

City of Hallandale Beach

400 S. Federal Highway
Hallandale Beach, FL 33009
www.cohb.org



Meeting Agenda

Tuesday, March 10, 2026

6:00 PM

Council Chambers

Planning and Zoning Board

Chair Kuei Kang (Charles) Wu
Vice-Chair Howard Garson
Board Member Danny Kattan
Board Member Rick Levinson
Board Member Jaime Flasterstein

Board Attorney Roget Bryan
Board Secretary Laura Mass

1. CALL TO ORDER**2. ROLL CALL****3. PLEDGE OF ALLEGIANCE****4. APPROVAL OF DRAFT MINUTES**

- A. FEBRUARY 10, 2026, PLANNING & ZONING BOARD MINUTES

Attachments: [Draft Minutes](#)
[Attendance Summary Sheet](#)

5. SWEARING OF THE SPEAKERS**6. DECLARATION OF EX-PARTE COMMUNICATION****7. BOARD COMMITTEE/NEW BUSINESS**

- A. Application #V-26-00327 by Madelyn Guzman requesting variances to allow an existing detached accessory garage located at 491 SW 7th Street to exceed the allowable square footage and height for a private garage.

The requested variances are as follows:

1. Section 32-242 (a)(3) (a) to allow a detached private garage containing 2,025 square feet in floor area or 82.6% of the size of the main building where the Code limits a detached garage to no more than 40% of the size of the main building or 500 square feet in area, whichever is less.
2. Section 32-242 (a)(3) (b) to allow a detached private garage at a height of 17'-10" where the maximum permitted height is 15 feet.

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Aerial Map](#)
[Exhibit 2 - Zoning Map](#)
[Exhibit 3 – Applicant's Letters & Backup](#)

- B. Application #DR-25-06852 and #V-25-06853 by the Hallandale Beach Community Redevelopment Agency (HBCRA) requesting Minor Development review and Variance approval to construct a two-story, six-unit apartment building, located at 627 & 631 SW 6th Terrace. The Applicant also requests consideration for the allocation of three affordable housing bonus units pursuant to Broward County Land Use Policy 2.16.3. In addition, a variance from Section 25-63 of the Hallandale Beach Code of Ordinances requiring public sidewalk improvements is also requested.

The applications filed with the City are as follows:

1. Application # DR-25-06852 for Minor Development Review approval requesting allocation of three (3) affordable housing bonus units pursuant to Section 32-312 of the Hallandale Beach Zoning and Land Development Code to allow a proposed density of approximately 23 dwelling units per acre when 14 dwelling units per acre is the maximum permitted.

2. Application # V-25-06853 requesting variances from the following code provisions:

a) Section 32-635(b)(1) – Placement and Standards for Waste and Recycling Containers, to allow no setback along SW 6th Terrace in lieu of the required 10-foot setback.

b) Section 32-384(e) – Landscaping Requirements, to allow an approximate 3-foot landscape buffer along the side common property line in lieu of the required 5-foot buffer.

c) Section 32-384(e) – Landscaping Requirements, to allow no landscape perimeter buffer along SW 6th Terrace, when a ten-foot landscape perimeter buffer is required.

d) Section 32-384 – Landscaping Requirements, to allow a landscape area of 27.10% in lieu of the required 30%.

e) Section 32-455(b)(3) – Minimum Parking Space Requirements, to allow 8 parking spaces in lieu of the required 10 parking spaces.

3. Application #V-26-00807 requesting a variance from

Section 25-63 of the Hallandale Beach Code of Ordinances which requires the property owner abutting a public street to construct a sidewalk when substantial building improvements are made, in order to provide no sidewalk adjacent to the properties located at 627 and 631 SW 6th Terrace, in lieu of the required 5-foot sidewalk.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Aerial Map](#)

[Exhibit 2 - Zoning Map](#)

[Exhibit 3 - Applicant's Letters and Backup](#)

8. REMARKS BY THE CHAIR

9. LIAISON'S REPORT

A. March 2026 - Liaison's Report

Attachments: [Report](#)

10. SCHEDULING NEXT MEETING

Tuesday, April 14, 2026

11. ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE CITY CLERK AT 954-457-1489 NO LATER THAN TWO DAYS PRIOR TO SUCH PROCEEDING.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE CITY CLERK, CITY OF HALLANDALE BEACH CITY HALL, 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE CITY CLERK AT 954-457-1489. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE CITY WEBSITE AT www.hallandalebeachfl.gov

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 MADE BY THE BOARD, AGENCY, OR CITY COMMISSION WITH RESPECT TO ANY MATTER TO BE CONSIDERED AT SUCH MEETING OR HEARING, 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.

TWO OR MORE MEMBERS OF CITY COMMISSION OR OTHER CITY BOARDS MAY ATTEND AND PARTICIPATE AT THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.