



Beach

Hallandale Beach

# City Commission Public Hearing

Atlantic Village 4, LLC

**Atlantic Village - Phase 4**

Application #DB-21-4094, #Z-21-4095, #RD 21-4096

**Rezoning/ Redevelopment Area Modifications/**

**Map Amendment**

September 28, 2022



# LOCATION MAP - AERIAL VIEW

Project:  
**Atlantic Village -  
Phase 4**

Location:  
**800-814 North  
Federal Highway**





# REQUEST

- ✓ 1. Application #Z-21-4095 for rezoning to change the designation of the property from Central RAC/Transitional - Mixed Use Subdistrict to Central RAC/ RAC Corridor Subdistrict.
- ✓ 2. Application #RD-21-4096 for Redevelopment Area Modifications (RAMs) from several zoning code provisions *(Planning and Zoning Board action is not required for this application)*
- ✓ 3. Application #DB-21-4094 for Major Development Review approval to construct the proposed 12-story retail/office building with a total of 105,152 square feet in floor area.



# BACKGROUND

## ❖ **June 30, 2022-**

The Developer held the required Community Meeting for the Major Development application for the Project.

## ❖ **August 31, 2022-**

The Planning and Zoning Board recommended approval of the applications subject to conditions by a vote of 4 to 0.





