



City Commission
August 5, 2026

Department of Sustainable Development (DSD)

St Ann's Episcopal

Variance & Conditional Use
Applications

Application No. V-23-07357

Application No. CU-26-02361

Aerial View

Applicant:

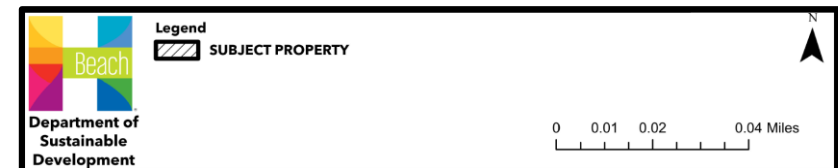
Everett Neely

Project:

St. Ann's Episcopal Church

Location:

701 NW 1 Avenue



N↑

Zoning Map

Applicant:

Everett Neely

Project:

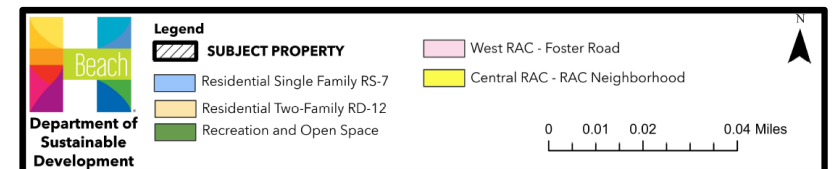
St. Ann's Episcopal Church

Location:

701 NW 1 Avenue

Zoning:

RD-12 Residential Tow-Family Duplex



Request



1. Conditional Use Approval

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. Variance Review Approval

Application #V-23-07357 requesting variances from the following code provisions:

- 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.
- 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 nonconforming use and cannot be expanded, enlarged, or extended according to Section 32-925(5) of the Land Development Code. The proposed addition would constitute an expansion of the existing nonconforming use. Under current zoning regulations, houses of worship are conditionally permitted in the RD-12 zoning district. Therefore, the nonconforming use can be expanded through the conditional use process. The subject property consists of two parcels that were unified through a Unity of Title recorded in 2014.

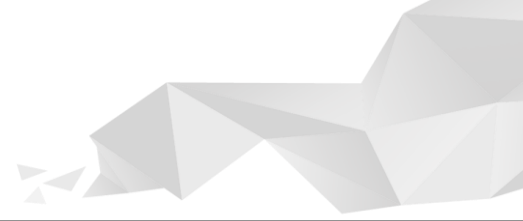
June 9, 2026 – The Planning and Zoning Board recommended approval of the Conditional Use and Variance applications by a vote of 4 to 0.

