



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

Wednesday, August 28, 2024

6:00 PM

Commission Chambers

1. CALL TO ORDER

The Planning and Zoning Board Meeting was called to Order by Chair Charles Wu at 6:01 p.m.

2. ROLL CALL

Present:

*Chair, Kuei Kang (Charles) Wu
Vice-Chair, Howard Garson
Board member, Rick Levinson
Board member, Jaime Flasterstein*

Staff

*Board Liaison: Christy Dominguez
Board Secretary: Laura Mass
Supporting Staff: Steven William, Assistant Director, Deandrea Moise, Principal Planner and Jenorgen Guillen, City Clerk
City Attorney's Representative: Roget Bryan, Deputy City Attorney*

3. PLEDGE OF ALLEGIANCE

MR. GARSON MOVED TO APPROVE THE SUPPLEMENTAL AGENDA

MR. LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes July 24, 2024.

MR. GARSON MOVED TO APPROVE THE MINUTES OF JULY 24, 2024, PLANNING AND ZONING BOARD MEETING.

MR. FLASTERSTEIN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

Mr. Roger Bryan, Deputy City Attorney: read the quasi-judicial statement into the record on the items listed on the agenda.

Polling of Ex-Parte Communications (City Clerk)

The Board Secretary polled the Planning and Zoning Board regarding ex-parte communications.

Mr. Wu. Garson confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.

Mr. Garson confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.

Mr. Levinson confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.

Mr. Flasterstein confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.

Swearing in of Witnesses (City Clerk)

The City Clerk swore in City staff, the applicant, and other members of the audience who would give testimony during the evening's proceeding.

5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS

A. Application # V-24-5360 by the City of Hallandale Beach, Florida, requesting a variance from the minimum setback required for structures in the C-F, Community Facilities zoning district in order to construct an informational public announcement structure at the City Hall Complex. The subject property is located at 300-400 South Federal Highway.

The variance requested is to the following provision:

- a) Section 32-155(d)(3), of the Hallandale Beach Zoning and Land Development Code, regarding the minimum front yard setback required for structures in the C-F District.

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

Mr. Wu: opened the floor for public participation.

No Public speakers.

Mr. Wu: closed the floor for public participation.

MR. GARSON MOVED TO RECOMMEND APPROVAL OF THE APPLICATION # V-24-5360 BY THE CITY OF HALLANDALE BEACH, FLORIDA, REQUESTING A VARIANCE FROM THE MINIMUM SETBACK REQUIRED FOR STRUCTURES IN THE C-F, COMMUNITY FACILITIES ZONING DISTRICT IN ORDER TO CONSTRUCT AN INFORMATIONAL PUBLIC ANNOUNCEMENT STRUCTURE AT THE CITY HALL COMPLEX. THE SUBJECT PROPERTY IS LOCATED AT 300-400 SOUTH FEDERAL HIGHWAYSUBJECT TO STAFF CONDITIONS.

MR. FLASTERSTEIN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

B. SUPPLEMENTAL AGENDA ITEM

AN ORDINANCE OF THE MAYOR AND CITYCOMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 "ZONING ANDLAND DEVELOPMENT CODE" ARTICLE V "DEVELOPMENT REVIEW PROCEDURES" OF THE CITY'S CODE OF ORDINANCES; SPECIFICALLY AMENDING SECTION 32-805 "DEVELOPMENT AGREEMENTS; AMENDMENTS AND MINOR REVISIONS" TO REVISE THE PROCESS FOR MINOR REVISIONS TODEVELOPMENT AGREEMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Roget Bryan, Deputy City Attorney, provided a PowerPoint presentation of the item.

Mr. Wu: opened the floor for public participation.

No Public speakers.

Mr. Wu: closed the floor for public participation.

MR. GARSON MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE OF THE MAYOR AND CITYCOMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 "ZONING ANDLAND DEVELOPMENT CODE" ARTICLE V "DEVELOPMENT REVIEW PROCEDURES" OF THE CITY'S CODE OF ORDINANCES; SPECIFICALLY AMENDING SECTION 32-805 "DEVELOPMENT AGREEMENTS; AMENDMENTS AND MINOR REVISIONS" TO REVISE THE PROCESS FOR MINOR REVISIONS TODEVELOPMENT AGREEMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO THE RECOMMENDATION THAT THE PLANNING & ZONING BOARD'S ROLE IN DEVELOPMENT AGREEMENTS SHOULD BE UNIFIED BETWEEN ITS ROLE IN THE INITIAL AGREEMENT AND ANY POTENTIAL MAJOR CHANGES.

MR. LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

6. REMARKS BY THE CHAIR

7. LIAISON'S REPORT

Ms. Dominguez: informed on the items approved by the City Commission since the last Planning & Zoning Board meeting. She also advised the Board regarding the appointment of Ms. Sandra Forges as a new alternate member.

She also informed that the Board meeting scheduled for October 30th, 2024, had to be moved to either October 29th or the 31st due to a calendar conflict with the City Commission Meeting.

The Board agreed to have the meeting on October 29th.

8. SCHEDULING OF NEXT MEETING

Ms. Dominguez confirmed the next meeting for Thursday, September 26th, 2024.

9. ADJOURMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 6:52 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