



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

Wednesday, February 26, 2025

6:00 PM

Commission Chambers

1. CALL TO ORDER

The Planning and Zoning Board Meeting was called to Order by Chair Charles Wu at 6:15 p.m.

2. ROLL CALL

Present:

*Chair, Kuei Kang (Charles) Wu
Board member, Jaime Flasterstein
Board member, Danny Kattan
Board Member, Rick Levinson
Alternate Member, Faith Fehr
Alternate Member, Sandra Forges*

Staff

*Board Liaison: Christy Dominguez
Board Secretary: Laura Mass
Supporting Staff: Steven William, Assistant Director (Director)
City Attorney's Representative: Roget Bryan, Deputy City Attorney
Deandrea Moise, Principal Planner*

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes January 27, 2025

ALTERNATE FORGES MOVED TO APPROVE THE MINUTES OF JANUARY 27, 2025, PLANNING AND ZONING BOARD MEETING.

BOARD MEMBER KATTAN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

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

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.

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.

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 his decision would be based solely on the testimony presented at the meeting.

Vice Chair Garson Board 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 ARRIVED AT 6:18 PM

5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS

THE BOARD RECEIVED A REQUEST TO HEAR ITEM B FIRST.

BOARD MEMBER LEVINSON MADE A MOTION TO HEAR ITEM B FIRST.

BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

B. Application No. DB-24-04402, RD-23-03514, and V-25-00875 by SAG Development, LLC requesting Major Development Review approval, Redevelopment Area Modifications (RAMs), and Variances in order to construct a mixed-use development consisting of 116 residential units and approximately 7,500 sq. ft. of commercial space generally located between NW 3rd Avenue and NW 2nd Avenue and between Pembroke Road and NW 10th Street a/k/a 219 Pembroke Road.

The applications filed with the City are as follows:

1. Application No. DB-24-04402 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code to construct the mixed-use development.
2. Application No. RD-23-03514 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
 - a) Section 32-203 (c) (2) relative to the requirement for vehicular access in one continuous forward motion.
 - b) Section 32-202 (a) (3) relative to the proportions of civic open spaces.

3. Application No. V-25-0087 requesting Variances from the following code provisions:

- a) Section 32-144(d) relative to the required front yard setback in RD-12.
- b) Table 32-160.d relative to the required rear yard setback in West RAC/Pembroke Road subdistrict.
- c) Section 32-194 (d) (1) relative to the required transparency of building facades.
- d) Section 32-384 (a) relative to the minimum landscape requirement.

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

Mr. Jose Saye, Architect of the Project, gave an introductory presentation of the item.

Chair Wu: opened the floor for public participation.

No Public speakers.

Chair Wu: closed the floor for public participation.

Chair Wu: recommended amending Condition #7 to include the following:

- *“Such units finishings and features shall be compatible to the non-affordable units”.*

BOARD MEMBER LEVINSON MOVED TO RECOMMEND APPROVAL OF APPLICATION NO. DB-24-04402 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE TO CONSTRUCT THE MIXED-USE DEVELOPMENT SUBJECT TO STAFF’S CONDITIONS AS AMENDED BY THE BOARD.

BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

BOARD MEMBER FLASTERSTEIN MOVED TO RECOMMEND APPROVAL OF APPLICATION V-25-0087 SECTION 32-144(d) RELATIVE TO THE REQUIRED FRONT YARD SETBACK IN RD-12 SUBJECT TO THE VARIANCE STANDARDS BEING MET.

VICE CHAIR GARSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

BOARD MEMBER LEVINSON MOVED TO RECOMMEND APPROVAL OF APPLICATION V-25-0087 TABLE 32-160.d RELATIVE TO THE REQUIRED REAR YARD SETBACK IN WEST RAC/PEMBROKE ROAD SUBDISTRICT SUBJECT TO THE VARIANCE STANDARDS BEING MET.

VICE CHAIR GARSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

BOARD MEMBER GARSON MOVED TO RECOMMEND APPROVAL OF APPLICATION V-25-0087 SECTION 32-194 (d) (1) RELATIVE TO THE REQUIRED TRANSPARENCY OF BUILDING FACADES SUBJECT TO THE VARIANCE STANDARDS BEING MET.

