

Hallandale Hotel

804 S Federal Hwy

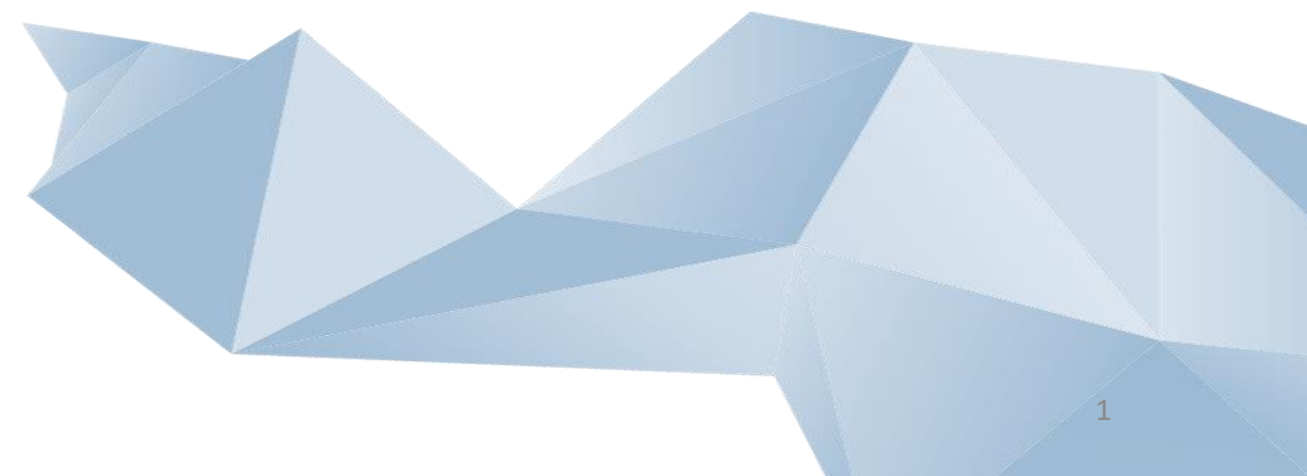
Major Development Review | Redevelopment Area
Modifications (RAMs)

Application No. DB-24-04402 | RD-24-04428



City Commission
March 19, 2025

Department of Sustainable Development (DSD)



Aerial View

Applicant:
Hallandale Hotel Holding LLC

Project:
Hallandale Hotel

Location:
804 S Federal Hwy

Zoning: **Central Regional Activity
Center/RAC Corridor subdistrict**



Subject Property

N ↑

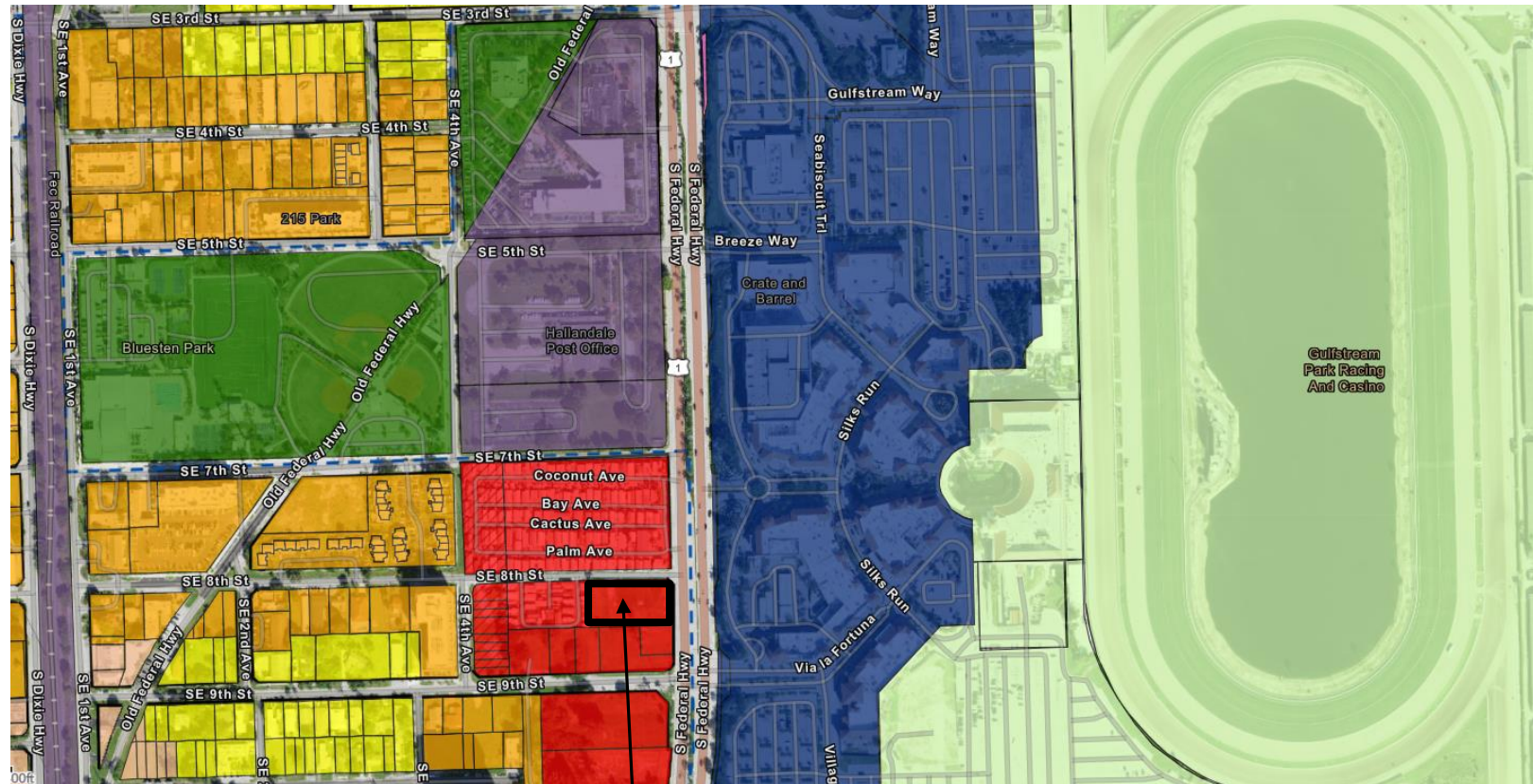
Zoning Map

Applicant:
Hallandale Hotel Holding LLC

Project:
Hallandale Hotel

Location:
804 S Federal Hwy

Zoning: **Central Regional Activity
Center/RAC Corridor subdistrict**



Subject Property



Request



1. Major Development Review approval: *to construct a 15-story hotel with 246 keys.*

2. Redevelopment Area Modifications (RAMs) relative to the following:

- a) The required street setback on secondary (SE 8th Street) streets.*
- b) The required street setback (Federal Hwy) above the 5th floor.*
- c) The minimum side (south) setback required above the 5th floor.*
- d) The minimum rear setback required above the 5th floor.*
- e) The minimum dimensions of required loading zones.*
- f) The maximum number of abutting parking spaces allowed in dead-end parking corridors.*
- g) Prohibiting vehicular parking spaces to back into a public right-of-way.*
- h) Requiring perimeter landscaping buffers within vehicular use areas.*
- i) Requiring 8-foot pedestrian walkway/sidewalks along secondary streets. (SE 8th Street)*

Background



September 5, 2007 -The City Commission approved the Domus Project, a 173,467 SF office building 19 stories in height. This entitlement is being abandoned in lieu of the new application to construct a hotel building on the property.

January 27, 2025 - The Planning and Zoning Board heard the Major Development and RAM's applications and recommended approval of the applications by a vote of 5 to 0 subject to staff's conditions of approval.

