



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

Monday, January 27, 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 6:03 p.m.

2. ROLL CALL

Present:

*Chair, Kuei Kang (Charles) Wu
Board member, Jaime Flasterstein
Board member, Danny Kattan
Alternate Member, Faith Fehr
Alternate Member, Sandra Forges*

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
Deandrea Moise, Principal Planner
Jaaziah, Israel, Associate Planner*

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

- A. Draft of the Meeting Minutes December 30, 2024

ALTERNATE FEHR MOVED TO APPROVE THE MINUTES OF DECEMBER 30, 2024, PLANNING AND ZONING BOARD MEETING.

BOARD MEMBER KATTAN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

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.

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.

Alternate Member Fehr 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.

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. Applications # DB-24-04402 and # RD-24-04428 by Hallandale Hotel Holdings LLC, requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs) in order to construct a 15-story hotel with 246 keys at the property located at 804 S. Federal Highway.

The applications filed with the City are as follows:

1. Application # DB-24-04402 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the 246-unit hotel.
2. Application # RD-24-04428 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
 - a) Table 32-195(a)(A) RAC Corridor, Building Placement, relative to the required street setback on secondary streets.
 - b) Table 32-195(a)(B) RAC Corridor, Building Placement, relative to the required street setback above the 5th floor.
 - c) Table 32-195(a)(D) RAC Corridor, Building Placement, relative to the minimum side (south) setback required above the 5th floor.
 - d) Table 32-195(a)(F) RAC Corridor, Building Placement, relative to the minimum rear setback required above the 5th floor.
 - e) Table 32-203(b) relative to the minimum dimensions of required loading zones.
 - f) Section 32-453(i)(2) relative to the maximum number of abutting parking spaces allowed in dead-end parking corridors.
 - g) Section 32-453(i)(4) prohibiting vehicular parking spaces to back into a public right-of-way.
 - h) Section 32-384(e) requiring perimeter landscaping buffers within vehicular use areas.

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

Ms. Rachel Streitfeld, Attorney representing the Applicant, gave an introductory presentation of the item.

Mr. Mayer Abbo, the Architect of the project, made a PDF 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 RECOMMEND APPROVAL OF APPLICATION #DB-24-04402 BY HALLANDALE HOLDINGS LLC, FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT A 15-STORY HOTEL WITH 246 KEYS SUBJECT TO STAFF'S CONDITIONS.

ALTERNATE MEMBER FEHR SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

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 revised proposed meeting dates for 2025.

8. SCHEDULING OF NEXT MEETING

Ms. Dominguez confirmed the next meeting for Wednesday, February 26, 2025.

9. ADJOURMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 7:21 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: _____