



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
8/5/2026	26-284	☒ Resolution ☐ Ordinance ☐ Other	Ordinance Reading	N/A	N/A
			Public Hearing	☒	☐
			Advertising Required	☒	☐
			Quasi-Judicial:	☒	☐
Fiscal Impact (\$):	Account Balance (\$):		Funding Source:	Project Number:	
N/A	N/A		N/A	N/A	
Contract Required:	P.O. Required:	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
☐ Yes ☒ No	☐ Yes ☒ No	N/A	Vanessa Leroy	Sustainable Development	
Strategic Plan Focus Areas:					
☐ Fiscal Stability	☐ Resident Services	☐ Public Safety	☐ Infrastructure & Mobility	☒ Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 8/5/2026			Estimated End Date: 8/5/2026		

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATIONS # CU-26-02361 AND #V-23-07357 BY EVERETT NEELY, REQUESTING CONDITIONAL USE PERMIT AND VARIANCES TO CONSTRUCT A 1,526-SQUARE-FOOT ADDITION TO THE EXISTING MULTIPURPOSE BUILDING OF ST. ANN'S EPISCOPAL CHURCH, LOCATED AT 701 NW 1 AVENUE; REQUESTING VARIANCES RELATIVE TO HOUSES OF WORSHIP FOR MINIMUM REQUIRED SITE AREA, SETBACK AND SEPERATION FROM RESIDENTIAL USES, MAXIMUM PERMITTED GROSS FLOOR AREA AND MINIMUM LANDSCAPE BUFFERING; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The applicant, Everett Neely, is requesting variances and conditional use approval to construct a 1,526-square-foot addition to the existing multipurpose building of St. Ann's Episcopal Church, located at 701 NW 1 Avenue.

1. Application #CU-26-02361 requesting a Conditional Use Permit, pursuant to Sections 32-144(c)(7) and 32-964 of the Hallandale Beach Code of Ordinances, to permit the proposed expansion of the existing house of worship.
2. Application #V-23-07357 requesting variances from the following code provisions:
 - a) Variances from Section 32-144(c)(7) pertaining to houses of worship to:
 - Reduce the minimum required site area for a house of worship from one acre to 0.96 acre;
 - Reduce the required structural setback/separation from a house of worship and adjacent residential uses from 50 feet to 35 feet and 23 feet; and
 - Increase the maximum permitted gross floor area for accessory uses to a house of worship from 50 percent to 65 percent of the total gross floor area of the facility.
 - b) Variance from Section 32-384(e)(2) to reduce the minimum required width of landscape buffers abutting side and rear property lines from 5 feet to 3 feet.

Background:

The existing house of worship is considered a legal nonconforming use, as it was lawfully established prior to the adoption of the current zoning regulations. Pursuant to Section 32-925(5) of the Land Development Code, a legal nonconforming use may not be enlarged, expanded, or extended. As proposed, the addition would constitute an expansion of the existing legal nonconforming use.

Under the current zoning regulations, houses of worship are permitted within the RD-12 zoning district only upon approval of a conditional use. Therefore, the proposed expansion may be considered through the conditional use process. Conditional use approval requires review and recommendation by the Planning and Zoning Board and final consideration by the City Commission. Upon approval of a conditional use, the proposed addition may proceed in accordance with the approved plans and any conditions of approval.

On June 9, 2026, the Planning and Zoning Board heard the Conditional Use and Variance applications. The Board recommended approval of the applications by a vote of 4 to 0 subject to staff's conditions. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3.

Analysis

Development Details

The subject property consists of approximately 41,800 square feet (0.96 acres) and contains two existing structures: a church and a multipurpose building. The property is comprised of two parcels located on opposite sides of NW 1 Avenue and is unified through a Unity of Title recorded in 2014.

The applicant proposes to construct a 1,526-square-foot, single-story addition to the existing multipurpose accessory building located north of the church. The site currently contains a parking lot across NW 1 Avenue with 29 parking spaces. As part of the

proposal, the existing parking area in front of the church will be reconfigured to provide two accessible parking spaces.

In addition, a new parking lot adjacent to the proposed addition will provide 27 parking spaces. Combined with the existing parking facilities, the development will provide a total of 58 parking spaces, exceeding the minimum requirement of 56 spaces.