Applicant's Proposal



1. A vacant parcel (0.77 acre) on South Federal Highway and SE 8th Street.
2. A 15-story hotel with 246 hotel keys.
3. A parking garage with 193 parking spaces on Levels 1-4 (160 parking spaces are required).
4. Hotel rooms on Levels 5 through 14th and rooftop amenities on Level 15, including a bar restaurant and pool.
5. Floors 1-5 is required to be setback 10 feet on SE 8th Street and provides a 2'-8" decorative encroachment into the minimum of setback.
6. The south side building setback above the 5th story is required to be setback 30 feet and 12'-8" is proposed.
7. Floors 1 -5 are required to be setback 10 feet along the rear property line and 10 feet is provided.
8. The rear building setback above the 5th story is required to be 30 feet and 10 feet is proposed.
9. *One 12 ft. x 50 ft. loading zone is required, and 12 ft. x 30 ft. is proposed. The loading zone backs out to SE 8th Street which is not permitted.*
10. *7.5% civic open space is required due to the project exceeding base height and 7.5% civic open space is proposed.*
11. *A 5 feet-wide sidewalk along SE 8th Street is proposed (the minimum is 8 feet along such street).*

Existing Conditions



Federal Hwy – SE Corner



Federal Hwy

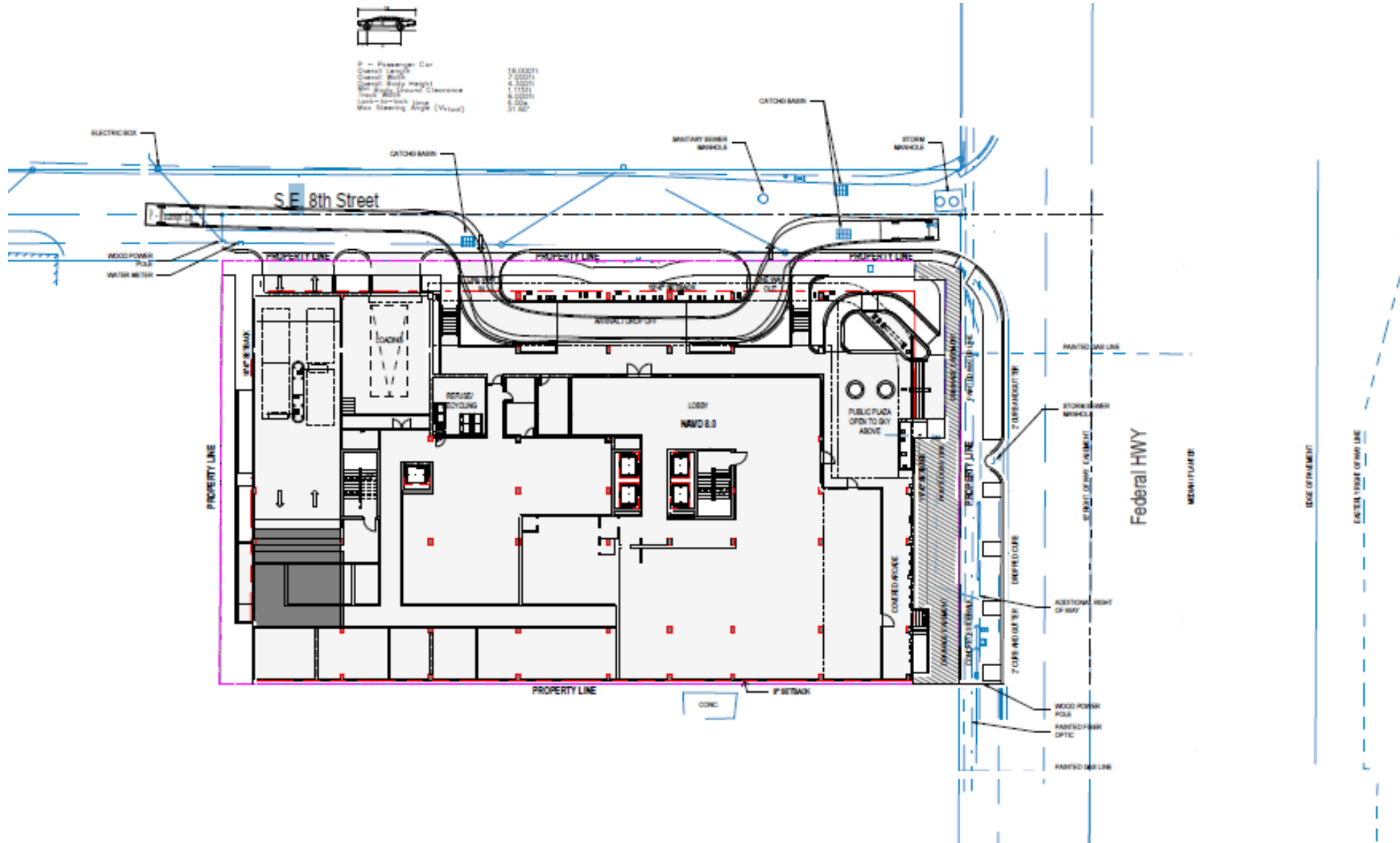


Federal Hwy – NE Corner

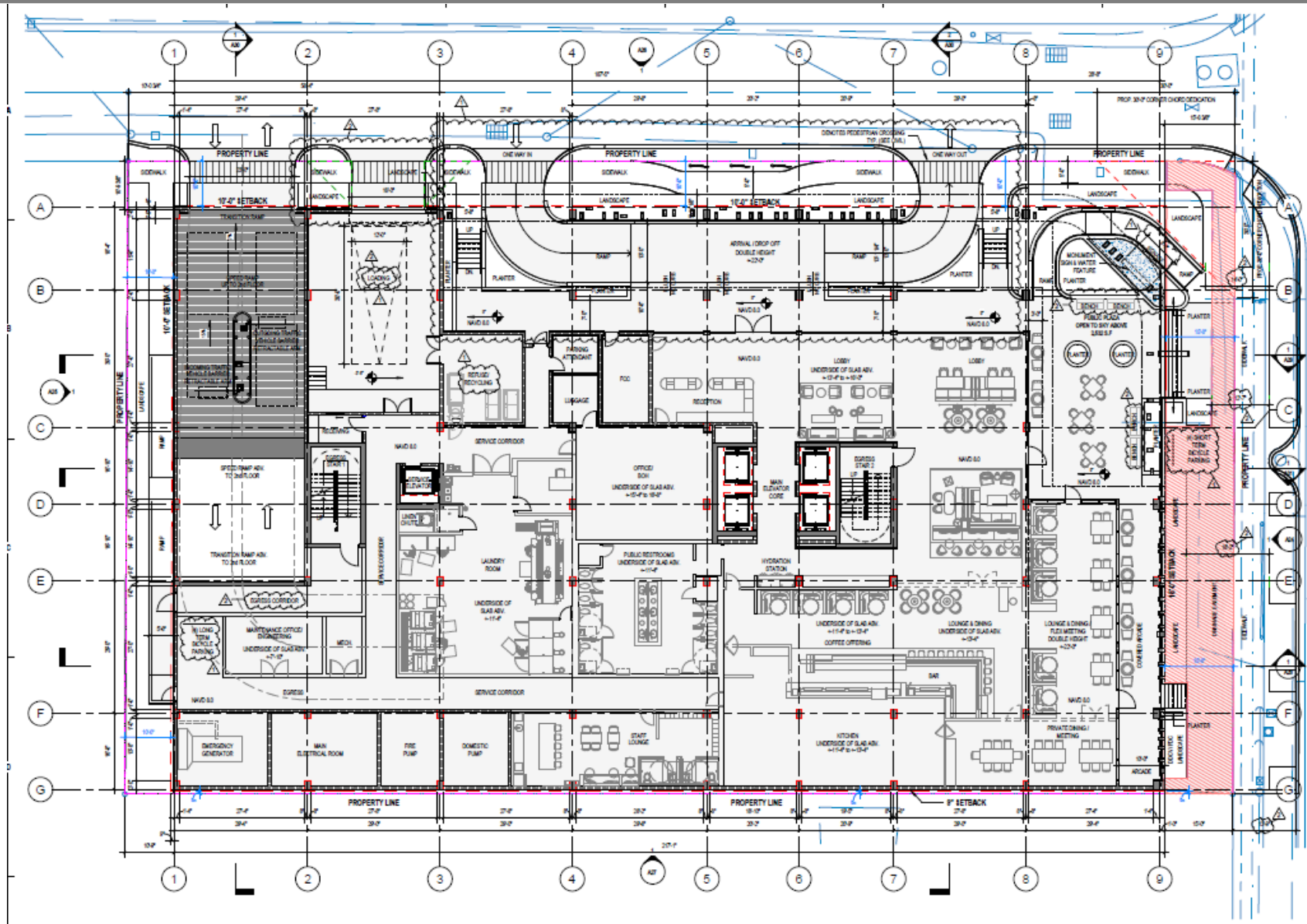
Proposed Development



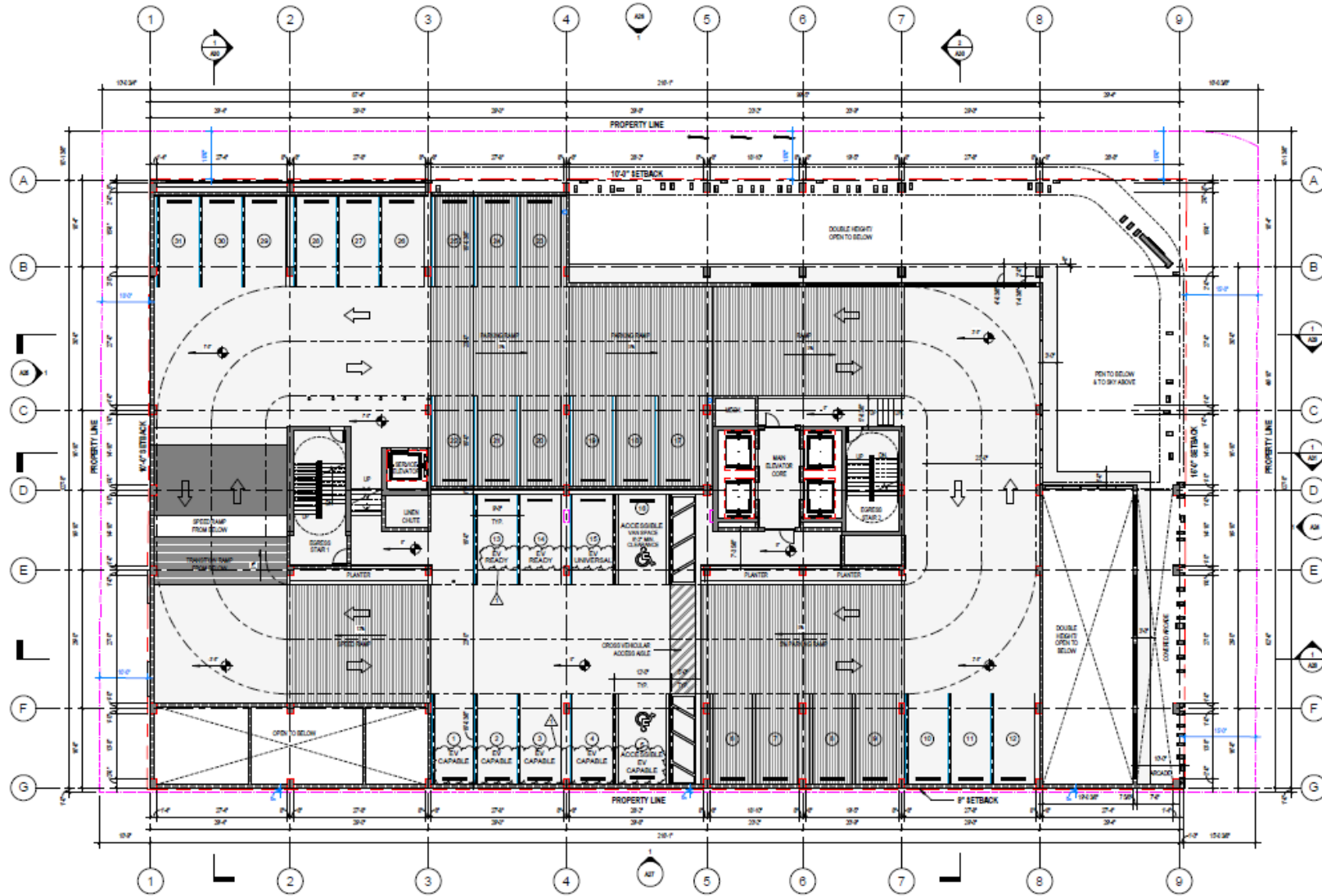
Site Plan



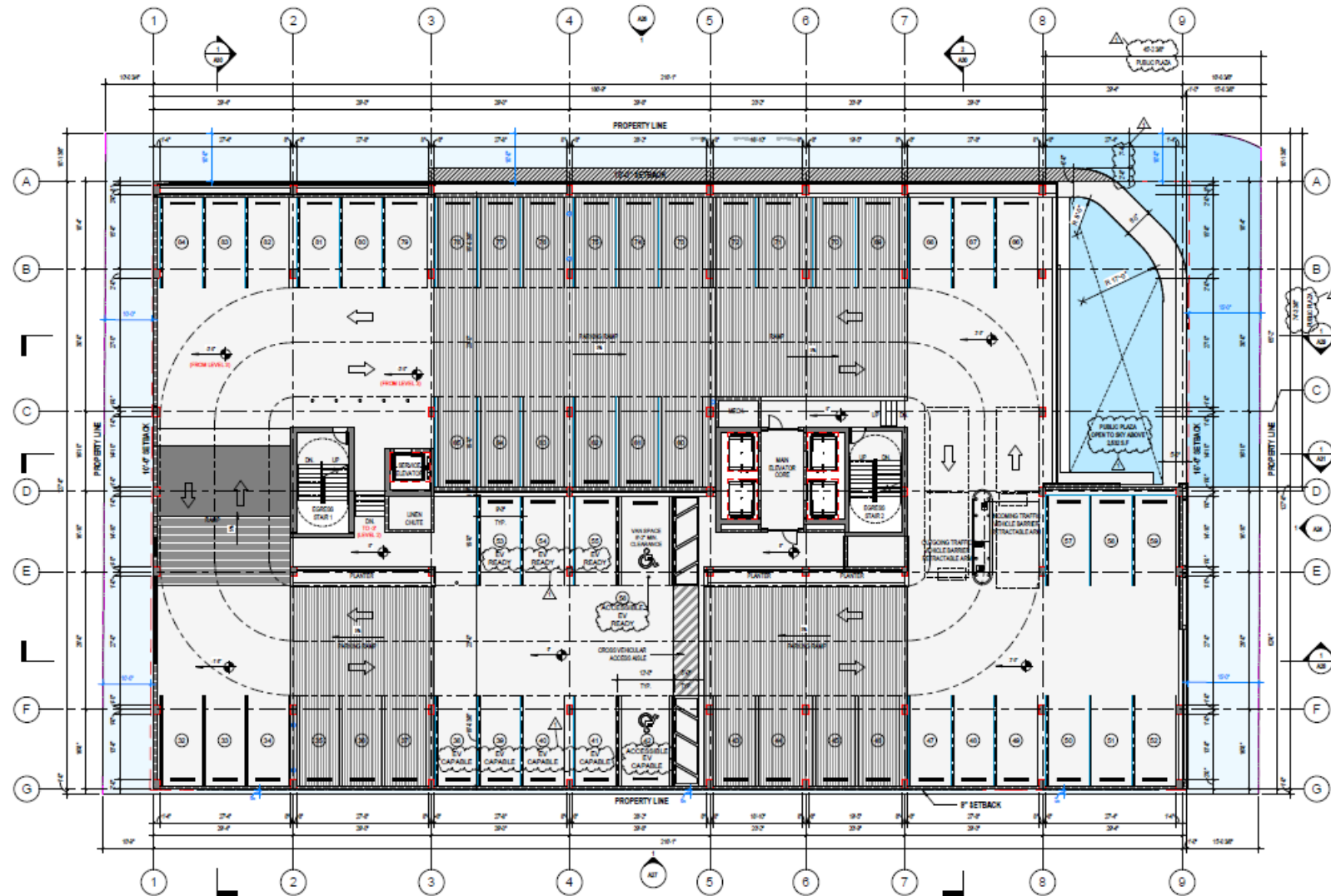
Ground Floor Plan



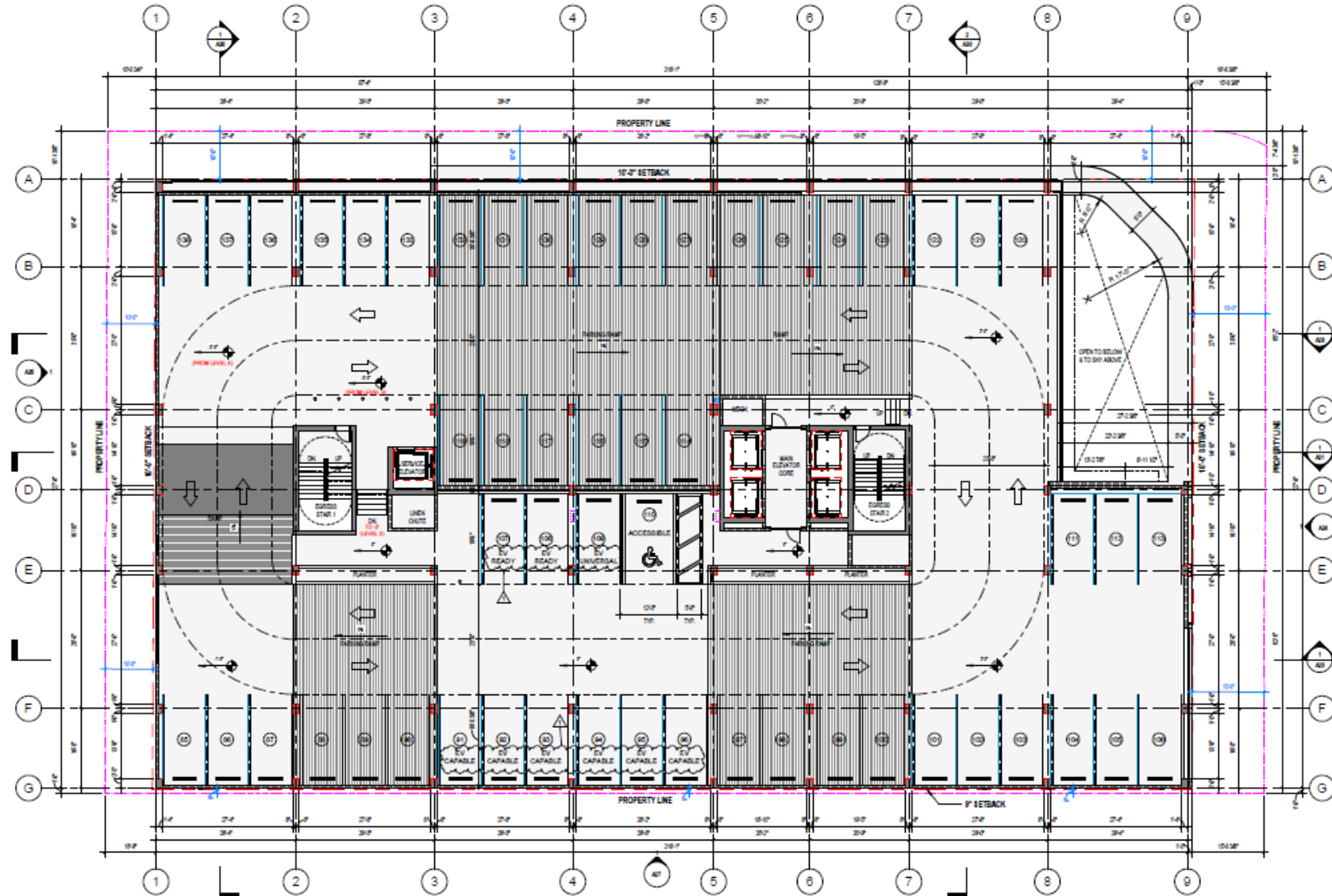
Parking - Level 1B Floor Plan



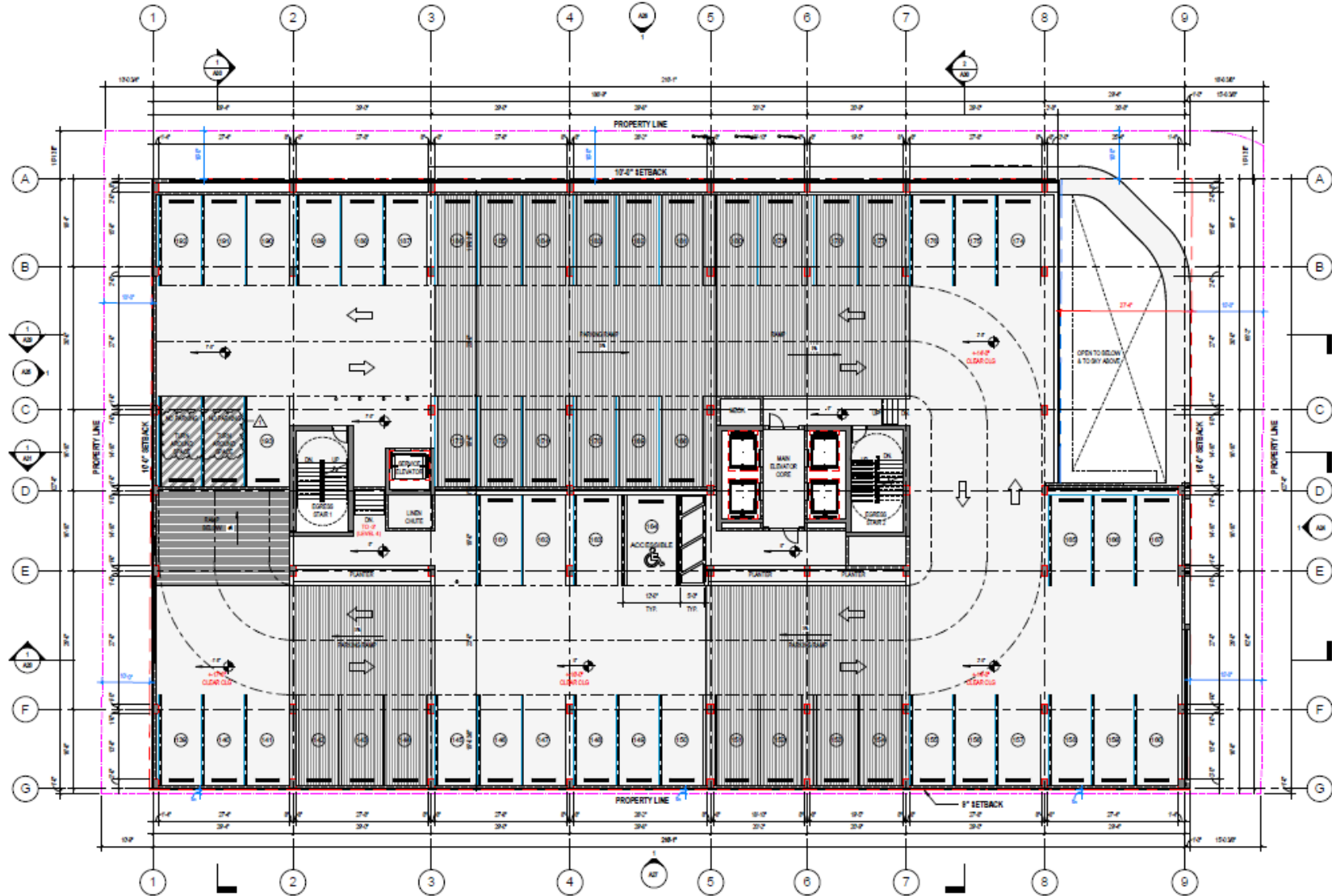
