT 501 SE 1ST AVENUE.

THE APPLICATIONS TO BE CONSIDERED ARE AS FOLLOWS:

A. APPLICATION# DB-16-3057, FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT A NEW 46,716 SQUARE FEET COMMUNITY CENTER, VARIOUS AMENITIES AND AN EXPANDED PARK.

B. APPLICATION# V-16-3686 REQUESTING VARIANCES FROM THE FOLLOWING CODE PROVISIONS:

a) SECTION 32- 384 (E) RELATIVE TO THE MINIMUM REQUIRED WIDTH OF LANDSCAPED BUFFER STRIPS AROUND VEHICULAR USED AREAS.

b) SECTION 32-384 (C) RELATIVE TO THE MINIMUM

NUMBER OF TREES REQUIRED.

c)SECTION 32- 605 RELATIVE TO THE TYPE AND NUMBER OF PERMITTED SIGNS IN THE DISTRICT.

d)SECTION 32- 481 RELATIVE TO THE MINIMUM REQUIRED WIDTH OF CITY RIGHT –OF WAYS.

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1-Location Map](#)

[Exhibit 2-Aerial Map](#)

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

[Exhibit 4- Building Rendering, Development Plans and Applicant's Backup](#)

[Exhibit 5- Applicant's Traffic and Parking Statement](#)

[Exhibit 6- City Traffic Consultant Report](#)

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE ZONING AND LAND DEVELOPMENT REGULATIONS IN CHAPTER 32, ARTICLE IV, DIVISION 25, "MASSAGE SERVICES" TO ESTABLISH DISTANCE SEPARATION REQUIREMENTS AND OTHER REGULATORY PROVISIONS RELATING TO MASSAGE ESTABLISHMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1- Proposed Ordinance](#)

- D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING SECTION 32-370 HOME OCCUPATIONS AND LIVE/WORK, TO PROHIBIT CANNABIS RELATED BUSINESSES AND HOME OCCUPATIONS; AMENDING CHAPTER 32, ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, TABLE 32-160.a AND TABLE 32-193(a), ESTABLISHING ADDITIONAL USE TYPE "CANNABIS/MEDICAL CANNABIS (MARIJUANA) DISPENSARY"; AMENDING ARTICLE IV, DIVISION 24, ON-SITE DISPENSING OF CONTROLLED SUBSTANCES, TO PROVIDE ADDITIONAL STANDARDS FOR CANNABIS DISPENSARY; AMENDING 32-8 TO CREATE DEFINITIONS FOR CANNABIS, MEDICAL CANNABIS, AND CANNABIS DISPENSARY; AMENDING SECTION 32-242. PERMITTED ACCESSORY USES TO ALLOW MEDICAL MARIJUANA TREATMENT CENTERS AS AN ACCESSORY USE TO STATE LICENSED MEDICAL FACILITIES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY;

PROVIDING FOR CODIFICATION; AND PROVIDING AN  
EFFECTIVE DATE.

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                         [Exhibit 1- Proposed Ordinance](#)

**7. REMARKS AS REQUIRED BY THE CHAIR**

**8. MANAGER'S REPORT**

A. DISCUSS 2017 PLANNING AND ZONING MEETING DATES

B. PROPOSING PAPERLESS PLANNING AND ZONING BOARD MEETING  
AGENDAS

**9. NEXT SCHEDULED MEETING**

A. JANUARY 25, 2017

**10. ADJOURNMENT**