The proposed development also includes landscaped areas totaling approximately 30 percent of the site, which exceeds the minimum landscaping requirement of 25 percent for institutional uses located within residential zoning districts.

Applicable Codes and Ordinances

1. Pursuant to Section 32-144(C)(7), Houses of worship are permitted conditionally in the RD-12 zoning district, provided that there is a site of not less than one acre and that no structure is located less than 50 feet from any adjacent residential use. A 20-foot-wide landscaped buffer abutting residential property shall be provided to minimize the visual and noise impacts associated with the church, synagogue, or house of worship. Accessory uses shall not exceed more than 50 percent of the total gross floor area of the facility.
2. The proposed development does not meet the lot area requirements of 1 acre, consisting of only 41,800 square feet (± 0.96 acres). The applicant is proposing a 23 feet distance from the adjacent residential use located to the west of the property, where 50 feet is the minimum distance required.
3. The multi-purpose building to be renovated is an accessory building and will exceed the size of the church by 65%, where 50% is the maximum.
4. The existing church consists of 33 existing parking spots; 29 of those parking spots are located in the parking lot across the street to the east. The required parking for churches is 1 parking space for every 3 seats, plus 65% of the required parking for accessory uses. The church consists of accessory uses that require seating, such as multipurpose building seats, an accessory classroom, an accessory office, and an accessory reception. The proposed expansion requires 23 additional parking spaces for a total of 56 spaces required, and a total of 58 parking spaces are proposed. The table below illustrates the parking calculation for the proposed project.

Parking Calculations		
REQUIRED		PROPOSED
Church Seating 131 (1 space for 3 seats))	44	58 Parking Spaces
Accessory Parking (Multi-Purpose, Classroom, Office) = 22 x 65%	15	
5% Proximity to Transits	59 (5% reduction)	

Total Required Parking	56	
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* Multipurpose Seating = 18 Spaces
 Accessory Classroom = 2 Spaces
 Accessory Office = 1 Space
 Accessory Reception = 1 Space
 Total – 22 Spaces

5. The application requires multiple variances from Section 32-144(c)(7) due to many of its existing conditions. The applicant is required to provide 1 acre for total lot area, but the property only consists of 41,800 square feet. Furthermore, due to the location of the original structures of the property, the development does not provide the required landscape buffer and distance from a residential use. The code required that a house of worship provides 50 feet distance from its structure to the adjacent residential use; however, the proposed addition only provides a distance of 23 feet.
6. Section 32-384(e)(2) requires that landscape buffer strips are provided around the perimeter of all vehicular use areas. Landscape buffer strips abutting side and rear property lines are required to be 5 feet in width. The applicant has requested a variance to reduce the width of the landscape buffer strip from 5 feet to 3 feet along the west and north property lines of the new proposed parking lot.
7. The applicant is proposing a total of 47 tree credits on the site which exceeds the minimum required 28 trees that are required for a 41,800 square foot property. The project includes Green Buttonwoods, Gumbo Limbo, Crepe Myrtle, Pigeon Plum, and Simpson stopper throughout the property. During review of the project, the City's Arborist identified several existing trees that are in poor condition or diseased and must be removed. Specifically, Trees #52, # 43, 42, #37 located in the accessory parking lot along NW 7 Street must be removed and replaced.

Conditional Use Criteria.

Pursuant to Section 32-964 of the Zoning and Land Development Code, applications for conditional uses shall be reviewed with consideration given to the following:

- (1) That the use is compatible with the existing natural environment and other properties within the neighborhood

The church is an existing use and does not alter the character of the existing neighborhood. This is a request for an expansion of a use that currently exists.

- (2) That the use will create no substantial detrimental effects on property values in the neighborhood.

The proposed request for the expansion of the existing use to create a larger multi-purpose building will not negatively impact the surrounding properties and is not detrimental to property values in the neighborhood.

- (3) There are adequate public facilities such as schools, roads, parks, and utilities within the service areas involved.

There are adequate public facilities to accommodate the expansion of the building. The proposed addition and renovation will not have any substantial impacts on the public facilities.

