

Hallandale Central Park

113-121 SE 5 St.

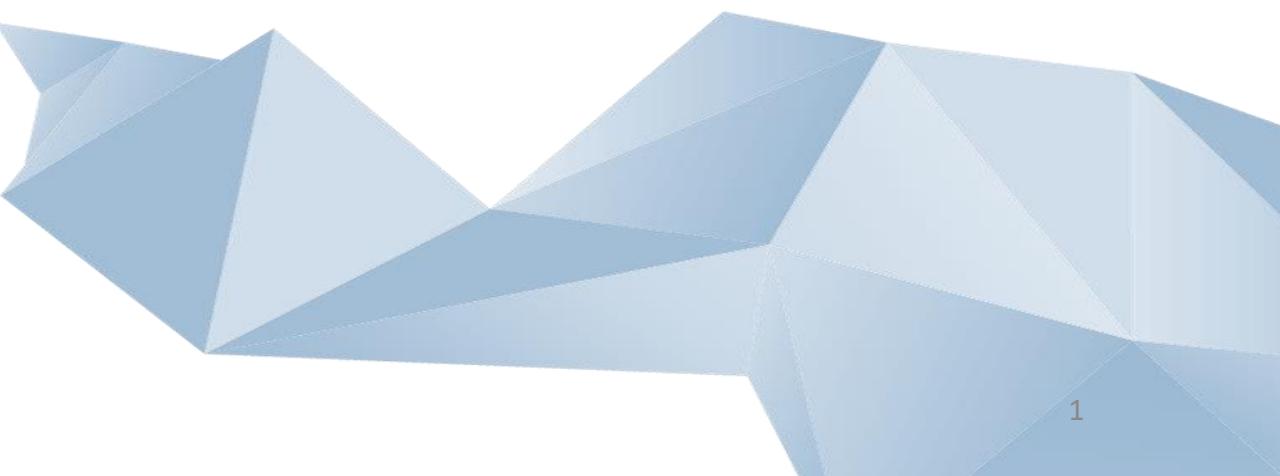


City Commission
January 21, 2026

Department of Sustainable Development (DSD)

Major Development Review | Redevelopment Area
Modifications (RAMs), Variances

Application No. DB-25-02932 | RD-25-02935 | V-25-02934



Aerial View

Applicant:

Hallandale Central Park LLC

Project:

Hallandale Central Park

Location:

113-121 SE 5 St.

N↑



Zoning Map

Applicant:

Hallandale Central Park LLC

Project:

Hallandale Central Park

Location:

113-121 SE 5 St.

Zoning:

Central RAC – Transit Corridor Subdistrict



Request



- 1. Major Development Review approval:**
 - a. Mixed use development consisting of 90 residential units and 812 sq. ft. of commercial space.*
- 2. Redevelopment Area Modifications (RAMs):**
 - a. Access and Accessways: To allow a three-point turn at the end of the second-floor double-loaded south drive aisle, in lieu of the requirement that parking corridors with more than four spaces allow continuous forward entry and exit without using a vacant space to turn around.*
- 3. Variances:**
 - a. To allow a primary street setback of 5.67 feet to the building and 3 feet to balconies instead of 10 feet minimum setback required.*
 - b. To allow a street setback above the 5th story of 8 feet to the building and 3 feet to balconies instead of the 20-foot minimum setback.*
 - c. To allow a side setback above the 5th story of 5'-5" on the west side of the property and 5'2" on the east side of the property in lieu of the required 30-foot minimum setback.*
 - d. To allow a rear setback of 5 feet instead of the 10-foot minimum.*
 - e. To allow an arcade/colonnade depth of 6'-9" instead of the 10-foot minimum.*
 - f. To allow 0% of civic open space, in lieu of the required 7.5%.*

Applicant's Proposal

- An 8-story building.
- 812 square feet of ground floor commercial space along SE 5th St.
- The 90 residential units:
 - 14 efficiencies under 500 Sq. ft.
 - 26 efficiencies over 500 Sq. ft.
 - 26 one-bedroom
 - 24 two-bedroom
- 41 RAC units are requested; the maximum permitted per the Transit Core subdistrict.
- 49 County Bonus Units are requested.
- A total of 14 affordable housing units are proposed.
- Parking:
 - Parking garage with 136 spaces (120 spaces are required)
 - 4 on-street parallel spaces along SE 5th St.
- Bicycle parking:
 - 8 long term spaces (8 required)
 - 8 short-term spaces



Background

November 6, 2025 - The required Community Meeting was held as part of the current proposal. There were two attendees at the meeting that expressed support of the project.

December 9, 2025 - The Planning and Zoning Board recommended approval of the Major Development, Variance and RAM applications by a vote of 3 to 1.

