



## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading
<b>8/20/2024</b>	<b>25-306</b>	<input checked="" type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Other</b>	Ordinance Reading	<b>N/A</b>	<b>N/A</b>
			Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:		
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>		
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:		
<input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>	<b>N/A</b>	<b>Vanessa Leroy</b>	<b>Sustainable Development</b>		
Strategic Plan Focus Areas:					
<input type="checkbox"/> <b>Fiscal Stability</b>	<input type="checkbox"/> <b>Resident Services</b>	<input type="checkbox"/> <b>Public Safety</b>	<input type="checkbox"/> <b>Infrastructure &amp; Mobility</b>	<input checked="" type="checkbox"/> <b>Economic Development &amp; Affordable Housing</b>	
Implementation Timeline:					
Estimated Start Date: 8/20/2025			Estimated End Date: 8/20/2025		

### SHORT TITLE:

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATION # DB-24-06478 FOR MAJOR DEVELOPMENT PLAN APPROVAL AND APPLICATION # RD-24-06479 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) BY BLUE PARK, LLC, TO CONSTRUCT BLUE PARK, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 173 RESIDENTIAL UNITS, LOCATED AT 216, 220, AND 228 SE 8TH STREET, AND 221 SE 9TH STREET; REQUESTING RAMS FROM REQUIRED BUILDING PLACEMENT RELATIVE TO THE REQUIRED STREET SETBACK ON THE PRIMARY AND SECONDARY STREETS, RELATIVE TO THE REQUIRED STREET SETBACK ABOVE THE 5<sup>TH</sup> FLOOR ON SE 8<sup>TH</sup> STREET, RELATIVE TO THE MINIMUM SIDE SETBACK ABOVE THE 5<sup>TH</sup> FLOOR, RELATIVE TO THE CIVIC OPEN SPACE REQUIREMENTS, RELATIVE TO**

## **THE STAIRCASE ENCLOSURE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

### **STAFF SUMMARY:**

#### **Summary:**

BLUE PARK LLC is requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs) to construct Blue Park, a multi-family residential development consisting of 173 residential units, located at 216, 220, and 228 SE 8th Street, and 221 SE 9th Street (the "Property").

The applications filed with the City are as follows:

1. Application # DB-24-06478 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the proposed residential multi-family project.
2. Application # RD-24-06479 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
  - a) Table 32-196(a)(A) Transit Core Subdistrict, Building Placement, to allow a setback of 25 feet on Primary Street (SE 9<sup>th</sup> Street) where the maximum is 15 feet.
  - b) Table 32-196(a)(A) Transit Core Subdistrict, Building Placement, Secondary Street (SE 8<sup>th</sup> Street) to allow zero feet setback where the required setback is 10 feet.
  - c) Table 32-196(a)(B) Transit Core Subdistrict, Building Placement, Secondary Street (SE 8<sup>th</sup> Street) to allow 4 feet setback where the required is 20 feet above the 5<sup>th</sup> floor.
  - d) Section 32-196(a)(D) Transit Core Subdistrict, Building Placement, Interior Side, to allow a side setback of 6 feet (to balconies) instead of 30 feet above the 5<sup>th</sup> floor.
  - e) Table 32-196(a)(E) Transit Core Subdistrict, Building Placement, Rear setback to allow zero feet for a partial area of the rear of the garage where the required setback is 10 feet.
  - f) Section 32-202(a) regarding Civic Open Spaces and their configuration, proposing a 6.86% Civic Open Space area instead of the required 7.5%.
  - g) Section 32-194(a)(9) requiring the enclosure of staircases to allow for an open staircase to serve the pool deck.

Staff recommends the City Commission consider the proposed Resolution.

#### **Background:**

On July 15, 2025, the Planning and Zoning Board heard the Major Development application. The Board recommended approval of the applications by a vote 4 to 0 subject to staff's conditions of approval. The Planning and Zoning Cover Memo and Minutes of the Meeting are attached as Exhibits 2 and 3.

The applicant has also filed Application # Z-24-06480 to rezone the southern portion of the property located at 221 SE 9<sup>th</sup> Street from Central RAC/Neighborhood to Central RAC/Transit Core to allow development of the proposed residential project.

