



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, September 9, 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
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, Destiny Ferguson, Associate Planner
City Attorney's Representative: Roget Bryan, Deputy City Attorney*

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes July 15, 2025

VICE CHAIR GARSON MOVED TO APPROVE THE MINUTES OF THE JULY 15, 2025, PLANNING AND ZONING BOARD MEETING.

BOARD MEMBER LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS

A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV, DIVISION 5 "DENSITY" OF THE CITY ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATING TO AFFORDABLE HOUSING BONUS DENSITY; AMENDING ARTICLE IX. "NOTICE REQUIREMENTS", TO REVISE PROVISIONS RELATING TO NOTIFICATIONS FOR ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Christy Dominguez, Planning & Zoning Manager, provided a PowerPoint 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 LEVINSON MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV, DIVISION 5 "DENSITY" OF THE CITY ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATING TO AFFORDABLE HOUSING BONUS DENSITY; AMENDING ARTICLE IX. "NOTICE REQUIREMENTS", TO REVISE PROVISIONS RELATING TO NOTIFICATIONS FOR ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 status of 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 Thursday, October 16, 2025.

9. ADJOURNMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 6:26 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 (Oct 20, 2025 14:02:10 EDT)
CHAIR

ATTEST:
Christy Dominguez
SECRETARY/LIAISON

ADOPTED DATE: 10/20/2025

PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
TUESDAY, SEPTEMBER 9, 2025
CITY COMMISSION CHAMBERS

Board Members Present: Charles Wu, Chair; Howard Garson, Vice Chair; Richard Levinson, and Jaime Flasterstein

Board Secretary: Laura Mass

City Attorney's Representative: Roget Bryan, Deputy City Attorney

City Staff Present: Christy Dominguez, Destiny Ferguson, and Steven Williams

2024 PZB ATTENDANCE

FULL TIME BOARD MEMBERS	1/24	2/28	3/27	4/18*	5/22	6/27*	7/24	8/28	9/26*	10/29*	11/27	12/30*
Charles Wu- Chair	P	P	P	P	P	CANCELLED	P	P	CANCELLED	P	CANCELLED	P
Howard Garson - Vice Chair	P	P	P	P	P		P	P		P		P
Danny Kattan	T	T	T	E	P		E	A		E		T
Rick Levinson	P	P	P	E	P		P	P		P		P
Jaime Flasterstein					P		P	P		P		P
Total Members Present	4	4	4	2	5		4	4		4		5
Total Members Absent	0	0	0	2	0		1	1		1		0
ALTERNATE BOARD MEMBERS	1/24	2/28	3/27	4/18*	5/22	6/27*	7/24	8/28	9/26*	10/30*	11/27	12/30*
Faith Fehr (Alternate)	P	P	P	P								
Sandra Forges (Alternate)								P		P		
SCHOOL BOARD MEMBERS	1/24	2/28	3/27	4/18*	5/22	6/27*	7/24	8/28	9/26*	10/30*	11/27	12/30*
Glennika Gordon												

2025 PZB ATTENDANCE

FULL TIME BOARD MEMBERS	1/27	2/26	3/26	4/10*	5/13	6/10	7/15	8/12	9/9	10/16*	11/12*	12/9
Charles Wu- Chair	P	P	CANCELLED	CANCELLED	P	P	P	CANCELLED	P			
Howard Garson - Vice Chair	E	T			P	P	E		P			
Danny Kattan	T	P			P	P	A		E			
Rick Levinson	E	P			P	P	P		P			
Jaime Flasterstein	P	P			E	T	P		P			
Total Members Present	3	5			4	5	3		4			
Total Members Absent	0	0			1	0	2		1			
ALTERNATE BOARD MEMBERS	1/27	2/26	3/26	4/10*	5/13	6/10	7/15	8/12	9/9	10/16*	11/12*	12/9
Faith Fehr (Alternate)	P											
Sandra Forges (Alternate)	P	P			P		P					
SCHOOL BOARD MEMBERS	1/27	2/26	3/26	4/10*	5/13	6/10	7/15	8/12	9/9	10/16*	11/12*	12/9
Glennika Gordon												

Present:(P) Absent: (A) Excused Absence: (E) Tardy: (T)

*Not a regular meeting schedule

PZB Meeting Minutes 09.09.25

Final Audit Report

2025-10-20

Created:	2025-10-20
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