



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, July 15, 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 6:02 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 Williams, 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.

THE BOARD RECEIVED A REQUEST TO HEAR ITEM B FIRST

BOARD MEMBER LEVINSON MOTIONED TO MOVE ITEM TO BE THE FIRST ITEM ON THE AGENDA.

BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (3/0)

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.

THE BOARD RECEIVED A REQUEST TO HEAR ITEM B FIRST

5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS

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:

- A. 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.
- B. Application #V-25-03651 requesting a Variance from the following provision:
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.

Ms. Christy Dominguez, Planning & Zoning Manager, provided a PowerPoint presentation of the item.

Ms. Rachel Streitfeld, Attorney representing the Applicant, also gave a brief presentation of the item.

Chair Wu: opened the floor for public participation.

Mr. Armen Gevorkyan, a Hallandale resident at 600 NW 10th Street, expressed his opposition to the item he also mentioned a project objection letter he submitted to the City.

Chair Wu: closed the floor for public participation.

Ms. Streitfeld: addressed the residents' concern.

Mr. Michael Miller, the City Traffic Consultant, discussed the Traffic Impact Analysis for the Project.

BOARD MEMBER FLASTERSTEIN MOVED TO RECOMMEND APPROVAL OF APPLICATIONS #V-25-03651 BY 525 W. PEMBROKE ROAD LLC REQUESTING 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 SUBJECT TO STAFF CONDITIONS.

BOARD MEMBER LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

Chair Wu made the following recommendations:

"Adding a language to the staff condition stating the business shall open at 8:00 AM, the operating hours be limited to 8:00 am to 10:00 pm."

Ms. Streitfeld: accepted this change on behalf of the Applicant.

BOARD MEMBER LEVINSON MOVED TO RECOMMEND APPROVAL OF APPLICATIONS #CU-25-03650 BY 525 W. PEMBROKE ROAD LLC REQUESTING CONDITIONAL USE APPROVAL 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 SUBJECT TO STAFF CONDITIONS AND THE RECOMMENDATIONS MADE BY THE CHAIR ON THE OPERATING HOURS TO BE LIMITED FROM 8:00 AM TO 10:00 PM.

BOARD MEMBER FLASTERSTEIN 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 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: _____

DRAFT