

# **City of Hallandale Beach**

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



## **Meeting Agenda**

**Wednesday, April 28, 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 February 24, 2021

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, April 28, 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.

**5. PUBLIC HEARING**

- A. SOLARIS APARTMENTS, LTD. IS REQUESTING MAJOR DEVELOPMENT PLAN APPROVAL, PURSUANT TO SECTION 32-382 OF THE ZONING AND LAND DEVELOPMENT CODE TO BUILD SOLARIS, A 78-UNIT MULTI-FAMILY BUILDING AT THE PROPERTY LOCATED AT 118 SE 7TH STREET/700 OLD FEDERAL HIGHWAY.

THE APPLICATIONS FILED WITH THE CITY ARE AS FOLLOWS:

1. APPLICATION #DB-20-2058 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT THE 78-UNIT RESIDENTIAL DEVELOPMENT.

2. APPLICATION #RD-20-2070 REQUESTING REDEVELOPMENT AREA MODIFICATIONS (RAMS) FROM THE FOLLOWING CODE PROVISIONS: (Planning and Zoning Board action is not required for redevelopment area waiver applications).

a) SECTION 32-196(B)(1) REQUIRING A MINIMUM OF 75 PERCENT OF THE LINEAR WIDTH OF THE LOT ALONG A PRIMARY STREET IN THE CENTRAL RAC (REGIONAL ACTIVITY CENTER) DISTRICT SHALL BE OCCUPIED BY THE PRIMARY FACADE OF A BUILDING.

b) SECTION 32-203(A) RELATIVE TO THE MINIMUM NUMBER OF PARKING SPACES FOR MULTI-FAMILY RESIDENTIAL USES IN THE CENTRAL RAC DISTRICT.

c) SECTION 32-201(A)(3) RELATIVE TO THE MAXIMUM ALLOWABLE SETBACK ENCROACHMENT FOR BRACKETED BALCONY BUILDING FRONTAGE TYPE IN THE CENTRAL RAC DISTRICT.

d) SECTION 32-453(I)(4) RELATIVE TO ACCESS TO OFF-STREET PARKING CORRIDORS IN EXCESS 4 SPACES IN A ROW.

3. APPLICATION #RV-20-2071 REQUESTING A ROAD VACATION PURSUANT TO CHAPTER 25, SECTION 25-103 OF THE HALLANDALE BEACH CODE OF ORDINANCES FOR THAT PORTION OF THE SE 2ND STREET RIGHT-OF-WAY BETWEEN SE 7TH STREET AND SE 8TH STREET LYING BETWEEN THE 2

OWNERSHIP PARCELS OF THE PROJECT SITE IN ORDER TO CREATE ONE BUILDABLE PARCEL.(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- Applicant's Letters](#)

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

[Exhibit 5- City Traffic Consultant Report](#)

**6. REMARKS BY THE CHAIR**

**7. LIAISON'S REPORT**

**8. SCHEDULING NEXT MEETING**

Reschedule of the Wednesday, June 23, 2021 to:  
Wednesday, June 30, 2021 at 6:00 pm

**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.