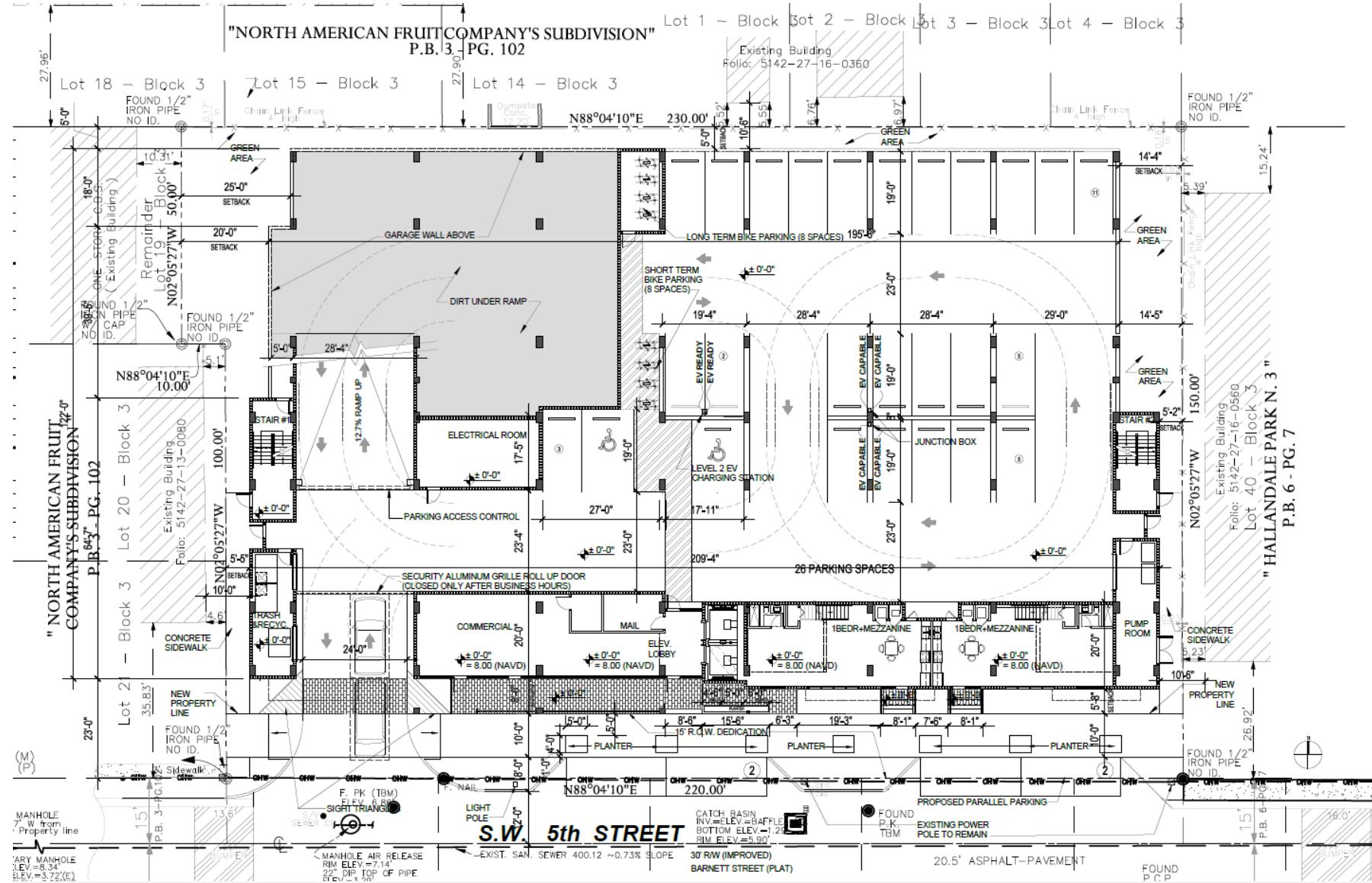
Existing Site Conditions



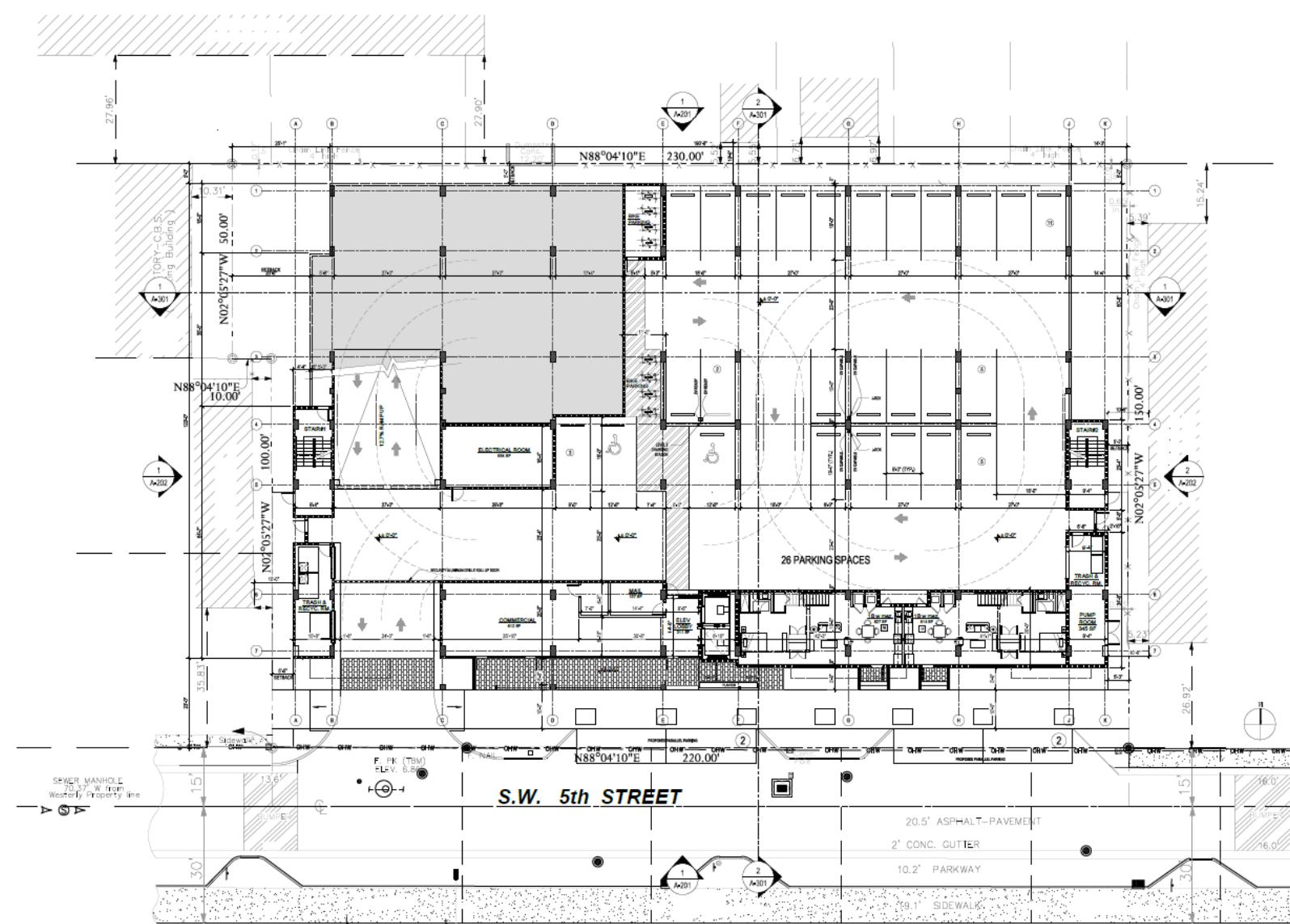
Renderings



