



# 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, January 13, 2026

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 6:01 p.m.*

### 2. ROLL CALL

#### Present:

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

#### Staff

*Board Liaison: Christy Dominguez  
Board Secretary: Laura Mass  
Supporting Staff: Steven William, Assistant Director, Destiny Ferguson, Associate Planner; Zain Kermis,  
Planning Intern  
City Attorney's Representative: Roget Bryan, Deputy City Attorney*

### 3. PLEDGE OF ALLEGIANCE

### 4. APPOINTMENT OF CHAIR AND VICE CHAIR FOR THE PLANNING AND ZONING BOARD

- **VICE CHAIR GARSON MADE A MOTION TO RETAIN MR. WU AS CHAIR OF THE BOARD BOARD MEMBER LEVINSON SECONDED THE MOTION MOTION PASSED BY UNANIMOUS VOTE (5-0)**
- **BOARD MEMBER LEVINSON MADE A MOTION TO RETAIN MR. GARSON AS THE VICE CHAIR OF THE BOARD. BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION. MOTION PASSED BY UNANIMOUS VOTE (5/0)**

### 5. APPROVAL OF MINUTES

- A. Draft of the Meeting Minutes December 9, 2025

**VICE CHAIR GARSON MOVED TO APPROVE THE MINUTES OF DECEMBER 9, 2025, PLANNING AND ZONING BOARD MEETING.**

**BOARD MEMBER LEVINSON SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5-0).**

## **6. 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.*

## **7. 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.*

*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.*

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

A.Applications # DB-24-03578 and #RD-24-03580 by PPG 1800 HBB Owner, LLC requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs), in order to build the 1800 Office Tower, a 22-story office building with approximately 235,869 square feet of office space, 19,584 square feet of tenant amenities and 9,890 square feet of retail space at the property located at 1800 East Hallandale Beach Boulevard.

The applications filed with the City are as follows:

1. Application # DB-24-03578 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the proposed office building
2. Application # RD-24-03580 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
  - a) Table 32-211(a) – Hallandale Beach Boulevard East Subdistrict, Building Placement, to allow a 20-foot street setback above the 5th floor along East Hallandale Beach Boulevard in lieu of the required 25 feet.
  - b) Table 32-211(a) – Hallandale Beach Boulevard East Subdistrict, Building Placement, to allow a 15-foot street setback above the 5th floor along Layne Boulevard in lieu of the required 20 feet.
  - c) Table 32-211(a) – Hallandale Beach Boulevard East Subdistrict, Building Placement, to allow a 10-foot rear setback above the 5th floor in lieu of the required 30 feet.

- d) Section 32-202(a)(3) – Civic Open Space Requirements, to allow the civic open space to exceed the maximum width to depth ratio.
- e) Table 32-214(a) – Minimum Number of Off-Street Parking Spaces Required per Use, to allow for a reduction of 34 parking spaces associated with the office amenity floor area.
- f) Section 32-453 – Parking Design Requirements, in order to utilize mechanical car lifts on level two of the parking structure.
- g) Section 32-606(d)(2) to allow 2 monument signs on East Hallandale Beach Blvd where one monument sign is the maximum permitted.

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

*Mr. Keith Poliakoff, Attorney of the project, made an introductory presentation on the item.*

*Ari Pearl, Applicant of the project, supported the introductory presentation of the item.*

*Mr. Michael Miller, the City's Traffic Consultant, discussed the project's Traffic Impact Analysis.*

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

*Ms. Heather Knowferl, a Hallandale resident residing at 437 Golden Isles Drive, Unit 14H, expressed concerns regarding public sentiment and inconsistencies related to the cut-through located behind the building at 501 Golden Isles Drive, which is currently used by residents and pedestrians.*

*Ms. Maria del Mar Portela, a Hallandale resident at 437 Golden Isles Drive, Unit 15E, expressed concerns about lot size and code concessions granted by the City, and emphasized the need to remain within property limits, including with respect to waivers.*

*Ms. Judith L. Friedman, a Hallandale resident at 401 Golden Isles Drive, stated that the project is intrusive due to the lot size and overall scale of the proposed development, would negatively affect the neighborhood, and that residents' comments made during the community meeting were dismissed.*

*Mr. Thomas Altintop, a Hallandale resident at 437 Golden Isles Drive, Unit 16I, expressed concerns that the project would contribute to existing traffic issues and negatively affect current traffic flow.*

