

City of Hallandale Beach

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



Meeting Agenda

Wednesday, June 28, 2017

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

1. CALL TO ORDER**2. ROLL CALL - BOARD SECRETARY, MS. CINDY BARDALES****3. PLEDGE OF ALLEGIANCE****4. APPROVAL MINUTES**

- A. DRAFT MINUTES OF MAY 24, 2017

Attachments:

[PZ Minutes 05.24.17](#)

[Exhibit A- Design Guidelines](#)

[Exhibit B- Proposed Ordinance](#)

5. NEW BUSINESS

- A. The Applicant is requesting Major Development Plan approval and Redevelopment Area Waivers to develop 10 townhomes units at 301-303 Foster Road.

The applications to be considered are as follows:

1.) Application # DR-17-0868 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code to construct a new townhouse complex with 10 units.

2.) Application# # RD-17-0869 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:

a)Table 32-160(e) relative to the minimum dimensional requirements for building placement of front, interior and corner side yard setbacks, and separation between buildings in the West RAC Zoning District/Foster Road Subdistrict.

b)Section 32- 203 (b)(1) relative to the minimum number of parking spaces required for townhomes in the West RAC Zoning District.

c)Table 32-160 (e) relative to the minimum landscaped area required for townhomes in the West RAC Zoning District/Foster Road Subdistrict.

d)Section 32-384 (e) relative to the minimum perimeter

landscaped buffer required around vehicular used areas.

e)Section 32-384 (f) requiring an interior landscaped island for every 10 parking spaces in a row of a minimum width of 7 feet within vehicular use areas.

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 Statement](#)

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

[Exhibit 7- Foster Road Streetscape Plan](#)

B. Application # V-17-01109, by Michael Terrinoni, requesting variances to renovate the property and construct an outdoor kitchen in the rear yard of the property located at 466 Alamanda Drive. The variances requested are from the following Sections of the Hallandale Beach Zoning and Land Development Code:

a) Section 32-141(d)(4)(b)(2), to allow a 5-foot rear yard setback, where 40 feet are required;

b) Section 32-141(d)(4)(c)(1), to allow a 7-foot side yard setback, where 10 feet are required;

c) Section 32-384(a)(1), to allow 39.06% of landscape area throughout the property, where a minimum of 50% is required.

d) Section 32-242(a)(4), to allow a 450 square-foot accessory structure, where a maximum of 100 square feet is allowed.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1- Location Map](#)

[Exhibit 2- Aerial Map](#)

[Exhibit 3- Applicants Response Letter](#)

[Exhibit 4- Survey and Site Plans](#)

6. OLD BUSINESS

7. SCHEDULING NEXT MEETING

JULY 26, 2017

8. OTHER BUSINESS

9. ADJOURNMENT