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# EXISTING ZONING

## 800-814 North Federal Hwy

### Zoned *Transitional Mixed Use*

#### CENTRAL RAC SUBDISTRICTS

- RAC CORRIDOR
- TRANSIT CORE
- RAC NEIGHBORHOOD
- TRANSITIONAL MIXED USE
- FASHION/ ART/ DESIGN
- GREYHOUND TRACK

#### WEST RAC SUBDISTRICTS

- PEMBROKE ROAD
- FOSTER ROAD
- PALMS GATEWAY

## EXISTING ZONING





# PROPOSED ZONING

800-814 North Federal Hwy  
*to be rezoned to **RAC Corridor***

## CENTRAL RAC SUBDISTRICTS

- RAC CORRIDOR
- TRANSIT CORE
- RAC NEIGHBORHOOD
- TRANSITIONAL MIXED USE
- FASHION/ ART/ DESIGN
- GREYHOUND TRACK

## WEST RAC SUBDISTRICTS

- PEMBROKE ROAD
- FOSTER ROAD
- PALMS GATEWAY

# PROPOSED ZONING



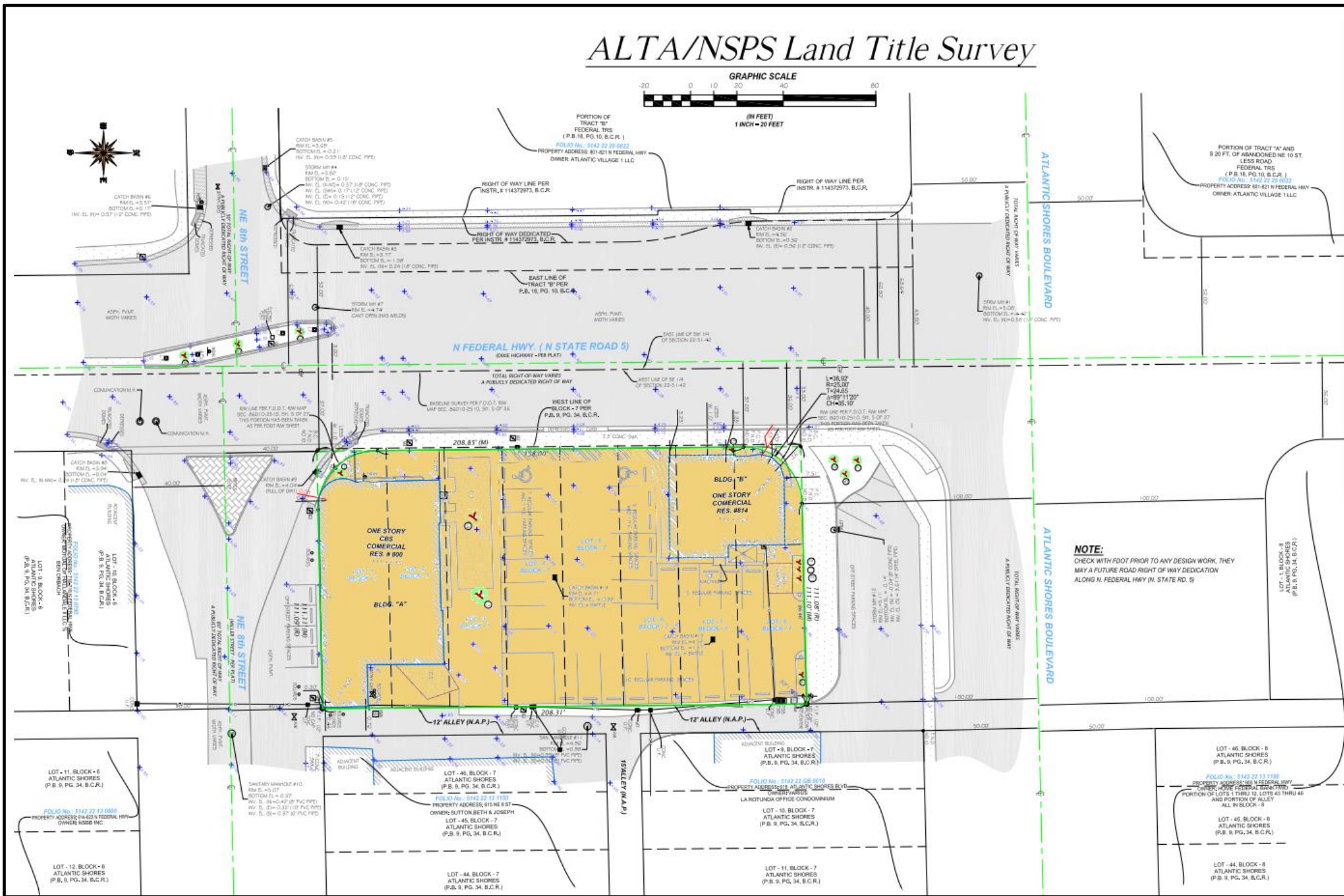




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# SURVEY

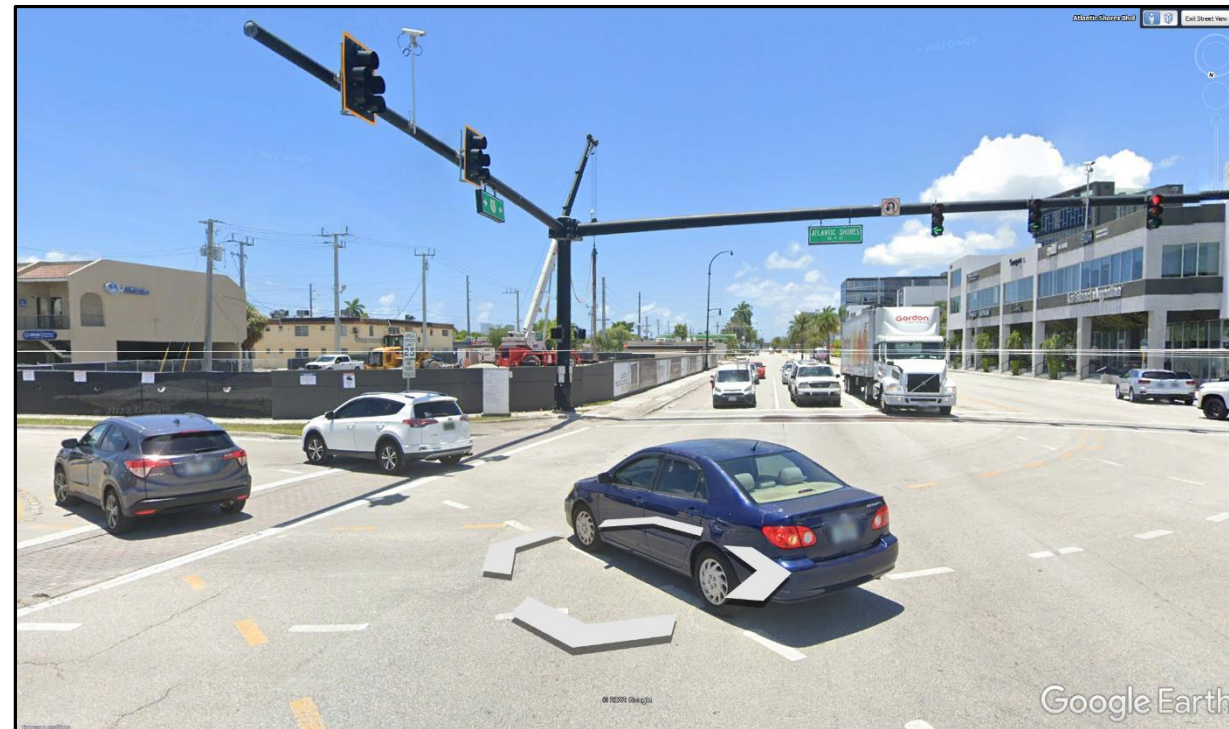
## 800-814 North Federal Hwy





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# EXISTING CONDITIONS



**Corner of North Federal Hwy &  
Atlantic Shores**



**Corner of North Federal Hwy  
& NE 8<sup>th</sup> St**





# PROPOSED DEVELOPMENT



**North Federal Highway View**



# PROPOSED DEVELOPMENT



**North Federal Highway View**





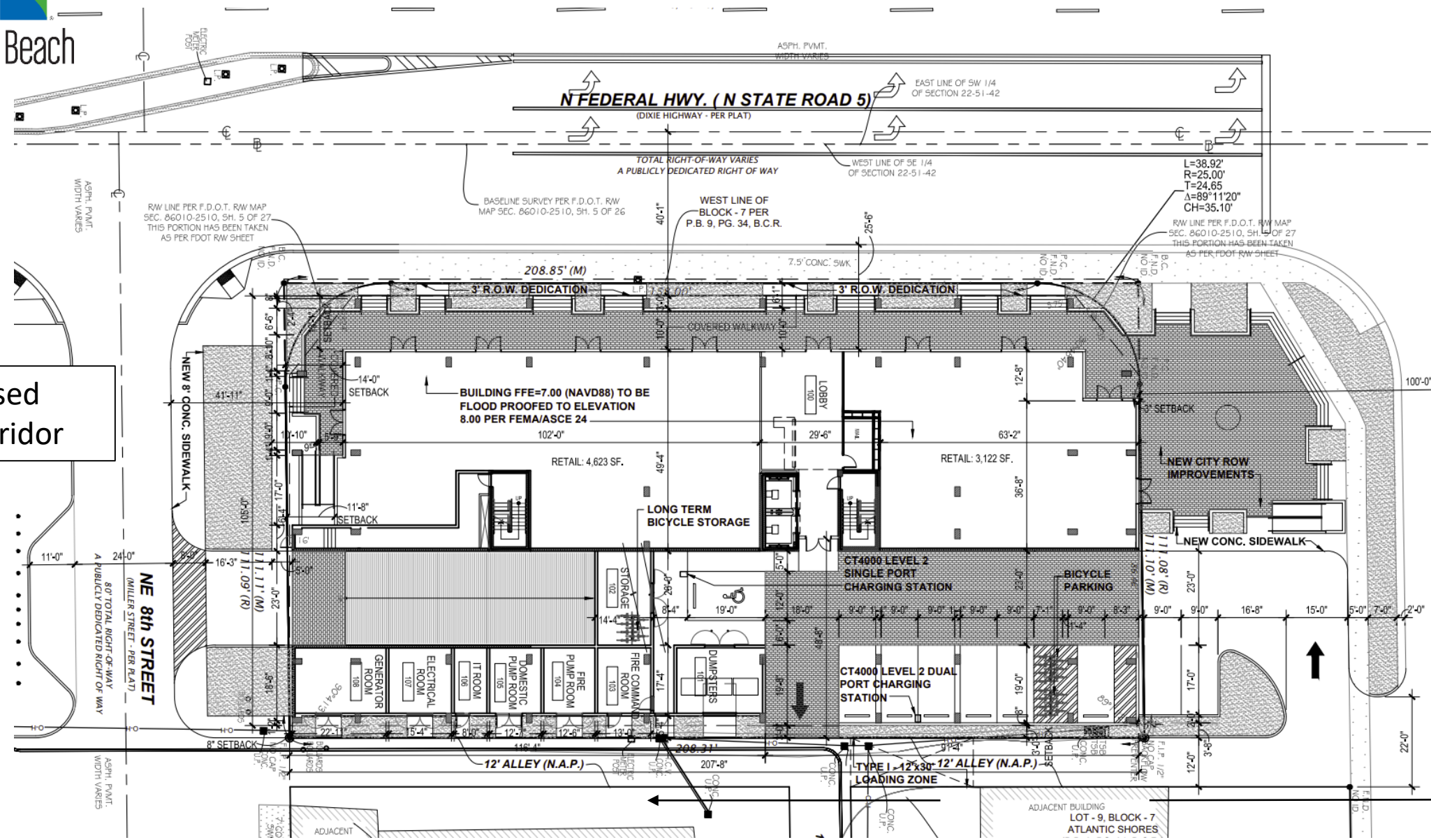
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# PROPOSED DEVELOPMENT – Site Plan

