

2024 ANNUAL REPORT APPLICATIONS AND CASES

During the past year, the Planning and Zoning Board has reviewed and made recommendations to the City Commission for the following:

REZONING APPLICATION (1)

Application #Z-23-4865 by 600 Hallandale Partners LLC to apply the Planned Development Overlay (PDO) district to the current zoning Central RAC - RAC Corridor Subdistrict, along with waivers, pursuant to Section 32-186 of the Zoning and Land Development Code. **(January 24, 2024)**

REDEVELOPMENT AREA MODIFICATION (2)

Application # RD-22-03627 by RED 2.5 LLC, requesting Redevelopment Area Modifications (RAMs) from the following code provisions: **(February 28, 2024)**

- a) Section 32-211(A) relative to the minimum primary street setback and minimum other street setbacks.
- b) Sec. 32-211(a) (B) relative to the required building placement above the 5th floor.
- c) Section 32-211(C) relative to the minimum interior setback required to adjacent properties in the Hallandale Beach East subdistrict.
- d) Section 32-211(D) relative to the minimum interior setback required above the 5th floor.
- e) Section 32-211(F) relative to the minimum rear setback above the 5th floor.
- f) Section 32-211(a) relative to the Civic Open Space Requirements for sites exceeding Base Density.

Application #RD-23-0794 by Leisure Constructions 2023 LLC requesting a RAM from 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. **(April 8, 2024)**

PLAT APPLICATION (1)

Application #P-22-5161 by 600 Hallandale Partners LLC, requesting approval of the Beach Gateway Plat in accordance with Article II, Division 2 of the Zoning and Land Development Code. **(January 24, 2024)**

UTILITY EASEMENT & ROAD VACATION APPLICATION (1)

Application #RV- 23-7143 by 600 Hallandale Partners LLC, requesting vacation of utility and roadway easements pursuant to Chapter 25, Section 25-102 of the Hallandale Beach Code of Ordinances depicted on the Promenade at Hallandale Plat. **(January 24, 2024)**

TEXT CHANGES/COMPREHENSIVE PLAN AMENDMENT (13)

LDC-23-8157 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 6 FENCES, WALLS, STRUCTURES AND PLANTINGS; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(January 24, 2024)**

LDC-23-8207 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 7 HEIGHT EXCEPTIONS SECTION 32-361 APPLICATION, TO ALLOW AN EXCEPTION FOR ROOFTOP AMENITIES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(January 24, 2024)**

LDC-24-954 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 2. - ZONING DISTRICTS AND OVERLAYS, SUBDIVISION I. – CONVENTIONAL ZONING DISTRICTS; AMENDING SECTION 32-145 RM-18 RESIDENTIAL MULTI-FAMILY (MEDIUM-DENSITY) DISTRICT, SECTION 32-146 RM-25 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY) DISTRICT, SECTION 32-147 RM-HD-2 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2) DISTRICT, SECTION 32-149 B-L BUSINESS LIMITED DISTRICT, SECTION 32-150 B-G BUSINESS GENERAL DISTRICT, SECTION, 32-151 B-I BUSINESS INDUSTRIAL DISTRICT, SECTION 32-155 CF COMMUNITY FACILITY DISTRICT LIST OF USES PERMITTED AND LIST OF USES PERMITTED CONDITIONALLY; AMENDING DIVISION 3. – FORM-BASED ZONING DISTRICTS, SUBDIVISION II. HALLANDALE BEACH BOULEVARD DISTRICT; AMENDING TABLE 32-209(A) ALLOWABLE USES BY SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(February 28, 2024)**

LDC-24-973 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 20. – TEMPORARY USES; AMENDING SECTION 32-709. FEES, PENALTIES AND APPEALS PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(February 28, 2024)**

LDC-24-1310 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE V OF THE ZONING AND LAND DEVELOPMENT CODE, AMENDING SECTION 32-206 AND 32-216, AND CREATING SECTION 32-796 RELATING TO THE ALLOCATION OF RESIDENTIAL UNITS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. **(February 28, 2024)**

LDC -24-1653 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING SECTION 2, THE FUTURE LAND USE

ELEMENT OF THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AN INCREASE TO THE NUMBER OF REGIONAL ACTIVITY CENTER (RAC) RESIDENTIAL UNITS IN THE REGIONAL ACTIVITY CENTER LAND USE PURSUANT TO POLICY 2.4.1 OF THE BROWARD COUNTY LAND USE PLAN, PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(March 27, 2024)**

LDC-24-1812 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, AMENDING SECTION 32-160. d. PEMBROKE ROAD SUBDISTRICT STANDARDS; SECTION 32-160. e. FOSTER ROAD SUBDISTRICT STANDARDS; SECTION 32-195. RAC CORRIDOR SUBDISTRICT STANDARDS; SECTION 32-196. TRANSIT CORE SUBDISTRICT STANDARDS; SECTION 32-197. RAC NEIGHBORHOOD SUBDISTRICT STANDARDS; SECTION 32-198. TRANSITIONAL MIXED USE SUBDISTRICT STANDARDS; SECTION 32-199. DISTRICT 8 SUBDISTRICT STANDARDS; SECTION 32-200. GREYHOUND TRACK SUBDISTRICT STANDARDS; SECTION 32-210. HALLANDALE BEACH BOULEVARD WEST SUBDISTRICT; SECTION 32-211. HALLANDALE BEACH BOULEVARD EAST SUBDISTRICT RELATING TO PAYMENT IN LIEU OF AFFORDABLE HOUSING UNITS; PROVIDING CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(March 27, 2024)**

