



# 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

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Wednesday, March 27, 2024

6:00 PM

Commission Chambers

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### 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.

*Ms. Christy 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.*

**MR. LEVINSON MOVED TO RECOMMEND APPROVAL OF 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. KATTAN SECONDED THE MOTION.**

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

B. 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, AMENDING SECTION 32-160.d. PEMBROKE ROAD SUBDISTRICT STANDARDS; SECTION 32-160.e. FOSTER ROAD SUBDISTRICT STANDARDS; SECTION 32-195. RAC CORRIDOR SUBDISTRICT STANDARDS; SECTION 32-196. TRANSIT CORE SUBDISTRICT STANDARDS; SECTION 32-197. RAC NEIGHBORHOOD SUBDISTRICT STANDARDS; SECTION 32-198. TRANSITIONAL MIXED USE SUBDISTRICT STANDARDS; SECTION 32-199. DISTRICT 8 SUBDISTRICT STANDARDS; SECTION 32-200. GREYHOUND TRACK SUBDISTRICT STANDARDS; SECTION 32-210. HALLANDALE BEACH BOULEVARD WEST SUBDISTRICT; SECTION 32-211. HALLANDALE BEACH BOULEVARD EAST SUBDISTRICT RELATING TO PAYMENT IN LIEU OF AFFORDABLE HOUSING UNITS; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

*Ms. Deandrea Moise, Principal Planner, 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. LEVINSON MOVED TO RECOMMEND APPROVAL OF 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, AMENDING SECTION 32-160.d. PEMBROKE ROAD SUBDISTRICT STANDARDS; SECTION 32-160.e. FOSTER ROAD SUBDISTRICT STANDARDS; SECTION 32-195. RAC CORRIDOR SUBDISTRICT STANDARDS; SECTION 32-196. TRANSIT CORE SUBDISTRICT STANDARDS; SECTION 32-197. RAC NEIGHBORHOOD SUBDISTRICT STANDARDS; SECTION 32-198. TRANSITIONAL MIXED USE SUBDISTRICT STANDARDS; SECTION 32-199. DISTRICT 8 SUBDISTRICT STANDARDS; SECTION 32-200.**

**GREYHOUND TRACK SUBDISTRICT STANDARDS; SECTION 32-210. HALLANDALE BEACH BOULEVARD WEST SUBDISTRICT; SECTION 32-211. HALLANDALE BEACH BOULEVARD EAST SUBDISTRICT RELATING TO PAYMENT IN LIEU OF AFFORDABLE HOUSING UNITS; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**MS. FEHR SECONDED THE MOTION.**

**MOTION PASSED (3/2) (Mr. Garson, Mr. Kattan-No)**

C. DISCUSSION ON CIVIC OPEN SPACE REQUIREMENTS.

**MR. GARSON MOTIONED TO RECOMMEND THE COMMISSION TO ADD A PAYMENT IN LIEU OF PROVIDING CIVIC SPACE SUBJECT TO LEGAL ADVICE.**

**MR. WU 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 since the last Planning & Zoning Board meeting.*

**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 at 6:50 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.**