



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.

THE BOARD RECEIVED A REQUEST TO HEAR ITEM B FIRST

BOARD MEMBER LEVINSON MOTIONED TO MOVE ITEM TO BE THE FIRST ITEM ON THE AGENDA.

BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (3/0)

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

B. Applications #CU-25-03650 and #V-25-03651 by 525 W. Pembroke Road LLC requesting Conditional Use approval and a Variance to build the M Car Wash project consisting of 3,882 square feet of commercial space at the property located at 525 W Pembroke Road.

The applications filed with the City are as follows:

1. Application # CU-25-03650 for Conditional Use approval pursuant to Section 32-160.b in order to permit the proposed car wash use in the West Regional Activity Center /Pembroke Road Subdistrict.
2. Application #V-25-03651 requesting a Variance from the following provision:
Section 32-160, Table 32-160.(a) requiring service stations/auto-related businesses shall have a 1,500 feet separation to other auto-related uses.

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

Ms. Rachel Streitfeld, Attorney representing the Applicant, also gave a brief presentation of the item.

Chair Wu: opened the floor for public participation.

Mr. Armen Gevorkyan, a Hallandale resident at 600 NW 10th Street, expressed his opposition to the item he also mentioned a project objection letter he submitted to the City.

Chair Wu: closed the floor for public participation.

Ms. Streitfeld addressed the residents' concern.

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

BOARD MEMBER FLASTERSTEIN MOVED TO RECOMMEND APPROVAL OF APPLICATIONS #V-25-03651 BY 525 W. PEMBROKE ROAD LLC REQUESTING A VARIANCE TO BUILD THE M CAR WASH PROJECT CONSISTING OF 3,882 SQUARE FEET OF COMMERCIAL SPACE AT THE PROPERTY LOCATED AT 525 W PEMBROKE ROAD SUBJECT TO STAFF CONDITIONS.

BOARD MEMBER LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

Chair Wu made the following recommendations:

“Adding a language to the staff condition that the business shall open at 8:00 AM, the operating hours be limited to 8:00 AM to 10 PM”.

Ms. Streitfeld: accepted this change on behalf of the Applicant.

BOARD MEMBER LEVINSON MOVED TO RECOMMEND APPROVAL OF APPLICATIONS #CU-25-03650 BY 525 W. PEMBROKE ROAD LLC REQUESTING CONDITIONAL USE APPROVAL TO BUILD THE M CAR WASH PROJECT CONSISTING OF 3,882 SQUARE FEET OF COMMERCIAL SPACE AT THE PROPERTY LOCATED AT 525 W PEMBROKE ROAD SUBJECT TO STAFF CONDITIONS AND THE SUGGESTION MADE BY THE BOARD ON THE OPERATING HOURS.

BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III – ZONING OF THE ZONING AND LAND DEVELOPMENT CODE SECTION 32-171. PLAC PLANNED LOCAL ACTIVITY CENTER DISTRICT, TO ALLOW AUTOMOBILE RENTAL AGENCIES WITH SUPPLEMENTAL REGULATIONS IN THE PLAC ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(This ordinance is the result of Application # LDC-25-03379 by Gulfstream Park Association)*

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

Mr. Edward Stacker, Attorney representing the Applicant, provided a brief introduction of the item.

Chair Wu: opened the floor for public participation.

No Public speakers.

Chair Wu: closed the floor for public participation.

Chair Wu made the following recommended adding the word “solely” before the proposed language “within an enclosed parking garage.”

ALTERNATE MEMBER FORGES MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III – ZONING OF THE ZONING AND LAND DEVELOPMENT CODE SECTION 32-171. PLAC PLANNED LOCAL ACTIVITY CENTER DISTRICT, TO ALLOW AUTOMOBILE

RENTAL AGENCIES WITH SUPPLEMENTAL REGULATIONS IN THE PLAC ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE AS AMENDED BY STAFF AND THE RECOMMENDATION MADE BY THE CHAIR.

BOARD MEMBER LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

THE BOARD HEARD ITEMS C AND D CONCURRENTLY

C. Application #Z-24-06480, for 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 13 through 19 and the East ½ of Lot 20, all in Block A of “Amended Plat of Hallandale Park No. 4” a/k/a 221 SE 9th Street from Central RAC/ Neighborhood Subdistrict to Central RAC/ Transit Core Subdistrict.