LDC-24-02222 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE SECTION 32.160.c PALMS GATEWAY SUBDISTRICT STANDARDS; AMENDING SECTION 32-160.d PEMBROKE ROAD SUBDISTRICT, AMENDING SECTION 32-160.e FOSTER ROAD SUBDISTRICT; AMENDING SECTION 32-194. - CONFIGURATION OF BUILDINGS; AMENDING SECTION 32-203. - CENTRAL RAC PARKING STANDARDS; AMENDING SECTION. 32-214. HALLANDALE BEACH BOULEVARD ZONING DISTRICT STANDARDS, RELATING TO MINIMUM UNIT SIZES AND MINIMUM NUMBER OF REQUIRED PARKING SPACES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(April 8, 2024)**

LDC-24-03380 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE DIVISION 20. – TEMPORARY USES SECTION 32-702 EVENT PERMIT REQUIRED RELATING TO ANNUAL PERMITS FOR TEMPORARY USES ON PROPERTIES OWNED BY THE CITY OR THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(May 22, 2024)**

LDC-24-03379 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV OF THE ZONING AND LAND DEVELOPMENT CODE DIVISION 2 – ACCESSORY USES AND STRUCTURES SECTION 32-242 – PERMITTED ACCESSORY USES TO ALLOW OUTDOOR COOKING AS AN ACCESSORY USE FOR RESTAURANTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(May 22, 2024)**

LDC-24-03363 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE DIVISION 3. – FORM-BASED ZONING DISTRICTS TABLE 32-198(a)

RELATING TO THE BASE AND MAXIMUM DENSITY PERMITTED IN TRANSITIONAL MIXED-USE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(May 22, 2024)**

LDC-24-04745 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE SECTION 32-144 - RD-12 RESIDENTIAL TWO-FAMILY (DUPLEX) DISTRICT; AMENDING SECTION 32-145 - RM-18 RESIDENTIAL MULTI-FAMILY (MEDIUM-DENSITY) DISTRICT; AMENDING SECTION 32-146 - RM-25 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY) DISTRICT; AMENDING SECTION 32-147 - RM-HD-2 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2) DISTRICT; AMENDING SECTION 32-149. - B-L BUSINESS LIMITED DISTRICT; AMENDING DIVISION 5 SECTION 32-311. – DENSITY LIMITS; AMENDING SECTION 32-455. - MINIMUM PARKING SPACE REQUIREMENTS RELATING TO MINIMUM UNIT SIZES, SITE DEVELOPMENT STANDARDS AND MINIMUM PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(July 24, 2024)**

LDC-24-05734 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” OF THE CITY’S CODE OF ORDINANCES; SPECIFICALLY AMENDING SECTION 32-805 “DEVELOPMENT AGREEMENTS; AMENDMENTS AND MINOR REVISIONS” TO REVISE THE PROCESS FOR MINOR REVISIONS TO DEVELOPMENT AGREEMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(August 28, 2024)**

MAJOR DEVELOPMENT APPLICATION (3)

Application # DB-22-5447 by 600 Hallandale Partners LLC, for Major Development Review consideration pursuant to Section 32-782 of the Zoning and Land Development Code for a mixed-use development consisting of 720 residential units and 135,175 square feet of commercial. **(January 24, 2024)**

Application #DB-22-03552 by RED 2.5 LLC, for Major Development Review approval pursuant to Section 32- 782 of the Zoning and Land Development Code in order to construct the 21-unit residential development. **(February 28, 2024)**

Application #DB-23-07946 by Leisure Constructions 2023 LLC, for an amendment to a previously approved Major Development Plan consideration pursuant to Section 32-782 of the Zoning and Land Development Code to increase the number of units from 24 units to 35 units for a residential development. **(April 8, 2024)**

VARIANCES (5)

Application # RD-23-6322 by Atlantic Village 3, requesting a variance to reduce the required depth of a colonnade from ten feet to zero feet for an existing mixed-use development for a daycare center at the property located at 601 North Federal Highway. **(February 28, 2024)**

Application # V-24-5360 by the City of Hallandale Beach, Florida, requesting a variance from the minimum setback required for structures in the C-F, Community Facilities zoning district to construct an informational public announcement structure at the City Hall Complex **(August 28, 2024)**

Application No. V-24-06190 by Victor Caban-Diaz and Journey requesting variances to reduce the required front yard setback, rear yard setback, interior side yard setback, corner side yard setback, and minimum unit size for a three-bedroom two-family home located at 538 NW 6 Avenue in the RD-12 two-family (duplex) district. **(October 29, 2024)**

Application No. V-24-06192 by Victor Caban-Diaz and Journey requesting variances to reduce the required interior side yard setback, and minimum unit size for a three-bedroom two-family home located at 610 NW 6 Avenue in the RD-12 two-family (duplex) district. **(October 29, 2024)**

Application No. V-24-06194 by Victor Caban-Diaz and Journey requesting variances to reduce the required interior side yard setback, and minimum unit size for a three-bedroom two-family home located at 617 NW 4 Avenue in the RD-12 two-family (duplex) district. **(October 29, 2024)**

City's Zoning & Land Development Code Rewrite Discussion (October 29, 2024)