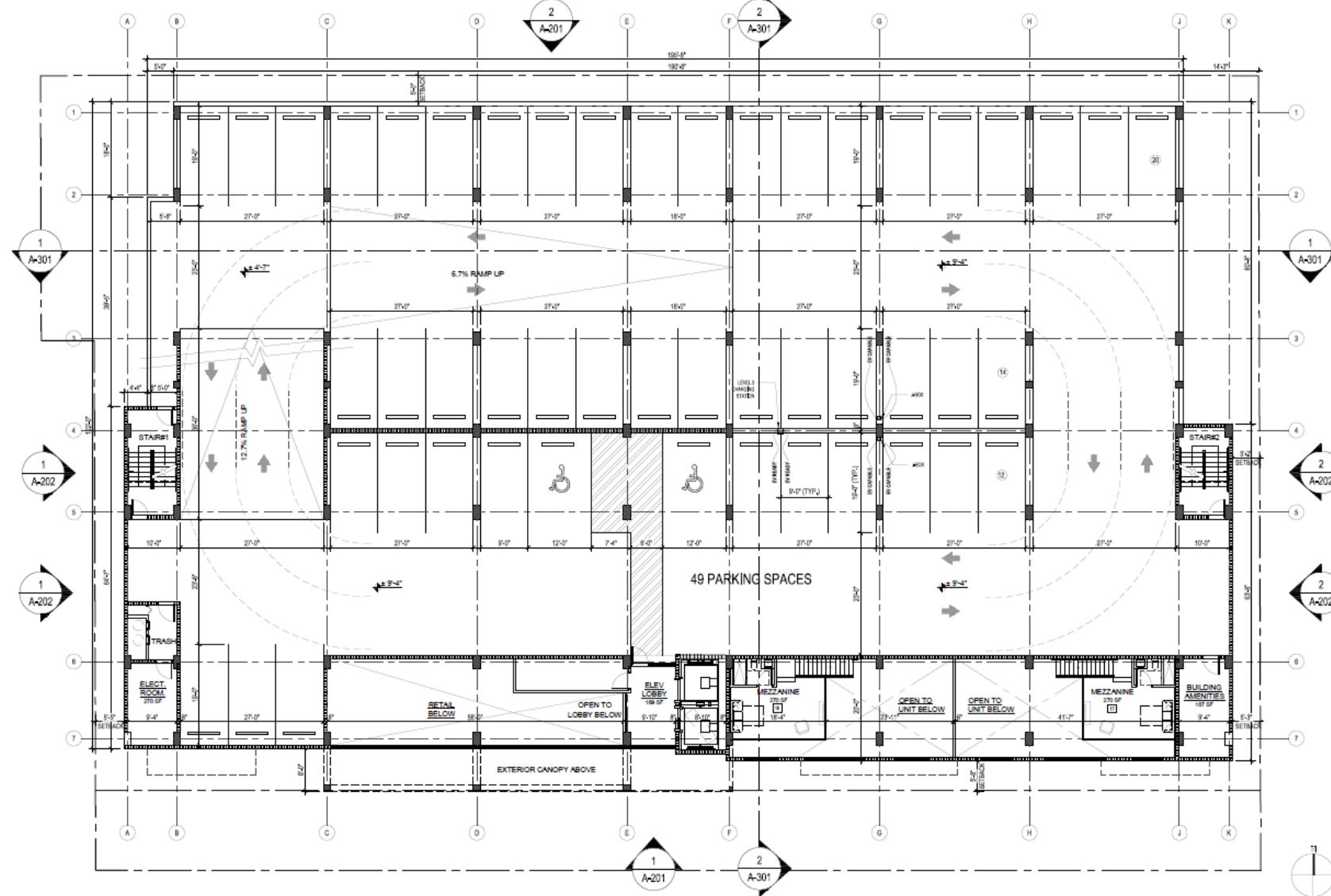
Site Plan



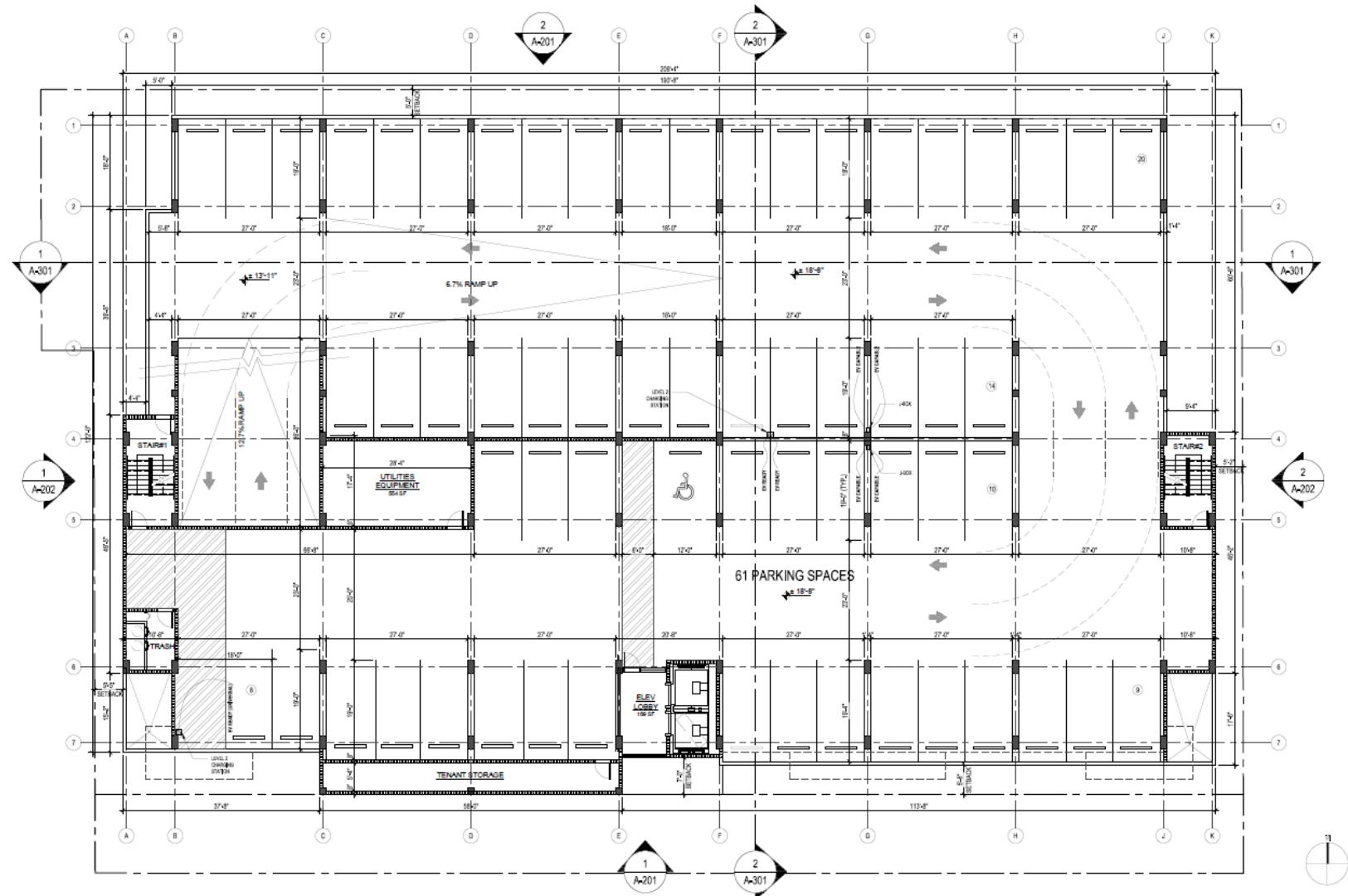
Ground Level Floor Plan/Garage Level 1A



