



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	600 Hallandale Partners, LLC	Meeting Date:	June 10, 2025
Project Name:	Beach Gateway Plat		
Property Address:	600 East Hallandale Beach Boulevard		
Application No.:	P-24--07126	Application Type:	Plat
Parcel Size:	8.07 acres	Quasi-Judicial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Planning District:	Gulfstream	Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Existing Use:	Commercial Center	After the Fact:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing Zoning:	Central Regional Activity Center District/RAC Corridor Subdistrict		
Future Land Use Designation:	Regional Activity Center Land Use (RAC)		
Proposed Use:	Commercial		
Surrounding Zoning:		Surrounding Land Use:	
North: RAC Corridor Subdistrict South: RAC Corridor Subdistrict East: Planned Local Activity Center (PLAC) District West: RAC Corridor Subdistrict		North – Commercial across E. Hallandale Bch. Blvd East – Sage Plaza West – Commercial across S. Federal Hwy South – Gulfstream Park across Hibiscus Street	
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa J. Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Christy Dominguez, Planning and Zoning Division Manager		

REQUEST:

The Applicant, 600 Hallandale Partners, LLC, has Application #P-24-07126 requesting approval of the Beach Gateway Plat in accordance with Article II, Division 2 of the Zoning and Land Development Code for the property located at 600 East Hallandale Beach Boulevard.

STAFF SUMMARY:

Background

The subject property is located at 600 East Hallandale Beach Boulevard and encompasses approximately eight-acres of land located at the southeast intersection of Hallandale Beach Boulevard and Federal Highway (US1). The subject property is currently a commercial plaza comprised of various uses with parking areas along all frontages.

In 1980, the City Commission approved the “Promenade at Hallandale Plat” for the subject property. The Plat was approved with a note restricting development to non-residential use. Thereafter, the current commercial development was built.

Current Situation:

The applicant has also filed Application # DB-24-04498 requesting Major Development review approval to construct a Wholefoods Market on Parcel “D” of the proposed plat. The Major Development application is presently under review.

Application #P-24-07126 is requesting approval of the Beach Gateway Plat. The applicant proposes to subdivide the property into four (4) parcels as further described below and has filed the subject application to replat the property from the approved “Promenade at Hallandale Plat” to the proposed “Beach Gateway Plat”.

Analysis

The applicant’s plat and plans depict the following:

1. The total size of the property is 351,626 square feet (8.0722 acres). After roadway dedications of 4,113 square feet, the property will be reduced to 347,513 square feet (7.978 acres).
2. A note restricting the site to 160,217 square feet of commercial use as follows:
 - 40,200 square feet on Parcel A
 - 12,820 square feet on Parcel B
 - 54,200 square feet on Parcel C
 - 52,997 square feet on Parcel D
3. Non-vehicular Access Line (NVAL) along South Federal Highway except for the 20 feet wide opening restricted to right turns only located approximately 297 feet north of the south plat limit.

4. A Non-vehicular Access Line (NVAL) is also proposed along East Hallandale Beach Boulevard except for a 57 feet wide opening located at the northeast plat limit.
5. Broward County has required a roadway dedication to accommodating an eastbound right turn lane on Hallandale Beach Boulevard.
6. There are utility and roadway easements within the property to be vacated.
7. The existing retail center consists of a total of 61,765 square feet.
8. All existing structures within Parcel D along with portions of buildings on Parcel B and C are proposed to be demolished. A total of 24,606 square feet of the existing commercial center on Parcels B, C, and D, are to be demolished while 37,159 square feet of the existing center will remain.
9. East/west and north /south ingress/egress easements through the property providing access to the proposed 4 parcels.

Comprehensive Plan Considerations

The property is designated Regional Activity Center on the City's Future Land Use Map. The proposed plat note for commercial uses is consistent with the City's Comprehensive Plan.

Applicable Codes and Ordinances

1. Plat applications are reviewed pursuant to to Article II, Division 2, Sections 32-71 through 32-101 of the Zoning and Land Development Code (the "Code"). The applicant has filed the proposed plat as a Preliminary/Final Plat. As a result, City staff has reviewed the Plat according to Section 32-74 and Section 32-75 of the Zoning and Land Development Code. The applicant's proposal satisfies the submission requirements for platting.
2. The proposed plat note limits the property to commercial use as permitted based on the applicable zoning district.
3. In 1980, the City Commission approved the "Promenade at Hallandale Plat" for the subject property. The Plat was approved with a note restricting development to non-residential uses.
4. The applicant proposes subdividing the property into 4 parcels. The applicant has requested that the property be replatted as the "Beach Gateway" Plat to allow for the proposed subdivision of the property. The proposed parcels are as follows:
 - Parcel A: 95,076 square feet (2.182 acres)
 - Parcel B: 70,478 square feet (1.617 acres)
 - Parcel C: 87,144 square feet (2.00 acres)
 - Parcel D: 94,816 square feet (2.17 acres)
5. Pursuant to Section 32-75(e)(9), an Improvement Plan is required that shows all shared vehicular roads, demolitions of existing onsite improvements including structures and parking areas. The subsection further requires a plan showing the location of the shared

easements or vacations. The applicant has provided the required plan (Page A0-009 attached) reflecting the required shared easements areas; and buildings and other site elements to be demolished.