Analysis

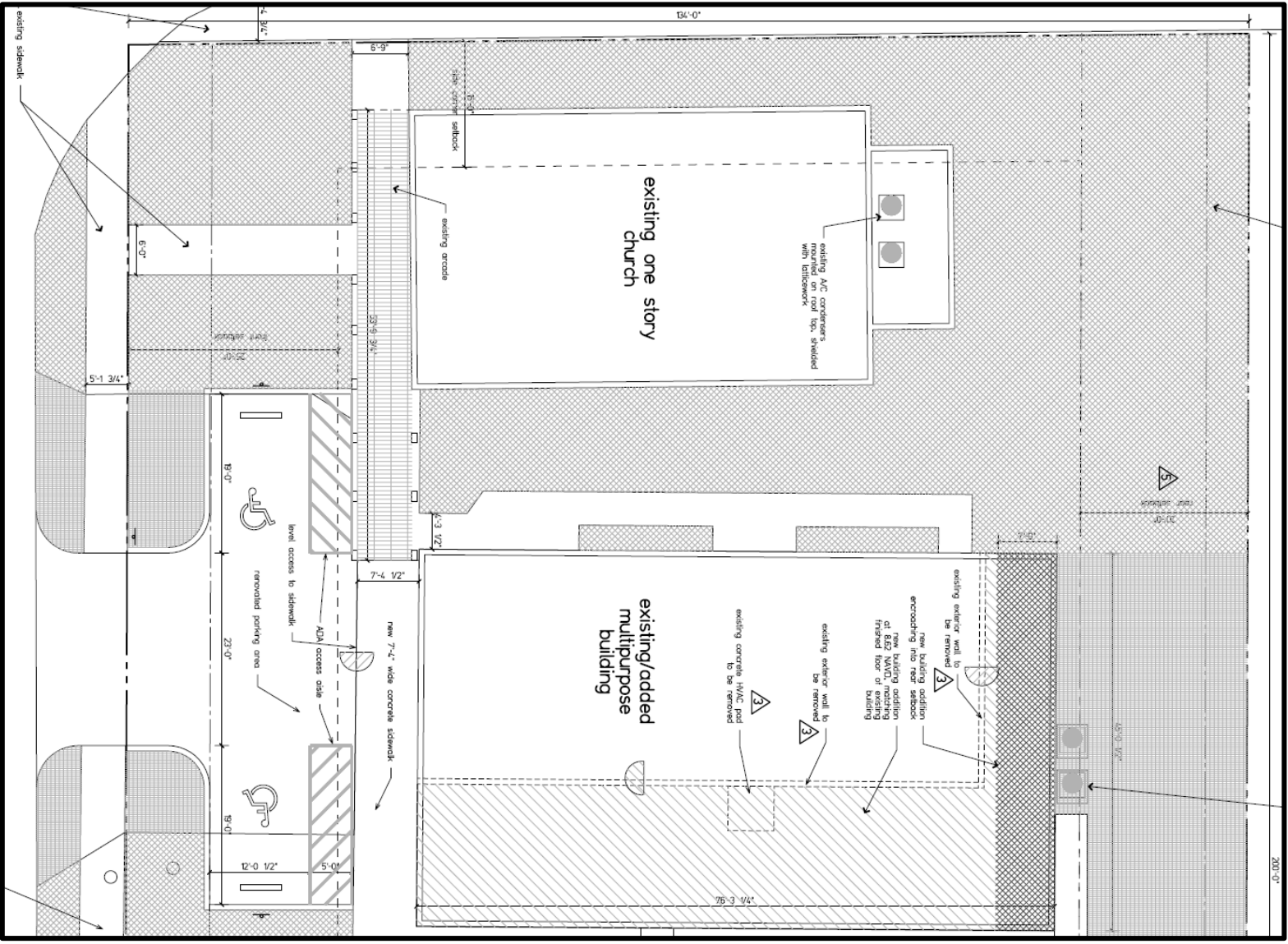


1. Subject property is approximately 41,800 square feet (0.96 acres)
2. The property is comprised of two parcels located on opposite sides of NW 1 Avenue and is unified through a Unity of Title recorded in 2014.
3. Proposes to construct a 1,526-square-foot, single-story addition to the existing multipurpose accessory building.
4. Existing parking lot across NW 1 Avenue with 29 parking spaces.
5. Existing 4 parking spaces in front of the church will be reconfigured into two accessible parking spaces.
6. A new parking lot with 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.
7. Proposing landscaped area totaling approximately 30 percent.
8. Total of 48 tree credits (27 trees are required).