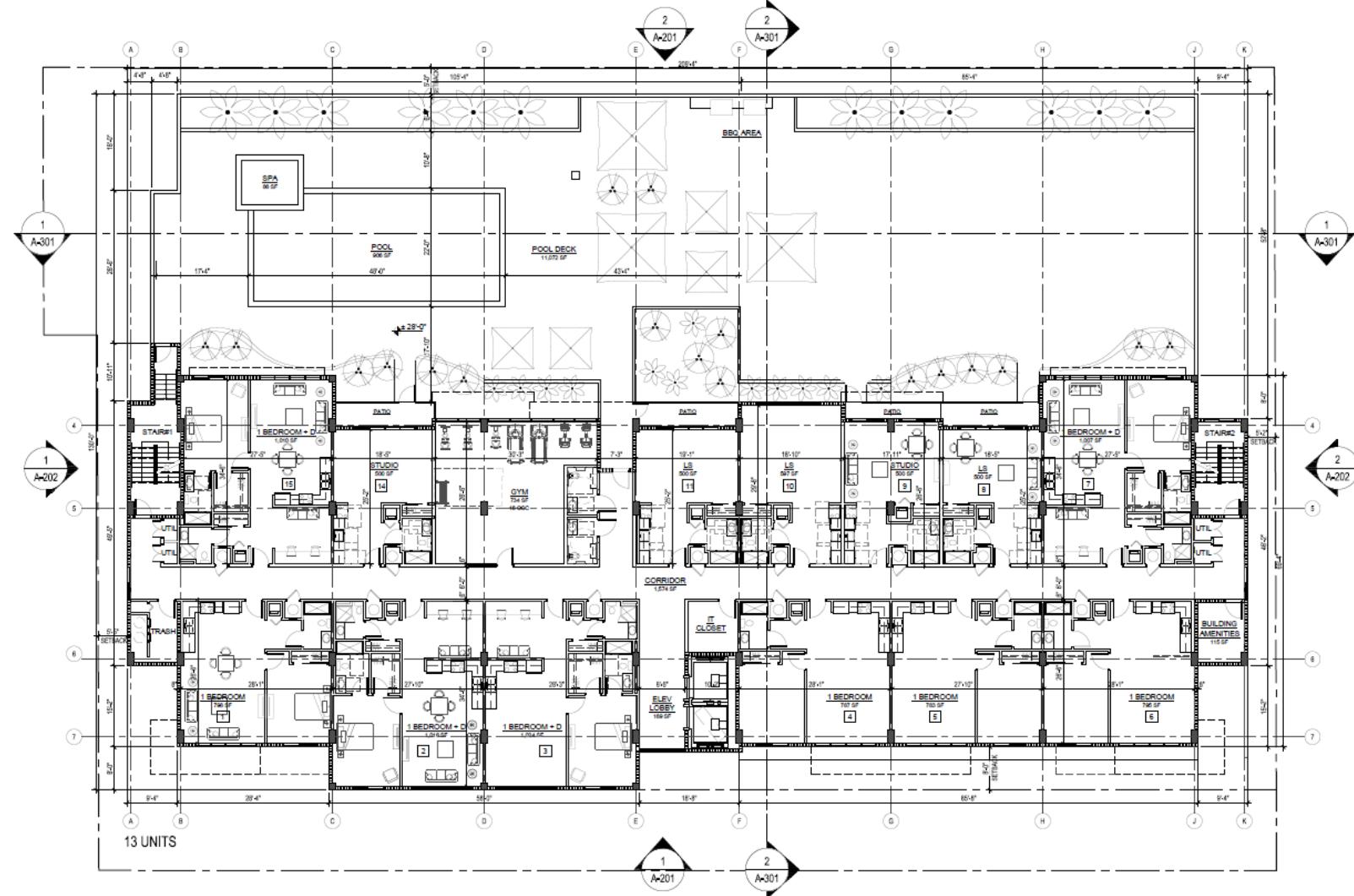
Mezzanine/Garage Level 1B



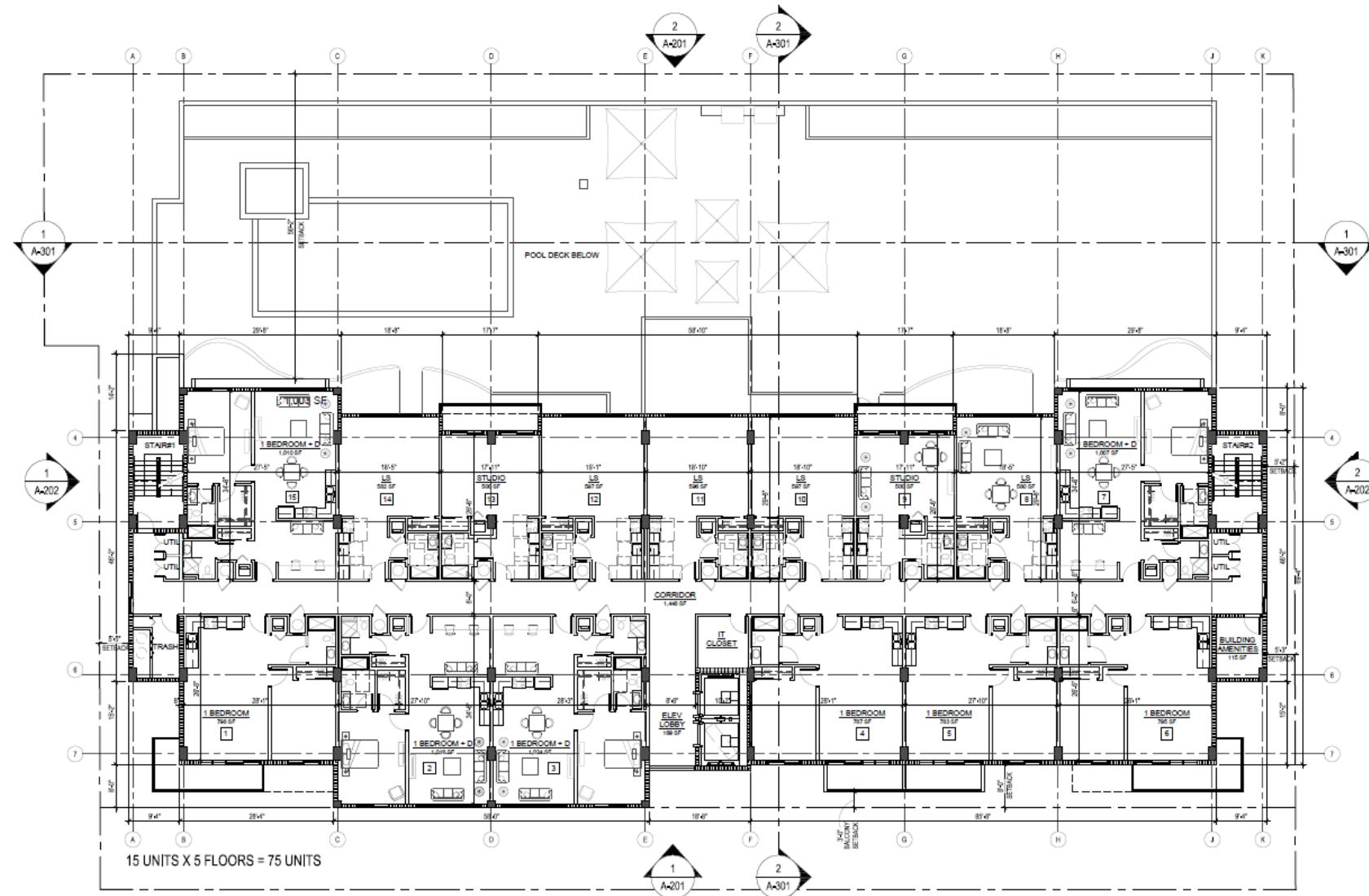
Second Floor Plan/Garage Level 2



