

# **City of Hallandale Beach**

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



## **Meeting Agenda**

**Wednesday, October 23, 2019**

**6:30 PM**

**Council Chambers**

### **Planning and Zoning Board**

*Chair Kuei Kang (Charles) Wu*  
*Vice Chair Howard Garson*  
*Boardmember Danny Kattan*  
*Boardmember Rick Levinson*  
*Boardmember Diane Lyon Wead*

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

- A. Draft Minutes for August 28, 2019

Attachments: [Draft Minutes](#)

**5. OLD BUSINESS**

- A. Request by Hope Calhoun, Esquire, for a reconsideration of Application# V-19-02369 by Yana Gandelman, requesting a variance from Section 32-778(c) of the Zoning and Land Development Code, minimum distance requirement of 1,000 feet from a pharmacy to another legally established pharmacy. The proposed new pharmacy, Best Organic Pharmacy, will be located at 409 W. Hallandale Beach Boulevard.

Attachments: [Applicant's Request for Reconsideration](#)

- B. Reconsideration of Application# V-19-00042 by Yamilka Cordovi, requesting a variance from Section 32-142(d)(4) of the Zoning and Land Development Code, relative to the minimum rear yard setback required for properties zoned RS-6, Residential Single-Family, District in order to legalize a canopy structure and patio constructed without a building permit at the house located at 413 SW 2 Street.

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1- Aerial Map](#)  
[Exhibit 2- Location Map](#)  
[Exhibit 3 – Applicant's Letters and Backup](#)  
[Exhibit 4 – Site Plans](#)  
[Exhibit 5- Planning and Zoning Board Minutes for June 26, 2019](#)

**6. NEW BUSINESS**

- A. Hallandale City Center, LLC requesting approval of a Rezoning/ Text Code Amendment, Road Vacation, and Major Development Review in order to build a 3 buildings with a total of 26,530 square feet of retail and office space, and 89 residential apartment units.

The Project is located on 3 parcels: Lot A -110 Foster Road /501 NW 1st Avenue; Lot B - 605 North Dixie Highway and 608 NW 1st Avenue; and, Lot C - 501 North Dixie Highway.

The applications to be considered are as follows:

a.) Application #PA-19-815, for a Rezoning/Text Code Amendment to change the zoning designation of the property located at 605 North Dixie Highway from Central RAC Transitional Subdistrict to West RAC Foster Road Subdistrict and the property located at 608 NW 1st Avenue from Central RAC Neighborhood to West RAC Foster Road Subdistrict.

b) Application #PDO-19-816 applying PDO (Planned Development) Overlay District to the 3 parcels of the Project.

c) Application #DB-19-3486 for Major Development Review approval to build the Project as provided by Section 32-382 of the Zoning and Land Development Code.

**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- City Traffic Consultant Report](#)

- B. An Ordinance of the Mayor and City Commission of the City of Hallandale Beach, Florida, Amending Chapter 32, Zoning and Land Development Code, Division 2, Zoning Districts and Overlays, Subdivision I, Conventional Zoning Districts, and Article III, Zoning, Division 3, Form-Based Zoning Districts; Providing for Affordable Housing Requirements; Providing for Conflict; Providing for Codification; Providing for Severability; Providing for an Effective Date.

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1 - Proposed Ordinance](#)

[Exhibit 2 - Adopted House Bill No. 7103 Chapter 2019-165](#)

**7. REMARKS BY THE CHAIR**

**8. LIASON'S REPORT**

**9. NEXT SCHEDULED MEETING**

Tuesday, November 26, 2019

## **10. ADJOURNMENT**

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE CITY CLERK AT 954-457-1340 NO LATER THAN TWO DAYS PRIOR TO SUCH PROCEEDING.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE CITY CLERK, CITY OF HALLANDALE BEACH CITY HALL, 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE CITY CLERK AT 954-457-1340. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE CITY WEBSITE AT [www.hallandalebeachfl.gov](http://www.hallandalebeachfl.gov)

ALL INTERESTED PERSONS MAY APPEAR AT THE MEETING AND MAY BE HEARD WITH RESPECT TO THE PROPOSED MATTER. SHOULD ANY PERSON DESIRE TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR CITY COMMISSION WITH RESPECT TO ANY MATTER TO BE CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON SHALL ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

TWO OR MORE MEMBERS OF CITY COMMISSION OR OTHER CITY BOARDS MAY ATTEND AND PARTICIPATE AT THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.