



## City of Hallandale Beach Board/Committee Annual Report

Meeting Date:			
<b>4/15/2026</b>	Regular Meeting Date	2 <sup>nd</sup> Tuesday of the Month	
	Location	City Commission Chambers	
File No.:	Liaison	Christy Dominguez, Planning and Zoning Manager	
<b>25-567</b>	Director	Vanessa Leroy, Director, Department of Sustainable Development	
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

**SHORT TITLE:**

**PLANNING AND ZONING BOARD ANNUAL REPORT**

**BOARD/COMMITTEE DESCRIPTION**

The purpose of the Planning and Zoning Board/LPA(Local Planning Agency) is to hold public hearings to consider requests for Development Review, site plan approvals, zoning, and land use applications of properties located within the City limits and to advise and formulate recommendations to the City Commission for the improvement, planned growth, health, safety and well-being of the City.

The Planning and Zoning Board/LPA assures compliance with the City's Comprehensive Plan and Zoning and Land Development Code. The Planning and Zoning Board/LPA also makes recommendations to the City Commission regarding proposed zoning (text and map) changes, approves preliminary plats of major subdivisions, and performs any other duties assigned by the City Commission or as authorized by ordinance.

The Board may also grant final approval for minor Variances within the City, in accordance with Section 32-965 of the Zoning and Land Development Code, which helps expedite the processing of minor deviations from code requirements.

**MEMBERS**

<b>NAME</b>	<b>TITLE</b>	<b>TERM</b>	<b>APPOINTED BY</b>
Kuei Kang (Charles) Wu	Chair	12/18/24 - 11/05/26	Comm Joy D Adams
Howard Garson	Vice-chair	12/18/24 – 11/05/26	Comm. Anabelle Lima-Taub
Rick Levinson	Member	12/18/24 – 11/05/26	Vice Mayor Lazarow
Jaime Flasterstein	Member	12/18/24 – 11/05/26	Mayor Joy F. Cooper
Danny Kattan	Member	12/18/24 – 11/05/26	Comm. Mike Butler
Faith Fehr	Alternate At-Large	12/18/24 – 11/05/26	At-Large
Sandra Forges	Alternate At-Large	12/18/24 – 11/05/26	At-Large
Glennika Gordon	School Board Non-Voting Member	12/18/24 – 11/05/26	School Board

The Board consists of 5 Commission-appointed members and two alternate Commission-appointed members. According to the Interlocal Agreement for Public School Facility Planning with the Broward County School Board, a non-voting member is also required.

Pursuant to Chapter 2, Article III, Division 7 of the City of Hallandale Beach Code of Ordinances, the Planning and Zoning Board/Local Planning Agency established its monthly meeting on the second Tuesday of every month at 6:00 P.M. in City Commission Chambers unless the schedule is adjusted for holidays. The meetings are broadcast live on the local government television station.

**ACTIVITIES/ACCOMPLISHMENTS**

During December 2024 through December 2025, the Planning and Zoning Board/LPA approved/denied, reviewed, and made recommendations to the City Commission for the following 36 cases/applications detailed in Exhibit 1 attached:

**Six (6) Major Development Applications**

- Maltese Diplomat Owner, LLC (Diplomat Golf Course Tower 200 Project)
- Hallandale Hotel Holdings LLC (Hallandale Hotel)
- SAG Development, LLC (Pembroke Road Mixed-Use Development)
- 221 Developers LLC (Seven Park)
- Blue Park LLC (Blue Park)
- Hallandale Central Park (Hallandale Central Park, LLC)

**Six (6) Variance Application**

- Maltese Diplomat Owner, LLC (Diplomat Golf Course Marina Project)
- City of Hallandale Beach (Fire Station No.7)

- SAG Development, LLC (Pembroke Road Mixed-Use Development)
- CCG Construction Group Inc. (Commercial Building-948 SW 11 Street)
- 525 W Pembroke Road LLC (M Car Wash)
- Hallandale Central Park (Hallandale Central Park, LLC)

#### **Fourteen (14) Text Changes/Comprehensive Plan Amendments**

- Code Amendment - Accessory Recreational Uses
- Code Amendment - Parking Reduction Strategies
- Code Amendment - Repeal of CCB District and RDO Overlay District
- Code Amendment - Conditions of Approval for Development Permits
- Code Amendment – Automobile Rental agencies
- Comprehensive Plan Amendment - Recreation Facilities in Low Density Category
- Code Amendment – Marinas in Residential
- Code Amendment – RAC Neighborhood Transition
- Comprehensive Plan Amendment – Adoption of City of Hallandale Beach’s 2025 Evaluation and Appraisal Review (EAR)
- Code Amendment – Bonus Density Units
- Code Amendment – Waivers
- Code Amendment – Duplex and Multifamily Definition
- Code Amendment – Plats & Replats
- Code Amendment – Residential Care Facilities

#### **Five (5) Redevelopment Area Modification (RAM) Application**

- Hallandale Hotel Holdings LLC (Hallandale Hotel)
- SAG Development, LLC (Pembroke Road Mixed-Use Development)
- 221 Developers LLC (Seven Park)
- Blue Park LLC (Blue Park)
- Hallandale Central Park (Hallandale Central Park, LLC)

#### **Three (3) Rezoning Application**

- Seville General Partners (Seville Mobile Home Park)
- Blue Park LLC (Blue Park)
- El Rancho 424 LLC (424 N Federal Hwy)

#### **One (1) Plat Application**

- 600 Hallandale Partners, LLC (Beach Gateway)

#### **One (1) Conditional Use Application**

- 525 W Pembroke Road LLC (M Car Wash)

## **PRIORITY ACTIVITIES**

The Planning and Zoning Board will continue the role of assuring compliance with the City's Comprehensive Plan and Zoning and Land Development Code and making recommendations to the City Commission concerning proposed developments, zoning changes, and other duties assigned by the City Commission or as authorized by ordinance.

## **BOARD/COMMITTEE RECOMMENDATIONS**

On December 9, 2025, the Planning and Zoning Board approved motions recommending that the City Commission consider directing staff to undertake the following:

- Re-evaluate the Civic Open Space regulations.
- Conduct a study of potential height increases to allow greater floor-to-ceiling heights in parking garages to support future conversions to habitable space.

## **ATTACHMENT(S):**

Exhibit 1 – Planning and Zoning Board Cases 2025 Report

Board/Committee Liaison: Christy Dominguez  
Christy Dominguez  
Principal Planner