## **Current Situation:**

In addition to the Major Development Plan and Redevelopment Area Modifications (RAMs) presented for consideration, the applicant is requesting Redevelopment Area Modifications (RAMs) as part of the proposed project. Section 32-135(a) which allows the City Commission to modify any specified development standard relating to any proposed project through the RAM process in lieu of a variance.

## **Development Details**

- The property is a 1.47-acre site (64,320 sq. ft.) consisting of:
  - Lots 36 through 43, Block A, and
  - Lots 13 through 19 and the east one-half (E 1/2) of Lot 20, Block A of the *Amended Plat of Hallandale Park No. 4*.
- Zoning & Land Use:
  - Lots 36-43 are within the Transit Core Subdistrict of the Central Regional Activity Center (RAC).
  - Lots 13-19 are within the Neighborhood Subdistrict of the RAC.
  - A rezoning request is included to rezone the Neighborhood Subdistrict portion to Transit Core to accommodate the proposed development.
- Existing Conditions:
  - Two 1-story buildings have been demolished with a permit.
  - The two remaining residential structures are to be demolished.
- Proposed Development:
  - Two 8-story residential buildings, identified as the North Tower and South Tower, are connected by a shared parking garage and amenity deck.
    - Transit Core (North Tower): 5-story base, up to 8 stories permitted.
    - RAC Neighborhood (South Tower): 2-story base, up to 5 stories permitted (subject to rezoning request).
  - Proposed density: approximately 118 dwelling units per acre (du/ac).
  - A total of 173 residential units distributed as follows:
    - 36 efficiency units
    - 94 one-bedroom units
    - 43 two-bedroom units
  - Parking & Mobility:
    - 207 parking spaces provided (203 required).
    - 34 electric vehicle (EV) spaces, including 13 with charging stations and 21 EV-capable spaces (41 spaces requested).
    - 9 on-street parallel parking spaces distributed along two adjacent streets.
  - Bicycle Facilities:
    - 12 short-term spaces (4 required)

- Indoor permanent bike storage for 20 bikes
- Landscaping & Open Space:
  - 12.80% landscaped area provided (10% minimum required).
  - 4,415 sq. ft. (6.86%) civic space proposed; a Regulating Alternative Mechanism (RAM) is requested to address the shortfall from the required 7.5%.
  - 43 trees to be removed
  - 46 on-site trees for credit proposed (43 required)
- Additional Project Features:
  - Compliance with City's Green Building Standards.
  - Inclusion of 28 moderate-income affordable housing units.
  - Residential amenities include a pool and deck.

#### *Allocation of Bonus Units through Broward County Land Use Plan Policy 2.16.3*

The Applicant is requesting an allocation of 100 bonus units through the use of the Broward County Land Use Plan Policy 2.16.3, which provides for allocation of market rate bonus units, provided that a certain number of units are set aside as affordable housing. The applicant proposes setting aside 28 units as affordable housing for the moderate-income group to meet both the County's and City requirements. The resulting density inclusive of bonus units would be approximately 118 dwelling units per acre. In accordance with the County Policy, the City Commission has the authority to approve residential densities that exceed those permitted under the existing zoning classification when bonus units are utilized.

Staff finds the proposed allocation of 100 bonus units to be compatible with existing and future land uses, and consistent with applicable land development regulations. Additionally, there are adequate public facilities and services available to support the proposed increase in residential density.

As a condition of approval, prior to the issuance of building permits, the applicant shall provide a recorded restrictive covenant, in a form acceptable to the City, that:

- Guarantees the affordability of the designated units (moderate-income group) for a minimum of thirty (30) years; and
- Requires proportional distribution of the affordable units across unit types and sizes throughout the building.

#### *Hallandale Beach Comprehensive Plan*

The property is designated Regional Activity Center (RAC) on the City's Future Land Use Map. The proposed residential use by the applicant is permitted under the land use category. Presently, there are 603 RAC Units available in the Regional Activity Center for allocation to new projects. There are 50 RAC units pending allocation consideration by the City Commission for the Seven Park Project. Allocation of 50 RAC units to the Seven Park Project and 73 RAC units to this project will reduce the available number of RAC Units to 480. The proposed development will assist in furthering the goals, objectives, and policies of the City's Comprehensive Plan detailed in the Planning and Zoning Cover memo incorporated herein by reference.

