



# 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, July 15, 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 6:02 p.m.*

### 2. ROLL CALL

#### **Present:**

*Chair, Kuei Kang (Charles) Wu  
Board Member, Rick Levinson  
Board Member, Jaime Flasterstein  
Alternate Member, Sandra Forges*

#### **Staff**

*Board Liaison: Christy Dominguez  
Board Secretary: Laura Mass  
Supporting Staff: Steven William, Assistant Director, Vanessa Leroy, DSD Director, Deandrea Moise,  
Principal Planner, Madison Yurubi, City Planning Consultant, and Edward Ng, City Planning Consultant  
City Attorney's Representative: Roget Bryan, Deputy City Attorney*

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes June 10, 2025

**BOARD MEMBER LEVINSON MOVED TO APPROVE THE MINUTES OF THE JUNE 10, 2025, PLANNING AND ZONING BOARD MEETING.**

**BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (3/0)**

#### ***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 items listed on the agenda.*

**ALTERNATE MEMBER FORGES ARRIVED AT 6:05 PM.**

***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.*

*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.*

*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**

H. APPLICATION #Z-25-03079 BY EL RANCHO 424 LLC REQUESTING A ZONING MAP TEXT AMENDMENT/REZONING PURSUANT TO SECTION 32-205 (E )(2) IN ORDER TO CHANGE THE ZONING DESIGNATION OF THE PROPERTY LEGALLY DESCRIBED AS LOTS 1-8 LESS THE WESTERLY 4 FEET THEREOF, IN BLOCK 3 OF ATLANTIC SHORES-DIXIE HIGHWAY SECTION A/K/A 424 N. FEDERAL HIGHWAY FROM CENTRAL RAC/TRANSITIONAL MIXED-USE SUBDISTRICT TO CENTRAL RAC/ RAC CORRIDOR SUBDISTRICT.

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

*Mr. Michael Miller, the City Traffic Consultant, discussed the Traffic Impact Analysis for the Project*

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

*No Public speakers.*

*Chair Wu: closed the floor for public participation*

**BOARD MEMBER LEVINSON MOVED TO RECOMMEND APPROVAL OF APPLICATION #Z-25-03079 BY EL RANCHO 424 LLC REQUESTING A ZONING MAP TEXT AMENDMENT/REZONING PURSUANT TO SECTION 32-205 (E )(2) IN ORDER TO CHANGE THE ZONING DESIGNATION OF THE PROPERTY LEGALLY DESCRIBED AS LOTS 1-8 LESS THE WESTERLY 4 FEET THEREOF, IN BLOCK 3 OF ATLANTIC SHORES-DIXIE HIGHWAY SECTION A/K/A 424 N. FEDERAL HIGHWAY FROM CENTRAL RAC/TRANSITIONAL MIXED-USE SUBDISTRICT TO CENTRAL RAC/ RAC CORRIDOR SUBDISTRICT.**

**ALTERNATE MEMBER FORGES SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (4/0)**

**6. REMARKS BY THE CHAIR**

**7. 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.*

**8. SCHEDULING OF NEXT MEETING**

*Ms. Dominguez confirmed the next meeting for Tuesday, August 12, 2025.*

**9. ADJOURNMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 8:40 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: \_\_\_\_\_