



# 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

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Tuesday, May 12, 2026

6:00 PM

Commission Chambers

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### 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  
Vice Chair, Howard Garson  
Board Member, Jaime Flasterstein  
Alternate Member, Sandra Forges  
Alternate Member, Faith Fehr*

#### **Staff**

*Board Liaison: Christy Dominguez  
Board Secretary: Laura Mass  
Supporting Staff: Steven Williams, Assistant Director; Jaaziah Israel, Associate Planner; Destiny Ferguson, Associate Planner; Zain Kermis, Planning Intern  
City Attorney's Representative: Roget Bryan, Deputy City Attorney*

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

- A. Draft of the Meeting Minutes March 10, 2026

**VICE CHAIR GARSON MOVED TO APPROVE THE MINUTES OF THE MARCH 10, 2026, PLANNING AND ZONING BOARD MEETING.**

**ALTERNATE MEMBER FORGES SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5-0).**

### 5. *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 item listed on the agenda.*

## **6. 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 Flasterstein 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 her decision would be based solely on the testimony presented at the meeting.*

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

A. Applications #DB-25-06032, CU-25-06035 and #V-25-06039 by 837 Pembroke, LLC, requesting Major Development Plan approval, a Conditional Use Permit and Variances to build Pembroke Plaza, a 1-story commercial retail building that is approximately 7,500 square feet on a 25,644 square foot lot. The total building area includes approximately 5,195 square feet of retail space and a 2,305 square feet drive-through component.

The applications filed with the City are as follows:

1. Application # DB-25-06032 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code to construct the proposed mixed-use project.
2. Application # CU-25-06035 for a Conditional Use Permit pursuant to Section 32-209(a) to permit the drive-through component of the development.
3. Application # V-25-06039 requesting Variances from the following code provisions:
  - a) Sec. 32-384(e) – Perimeter Landscaping, to allow a 2-foot landscaped buffer strip, in lieu of the required 5-foot minimum buffer.
  - b) Sec. 32-384(f) – Interior landscaping, to allow 5-foot landscaped islands at the end of a parking row, in lieu of the 7-foot minimum.

*Mr. Jaaziah Israel, Associate Planner, provided a PowerPoint presentation of the item.*

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

*Ms. Cheryl Robinson, a Hallandale resident living at 1046 Foster Road, expressed concerns that the new development is not providing meaningful support to the community, particularly in areas such as local employment opportunities and community investment.*

*Ms. Dalia Rodriguez, a resident of Hallandale Beach residing at 1009 Foster Road, expressed concerns regarding flooding, infrastructure conditions, sidewalks, underinvestment, and the lack of community-*

*supportive land use in the area. She also submitted a document containing the aforementioned information for the record.*

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

*Mr. Chris Heggen, Traffic Engineering for the project, discussed the project's Traffic Impact Analysis and addressed questions from the Board and speakers.*

*Mr. Daniel Shamosh, Applicant of the project, responded to questions from the Board.*

**VICE CHAIR GARSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # DB-25-06032 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE TO CONSTRUCT THE PROPOSED MIXED-USE PROJECT SUBJECT TO STAFF CONDITIONS.**

**ALTERNATE MEMBER FEHR SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5-0).**

**VICE CHAIR GARSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # CU-25-06035 FOR A CONDITIONAL USE PERMIT PURSUANT TO SECTION 32-209(A) TO PERMIT THE DRIVE-THROUGH COMPONENT OF THE DEVELOPMENT SUBJECT TO STAFF CONDITIONS AND THE RECOMMENDATION MADE BY THE BOARD.**

*The Board recommended adding the following condition to the proposed conditions of approval:*

- *If the proposed drive-through component is utilized for a restaurant drive-thru use, operations shall be prohibited between the hours of 10:00 p.m. and 6:00 a.m. daily.*

**BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5-0).**

*Mr. Salomon Sutton, Agent representing the Applicant, confirmed on the record the applicant's agreement with the condition restricting drive-through restaurant operations between 10:00 p.m. and 6:00 a.m., noting that restaurant use is preferred by the applicant.*

**VICE CHAIR GARSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # V-25-06039 SEC. 32-384(E) – PERIMETER LANDSCAPING, TO ALLOW A 2-FOOT LANDSCAPED BUFFER STRIP IN LIEU OF THE REQUIRED 5-FOOT MINIMUM BUFFER.**

**BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5-0).**

**VICE CHAIR GARSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # V-25-06039 SEC. 32-384(F) – INTERIOR LANDSCAPING, TO ALLOW 5-FOOT LANDSCAPED ISLANDS AT THE END OF A PARKING ROW, IN LIEU OF THE 7-FOOT MINIMUM.**

