



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

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.

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. Christy Dominguez, Planning & Zoning Manager, 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 Jefermeder, 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)

6. REMARKS BY THE CHAIR

7. LIAISON'S REPORT

Ms. Dominguez: provided a report 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, 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: _____

DRAFT