

City of Hallandale Beach

400 S. Federal Highway
Hallandale Beach, FL 33009
www.cohb.org



Meeting Agenda

Tuesday, January 13, 2026

6:00 PM

Council Chambers

Planning and Zoning Board

Chair Kuei Kang (Charles) Wu
Vice-Chair Howard Garson
Board Member Danny Kattan
Board Member Rick Levinson
Board Member Jaime Flasterstein

Board Attorney Roget Bryan
Board Secretary Laura Mass

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPOINTMENT OF CHAIR AND VICE CHAIR FOR THE PLANNING & ZONING BOARD
5. APPROVAL OF DRAFT MINUTES

A. DECEMBER 9, 2025, PLANNING & ZONING BOARD MINUTES

Attachments: [Draft Minutes](#)
[Attendance Summary Sheet](#)

6. SWEARING OF THE SPEAKERS
7. DECLARATION OF EX-PARTE COMMUNICATION
8. BOARD COMMITTEE/NEW BUSINESS

- A. Applications # DB-24-03578 and #RD-24-03580 by PPG 1800 HBB Owner, LLC requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs), in order to build the 1800 Office Tower, a 22-story office building with approximately 235,869 square feet of office space, 19,584 square feet of tenant amenities and 9,890 square feet of retail space at the property located at 1800 East Hallandale Beach Boulevard.

The applications filed with the City are as follows:

1. Application # DB-24-03578 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the proposed office building.
2. Application # RD-24-03580 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
 - a) Table 32-211(a) – Hallandale Beach Boulevard East Subdistrict, Building Placement, to allow a 20-foot street setback above the 5th floor along East Hallandale Beach Boulevard in lieu of the required 25 feet.
 - b) Table 32-211(a) – Hallandale Beach Boulevard East Subdistrict, Building Placement, to allow a 15-foot street setback above the 5th floor along Layne Boulevard in lieu of the required 20 feet.
 - c) Table 32-211(a) – Hallandale Beach Boulevard East Subdistrict, Building Placement, to allow a 10-foot rear setback above the 5th floor in lieu of the required 30 feet.
 - d) Section 32-202(a)(3) – Civic Open Space Requirements, to allow the civic open space to exceed the maximum width to depth ratio.
 - e) Table 32-214(a) – Minimum Number of Off-Street Parking Spaces Required per Use, to allow for a reduction of 34 parking spaces associated with the office amenity floor area.
 - f) Section 32-453 – Parking Design Requirements, in order to utilize mechanical car lifts on level two of the parking structure.
 - g) Section 32-606(d)(2) to allow 2 monument signs on East Hallandale Beach Blvd where one monument sign is

the maximum permitted.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Aerial Map](#)

[Exhibit 2 - Zoning Map](#)

[Exhibit 3 - Applicant's Letters and Backup](#)

[Exhibit 4 - City Traffic Consultant Report](#)

- B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT, PART 2.3. - PERMITTED USES IN FUTURE LAND USE CATEGORIES, SUBPART A.- RESIDENTIAL USE, TO PROVIDE FOR DASHED-LINE AREAS AS AUTHORIZED IN THE BROWARD COUNTY LAND USE PLAN; AMENDING THE HALLANDALE BEACH FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF 17.5 NET ACRES OF THE SHELL BAY CLUB LOCATED AT 501 DIPLOMAT PARKWAY FROM COMMERCIAL RECREATION TO COMMERCIAL RECREATION AND IRREGULAR RESIDENTIAL WITHIN A DASHED LINE AREA ALLOWING A MAXIMUM DENSITY OF 13.03 DWELLING UNITS PER NET ACRE; PROVIDING FOR TRANSMITTAL PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL WITH A RECOMMENDATION OF APPROVAL; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (This ordinance is the result of Applications #PA-24-07092 & PA-24-06921 by Maltese Diplomat Owner LLC)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 – Draft Ordinance Amending Comprehensive Plan](#)

[Exhibit 2 - Aerial Map](#)

[Exhibit 3 - Zoning Map](#)

[Exhibit 4 – Applicant's Letter and Backup](#)

[Exhibit 5 – Traffic Consultant's Report](#)

- C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; ARTICLE III. "ZONING", DIVISION 3. "FORM-BASED ZONING DISTRICTS", SECTION 32-196 "TRANSIT CORE SUBDISTRICT STANDARDS" TO MODIFY THE PURPOSE AND INTENT OF THE TRANSIT CORE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Proposed Draft Ordinance](#)

9. REMARKS BY THE CHAIR

10. LIAISON'S REPORT

- A. January 2026 - Liaison's Report

Attachments:

[Report](#)

11. SCHEDULING NEXT MEETING

Tuesday, February 10, 2026

12. ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE CITY CLERK AT 954-457-1489 NO LATER THAN TWO DAYS PRIOR TO SUCH PROCEEDING.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE CITY CLERK, CITY OF HALLANDALE BEACH CITY HALL, 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE CITY CLERK AT 954-457-1489. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE CITY WEBSITE AT www.hallandalebeachfl.gov

ALL INTERESTED PERSONS MAY APPEAR AT THE MEETING AND MAY BE HEARD WITH RESPECT TO THE PROPOSED MATTER. SHOULD ANY PERSON DESIRE TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR CITY COMMISSION WITH RESPECT TO ANY MATTER TO BE CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON SHALL ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

TWO OR MORE MEMBERS OF CITY COMMISSION OR OTHER CITY BOARDS MAY ATTEND AND PARTICIPATE AT THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.