

City of Hallandale Beach

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



Meeting Agenda

Wednesday, October 25, 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 for August 23, 2017

Attachments: [Draft Minutes](#)

5. NEW BUSINESS

- A. Application # V-17-02251 by Graham Penn, representing Dunn's River Island Café Jamaican Restaurant/ JRIC Industries, LLC, for the property located at 908 West Hallandale Beach Boulevard. The applicant is proposing to change the nonresidential use from retail to restaurant use, which increases the existing parking nonconformity at the subject location. As such, the applicant is requesting variance approvals in accordance with Section 32-965 of the City's Code of Ordinances. The variance request will be considered by the Planning and Zoning Board on October 25, 2017.

The requested variances are from the following Zoning and Land Development Code Sections:

- a) Section 32-925(5), to intensify the existing parking nonconformity beyond what already existed for the previous retail use to allow for the restaurant use; and,
- b) Section 32-455(c)(2), to allow 4 parking spaces at the location of the business, where 46 spaces are required.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1- Location Map](#)

[Exhibit 2- Aerial Map](#)

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

[Exhibit 4 – Site Plans](#)

[Exhibit 5 - Lakeside Shoppes Lease Agreement](#)

[Exhibit 6 – Administrative Parking Standards Document](#)

6. REMARKS BY THE CHAIR

7. SCHEDULING NEXT MEETING

A. Discussion of upcoming meetings dates:

Wednesday, November 29, 2017

Thursday, December 21, 2017

8. ADJOURNMENT