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

D. Applications #DB-24-06478 and #RD-24-06479 by BLUE PARK LLC requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs), in order to build Blue Park, a residential project consisting of 173-unit multi-family units, at the property located at 216 - 228 SE 8th Street and 221 SE 9th Street.

The applications filed with the City are as follows:

1. Application # DB-24-06478 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the proposed residential multi-family project.
2. Application # RD-24-06479 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
 - a) Table 32-196(a)(A) Transit Core Subdistrict, Building Placement, to allow a setback of 25 feet on Primary Street (SE 9th Street) where the maximum is 15 feet.
 - b) Table 32-196(a)(A) Transit Core Subdistrict, Building Placement, Secondary Street (SE 8th Street) to allow zero feet setback where the required setback is 10 feet.
 - c) Table 32-196(a)(B) Transit Core Subdistrict, Building Placement, Secondary Street (SE 8th Street) to allow 4 feet setback where the required is 20 feet above the 5th floor.
 - d) Section 32-196(a)(D) Transit Core Subdistrict, Building Placement, Interior Side, to allow a side setback of 6 feet (to balconies) instead of 30 feet above the 5th floor.
 - e) Table 32-196(a)(E) Transit Core Subdistrict, Building Placement, Rear setback to allow zero feet for a partial area of the rear of the garage where the required setback is 10 feet.
 - f) Section 32-202(a) regarding Civic Open Spaces and their configuration, proposing a 6.86% Civic Open Space area instead of the required 7.5%.
 - g) Section 32-194(a)(9) requiring the enclosure of staircases to allow for an open staircase to serve the pool deck.

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

Mr. Ari Sklar, Architect of the project, provided an introductory presentation of the item.

Chair Wu: opened the floor for public participation.

Ms. Liza Kampeas, Hallandale resident at 210 SE 9th St, expressed her concerns regarding the project.

Mr. Jack Jafarmadar, Hallandale resident at 708 NE 4 Ct, expressed his support to the project.

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

Chair Wu: closed the floor for public participation.

BOARD MEMBER LEVINSON MOVED TO RECOMMEND APPROVAL OF APPLICATION #Z-24-06480, FOR 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 13 THROUGH 19 AND THE EAST ½ OF LOT 20, ALL IN BLOCK A OF “AMENDED PLAT OF HALLANDALE PARK NO. 4” A/K/A 221 SE 9TH STREET FROM CENTRAL RAC/ NEIGHBORHOOD SUBDISTRICT TO CENTRAL RAC/ TRANSIT CORE.

BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

BOARD MEMBER LEVINSON MOVED TO RECOMMEND APPROVAL OF APPLICATION #DB-24-06478 BY BLUE PARK LLC REQUESTING MAJOR DEVELOPMENT PLAN APPROVAL, IN ORDER TO BUILD BLUE PARK, A RESIDENTIAL PROJECT CONSISTING OF 173-UNIT MULTI-FAMILY UNITS, AT THE PROPERTY LOCATED AT 216 - 228 SE 8TH STREET AND 221 SE 9TH STREET SUBJECT TO STAFF CONDITIONS.

BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

THE BOARD HEARD ITEMS “E”AND “F” CONCURRENTLY

E. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THECITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT; PART 2.3, PERMITTED USES IN FUTURE LAND USE CATEGORIES; SUBPART A., RESIDENTIAL USE, TO ALLOW ADDITIONAL OUTDOOR RECREATION FACILITIES AS ACCESSORY USES IN THE LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; 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 Application #PA-25-02724 by Maltese Diplomat Owner, LLC)

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

Mr. Jeff Katims, the Applicant’s Planner for the project, provided a brief presentation of 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 THECITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT; PART 2.3, PERMITTED USES IN FUTURE LAND USE CATEGORIES; SUBPART A., RESIDENTIAL USE, TO ALLOW ADDITIONAL OUTDOOR RECREATION FACILITIES AS ACCESSORY USES IN THE LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY;

PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BOARD MEMBER LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

F. 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, SECTION 32-143. – RS-7 RESIDENTIAL SINGLE-FAMILY DISTRICT TO ALLOW MARINAS ACCESSORY TO A PRIMARY OUTDOOR COMMERCIAL RECREATION USE AS A CONDITIONAL USE WITHIN A PLANNED DEVELOPMENT OVERLAY; AMENDING SECTION 32-153. – CR-P COMMERCIAL RECREATION (PASSIVE) DISTRICT TO MODIFY DIMENSIONAL REGULATIONS FOR MARINAS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (This ordinance is the result of Application # LDC-25-02725 by Maltese Diplomat Owner, LLC)

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

Mr. Jeff Katims, the Applicant's Planner for the project, provided a brief presentation of the items.

