



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

Tuesday, June 9, 2026

6:00 PM

Commission Chambers

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
Vice Chair, Howard Garson
Board Member, Danny Kattan
Alternate Member, Sandra Forges*

Staff

*Board Liaison: Christy Dominguez
Board Secretary: Laura Mass
Supporting Staff: Steven Williams, Assistant Director; Jaaziah Israel, Associate Planner
City Attorney's Representative: Roget Bryan, Deputy City Attorney*

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes May 12, 2026

ALTERNATE MEMBER FORGES MOVED TO APPROVE THE MINUTES OF THE MAY 12, 2026, PLANNING AND ZONING BOARD MEETING.

VICE CHAIR GARSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4-0).

Chair Wu acknowledged for the record the excused absences of Board Member Kattan, Board Member Flasterstein, Board Member Levinson, and Alternate Member Fehr.

5. 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 item listed on the agenda.

6. 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.

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

Board Member Kattan 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 her decision would be based solely on the testimony presented at the meeting.

7. BOARD/COMMITTEE BUSINESS – NEW BUSINESS

A. The applications filed with the City are as follows:

- 1) Application #CU-26-02361 requesting a Conditional Use Permit, pursuant to Sections 32-144(c)(7) and 32-964 of the Hallandale Beach Code of Ordinances, to permit the proposed expansion of the existing house of worship.
- 2) Application #V-23-07357 requesting variances from the following code provisions:
 - a) Variances from Section 32-144(c)(7) pertaining to houses of worship to:
 - reduce the minimum required site area from one acre to 0.96 acre;
 - reduce the required structural setback/separation from adjacent residential uses from 50 feet to 35 feet and 23 feet; and
 - b) Variance from Section 32-384(e)(2) to reduce the minimum required width of landscape buffers abutting side and rear property lines from 5 feet to 3 feet.

Mr. Jaaziah Israel, Associate Planner, provided a PowerPoint presentation of the item.

Mr. Everett Neely, Agent representing the Applicant, made an introductory presentation of the item.

Chair Wu: opened the floor for public participation.

Ms. Alice A. Cooper, a Hollywood resident, expressed her support for the project.

Chair Wu: closed the floor for public participation.

BOARD MEMBER KATTAN MOVED TO RECOMMEND APPROVAL OF APPLICATION CU-26-02361 REQUESTING A CONDITIONAL USE PERMIT, PURSUANT TO SECTIONS 32-144(C)(7) AND 32-964 OF THE HALLANDALE BEACH CODE OF ORDINANCES, TO PERMIT THE PROPOSED EXPANSION OF THE EXISTING HOUSE OF WORSHIP SUBJECT TO STAFF CONDITIONS.

ALTERNATE MEMBER FORGES SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4-0).

ALTERNATE MEMBER FORGES MOVED TO RECOMMEND APPROVAL OF APPLICATION #V-23-07357 SECTION 32-144(C)(7) PERTAINING TO HOUSES OF WORSHIP TO REDUCE THE MINIMUM REQUIRED SITE AREA FROM ONE ACRE TO 0.96 ACRE.

BOARD MEMBER KATTAN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4-0).

VICE CHAIR GARSON MOVED TO RECOMMEND APPROVAL OF APPLICATION #V-23-07357 TO REDUCE THE REQUIRED STRUCTURAL SETBACK/SEPARATION FROM ADJACENT RESIDENTIAL USES FROM 50 FEET TO 35 FEET AND 23 FEET.

BOARD MEMBER KATTAN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4-0).

BOARD MEMBER KATTAN MOVED TO RECOMMEND APPROVAL OF APPLICATION # V-23-07357 TO INCREASE THE MAXIMUM PERMITTED GROSS FLOOR AREA FOR ACCESSORY USES FROM 50 PERCENT TO 65 PERCENT OF THE TOTAL GROSS FLOOR AREA OF THE FACILITY.

ALTERNATE MEMBER FORGES SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4-0).

BOARD MEMBER KATTAN MOVED TO RECOMMEND APPROVAL OF APPLICATION #23-07357 SECTION 32-384(E)(2) TO REDUCE THE MINIMUM REQUIRED WIDTH OF LANDSCAPE BUFFERS ABUTTING SIDE AND REAR PROPERTY LINES FROM 5 FEET TO 3 FEET.

VICE CHAIR GARSON KATTAN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4-0).

B. Applications #DB-24-01925 and # V-26-01191 by Gustavo Lumer requesting approval of their Major Development Plan approval and Variances to construct a single-story commercial building consisting of approximately 4,671 square feet of commercial space on the property located at 633 West Hallandale Beach Boulevard.

The applications filed with the City are as follows:

- 1) Application # DB-24-01925 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code to construct the proposed commercial building.
- 2) Application # V-26-01191 requesting variances from the following code provisions:
 - a) Table 32 -210(a) - Reducing the minimum required 15-foot front setback to 10 feet.
 - b) Section 32-212(1) – Reducing the required 20 feet wide streetscape area to 15 feet.

Mr. Jaaziah Ferguson, Associate Planner, provided a PowerPoint presentation of the item.

Mr. Joseph Kaller, Agent representing the Applicant, provided a brief presentation on the item.

Chair Wu: opened the floor for public participation.

No Public speakers.

Chair Wu: closed the floor for public participation.

VICE CHAIR GARSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # DB-24-01925 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE TO CONSTRUCT THE PROPOSED COMMERCIAL BUILDING SUBJECT TO STAFF CONDITIONS.

BOARD MEMBER KATTAN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4-0).

BOARD MEMBER KATTAN MOVED TO RECOMMEND APPROVAL OF APPLICATION # V-26-01191 TO REDUCING THE MINIMUM REQUIRED 15-FOOT FRONT SETBACK TO 10 FEET.

VICE CHAIR GARSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4-0).

VICE CHAIR GARSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # V-26-01191 SECTION 32-212(1) – REDUCING THE REQUIRED 20 FEET WIDE STREETScape AREA TO 15 FEET.

ALTERNATE MEMBER FORGES SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4-0).

8. REMARKS BY THE CHAIR

No remarks.

9. 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.

10. SCHEDULING OF NEXT MEETING

Ms. Dominguez confirmed the next meeting for Tuesday, July 14, 2026.

11. ADJOURNMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 6:53 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: _____

DRAFT