



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, February 10, 2026

6:00 PM

Commission Chambers

1. CALL TO ORDER

The Planning and Zoning Board Meeting was called to Order by Chair Charles Wu at 6:00 p.m.

2. ROLL CALL

Present:

*Chair, Kuei Kang (Charles) Wu
Vice Chair, Howard Garson
Board Member, Jaime Flasterstein
Board Member, Rick Levinson
Board Member, Danny Kattan
Alternate Member, Sandra Forges*

Staff

*Board Liaison: Christy Dominguez
Board Secretary: Laura Mass
Supporting Staff: Steven Williams, Assistant Director, Jaaziah Israel, 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 January 13, 2026

BOARD MEMBER FLASTERSTEIN MOVED TO APPROVE THE MINUTES OF THE JANUARY 13, 2026, PLANNING AND ZONING BOARD MEETING.

VICE CHAIR GARSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4-0).

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 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.

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. Application # DR-25-06076 for Minor Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct a 2-story two-family (duplex) building at the property located at 648 NW 5th Court. Approval of one affordable housing bonus unit pursuant to Section 32-312 of the Code is requested to allow the proposed density of 15.52 dwelling units per acre when 14 dwelling units per acre is the maximum allowed.

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

Chair Wu: opened the floor for public participation.

Ms. Karen Palacio, a Hallandale resident residing at 637 NW 5th Court, inquired about the permitted number of dwelling units and the affordable housing component associated with the property. She also expressed concerns regarding the proper maintenance of the property, particularly with respect to trash handling.

Chair Wu: closed the floor for public participation.

BOARD MEMBER LEVINSON MOVED TO APPROVE APPLICATION # DR-25-06076 FOR MINOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT A 2-STORY TWO-FAMILY (DUPLEX) BUILDING AT THE PROPERTY LOCATED AT 648 NW 5TH COURT. APPROVAL OF ONE AFFORDABLE HOUSING BONUS UNIT PURSUANT TO SECTION 32-312 OF THE CODE IS REQUESTED TO ALLOW THE PROPOSED DENSITY OF 15.52 DWELLING UNITS PER ACRE WHEN 14 DWELLING UNITS PER ACRE IS THE MAXIMUM ALLOWED SUBJECT TO STAFF CONDITIONS.

BOARD MEMBER KATTAN 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, March 10, 2026.

11. ADJOURNMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 6:24 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:

Charles Wu
Charles Wu (Mar 11, 2026 13:11:13 EDT)

CHAIR

ATTEST:
Christy Dominguez

SECRETARY/LIAISON

ADOPTED DATE: 03/11/2026

**PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
TUESDAY, FEBRUARY 10, 2026
CITY COMMISSION CHAMBERS**

Board Members Present: Charles Wu, Chair; Howard Garson, Vice Chair; Jaime Flasterstein, Danny Kattan, Rick Levinson, and Sandra Forges

Board Secretary: Laura Mass

City Attorney's Representative: Roget Bryan, Deputy City Attorney

City Staff Present: Christy Dominguez, Jaaziah Israel, Zain Kermis and Steven Williams

2025 PZB ATTENDANCE

FULL TIME BOARD MEMBERS	1/27	2/26	3/26	4/10*	5/13	6/10	7/15	8/12	9/9	10/16*	11/12*	12/9
Charles Wu- Chair	P	P	CANCELLED	CANCELLED	P	P	P	CANCELLED	P	P	P	P
Howard Garson - Vice Chair	E	T			P	P	E		P	P	P	
Danny Kattan	T	P			P	P	A		E	P	P	
Rick Levinson	E	P			P	P	P		P	E	P	
Jaime Flasterstein	P	P			E	T	P		P	P	E	
Total Members Present	3	5			4	5	3		4	4	5	4
Total Members Absent	2	0			1	0	2		1	1	0	1
ALTERNATE BOARD MEMBERS	1/27	2/26	3/26	4/10*	5/13	6/10	7/15	8/12	9/9	10/16*	11/12*	12/9
Faith Fehr (Alternate)	P											
Sandra Forges (Alternate)	P	P			P		P			P		
SCHOOL BOARD MEMBERS	1/27	2/26	3/26	4/10*	5/13	6/10	7/15	8/12	9/9	10/16*	11/12*	12/9
Glennika Gordon												

2026 PZB ATTENDANCE

FULL TIME BOARD MEMBERS	1/13	2/10	3/10	4/14	5/12	6/9	7/14	8/11	9/8	10/13	11/10	12/15*
Charles Wu- Chair	P	P										
Howard Garson-Vice Chair	P	P										
Danny Kattan	E	P										
Rick Levinson	P	P										
Jaime Flasterstein	P	P										
Total Members Present	4	5										
Total Members Absent	1	0										
ALTERNATE BOARD MEMBERS	1/13	2/10	3/10	4/14	5/12	6/9	7/14	8/11	9/8	10/13	11/10	12/15*
Faith Fehr (Alternate)												
Sandra Forges (Alternate)	P	P										
SCHOOL BOARD MEMBERS	1/13	2/10	3/10	4/14	5/12	6/9	7/14	8/11	9/8	10/13	11/10	12/15*
Glennika Gordon												

Present:(P) Absent: (A) Excused Absence: (E) Tardy: (T)

***Not a regular meeting schedule**

PZB Meeting Minutes 2.10.26

Final Audit Report

2026-03-11

Created:	2026-03-11
By:	Laura Mass (lmass@cohb.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAST3WQ0Dx_jyePrYnu7c3TjyDfq8o-TRh

"PZB Meeting Minutes 2.10.26" History

-  Document created by Laura Mass (lmass@cohb.org)
2026-03-11 - 2:45:11 PM GMT
-  Document emailed to Charles Wu (cwu33409@aol.com) for signature
2026-03-11 - 2:46:21 PM GMT
-  Email viewed by Charles Wu (cwu33409@aol.com)
2026-03-11 - 3:35:59 PM GMT
-  Document e-signed by Charles Wu (cwu33409@aol.com)
Signature Date: 2026-03-11 - 5:11:13 PM GMT - Time Source: server
-  Document emailed to Christy Dominguez (cdominguez@cohb.org) for signature
2026-03-11 - 5:11:14 PM GMT
-  Email viewed by Christy Dominguez (cdominguez@cohb.org)
2026-03-11 - 5:28:09 PM GMT
-  Document e-signed by Christy Dominguez (cdominguez@cohb.org)
Signature Date: 2026-03-11 - 5:28:28 PM GMT - Time Source: server
-  Agreement completed.
2026-03-11 - 5:28:28 PM GMT