



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

Liaison, Christy Dominguez
Liaison Dept. Director, Vanessa Leroy

Meeting Minutes

Wednesday, March 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 6:00 p.m.

2. ROLL CALL

Present:

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

Staff

*Board Liaison: Christy Dominguez
Board Secretary: Laura Mass
Supporting Staff: Vanessa Leroy, Deandrea Moise, 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 February 28, 2024.

MR. GARSON MOVED TO APPROVE THE MINUTES OF FEBRUARY 28, 2024, PLANNING AND ZONING BOARD MEETING.

MS. FEHR SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (4/0)

MR. KATTAN ARRIVED A 6:05 PM.

5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS

A. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING SECTION 2, THE FUTURE LAND USE ELEMENT OF THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AN INCREASE TO THE NUMBER OF REGIONAL ACTIVITY CENTER (RAC) RESIDENTIAL UNITS IN THE REGIONAL ACTIVITY CENTER LAND USE PURSUANT TO POLICY 2.4.1 OF THE BROWARD COUNTY LAND USE PLAN, PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY

PLANNING ACT”); 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 of the item.

Mr. Wu: opened the floor to public participation.

No Public speakers.

Mr. Wu: closed the floor to public participation.

The Board discussed the item.

MR. LEVINSON MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING SECTION 2, THE FUTURE LAND USE ELEMENT OF THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AN INCREASE TO THE NUMBER OF REGIONAL ACTIVITY CENTER (RAC) RESIDENTIAL UNITS IN THE REGIONAL ACTIVITY CENTER LAND USE PURSUANT TO POLICY 2.4.1 OF THE BROWARD COUNTY LAND USE PLAN, PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, (“COMMUNITY PLANNING ACT”); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

MR. KATTAN SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

6. REMARKS BY THE CHAIR

7. LIAISON'S REPORT

Ms. Dominguez: informed on the items approved by the City Commission meeting on March 20, 2024 (First Reading of the code amendment for Allocation of Residential Units, First Reading of the Beach Gateway Development Agreement, Easement Vacation, and the PDO Application, and Second Reading of Fence and Rooftop Exceptions).

8. SCHEDULING OF NEXT MEETING

Ms. Dominguez confirmed the next meeting for Thursday, April 18, 2024.

9. ADJOURMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection to 6:50 p.m.

RECORDED: RESPECTFULLY SUBMITTED:

Chair, Charles Wu

ATTEST:

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.

DRAFT