**ALTERNATE MEMBER FEHR SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5-0).**

*Chair Wu reopened consideration of the motion on Application #DB-25-06032.*

**VICE CHAIR GARSON MOVED TO RECONSIDER THE MOTION ON APPLICATION #DB-25-06032 TO ADD CONDITIONS OF APPROVAL.**

**BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION FOR RECONSIDERATION.**

**MOTION PASSED BY UNANIMOUS VOTE (5-0).**

*Vice Chair recommended adding a condition for City Commission consideration requiring the installation of a physical barrier to prohibit left turns onto 9th Avenue, permitting right turns only.*

*Chair Wu added that the applicant has expressed a preference not to install monument signs and will continue to work with staff regarding the ramp located near the intersection of Pembroke Road and 9th Avenue.*

**ALTERNATE MEMBER FORGES SECONDED THE RECONSIDERED MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5-0).**

B. Application # Z-26-00641 by Dixie LLC and V Dixie 2, LLC requesting to rezone the properties located at 112 SE 9th Street, 116 –118 SE 9th Street, and 113 SE 9th Court from Central RAC/ RAC Neighborhood Subdistrict to Central RAC/Transitional Mixed-Use Subdistrict.

*Ms. Destiny Ferguson, Associate Planner, provided a PowerPoint presentation of the item.*

*Mr. Robert Shan, Applicant, provided a brief presentation on the item.*

*Mr. Edwin Stacker, the Attorney for the Applicant, supported the applicant's presentation.*

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

*No Public speakers.*

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

**ALTERNATE MEMBER FORGES MOVED TO RECOMMEND APPROVAL OF APPLICATION # Z-26-00641 BY DIXIE LLC AND V DIXIE 2, LLC REQUESTING TO REZONE THE PROPERTIES LOCATED AT 112 SE 9TH STREET, 116 –118 SE 9TH STREET, AND 113 SE 9TH COURT FROM CENTRAL RAC/ RAC NEIGHBORHOOD SUBDISTRICT TO CENTRAL RAC/TRANSITIONAL MIXED-USE SUBDISTRICT SUBJECT TO STAFF CONDITIONS.**

**BOARD MEMBER FLASTERSTEIN 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 THE CITY'S ADOPTED COMPREHENSIVE PLAN, INCLUDING SECTIONS 1 THROUGH 13 AND ALL ELEMENTS THEREOF, TO INCORPORATE REVISIONS IDENTIFIED THROUGH THE CITY'S EVALUATION AND APPRAISAL REPORT (EAR) REVIEW AND THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN 2026 UPDATE, PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

*Ms. Destiny Ferguson, Associate Planner, provided a PowerPoint presentation of the item.*

*Ms. Janeen Wietgreffe, Hazen & Sawyer Consultant, provided a Power Point presentation regarding the Water Supply Plan.*

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

*No Public speakers.*

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

**ALTERNATE MEMBER FORGES MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN, INCLUDING SECTIONS 1 THROUGH 13 AND ALL ELEMENTS THEREOF, TO INCORPORATE REVISIONS IDENTIFIED THROUGH THE CITY'S EVALUATION AND APPRAISAL REPORT (EAR) REVIEW AND THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN 2026 UPDATE, PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO STAFF CONDITIONS.**

**ALTERNATE MEMBER FEHR SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5-0).**

D. 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 III, "ZONING," DIVISION 2, "ZONING DISTRICTS AND OVERLAYS," SECTION 32-155, "CF COMMUNITY FACILITY DISTRICT," TO REVISE THE PURPOSE AND INTENT, USE PERMITTED CONDITIONALLY, AND SITE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

*Mr. Zain Kermis, Planner Intern, 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.*

**VICE CHAIR GARSON MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE; AMENDING ARTICLE III, "ZONING," DIVISION 2, "ZONING DISTRICTS AND OVERLAYS," SECTION 32-155, "CF COMMUNITY FACILITY DISTRICT," TO REVISE THE PURPOSE AND INTENT, USE PERMITTED CONDITIONALLY, AND SITE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO STAFF CONDITIONS.**

**BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5-0).**

**8. REMARKS BY THE CHAIR**

**9. LIAISON'S REPORT**

*Ms. Dominguez: provided a report on the status of the items approved by the City Commission since the last Planning & Zoning Board meeting.*

**10. SCHEDULING OF NEXT MEETING**

*Ms. Dominguez confirmed the next meeting for Tuesday, June 9, 2026.*

**11. ADJOURNMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 7:46 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: \_\_\_\_\_