



# 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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Monday, December 30, 2024

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 6:02 p.m.*

### 2. ROLL CALL

#### **Present:**

*Chair, Kuei Kang (Charles) Wu*

*Vice-Chair, Howard Garson*

*Board member, Rick Levinson*

*Board member, Jaime Flasterstein*

*Board member, Danny Kattan*

#### **Staff**

*Board Liaison: Christy Dominguez*

*Board Secretary: Laura Mass*

*Supporting Staff: Steven William, Assistant Director (Director)*

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

### 3. PLEDGE OF ALLEGIANCE

**MR. WU MOTIONED TO ELECT THE CHAIR AND VICE CHAIR**

**BOARD MEMBER GARSON MADE A MOTION TO RETAIN MR. WU AS THE CHAIR OF THE BOARD.**

**MR. LEVINSON SECONDED THE MOTION**

**MOTION PASSED BY UNANIMOUS VOTE (4/0)**

**BOARD MEMBER LEVINSON MADE A MOTION TO RETAIN MR. GARSON AS THE VICE-CHAIR OF THE BOARD.**

**MR. WU SECONDED THE MOTION**

**MOTION PASSED BY UNANIMOUS VOTE (4/0)**

### 4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes October 29, 2024

**MR. LEVINSON MOVED TO APPROVE THE MINUTES OF OCTOBER 29, 2024, PLANNING AND ZONING BOARD MEETING.**

**MR. GARSON SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (4/0)**

**BOARD MEMBER KATTAN ARRIVED AT 6:08 PM**

*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 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. 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.*

***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.*

**5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS**

A. Application #DB-24-06242 by Maltese Diplomat Owner, LLC, requesting a Planned Development Overlay (PDO) Major Amendment to a component of the previously Approved Major Development Plan for the Diplomat Golf Course Project, specifically to the Tower 200 site. Originally approved as a 30-story building with 274 hotel units, the applicant proposes to reduce Tower 200 to a 21-story structure with 108 hotel units. The property is located at 501 Diplomat Parkway.

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

*Mr. Richard Dewitt, the Applicant's Representative, made a brief presentation of the item.*

*Mr. Jeff Katims, the Applicant's Planner for the project, 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 GARSON MOVED TO APPROVE APPLICATION # DB-24-06242 BY MALTESE DIPLOMAT OWNER, LLC, REQUESTING A PLANNED DEVELOPMENT OVERLAY (PDO) MAJOR AMENDMENT TO A COMPONENT OF THE PREVIOUSLY APPROVED MAJOR DEVELOPMENT PLAN FOR THE DIPLOMAT GOLF COURSE PROJECT, SPECIFICALLY TO THE TOWER 200 SITE. ORIGINALLY APPROVED AS A 30-STORY BUILDING WITH 274 HOTEL UNITS, THE APPLICANT PROPOSES TO REDUCE TOWER 200 TO A 21-STORY STRUCTURE WITH 108 HOTEL UNITS SUBJECT TO STAFF CONDITIONS.**

**BOARD MEMBER LEVINSON SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5/0)**

B. Application #V-24-06451 by Maltese Diplomat Owner, LLC requesting variances in order to construct improvements at the existing accessory marina at the Shell Bay Resort a/ka Diplomat Hotel and Country Club located at 500 Diplomat Parkway:

The variance requested is to the following provision:

- 1) Section 32-153(g)(2) restricting boat slips and docks for accessory marina in the CR-P Commercial Recreation-Passive zoning district, to project no more than 15% or 30 feet into the waterway, whichever is less.

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

*Mr. Jeff Katims, the Applicant's Planner for the project, made 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.*

**BOARD MEMBER KATTAN MOVED TO APPROVE APPLICATION # V-24-06451 BY MALTESE DIPLOMAT OWNER, LLC REQUESTING VARIANCES IN ORDER TO CONSTRUCT IMPROVEMENTS AT THE EXISTING ACCESSORY MARINA AT THE SHELL BAY RESORT A/KA DIPLOMAT HOTEL AND COUNTRY CLUB SUBJECT TO STAFF CONDITIONS.**

**BOARD MEMBER GARSON SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5/0)**

C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 AND LAND DEVELOPMENT CODE; ARTICLE III. ZONING; DIVISION 3. FORM-BASED ZONING DISTRICTS; SUBDIVISION II. HALLANDALE BEACH BOULEVARD DISTRICT; SECTION 32-209. ALLOWABLE USES, TO ALLOW OPEN- AIR SPORTS COURTS AS ACCESSORY USES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (Application #LDC-24-05545 by PPG 1800 HBB Owner, LLC)

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

*Mr. Jeff Katims, the Applicant's Planner for the project, made 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.*

*Chair Wu suggested adding the following language to Section 32-242 (5) (a): provided that appropriate measures are considered to assure sport items are contained on site.*

**BOARD MEMBER LEVINSON MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 AND LAND DEVELOPMENT CODE; ARTICLE III. ZONING; DIVISION 3. FORM-BASED ZONING DISTRICTS; SUBDIVISION II. HALLANDALE BEACH BOULEVARD DISTRICT; SECTION 32-209. ALLOWABLE USES TO ALLOW OPEN- AIR SPORTS COURTS AS ACCESSORY USES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO STAFF CONDITIONS AND THE CHAIR'S RECOMMENDATION.**

**BOARD MEMBER KATTAN SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5/0)**

D. Application #V-24-08281 by the City of Hallandale Beach requesting a variance from Section 32-155 (d) (3) to reduce the required rear yard setback for a screen enclosure for Fire Station No. 7 located at 111 Foster Road in the Community Facility (CF) zoning district.

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

*Mr. Eduardo Herrera, the Architect of the Project, provided further details on the project.*

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

*No Public speakers.*

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

**BOARD MEMBER GARSON MOVED TO APPROVE APPLICATION #V-24-08281 BY THE CITY OF HALLANDALE BEACH REQUESTING A VARIANCE FROM SECTION 32-155 (D) (3) TO REDUCE THE REQUIRED REAR YARD SETBACK FOR A SCREEN ENCLOSURE FOR FIRE STATION No. 7.**

**BOARD MEMBER KATTAN SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5/0)**

E. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 11. OFF-STREET PARKING AND LOADING CREATING SECTION 32-458 PARKING REDUCTION STRATEGIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

*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.*

Chair Wu made the following recommendations:

- For Improved Bus Stop Shelter (d)(6): clarify who is responsible for maintaining the shelter and handling trash pickups.
- For Affordable Housing Developments (d)(7): change the word "affordable" from all related conditions.

**BOARD MEMBER FLASTERSTEIN MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 11. OFF-STREET PARKING AND LOADING CREATING SECTION 32-458 PARKING REDUCTION STRATEGIES; PROVIDING SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO STAFF TO THE RECOMMENDATIONS MADE BY CHAIR WU.**

**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. She also presented the proposed meeting dates for 2025 and the Planning & Zoning Board Annual Report.*

*The Board suggested moving the December meeting to an earlier date.*

**8. SCHEDULING OF NEXT MEETING**

*Ms. Dominguez confirmed the next meeting for Thursday, January 23, 2025.*

**9. ADJOURNMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 8:00 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: \_\_\_\_\_