6. The applicant is required to provide an easement dedication instrument with maintenance covenants that clearly indicate the private roads and maintenance responsibility to the association without recourse to the City or any other or any other public agency. The applicant has provided an easement agreement that is presently under review by the City Attorney's Office and which will be presented as a proposed condition for consideration by the City Commission.
7. Pursuant to the City's Comprehensive Plan, Transportation Element, Policy 1.5.4, local streets are required to be a minimum of 50 feet right-of-way. Hibiscus Street is a 40 feet right-of-way; thus, the applicant is required to provide a 5 feet right-of-way dedication along Hibiscus Street to satisfy the Comprehensive Plan requirement. The proposed plat reflects the right-of-way dedication as required by the City.
8. Plats also require an application to the Broward County Planning and Redevelopment Division which coordinates the review of the application through County agencies. The Division has issued a Development Review Report (*attached*) based on the applicable Broward County agencies' specific recommendations. The Division issued the Report and recommended deferral of the application subject to the following conditions:
 - a. Deferral until the plat mylar is submitted.
 - b. Deferral until Trafficways approval is received.
 - c. Deferral until the applicant submits a project update sheet with a Traffic Study. The submittal must include correspondence from Florida Department of Transportation (FDOT) reviewing and approving the Traffic Study.
 - d. Conditions attached in the Highway Construction and Engineering Memorandum.
 - e. A Plat Note shall be placed on the face of the plat reading:

"This plat is restricted to a maximum of 40,200 square feet of commercial use on Parcel A; 12,820 square feet of commercial use on Parcel B; 54,200 square feet of commercial use on Parcel C; and 52,997 square feet of commercial use on Parcel D."
9. The Plat will also require approval by the Broward County Commission.

Why Action is Necessary

The applicant has filed a plat application to replat the property. Pursuant to Section 32-72(3)(4), review and advisory recommendation by the Planning and Zoning Board and action by the City Commission is required for plat applications.

Business Impact Estimate

As per F.S. 166.041(c), the subject applications are exempt from requiring business impact estimate as land development regulations, including zoning, development orders, development agreements, and development permits are exempt from the referenced state statute.

Cost Benefit

There is no cost to the City as a result of replatting the property.

STAFF RECOMMENDATIONS:

Recommendations

Staff recommends that if the plat application is approved, it should be subject to the following conditions:

1. The applicant shall bond for and construct any required street and right-of-way improvements including but not limited to sidewalks, pavement, construction, striping, signage, landscaping, and drainage improvements.
2. The Plat is restricted to a maximum of 160,217 square feet of commercial use as reflected on the note on the face of the plat as follows:
"This plat is restricted to a maximum of 40,200 square feet of commercial use on Parcel A; 12,820 square feet of commercial use on Parcel B; 54,200 square feet of commercial use on Parcel C; and 52,997 square feet of commercial use on Parcel D."
3. The applicant shall address all conditions set forth by the Broward County Urban Planning Division in their review of the subject plat.
4. Approval of this Plat does not preclude the requirements that must be followed for the approval by the City of Hallandale Beach of a specific site plan for any improvements to be constructed on the parcels.
5. An electronic copy of the plat and a mylar copy of the final plat as recorded, shall be delivered to the City following recordation and prior to the issuance of any building permit.
6. The required easement agreement and maintenance covenants must be finalized and recorded to the satisfaction of the City Attorney before the City officials sign the proposed plat; and prior to the issuance of a building permit for demolition of the existing development or any new structure on the property.
7. The final plat shall be approved by the Broward County Commission and the Plat recorded in the public records of Broward County prior to the issuance of a building permit for demolition of the existing development or any new structure on the property.

PROPOSED ACTION

Staff recommends the Planning and Zoning Board recommends approval to the City Commission of the Beach Gateway Plat for the property generally located at 600 East Hallandale Beach Boulevard subject to the conditions specified above.

Attachment(s):

Exhibit 1- Aerial Map
Exhibit 2- Location Map

Exhibit 3- Applicant's Letter

Exhibit 4- Plat & Site Plan

Exhibit 5- Broward County Development Review Report