### Applicable Codes and Ordinances

1. Residential uses with densities of up to 50 dwelling units per acre are permitted within the existing zoning subdistricts of the property, specifically the Central RAC Zoning District/Neighborhood Subdistrict and the Transit Core Subdistrict. Additionally, the allocation of Broward County Bonus Units is permitted in both subdistricts, therefor allowing for the proposed 173 units.

However, the proposed building height exceeds the limits permitted in the RAC Neighborhood Subdistrict. Consequently, the applicant has submitted application # Z-24-06480 to rezone the southern portion of the property to the RAC Neighborhood Subdistrict to allow the 8-story proposed development.

2. The maximum permitted base density in Transit Core subdistrict is 18 units per acre. The maximum density that can be earned in Transit Core with conditions is 50 dwelling units per acre. The Project generates a density of 50 dwelling units per acre, excluding the County bonus units.

Pursuant to Section 32-196 (d), projects with densities over the base must:

- a) *Provide civic open space of 7.5% of the site, or 4,824 square feet for the subject project.*

The applicant proposes a civic open space that encompasses 4,415 square feet (6.86%) which does not meet the minimum percentage required and has requested a waiver.

- b) *Provide at least 15% of the project's residential units as affordable housing.*

The applicant is providing the required 15% percent affordable units required.

- c) *Fully concealed parking garage levels on secondary streets at the sidewalk level for a minimum depth of 20 feet with a story containing active uses, such as residential, office, or retail.*

The Project is designed with a completely concealed parking garage lined with active uses, thus, meets this requirement.

- d) *Provide street/streetscape improvements consistent with the City's complete streets efforts, on both sides of adjacent rights-of-way.*

The developer provides the required streetscape.

3. The applicant requests that the requirements set forth below in items 3(a) through 3(g) be waived by the City Commission pursuant to Section 32-135(a) of the Code. The following chart summarizes the requested Redevelopment Area Modification waivers under Application# RD-24-06479 as applied based on Central Rac/Transit Core subdistrict and further summarized below:

WAIVERS OR DEFICIENCIES	REQUIRED/ALLOWED	PROPOSED	DEFICIENCY
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a) Building Placement (primary streets)	10 feet Min. 15 feet Max.	30 ft. (SE 9th St.)	15 feet
b) Building Placement (secondary street)	10 feet min.	6 ft. (SE 8 <sup>th</sup> St)	4 feet
c) Building Placement (street above the 5 <sup>th</sup> Floor)	20 feet	6 feet (to balconies) (SE 8 <sup>th</sup> St)	14 feet
d) Building Placement Interior Side (west) Setback above the 5 <sup>th</sup> floor	30 feet	6'-10" (to balconies)	23'-2" feet
e) Building Placement Rear (south) Setback	10 feet	Zero ft (garage)	10 feet
f) Civic Open Space and configuration	7.5%  depth shall be no more than 2.5 times the width, and the width no more than 5 times the depth	6.86%	0.64%
g) Enclosure of stairwells	Enclosed stairs	Open stairs at pool	-

4. Pursuant to Section 32-203, Table 32-203(a) the minimum number of parking spaces required for the proposed residential multifamily project is 203 spaces after parking reductions allowed per the recently adopted Ordinance #2025-005 and 207 spaces are provided, therefore, the proposed parking meets Code.

In addition, 9 on-street parking spaces are provided along SE 8<sup>th</sup> street and SE 9<sup>th</sup> Street.

#### Major Development Review Criteria

Article V, Section 32-787 of the Land Development Code specifies that the following criteria shall be utilized in the review and evaluation of applications for Major Development Review approval:

#### Natural Environment (and existing conditions)

The property consists of multiple lots with frontage on both SE 8<sup>th</sup> Street and 9<sup>th</sup> Street. There are multiple trees on the property that are to be removed under separate permits due to their location on the site.

#### Open Space

Approximately 13% of the property will be landscaped, which exceeds the minimum 5% required by Code. A civic open area of 7.5% minimum is required per Code and 6.8% is provided; a waiver has been requested.

Forty-three (43) on-site trees are required, and 46 trees are provided. The grounds will be landscaped with shrubbery and canopy trees, such as Yellow Tabebuia, Pigeon

Plums, Silver Buttonwood and Geigers, exceeding the required number and height. Gumbo Limbos are also proposed to be installed as street trees.

