



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, 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 6:03 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 5th floor.
 - c) Table 32-195(a)(D) RAC Corridor, Building Placement, relative to the minimum side (south) setback required above the 5th floor.
 - d) Table 32-195(a)(F) RAC Corridor, Building Placement, relative to the minimum rear setback required above the 5th 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 RECOMMEND APPROVAL OF 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. ADJOURNMENT

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:

Charles Wu
Charles Wu (Mar 5, 2025 14:07 EST)

CHAIR

ATTEST:

Christy Dominguez
Christy Dominguez (Mar 5, 2025 17:26 EST)

SECRETARY/LIAISON

ADOPTED DATE: 03/05/2025



City of Hallandale Beach

PLANNING AND ZONING BOARD

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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, December 30, 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 6:02 p.m.

2. ROLL CALL

Present:

Chair, Kuei Kang (Charles) Wu

Vice-Chair, Howard Garson

Board member, Rick Levinson

Board member, Jaime Flasterstein

Board member, Danny Kattan

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

3. PLEDGE OF ALLEGIANCE

MR. WU MOTIONED TO ELECT THE CHAIR AND VICE CHAIR

BOARD MEMBER GARSON MADE A MOTION TO RETAIN MR. WU AS THE CHAIR OF THE BOARD.

MR. LEVINSON SECONDED THE MOTION

MOTION PASSED BY UNANIMOUS VOTE (4/0)

BOARD MEMBER LEVINSON MADE A MOTION TO RETAIN MR. GARSON AS THE VICE-CHAIR OF THE BOARD.

MR. WU SECONDED THE MOTION

MOTION PASSED BY UNANIMOUS VOTE (4/0)

4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes October 29, 2024

MR. LEVINSON MOVED TO APPROVE THE MINUTES OF OCTOBER 29, 2024, PLANNING AND ZONING BOARD MEETING.

MR. GARSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

BOARD MEMBER KATTAN ARRIVED AT 6:08 PM

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.

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.

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.

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 #DB-24-06242 by Maltese Diplomat Owner, LLC, requesting a Planned Development Overlay (PDO) Major Amendment to a component of the previously Approved Major Development Plan for the Diplomat Golf Course Project, specifically to the Tower 200 site. Originally approved as a 30-story building with 274 hotel units, the applicant proposes to reduce Tower 200 to a 21-story structure with 108 hotel units. The property is located at 501 Diplomat Parkway.

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

Mr. Richard Dewitt, the Applicant's Representative, made a brief presentation of the item.

Mr. Jeff Katims, the Applicant's Planner for the project, added further details to the project presentation.

Chair Wu: opened the floor for public participation.

No Public speakers.

Chair Wu: closed the floor for public participation.

BOARD MEMBER GARSON MOVED TO APPROVE APPLICATION # DB-24-06242 BY MALTESE DIPLOMAT OWNER, LLC, REQUESTING A PLANNED DEVELOPMENT OVERLAY (PDO) MAJOR AMENDMENT TO A COMPONENT OF THE PREVIOUSLY APPROVED MAJOR DEVELOPMENT PLAN FOR THE DIPLOMAT GOLF COURSE PROJECT, SPECIFICALLY TO THE TOWER 200 SITE. ORIGINALLY APPROVED AS A 30-STORY BUILDING WITH 274 HOTEL UNITS, THE APPLICANT PROPOSES TO REDUCE TOWER 200 TO A 21-STORY STRUCTURE WITH 108 HOTEL UNITS SUBJECT TO STAFF CONDITIONS.

BOARD MEMBER LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

B. Application #V-24-06451 by Maltese Diplomat Owner, LLC requesting variances in order to construct improvements at the existing accessory marina at the Shell Bay Resort a/ka Diplomat Hotel and Country Club located at 500 Diplomat Parkway:

The variance requested is to the following provision:

- 1) Section 32-153(g)(2) restricting boat slips and docks for accessory marina in the CR-P Commercial Recreation-Passive zoning district, to project no more than 15% or 30 feet into the waterway, whichever is less.

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

Mr. Jeff Katims, the Applicant's Planner for the project, made a brief 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 # V-24-06451 BY MALTESE DIPLOMAT OWNER, LLC REQUESTING VARIANCES IN ORDER TO CONSTRUCT IMPROVEMENTS AT THE EXISTING ACCESSORY MARINA AT THE SHELL BAY RESORT A/K/A DIPLOMAT HOTEL AND COUNTRY CLUB SUBJECT TO STAFF CONDITIONS.

BOARD MEMBER GARSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 AND LAND DEVELOPMENT CODE; ARTICLE III. ZONING; DIVISION 3. FORM-BASED ZONING DISTRICTS; SUBDIVISION II. HALLANDALE BEACH BOULEVARD DISTRICT; SECTION 32-209. ALLOWABLE USES, TO ALLOW OPEN- AIR SPORTS COURTS AS ACCESSORY USES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (Application #LDC-24-05545 by PPG 1800 HBB Owner, LLC)

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

Mr. Jeff Katims, the Applicant's Planner for the project, made a brief presentation of the item.