Parking – Level 2 Floor Plan



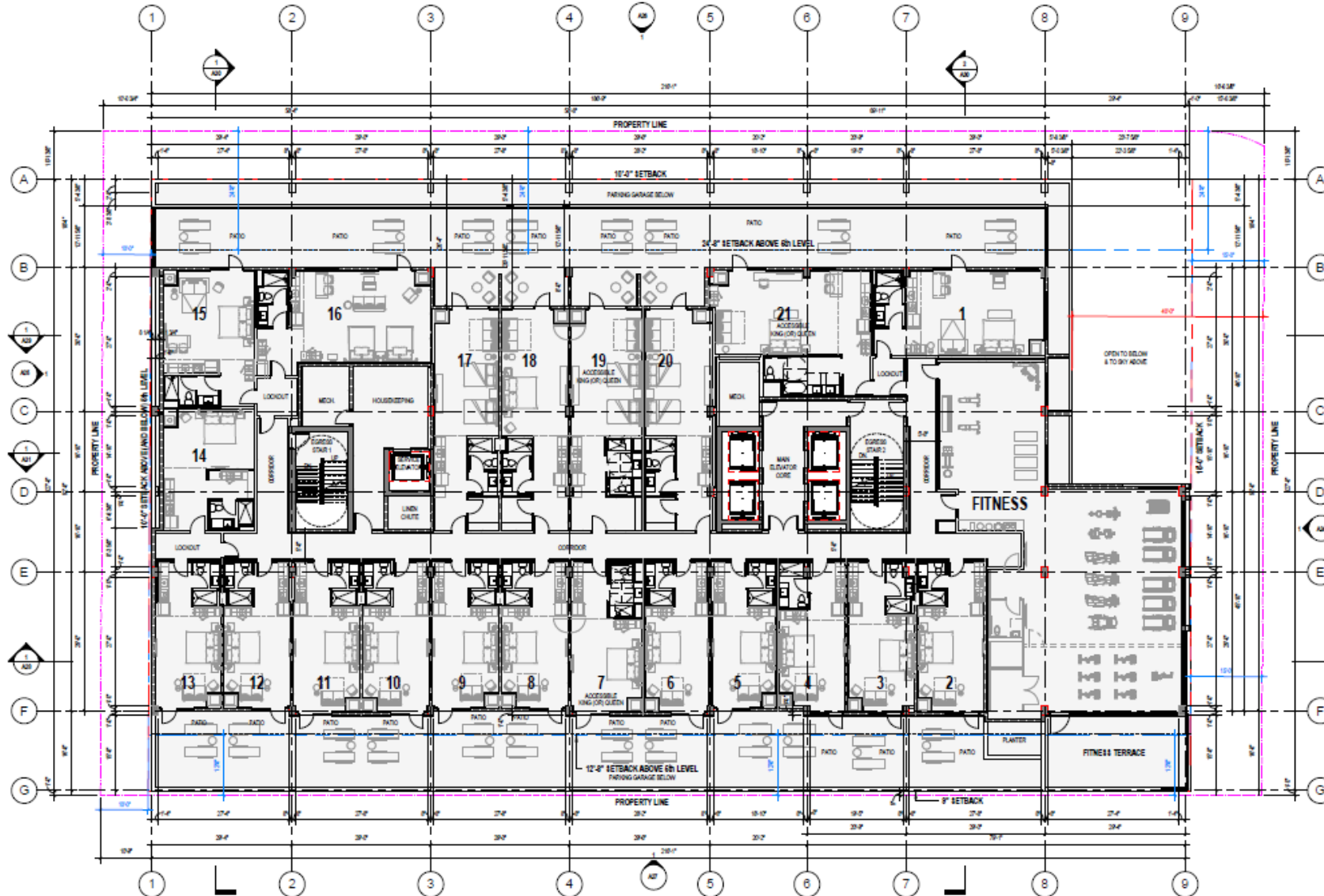
Parking – Level 3 Floor Plan



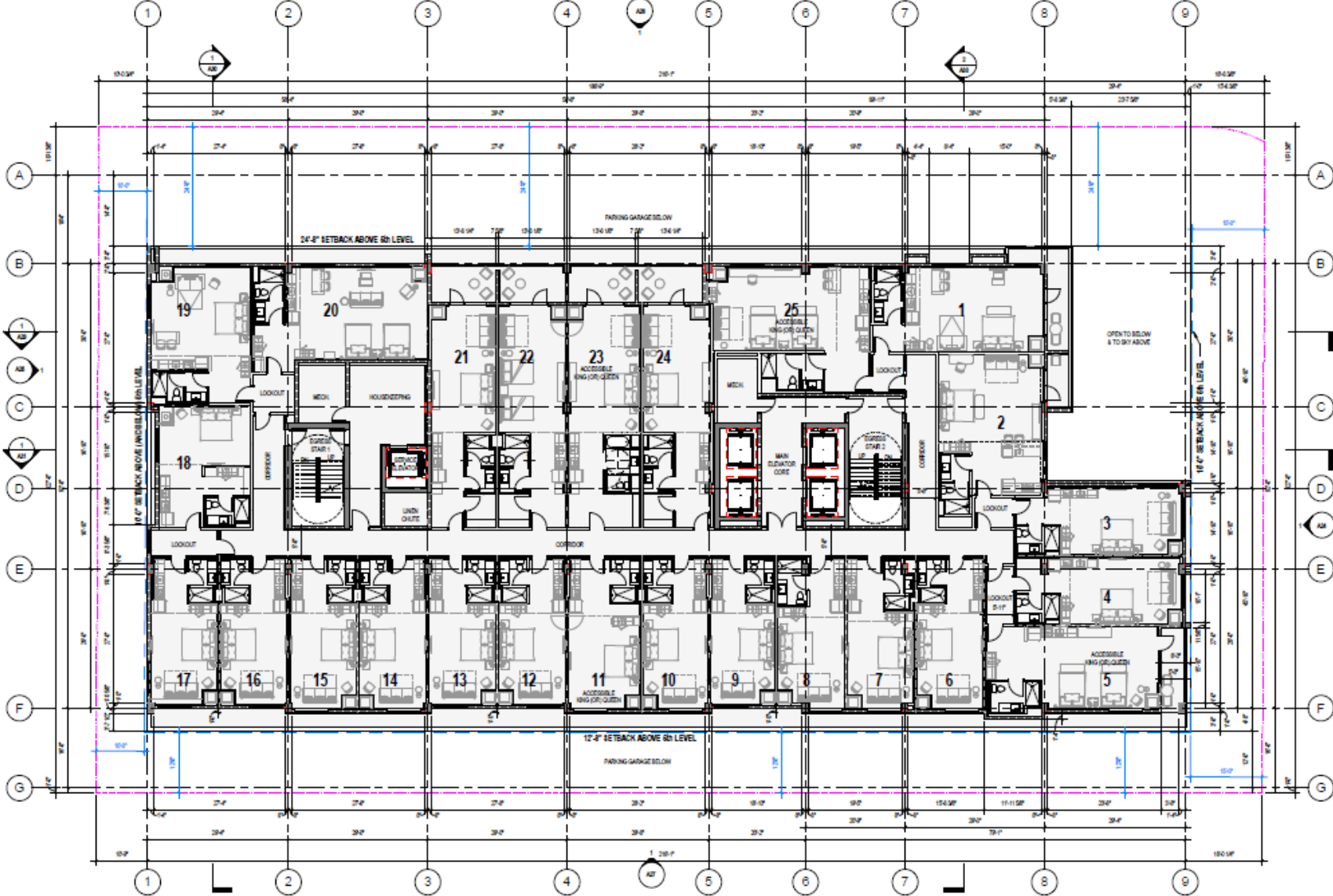
Parking – Level 4 Floor Plan



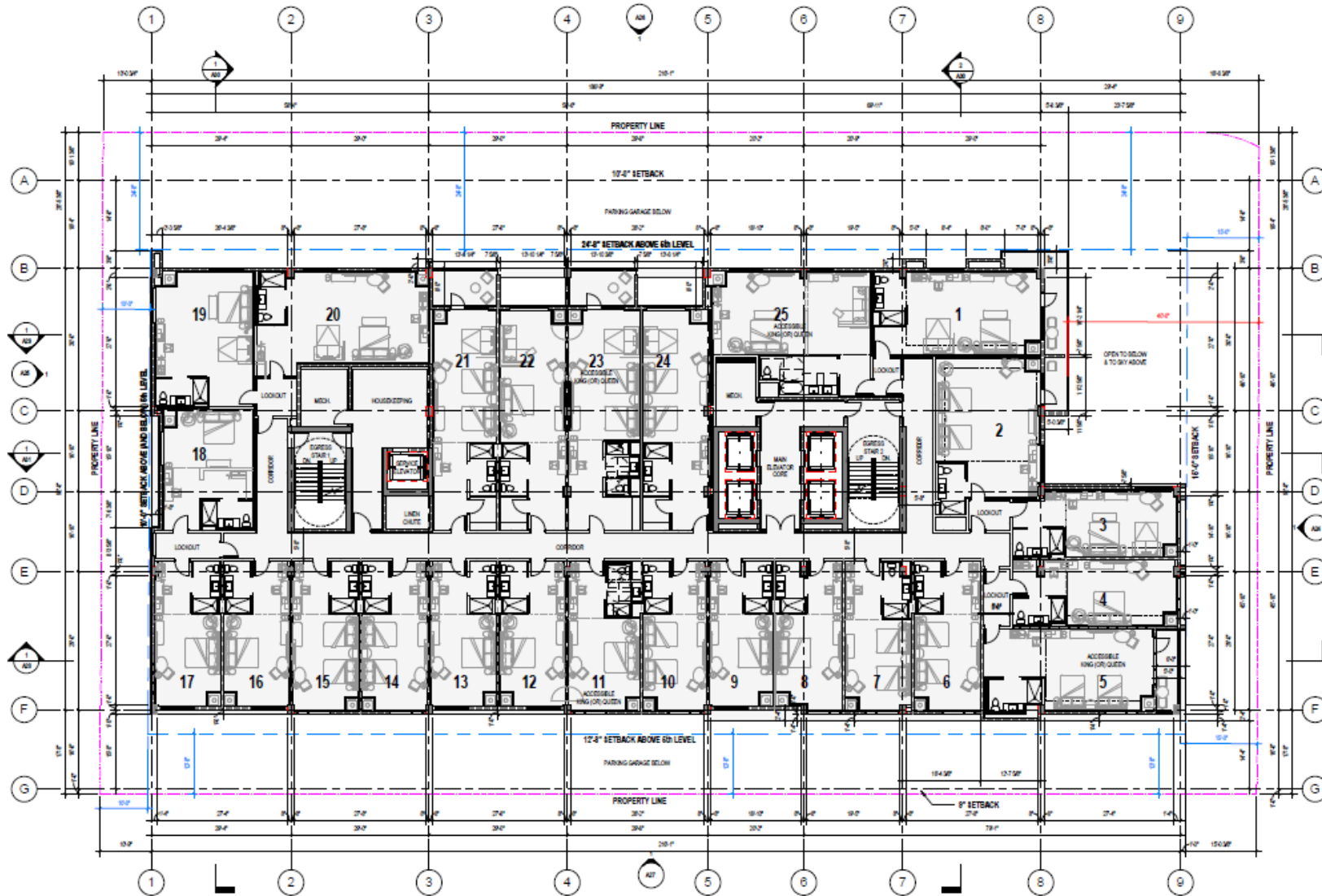
Hotel & Fitness Level 5



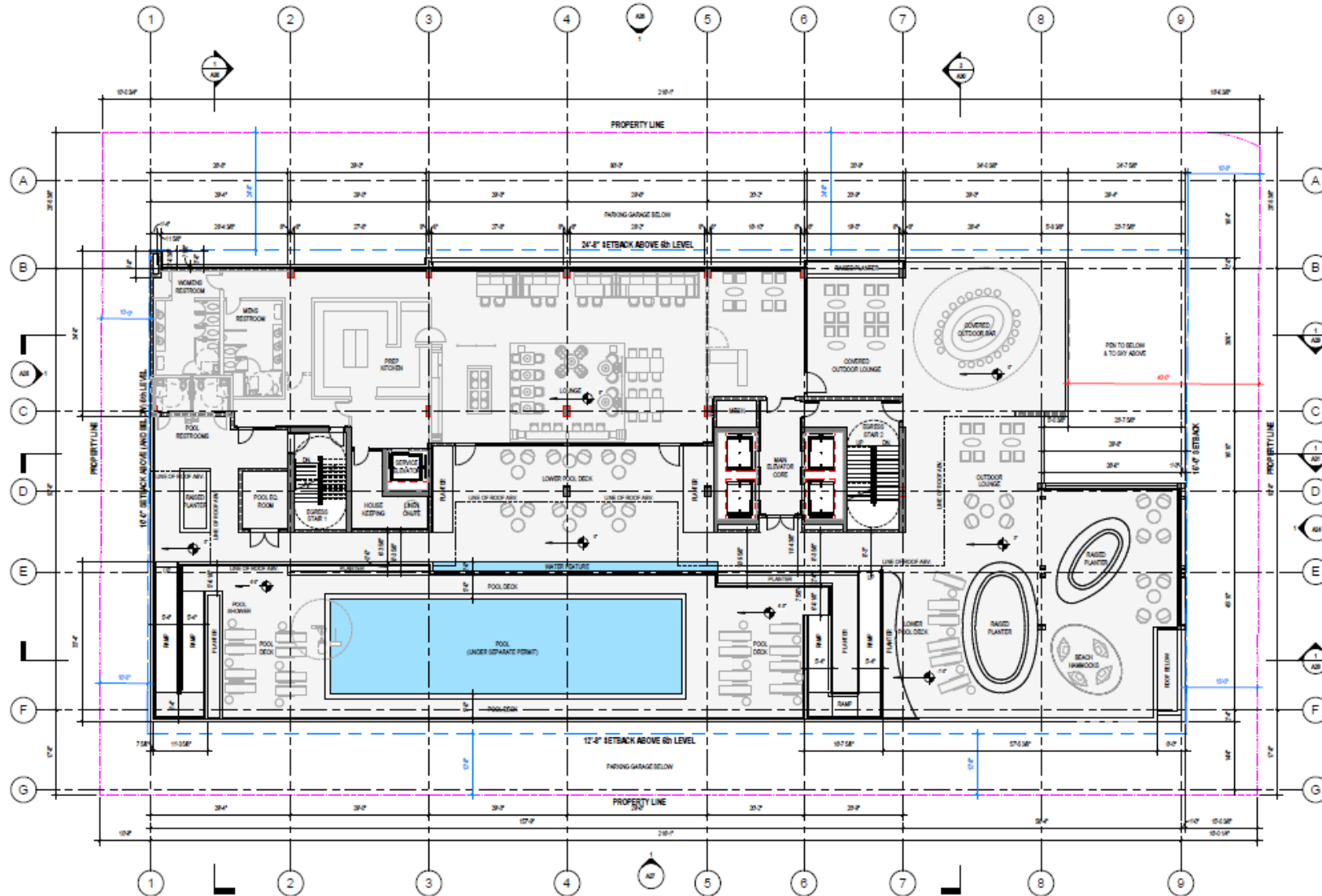
Typical Hotel Floor Plan (Levels 6-9)



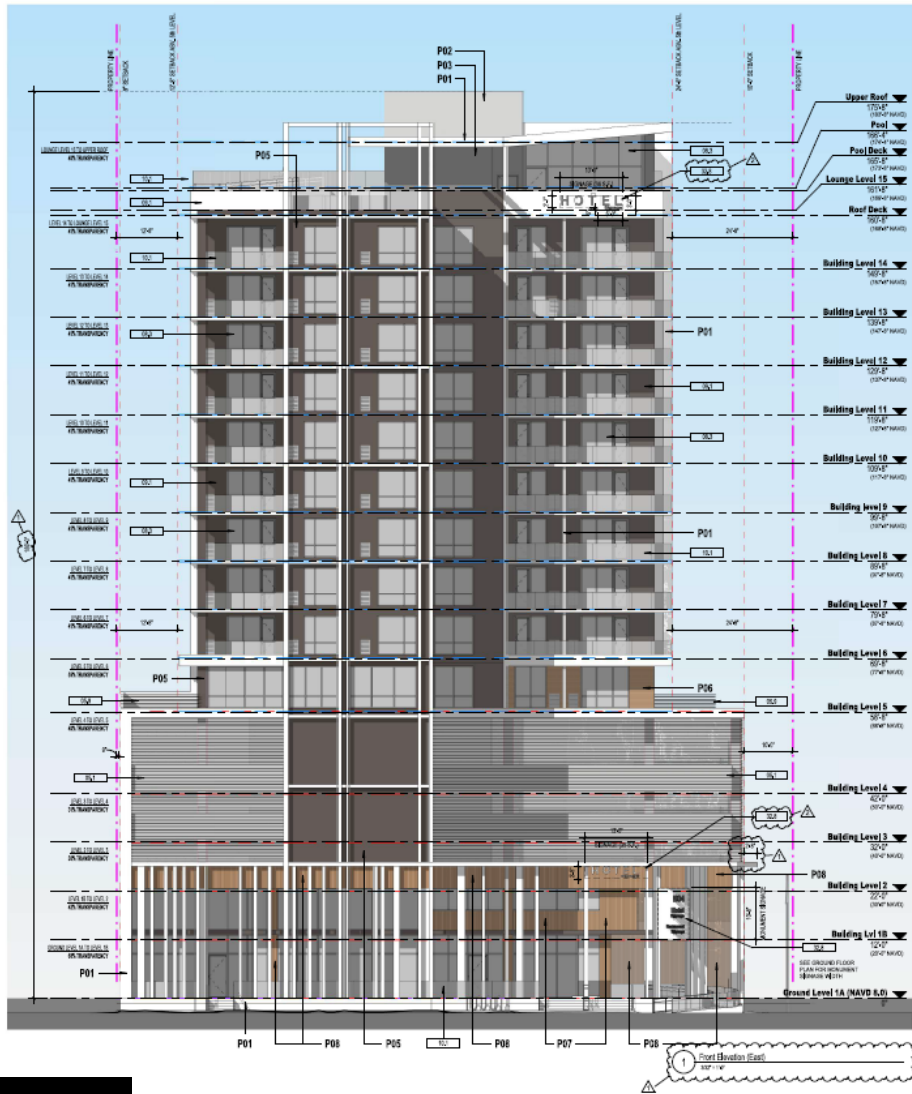
Hotel Floor Plan (Levels 10-14)