#### Circulation and Parking

The parking required for the proposed use is 203 spaces and 207 spaces are provided, therefore, the proposal meets the Code for the off-street parking requirements. The parking garage of the project is accessible from both SE 8<sup>th</sup> Street and SE 9<sup>th</sup> Street. The garage is designed with ease of parking and free vehicular movement throughout the facility. Nine (9) on-street parking spaces are also proposed on SE 8<sup>th</sup> Street and SE 9<sup>th</sup> Street adjacent to the project.

#### Access Control

The first floor of the garage will be gated with proper queueing accessible from SE 8<sup>th</sup> Street and SE 9<sup>th</sup> Street.

#### Public Transportation

The site is well served by existing mass transit services. Broward County bus routes services Federal Highway, east of the proposed project. In addition, the City's mini-bus route also serves the area.

#### Community Services

Two (2) trash rooms are provided on the ground floor of each building which will be rolled out on service days. The locations have been determined to be accessible for the City's sanitation vehicles which will service the buildings from the trash/loading accessible from SE 8<sup>th</sup> Street and SE 9<sup>th</sup> Street. At each floor level, there is a trash chute and a designated recycling chute as required by Code.

There are no existing sidewalks on the property or in the general area. The applicant will construct a 10-foot-wide sidewalk along SE 9<sup>th</sup> Street and an 8 foot -wide sidewalk on SE 8<sup>th</sup> Street adjacent to the property, as required.

#### Concurrency Evaluation

Staff has conducted a concurrency evaluation of the project relative to its impact on water, sewer, solid waste, drainage, recreation, schools, and transportation. Staff has determined that concurrency requirements have been met.

The developer has submitted an Impact Evaluation Report as required by Section 32-788 that addresses each issue. The following is a summary of the expected impacts to the various public utilities for reference.

*Potable Water* - According to the criteria in the Impact Evaluation Report, the development will generate the need for a net increase in water demand of 44,850 gallons of potable water per day (GPD). The City Water Plant's current capacity is 9 MGD. The City's current demand is about 6 MGD. Therefore, there is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$169,141.04 for water impact fees as required by Section 30-247 through Section 30-260 of the Code of Ordinances.

*Wastewater* – The City has a Large User Agreement with the City of Hollywood and several other communities for wastewater treatment. The net increase in wastewater demand for the project is 44,850 GPD. There is sufficient capacity to provide for the

proposed development. The applicant will be required to pay the City \$214,574.99 for sewer impact fees.

The noted water and wastewater impact fees are estimates and are payable per Section 30-253 when the building permit is issued or when a request for capacity is made.

*Transportation System* – A Traffic Study providing an analysis of the impact of the development as it relates to current and projected roadway usage and design capacities was conducted as required by the City's Comprehensive Plan Transportation Element for projects generating 100 daily trips or more. The anticipated trip generation for this development is 669 daily trips. The development will generate 56 new AM Peak Hour Trips and 58 new PM Peak Hour Trips. The City's Traffic Consultant for this project, Michael Miller Planning Associates (MMPA), reviewed the Traffic Study. He commented that while the proposed redevelopment project will generate new trips and some impact to the roadway system, the subject site affords a variety of routes for motorists to utilize to access main roadways. He concluded the additional new traffic from the development will not significantly impact or diminish the LOS.

Pursuant to the City's Comprehensive Plan, Transportation Element, Policy 1.5.4, any local streets are required to be a minimum of 50 feet right-of-way. SE 9<sup>th</sup> Street is designated a 60-foot City collector. The proposed project meets the minimum right-of-way requirements for both streets.

*Schools* - Based on the student generation rate adopted by the Broward County School Board, this project would generate 9 students to the school system and satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed.

#### Buildings and Structures

The proposed residential development has been designed to integrate well with its surroundings. The placement and architectural design of the buildings contribute to both its vertical and horizontal design aligning, consistent with the intent of the Transit Core subdistrict.

The development includes two 8-story buildings along SE 8<sup>th</sup> Street and SE 9<sup>th</sup> Street. While 8 stories is permitted along SE 8<sup>th</sup> Street, the maximum height allowed for the parcel on SE 9<sup>th</sup> Street is limited to 5 stories. Therefore, a rezoning request has been submitted for this parcel.

