

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, August 20, 2025, 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:

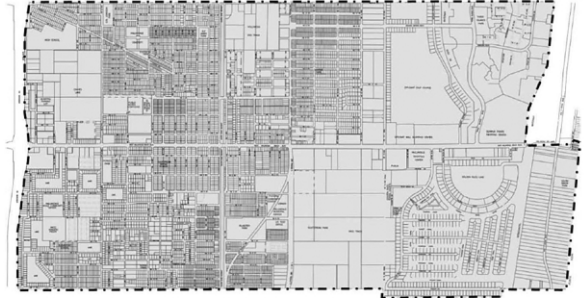
1. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REPEAL AND RESCIND REGULATIONS RELATED TO THE CENTRAL CITY BUSINESS (CCB) ZONING DISTRICT AND PLANNED REDEVELOPMENT OVERLAY (RDO) DISTRICT; AMENDING ARTICLE III – “ZONING”, DIVISION 2, “ZONING DISTRICTS AND OVERLAYS”, SUBDIVISION I, “CONVENTIONAL ZONING DISTRICTS”, BY REPEALING SECTION 32-159, “CCB CENTRAL CITY BUSINESS DISTRICT” IN ITS ENTIRETY; AMENDING SUBDIVISION III “MAPPED OVERLAYS”, BY REPEALING SECTION 32-181 “RDO REDEVELOPMENT OVERLAY” IN ITS ENTIRETY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; 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 CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, ARTICLE V – “DEVELOPMENT REVIEW PROCEDURES”, SECTION 32-783 “REVIEW PROCEDURES” TO ADD PROVISIONS FOR CONDITIONS OF APPROVAL FOR DEVELOPMENT PERMITS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)
3. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING REZONING OF THE PROPERTY LOCATED AT 221 SE 9th STREET AND IDENTIFIED BY PARCEL 5142-27-17-0080, FROM CENTRAL RAC/ RAC NEIGHBORHOOD SUBDISTRICT TO CENTRAL RAC/TRANSIT CORE SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)
4. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATION # DB-24-06478 FOR MAJOR DEVELOPMENT PLAN APPROVAL AND APPLICATION # RD-24-06479 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) BY BLUE PARK, LLC, TO CONSTRUCT BLUE PARK, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 173 RESIDENTIAL UNITS, LOCATED AT 216, 220, AND 228 SE 8TH STREET, AND 221 SE 9TH STREET; REQUESTING RAMS FROM REQUIRED BUILDING PLACEMENT RELATIVE TO THE REQUIRED STREET SETBACK ON THE PRIMARY AND SECONDARY STREETS, RELATIVE TO THE REQUIRED STREET SETBACK ABOVE THE 5TH FLOOR ON SE 8TH STREET, RELATIVE TO THE MINIMUM SIDE SETBACK ABOVE THE 5TH FLOOR, RELATIVE TO THE CIVIC OPEN SPACE REQUIREMENTS, RELATIVE TO THE STAIRCASE ENCLOSURE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.
5. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATION # CU-25-03650 BY 525 W. PEMBROKE ROAD LLC, FOR CONDITIONAL USE APPROVAL AND APPLICATION V-25-03651 REQUESTING A VARIANCE TO PERMIT THE PROPOSED CAR WASH USE IN THE WEST REGIONAL ACTIVITY CENTER / PEMBROKE ROAD SUBDISTRICT; AND PROVIDING AN EFFECTIVE DATE.
6. A ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY’S ADOPTED COMPREHENSIVE PLAN, INCLUDING SECTIONS 1 THROUGH 13 AND ALL ELEMENTS THEREOF, TO INCORPORATE REVISIONS IDENTIFIED THROUGH THE CITY’S EVALUATION AND APPRAISAL REPORT (EAR) REVIEW PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; 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. (FIRST READING)
7. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III “ZONING”, DIVISION 2, “ZONING DISTRICTS AND OVERLAYS”, SUBDIVISION II, “PLANNED DEVELOPMENT ZONING DISTRICTS”, SECTION 32-171 “PLAC PLANNED LOCAL ACTIVITY CENTER DISTRICT” OF THE ZONING AND LAND DEVELOPMENT CODE, TO ALLOW AUTOMOBILE RENTAL AGENCIES WITH SUPPLEMENTAL REGULATIONS IN THE PLAC ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)
8. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING REZONING OF THE PROPERTY LOCATED AT 424 N FEDERAL HIGHWAY AND IDENTIFIED BY PARCEL 5142-22-13-0360, FROM CENTRAL RAC

– RAC TRANSITIONAL MIXED-USE SUBDISTRICT, TO CENTRAL RAC – RAC CORRIDOR SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)

9. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE REQUEST BY WILFERZ BUILDERS LLC, TO ALLOCATE BONUS RESIDENTIAL DENSITY PURSUANT TO THE BROWARD COUNTY LAND USE PLAN, FOR A DUPLEX AFFORDABLE HOUSING PROJECT LOCATED AT 1019 NW 8 ST; AND PROVIDING FOR AN EFFECTIVE DATE.
10. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE REQUEST OF KOLOS USA, LLC FOR AN ALCOHOLIC BEVERAGE ESTABLISHMENT DISTANCE WAIVER FOR A PROPOSED GROCERY STORE LOCATED AT 250 N FEDERAL HIGHWAY; AND PROVIDING AN EFFECTIVE DATE.
11. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 ZONING AND LAND DEVELOPMENT CODE; ARTICLE III. “ZONING”, SECTION 32-197 “RAC NEIGHBORHOOD SUBDISTRICT STANDARDS”, TABLE 32-197(A) – “RAC NEIGHBORHOOD SUBDISTRICT DIMENSIONAL REQUIREMENTS” TO INCREASE THE PERMITTED HEIGHT, BUILDING PLACEMENT, AND OTHER DIMENSIONAL REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)
12. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT; PART 2.3, “PERMITTED USES IN FUTURE LAND USE CATEGORIES”; SUBPART A., “RESIDENTIAL USE”, TO ALLOW ADDITIONAL OUTDOOR RECREATION FACILITIES AS ACCESSORY USES WITHIN THE LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)
13. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, ARTICLE III. “ZONING”, SECTION 32-143 “RS-7 RESIDENTIAL SINGLE-FAMILY DISTRICT” TO ALLOW MARINAS ACCESSORY TO A PRIMARY OUTDOOR COMMERCIAL RECREATIONAL USE AS CONDITIONAL WITHIN A PLANNED DEVELOPMENT OVERLAY; AMENDING SECTION 32-153 “CR-P COMMERCIAL RECREATION (PASSIVE) DISTRICT” TO MODIFY DIMENSIONAL REGULATIONS FOR MARINAS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST 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.

Jenorgen M. Guillen, MMC

City Clerk