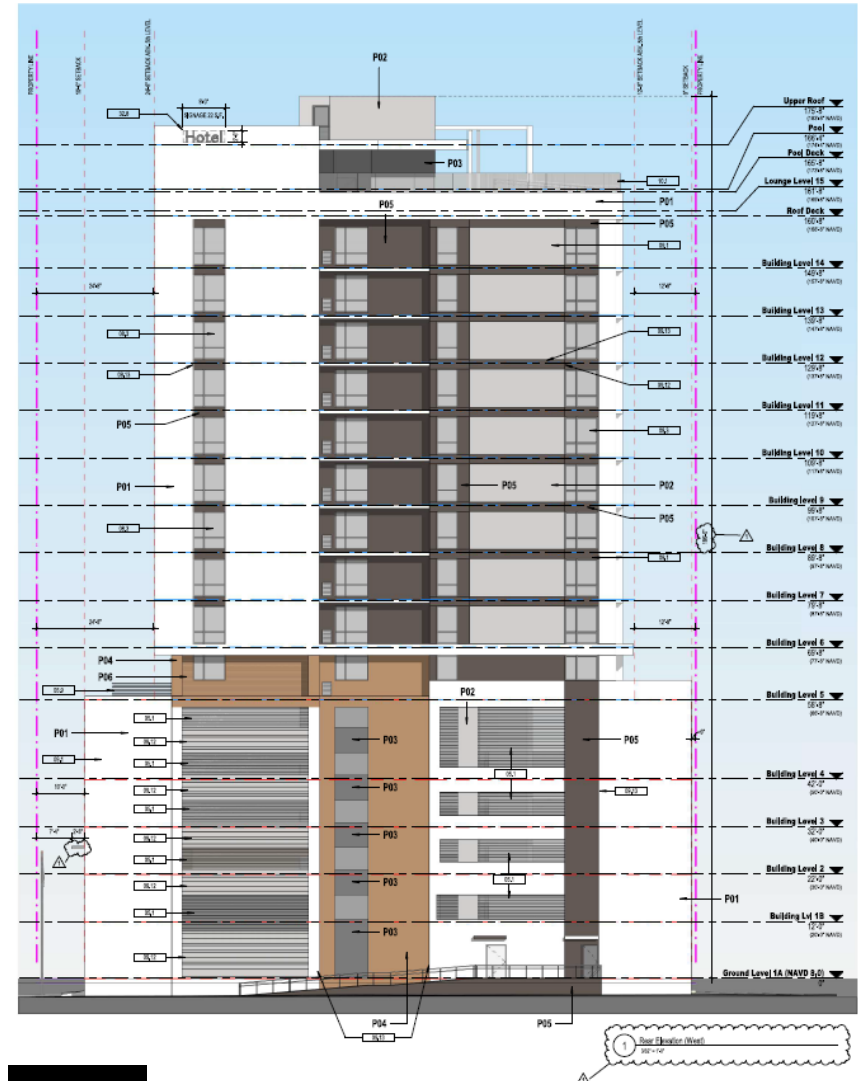
Building Level 15 - Rooftop Amenity Floor Plan



