

# **City of Hallandale Beach**

400 S. Federal Highway  
Hallandale Beach, FL 33009  
[www.cohb.org](http://www.cohb.org)



## **Meeting Agenda**

**Tuesday, February 10, 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. APPROVAL OF DRAFT MINUTES**

A. JANUARY 13, 2026, PLANNING & ZONING BOARD MINUTES

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

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

A. Application # DR-25-06076 for Minor Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct a 2-story two-family (duplex) building at the property located at 648 NW 5th Court. Approval of one affordable housing bonus unit pursuant to Section 32-312 of the Code is requested to allow the proposed density of 15.52 dwelling units per acre when 14 dwelling units per acre is the maximum allowed.

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1 – Aerial Map](#)  
[Exhibit 2 – Zoning Map](#)  
[Exhibit 3 – Applicant’s Letter and Backup](#)

- 8. REMARKS BY THE CHAIR**
- 9. LIAISON'S REPORT**

A. February 2026 - Liaison's Report

Attachments: [Report](#)

- 10. SCHEDULING NEXT MEETING**

Tuesday, March 10, 2026

## **11. 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](http://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.