



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

Monday, January 27, 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 6:03 p.m.*

### 2. ROLL CALL

**Present:**

*Chair, Kuei Kang (Charles) Wu  
Board member, Jaime Flasterstein  
Board member, Danny Kattan  
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  
Jaaziah, Israel, Associate Planner*

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

- A. Draft of the Meeting Minutes December 30, 2024

**ALTERNATE FEHR MOVED TO APPROVE THE MINUTES OF DECEMBER 30, 2024, 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.*

### **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 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 Fehr 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.*

**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. Applications # DB-24-04402 and # RD-24-04428 by Hallandale Hotel Holdings LLC, requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs) in order to construct a 15-story hotel with 246 keys at the property located at 804 S. Federal Highway.

The applications filed with the City are as follows:

1. Application # DB-24-04402 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the 246-unit hotel.
2. Application # RD-24-04428 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
  - a) Table 32-195(a)(A) RAC Corridor, Building Placement, relative to the required street setback on secondary streets.
  - b) Table 32-195(a)(B) RAC Corridor, Building Placement, relative to the required street setback above the 5<sup>th</sup> floor.
  - c) Table 32-195(a)(D) RAC Corridor, Building Placement, relative to the minimum side (south) setback required above the 5<sup>th</sup> floor.
  - d) Table 32-195(a)(F) RAC Corridor, Building Placement, relative to the minimum rear setback required above the 5<sup>th</sup> floor.
  - e) Table 32-203(b) relative to the minimum dimensions of required loading zones.
  - f) Section 32-453(i)(2) relative to the maximum number of abutting parking spaces allowed in dead-end parking corridors.
  - g) Section 32-453(i)(4) prohibiting vehicular parking spaces to back into a public right-of-way.
  - h) Section 32-384(e) requiring perimeter landscaping buffers within vehicular use areas.

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

*Ms. Rachel Streitfeld, Attorney representing the Applicant, gave an introductory presentation of the item.*

*Mr. Mayer Abbo, the Architect of the project, made a PDF presentation of the item.*

*Chair Wu: opened the floor for public participation.*

No Public speakers.

Chair Wu: closed the floor for public participation.

**BOARD MEMBER KATTAN MOVED TO APPROVE APPLICATION #DB-24-04402 BY HALLANDALE HOLDINGS LLC, FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT A 15-STORY HOTEL WITH 246 KEYS SUBJECT TO STAFF'S CONDITIONS.**

**ALTERNATE MEMBER FEHR 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 revised proposed meeting dates for 2025.*

**8. SCHEDULING OF NEXT MEETING**

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

**9. ADJOURMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 7:21 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: \_\_\_\_\_