

# NOTICE OF PUBLIC HEARING

## CITY OF HALLANDALE BEACH

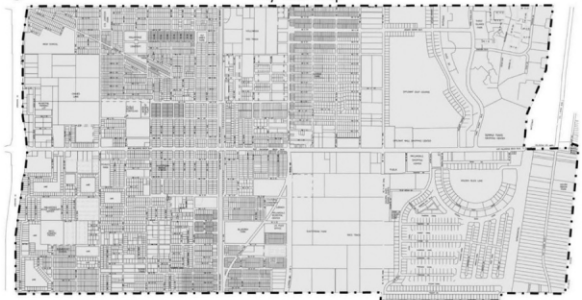
NOTICE IS HEREBY GIVEN that a public hearing will be held by City Commission of the City of Hallandale Beach, Florida, on **Wednesday, May 15, 2024, at 5:30 P.M.**, as may be continued from time to time in the City Hall Commission Chambers.

The City of Hallandale Beach proposes to consider the following:

1. 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. (SECOND READING)
2. 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 RELATIVE TO SCHOOLS AND DAYCARES, 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. (SECOND READING)
3. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPLYING THE PLANNED DEVELOPMENT OVERLAY DISTRICT TO THE PROPERTY LOCATED AT 600 EAST HALLANDALE BEACH BOULEVARD OR THE BEACH GATEWAY PROJECT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)
4. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND 600 HALLANDALE PARTNERS, LLC, FOR THE BEACH GATEWAY PROJECT LOCATED AT 600 EAST HALLANDALE BEACH BOULEVARD, IN SUBSTANTIALLY THE SAME FORM AS ATTACHED EXHIBIT “2”; PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)
5. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA VACATING CERTAIN PORTIONS OF A ROADWAY AND UTILITY EASEMENTS WITHIN THE PROMENADE AT HALLANDALE PLAT; AUTHORIZING THE CITY MANAGER TO EXECUTE A TERMINATION AND RELEASE OF PUBLIC EASEMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)
6. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING HALLANDALE 600 PARTNERS, LLC’S APPLICATION #P-22-5161 FOR PLAT APPROVAL OF THE BEACH GATEWAY PLAT CONSISTING OF 135,175 SQUARE FEET OF COMMERCIAL AND 349 RESIDENTIAL UNITS AT THE PROPERTY LOCATED AT 600 EAST HALLANDALE BEACH BOULEVARD; AND PROVIDING AN EFFECTIVE DATE.
7. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING 600 HALLANDALE PARTNER, LLC’S APPLICATION #DB-22-5447 FOR A MAJOR DEVELOPMENT PLAN AND APPROVAL OF APPLICANT’S REQUESTED TWELVE (12) WAIVERS FROM CITY OF HALLANDALE BEACH CODE OF ORDINANCE SECTIONS 32-195(A) RELATING TO MAXIMUM LOT AREA, BUILDING PLACEMENT, AND BUILDING FRONTAGE ON PRIMARY STREETS, 32-195(C)(2) BUILDING SIZE AND HEIGHT, 32-195 DENSITY, 32-195(D)(4)(A)(3) CONCEALED PARKING GARAGES, 32-195(E) (2) BUILDING ENTRANCES, 32-202 CIVIC OPEN SPACES, 32-203(B) MINIMUM PARKING REQUIREMENTS, 32-203(C) PARKING PLACEMENT AND 32-384(E) AND (F) LANDSCAPING TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF 720 RESIDENTIAL UNITS IN TWO 20-STORY BUILDINGS AND 135,175 SQUARE FEET OF COMMERCIAL USE AT THE PROPERTY LOCATED AT 600 EAST HALLANDALE BEACH BOULEVARD; AND PROVIDING AN EFFECTIVE DATE.
8. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING ATLANTIC VILLAGE 3, LLC’S APPLICATION # RD-23-06322 FOR A VARIANCE FROM ZONING AND LAND DEVELOPMENT CODE 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 IN THE RAC CORRIDOR SUBDISTRICT ALONG FEDERAL HIGHWAY AND TRANSIT CORE SUBDISTRICT ALONG NE 4 STREET; AND PROVIDING AN EFFECTIVE DATE.
9. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING RED 2.5 LLC’S APPLICATION # DB-22-03552 FOR A MAJOR DEVELOPMENT PLAN AND APPLICATION # RD-21-03627 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) FROM CITY OF HALLANDALE BEACH CODE SEC. 32-211(A) RELATIVE TO THE MINIMUM PRIMARY STREET SETBACK AND MINIMUM OTHER STREET SETBACKS, SEC. 32-211(A) (B) RELATIVE TO THE REQUIRED BUILDING PLACEMENT ABOVE THE 5<sup>TH</sup> FLOOR, SECTION 32-211(C) RELATIVE TO THE MINIMUM INTERIOR SETBACK REQUIRED TO ADJACENT PROPERTIES IN THE HALLANDALE BEACH EAST SUBDISTRICT, SEC. 32-211(D) RELATIVE TO THE MINIMUM INTERIOR SETBACK REQUIRED ABOVE THE 5<sup>TH</sup> FLOOR, SECTION 32-211(F) RELATIVE TO THE MINIMUM REAR SETBACK ABOVE THE 5<sup>TH</sup> FLOOR, AND SEC. 32-211(A) RELATIVE TO THE CIVIC OPEN SPACE REQUIREMENTS FOR SITES EXCEEDING BASE DENSITY, FOR APPROVAL TO BUILD THE MATEO APARTMENTS, A 6-STORY RESIDENTIAL DEVELOPMENT WITH 21-UNITS AT THE PROPERTY LOCATED AT 2524 E. HALLANDALE BEACH BOULEVARD; AND PROVIDING AN EFFECTIVE DATE.
10. 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. (FIRST READING)
11. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE APPLICATION BY MALTESE DIPLOMAT OWNER, LLC, TO ESTABLISH AND OPERATE A PRIVATE HELIPORT AT THE SHELL BAY CLUB LOCATED AT 501 DIPLOMAT PARKWAY; AND PROVIDING AN EFFECTIVE DATE.
12. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 25 STREETS, SIDEWALKS, AND OTHER PUBLIC WAYS OF THE CODE OF ORDINANCES, SECTION 25-2 VEGETATION, WASTE MATERIALS AND OBJECTS IN RIGHTS-OF-WAY ADJACENT TO PRIVATE PROPERTY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)

CITY OF HALLANDALE BEACH

City-wide Map



All interested persons may appear at the meeting and may be heard with respect to the proposed matter. Should any person desire to appeal any decision of the City Commission with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The meeting site is accessible to the handicapped or persons needing special accommodations. Requests for special accommodation may be directed at (954) 457-1489 no later than three (3) business days prior to the public hearing date.

Interested parties may appear at the aforesaid time and place and be heard with respect to the above. The applications may be inspected at the Office of the City Clerk, 400 South Federal Highway, Hallandale Beach, Florida, during regular business hours, 7:30 a.m. to 6:00 p.m., Monday through Thursday.

Genorgen M. Guillen, MMC  
City Clerk