

City of Hallandale Beach

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



Meeting Agenda

Wednesday, September 23, 2020

6:00 PM

Council Chambers

Planning and Zoning Board

Chair Kuei Kang (Charles) Wu
Vice-Chair Howard Garson
Boardmember Danny Kattan
Boardmember Terri Dillard
Boardmember Diane Lyon Wead

1. CALL TO ORDER**2. ROLL CALL****3. PUBLIC PARTICIPATION**

CITY HALL IS CLOSED TO THE PUBLIC. IN ACCORDANCE WITH FLORIDA EXECUTIVE ORDER 20-69, THIS WILL BE A VIRTUAL MEETING. IF YOU WISH TO PROVIDE PUBLIC COMMENTS, YOU MAY DO SO:

a) JOIN THE ZOOM VIRTUAL MEETING AT: <https://zoom.us/j/97488667354>
BY PHONE: (301)715-8592 OR (312)626-6799
MEETING ID: 974 8866 7354
PASSWORD: 525084

b) WRITTEN COMMENTS: EMAIL A WRITTEN MESSAGE TO: PLANNINGANDZONINGDIVISION@HALLANDALEBEACHFL.GOV ONCE THE AGENDA IS PUBLISHED NO LATER THAN 3 P.M. ON WEDNESDAY, SEPTEMBER 23, 2020. WRITTEN COMMENTS WILL BE DISTRIBUTED TO THE BOARD BUT WILL NOT BE READ DURING THE MEETING.

c) THE MEETING CAN BE VIEWED ONLINE AT: [HTTPS://COHB.ORG/HBTV](https://COHB.ORG/HBTV) OR COMCAST CABLE CHANNEL 78

4. APPROVAL OF DRAFT MINUTES

A. DRAFT MINUTES FROM THE AUGUST 26, 2020

Attachments: [DRAFT MINUTES](#)

5. NEW BUSINESS

A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, "ZONING AND LAND DEVELOPMENT CODE", ARTICLE V, "DEVELOPMENT REVIEW PROCEDURES"; PROVIDING FOR "IMPACT FEES" REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 – Ordinance Amending Chapter 32](#)
[Exhibit 2- Ordinance Amending Chapter 30 and Creating Chapter 31](#)
[Exhibit 3 – Hallandale Beach Impact Fees Study prepared by Tindale Olive](#)

- B. APPLICATION #CU-20-00557 BY THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY (HBCRA), FOR A CONDITIONAL USE PERMIT AS PROVIDED BY SECTION 32-199 (D) (2) (B) OF THE HALLANDALE BEACH CODE OF ORDINANCES IN ORDER TO CONSTRUCT AN INTERIM PARKING FACILITY IN THE CENTRAL RAC/ FADD SUBDISTRICT AT THE PROPERTY LOCATED AT 203 NE 3RD STREET.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1- Location Map](#)

[Exhibit 2 - Aerial Map](#)

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

[Exhibit 4 - Development Plans](#)

- C. APPLICATION #V-19-2953 BY CREIGHTON CONSTRUCTION & MANAGEMENT, LLC., REQUESTING VARIANCES IN ORDER TO CONSTRUCT A ONE STORY 3,926 SQUARE FEET, 7 ELEVEN STORE/SERVICE STATION WITH RETAIL SALES, GAS SALES AND A DRIVE THROUGH CAR WASH. THE PROJECT SITE IS LOCATED AT 900-970 PEMBROKE ROAD.

THE APPLICATION REQUEST IS FOR VARIANCES FROM THE FOLLOWING CODE PROVISIONS:

1) SECTION 32-160.A RELATIVE TO THE MINIMUM DISTANCE SEPARATION OF AT LEAST 1,500 FEET FROM ANOTHER SERVICE STATION WITH ACCESSORY GAS SALES FOR PROPERTIES WITHIN THE WEST RAC (REGIONAL ACTIVITY CENTER)/PEMBROKE ROAD SUBDISTRICT.

2) SECTION 32-160.D REQUIRING NEW COMMERCIAL BUILDINGS FACADES IN THE WEST RAC/PEMBROKE ROAD SUBDISTRICT SHALL OCCUPY AT LEAST 60 PERCENT BUILDING FRONTAGE OF THE STREET FRONTAGE.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Location Map](#)

[Exhibit 2 - Aerial Map](#)

[Exhibit 3- Applicant's Letters and Back-up](#)

[Exhibit 4- Building Rendering and Development Plans](#)

6. REMARKS BY THE CHAIR

7. LIAISON'S REPORT**8. SCHEDULING NEXT MEETING**

Wednesday, October 28, 2020

9. 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

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.