



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, May 13, 2025

6:00 PM

Commission Chambers

1. CALL TO ORDER

The Planning and Zoning Board Meeting was called to Order by Chair Charles Wu at 6:03 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:

CHAIR

SECRETARY/LIAISON

ADOPTED DATE: _____