Chair Wu: opened the floor for public participation.

No Public speakers.

Chair Wu: closed the floor for public participation.

BOARD MEMBER FORGES 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, SECTION 32-143. – RS-7 RESIDENTIAL SINGLE-FAMILY DISTRICT TO ALLOW MARINAS ACCESSORY TO A PRIMARY OUTDOOR COMMERCIAL RECREATION USE AS A CONDITIONAL USE WITHIN A PLANNED DEVELOPMENT OVERLAY; AMENDING SECTION 32-153. – CR-P COMMERCIAL RECREATION (PASSIVE) DISTRICT TO MODIFY DIMENSIONAL REGULATIONS FOR MARINAS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ALTERNATE MEMBER FORGES SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

G. 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, SECTION 32-197 RAC NEIGHBORHOOD SUBDISTRICT STANDARDS, TABLE 32-197(A) – RAC NEIGHBORHOOD SUBDISTRICT DIMENSIONAL REQUIREMENTS TO INCREASE THE PERMITTED HEIGHT, BUILDING PLACEMENT, AND OTHER DIMENSIONAL REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (This ordinance is the result of Application #LDC-25-03081 by El Rancho 424 LLC)

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

Mr. Jose Saye, Architect of the item, provided a brief presentation of the item.

Ms. Tara Jafarmadar, Representative of the Applicant, added further details to the project presentation.

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 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, SECTION 32-197 RAC NEIGHBORHOOD SUBDISTRICT STANDARDS, TABLE 32-197(A) – RAC NEIGHBORHOOD SUBDISTRICT DIMENSIONAL REQUIREMENTS TO INCREASE THE PERMITTED HEIGHT, BUILDING PLACEMENT, AND OTHER DIMENSIONAL REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ALTERNATE MEMBER FORGES SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

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)

I. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN, INCLUDING SECTIONS 1 THROUGH 13 AND ALL ELEMENTS THEREOF, TO INCORPORATE REVISIONS IDENTIFIED THROUGH THE CITY'S EVALUATION AND APPRAISAL REPORT (EAR) REVIEW,

PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Deandrea Moise, Principal Planner, made a brief presentation of the item.

Ms. Madison Yurubi, City Planning Consultant, provided a PowerPoint presentation of the item.

Mr. Edward Ng, City Planning Consultant, added further details to the project presentation.

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 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN, INCLUDING SECTIONS 1 THROUGH 13 AND ALL ELEMENTS THEREOF, TO INCORPORATE REVISIONS IDENTIFIED THROUGH THE CITY'S EVALUATION AND APPRAISAL REPORT (EAR) REVIEW, PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

BOARD MEMBER FLASTERSTEIN 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:


Charles Wu (Sep 16, 2025 11:31:50 EDT)

CHAIR

ATTEST:

Christy Dominguez

SECRETARY/LIAISON

ADOPTED DATE: 09/16/2025

PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
TUESDAY, JULY 15, 2025
CITY COMMISSION CHAMBERS

Board Members Present: Charles Wu, Chair; Richard Levinson, Jaime Flasterstein and Sandra Forges

Board Secretary: Laura Mass

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

City Staff Present: Christy Dominguez, Deandrea Moise, Vanessa Leroy 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	P					
Howard Garson - Vice Chair	E	T			P	P	E					
Danny Kattan	T	P			P	P	A					
Rick Levinson	E	P			P	P	P					
Jaime Flasterstein	P	P			E	T	P					
Total Members Present	3	5			4	5	3					
Total Members Absent	2	0			1	0	2					
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		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

400 S. Federal Highway
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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. Wu
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

PZB Meeting Minutes 07.15.25

Final Audit Report

2025-09-16

Created:	2025-09-16
By:	Laura Mass (lmass@cohb.org)
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Transaction ID:	CBJCHBCAABAASLsu9sYxV8QsjGOi5D91qMsQR09R64Xj

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-  Document created by Laura Mass (lmass@cohb.org)
2025-09-16 - 2:04:56 PM GMT
-  Document emailed to Charles Wu (cwu33409@aol.com) for signature
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