*Chair Wu closed the floor for public participation.*

*Mr. Karl Peterson, Traffic Engineer for the project, summarized the project's Traffic Impact Analysis.*

*Mr. Kobi Karp, Architect for the project, supported the Traffic Engineer's presentation and addressed questions from the Board.*

*The Board asked additional questions related to the project.*

*The applicant's team addressed all questions raised by the Board, as well as all public comments.*

*Chair Wu made the following recommendations to be added to the proposed conditions:*

- *Request that the applicant contribute to landscape improvements of the median on Layne Boulevard.*
- *Limit one of the two proposed monument signs to a maximum height of five (5) feet, with the suitability of the location to be determined by staff.*
- *Suggested that the valet operations plan be adopted, incorporated by reference in the restrictive covenant, but not formally recorded, since it may be subject to change based on conditions.*

**VICE CHAIR GARSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # APPLICATION # DB-24-03578 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT THE PROPOSED OFFICE BUILDING LOCATED AT THE PROPERTY LOCATED AT 1800 E HALLANDALE BEACH BLVD. SUBJECT TO STAFF CONDITIONS AND THE CONDITIONS RECOMMENDED BY CHAIR WU.**

**BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5-0).**

B. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT, PART 2.3. - PERMITTED USES IN FUTURE LAND USE CATEGORIES, SUBPART A.- RESIDENTIAL USE, TO PROVIDE FOR DASHED-LINE AREAS AS AUTHORIZED IN THE BROWARD COUNTY LAND USE PLAN; AMENDING THE HALLANDALE BEACH FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF 17.5 NET ACRES OF THE SHELL BAY CLUB LOCATED AT 501 DIPLOMAT PARKWAY FROM COMMERCIAL RECREATION TO COMMERCIAL RECREATION AND IRREGULAR RESIDENTIAL WITHIN A DASHED LINE AREA ALLOWING A MAXIMUM DENSITY OF 13.03 DWELLING UNITS PER NET ACRE; PROVIDING FOR TRANSMITTAL PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL WITH A RECOMMENDATION OF APPROVAL; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *(This ordinance is the result of Applications #PA-24-07092 & PA-24-06921 by Maltese Diplomat Owner LLC)*

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

*Mr. Keith Poliakoff, Attorney representing the Applicant, made an introductory presentation on the item.*

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

*No Public speakers.*

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

**ALTERNATE MEMBER FORGES MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT, PART 2.3. - PERMITTED USES IN FUTURE LAND USE CATEGORIES, SUBPART A.- RESIDENTIAL USE, TO PROVIDE FOR DASHED- LINE AREAS AS AUTHORIZED IN THE BROWARD COUNTY LAND USE PLAN; AMENDING THE HALLANDALE BEACH FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF 17.5 NET ACRES OF THE SHELL BAY CLUB LOCATED AT 501 DIPLOMAT PARKWAY FROM COMMERCIAL RECREATION TO COMMERCIAL RECREATION AND IRREGULAR RESIDENTIAL WITHIN A DASHED LINE AREA ALLOWING A MAXIMUM DENSITY OF 13.03 DWELLING UNITS PER NET ACRE; PROVIDING FOR TRANSMITTAL PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL WITH A RECOMMENDATION OF APPROVAL; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO STAFF CONDITIONS.**

**VICE CHAIR GARSON 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 III. "ZONING", DIVISION 3. "FORM-BASED ZONING DISTRICTS", SECTION 32-196 "TRANSIT CORE SUBDISTRICT STANDARDS" TO MODIFY THE PURPOSE AND INTENT OF THE TRANSIT CORE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

*Mr. Zain Kermis, the City's Planning Intern, 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 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; ARTICLE III. "ZONING", DIVISION 3. "FORM-BASED ZONING DISTRICTS", SECTION 32-196 "TRANSIT CORE SUBDISTRICT STANDARDS" TO MODIFY THE PURPOSE AND INTENT OF THE TRANSIT CORE SUBDISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO STAFF CONDITIONS.**

**VICE CHAIR GARSON SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5-0).**

## **9. REMARKS BY THE CHAIR**

## **10. 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*

## **11. SCHEDULING OF NEXT MEETING**

*Ms. Dominguez confirmed the next meeting for Tuesday, February 10, 2026.*

## **12. ADJOURNMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 8:32 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: \_\_\_\_\_

DRAFT