



City of Hallandale Beach Board/Committee Annual Report

Meeting Date:			
5/1/2024	Regular Meeting Date	4 th Wednesday of the Month	
	Location	City Commission Chambers	
File No.:	Liaison	Christy Dominguez, Planning and Zoning Manager	
24-165	Director	Vanessa Leroy, Director, Department of Sustainable Development	
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number :
N/A	N/A	N/A	N/A

SHORT TITLE:

PLANNING AND ZONING BOARD ANNUAL REPORT

BOARD/COMMITTEE DESCRIPTION

The purpose of the Planning and Zoning Board/LPA is to hold public hearings to consider requests for Development Review, site plan approvals, zoning and land use applications of properties located within the City limits and to advise and formulate recommendations to the City Commission for the improvement, planned growth, health, safety and well-being of the City.

The Planning and Zoning Board/LPA assures compliance with the City’s Comprehensive Plan and Zoning and Land Development Code. The Planning and Zoning Board/LPA also makes recommendations to the City Commission concerning proposed zoning (text and map) changes, approve preliminary plats of major subdivision plats, and perform any other duties assigned by the City Commission or as authorized by ordinance.

The Board also may grant final approval for minor Variances within the City, in accordance with Section 32-965 of the Zoning and Land Development Code, which helps expedite processing of minor deviations of code requirements.

MEMBERS

NAME	TITLE	TERM	APPOINTED BY
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Kuei Kang (Charles) Wu	Chair	12/14/2022-12/14/2024	Comm. Joy D. Adams
Howard Garson	Vice-chair	12/14/2022-12/14/2024	Vice-Mayor Anabelle Lima- Taub
Danny Kattan	Member	12/14/2022- 12/14/2024	Comm. Mike Butler
Rick Levinson	Member	12/14/2022-12/14/2024	Comm. Michele Lazarow
Vacant	Member		Major Joy F. Cooper
Faith Fehr	Alternate At-Large	12/14/2022-12/14/2024	
Vacant	Alternate At-Large		
Glennika Gordon	School Board Non- Voting Member	05/25/2023-12/14/2024	

The Board consists of 5 Commission-appointed members and two alternate Commission-appointed members. According to the Interlocal Agreement for Public School Facility Planning with the Broward County School Board, a non-voting member is also required. There is currently one (1) vacancy for a member and one (1) vacancy for an alternate at large.

Pursuant to Chapter 2, Article III, Division 7 of the City of Hallandale Beach Code of Ordinances, the Planning and Zoning Board/Local Planning Agency established its monthly meeting on the fourth Wednesday of every month at 6:00 P.M. in City Commission Chambers. The meetings are broadcast live on the local government television station (Channel 78).

ACTIVITIES/ACCOMPLISHMENTS

During September 2022 through March 2024, the Planning and Zoning Board/LPA approved/denied, reviewed, and made recommendations to the City Commission for the following 39 cases/applications detailed in Exhibit 1 attached:

Two (2) Conditional Use Applications

- Higher Ground Education, Inc.
- Pett Inc (Neighborhood Vet Clinic)

Two (2) Rezoning Applications

- Hallandale Holdings LLC (Ashworth Apartments)
- 600 Hallandale Partners LLC

Two (2) Redevelopment Area Modification (RAM)

- 218 Park Partners LLC (Blue South Apartments)
- Red 2.5 LLC (Mateo Apartments)

Two (2) Plat Applications

- 218 Park Partners LLC (Blue South Apartments)
- 600 Hallandale Partners LLC

One (1) Utility Easement & Road Vacation Application

- 600 Hallandale Partners LLC

Nineteen (19) Text Changes/Comprehensive Plan Amendments

- FADD District 8 and Parking requirements
- Renaming the Fashion/Art/Design Subdistrict
- Cargo Containers Amendments
- Comprehensive Plan Amendment/amendments to the Recreation and Open Space Element
- Comprehensive Plan Amendment-amendments to the School Facilities Element
- Comprehensive Plan Amendment- Safe Neighborhood District
- Code Amendment-Planned Local Activity Center Zoning requirements allowing casinos (Gulfstream Park)
- Code Amendment-Public School Concurrency requirements
- Code Amendment-amendments to the West RAC Pembroke Road & Foster Road
- Code Amendment-amendments to the Central RAC – RAC Neighborhood
- Code Amendment- Accessory Dwelling Unit
- Code Amendment-Non-Confirming Density
- Code Amendment-Fence Height Exceptions
- Code Amendment-Rooftop Height Exceptions
- Code Amendment-Schools & Daycares
- Code Amendment-Temporary Uses
- Code Amendment-Allocation of Residential Units
- Code Amendment-RAC 4000 Units
- Code Amendment-Affordable Housing Contributions

Six (6) Major Development

- Pett Inc (Neighborhood Vet Clinic)
- 218 Park Partners LLC (Blue South Apartments)
- Hallandale Holdings LLC (Ashworth Apartments)
- Hallandale Beach EV Bus Facility Building
- 600 Hallandale Partners LLC (Beach Gateway)
- Red 2.5 LLC (Mateo Apartments)

Five (5) Variances

- Pett Inc (Neighborhood Vet Clinic)
- Hallandale Beach CRA FEC Parking Lot
- Urbalo LLC (Go Bistro Restaurant)
- Hallandale Beach EV Bus Facility Building
- Atlantic Village 3, LLC

PRIORITY ACTIVITIES

The Planning and Zoning Board will continue the role of assuring compliance with the City's Comprehensive Plan and Zoning and Land Development Code and making recommendations to the City Commission concerning proposed developments, zoning changes and other duties assigned by the City Commission or as authorized by ordinance.

BOARD/COMMITTEE RECOMMENDATIONS

At the March 27,2024, the Planning and Zoning Board discussed the civic open space requirements. They commented that through the years, there have been numerous variance requests and approvals of the civic open space requirements. The Board, by a vote of 5/0, recommended staff consider amending the Code to add a payment option in lieu of providing civic open space. The Board requested the City Attorney's Office advice on any potential legal issues requiring both an impact fee and additional payment for civic open space.

ATTACHMENT(S):

Exhibit 1 – Planning and Zoning Board Cases 2023 Report

Board Liaison:  _____
Christy Dominguez
Planning and Zoning Manager