Elevations

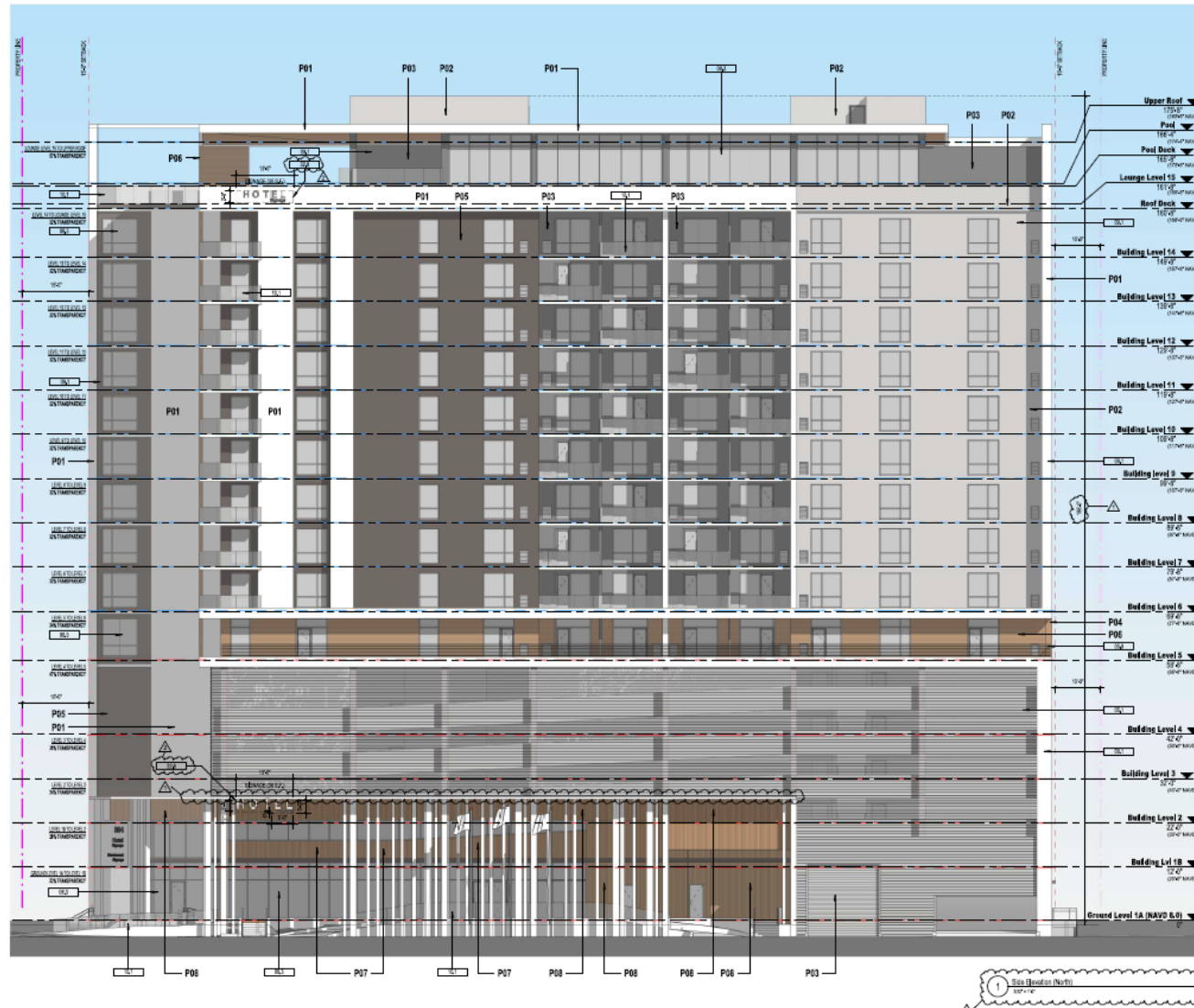


East



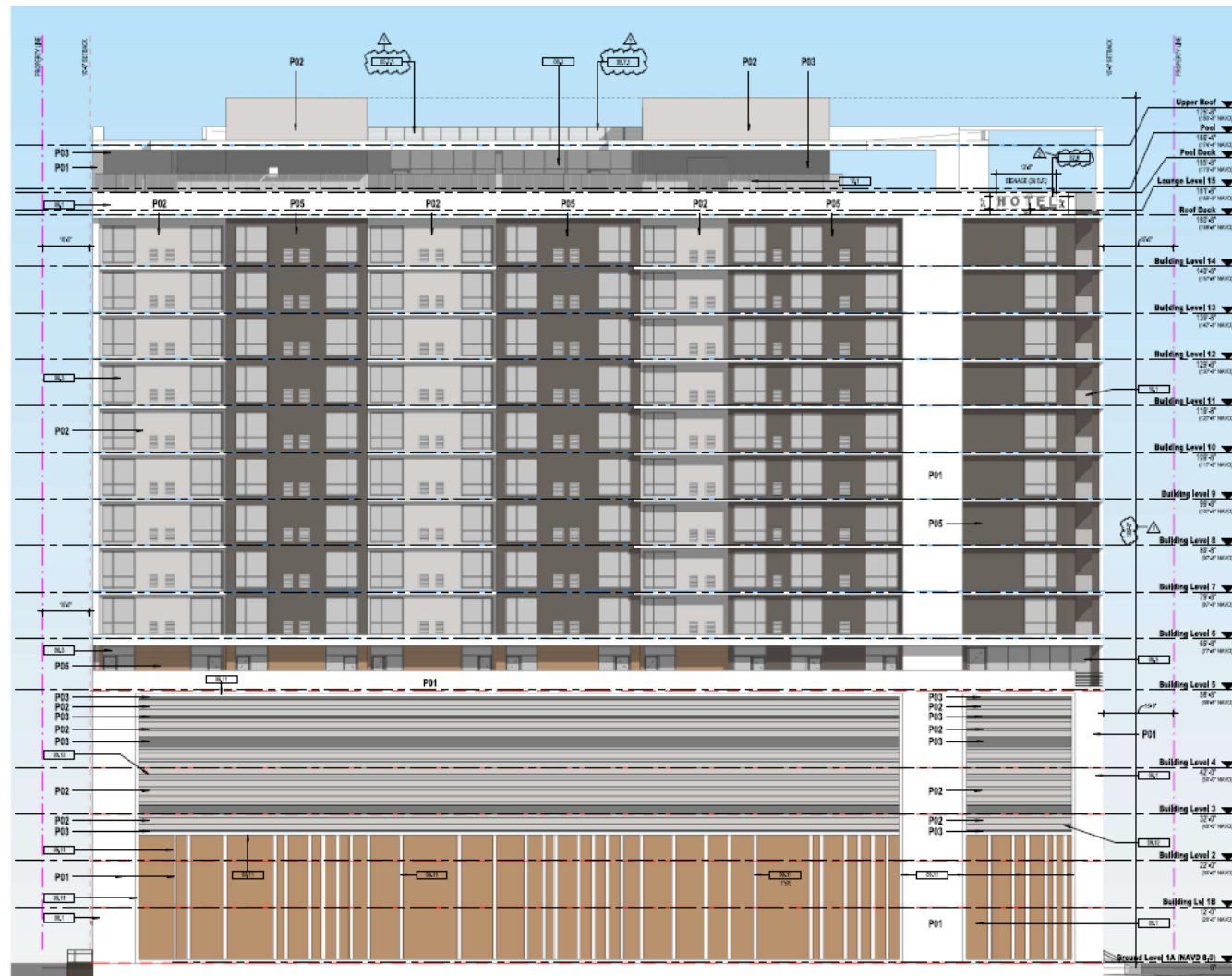
West

Elevations



North

Elevations



South

Applicant's Proposal



WAIVERS OR DEFICIENCIES	REQUIRED/ ALLOWED	PROPOSED	DEFICIENCY
a) Secondary Street Setback (SE 8 th Street)	Min. 10 feet	10. feet (building)	None (building)
		7"-4" decorative eyebrow)	2'- 8" (decorative eyebrow)
b) Street Setback above 5 th Floor	Min. 20 feet	15 feet (S. Federal Hwy.)	5 feet
c) Rear Setback Above the 5 th Story	Min. 30 feet	10 feet	20 feet
(d)Interior side (south) setback above the 5 th Story	Min. 30 feet	12'-8"	17'-4" feet
e) Dead-end parking corridor	Max 4 spaces in a row	1 corridor 16 spaces in a row	12 spaces
f) Back-out parking (loading space)	Not allowed	1 loading space	-
g) Loading Zone (12 feet x 30 feet)	1 loading space 12'x50'	1 loading space 12'x30'	Length by 20 feet
h) Perimeter landscaping buffer	10 feet width	5 feet	2'-8" to 5 feet
i)Pedestrian Sidewalk on secondary streets (8 th Street)	8 feet	5 feet	3 feet

Findings

Major Development Review Application # DB-24-04402

The application was reviewed and found compliant with standards and criteria per Section 32-787.

Redevelopment Area Modification (RAM) Waiver Criteria # RD-24-04428

The application was reviewed and found compliant with 3 of the 4 criteria of the Code for redevelopment area modifications.

Proposed Conditions



Major Development Application – Application #DB-24-0442

1. Payment of the City’s water impact fee in the amount of \$43,973.28.
2. Payment of the City’s sewer impact fee in the amount of \$216,255.06.
3. Payment of the City’s impact fees in the amount of \$385,748.15.
4. Compliance with the Green Building requirements of the Florida Green Building Coalition “Gold” Standard certification or another recognized green building agency as determined by the City.
5. The 5-foot sidewalk along SE 8th Street shall be located on-site. The applicant must execute a sidewalk easement, in a form acceptable to the City Attorney, for the on-site construction of the sidewalk before the building permit for the project is issued.
6. Nine (9) EV Ready (electric vehicle) charging stations shall be provided as reflected in the plans, and 16 parking spaces shall be EV Capable.
7. Installation of No Parking/No standing” signs along SE 8th Street as recommended by the City’s traffic consultant.

Proposed Conditions

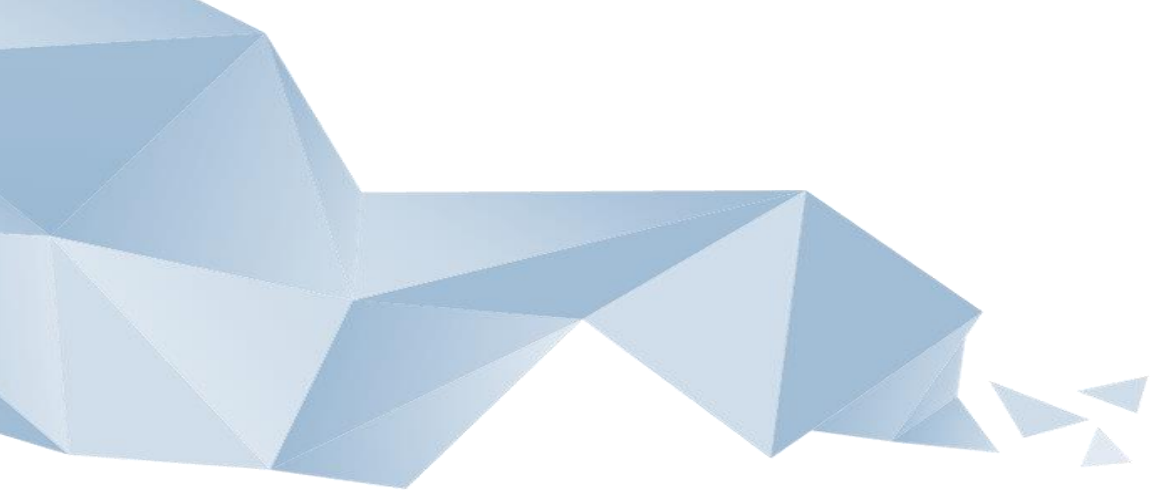


8. The Applicant shall contract with the City for roll-out service by the Sanitation Division for servicing the dumpster/trash disposal.
9. The hotel drop-off area, parking, loading and refuse pick-up shall function as illustrated on site plan and Operations Plans. Any modifications to the Operational Plans shall be considered by the Department of Sustainable Development Director or designee. The City of Hallandale Beach maintains the right, in perpetuity, to have the property owner modify the Operations Plan as necessary to address any unforeseen operational or safety issues after the hotel has opened.
10. The parking garage shall be adequately screened to the satisfaction of the DSD Director. Detailed plans and materials proposed shall be provided for review and approval prior to the issuance of the building permit.
11. Elimination of parking spaces #190 -193 at the dead-end drive in Level 4 of the parking garage to allow for additional maneuvering area.

Recommendations



Staff recommends approval subject to the proposed conditions of approval.



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