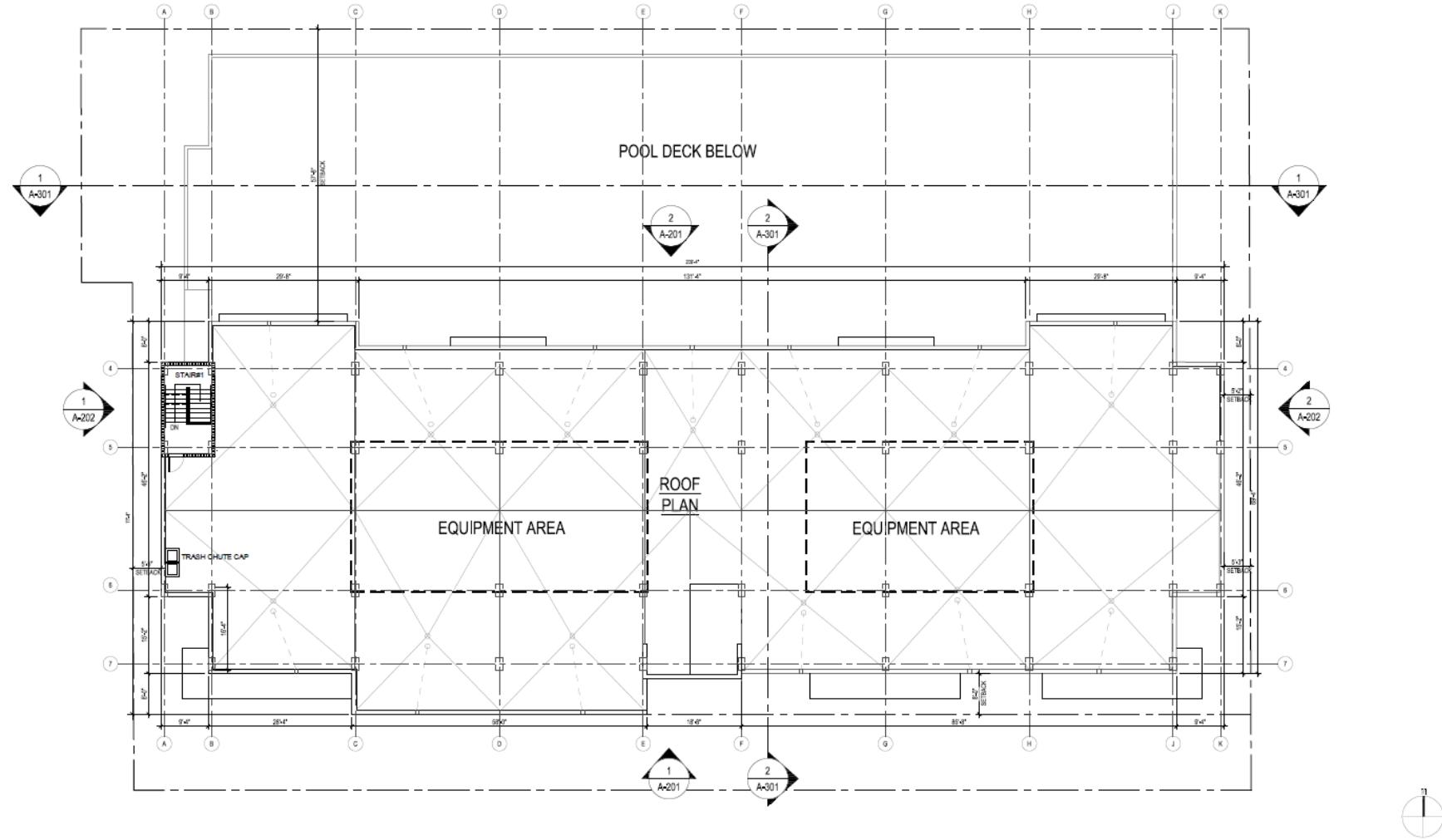
Third Floor Plan



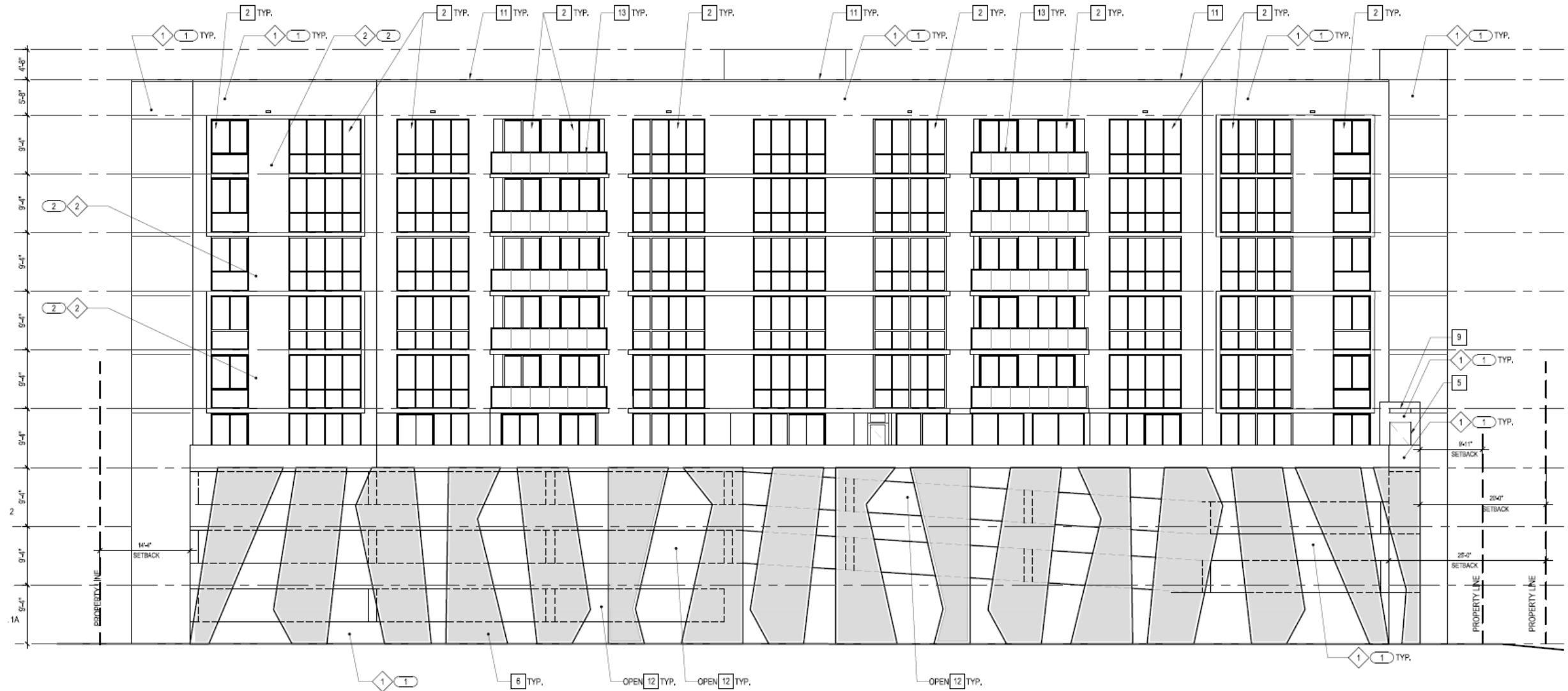
Typical Floor Plan (Floor 4 to 8)