Chair Wu: opened the floor for public participation.

No Public speakers.

Chair Wu: closed the floor for public participation.

Chair Wu suggested adding the following language to Section 32-242 (5) (a): provided that appropriate measures are considered to ensure sport items are contained on site.

BOARD MEMBER LEVINSON MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 AND LAND DEVELOPMENT CODE; ARTICLE III. ZONING; DIVISION 3. FORM-BASED ZONING DISTRICTS; SUBDIVISION II. HALLANDALE BEACH BOULEVARD DISTRICT; SECTION 32-209. ALLOWABLE USES TO ALLOW OPEN- AIR SPORTS COURTS AS ACCESSORY USES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO THE CHAIR'S RECOMMENDATION.

BOARD MEMBER KATTAN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

D. Application #V-24-08281 by the City of Hallandale Beach requesting a variance from Section 32-155 (d) (3) to reduce the required rear yard setback for a screen enclosure for Fire Station No. 7 located at 111. Foster Road in the Community Facility (CF) zoning district.

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

Mr. Eduardo Herrera, the Architect of the Project, provided further details on the project.

Chair Wu: opened the floor for public participation.

No Public speakers.

Chair Wu: closed the floor for public participation.

BOARD MEMBER GARSON MOVED TO APPROVE APPLICATION #V-24-08281 BY THE CITY OF HALLANDALE BEACH REQUESTING A VARIANCE FROM SECTION 32-155 (D) (3) TO REDUCE THE REQUIRED REAR YARD SETBACK FOR A SCREEN ENCLOSURE FOR FIRE STATION No. 7.

BOARD MEMBER KATTAN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

E. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 11. OFF-STREET PARKING AND LOADING CREATING SECTION 32-458 PARKING REDUCTION STRATEGIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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.

Chair Wu made the following recommendations:

- For Improved Bus Stop Shelter (d)(6): clarify who is responsible for maintaining the shelter and handling trash pickups.
- For Affordable Housing Developments (d)(7): change the word "affordable" from all related conditions.

BOARD MEMBER FLASTERSTEIN MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 11. OFF-STREET PARKING AND LOADING CREATING SECTION 32-458 PARKING REDUCTION STRATEGIES; PROVIDING SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO THE RECOMMENDATIONS MADE BY CHAIR WU.

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 proposed meeting dates for 2025 and the Planning & Zoning Board Annual Report.

The Board suggested moving the December meeting to an earlier date.

8. SCHEDULING OF NEXT MEETING

Ms. Dominguez confirmed the next meeting for Thursday, January 23, 2025.

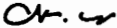
9. ADJOURMENT


There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 8:00 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 (Mar 4, 2025 16:27 EST)
CHAIR

ATTEST:

Christy Dominguez (Mar 5, 2025 13:02 EST)
SECRETARY/LIAISON

ADOPTED DATE: 03/05/2025

**PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
MONDAY, JANUARY 27, 2025
CITY COMMISSION CHAMBERS**

Board Members Present: Charles Wu, Chair; Danny Kattan, Jaime Flasterstein, Sandra Forges and Faith Fehr

Board Secretary: Laura Mass

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

City Staff Present: Christy Dominguez, Steven Williams, Deandrea Moise and Jaaziah Israel

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	4/24*	5/28	6/25	7/23	8/27	9/30*	10/23*	11/18*	12/18*
Charles Wu- Chair	P											
Howard Garson - Vice Chair	E											
Danny Kattan	T											
Rick Levinson	E											
Jaime Flasterstein	P											
Total Members Present	3											
Total Members Absent	2											
ALTERNATE BOARD MEMBERS	1/27*	2/26	3/26	4/24*	5/28	6/25	7/23	8/27	9/30*	10/23*	11/18*	12/18*
Faith Fehr (Alternate)	P											
Sandra Forges (Alternate)	P											
SCHOOL BOARD MEMBERS	1/27*	2/26	3/26	4/24*	5/28	6/25	7/23	8/27	9/30*	10/23*	11/18*	12/18*
Glennika Gordon												

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

*Not a regular meeting schedule









PZB Minutes 01.27.25

Final Audit Report

2025-03-05

Created:	2025-03-05
By:	Laura Mass (lmass@cohb.org)
Status:	Signed
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-  Document created by Laura Mass (lmass@cohb.org)
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-  Document emailed to Charles Wu (cwu33409@aol.com) for signature
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-  Email viewed by Charles Wu (cwu33409@aol.com)
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-  Document e-signed by Charles Wu (cwu33409@aol.com)
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-  Document e-signed by Christy Dominguez (cdominguez@cohb.org)
Signature Date: 2025-03-05 - 10:26:52 PM GMT - Time Source: server
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