

# City of Hallandale Beach

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



## Meeting Agenda

**Wednesday, February 24, 2021**

**6:00 PM**

**Virtual/Cultural Center**

**Planning and Zoning Board**

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

- A. Draft Minutes of December 23, 2020

Attachments: [Draft Minutes](#)

**4. PUBLIC PARTICIPATION**

Public access to watch this virtual meeting can be accomplished as follows:

Watch Meeting on the City's Website: <https://cohb.org/HBTV>

Watch Meeting on Comcast Cable Channel 78.

Written Comments: email a written message to [planningandzoningdivision@hallandalebeachfl.gov](mailto:planningandzoningdivision@hallandalebeachfl.gov) once the agenda is published no later than 3 p.m. on Wednesday, February 24, 2021. Written comments will be distributed to the Board but will not be read during the meeting.

In-Person: The Hallandale Beach Cultural Center, located at 410 SE 3rd Street, Hallandale Beach, Florida, will be opened to the public to watch and provide public participation to this virtual meeting. Masks are required.

**5. PUBLIC HEARING**

- A. APPLICATIONS BY LEISURE APARTMENTS, INC., REQUESTING MAJOR DEVELOPMENT PLAN APPROVAL, PURSUANT TO SECTION 32-382 OF THE ZONING AND LAND DEVELOPMENT CODE TO BUILD THE LEISURE APARTMENTS, A 24-UNIT MULTI-FAMILY BUILDING AT 215 SE 4TH STREET.

THE APPLICATIONS FILED WITH THE CITY ARE AS FOLLOWS:

1) APPLICATION #DB-20-976 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT THE 24-UNIT RESIDENTIAL DEVELOPMENT.

2) APPLICATION #RD-20-977 REQUESTING REDEVELOPMENT AREA MODIFICATIONS (RAMS) FROM THE FOLLOWING CODE PROVISIONS:

a)SECTION 32-196, TABLE 32-196(A) RELATIVE TO THE MINIMUM SECONDARY STREET SETBACK REQUIRED FOR BUILDINGS IN THE CENTRAL REGIONAL ACTIVITY CENTER (RAC) DISTRICT/TRANSIT CORE SUBDISTRICT.

b)SECTION 32-196, TABLE 32-196(A) RELATIVE TO THE MINIMUM CIVIC SPACE REQUIRED FOR SITES EXCEEDING THE BASE DENSITY ALLOWED IN THE CENTRAL REGIONAL ACTIVITY CENTER (RAC) DISTRICT/ TRANSIT CORE SUBDISTRICT.

(Planning and Zoning Board action is not required for redevelopment area waiver applications)

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1- Location Map](#)

[Exhibit 2- Aerial Map](#)

[Exhibit 3- Applicants 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; AMENDING ARTICLE IV, DEVELOPMENT STANDARDS; DIVISION 8, LANDSCAPING; AMENDING SECTION 32-381, PURPOSE AND INTENT OF THE DIVISION; AMENDING SECTION 32-383, RELATIVE TO LANDSCAPING WITHIN NONCONFORMING EXISTING DEVELOPMENT; AMENDING SECTION 32-384, LANDSCAPING REQUIREMENTS, RELATIVE TO TREE REQUIREMENTS AND INTERIOR LANDSCAPING; AMENDING SECTION 32-385, GENERAL REQUIREMENTS, RELATIVE TO IRRIGATION AND PLANT MATERIALS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (STAFF DEVELOPMENT SERVICES DEPARTMENT)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1- Proposed Ordinance](#)

**6. REMARKS BY THE CHAIR**

**7. LIAISON'S REPORT**

**8. SCHEDULING NEXT MEETING**

A. Wednesday, March 24, 2021

**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](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.