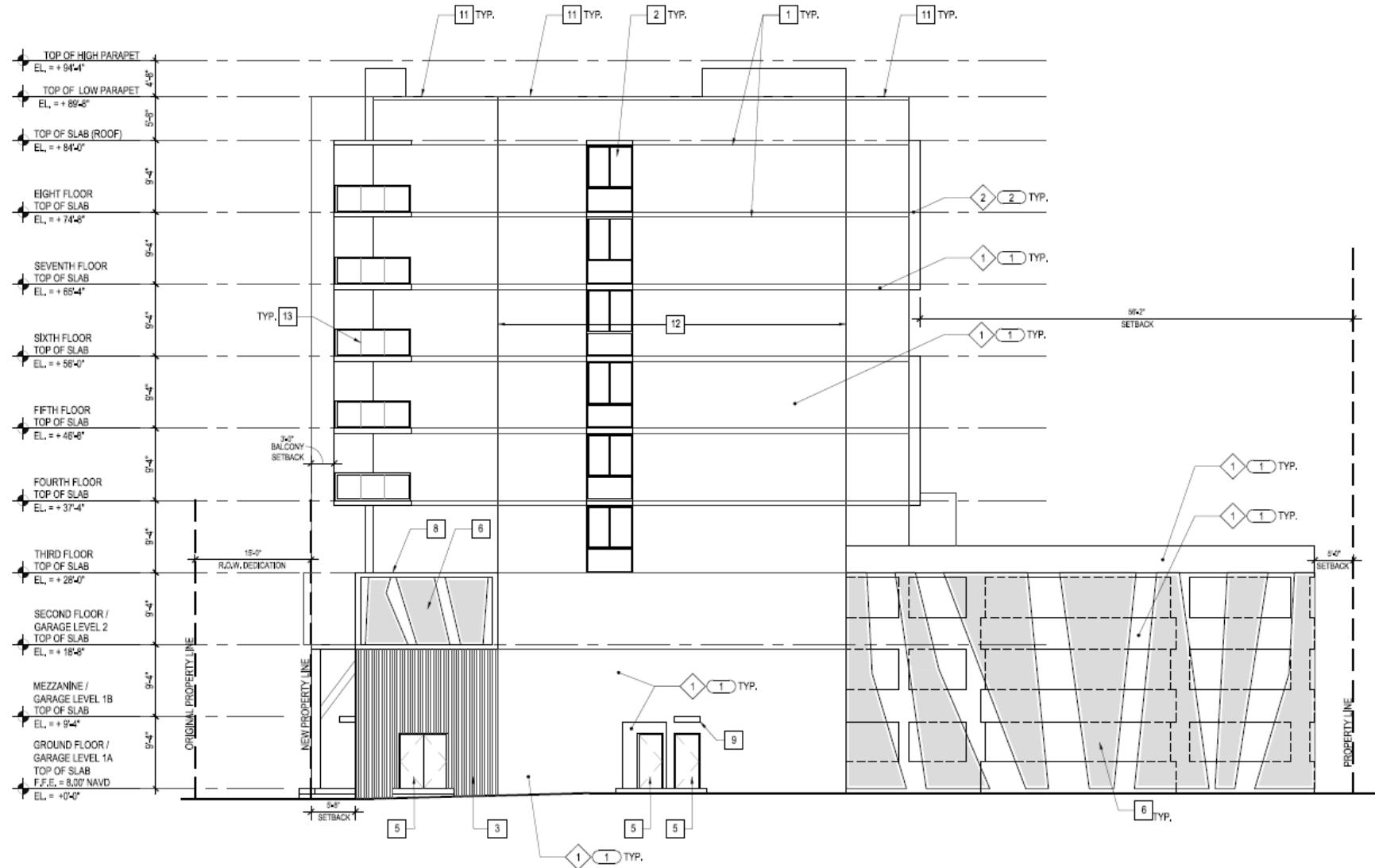
Roof Plan



North Elevation



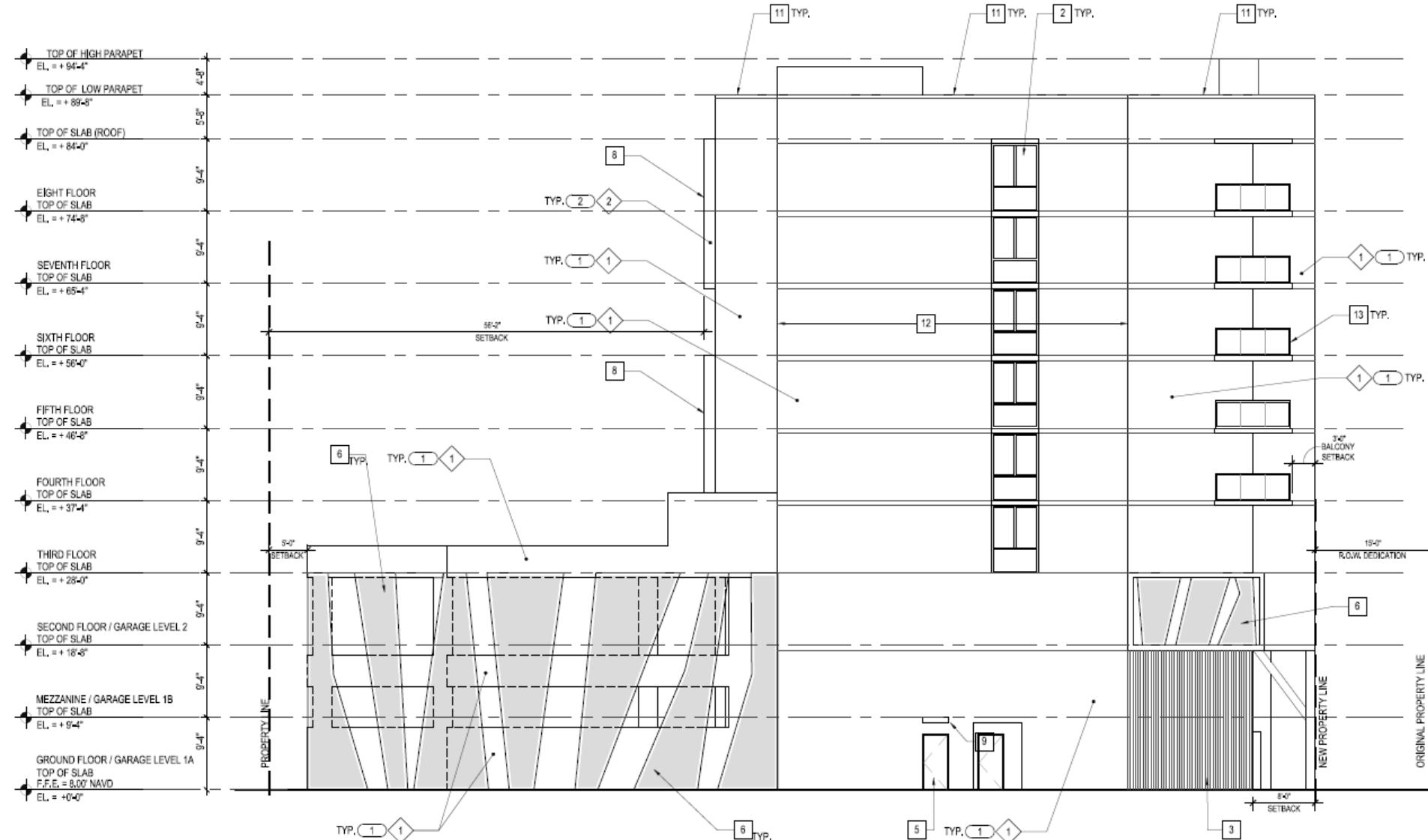
East Elevation



South Elevation



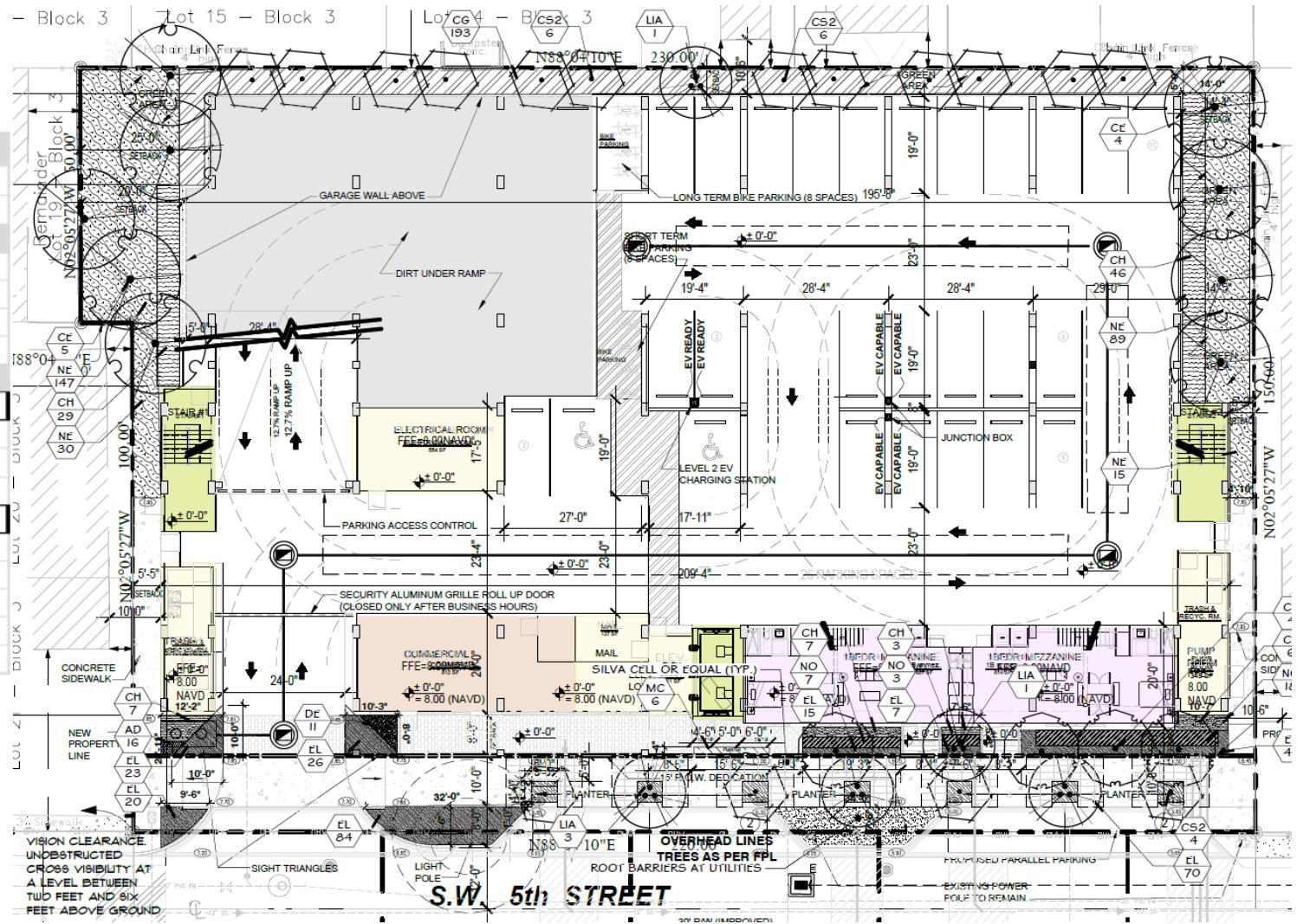
West Elevation



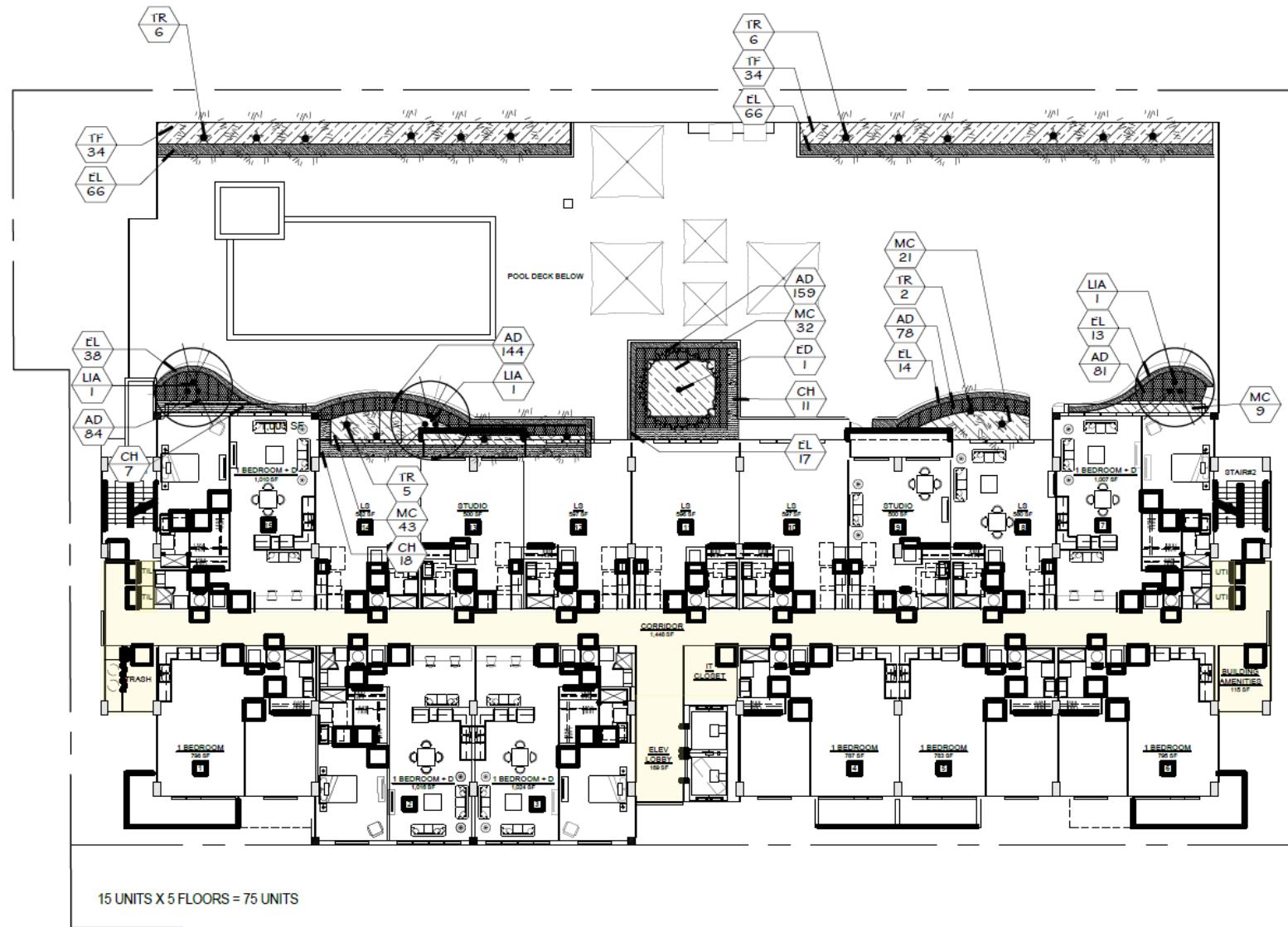
Landscape Plan and Requirements

Landscape Area Requirements

SITE AREA		30,200 sqft	
		Required	Provided
SubDistrict		transit core	transit core
5 % of landscape		1,510	3,965
1 tree per 1500 sqft.		21 required	
Trees		Required	Provided
Street Trees		9	9
Site Trees		21	28
Total Site Trees (Site+street)		30	37
TREE DIVERSITY		25- 51 TREES	3
Drought tolerant trees		50% / 11	100% / 37
Native Trees		50% / 11	78% / 29
Turf Max			199 sqft ROW
Hedges/Plants Drought tolerant		30%	60%