These 8-story buildings will harmonize with their surroundings in terms of location, scale, style, color, and texture, and contemporary design. They will complement the scale of existing and approved buildings to the east on SE 9<sup>th</sup> Street, as well as nearby development surrounding Bluesten Park, such as Solaris to the north and Village at Bluesten on SE 5<sup>th</sup> Street.

The project's scale and uses are also consistent with the City's Master Plan vision of creating a mixed-use Town Center around the redeveloped Bluesten Park.

The proposed building heights has been designed to minimize shadow effects on surrounding properties. The applicant has taken measures to ensure the buildings' design does not impede the reasonable use of recreational facilities in nearby existing buildings.



### Energy Conservation/Green Building

This project requires Green Building certification from an independent Green Building agency including LEED-Gold, FGBC-Gold, Green Gloves-3 Gloves, or above. The Developer has agreed to meet the City's Green Building requirement and will seek National Green Building Standards (NGBS) "Gold" Standard.

**Impact Fees** – Pursuant to Chapter 31, Section 31-6, of the Hallandale Beach Code of Ordinances, this Project, consisting of 173 residential units is subject to the following fees:

173 Residential Units:

Fire Rescue	\$34,254.00
Law Enforcement	\$24,047.00
Parks & Recreation	\$168,675.00
Multi-Modal	\$241,162.00
<b>TOTAL:</b>	<b>\$468,138.00</b>

### Redevelopment Area Modification (RAM) Waiver Criteria

The property is located within the Central RAC zoning district; thus, the provisions of Code Section 32-135 apply to the property which allows the City Commission to modify zoning and land development standards through the Redevelopment Area Modification (RAM) process in lieu of a variance.

Pursuant to Section 32-135 (a), the City Commission may grant redevelopment area modifications for specified development standards relating to any proposed project if it is determined that all the following criteria are met:

1. The code standards are determined to significantly inhibit neighborhood or structural improvement efforts.

*The proposed development involves constructing a mid-rise residential building with 173 units. The irregular shape of the development site presents challenges in adhering to all applicable Code standards.*

*The shape and size of the property make it difficult to comply with the minimum requirements for building placement to primary and secondary streets, rear and side setbacks, and setbacks above the 5th floor. Additionally, the project proposes reduced civic open space, which further deviates from Code standards.*

*The proposed development would improve existing conditions and contribute to neighborhood enhancement. While there are areas of noncompliance, the project generally aligns with applicable regulations and standards.*

*The applicant could adjust the design to achieve better compliance with setback requirements and improve building placement by decreasing the number of residential units.*

*Strict adherence to applicable zoning standards would not inhibit redevelopment of the site.*

2. The modifications adequately provide for service areas and other development

features for the project.

*The proposal provides adequate access to service areas and other development features. The project is designed with proper accessibility to parking areas. ADA accessible access from the parking garage is provided to the lobby, elevator, and other facilities. In addition, on-street-parking is also provided adjacent to the development on SE 8<sup>th</sup> Street and on SE 9<sup>th</sup> Street.*

3. The modification adequately provides for service and emergency vehicles access.

*Appropriate reviewing departments have confirmed the proposal provides adequate access for accessibility for sanitation, fire, and other service and emergency vehicles. The building is designed with a trash room in the north building accessible from SE 8<sup>th</sup> Street as well as trash room in the south building accessible from SE 9<sup>th</sup> Street. The modifications adequately provide for service and emergency vehicle access.*

4. The modifications adequately provide for visibility of access.

*The project has been designed with adequate visibility for access to and from the project. In addition, the required visibility triangle is provided at the project's access driveway on SE 8<sup>th</sup> Street as well as the access driveway on SE 9<sup>th</sup> Street.*

### **Why Action is Necessary**

Pursuant to Section 32-205(a)(2) of the Zoning and Land Development Code, City Commission consideration is required of Major Development applications in the Central RAC District when requesting more than the permitted base density or height.

Section 32-135(a) allows the City Commission to modify any specified development standard relating to any proposed project through the RAM process in lieu of a variance. The City Commission may also impose conditions to mitigate any adverse impacts of the request for RAMs.

Action of the City Commission is required for the allocation of bonus units per Broward County Land Use Policy 2.16.3 when exceeding the allowable density in the applicable zoning district.

