

# **City of Hallandale Beach**

400 S. Federal Highway  
Hallandale Beach, FL 33009  
[www.cohb.org](http://www.cohb.org)



## **Meeting Agenda**

**Tuesday, July 15, 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. JUNE 10, 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. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III "ZONING", DIVISION 2, "ZONING DISTRICTS AND OVERLAYS", SUBDIVISION II, "PLANNED DEVELOPMENT ZONING DISTRICTS", SECTION 32-171 PLAC PLANNED LOCAL ACTIVITY CENTER DISTRICT OF THE ZONING AND LAND DEVELOPMENT CODE, TO ALLOW AUTOMOBILE RENTAL AGENCIES WITH SUPPLEMENTAL REGULATIONS IN THE PLAC ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. . (This ordinance is the result of Application # LDC-25-03379 by Gulfstream Park Association)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1- Proposed Draft Ordinance](#)  
[Exhibit 2 - Applicant's Letter and Backup](#)

- B. Applications #CU-25-03650 and #V-25-03651 by 525 W. Pembroke Road LLC requesting Conditional Use approval and a Variance to build the M Car Wash project consisting of 3,882 square feet of commercial space at the property located at 525 W Pembroke Road.

The applications filed with the City are as follows:

1. Application # CU-25-03650 for Conditional Use approval pursuant to Section 32-160.b in order to permit the proposed car wash use in the West Regional Activity Center /Pembroke Road Subdistrict.
2. Application #V-25-03651 requesting a Variance from Section 32-160, Table 32-160.(a) requiring service stations/auto-related businesses shall have a 1,500 feet separation to other auto-related uses.

**Attachments:**

[Agenda Cover Memo](#)  
[Exhibit 1 - Aerial & Zoning Map](#)  
[Exhibit 2 - Applicant's Letters and Backup](#)  
[Exhibit 3 - City Traffic Consultant Report](#)

- C. Application #Z-24-06480 by BLUE PARK LLC requesting Rezoning/zoning map text amendment pursuant to Section 32-205(e) (2) in order to change the zoning designation of the property legally described as Lots 13 through 19 and the East ½ of Lot 20, all in Block A of "Amended Plat of Hallandale Park No. 4" a/k/a 221 SE 9th Street from Central RAC/ Neighborhood Subdistrict to Central RAC/ Transit Core Subdistrict. (This item is to be heard in conjunction with item D)

**Attachments:**

[Agenda Cover Memo](#)  
[Exhibit 1 - Proposed Ordinance](#)  
[Exhibit A - to Ordinance](#)  
[Exhibit 2 - Aerial Map](#)  
[Exhibit 3 - Zoning Map](#)  
[Exhibit 4 - Applicant's Letters and Backup](#)  
[Exhibit 5 - City Traffic Consultant Report](#)

- D. Applications #DB-24-06478 and #RD-24-06479 by BLUE PARK LLC requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs), in order to build Blue Park, a residential project consisting of 173-unit multi-family units, at the property located at 216 - 228 SE 8th Street and 221 SE 9th Street.

The applications filed with the City are as follows:

1. Application #DB-24-06478 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the proposed residential multi-family project.

2. Application #RD-24-06479 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:

a) Table 32-196(a)(A) Transit Core Subdistrict, Building Placement, to allow a setback of 25 feet on Primary Street (SE 9th Street) where the maximum is 15 feet.

b) Table 32-196(a)(A) Transit Core Subdistrict, Building Placement, Secondary Street (SE 8th Street) to allow zero feet setback where the required setback is 10 feet.

c) Table 32-196(a)(B) Transit Core Subdistrict, Building Placement, Secondary Street (SE 8th Street) to allow 4 feet setback where the required is 20 feet above the 5th floor.

d) Section 32-196(a)(D) Transit Core Subdistrict, Building Placement, Interior Side, to allow a side setback of 6 feet (to balconies) instead of 30 feet above the 5th floor.

e) Table 32-196(a)(E) Transit Core Subdistrict, Building Placement, Rear setback to allow zero feet for a partial area of the rear of the garage where the required setback is 10 feet.

f) Section 32-202(a) regarding Civic Open Spaces and their configuration, proposing a 6.86% Civic Open Space area instead of the required 7.5%.

g) Section 32-194(a)(9) requiring the enclosure of staircases to allow for an open staircase to serve the pool deck.

(This item is to be heard in conjunction with item C).

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

- 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)

Attachments:[Agenda Cover Memo](#)[Exhibit 1- Proposed Draft Ordinance](#)[Exhibit 2- Applicant's Letter & Backup](#)

- F. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 ZONING AND LAND DEVELOPMENT CODE; ARTICLE III. ZONING, SECTION 32-143. – RS-7 RESIDENTIAL SINGLE-FAMILY DISTRICT TO ALLOW MARINAS ACCESSORY TO A PRIMARY OUTDOOR COMMERCIAL RECREATION USE AS A CONDITIONAL USE WITHIN A PLANNED DEVELOPMENT OVERLAY; AMENDING SECTION 32-153. – CR-P COMMERCIAL RECREATION (PASSIVE) DISTRICT TO MODIFY DIMENSIONAL REGULATIONS FOR MARINAS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (This ordinance is the result of Application #LDC-25-02725 by Maltese Diplomat Owner, LLC)

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1- Proposed Draft Ordinance](#)

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

- G. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 ZONING AND LAND DEVELOPMENT CODE; ARTICLE III. ZONING, SECTION 32-197 RAC NEIGHBORHOOD SUBDISTRICT STANDARDS, TABLE 32-197(A) – RAC NEIGHBORHOOD SUBDISTRICT DIMENSIONAL REQUIREMENTS TO INCREASE THE PERMITTED HEIGHT, BUILDING PLACEMENT, AND OTHER DIMENSIONAL REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (This ordinance is the result of Application #LDC-25-03081 by El Rancho 424 LLC)

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1-Proposed Draft Ordinance](#)

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

- H. Application #Z-25-03079 by El Rancho 424 LLC requesting a Rezoning/zoning map text amendment pursuant to Section 32-205 (e )(2) in order to change the zoning designation of the property legally described as Lots 1-8 less the westerly 4 feet thereof, in Block 3 of Atlantic Shores-Dixie Highway Section a/k/a 424 N. Federal Highway from Central RAC/Transitional Mixed-Use Subdistrict to Central RAC/ RAC Corridor Subdistrict.

**Attachments:**

[Agenda Cover Memo](#)

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

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

- I. 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, 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 2 - Proposed EAR-Based Amendments](#)

[Exhibit 3 - Summary of Legislative Changes \(2016-2024\)](#)

**8. REMARKS BY THE CHAIR**

**9. LIAISON'S REPORT**

- A. LIAISON'S REPORT

**Attachments:**

[Report](#)

**10. SCHEDULING NEXT MEETING**

Tuesday, August 12, 2025

## **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](http://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.