



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, October 29, 2024

6:00 PM

Commission Chambers

1. CALL TO ORDER

The Planning and Zoning Board Meeting was called to Order by Chair Charles Wu at 6:01 p.m.

2. ROLL CALL

Present:

Chair, Kuei Kang (Charles) Wu

Vice-Chair, Howard Garson

Board member, Rick Levinson

Board member, Jaime Flasterstein

Staff

Board Liaison: Christy Dominguez

Board Secretary: Laura Mass

Supporting Staff: Steven William, Assistant Director, Deandrea Moise, Principal Planner, Vanessa Leroy (Director)

City Attorney's Representative: Elizabeth Loconte, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

- A. Draft of the Meeting Minutes August 28, 2024.

MR. FLASTERSTEIN MOVED TO APPROVE THE MINUTES OF AUGUST 28, 2024, PLANNING AND ZONING BOARD MEETING.

MR. LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

Ms. Elizabeth Loconte, Assistant City Attorney: read the quasi-judicial statement into the record on the items listed on the agenda.

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 Levinson. 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.

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.

5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS

A. Application No. V-24-06190 by Victor Caban-Diaz and Journey requesting variances to reduce the required front yard setback, rear yard setback, interior side yard setback, corner side yard setback, and minimum unit size for a three-bedroom two-family home located at 538 NW 6 Avenue in the RD-12 two-family (duplex) district.

The variances requested are to the following provisions:

- a. Section 32-144 (d) (4) a. of the Hallandale Beach Zoning and Land Development Code, regarding the minimum front yard setback.
- b. Section 32-144 (d) (4) b. 1. of the Hallandale Beach Zoning and Land Development Code, regarding the minimum rear yard setback.
- c. Section 32-144 (d) (4) c. 1. of the Hallandale Beach Zoning and Land Development Code, regarding the minimum interior side yard setback
- d. Section 32-144 (d) (4) c. 2. of the Hallandale Beach Zoning and Land Development Code, regarding the minimum corner side yard setback
- e. Section 32-144 (d) (5) a. 3. of the Hallandale Beach Zoning and Land Development Code, regarding the minimum unit size for a three-bedroom unit.
- f. Section 32-384 (e) (1) of the Hallandale Beach Zoning and Land Development Code, regarding the required landscape buffer for vehicular use areas.

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

Mr. Wu: opened the floor for public participation.

No Public speakers.

Mr. Wu: closed the floor for public participation.

BOARD MEMBER GARSON MOVED TO APPROVE APPLICATION # V-24-06190 BY VICTOR CABAN-DIAZ AND JOURNEY REQUESTING VARIANCES TO REDUCE THE REQUIRED FRONT YARD SETBACK, REAR YARD SETBACK, INTERIOR SIDE YARD SETBACK, CORNER SIDE YARD SETBACK, AND MINIMUM UNIT SIZE FOR A THREE-BEDROOM TWO-FAMILY HOME LOCATED AT 538 NW 6 AVENUE IN THE RD-12 TWO-FAMILY (DUPLEX) DISTRICT SUBJECT TO THE CODE PROVISIONS AND STAFF CONDITIONS.

BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

B. Application No. V-24-06192 by Victor Caban-Diaz and Journey requesting variances to reduce the required interior side yard setback, and minimum unit size for a three-bedroom two-family home located at 610 NW 6 Avenue in the RD-12 two-family (duplex) district.

The variances requested are to the following provisions:

- a. Section 32-144 (d) (4) c. 1. of the Hallandale Beach Zoning and Land Development Code, regarding the minimum interior side yard setback
- b. Section 32-144 (d) (5) a. 3. of the Hallandale Beach Zoning and Land Development Code, regarding the minimum unit size for a three-bedroom unit.

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

Mr. Wu: opened the floor for public participation.

No Public speakers.

Mr. Wu: closed the floor for public participation.

BOARD MEMBER LEVINSON MOVED TO APPROVE APPLICATION # V-24-06192 BY VICTOR CABAN-DIAZ AND JOURNEY REQUESTING VARIANCES TO REDUCE THE REQUIRED INTERIOR SIDE YARD SETBACK, AND MINIMUM UNIT SIZE FOR A THREE-BEDROOM TWO-FAMILY HOME LOCATED AT 610 NW 6 AVENUE IN THE RD-12 TWO-FAMILY (DUPLEX) DISTRICT SUBJECT TO THE CODE PROVISIONS AND STAFF CONDITIONS.

BOARD MEMBER GARSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

C. Application No. V-24-06194 by Victor Caban-Diaz and Journey requesting variances to reduce the required interior side yard setback, and minimum unit size for a three-bedroom two-family home located at 617 NW 4 Avenue in the RD-12 two-family (duplex) district.

The variances requested are to the following provisions:

- a. Section 32-144 (d) (4) c. 1. of the Hallandale Beach Zoning and Land Development Code, regarding the minimum interior side yard setback
- b. Section 32-144 (d) (5) a. 3. of the Hallandale Beach Zoning and Land Development Code, regarding the minimum unit size for a three-bedroom unit.

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

Mr. Wu: opened the floor for public participation.

Ms. Mary Thompson, a Hallandale resident at 613 NW 4th Avenue, expressed concerns regarding the project boundaries. She requested a copy of the survey. She also inquired if the project met the setbacks requirement.

Mr. Wu: commented that the resident sought clarification on the survey, he also confirmed that was provided by Staff.

Mr. Wu: closed the floor for public participation.

BOARD MEMBER FLASTERSTEIN MOVED TO APPROVE APPLICATION NO. V-24-06194 BY VICTOR CABAN-DIAZ AND JOURNEY REQUESTING VARIANCES TO REDUCE THE REQUIRED INTERIOR SIDE YARD SETBACK, AND MINIMUM UNIT SIZE FOR A THREE-BEDROOM TWO-FAMILY HOME LOCATED AT 617 NW 4 AVENUE IN THE RD-12 TWO-FAMILY (DUPLEX) DISTRICT SUBJECT TO THE CODE PROVISIONS AND STAFF CONDITIONS.

BOARD MEMBER LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

D. Zoning & Land Development Code Rewrite Board Discussion.

Mr. Jim Hickey, a Consultant from Calvin, Giordano & Associates, Inc., provided a PowerPoint presentation on the item.

The Board discussed the proposed rewrite of the City's Zoning & Land Development Code. The Board's discussion focused on urban planning and development in the city, particularly in the northwest and southwest areas. Key topics discussed included economic development, transit opportunities, and the impact of new density on neighborhoods. The Board highlighted the need for better public engagement and the potential for micro-transit solutions. Concerns were raised about the balance between development and gentrification, the importance of maintaining affordable housing, and the challenges of code enforcement and permit processes. The Board also emphasized the need for streamlined codes and better public outreach.

Mr. Hickey addressed all questions raised by the Board.

Mr. Wu requested that the Board Members be included in all upcoming public outreach events and meetings.

6. REMARKS BY THE CHAIR

7. LIAISON'S REPORT

Ms. Dominguez: informed 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 Wednesday, November 27, 2024

Mr. Flasterstein advised that he would not be available to attend the next meeting.

Mr. Wu requested to invite and encourage alternates members to attend the meetings.


9. ADJOURMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 7:35 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:


Charles Wu (Jan 15, 2025 12:40 EST)

CHAIR

ATTEST:


Christy Dominguez (Jan 15, 2025 13:14 EST)

SECRETARY/LIAISON

ADOPTED DATE: 01/15/2025









PZ& Board Meeting Minutes 10/29

Final Audit Report

2025-01-15

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