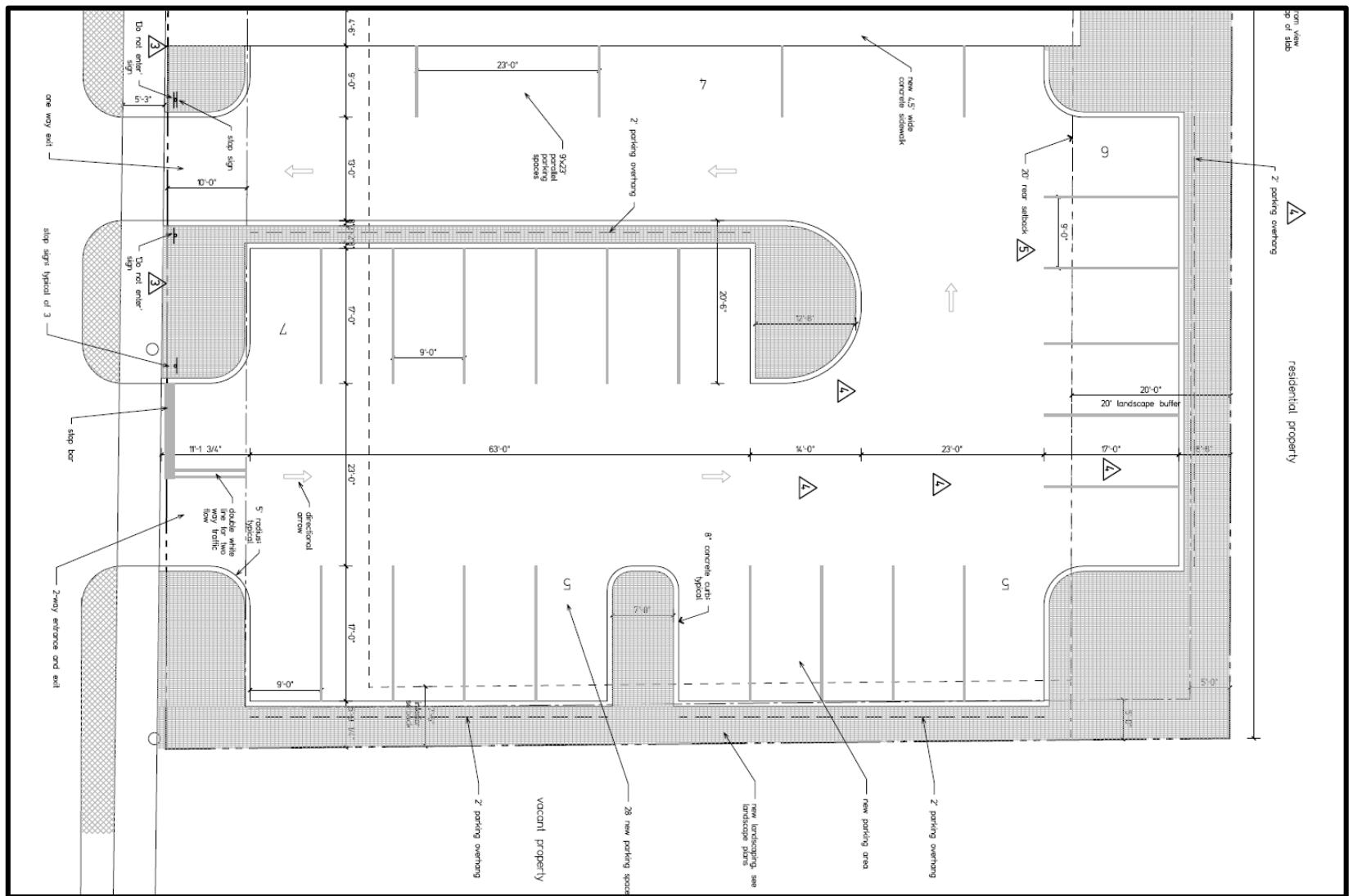
Existing Conditions



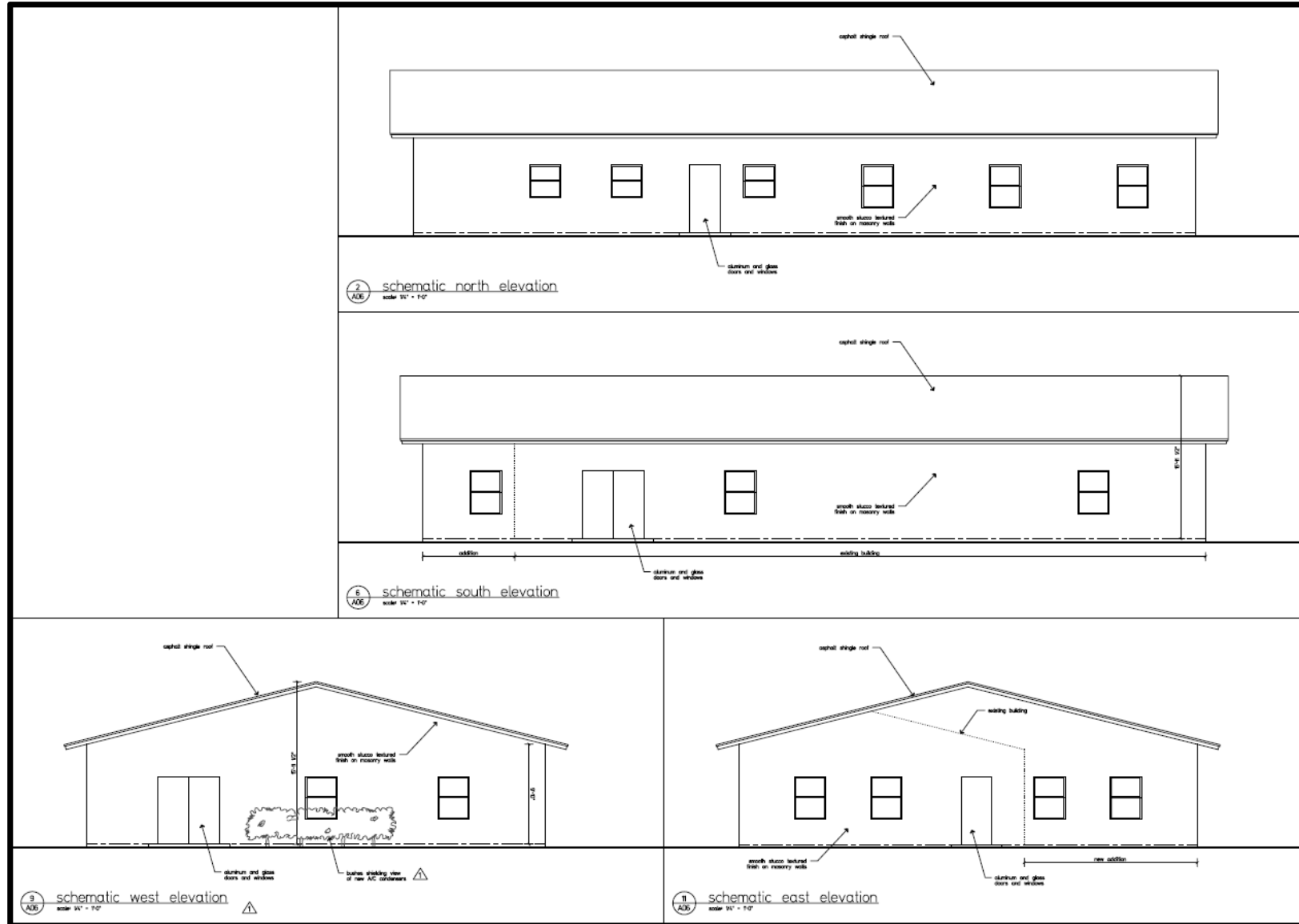
Site Plan



Site Plan



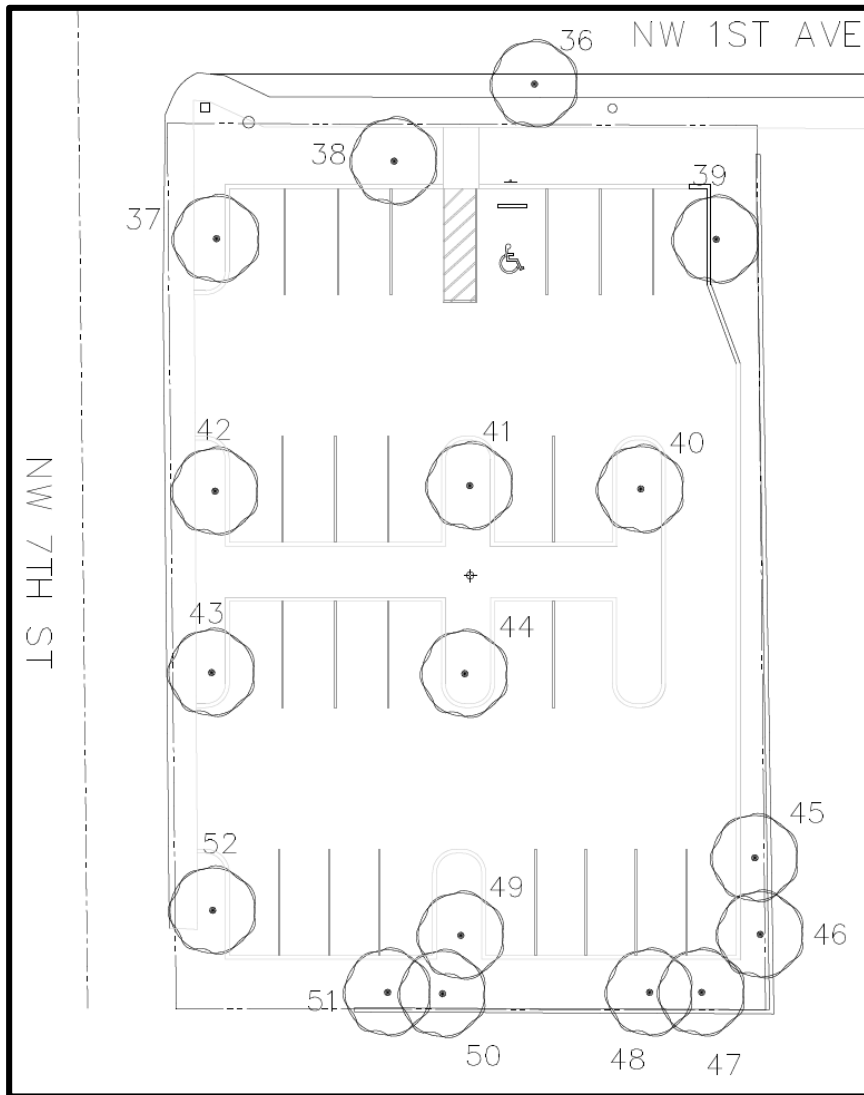
Elevations



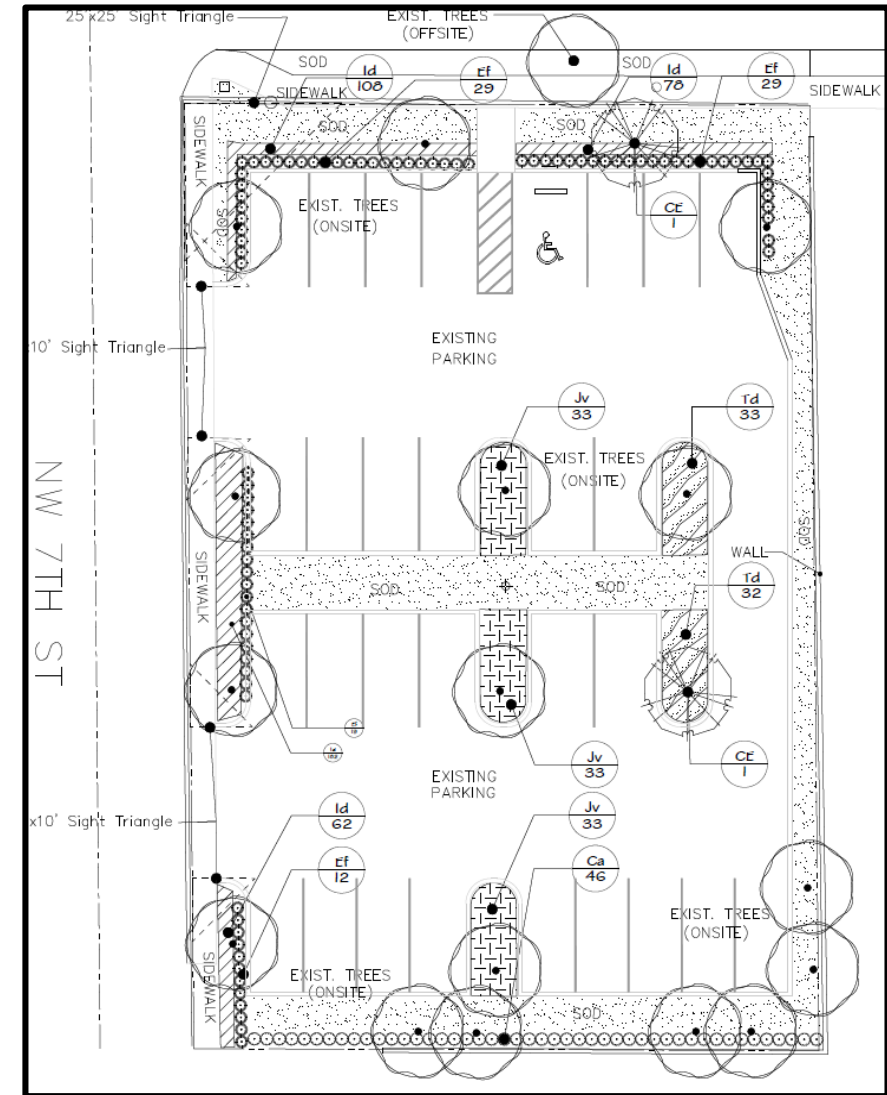
