



Hallandale Beach
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City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	CCG Construction Group Inc.	Meeting Date:	5/13/2025
Project Name:	948 SW 11 Street Variances		
Property Address:	948 SW 11 Street		
Application No.:	V-25-02460	Application Type:	– Variances
Parcel Size:	11,474.7 sq. ft (0.26 acres)	Quasi-Judicial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Planning District:	Southwest	Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Existing Use:	Vacant	After the Fact:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing Zoning:	Business Limited (B-L)		
Future Land Use Designation:	Medium Density Residential		
Surrounding Zoning:		Surrounding Land Use:	
North: Business Limited (B-L) South: City Limits East: Business Limited (B-L) West: Business Limited (B-L)		North: Printing Plant South: City Limits East: Vacant West: Warehouse	
Business Impact Estimate:	Not Applicable		
Staff Recommendation:	Sponsor Name:		
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Deandrea Moise, AICP, Principal Planner		

Request

The Applicant, CCG Construction Group Inc, requests variances in order to construct an approximate 3,500 sq. ft. commercial building located at 948 SW 11 Street.

The variances requested are as follows:

1. Section 32-455(c)(1) to reduce the number of required parking spaces from 12 parking spaces to 8 parking spaces.

2. Section 32-384(f)(1) to reduce the required length of a terminal landscaped island from 19 feet to 13 feet.

Staff recommends the Planning and Zoning Board consider the proposed request.

Staff Summary

Background

The applicant requests the following to develop a commercial building located at 948 SW 11 Street.

The subject property is currently vacant. The applicant's request to construct a commercial building is under review through the minor development review process. Section 32-925 states that variances associated with Minor Developments may be considered by the Planning and Zoning Board.

The applicant worked extensively with Staff to eliminate or decrease identified variances. After several revisions the applicant was able to reduce the requested variance to the minimum necessary.

Development Details:

While the site plan is not under consideration by the Board, the proposed development features:

1. Double height one-story commercial building.
2. The allowed building height is 25 feet and the proposed building is 24 feet and 4 inches.
3. Approximate 3,500 sq. ft. building which includes retail and accessory office space.
4. The façade features materials such as expansive storefront glass on the primary façade, and wood paneling finishes.

Comprehensive Plan Considerations:

The Future Land Use Designation of the subject property is Medium Density Residential. Per the Broward County Future Land Use Plan and Administrative Rules, Commercial Flexibility allows five percent of lands designated for residential to be designated Commercial through a rezoning and without a local plan amendment. The entire block where the subject property is located was rezoned to B-L in 1980. The proposed use is compatible with the Comprehensive Plan and Land Use designation.

Analysis

According to Section 32-455(c)(1) and the administrative parking standards 1 space per 300 sq. ft. for retail uses is required. This results in 12 required parking spaces. The applicant is seeking to reduce the required parking spaces to 8 spaces.

According to Section 32-384(f)(1), a landscape terminal island is required to be the full length of the parking space, which is 19 feet. The applicant is seeking to reduce the required landscape terminal to 13 feet to accommodate the required walkway for an ADA parking space.

Variance Criteria:

Pursuant to Section 32-925 (b) of the Zoning and Land Development Code, in order to authorize any variances to the terms of this chapter, the following criteria must be met:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or building in the same zoning district.

Due to the depth and width of the subject property, the ability to provide the required number of parking spaces with a structure that allowed the property owner to utilize the land was not feasible. The applicant worked with Staff through several iterations, however, in each iteration a reduction in parking spaces was necessary, and in some cases produced additional variances. Additionally, the request to reduce the landscape island length is required due to ADA requirements.

- (2) The special conditions and circumstances do not result from the actions of the applicant.

Due to ADA requirements the applicant cannot meet the required length of the terminal island. Furthermore, the depth and width of the subject property affects the design solutions of the applicant to provide additional parking spaces. Based on the size of the building 12 spaces are required and reducing the size of the building would reduce the required parking.

- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district.

Granting the variance requested will not confer on the applicant any special privilege for other properties within this zoning district as the applicant is providing parking and landscape terminal islands.

- (4) Literal interpretation of the provisions of this chapter would deprive the applicant of the rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.

The literal interpretation of the provisions would not cause undue hardship for the applicant; however, the applicant has attempted to explore multiple iterations of the proposed site plan to reduce or eliminate requested variances and in each iteration some level variances were necessary.

- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The applicant has requested the minimum variance needed to make reasonable use of the subject property to align with their needs. The applicant has explored multiple iterations of the proposed site plan to reduce or eliminate requested variances to meet their minimum needs, however, reducing the size of the building would reduce the required parking.

- (6) The grant of the variance will be in harmony with the general intent and purpose of this chapter.

The grant of the variance would be in harmony with the general intent as the variances are the minimum necessary for the applicant to make use of the property.

- (7) Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The requested variances would not be detrimental to the community. Additionally, it does not alter the permitted land use and remains compatible with the surrounding area.

Why Action Is Necessary:

Pursuant to Section 2-231(f)(3) and Section 32-965(a) of the City's Code of Ordinances, the Planning and Zoning Board has the authority to approve non-administrative variances pertaining to minor developments. The applicant is requesting a non-administrative variance; therefore, the Planning and Zoning Board approval is required for the request to be granted.

Cost Benefit

There is no cost associated with the request.

Business Impact Estimate

As per 166.041(4)(c), a business impact estimate is not applicable for this application.

Staff Recommendation:

While staff finds that the request does not meet all criteria, the applicant worked extensively with Staff to eliminate or decrease identified variances. After several revisions the applicant was able to reduce the requested variance to the minimum necessary. Furthermore, commercial use remains consistent with the allowable uses of the zoning district and land use.

Staff recommends that the Planning and Zoning Board consider the requested variance.

Attachment(s):

Exhibit 1 – Aerial and Zoning Map
Exhibit 2 – Application Package

Reviewed by: Christy Dominguez
Planning and Zoning Manager