- (4) That there will be adequate provisions for traffic movement, both vehicular and pedestrian, both internal to the use and the area which will serve the use.

The applicant has proposed a new parking lot consisting of 27 new parking spaces to accommodate the proposed expansion of their accessory building. The development utilizes traffic signage and markings on the site to properly assist the circulation of vehicles on site.

- (5) That there will be adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate drainage and pollution problems.

The applicant will provide proper drainage calculations and civil drawing during the time of permit that will meet the city's requirements.

- (6) There are adequate setbacks, buffering, and general amenities to control any adverse effects of noise, light, dust, and other nuisances.

The applicant provides trees, palms, and shrubs as a landscape buffer between their structures and the residential use to minimize the visual and noise impacts associated with the church. However, the house of worship does not meet the distance requirement from an adjacent residential use. Therefore, the applicant is requesting a variance to reduce the required structural distance separation from a residential use from 50 feet to 23 feet.

- (7) That the land area is sufficient, appropriate, and adequate for the use and any reasonably anticipated expansion of the use.

The applicant has not expressed any plans to further the expansion of their structure.

Variance Criteria

Pursuant to Section 32-965 (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.

The existing church and accessory building are legal nonconforming, as they were built prior to the current zoning requirements. Therefore, the church and its accessory building were built with setbacks that do not meet current zoning regulations.

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

The existing buildings do not meet distance and setback standards for the current requirements for a house of worship. The requested variances are prompted by their proposed action to expand their multi-purpose building.

- (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.

The applicant provides the required number of parking spaces and trees but is limited due to the size of the parcel and nonconforming locations of the existing buildings. While the applicant's distance requirement, parcel size, and landscape buffer do not comply with the code, the Applicant has attempted to align as closely as possible to the intent of the Code.

- (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 code will not cause undue hardship. Due to the size of the lot and the existing nonconforming setbacks, the applicant is unable to meet the required lot size and setbacks without the request of the variances. The applicant has worked with staff to minimize the amount of variances requested.

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

The requested variances represent the minimum relief necessary to allow the continued use of the existing church as proposed.

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

The project is in harmony with the general intent of the code. The requested variances allow for the applicant to expand their existing accessory building. The applicant is creating a new parking lot and proposing installation of new trees, both shade and ornamental, to enhance the visual appearance of the currently vacant portion of the site.

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

The approval of the variance does not create adverse impacts to the surrounding neighborhood and is not detrimental to the public welfare. The development is an existing use and is compatible with the surrounding character of the area.

Why Action is Necessary:

Pursuant to Section 32-964 of the City's Code of Ordinances, City Commission approval is required for a conditional use application.

Cost Benefit:

There is no cost to the City associated with the request.

STAFF RECOMMENDATIONS:

The Code permits churches and places of worship in the RD-12 District, subject to approval of a Conditional Use Permit and compliance with applicable standards as discussed herein. While the proposal does not meet the minimum parcel size and separation requirements from residential uses, the request involves the expansion of an existing established place of worship. The applicant has also made substantial efforts to comply with the applicable site development standards of the RD-12 District.

Staff recommends that the City Commission approve the requested Conditional Use Permit and variances subject to the following conditions:

1. Updated landscape plans shall be provided at the time of building permit application addressing comments from the City Arborist. The applicant shall also obtain permits for the removal of dead or terminally diseased trees in accordance with Section 29-9 of the City's Code of Ordinances.
2. Trees #52, # 43, 42, and #37 located within the accessory parking lot along NW 7 Street shall be removed and replaced with permitted tree species that will not conflict with overhead utilities.
3. Existing back-out parking spaces located along NW 1 Ave shall be reconfigured into handicapped parking spaces as shown on the proposed plans.

PROPOSED ACTION:

The City Commission consider the attached Resolution.

ATTACHMENT(S):

Exhibit 1 – Resolution
Exhibit 2 – Planning and Zoning Board Agenda Cover Memo Dated June 9, 2026
Exhibit 3 – Planning and Zoning Board Meeting Minutes Dated June 9, 2026
Exhibit 4 – Aerial Map and Zoning Map
Exhibit 5 – Applicant's Letters and Backup
Exhibit 6 – Presentation

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