



# 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, March 10, 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 6:03 p.m.*

### 2. ROLL CALL

#### **Present:**

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

#### **Staff**

*Board Liaison: Christy Dominguez  
Board Secretary: Laura Mass  
Supporting Staff: Steven Williams, Assistant Director; Jaaziah Israel, Associate Planner; Destiny Ferguson, Associate Planner.  
City Attorney's Representative: Roget Bryan, Deputy City Attorney*

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes February 10, 2026

**VICE CHAIR GARSON MOVED TO APPROVE THE MINUTES OF THE FEBRUARY 10, 2026, PLANNING AND ZONING BOARD MEETING.**

**BOARD MEMBER LEVINSON SECONDED THE MOTION.**

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

### 5. 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.*

## **6. 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 Kattan 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.*

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

A. Application #V-26-00327 by Madelyn Guzman requesting variances to allow an existing detached accessory garage located at 491 SW 7th Street to exceed the allowable square footage and height for a private garage.

The requested variances are as follows:

1. Section 32-242 (a)(3) (a) to allow a detached private garage containing 2,025 square feet in floor area or 82.6% of the size of the main building where the Code limits a detached garage to no more than 40% of the size of the main building or 500 square feet in area, whichever is less.
2. Section 32-242 (a)(3) (b) to allow a detached private garage at a height of 17'-10" where the maximum permitted height is 15 feet.

*Mr. Jaaziah Israel, Associate Planner, provided a PowerPoint presentation of the item.*

*Ms. Madelyn Guzman, owner of the subject property and applicant, provided a brief statement in support of the requested variance for the detached garage.*

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

*Chair Wu: read into the record a public comment from Hallandale resident Sophie Chemla of 309 SW 7th Street, expressing concern that approving the variance could set a precedent and impact on the character and compatibility of the residential neighborhood.*

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

**BOARD MEMBER LEVINSON MOVED TO APPROVE APPLICATION #V-26-00327, SECTION 32-242 (a)(3)(a) TO ALLOW A DETACHED PRIVATE GARAGE CONTAINING 2,025 SQUARE FEET IN FLOOR AREA OR 82.6% OF THE SIZE OF THE MAIN BUILDING WHERE THE CODE LIMITS A DETACHED GARAGE TO NO MORE THAN 40% OF THE SIZE OF THE MAIN BUILDING OR 500 SQUARE FEET IN AREA, WHICHEVER IS LESS SUBJECT TO STAFF CONDITIONS.**

**BOARD MEMBER KATTAN SECONDED THE MOTION.**

**MOTION PASSED BY A VOTE (4-1) (Chair Wu – No)**

**BOARD MEMBER KATTAN MOVED TO APPROVE APPLICATION #V-26-00327, SECTION 32-242 (a)(3)(b) TO ALLOW A DETACHED PRIVATE GARAGE AT A HEIGHT OF 17'-10" WHERE THE MAXIMUM PERMITTED HEIGHT IS 15 FEET SUBJECT TO STAFF CONDITIONS.**

**VICE CHAIR GARSON SECONDED THE MOTION.**

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

B. Application #DR-25-06852 and #V-25-06853 by the Hallandale Beach Community Redevelopment Agency (HBCRA) requesting Minor Development review and Variance approval to construct a two-story, six-unit apartment building, located at 627 & 631 SW 6th Terrace. The Applicant also requests consideration for the allocation of three affordable housing bonus units pursuant to Broward County Land Use Policy 2.16.3. In addition, a variance from Section 25-63 of the Hallandale Beach Code of Ordinances requiring public sidewalk improvements is also requested.

