

City of Hallandale Beach

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



Meeting Agenda

Tuesday, May 12, 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. MARCH 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. Applications #DB-25-06032, #CU-25-06035 and #V-25-06039 by 837 Pembroke, LLC, requesting Major Development Plan approval, a Conditional Use Permit and Variances to build Pembroke Plaza, a 1-story commercial retail building that is approximately 7,500 square feet on a 25,644 square foot lot. The total building area includes approximately 5,195 square feet of retail space and a 2,305 square feet drive-through component.

The applications filed with the City are as follows:

- 1) Application # DB-25-06032 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code to construct the proposed mixed-use project.
- 2) Application # CU-25-06035 for a Conditional Use Permit pursuant to Section 32-209(a) to permit the drive-through component of the development.
- 3) Application # V-25-06039 requesting Variances from the following code provisions:
 - a) Sec. 32-384(e) – Perimeter Landscaping, to allow a 2-foot landscaped buffer strip, in lieu of the required 5-foot minimum buffer.
 - b) Sec. 32-384(f) – Interior landscaping, to allow 5-foot landscaped islands at the end of a parking row, in lieu of the 7-foot minimum.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Aerial Map](#)

[Exhibit 2 - Zoning Map](#)

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

[Exhibit 4 - City Traffic Report](#)

- B. Application # Z-26-00641 by Dixie LLC and V Dixie 2, LLC requesting to rezone the properties located at 112 SE 9th Street, 116 –118 SE 9th Street, and 113 SE 9th Court from Central RAC/ RAC Neighborhood Subdistrict to Central RAC/Transitional Mixed-Use Subdistrict.

Attachments:

[Agenda Cover Memo](#)

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

[Exhibit 2 – Applicant’s Letter and Backup](#)

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY’S ADOPTED COMPREHENSIVE PLAN, INCLUDING SECTIONS 1 THROUGH 13 AND ALL ELEMENTS THEREOF, TO INCORPORATE REVISIONS IDENTIFIED THROUGH THE CITY’S EVALUATION AND APPRAISAL REPORT (EAR) REVIEW AND THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN 2026 UPDATE, PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II (“COMMUNITY PLANNING ACT”); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Proposed Draft Ordinance](#)

[Exhibit 1.A - Proposed EAR-Based Amendments](#)

[Exhibit 1.B – Summary of Legislative Changes \(2016-2025\)](#)

- D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING ARTICLE III, "ZONING," DIVISION 2, "ZONING DISTRICTS AND OVERLAYS," SECTION 32-155, "CF COMMUNITY FACILITY DISTRICT," TO REVISE THE PURPOSE AND INTENT, USE PERMITTED CONDITIONALLY, AND SITE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Proposed Draft Ordinance](#)

8. REMARKS BY THE CHAIR

9. LIAISON'S REPORT

- A. May 2026 - Liaison's Report

Attachments: [Report](#)

10. SCHEDULING NEXT MEETING

Tuesday, June 9, 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.