



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, June 10, 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
Vice Chair, Howard Garson
Board member, Danny Kattan
Board Member, Rick Levinson
Board Member, Jaime Flasterstein*

Staff

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

3. PLEDGE OF ALLEGIANCE

BOARD MEMBER FLASTERSTEIN ARRIVED AT 6:04 PM

4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes May 13, 2025

VICE CHAIR GARSON MOVED TO APPROVE THE MINUTES OF MAY 13, 2025, PLANNING AND ZONING BOARD MEETING.

BOARD MEMBER LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

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.

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 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.

5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS

A. Application #P-24-07126 by 600 Hallandale Partners, LLC, requesting approval of the Beach Gateway Plat in accordance with Article II, Division 2 of the Hallandale Beach Zoning and Land Development Code to replat the property located at 600 East Hallandale Beach Boulevard.

Ms. Christy Dominguez, Planning & Zoning Manager, 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.

BOARD MEMBER FLASTERSTEIN MOVED TO RECOMMEND APPROVAL OF APPLICATION #P-24-07126 BY 600 HALLANDALE PARTNERS, LLC, REQUESTING APPROVAL OF THE BEACH GATEWAY PLAT IN ACCORDANCE WITH ARTICLE II, DIVISION 2 OF THE HALLANDALE BEACH ZONING AND LAND DEVELOPMENT CODE TO REPLAT THE PROPERTY LOCATED AT 600 EAST HALLANDALE BEACH BOULEVARD SUBJECT TO STAFF CONDITIONS.

BOARD MEMBER LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

B. Applications # DB-24-5547 Development Review and #RD-24-5548 RAMs by 221 Developers LLC, requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs) in order to construct Seven Park, an 8-story mixed -use building with 124 residential units and 4,150 square feet of commercial space at the property located at 218-220 SE 7th Street.

The applications filed with the City are as follows:

1. Application # DB-24-5547 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the proposed mixed-use project.

2. Application # RD-24-5548 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
- a) Sec. 32-196(a)(A) Transit Core Subdistrict, Building Placement, to allow 6 feet setback on Primary Streets instead of 10 feet.
 - b) Section 32-196(a)(B) Transit Core Subdistrict, Building Placement, to allow a street setback of 6 feet instead of 20 feet above the 5th floor.
 - c) Section 32-196(a)(C) Transit Core Subdistrict, Building Placement, Interior Side (east) setback to allow zero feet instead of 30 feet for a portion of the building above the 5th floor.
 - d) Section 32-196(a)(E) Transit Core Subdistrict, Building Placement, Rear (south) setback to allow a 6 feet rear-yard setback instead of the 10 feet.
 - e) Section 32-196(a)(F) Transit Core Subdistrict, Building Placement, Rear (south) setback to allow a 6 feet rear-yard setback instead of the 20 feet required above the 5th floor.
 - f) Section 32-202(a) regarding Civic Open Spaces and their configuration, proposing a 5.1% Civic Open Space area instead of the required 7.5%.
 - g) Section 32-203(a) regarding the minimum number of parking spaces required for mixed-use developments in Central RAC District in order to provide 159 parking spaces instead of 169 spaces required.
 - h) Section 32-453(1)(2) relative to the maximum number of abutting parking spaces allowed in dead-end parking corridors.

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

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

Mr. Ari Sklar, Architect of the Project, gave an introductory presentation of the item.

Mr. Alejandro Chaberman, the Applicant, added further details to the project presentation.

No Public speakers.

Chair Wu: closed the floor for public participation.

VICE CHAIR GARSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # DB-24-5547 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT THE PROPOSED MIXED-USE PROJECT SUBJECT TO STAFF CONDITIONS.

BOARD MEMBER FLASTERSTEIN 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, July 15, 2025.

9. ADJOURNMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 7:28 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:

OK.W
Charles Wu (Jul 28, 2025 19:24:07 EDT)

CHAIR

ATTEST:

Christy Dominguez

SECRETARY/LIAISON

ADOPTED DATE: 08/06/2025

PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
TUESDAY, JUNE 10, 2025
CITY COMMISSION CHAMBERS

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

Board Secretary: Laura Mass

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

City Staff Present: Christy Dominguez and Steven Williams

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	P						
Howard Garson - Vice Chair	E	T			P	P						
Danny Kattan	T	P			P	P						
Rick Levinson	E	P			P	P						
Jaime Flasterstein	P	P			E	T						
Total Members Present	3	5			4	5						
Total Members Absent	2	0			1	0						
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



City of Hallandale Beach

PLANNING AND ZONING BOARD

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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:

Charles Wu (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










PZB Meeting Minutes 06.10.25

Final Audit Report

2025-08-06

Created:	2025-07-28
By:	Laura Mass (lmass@cohb.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAP63jzw65qx8f1GJrY08Ylp8mwFYD_w5e

"PZB Meeting Minutes 06.10.25" History

-  Document created by Laura Mass (lmass@cohb.org)
2025-07-28 - 8:35:20 PM GMT
-  Document emailed to Charles Wu (cwu33409@aol.com) for signature
2025-07-28 - 8:42:52 PM GMT
-  Email viewed by Charles Wu (cwu33409@aol.com)
2025-07-28 - 9:06:29 PM GMT
-  Document e-signed by Charles Wu (cwu33409@aol.com)
Signature Date: 2025-07-28 - 11:24:07 PM GMT - Time Source: server
-  Document emailed to Christy Dominguez (cdominguez@cohb.org) for signature
2025-07-28 - 11:24:10 PM GMT
-  Email viewed by Christy Dominguez (cdominguez@cohb.org)
2025-08-06 - 5:35:03 PM GMT
-  New document URL requested by Christy Dominguez (cdominguez@cohb.org)
2025-08-06 - 5:35:32 PM GMT
-  Document e-signed by Christy Dominguez (cdominguez@cohb.org)
Signature Date: 2025-08-06 - 5:39:02 PM GMT - Time Source: server
-  Agreement completed.
2025-08-06 - 5:39:02 PM GMT