



# City of Hallandale Beach

## PLANNING AND ZONING BOARD

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

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

Liaison, Christy Dominguez  
Liaison Dept. Director, Vanessa Leroy

## Meeting Minutes

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Tuesday, July 15, 2025

6:00 PM

Commission Chambers

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### 1. CALL TO ORDER

*The Planning and Zoning Board Meeting was called to Order by Chair Charles Wu at 6:02 p.m.*

### 2. ROLL CALL

#### **Present:**

*Chair, Kuei Kang (Charles) Wu  
Board Member, Rick Levinson  
Board Member, Jaime Flasterstein  
Alternate Member, Sandra Forges*

#### **Staff**

*Board Liaison: Christy Dominguez  
Board Secretary: Laura Mass  
Supporting Staff: Steven William, Assistant Director, Vanessa Leroy, DSD Director, Deandrea Moise,  
Principal Planner, Madison Yurubi, City Planning Consultant, and Edward Ng, City Planning Consultant  
City Attorney's Representative: Roget Bryan, Deputy City Attorney*

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes June 10, 2025

**BOARD MEMBER LEVINSON MOVED TO APPROVE THE MINUTES OF THE JUNE 10, 2025, PLANNING AND ZONING BOARD MEETING.**

**BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (3/0)**

#### ***Swearing in of Witnesses (Board Secretary)***

*The Board Secretary swore in City staff, the applicant, and other members of the audience who would give testimony during the evening's proceeding.*

*Mr. Roget Bryan, Deputy City Attorney: read the quasi-judicial statement into the record on the items listed on the agenda.*

## **ALTERNATE MEMBER FORGES ARRIVED AT 6:05 PM.**

### ***Polling of Ex-Parte Communications (Board Secretary)***

*The Board Secretary polled the Planning and Zoning Board regarding ex-parte communications.*

*Chair Wu confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.*

*Board Member Levinson confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.*

*Board Member Flasterstein confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.*

*Alternate Member Forges confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.*

## **5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS**

### **THE BOARD HEARD ITEMS “E” AND “F” CONCURRENTLY**

E. 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 IN 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. (This ordinance is the result of Application #PA-25-02724 by Maltese Diplomat Owner, LLC)

*Ms. Deandrea Moise, Principal Planner, provided a PowerPoint presentation of the item.*

*Mr. Jeff Katims, the Applicant's Planner for the project, provided a brief presentation of the item.*

*Chair Wu: opened the floor for public participation.*

*No Public speakers.*

*Chair Wu: closed the floor for public participation.*

**ALTERNATE MEMBER FORGES MOVED TO RECOMMEND APPROVAL OF THE 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 IN 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.**

**BOARD MEMBER LEVINSON SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (4/0)**

**6. REMARKS BY THE CHAIR**

**7. LIAISON'S REPORT**

*Ms. Dominguez: provided a report on the status of the items approved by the City Commission since the last Planning & Zoning Board meeting.*

**8. SCHEDULING OF NEXT MEETING**

*Ms. Dominguez confirmed the next meeting for Tuesday, August 12, 2025.*

**9. ADJOURNMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 8:40 p.m.*

RECORDED: RESPECTFULLY SUBMITTED:

**Recording of this meeting can be made available to any member of the public upon request. Requests to hear a taping of the Planning and Zoning Board meeting, summarized above, should be submitted to the Planning & Zoning Division at/or can be mailed to 400 South Federal Highway, Hallandale Beach, Florida 33009.**

RESPECTFULLY SUBMITTED BY:

ATTEST:

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY/LIAISON

ADOPTED DATE: \_\_\_\_\_