

City of Hallandale Beach

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



Meeting Agenda

Tuesday, December 9, 2025

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. NOVEMBER 12, 2025, 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. Hallandale Central Park, LLC is requesting Major Development Plan approval, Variance approval and Redevelopment Area Modifications (RAMs), in order to build Hallandale Central Park, an 8-story multifamily residential building with approximately 812 square feet of commercial space, amenities and 90 residential units at the property located at 113-121 SE 5 Street (the "Property").

The applications filed with the City are as follows:

1. Application # DB-25-02932 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the proposed mixed-use project.

2. Application # V-25-02934 requesting Variances from the following code provisions:

a) Table 32-196(a) – Primary Street Setback Requirements, to allow a primary street setback of 5.67 feet to the building and 3 feet to balconies, in lieu of the required 10-foot minimum setback required.

b) Table 32-196(a) – Street Setback Above 5th Story Requirements, to allow a street setback above the 5th story of 8 feet to the building and 3 feet to balconies, in lieu of the required 20-foot minimum setback.

c) Table 32-196(a) – Side Setback Above 5th Story Requirements, to allow a side street setback above the 5th story of 5'-5" on the west side of the property and 5'-2" on the east side of the property, in lieu of the required 30-foot minimum.

d) Table 32-196(a) – Rear Setback Requirements, to allow a rear setback of 5 feet, in lieu of the required 10-foot minimum.

e) Table 32-201(g) – Arcade/Colonnade Depth Requirements, to allow an arcade/colonnade depth of 6'-9", in lieu of the required 10-foot minimum.

f) Table 32-196 – Civic Open Space, to allow 0% of civic open space, in lieu of the required 7.5%.

3. Application # RD-25-02935 requesting Redevelopment Area Modifications (RAMs) from the following code

provision:

a) Table 32-453(i)(4) – Access and Accessways, to allow for a three-point turn at the end of the parking corridor for the second floor double loaded south drive isle, in lieu of the requirement that single or double loaded parking corridors in excess of four abutting parking spaces shall be designed to permit vehicle entry and exit in one continuous forward motion without using a vacant space to turn around.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Aerial & Zoning Map](#)

[Exhibit 2 - Applicant's Letters and Backup](#)

[Exhibit 3 - City Traffic Consultant Report](#)

8. REMARKS BY THE CHAIR

9. LIAISON'S REPORT

A. December 2025 - Liaison's Report

Attachments: [Report](#)

B. Planning and Zoning Board 2025 Annual Report

Attachments: [Agenda Cover Memo - Draft](#)
[Exhibit 1 – Planning and Zoning Board Cases 2025 Report](#)

10 SCHEDULING NEXT MEETING

Tuesday, January 13, 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.