

October 5, 2011

CITY OF HALLANDALE BEACH, REGULAR CITY COMMISSION MEETING

Date: September 12, 2011

Director's Name: Thomas J. Vageline

Department: Development Services

Subject: Application #38-11-CU by Alvaro Lopez d/b/a Hallandale Reception requesting a Conditional Use permit to operate a banquet hall pursuant to Section 32-175(d)(1) of the City's Code of Ordinances at the property located at 772 E. Hallandale Beach Boulevard. **CAD#015/08**

Information

Requested Action

MOTION TO CONSIDER AND APPROVE

Application #38-11-CU by Alvaro Lopez d/b/a Hallandale Reception requesting a Conditional Use permit to operate a banquet hall pursuant to Section 32-175(d)(1) of the City's Code of Ordinances at the property located at 772 E. Hallandale Beach Boulevard subject to the following conditions:

1. Compliance with any outstanding life-safety and/or Florida Building Code issues at the time of building permit review.
2. Maximum occupancy of the establishment shall not exceed the number set by the Fire and Building Codes.
3. The hall shall not be subleased or rented to promoters for special events.
4. No sale of alcoholic beverages shall be conducted on the premises.
5. The events held at the hall shall conclude at or before 2:00 A.M.

Why Action is Necessary

The subject property is zoned Central City Business (CCB) District. Pursuant to Section 32-175(d)(1) of the City's Code of Ordinances, nightclubs, dance halls and discotheques are permitted conditionally. Banquet halls for hire are most similar to dance halls; thus, a conditional use permit is required.

What Action Accomplishes

Approval of this application will allow a banquet hall for hire at the subject location.

To: Mark Antonio, City Manager
From: Thomas J. Vageline, Director of Development Services
Re: Application #38-11-CU by Hallandale Receptions
Date: October 5, 2011

Is this Action Goal Related

This action specifically addresses the City's strategic priority for Economic Development by supporting business owners in maintaining and improving property values and providing a sustainable community with a healthy balance of residential, commercial and light industry that provides a mix of local employment opportunities.

Previous Action Taken

On June 18, 2008, the City Commission approved application #64-07-DB by 600 Hallandale, LLC for Major Development Review Approval Pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct a five story commercial building containing 320,000 square feet of retail, 28,000 square feet of restaurants and a 749 seat movie theatre for a total of 380,000 square feet in area at the subject property. No building permit application for the redevelopment of the property has been submitted at this time.

On August 24, 2011, The Planning and Zoning Board recommended approval of the application with a roll call vote of 4-0. Please refer to attached Planning and Zoning Board Staff Report (Exhibit 1) and Minutes of the Hearing (Exhibit 2).

Summary Explanation/Background

STAFF RECOMMENDS APPROVAL OF THE ABOVE MOTION

Section 32-175(d)(1) of the City's Code of Ordinances states a Conditional Use permit is required for properties zoned CCB District for a nightclub, dance hall or discotheque. The applicant is requesting to operate a banquet hall for hire which is most similar to a dance hall use. The banquet hall's proposed hours of operation are typically from 7:00 P.M until 2:00 A.M. on the weekends and until 7:00 P.M. during the week. The surrounding neighborhood includes several nightclubs and restaurants which presently operate until 2:00 A.M. or later, including Deco Lounge which is located at the same property. The Police Department has no objections to the approval of this application.

A notice of public hearing was sent to all property owners within a 1,000 foot radius of the subject property 10 days prior to the Planning and Zoning Board and City Commission hearing. Staff received no comments from the public regarding the subject application. In addition, the subject location was previously a day care center; therefore, a building permit will be required to change the use on the property to a banquet hall. According to the plans provided by the applicant, the proposed maximum capacity of the establishment is 280 people. The Florida Building Code and National Fire Protection Association have several life safety codes which must be complied with prior to approval of the building permit for the proposed use. Provided these codes are adhered to, staff does not anticipate this use would create any adverse effects on adjacent tenants or neighboring properties as a result of approval of this application.

To: Mark Antonlo, City Manager
From: Thomas J. Vageline, Director of Development Services
Re: Application #38-11-CU by Hallandale Receptions
Date: October 5, 2011

Fiscal Impact

Fiscal Impact/Cost Summary:

Approval of the subject application will generate an estimated revenue of \$292 in Business Tax Receipt fees and an estimated \$4,300 in building permit fees for the City.

Attachments

EXHIBIT 1- PLANNING AND ZONING BOARD STAFF REPORT
EXHIBIT 2- PLANNING AND ZONING BOARD MINUTES AUGUST 24, 2011
EXHIBIT 3- APPLICANT'S COVER LETTER
EXHIBIT 4- PROPOSED PLANS FOR BANQUET HALL
EXHIBIT 5- LOCATION MAP
EXHIBIT 6- AERIAL MAP

Prepared By: _____
Sarah Suarez, AICP
Senior Planner

Reviewed: _____