### **Cost Benefit:**

The estimated building permit fee for the project is approximately \$1,046,000 based on the estimated construction cost of \$40 million. The estimated market value is \$65 million. It is expected that the proposed development will generate approximately \$493,246 in ad valorem revenue, of which the City would receive \$23,429 and \$468,583 to the City's CRA the next year after obtaining a certificate of occupancy.

## **PROPOSED ACTION:**

### **Redevelopment Area Modification (RAMs) - Application # RD-24-06479**

The project applications have undergone extensive staff review, with revisions made in response to staff comments. Technical issues identified by the DRC were discussed with the applicant during several DRC meetings, addressing staff concerns.

Although RAM's are requested, the applicant's proposal will result in significant improvements to the area consistent with the City's Master Plan vision of creating a mixed-use Town Center around and nearby the newly redeveloped Bluesten Park. The Project will help revitalize the Regional Activity Center and encourage redevelopment/reinvestment in the area.

Major Development Application – Application #DB-24-06478

The subject property is located within the City's Central RAC which has been identified as a focus for redevelopment into a vibrant area. The property is also located within the City's Community Redevelopment Area (CRA). The proposed use is consistent with the City's Comprehensive Plan for properties within the Regional Activity Center. The proposed use is also consistent with the overall vision of the RAC land-use area.

In furtherance of the Comprehensive Plan, Zoning and Land Development Code and other applicable City provisions; and based upon the finding of facts contained herein, Staff recommends that the City commission consider the requests subject to the following conditions recommended by Staff.

Approval of the Major development and RAM applications is contingent on City Commission approval of the ordinance rezoning the southern portion of the property presently zoned RAC Neighborhood.

The proposed conditions are as follows:

1. Payment of the City's water impact fee in the amount of \$169,141.04.
2. Payment of the City's sewer impact fee in the amount of \$214,574.99.
3. Payment of the City's Impact fees in the amount of \$468,138.00.
4. Installation of sidewalks, on-street parking, and landscaping improvements along SE 8<sup>th</sup> Street, and SE 9<sup>th</sup> Street as shown on the plans.
5. Allocation by the City Commission of 73 Regional Activity Center (RAC) Units.
6. Thirteen (13) electric vehicle charging stations shall be provided as reflected in the plans, and 21 parking spaces shall be EV Capable.
7. The 20 guest parking spaces shall be posted, reserved for guest use only.
8. Compliance with the Green Building requirements of the NGBS-Gold certification or another recognized green building agency as determined by the City.
9. The Applicant shall contract with the City for roll-out service by the Sanitation Division for servicing the dumpster/trash disposal.
10. Prior to the issuance of the building permit, a declaration of restrictive covenant, in a form acceptable to the city attorney, shall be recorded in the public records of

Broward County, Florida, guaranteeing that the affordability 28 residential units for the moderate income group described in Policy 2.16.3 of the Broward County land use plan will be maintained for a period of at least 30 years for rental housing and at least 30 years for owner occupied housing and that affordable housing units shall be proportionately distributed amongst unit types and sizes throughout the building. While occupying a rental unit annual anticipated gross income may increase to an amount not to exceed 140% of the applicable mean income adjusted for family size. Applicant agrees to abide by future regulations adopted by the City to administer affordable housing units.

11. Affordable units shall be available before or concurrently with bonus units and the quality of finishes and fixtures for affordable housing units shall be identical to the quality of finishes and fixtures for market rate units.
12. Prior to the issuance of the building permit, a Unity of Title, in a form acceptable to the city attorney, shall be recorded in the public records of Broward County, Florida.
13. 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.

<b>ATTACHMENT(S):</b>
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Exhibit 1 – Resolution  
Exhibit 2 – July 15, 2025, Planning and Zoning Board Cover Memo  
Exhibit 3 – July 15, 2025, Planning and Zoning Board Minutes  
Exhibit 4 – Aerial & Zoning Map  
Exhibit 5 – Applicant’s Letters and Backup  
Exhibit 6 – City Traffic Consultant Report  
Exhibit 7 – Presentation

Prepared By: Christy Dominguez  
Christy Dominguez  
Planning and Zoning Manager

Reviewed By: Steven Williams  
Steven Williams, AICP  
DSD Assistant Director

Reviewed By: Vanessa Leroy  
Vanessa Leroy  
DSD Director

Reviewed By: Noemy Sandoval  
Noemy Sandoval  
Assistant City Manager

