

2023 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:

CONDITIONAL USE (2)

Application # CU-22-551 by Higher Ground Education, Inc requesting a Conditional Use Permit pursuant to Section 32-193 of the Hallandale Beach Code of Ordinances in order to operate a portion of the Guidepost school within the Central RAC/RAC Neighborhood Zoning District. **(October 6, 2022)**

Application # CU- 22-1548 by Pett Inc. requesting a Conditional Use Permit pursuant to Section 32-964 of the Zoning and Land Development Code in order to permit the veterinary clinic use. **(January 25, 2023)**

REZONING APPLICATION (2)

Application #Z-23-4434 by Hallandale Holdings LLC to apply for the Planned Development Overlay (PDO) district to the current zoning Central RAC/Greyhound track subdistrict to the property located at 100 Pembroke Road, generally situated south of Pembroke Road, east of NE 1st Avenue, north of the 7th Street, and west of the Big Easy Casino. **(September 27, 2023)**

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-21-3750 by 218 Park Partners requesting Redevelopment Area Modifications (RAMs) from the following code provisions: **(March 22, 2023)**

- a) Sec. 32-201(a)(2) relative to the required minimum depth of the Stoop.
- b) Section 32-196(a) relative to the minimum street setback encroachment in the Central RAC District/ Transit Core subdistrict.
- c) Section 32-196(a) relative to the Civic Open Space Requirements – All Sites Exceeding Base Density.
- d) Sec. 32-384(f)(1) relative to the landscaping requirements for interior landscaping of off-street parking areas.

e) Section 32-203, Table 32-203 (a) relative to the minimum number of parking spaces required for multi-family residential uses in the Regional Activity Center (RAC)

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.

PLAT APPLICATION (2)

Application #P-23-3005 for Plat approval pursuant to Section 32-72 of the Zoning and Land Development Code.

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. **(Planning and Zoning Board action is not required for right-of-way or easement vacation applications). (January 24, 2024)**

TEXT CHANGES/COMPREHENSIVE PLAN AMENDMENT (19)

LDC-22-500 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING DIVISION 3. – FORM-BASED ZONING DISTRICTS; SUBDIVISION I. – CENTRAL RAC DISTRICT; AMENDING SECTION 32-193. – ALLOWABLE USES RELATIVE TO CENTRAL RAC SUBDISTRICTS; AMENDING SECTION 32-199. – FASHION/ART/DESIGN SUBDISTRICT STANDARDS REALTIVE TO PARKING REQUIREMENTS AND DESIGN FOR EXISTING AND NEW DEVELOPMENT; PROVIDING

FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. **(October 6, 2022)**

PA-22-5005 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH COMPREHENSIVE PLAN TO INCORPORATE THE SAFE NEIGHBORHOOD DISTRICT PLANS OF THE GOLDEN ISLES SAFE NEIGHBORHOOD DISTRICT AND THE THREE ISLANDS SAFE NEIGHBORHOOD DISTRICT; PROVIDING FOR ADOPTION AND TRANSMITTAL OF THIS COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE CITY OF HALLANDALE BEACH COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(October 6, 2022)**

LDC #23-141 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING DIVISION 1. – SECTION 32-8. – DEFINITIONS; AMENDING DIVISION 3. – FORM-BASED ZONING DISTRICTS; SUBDIVISION I. – CENTRAL RAC DISTRICT; AMENDING SECTION 32-193. – ALLOWABLE USES RELATIVE TO CENTRAL RAC SUBDISTRICTS; RENAMING THE FASHION ART AND DESIGN SUBDISTRICT TO DISTRICT 8 SUBDISTRICT; AMENDING SECTION 32-199. – RELATIVE TO DIMENSIONAL AND PARKING REQUIREMENTS FOR EXISTING AND NEW DEVELOPMENT WITHIN THE DISTRICT 8 SUBDISTRICT; AMENDING REFERENCES TO THE FASHION ART AND DESIGN SUBDISTRICT IN CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE SECTION 32-192, 2 SECTION 32-201, SECTION 32-203, SECTION 32-205, AND SECTION 32-524 TO THE NAME DISTRICT 8 SUBDISTRICT, PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. **(January 25, 2023)**

LDC-23-142 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING ARTICLE IV, DEVELOPMENT STANDARDS; DIVISION 20, TEMPORARY USES, REMOVING CARGO CONTAINERS AS A PRINCIPAL TEMPORARY USE; AMENDING REFERENCES TO THE FASHION ART DESIGN SUBDISTRICT WITHIN DIVISION 20 TO THE DISTRICT 8 SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. **(January 25, 2023)**

PA-23-02740 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN TO PROVIDE FOR REVISIONS AND UPDATES OF THE GOALS OBJECTIVES AND POLICIES RELATED TO THE RECREATION AND OPEN SPACE ELEMENT AND THE CAPITAL IMPROVEMENTS ELEMENT; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(May 24, 2023)**

PA-23-02906 AN ORDINANCE OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING SECTION 11 OF THE PUBLIC SCHOOL FACILITIES ELEMENT OF THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN RELATING TO PUBLIC SCHOOL

CONCURRENCY; AMENDING POLICIES RELATIVE TO THE LEVEL OF SERVICE STANDARD FOR PUBLIC SCHOOL FACILITY TYPES; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(May 24, 2023)**