BOARD MEMBER LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

BOARD MEMBER KATTAN MOVED TO RECOMMEND APPROVAL OF APPLICATION V-25-0087 SECTION 32-384 (a) RELATIVE TO THE MINIMUM LANDSCAPE REQUIREMENT SUBJECT TO THE VARIANCE STANDARDS BEING MET.

BOARD MEMBER LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

A. Application No. Z-23-07993 by Seville General Partners to rezone a portion of the Seville Mobile Home Park, generally located at 426 NE 5th Street/515 N. Federal Highway from Central RAC/ RAC Neighborhood subdistrict to Central RAC/ RAC Corridor subdistrict.

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

Mr. Pedro Gassant, the Attorney representing the Applicant, provided a PowerPoint presentation of the item.

Chair Wu: opened the floor for public participation.

Ms. Jessica Stanchak was called to speak. She spoke in opposition to the item.

Mr. Alberto Chonati was called to speak. He spoke in opposition to the item.

Mr. Omar Gozalez was called to speak. He spoke in opposition to the item.

Mr. Luis A. Romero was called to speak. He spoke in opposition to the item.

Ms. Tamara G. Rodriguez was called to speak. She spoke in opposition to the item.

Ms. Marina Kadiyevskaya was called to speak. She spoke in opposition to the item.

Mr. Manny Disla was called to speak. He spoke in opposition to the item.

Ms. Magdalena Baguera was called to speak. She spoke in opposition to the item.

Mr. Bruno Lopez was called to speak. He spoke in opposition to the item.

Mr. Jose Alexis Cardenas was called to speak. He spoke in opposition to the item.

Ms. Itzamara Oporta was called to speak. She spoke in opposition to the item.

Ms. Michel Desjardins was called to speak. She spoke in opposition to the item.

Mr. Normand Seguin was called to speak. He spoke in opposition to the item.

Ms. Gemma Estrada was called to speak. She spoke in opposition to the item.

Ms. Aloni Welker was called to speak. She spoke in opposition to the item.

Mr. Placido Batista was called to speak. He spoke in opposition to the item.

Ms. Aleeshea Perez was called to speak. She spoke in opposition to the item.

Ms. Nubia Banguera was called to speak. She spoke in opposition to the item.

Mr. Steven Javaherian was called to speak. He spoke in opposition to the item.

Ms. Nathalie Boucher was called to speak. She spoke in opposition to the item.

Mr. Fernando Perez was called to speak. He spoke in opposition to the item.

Mr. Noel Santana was called to speak. He spoke in opposition to the item.

Mr. Rolando Alarcon was called to speak. He spoke in opposition to the item.

Mr. Daniel Mendoza was called to speak. He spoke in opposition to the item.

Chair Wu: closed the floor for public participation.

Mr. Michael Miller, the City Traffic Consultant, presented a report on traffic impact generation.

BOARD MEMBER KATTAN MOVED TO RECOMMEND DENIAL OF APPLICATION NO. Z-23-07993 BY SEVILLE GENERAL PARTNERS TO REZONE A PORTION OF THE SEVILLE MOBILE HOME PARK, GENERALLY LOCATED AT 426 NE 5TH STREET/515 N. FEDERAL HIGHWAY FROM CENTRAL RAC/ RAC NEIGHBORHOOD SUBDISTRICT TO CENTRAL RAC/ RAC CORRIDOR SUBDISTRICT.

BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

6. REMARKS BY THE CHAIR

7. LIAISON'S REPORT

Ms. Dominguez: provided an update on the items approved by the City Commission since the last Planning & Zoning Board meeting. She also presented the new proposed meeting dates for 2025.

The Board agreed to change the Planning & Zoning Board meetings to the second Tuesday of each month, starting in April 2025.

8. SCHEDULING OF NEXT MEETING

Ms. Dominguez confirmed the next meeting for Wednesday, March 26, 2025.

9. ADJOURMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 9:20 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