



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, February 28, 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, Raveechai Srihirun and Steven Williams  
City Attorney's Representative: Elizabeth S. Loconte, Assistant City Attorney*

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes January 24, 2024.

**MR. GARSON MOVED TO APPROVE THE MINUTES OF JANUARY 24, 2024, PLANNING AND ZONING BOARD MEETING.**

**MR. LEVINSON SECONDED THE MOTION.**

Mr. Wu requested that the alternate member names be added to the cover page of the agenda. He also would like to add the alternate's appointment date on the attendance sheet.

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

**MR. KATTAN ARRIVED A 6:04 PM.**

*Ms. Elizabeth S. Loconte, the Assistant City Attorney: read the quasi-judicial statement into the record on the items listed on the agenda.*

### **Polling of Ex-Parte Communications (Board Secretary)**

*The Board Secretary polled the Planning and Zoning Board regarding ex-parte communications.*

*Mr. Garson confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.*

*Mr. Levinson confirmed and disclosed all ex-parte communication and confirmed her decision would be based solely on the testimony presented at the meeting.*

*Ms. Fehr confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.*

*Mr. Wu confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.*

*Mr. Kattan confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.*

**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.*

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

D. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 20. – TEMPORARY USES; AMENDING SECTION 32-709. FEES, PENALTIES AND APPEALS PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

*Ms. Deandrea Moise: 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.*

**MR. GARSON MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 20. – TEMPORARY USES; AMENDING SECTION 32-709. FEES, PENALTIES AND APPEALS PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE, SUBJECT TO THE RECOMMENDED CHANGE MADE BY MR. WU.**

*Mr. Wu: recommended removing the following language on page 4, lines 54 and 55: "Each penalty shall be determined by the city manager after reviewing the available information".*

**MS FEHR SECONDED THE MOTION.**

**MOTION PASSED BY UNANIMOUS VOTE (5/0)**

**6. REMARKS BY THE CHAIR**

*Mr. Wu: questioned why the Affordable Housing Study had not been adopted.*

*Ms. Vanessa Leroy, DSD Director, advised that there were changes in administration at the time, and now the study is outdated. She also informed that the City is considering making it an inclusionary requirement.*

*Mr. Kattan: commented on affordable housing.*

**7. LIAISON'S REPORT**

*Ms. Dominguez: informed on the items approved by the City Commission meeting on February 21, 2024 (First Reading of the code amendments for Rooftop, Fence Height Exceptions & ADUs).*

**8. SCHEDULING OF NEXT MEETING**

*Ms. Dominguez confirmed the next meeting for Wednesday, March 27, 2024.*

**9. ADJOURNMENT**

*There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 7:50 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.**