

**THE PLANNING AND ZONING/LOCAL PLANNING AGENCY
(LPA) BOARD
ANNUAL REPORT TO CITY COMMISSION WORKSHOPS
OCTOBER 15, 2012**

The Planning and Zoning Board/Local Planning Agency (LPA) meets monthly on the fourth Wednesday of every month at 1:30 P.M. in City Commission Chambers. This meeting is broadcast live on the local government television station (Channel 78). The Board is made up of 7 Commission appointed members and one alternate Commission appointed member. Ms. Sherea Atkins was approved to fill Mr. John Hardwick's vacancy by appointment of Vice-Mayor Sanders. Due to the death of Mr. Irwin Schneider, Leo Grachow was approved to be the new alternate on April 9, 2012.

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| Mr. Arnold Cooper | Chairperson |
| Ms. Eudyce Steinberg | Vice Chairperson |
| Mr. Michael Butler | |
| Mr. Seymour Fendell | |
| Ms. Sheryl Natelson | |
| Ms. Terri Dillard | |
| Ms. Sherea Atkins | |
| Mr. Leo Grachow | Alternate |

There were (7) scheduled meetings held last year. The December 13, 2011 meeting had to be cancelled due to lack of quorum.

PURPOSE OF THE BOARD

The Planning and Zoning Board/LPA purpose 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 development compliance within the City's Comprehensive Plan and Land Development Code.

The Planning and Zoning Board/LPA also may make 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 authorized by development ordinances.

The Planning and Zoning/LPA Board 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 the code requirements without the need of an additional public hearing before the City Commission.

During the past year, the Planning and Zoning Board/LPA has reviewed and made recommendations to the City Commission for the following (Please refer to Exhibit 1 attached):

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|------|-----|---|
| One | (1) | Nightclub licenses <ul style="list-style-type: none">▪ Martini Bar |
| Four | (4) | Conditional Use Applications <ul style="list-style-type: none">▪ Bengamla Charter School▪ Lorraine Cleaners▪ Hallandale Reception Hall▪ Beachwalk |
| Two | (2) | Zonings/Rezoning <ul style="list-style-type: none">▪ Beachwalk PDD rezoning▪ Bluesten Park |
| Six | (6) | Text Changes <ul style="list-style-type: none">▪ Golden Isles Overlay District (Twice on the Agenda)▪ Storm water Management Facilities▪ Sign Code Amendments▪ Parking Requirements to Multi- Family Use▪ PDD amendments regarding Major Development Review |
| One | (1) | Plat Application <ul style="list-style-type: none">▪ Wasserstein Gulfstream Plat |
| One | (1) | Major Development <ul style="list-style-type: none">▪ Liberty Site Townhomes |
| Two | (2) | Variances <ul style="list-style-type: none">▪ Ahmadiyya Movement in Islam▪ Liberty Site Townhomes |

Respectfully submitted,


Arnold Cooper, Chairman

7/25/2012

During the past year, the Planning and Zoning Board/LPA has reviewed and made recommendations to the City Commission for the following:

Nightclub License (1)

Application #39-11-CL by MB Gulfstream LLC d/b/a Martini Bar for a Nightclub License Pursuant to Section 5-9 of the City's Code of Ordinances to Serve Alcoholic Beverages at Martini Bar Until 6:00 a.m. at the Village at Gulfstream Park Located at 601 Silk Run Unit #2497.(August 24, 2011)

Conditional Use (4)

Application #53-10-CU by Hallandale School LLC requesting a Conditional Use Permit pursuant to Section 32-152(c)(2) of the City of Hallandale Beach Zoning and Land Development Code in order to operate a charter school with 450 students in a residential single family zoning district at the property located at 416 NE 8th Avenue.(March 23, 2011)

Application #21-11-CU by Arthur Leviton/Lorraine Cleaner Requesting a Conditional Use Permit to install a commercial laundry and pressing plant at an existing dry clean pick-up station pursuant to Section 32-175(d)(5) of the City's Code of Ordinances at the property located at 1600 E. Hallandale Beach Blvd.(May 25, 2011)

Application #38-11-CU by Alvaro Lopez d/b/a Hallandale Reception 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 Blvd.(August 24, 2011)