The applications filed with the City are as follows:

1. Application # DR-25-06852 for Minor Development Review approval requesting allocation of three (3) affordable housing bonus units pursuant to Section 32-312 of the Hallandale Beach Zoning and Land Development Code to allow a proposed density of approximately 23 dwelling units per acre when 14 dwelling units per acre is the maximum permitted.
2. Application # V-25-06853 requesting variances from the following code provisions:
  - a) Section 32-635(b)(1) – Placement and Standards for Waste and Recycling Containers, to allow no setback along SW 6th Terrace in lieu of the required 10-foot setback.
  - b) Section 32-384(e) – Landscaping Requirements, to allow an approximate 3-foot landscape buffer along the side common property line in lieu of the required 5-foot buffer.
  - c) Section 32-384(e) – Landscaping Requirements, to allow no landscape perimeter buffer along SW 6<sup>th</sup> Terrace, when a ten-foot landscape perimeter buffer is required.
  - d) Section 32-384 – Landscaping Requirements, to allow a landscape area of 27.10% in lieu of the required 30%.
  - e) Section 32-455(b)(3) – Minimum Parking Space Requirements, to allow 8 parking spaces in lieu of the required 10 parking spaces.
3. Application #V-26-00807 requesting a variance from Section 25-63 of the Hallandale Beach Code of Ordinances which requires the property owner abutting a public street to construct a sidewalk when substantial building improvements are made, in order to provide no sidewalk adjacent to the properties located at 627 and 631 SW 6th Terrace, in lieu of the required 5-foot sidewalk.

*Ms. Destiny Ferguson, Associate Planner, provided a PowerPoint presentation of the item.*

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

*Mr. David Cox, a Hallandale Beach resident at 1835 E. Hallandale Beach Boulevard, expressed concerns regarding property elevation in relation to flooding, as well as sidewalk improvements and parking issues.*

*Chair Wu closed the floor for public participation.*

*Mr. Steven Williams, DSD Assistant Director, provided clarification in response to the questions raised by the public speaker.*

*Mr. Kenneth Bowe, the Applicant Representative, addressed questions posed by the Board.*

**BOARD MEMBER LEVINSON MOVED TO APPROVE APPLICATION #DR- AT 627 & 631 SW 6TH TERRACE 25-06852 BY THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY (HBCRA) FOR THE ALLOCATION OF THREE AFFORDABLE HOUSING BONUS UNITS SUBJECT TO STAFF CONDITIONS.**

**ALTERNATE MEMBER FORGES SECONDED THE MOTION.  
MOTION PASSED BY UNANIMOUS VOTE (5-0).**

**BOARD MEMBER LEVINSON MOVED TO APPROVE APPLICATION #V-25-06853, SECTION 32-635(b)(1) – PLACEMENT AND STANDARDS FOR WASTE AND RECYCLING CONTAINERS, TO ALLOW NO SETBACK ALONG SW 6TH TERRACE IN LIEU OF THE REQUIRED 10-FOOT SETBACK.**

**VICE CHAIR GARSON SECONDED THE MOTION.  
MOTION PASSED BY UNANIMOUS VOTE (5-0).**

**BOARD MEMBER LEVINSON MOVED TO APPROVE APPLICATION #V-25-06853, SECTION 32-384(e) – LANDSCAPING REQUIREMENTS, TO ALLOW AN APPROXIMATE 3-FOOT LANDSCAPE BUFFER ALONG THE SIDE COMMON PROPERTY LINE IN LIEU OF THE REQUIRED 5-FOOT BUFFER.**

**BOARD MEMBER KATTAN SECONDED THE MOTION.  
MOTION PASSED BY UNANIMOUS VOTE (5-0).**

**BOARD MEMBER LEVINSON MOVED TO APPROVE APPLICATION #V-25-06853, SECTION 32-384(e) – LANDSCAPING REQUIREMENTS, TO ALLOW NO LANDSCAPE PERIMETER BUFFER ALONG SW 6<sup>th</sup> TERRACE, WHEN A TEN-FOOT LANDSCAPE PERIMETER BUFFER IS REQUIRED.**

**VICE CHAIR GARSON SECONDED THE MOTION.  
MOTION PASSED BY UNANIMOUS VOTE (5-0).**

**ALTERNATE MEMBER FORGES MOVED TO APPROVE APPLICATION #V-25-06853, SECTION 32-384 – LANDSCAPING REQUIREMENTS, TO ALLOW A LANDSCAPE AREA OF 27.10% IN LIEU OF THE REQUIRED 30%.**

