

City of Hallandale Beach

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



Meeting Agenda

Wednesday, February 26, 2025

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 27, 2025, 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 No. Z-23-07993 by Seville General Partners to rezone a portion of the Seville Mobile Home Park, generally located at 426 NE 5th Street/515 N. Federal Highway from Central RAC/ RAC Neighborhood subdistrict to Central RAC/ RAC Corridor subdistrict.

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

- B. Application No. DB-24-04402, RD-23-03514, and V-25-00875 by SAG Development, LLC requesting Major Development Review approval, Redevelopment Area Modifications (RAMs), and Variances in order to construct a mixed-use development consisting of 116 residential units and approximately 7,500 sq. ft. of commercial space generally located between NW 3rd Avenue and NW 2nd Avenue and between Pembroke Road and NW 10th Street a/k/a 219 Pembroke Road.

The applications filed with the City are as follows:

1. Application No. DB-24-04402 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code to construct the mixed-use development.
2. Application No. RD-23-03514 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
 - a) Section 32-203 (c) (2) relative to the requirement for vehicular access in one continuous forward motion.
 - b) Section 32-202 (a) (3) relative to the proportions of civic open spaces.
3. Application No. V-25-0087 requesting Variances from the following code provisions:
 - a) Section 32-144(d) relative to the required front yard setback in RD-12.
 - b) Table 32-160.d relative to the required rear yard setback in West RAC/Pembroke Road subdistrict.
 - c) Section 32-194 (d) (1) relative to the required transparency of building facades.
 - d) Section 32-384 (a) relative to the minimum landscape requirement.

Attachments:

- [Agenda Cover Memo](#)
- [Exhibit 1 - Aerial Map and Zoning Map](#)
- [Exhibit 2 - Applicant's Letters and Backup](#)

8. REMARKS BY THE CHAIR

9. LIAISON'S REPORT

A. LIAISON'S REPORT

Attachments: [Report](#)

B. DISCUSSION OF PROPOSED CHANGE OF BOARD MEETING DATES

10. SCHEDULING NEXT MEETING

Wednesday, March 26, 2025

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

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.