Application # 48-11-CU by PRH-2600 Hallandale Beach, LLC requesting a Conditional Use Permit pursuant to Section 32-176(d)(2) of the Zoning and Land Development Code in order to allow the 84 residential units at the property.(December 13, 2011)

Zoning/Rezoning (2)

Application # 49-11-Z by PRH-2600 Hallandale Beach, LLC requesting to assign the Planned Development Overlay (PDD) District to the property. (December 13, 2011)

An Ordinance of the City of Hallandale Beach Approving a Change of Zoning for the Expansion of Bluesten Park at the Property Located at 600 Old Federal Highway from RD-12, (Residential Two-Family) District to OS (Recreation and Open Space) District; and the Property Located at 601 Old Federal Highway from RM-25, (Residential Multi-Family) District to OS (Recreation and Open Space) District. Providing for Conflict; Providing for Severability; Providing for an Effective Date. (This Ordinance is a result of Application #26-12-Z by the City of Hallandale Beach, Florida.)(March 28, 2012)

Text Changes (6)

An Ordinance of The City of Hallandale Beach Florida, Amending Chapter 32, Article III of The City of Hallandale Beach Code of Ordinances, The "Zoning and Land Development Code", By Amending Section 32-151, RS-5 Residential Single-Family District and Creating Section 32-181, Entitled Golden Isles Neighborhood Overlay District, Providing Supplemental Standards Relative to Permitted Uses, Site Development Standards, Signage and Notice Requirements Within the Golden Isles Overlay District. Providing for Conflicts; Providing for Severability; Providing for an Effective Date (This Ordinance is a result of Application #02-11-TC by the City of Hallandale Beach). (June 22, 2011 and October 26, 2011)

An Ordinance of the City of Hallandale Beach, Florida Creating Article II, Section 14-46(d), Article I, Section 25-3, Amending Article II, Section 32-87, Article IV, Section 32-885 by Changing the Provisions for Flood Hazard Reductions to Include System Maintenance Standards for Stormwater Management Facilities. (This Ordinance is a Result of Application #80-09-TC, by the City of Hallandale Beach). (August 24, 2011)

An Ordinance Of The City Of Hallandale Beach, Florida Amending Chapter 32, The Zoning And Land Development Code, Article IV Division 17, Signs, Relative To Prohibited Signs, Permitted Signs, and Nonconforming Signs, Providing For Conflict, Providing An Effective Date. (City of Hallandale Beach Application # 67-10-TC) (October 26, 2011)

An Ordinance Of The City Of Hallandale Beach, Florida Amending Article IV, Division 11, Section 32-452 And Section 32-455 Of The City Of Hallandale Beach Code Of Ordinance, "Zoning And Land Development Code," Relative To Off Street Parking Requirements And Minimum Parking Space Requirements For Residential Multi-Family Uses Providing For Conflict; Providing For Severability; Providing For An Effective Date. (November 30, 2011)

An Ordinance of the City of Hallandale Beach, Florida Amending Chapter 32, of the Zoning and Land Development Code, Article II Section 32-174, PDD (Planned Development Overlay) District and Section 32-179 PLAC (Planned Local Activity Center) District Relative to the Review of Major Development Plans; Providing for Conflict; Providing for Severability; Providing for an Effective Date. (This Ordinance is a result of Application# 17-12-TC by the City of Hallandale Beach, Florida) (March 28, 2012)

Plat Applications (1)

Application # 04-10-P by Alan Waserstein requesting approval of "the Waserstein Gulfstream Plat" in accordance with Article II, Division 2 of the Zoning and Land Development Code at the property located at 900 South Federal Highway. (October 26, 2011)

Major Developments (1)

Application #07-12-DB by Liberty Sites, LLC for Major Development Plan Approval as provided by Article V Section 32-782 of the City's Zoning and Land Development Code in order to construct a 12 unit townhouse development. (March 28, 2012)

Variance (2)

Application #09-12-V by Ahmadiyya Movement in Islam, Inc. Requesting a Variance from Section 32-153(d)(4)(a) of the City's Code of Ordinances in order to Construct a Vehicle Canopy in the Front Yard Setback at the Property located at 208 NW 7 Court. (December 13, 2011)

Application #08-12-V by Liberty Sites, LLC requesting a Variance to deviate from the required landscaping between the buildings and parking areas. (March 28, 2012)