LDC-23-2874 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, OF THE CITY OF HALLANDALE BEACH ZONING AND LAND DEVELOPMENT CODE, ARTICLE III SECTION 32-171 PLAC, PLANNED LOCAL ACTIVITY CENTER DISTRICT, RELATIVE TO ADDING CASINOS, PARI-MUTUEL WAGERING, SLOT GAMING MACHINES, AND CARDROOM FACILITIES TO THE PERMITTED USES WITHIN THE PLAC DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(June 28, 2023)**

LDC-23-03849 AN ORDINANCE OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, AMENDING ARTICLE VI, CONSISTENCY AND CONCURRENCY DETERMINATIONS, SECTION 32-888 – PUBLIC SCHOOL CONCURRENCY; AMENDING THE LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOL FACILITY TYPES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(June 28, 2023)**

LDC #23-0141 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, TABLE 32-160A WEST RAC PERMITTED USES BY SUBDISTRICT; AMENDING SECTION 32-160D PEMBROKE ROAD SUBDISTRICT, AMENDING SECTION 32-160.E FOSTER ROAD SUBDISTRICT; AMENDING DIMENSIONAL AND OTHER REQUIREMENTS FOR THE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(October 25, 2023)**

LDC #23-5883 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, SUBDIVISION I. – CENTRAL RAC DISTRICT; AMENDING TABLE 32-193(a) ALLOWABLE USES BY SUBDISTRICT; AMENDING SECTION 32-197 RAC NEIGHBORHOOD SUBDISTRICT DIMENSIONAL AND OTHER REQUIREMENTS FOR THE SUBDISTRICT; AMENDING SECTION 32-198 TRANSITIONAL MIXED USE SUBDISTRICT STANDARDS DIMENSIONAL AND OTHER REQUIREMENTS FOR THE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(October 25, 2023)**

LDC #23-5882 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. ACCESSORY USES AND STRUCTURES CREATING SECTION 32-244 ACCESSORY DWELLING UNITS; AMENDING SECTION 32-8 DEFINITIONS; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(October 25, 2023)**

LDC #23-6501 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE VII OF THE ZONING AND LAND DEVELOPMENT CODE, SECTION 32-925 NONCONFORMING USES OF LAND, INCLUDING

EXCESS DENSITY AND ALLOWING ADDITIONAL AFFORDABLE HOUSING; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(October 25, 2023)**

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 FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(March 27, 2024)**

MAJOR DEVELOPMENT APPLICATION (6)

Application #DB-22-1547 by Pett Inc. for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the 6,685 square foot veterinary clinic. **(January 25, 2023)**

Application # DB-21-3749 by 218 Park Partners LLC, for Major Development Review approval pursuant to Section 32- 782 of the Zoning and Land Development Code in order to construct the 46-unit residential development. **(March 22, 2023)**

Application # DB-23-4193 by Hallandale Holdings 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 398 residential units and approximately 6,500 square feet of retail. **(September 27, 2023)**

Application # DB-23-5311 by the City of Hallandale Beach, Public Works Department, for Major Development Review approval pursuant to Section 32- 782 of the Zoning and Land Development Code for a 5,077 square feet administration /maintenance building, and EV bus charging bays at the existing Hallandale Beach Public Works Compound. **(September 27, 2023)**

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)**

VARIANCES (5)

Application #V-23-2925 by Urbalo, LLC, V-23-02925 (Go Bistro Restaurant) requesting a variance from Section 32-199 (a) of the Zoning and Land Development Code relative to the minimum front yard setback required for properties zoned Central RAC/ District 8 Subdistrict to legalize a two-story (2 floor levels) canopy/terrace structure constructed without a building permit. The mixed-use building, which includes the proposed restaurant, Go Bistro, on the ground floor, is located at 144 NE 1 Avenue. **(August 30, 2023)**

Application #V-22-1549 by Pett Inc. requesting Variances from the following provisions: **(January 25, 2023)**

a) Sec. 32-384(e)(2) relative to the required width of landscaping buffers around the perimeter of vehicular use areas.

b) Section 32-384(f)(2) relative to the interior island required for every ten parking spaces in a row.

Application #V-23-237 by the City of Hallandale Beach Community Redevelopment Agency (HB CRA), is requesting variances from the following provisions of the Zoning and Land Development Code in order to construct a public parking lot at 301 NE 1st Avenue: **(March 22, 2023)**

1) Section 32-384(f)(1) requiring that within vehicular use areas, all rows of parking spaces shall be terminated with landscaped islands not less than seven feet in width and running the entire length of the abutting space.

2) Section 32-453(c) requiring all off-street parking spaces to have a minimum depth of 19 feet and a minimum width of 9 feet.

3) Section 32-453 (h) requiring minimum aisle dimension of 23 feet for two-way traffic.

4) Section 32-384(e) requiring landscaped buffer strips around the perimeter of all vehicular use areas of 10 feet abutting public rights-of-way and 5 feet abutting alleys and rear or side common property lines.

Application # V-23-5863 by the City of Hallandale Beach, Public Works Department, requesting a variance from Section 32-155(d)(3) to reduce the west side yard interior setback from 25 feet to 10 feet. **(September 27, 2023)**

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. The application filed with the city is as follows: **(February 28, 2024)**

Variance to Section 32-201 Frontage Types, to reduce the required depth of a colonnade from ten feet to zero feet for an existing mixed-use development.