Roof Landscape Plan



Variances

VARIANCES	REQUIRED/ALLOWED	PROPOSED	DEFICIENCY
1. Primary Street Setback Requirements	10-foot Min. 15 ft. Max.	5.67 feet to the building and 3 feet to balconies	4.33 feet to the building / 7 feet to balconies
2. Street Setback Above 5th Story Requirements	20 feet	8 feet to the building and 3 feet to balconies	12 feet to the building / 17 feet to balconies
3. Side Setback Above 5th Story Requirements	30feet	5'-5" on the west side of the property; and 5'-2" on the east side of the property	24.58 feet on the west side and 24.83 feet on the east side
4. Rear Setback Requirements	10 feet	5 feet	5 feet
5. Arcade/Colonnade Depth Requirements	10 feet	6'-9"	3.25 feet
6. Civic Open Space	7.5%	0%	7.5%

RAMs

WAIVERS OR DEFICIENCIES	REQUIRED/ALLOWED	PROPOSED	DEFICIENCY
Dead-end Parking	Max of 4 spaces in a row shall be designed to permit vehicle entry and exit in one continuous forward motion without using a vacant space to turn around	17 in a row (A three-point turn at the end of the parking corridor)	13 spaces in a row

Bonus Units Allocation



Bonus Units Allocation

- Applicant is requesting 49 bonus units under Broward County Land Use Policy 2.16.3
- Policy allows market-rate bonus units when affordable units are provided.
- Proposal includes 14 affordable units (of 90 units total)
 - Targeted to moderate-income households (up to 120% AMI)
- Proposed density = 120 dwelling units/acre

Affordable Housing Considerations

- County policy recognizes affordability up to 120% AMI, but this level may not address current housing needs
- Housing costs are rising faster than incomes, making even “moderate-income” households cost-burdened
- Units restricted at 120% AMI may exclude lower-income families most in need

Bonus Units Allocation



Staff finds that the proposed allocation of bonus and affordable housing units is:

- *compatible with existing and future land uses and other land development regulations, and,*
- *There are adequate public facilities and services in place to accommodate the units.*

As required, Staff conditions that prior to permit issuance, a restrictive covenant, in a form acceptable to the City, be provided guaranteeing that the bonus units for the affordable income group be maintained for a period of at least thirty years and that affordable housing units shall be proportionately distributed amongst unit types and sizes throughout the building.

Findings



Major Development Review Application No. DB-25-02932

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

Variance Application V-25-02934

The application was reviewed and, while certain variances limited to setbacks and civic open space requirements remain necessary, staff has no major outstanding concerns.

Redevelopment Area Modification (RAM) Waiver Application No. RD-25-02935

No action is required by the Planning and Zoning Board for this application.

Bonus Unit Allocation

No action is required by the Planning and Zoning Board for this application.

Proposed Conditions



1. Payment of Water Impact Fee (\$30,491.24)
2. Payment of Sewer Impact Fee (\$38,660.32)
3. Payment of Impact Fees (\$246,086.43)
4. Installation of sidewalks, on-street parking, and landscape improvements along SE 5th St
5. Assignment by City Commission of 34 RAC units
6. 7 EV charging stations shall be provided and 12 parking spaces shall be EV capable.
7. 11 guest parking spaces shall be posted, reserved for guest use only
8. Compliance with Clean Building requirements at the Exemplary level
9. Applicant shall contract with City for roll-out service by Sanitation Division for servicing dumpster/trash disposal

Proposed Conditions

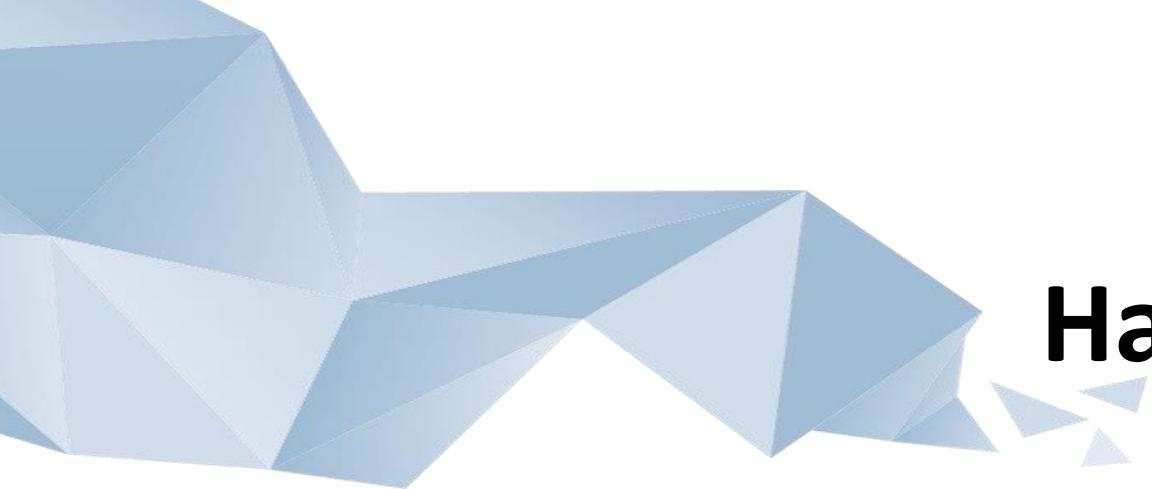


10. A declaration of restrictive covenant guaranteeing the affordability of 14 units for the moderate income group (not to exceed 120% AMI, or the AMI level approved by the City Commission) will be maintained for at least 30 years.
11. Affordable units shall be available before or concurrently with bonus units and be finished and furnished with identical quality to market rate units
12. Unity of Title recorded in Broward County Public Records
13. Parking garage to be screen to the satisfaction of the DSD director; detailed plans and materials shall be provided and approved prior to issuance of building permit
14. Provide of 15-foot right-of-way dedication along SE 5th St prior to building permit issuance.

Recommendations



Staff recommends the City Commission consider the request for Major Development Plan approval, Variance, and the RAMs, along with the proposed conditions of approval.



Hallandale Central Park

113-121 SE 5 St.



City Commission
January 21, 2026

Department of Sustainable Development (DSD)

Major Development Review | Redevelopment Area
Modifications (RAMs), Variances

Application No. DB-25-02932 | RD-25-02935 | V-25-02934

