



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

Wednesday, May 22, 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 6:04 p.m.

2. ROLL CALL

Present:

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

Staff

*Board Liaison: Christy Dominguez
Board Secretary: Laura Mass
Supporting Staff: Steven Williams, Deandrea Moise, and Raveechai Srihirun
City Attorney's Representative: Roget Bryan, Deputy City Attorney*

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

- A. Draft of the Meeting Minutes April 18, 2024.

MR. GARSON MOVED TO APPROVE THE MINUTES OF APRIL 18, 2024, PLANNING AND ZONING BOARD MEETING.

MR. LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS

A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE DIVISION 3. – FORM-BASED ZONING DISTRICTS TABLE 32-198(a) RELATING TO THE BASE AND MAXIMUM DENSITY PERMITTED IN TRANSITIONAL MIXED-USE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Deandrea Moise, Principal Planner, provided a PowerPoint presentation of the item.

Mr. Wu: opened the floor for public participation.

No Public speakers.

Mr. Wu: closed the floor for public participation.

MR. KATTAN 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 3. – FORM-BASED ZONING DISTRICTS TABLE 32-198(a) RELATING TO THE BASE AND MAXIMUM DENSITY PERMITTED IN TRANSITIONAL MIXED-USE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO STAFF CONDITIONS.

MR. GARSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV OF THE ZONING AND LAND DEVELOPMENT CODE DIVISION 2 – ACCESSORY USES AND STRUCTURES SECTION 32-242 – PERMITTED ACCESSORY USES TO ALLOW OUTDOOR COOKING AS AN ACCESSORY USE FOR RESTAURANTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Deandrea Moise, Principal Planner, provided a PowerPoint presentation of the item.

Mr. Wu: opened the floor for public participation.

No Public speakers.

Mr. Wu: closed the floor for public participation.

MR. LEVINSON MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV OF THE ZONING AND LAND DEVELOPMENT CODE DIVISION 2 – ACCESSORY USES AND STRUCTURES SECTION 32-242 – PERMITTED ACCESSORY USES TO ALLOW OUTDOOR COOKING AS AN ACCESSORY USE FOR RESTAURANTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO STAFF CONDITIONS.

MR. 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 ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE DIVISION 20. – TEMPORARY USES SECTION 32-702 EVENT PERMIT REQUIRED RELATING TO ANNUAL PERMITS FOR TEMPORARY USES ON PROPERTIES OWNED BY THE CITY OR THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Deandrea Moise, Principal Planner, provided a PowerPoint presentation of the item.

Mr. Wu: opened the floor for public participation.

No Public speakers.

Mr. Wu: closed the floor for public participation.

MR. GARSON 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 20. – TEMPORARY USES SECTION 32-702 EVENT PERMIT REQUIRED RELATING TO ANNUAL PERMITS FOR TEMPORARY USES ON PROPERTIES OWNED BY THE CITY OR THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO STAFF CONDITIONS.

MR. LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

6. REMARKS BY THE CHAIR

Mr. Wu: requested that a statement as a disclaimer be added to the minutes stating that the minutes are not verbatim.

Mr. Bryan: replied he could bring forward the recommendation.

Mr. Wu: reminded the Board about the deadline for the Final Disclosure forms, July 1st, 2024.

7. LIAISON'S REPORT

Ms. Dominguez: informed on the items approved by the City Commission since the last Planning & Zoning Board meeting. She also advised the Board regarding the appointment of Mr. Jaime Flasterstein as a new board member.

8. SCHEDULING OF NEXT MEETING

Ms. Dominguez confirmed the next meeting for Thursday, June 27th, 2024.

9. ADJOURMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 6:42 p.m.

RECORDED: RESPECTFULLY SUBMITTED:

Chair, Charles Wu

ATTEST:

Christy Dominguez, Liaison

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.