52



Landscape (Accessory Parking Lot)



Existing



Proposed

Findings

Conditional Use Application CU-26-02361

The application was reviewed and found compliant with the review criteria of Section 32-964 for a conditional use permit for the expansion for the multipurpose building.

Variance Application No: V-23-07357

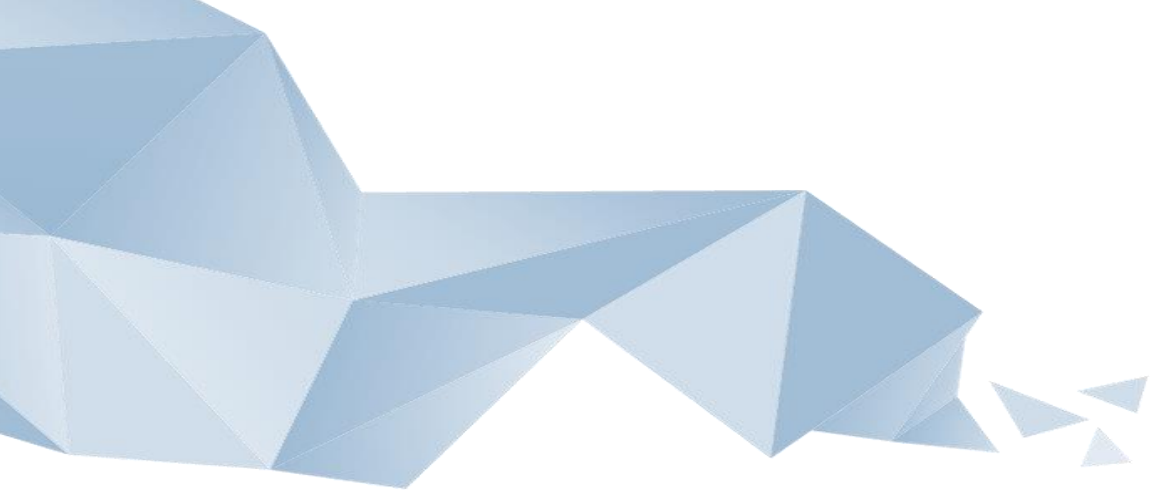
The application was reviewed and found generally compliant with Section 32-965, the criteria for variances subject to conditions.

Recommendations



Staff recommends that the City Commission consider approval of 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.



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