



# 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 Terri Dillard  
Boardmember Rick Levinson

Liaison, Christy Dominguez  
Liaison Dept. Director, Vanessa Leroy

### Meeting Minutes

Thursday, January 25, 2023

6:00 PM

Commission Chambers

#### 1. CALL TO ORDER

*The Planning and Zoning Board Meeting was called to Order by Chair Charles Wu at 6:01 p.m.*

#### 2. ROLL CALL

**Present:**

*Chair, Kuei Kang (Charles) Wu  
Vice-Chair, Howard Garson  
Board member, Terri Dillard  
Board member, Rick Levinson  
Board member, Danny Katan*

**Staff**

*Board Liaison: Christy Dominguez  
Board Secretary: Cindy Bardales  
Supporting Staff: Steven Williams,  
City Attorney's Representative: Elizabeth S. Loconte, Assistant City Attorney*

#### 3. PLEDGE OF ALLEGIANCE

#### 4. APPOINTMENT OF CHAIR AND VICE CHAIR FOR THE PLANNING & ZONING BOARD.

**MR. GARSON MOVED TO NOMINATE MR WU AS CHAIRMAN.**

**MS. DILLARD SECONDED THE MOTION.**

**MR. WU ACCEPTED IT.**

**MOTION PASSED BY A ROLL CALL VOTE (4-0).**

**MR. LEVINSON MOVED TO NOMINATE MR. GARSON AS VICE CHAIR.**

**MS. DILLARD SECONDED THE MOTION.**

**MOTION PASSED BY A ROLL CALL VOTE (4-0).**

#### 5. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes October 06, 2022.

**MR. GARSON MOVED TO APPROVE THE MINUTES OF THE OCTOBER 6, 2022, PLANNING AND ZONING BOARD MEETING.**

**MS. DILLARD SECONDED THE MOTION.**

**MOTION PASSED BY A ROLL CALL VOTE (4-0).**

**MR. KATTAN ARRIVED AT 6:15 PM.**

## **6. BOARD/COMMITTEE BUSINESS**

A. Applications #DB-22-1547, #CU-22-1548, and #V-22-1549 by Pett Inc. requesting Major Development plan approval, Conditional Use approval, and Variances in order to build a 6,685 square foot veterinary clinic building at the property located at 26 SW 4th avenue.

The applications filed with the City are as follows:

1. Application #DB-22-1547 for Major Development review approval pursuant to Section 32-782 of the Zoning and Land development code in order to construct the 6,685 square foot veterinary clinic.
2. Application #CU-22-1548 for Conditional Use approval pursuant to Section 32-210 of the Zoning and Land Development Code in order to permit the veterinary clinic use.
3. Application #V-22-1549 requesting Variances from the following provisions:
  - a) Sec. 32-384(e)(1)(2) relative to the required width of landscaping buffers around the perimeter of vehicular use areas.
  - b) Section 32-384(f)(2) relative to the interior island required for every ten parking spaces in a row.

B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING DIVISION 1. – SECTION 32-8. – DEFINITIONS; AMENDING DIVISION 3. – FORM-BASED ZONING DISTRICTS; SUBDIVISION I. – CENTRAL RAC DISTRICT; AMENDING SECTION 32-193. – ALLOWABLE USES RELATIVE TO CENTRAL RAC SUBDISTRICTS; RENAMING THE FASHION ART AND DESIGN SUBDISTRICT TO DISTRICT 8 SUBDISTRICT; AMENDING SECTION 32-199. – RELATIVE TO DIMENSIONAL AND PARKING REQUIREMENTS FOR EXISTING AND NEW DEVELOPMENT WITHIN THE DISTRICT 8 SUBDISTRICT; AMENDING REFERENCES TO THE FASHION ART AND DESIGN SUBDISTRICT IN CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE SECTION 32-192, SECTION 32-201, SECTION 32-203, SECTION 32-205, AND SECTION 32-524 TO THE NAME DISTRICT 8 SUBDISTRICT, PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING ARTICLE IV, DEVELOPMENT STANDARDS; DIVISION 20, TEMPORARY USES, REMOVING CARGO CONTAINERS AS A PRINCIPAL TEMPORARY USE; AMENDING REFERENCES TO THE FASHION ART DESIGN SUBDISTRICT WITHIN DIVISION 20 TO THE DISTRICT8 SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

*Mr. Wu read the item into the record.*

*Ms. Dominguez, Planning and Zoning Manager: provided a PowerPoint presentation and overview of the item.*

*Mr. Williams: informed that both ordinances must be approved so that cases such as the KAO cargo container restaurant can be considered a permanent structure since the first ordinance would eliminate setbacks and parking requirements and the second ordinance would eliminate the need for an annual temporary use permit.*

*Mr. Wu: opened the floor to public participation.*

*No Public Speakers.*

*Mr. Wu: closed the floor to public participation.*

**MR. KATTAN MOVED TO RECOMMEND APPROVAL OF AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING ARTICLE IV, DEVELOPMENT STANDARDS; DIVISION 20, TEMPORARY USES, REMOVING CARGO CONTAINERS AS A PRINCIPAL TEMPORARY USE; AMENDING REFERENCES TO THE FASHION ART DESIGN SUBDISTRICT WITHIN DIVISION 20 TO THE DISTRICT8 SUBDISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**MR. GARSON SECONDED THE MOTION.**

**MOTION PASSED BY A ROLL CALL VOTE (5-0).**

Mr. Kattan commented that the City should allow developers to submit projects with higher parking designs that can be reused in the future to mitigate the long-term housing affordability problem.

**7. REMARKS BY THE CHAIR**

**8. LIAISON'S REPORT**

*Ms. Dominguez: provided a verbal report regarding the items that were presented to this Board and approved at the last City Commission: (Adoption of the Minimum Lot Size Ordinance, Rezoning of the Atlantic Village IV Office Building and Approval of this Major Development, Approval of first reading of the Safe Neighborhood Comp Plan Amendment already transmitted to DEO, and Approval of the second and final reading of the Ordinance increasing the city RAC units by 500 units.*

**9. SCHEDULING OF NEXT MEETING**

*The Board approved the proposed meeting dates for 2023.*

*The next meeting will be held on Wednesday, February 22, 2023*

**10. ADJOURMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 7:30 p.m.*

RECORDED: RESPECTFULLY SUBMITTED:

*Chair, Charles Wu*

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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.