



# 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, September 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 6:02 p.m.*

### 2. ROLL CALL

#### Present:

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

#### Staff

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

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes July 15, 2025

**VICE CHAIR GARSON MOVED TO APPROVE THE MINUTES OF THE JULY 15, 2025, PLANNING AND ZONING BOARD MEETING.**

**BOARD MEMBER LEVINSON SECONDED THE MOTION.**

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

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

A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV, DIVISION 5 "DENSITY" OF THE CITY ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATING TO AFFORDABLE HOUSING BONUS DENSITY; AMENDING ARTICLE IX. "NOTICE REQUIREMENTS", TO REVISE PROVISIONS RELATING TO NOTIFICATIONS FOR ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; 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.*

**BOARD MEMBER LEVINSON MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV, DIVISION 5 "DENSITY" OF THE CITY ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATING TO AFFORDABLE HOUSING BONUS DENSITY; AMENDING ARTICLE IX. "NOTICE REQUIREMENTS", TO REVISE PROVISIONS RELATING TO NOTIFICATIONS FOR ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**BOARD MEMBER FLASTERSTEIN SECONDED THE MOTION.**

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

## **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.*

## **8. SCHEDULING OF NEXT MEETING**

*Ms. Dominguez confirmed the next meeting for Thursday, October 16, 2025.*

## **9. ADJOURNMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 6:26 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: \_\_\_\_\_

DRAFT