



# 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 Terri Dillard  
Boardmember Rick Levinson

Liaison, Christy Dominguez  
Liaison Dept. Director, Vanessa Leroy

## Meeting Minutes

Wednesday, June 28, 2023

6:00 PM

Commission Chambers

### 1. CALL TO ORDER

*The Planning and Zoning Board Meeting was called to Order by Chair Charles Wu at 6:02 p.m.*

### 2. ROLL CALL

#### Present:

*Chair, Kuei Kang (Charles) Wu  
Vice-Chair, Howard Garson  
Board member, Terri Dillard  
Board member, Rick Levinson  
Board member, Danny Katan  
Alternate member, Faith Fehr*

#### Staff

*Board Liaison: Christy Dominguez  
Board Secretary: Laura Mass  
Supporting Staff: Vanessa Leroy and Raveechai Srihirun  
City Attorney's Representative: Elizabeth S. Loconte, Assistant City Attorney*

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

- A. Draft of the Meeting Minutes May 24, 2023.

**MR. GARSON MOVED TO APPROVE THE MINUTES OF MAY 24, 2023, PLANNING AND ZONING BOARD MEETING INCLUDING AMENDMENTS MADE BY MR. WU.**

**MS. DILLARD SECONDED THE MOTION.**

**MOTION PASSED BY A ROLL CALL VOTE (4-0).**

**MR. KATTAN ARRIVED AT 6:07 PM.**

### 6. BOARD/COMMITTEE BUSINESS

A. APPLICATION # LDC-23-02874 BY GULFSTREAM PARK RACING ASSOCIATION, AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, OF THE CITY OF HALLANDALE BEACH ZONING AND LAND DEVELOPMENT CODE, ARTICLE III SECTION 32-171 PLAC, PLANNED LOCAL ACTIVITY CENTER DISTRICT, RELATIVE TO ADDING CASINOS, PARI-MUTUEL WAGERING, SLOT GAMING MACHINES, AND CARDROOM FACILITIES TO THE PERMITTED USES WITHIN THE PLAC DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

*Mr. Wu read the item into the record.*

*Ms. Dominguez, Planning and Zoning Manager: provided a PowerPoint presentation and overview of the item.*

*Mr. Kattan: asked for clarification of what this application consists of since uses such as slot machines and cardrooms are currently allowed.*

*Ms. Dominguez: explained that this property has two different zoning districts and that such uses are allowed only along the CR-A district, and what this application seeks is that these uses be also permitted in the PLAC area which is the Village at Gulfstream.*

*Mr. Levinson: asked whether this request had been submitted to the City in the past.*

*Ms. Dominguez: replied yes. The City Commission only approved to allow simulcasting wagering as an accessory use indoors within establishments that sell alcoholic beverages.*

*Mr. Edwin J. Stacker, Attorney representing the Applicant: made a presentation and overview of the item.*

*Mr. Garson: commented that he considers it essential for the City to establish a certain percentage of the square footage that can be allowed for gambling.*

*Mr. Stacker: explained there is an existing mechanism in the PLAC area that controls it through transportation trips (PMP hour trips) that limit commercial recreational uses.*

*Mr. Garson: suggested connecting gambling activities with horse racing in the PLAC district, considering this activity is beneficial and brings visibility and highlight to the City. In addition to protecting the City, in the event that the current state law that requires horse and greyhound racing to have gambling activities was changed.*

*Mr. Stacker: replied that ultimately, it is the City that determines zoning changes.*

*Mr. Garson: added that he considers all existing establishments on this property get more publicity from world-class horse racing than from the stores themselves.*

*Mr. Kattan: expressed his concern on where the slot machines would be located.*

*Mr. Stacker: explained that there are state regulatory restrictions on where the slot machines can be located.*

*Mr. Wu: asked what kind of gambling would be permitted.*

*Mr. Stacker: replied that there would be no significant changes or additions to the existing activities.*

*Mr. Wu: responded to Mr. Garson's comment regarding connecting the gambling activity to the horse racing. He stated that he does not consider it convenient to dictate to the applicant to keep these activities together since, first, the State, at some point, could separate these activities as a requirement or in the case that culturally horse racing will not be considered anymore. Mr. Wu further commented it should be left to the applicant's consideration in their business plan to select the most viable option in regard to horse racing.*

*Mr. Wu: expressed his concern about how these new activities would affect the lifestyle center, which is primarily retail and would be different from its original design. He also commented that he would like to see the plans, for example, of Brio, to understand better how the lifestyle center would be affected.*

*Mr. Stacker: explained that all plans are subject to building permits and that this change aims to improve the facilities and services currently offered.*

*Mr. Wu: opened the floor to public participation.*

*No Public Speakers.*

*Mr. Wu: closed the floor to public participation.*

**MR. LEVINSON MOVED TO RECOMMEND APPROVAL OF APPLICATION # LDC-23-02874 BY GULFSTREAM PARK RACING ASSOCIATION, AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, OF THE CITY OF HALLANDALE BEACH ZONING AND LAND DEVELOPMENT CODE, ARTICLE III SECTION 32-171 PLAC, PLANNED LOCAL ACTIVITY CENTER DISTRICT, RELATIVE TO ADDING CASINOS, PARI-MUTUEL WAGERING, SLOT GAMING MACHINES, AND CARDROOM FACILITIES TO THE PERMITTED USES WITHIN THE PLAC DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**MS. DILLARD SECONDED THE MOTION.**

**MOTION PASSED BY A ROLL CALL VOTE (4-1) (Mr. Wu-No)**

*Mr. Wu: expressed his concern regarding the change in the original design of the lifestyle center.*

**7. REMARKS BY THE CHAIR**

**8. LIAISON'S REPORT**

*Ms. Dominguez: reported that since the last meeting, there has been no action on City Commission Planning and Zoning Board items. She added as a reminder, the Planning and Zoning Board members are required to submit Form 1 for Financial Statement to the City Clerk's Office.*

**9. SCHEDULING OF NEXT MEETING**

*Chair and Board members approved rescheduling the meeting from Wednesday, August 23, 2023, to Wednesday, August 30, 2023, due to a calendar conflict with City Commission. Mr. Garson stated he will not be available to attend this meeting.*

**10. ADJOURNMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 7:02 p.m.*

RECORDED: RESPECTFULLY SUBMITTED:

*Chair, Charles Wu*

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ATTEST:

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Christy Dominguez, Liaison

**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.**