



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, December 9, 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 6:01 p.m.

2. ROLL CALL

Present:

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

Staff

*Board Liaison: Christy Dominguez
Board Secretary: Laura Mass
Supporting Staff: Steven William, Assistant Director
City Attorney's Representative: Roget Bryan, Deputy City Attorney*

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes November 12, 2025

VICE CHAIR GARSON MOVED TO APPROVE THE MINUTES OF NOVEMBER 12, 2025, PLANNING AND ZONING BOARD MEETING.

BOARD MEMBER LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

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 item 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 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.

5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS

- A. Hallandale Central Park, LLC is requesting Major Development Plan approval, Variance approval and Redevelopment Area Modifications (RAMs), in order to build Hallandale Central Park, an 8-story multifamily residential building with approximately 812 square feet of commercial space, amenities and 90 residential units at the property located at 113-121 SE 5 Street (the "Property").

The applications filed with the City are as follows:

1. Application # DB-25-02932 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the proposed mixed-use project.
2. Application # V-25-02934 requesting Variances from the following code provisions:
 - a) Table 32-196(a) – Primary Street Setback Requirements, to allow a primary street setback of 5.67 feet to the building and 3 feet to balconies, in lieu of the required 10-foot minimum setback required.
 - b) Table 32-196(a) – Street Setback Above 5th Story Requirements, to allow a street setback above the 5th story of 8 feet to the building and 3 feet to balconies, in lieu of the required 20-foot minimum setback.
 - c) Table 32-196(a) – Side Setback Above 5th Story Requirements, to allow a side street setback above the 5th story of 5'-5" on the west side of the property and 5'-2" on the east side of the property, in lieu of the required 30-foot minimum.
 - d) Table 32-196(a) – Rear Setback Requirements, to allow a rear setback of 5 feet, in lieu of the required 10-foot minimum.
 - e) Table 32-201(g) – Arcade/Colonnade Depth Requirements, to allow an arcade/colonnade depth of 6'-9", in lieu of the required 10-foot minimum.
 - f) Table 32-196 – Civic Open Space, to allow 0% of civic open space, in lieu of the required 7.5%.
3. Application # RD-25-02935 requesting Redevelopment Area Modifications (RAMs) from the following code provision:
 - a) Table 32-453(i)(4) – Access and Accessways, to allow for a three-point turn at the end of the parking corridor for the second floor double loaded south drive isle, in lieu of the requirement that single or double loaded parking corridors in excess of four abutting parking spaces shall be designed to permit vehicle entry and exit in one continuous forward motion without using a vacant space to turn around.

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

Mr. Michael Miller, the City's Traffic Consultant, briefly discussed the project's Traffic Impact Analysis.

Mr. Jose Saye, Architect for the project, provided an introductory presentation on the item and addressed all questions from the Board.

Chair Wu: opened the floor for public participation.

No Public speakers.

Chair Wu: closed the floor for public participation.

VICE CHAIR GARSON MOVED TO RECOMMEND APPROVAL OF APPLICATION #DB-25-02932 BY HALLANDALE CENTRAL PARK, LLC REQUESTING MAJOR DEVELOPMENT APPROVAL IN ORDER TO CONSTRUCT AN 8-STORY MULTIFAMILY RESIDENTIAL BUILDING WITH APPROXIMATELY 812 SQUARE FEET OF COMMERCIAL SPACE, AMENITIES AND 90 RESIDENTIAL UNITS AT THE PROPERTY LOCATED AT 113-121 SE 5 STREET SUBJECT TO STAFF CONDITIONS.

BOARD MEMBER KATTAN SECONDED THE MOTION.

MOTION PASSED BY A VOTE (3-1) (Board Member Levinson-No)

BOARD MEMBER KATTAN MOVED TO RECOMMEND APPROVAL OF APPLICATION #V-25-02934 BY HALLANDALE CENTRAL PARK, LLC REQUESTING VARIANCE APPROVAL IN ORDER TO CONSTRUCT AN 8-STORY MULTIFAMILY RESIDENTIAL BUILDING WITH APPROXIMATELY 812 SQUARE FEET OF COMMERCIAL SPACE, AMENITIES AND 90 RESIDENTIAL UNITS AT THE PROPERTY LOCATED AT 113-121 SE 5 STREET SUBJECT TO STAFF CONDITIONS.

VICE CHAIR GARSON SECONDED THE MOTION.

MOTION PASSED BY A VOTE (3-1) (Board Member Levinson-No)

6. REMARKS BY THE CHAIR

7. LIAISON'S REPORT

Ms. Dominguez: provided a report on the status of the items approved by the City Commission since the last Planning & Zoning Board meeting. She also presented the Board with the 2025 Annual Board Report (Draft) for review and comments.

Chair Wu motioned to request that the City Commission consider directing staff to re-evaluate the Civic Open Space regulations. Vice Chair Garson seconded the motion. Motion passed unanimously (4-0).

Board Member Kattan motioned to request that the City Commission consider directing staff to study potential height increases to allow greater floor-to-ceiling heights in parking garages to support future conversions to habitable space. Vice Chair Garson seconded the motion. The motion passed by a vote of (3-1) (Chair Wu-No).

8. SCHEDULING OF NEXT MEETING

Ms. Dominguez confirmed the next meeting for Tuesday, January 13, 2026.

9. ADJOURNMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 6:55 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:


Charles Wu (Jan 14, 2026 15:28:17 EST)

CHAIR

ATTEST:
Christy Dominguez

SECRETARY/LIAISON

ADOPTED DATE: 01/20/2026

**PLANNING AND ZONING BOARD (PZB) PUBLIC MEETING SUMMARY
TUESDAY, DECEMBER 9, 2025
CITY COMMISSION CHAMBERS**

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

Board Secretary: Laura Mass

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

City Staff Present: Christy Dominguez and Steven Williams

2024 PZB ATTENDANCE

FULL TIME BOARD MEMBERS	1/24	2/28	3/27	4/18*	5/22	6/27*	7/24	8/28	9/26*	10/29*	11/27	12/30*
Charles Wu- Chair	P	P	P	P	P	CANCELLED	P	P	CANCELLED	P	CANCELLED	P
Howard Garson - Vice Chair	P	P	P	P	P		P	P		P		P
Danny Kattan	T	T	T	E	P		E	A		E		T
Rick Levinson	P	P	P	E	P		P	P		P		P
Jaime Flasterstein					P		P	P		P		P
Total Members Present	4	4	4	2	5		4	4		4		5
Total Members Absent	0	0	0	2	0		1	1		1		0
ALTERNATE BOARD MEMBERS	1/24	2/28	3/27	4/18*	5/22	6/27*	7/24	8/28	9/26*	10/30*	11/27	12/30*
Faith Fehr (Alternate)	P	P	P	P								
Sandra Forges (Alternate)								P		P		
SCHOOL BOARD MEMBERS	1/24	2/28	3/27	4/18*	5/22	6/27*	7/24	8/28	9/26*	10/30*	11/27	12/30*
Glennika Gordon												

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	P		
Danny Kattan	T	P			P	P	A		E	P	P	P		
Rick Levinson	E	P			P	P	P		P	P	P	E	P	P
Jaime Flasterstein	P	P			E	T	P		P	P	P	P	P	E
Total Members Present	3	5			4	5	3		4	4	5	4		
Total Members Absent	0	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														

Present:(P) Absent:(A) Excused Absence:(E) Tardy:(T)

*Not a regular meeting schedule

PZB Minutes 12.09.25

Final Audit Report

2026-01-20

Created:	2026-01-14
By:	Laura Mass (lmass@cohb.org)
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