**BOARD MEMBER LEVINSON SECONDED THE MOTION.  
MOTION PASSED BY UNANIMOUS VOTE (5-0).**

**VICE CHAIR GARSON MOVED TO APPROVE APPLICATION #V-25-06853, SECTION 32-455(b)(3) – MINIMUM PARKING SPACE REQUIREMENTS, TO ALLOW 8 PARKING SPACES IN LIEU OF THE REQUIRED 10 PARKING SPACES.**

**BOARD MEMBER KATTAN SECONDED THE MOTION.  
MOTION PASSED BY UNANIMOUS VOTE (5-0).**

**VICE CHAIR GARSON MOVED TO RECOMMEND APPROVAL OF THE APPLICATION #V-26-00807 REQUESTING A VARIANCE FROM SECTION 25-63 OF THE HALLANDALE BEACH CODE OF ORDINANCES WHICH REQUIRES THE PROPERTY OWNER ABUTTING A PUBLIC STREET TO CONSTRUCT A SIDEWALK WHEN SUBSTANTIAL BUILDING IMPROVEMENTS ARE MADE, IN ORDER TO PROVIDE NO SIDEWALK ADJACENT TO THE PROPERTIES LOCATED AT 627 AND 631 SW 6TH TERRACE, IN LIEU OF THE REQUIRED 5-FOOT SIDEWALK.**

**BOARD MEMBER KATTAN SECONDED THE MOTION.  
MOTION PASSED BY UNANIMOUS VOTE (5-0).**

**8. REMARKS BY THE CHAIR**

**9. LIAISON'S REPORT**

*Ms. Dominguez provided a report on the status of items approved by the City Commission since the last Planning and Zoning Board meeting. She also reminded the Board to attend the City Commission meeting on April 15, 2026, for the Planning and Zoning Board Annual Report.*

**10. SCHEDULING OF NEXT MEETING**

*Ms. Dominguez confirmed the next meeting for Tuesday, April 14, 2026.*

**11. ADJOURNMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 7:12 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:

*cfw*

Charles Wu (May 13, 2026 11:25:41 EDT)

CHAIR

ATTEST:

*Christy Dominguez*

SECRETARY/LIAISON

ADOPTED DATE: 05/13/2026

**PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY  
TUESDAY, MARCH 10, 2026  
CITY COMMISSION CHAMBERS**

**Board Members Present:** Charles Wu, Chair; Howard Garson, Vice Chair; Danny Kattan, Rick Levinson, and Sandra Forges

**Board Secretary:** Laura Mass

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

**City Staff Present:** Christy Dominguez, Jaaziah Israel, Destiny Ferguson and Steven Williams

**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	CANCELLED	P	P	P	P
Howard Garson - Vice Chair	E	T			P	P	E		P	P	P	
Danny Kattan	T	P			P	P	A		E	P	P	
Rick Levinson	E	P			P	P	P		P	E	P	
Jaime Flasterstein	P	P			E	T	P		P	P	E	
Total Members Present	3	5			4	5	3		4	4	5	4
Total Members Absent	2	0			1	0	2		1	1	0	1
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			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												

**2026 PZB ATTENDANCE**

FULL TIME BOARD MEMBERS	1/13	2/10	3/10	4/14	5/12	6/9	7/14	8/11	9/8	10/13	11/10	12/15*
Charles Wu- Chair	P	P	P									
Howard Garson-Vice Chair	P	P	P									
Danny Kattan	E	P	P									
Rick Levinson	P	P	P									
Jaime Flasterstein	P	P	E									
Total Members Present	4	5	4									
Total Members Absent	1	0	1									
ALTERNATE BOARD MEMBERS	1/13	2/10	3/10	4/14	5/12	6/9	7/14	8/11	9/8	10/13	11/10	12/15*
Faith Fehr (Alternate)												
Sandra Forges (Alternate)	P	P	P									
SCHOOL BOARD MEMBERS	1/13	2/10	3/10	4/14	5/12	6/9	7/14	8/11	9/8	10/13	11/10	12/15*
Glennika Gordon												

**Present:(P) Absent: (A) Excused Absence: (E) Tardy: (T)**  
\*Not a regular meeting schedule









# PZB Meeting Minutes 3.10.26

Final Audit Report

2026-05-13

Created:	2026-05-13
By:	Laura Mass (lmass@cohb.org)
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