



# 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, June 10, 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, Danny Kattan  
Board Member, Rick Levinson  
Board Member, Jaime Flasterstein*

#### **Staff**

*Board Liaison: Christy Dominguez  
Board Secretary: Laura Mass  
Supporting Staff: Steven William, Assistant Director  
City Attorney's Representative: Roget Bryan, Deputy City Attorney*

### 3. PLEDGE OF ALLEGIANCE

**BOARD MEMBER FLASTERSTEIN ARRIVED AT 6:04 PM**

### 4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes May 13, 2025

**VICE CHAIR GARSON MOVED TO APPROVE THE MINUTES OF MAY 13, 2025, PLANNING AND ZONING BOARD MEETING.**

**BOARD MEMBER LEVINSON SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5/0)**

#### ***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.*

*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 Board 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 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.*

### **5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS**

B. Applications # DB-24-5547 Development Review and #RD-24-5548 RAMs by 221 Developers LLC, requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs) in order to construct Seven Park, an 8-story mixed -use building with 124 residential units and 4,150 square feet of commercial space at the property located at 218-220 SE 7<sup>th</sup> Street.

The applications filed with the City are as follows:

1. Application # DB-24-5547 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the proposed mixed-use project.
2. Application # RD-24-5548 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
  - a) Sec. 32-196(a)(A) Transit Core Subdistrict, Building Placement, to allow 6 feet setback on Primary Streets instead of 10 feet.
  - b) Section 32-196(a)(B) Transit Core Subdistrict, Building Placement, to allow a street setback of 6 feet instead of 20 feet above the 5<sup>th</sup> floor.
  - c) Section 32-196(a)(C) Transit Core Subdistrict, Building Placement, Interior Side (east) setback to allow zero feet instead of 30 feet for a portion of the building above the 5<sup>th</sup> floor.
  - d) Section 32-196(a)(E) Transit Core Subdistrict, Building Placement, Rear (south) setback to allow a 6 feet rear-yard setback instead of the 10 feet.
  - e) Section 32-196(a)(F) Transit Core Subdistrict, Building Placement, Rear (south) setback to allow a 6 feet rear-yard setback instead of the 20 feet required above the 5<sup>th</sup> floor.
  - f) Section 32-202(a) regarding Civic Open Spaces and their configuration, proposing a 5.1% Civic Open Space area instead of the required 7.5%.
  - g) Section 32-203(a) regarding the minimum number of parking spaces required for mixed-use developments in Central RAC District in order to provide 159 parking spaces instead of 169 spaces required.
  - h) Section 32-453(1)(2) relative to the maximum number of abutting parking spaces allowed in dead-end parking corridors.

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

*Mr. Michael Miller, the City Traffic Consultant, discussed the Traffic Impact Analysis for the Project.*

*Mr. Ari Sklar, Architect of the Project, gave an introductory presentation of the item.*

*Mr. Alejandro Chaberman, the Applicant, added further details to the project presentation.*

*No Public speakers.*

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

**VICE CHAIR GARSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # DB-24-5547 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT THE PROPOSED MIXED-USE PROJECT SUBJECT TO STAFF CONDITIONS.**

**BOARD MEMBER FLASTERSTEIN 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.*

#### **8. SCHEDULING OF NEXT MEETING**

*Ms. Dominguez confirmed the next meeting for Tuesday, July 15, 2025.*

#### **9. ADJOURNMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 7:28 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: \_\_\_\_\_

DRAFT