



## 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 13, 2025

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, Danny Kattan  
Board Member, Rick Levinson  
Alternate Member, Sandra Forges*

#### **Staff**

*Board Liaison: Christy Dominguez  
Board Secretary: Laura Mass  
Supporting Staff: Steven William, Assistant Director  
City Attorney's Representative: Roget Bryan, Deputy City Attorney  
Deandrea Moise, Principal Planner*

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes February 26, 2025

**BOARD MEMBER LEVINSON MOVED TO APPROVE THE MINUTES OF FEBRUARY 26, 2025, PLANNING AND ZONING BOARD MEETING.**

**VICE CHAIR GARSON SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5/0)**

*Mr. Roget Bryan, Deputy City Attorney: read the quasi-judicial statement into the record on the items listed on the agenda.*

#### **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.*

### ***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 Board 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 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 his decision would be based solely on the testimony presented at the meeting.*

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

A. Application # V-25-02460 by CCG Construction Group Inc. requesting variances in order to construct a commercial building approximately 3,528 square feet in a gross floor area at the property located at 948 SW 11 Street.

The variances requested are as follows:

- a. Section 32-455(c)(1) to reduce the number of parking spaces required for the project from 12 parking spaces to 8 parking spaces.
- b. Section 32-384(f)(1) to reduce the required length of a terminal landscaped island from 19 feet to 13 feet.

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

*Mr. Elias Benaim, representing the Applicant: provided a brief introduction of the item.*

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

*Mr. Scott Teperman, the owner of a property adjacent to the proposed project: inquired about the intended use, lot size and hours of operations.*

*Mr. Harry Teperman, the owner of properties: expressed concerns about parking deficiency, lot size, and traffic congestion.*

*Mr. Jean M. Atis, a Hallandale resident at 920 SW 11th Avenue, unit 12D: received the notice and expressed interest in attending the meeting to learn more about the proposed project.*

*Mr. Benaim: addressed the questions and concerns.*

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



**ALTERNATE MEMBER FORGES MOVED TO APPROVED APPLICATION V-25-02460 BY CCG CONSTRUCTION GROUP INC. REQUESTING VARIANCES IN ORDER TO CONSTRUCT A COMMERCIAL BUILDING APPROXIMATELY 3,528 SQUARE FEET IN GROSS FLOOR AREA AT THE PROPERTY LOCATED AT 948 SW 11 STREET SUBJECT TO STAFF CONDITIONS.**

**VICE CHAIR GARSON SECONDED THE MOTION.**

**MOTION PASSED BY A VOTE OF (4/1) (Chair Wu-No)**

B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REPEAL AND RESCIND REGULATIONS RELATED TO THE CENTRAL CITY BUSINESS (CCB) ZONING DISTRICT AND PLANNED REDEVELOPMENT OVERLAY (RDO) DISTRICT; AMENDING ARTICLE III – “ZONING”, DIVISION 2, “ZONING DISTRICTS AND OVERLAYS”, SUBDIVISION I, “CONVENTIONAL ZONING DISTRICTS”, BY REPEALING SECTION 32-159, “CCB CENTRAL CITY BUSINESS DISTRICT”; AMENDING SUBDIVISION III “MAPPED OVERLAYS”, BY REPEALING SECTION 32-181 “RDO REDEVELOPMENT OVERLAY” IN ITS ENTIRETY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

*Ms. Christy Dominguez, Planning & Zoning Manager, provided a PowerPoint presentation of the item.*

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

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

**BOARD MEMBER LEVINSON 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 TO REPEAL AND RESCIND REGULATIONS RELATED TO THE CENTRAL CITY BUSINESS (CCB) ZONING DISTRICT AND PLANNED REDEVELOPMENT OVERLAY (RDO) DISTRICT; AMENDING ARTICLE III – “ZONING”, DIVISION 2, “ZONING DISTRICTS AND OVERLAYS”, SUBDIVISION I, “CONVENTIONAL ZONING DISTRICTS”, BY REPEALING SECTION 32-159, “CCB CENTRAL CITY BUSINESS DISTRICT”; AMENDING SUBDIVISION III “MAPPED OVERLAYS”, BY REPEALING SECTION 32-181 “RDO REDEVELOPMENT OVERLAY” IN ITS ENTIRETY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO STAFF CONDITIONS.**

**ALTERNATE MEMBER FORGES 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 CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, ARTICLE V – “DEVELOPMENT REVIEW PROCEDURES”, SECTION 32-783 “REVIEW PROCEDURES” TO ADD PROVISIONS FOR CONDITIONS OF APPROVAL FOR DEVELOPMENT PERMITS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

*Ms. Christy Dominguez, Planning & Zoning Manager, provided a PowerPoint presentation of the item.*

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

*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, ARTICLE V – “DEVELOPMENT REVIEW PROCEDURES”, SECTION 32-783 “REVIEW PROCEDURES” TO ADD PROVISIONS FOR CONDITIONS OF APPROVAL FOR DEVELOPMENT PERMITS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BOARD MEMBER KATTAN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

**6. REMARKS BY THE CHAIR**

**7. LIAISON'S REPORT**

*Ms. Dominguez: provided an update on the items approved by the City Commission since the last Planning & Zoning Board meeting.*

**8. SCHEDULING OF NEXT MEETING**

*Ms. Dominguez confirmed the next meeting for Tuesday, June 10, 2025.*

**9. ADJOURNMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 6:50 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 3300

RESPECTFULLY SUBMITTED BY:

ATTEST:

Charles W. [Jun 11, 2025 20:50 EDT]

CHAIR

Christy Dominguez

SECRETARY/LIAISON

ADOPTED DATE: 06/16/2025



**PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY**  
**TUESDAY, MAY 13, 2025**  
**CITY COMMISSION CHAMBERS**

**Board Members Present:** Charles Wu, Chair; Vice Chair Howard Garson, Danny Kattan, Richard Levinson, and Sandra Forges

**Board Secretary:** Laura Mass

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

**City Staff Present:** Christy Dominguez, Steven Williams and Deandrea Moise

**2024 PZB ATTENDANCE**

FULL TIME BOARD MEMBERS	1/24	2/28	3/27	4/18*	5/22	6/27*	7/24	8/28	9/26*	10/29*	11/27	12/30*
Charles Wu- Chair	P	P	P	P	P	CANCELLED	P	P	CANCELLED	P	CANCELLED	P
Howard Garson - Vice Chair	P	P	P	P	P		P	P		P		P
Danny Kattan	T	T	T	E	P		E	A		E		T
Rick Levinson	P	P	P	E	P		P	P		P		P
Jaime Flasterstein					P		P	P		P		P
Total Members Present	4	4	4	2	5		4	4		4		5
Total Members Absent	0	0	0	2	0		1	1		1		0
ALTERNATE BOARD MEMBERS	1/24	2/28	3/27	4/18*	5/22	6/27*	7/24	8/28	9/26*	10/30*	11/27	12/30*
Faith Fehr (Alternate)	P	P	P	P								
Sandra Forges (Alternate)								P		P		
SCHOOL BOARD MEMBERS	1/24	2/28	3/27	4/18*	5/22	6/27*	7/24	8/28	9/26*	10/30*	11/27	12/30*
Glennika Gordon												

**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							
Howard Garson - Vice Chair	E	T			P							
Danny Kattan	T	P			P							
Rick Levinson	E	P			P							
Jaime Flasterstein	P	P			E							
Total Members Present	3	5			4							
Total Members Absent	2	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							
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												

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

\*Not a regular meeting schedule