



## City of Hallandale Beach Board/Committee Annual Report

Meeting Date:			
<b>4/9/2025</b>	Regular Meeting Date	4 <sup>th</sup> Wednesday of the Month	
	Location	City Commission Chambers	
File No.:	Liaison	<b>Christy Dominguez, Planning and Zoning Manager</b>	
<b>24-575</b>	Director	<b>Vanessa Leroy, Director, Department of Sustainable Development</b>	
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

### SHORT TITLE:

**PLANNING AND ZONING BOARD ANNUAL REPORT**

### BOARD/COMMITTEE DESCRIPTION

The purpose of the Planning and Zoning Board/LPA is to hold public hearings to consider requests for Development Review, site plan approvals, zoning and land use applications of properties located within the City limits and to advise and formulate recommendations to the City Commission for the improvement, planned growth, health, safety and well-being of the City.

The Planning and Zoning Board/LPA assures compliance with the City's Comprehensive Plan and Zoning and Land Development Code. The Planning and Zoning Board/LPA also makes recommendations to the City Commission concerning proposed zoning (text and map) changes, approve preliminary plats of major subdivision plats, and perform any other duties assigned by the City Commission or as authorized by ordinance.

The Board also may grant final approval for minor Variances within the City, in accordance with Section 32-965 of the Zoning and Land Development Code, which helps expedite processing of minor deviations of code requirements.

### MEMBERS

<b>NAME</b>	<b>TITLE</b>	<b>TERM</b>	<b>APPOINTED BY</b>
Kuei Kang (Charles) Wu	Chair	12/14/2022-12/14/2024	Comm. Joy D. Adams
Howard Garson	Vice-chair	12/14/2022-12/14/2024	Vice-Mayor Anabelle Lima-Taub
Danny Kattan	Member	12/14/2022-12/14/2024	Comm. Mike Butler

Rick Levinson	Member	12/14/2022-12/14/2024	Comm. Michele Lazarow
Jaime Flasterstein	Member	05/15/2024-12/14/2024	Major Joy F. Cooper
Faith Fehr	Alternate At-Large	12/14/2022-12/14/2024	
Sandra Forges	Alternate At-Large	08/07/2024-12/14/2024	
Glennika Gordon	School Board Non-Voting Member	05/25/2023-12/14/2024	

The Board consists of 5 Commission-appointed members and two alternate Commission-appointed members. According to the Interlocal Agreement for Public School Facility Planning with the Broward County School Board, a non-voting member is also required. There is currently one (1) vacancy for a member and one (1) vacancy for an alternate at large.

Pursuant to Chapter 2, Article III, Division 7 of the City of Hallandale Beach Code of Ordinances, the Planning and Zoning Board/Local Planning Agency established its monthly meeting on the fourth Wednesday of every month at 6:00 P.M. in City Commission Chambers. The meetings are broadcast live on the local government television station (Channel 78).

## ACTIVITIES/ACCOMPLISHMENTS

During January 2024 through November 2024, the Planning and Zoning Board/LPA approved/denied, reviewed, and made recommendations to the City Commission for the following 27 cases/applications detailed in Exhibit 1 attached:

### **One (1) Rezoning**

- 600 Hallandale Partners LLC (Beach Gateway)

### **Two (2) Redevelopment Area Modification (RAM)**

- Red 2.5 LLC (Mateo Apartments)
- Leisure Constructions 2023 LLC (Leisure Apartments)

### **One (1) Plat Application**

- 600 Hallandale Partners LLC (Beach Gateway)

### **One (1) Utility Easement & Road Vacation Application**

- 600 Hallandale Partners LLC (Beach Gateway)

### **Thirteen (13) Text Changes/Comprehensive Plan Amendments**

- Code Amendment-Fence Height Exceptions
- Code Amendment-Rooftop Height Exceptions
- Code Amendment-Schools & Daycares
- Code Amendment-Temporary Uses
- Code Amendment-Allocation of Residential Units
- Comprehensive Plan Amendment-RAC 4000 Units
- Code Amendment-Affordable Housing Contributions
- Code Amendment- Unit Size and Parking Amendment (RAC and HBB)
- Code Amendment- Transitional Mixed Use Density Amendment
- Code Amendment- Outdoor Cooking
- Code Amendment- Temporary Uses on City and CRA Properties

- Code Amendment- Citywide Residential Development Regulations Amendment
- Code Amendment- Development Agreements (Minor Revisions)

### Three (3) Major Development

- RED 2.5 LLC (Mateo Apartments)
- 600 Hallandale Partners LLC (Beach Gateway)
- Leisure Constructions 2023 LLC (Leisure Apartments)

### Five (5) Variances

- Village of Atlantic Shores Phase 3
- City of Hallandale Beach (City's Sign)
- Victor Caban-Diaz (Duplex-538 NW 6<sup>th</sup> Avenue)
- Victor Caban-Diaz (Duplex-610 NW 6<sup>th</sup> Avenue)
- Victor Caban-Diaz (Duplex-617 NW 4<sup>th</sup> Avenue)

## City of Hallandale Beach Zoning & Land Development Code Rewrite Discussion

### PRIORITY ACTIVITIES

The Planning and Zoning Board will continue the role of assuring compliance with the City's Comprehensive Plan and Zoning and Land Development Code and making recommendations to the City Commission concerning proposed developments, zoning changes, and other duties assigned by the City Commission or as authorized by ordinance.

### BOARD/COMMITTEE RECOMMENDATIONS

On October 29, 2024, the Planning and Zoning Board discussed the proposed rewrite of the City's Zoning & Land Development Code. The Board's discussion focused on urban planning and development in the city, particularly in the northwest and southwest areas. Key topics discussed included economic development, transit opportunities, and the impact of new density on neighborhoods. The Board highlighted the need for better public engagement and the potential for micro-transit solutions. Concerns were raised about the balance between development and gentrification, the importance of maintaining affordable housing, and the challenges of code enforcement and permit processes. The Board also touched on the need for streamlined codes and better public outreach.

### ATTACHMENT(S):

Exhibit 1 – Planning and Zoning Board Cases 2024 Report

Board/Committee Liaison:

  
Christy Dominguez  
Planning and Zoning Manager

Liaison Director:

Vanessa Leroy  
Vanessa Leroy  
DSD Director