

# **City of Hallandale Beach**

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



## **Meeting Agenda**

**Thursday, December 21, 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****3. PLEDGE OF ALLEGIANCE****4. APPROVAL MINUTES**

- A. Draft Minutes for October 25, 2017

Attachments:     [Draft Minutes](#)

**5. NEW BUSINESS**

- A. Application # V-16-03168, by Ralph Choeff, requesting variances to construct a new single-family dwelling and an accessory structure in the rear yard of the property located at 641 Palm Drive. The variances requested are from the following Sections of the Hallandale Beach Zoning and Land Development Code:

a. Section 32-141(d)(3), to allow an overall building height of 35 feet 6 inches, when a maximum of 30 feet is allowed.

b. Section 32-141(d)(4)(b)(2), to allow an accessory structure within the rear yard at 20 feet 9 inches from the rear lot line, where 40 feet are required.

c. Section 32-552(c), to allow a generator to encroach 6 feet into side yard setback, when a maximum of 4 feet is allowed; and to allow a side yard clearance area of 4 feet, when 10 feet are required.

Attachments:     [Agenda Cover Memo](#)  
                         [Exhibit 1- Location Map](#)  
                         [Exhibit 2- Aerial Map](#)  
                         [Exhibit 3- Applicant's Letter and Response to Section 32-965](#)  
                         [Exhibit 4 – Plans/Surveys](#)  
                         [Exhibit 5- Affidavit or Awareness of HOA Responsibilities](#)

**6. REMARKS BY THE CHAIR****7. SCHEDULING NEXT MEETING**

A Discussion on 2018 Board Meeting Schedule

**9. ADJOURNMENT**