ARD

ATLANTIC SHORES BOULEVARD

Proposed RAC Corridor



TOTAL RIGHT-OF-WAY VARIES  
A PUBLICLY DEDICATED RIGHT OF WAY

RW LINE PER F.D.O.T. RW MAP  
SEC. 86010-2510, SH. 5 OF 27  
THIS PORTION HAS BEEN TAKEN  
AS PER FDOT RW SHEET

BASELINE SURVEY PER F.D.O.T. RW  
MAP SEC. 86010-2510, SH. 5 OF 26

WEST LINE OF  
BLOCK - 7 PER  
P.B. 9, PG. 34, B.C.R.

L=38.92'  
R=25.00'  
T=24.65'  
A=89°11'20"  
CH=35.10'

RW LINE PER F.D.O.T. RW MAP  
SEC. 86010-2510, SH. 5 OF 27  
THIS PORTION HAS BEEN TAKEN  
AS PER FDOT RW SHEET

EAST LINE OF SW 1/4  
OF SECTION 22-51-42

**N FEDERAL HWY. ( N STATE ROAD 5 )**  
(DIXIE HIGHWAY - PER PLAT)

TOTAL RIGHT-OF-WAY VARIES  
A PUBLICLY DEDICATED RIGHT OF WAY

ASPH. PAVT.  
WIDTH VARIES

ASPH. PAVT.  
WIDTH VARIES

ASPH. PAVT.  
WIDTH VARIES

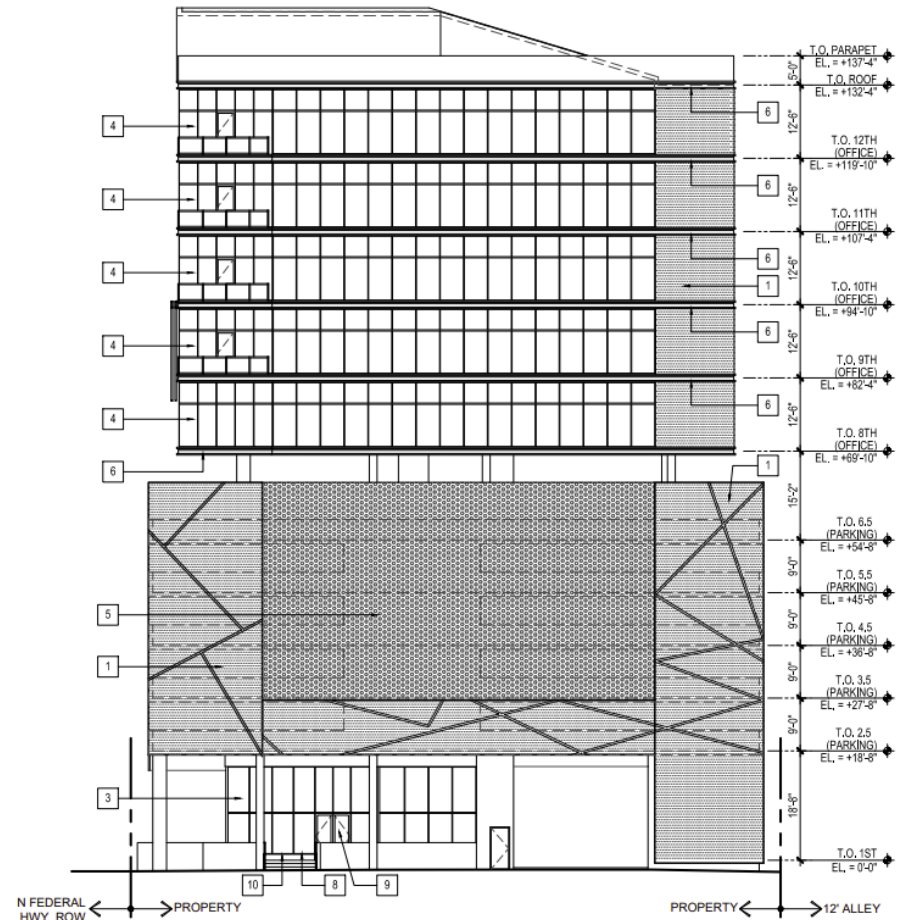
ADJACENT BUILDING  
LOT - 9, BLOCK - 7  
ATLANTIC SHORES



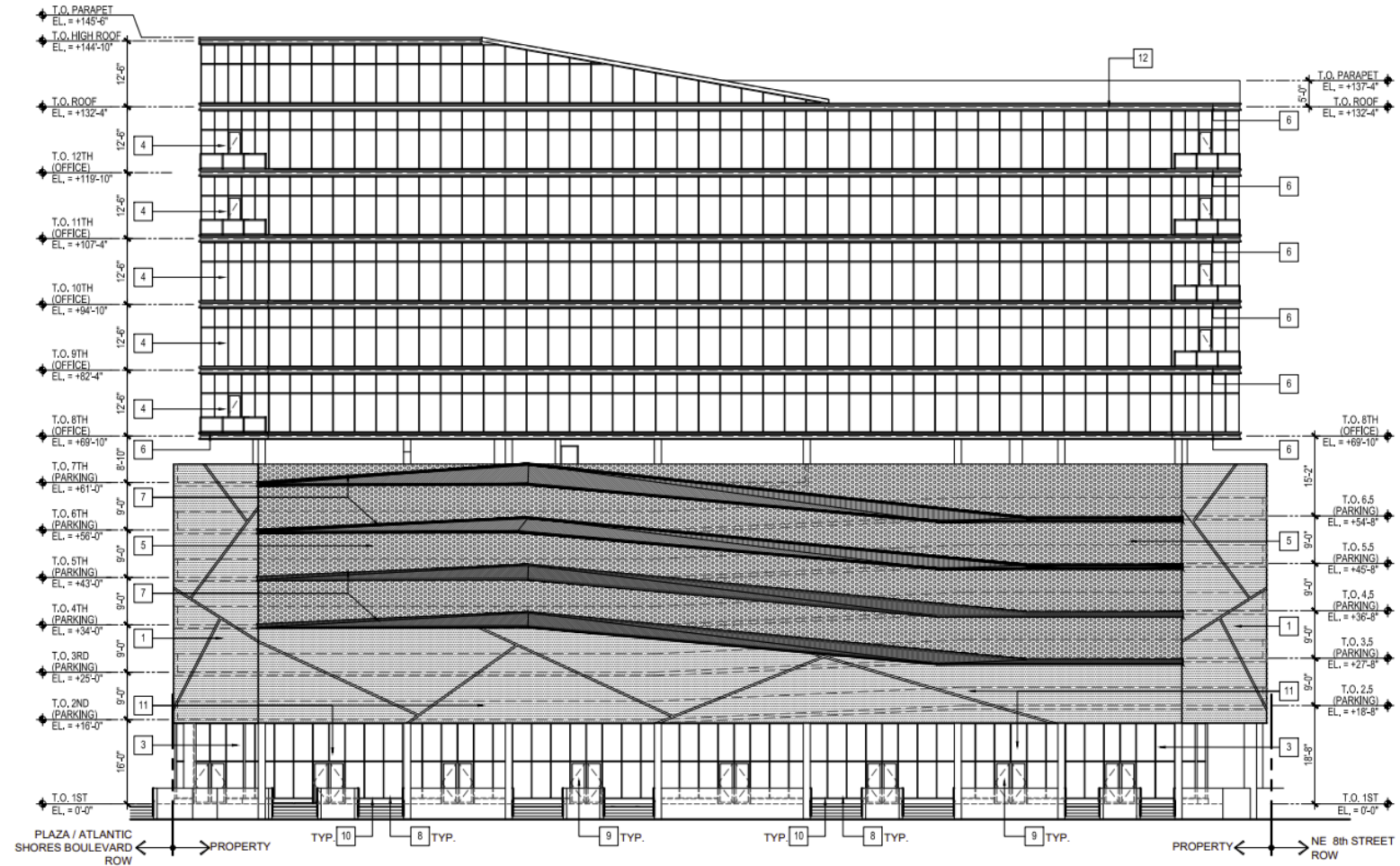


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# Elevations



South Elevation

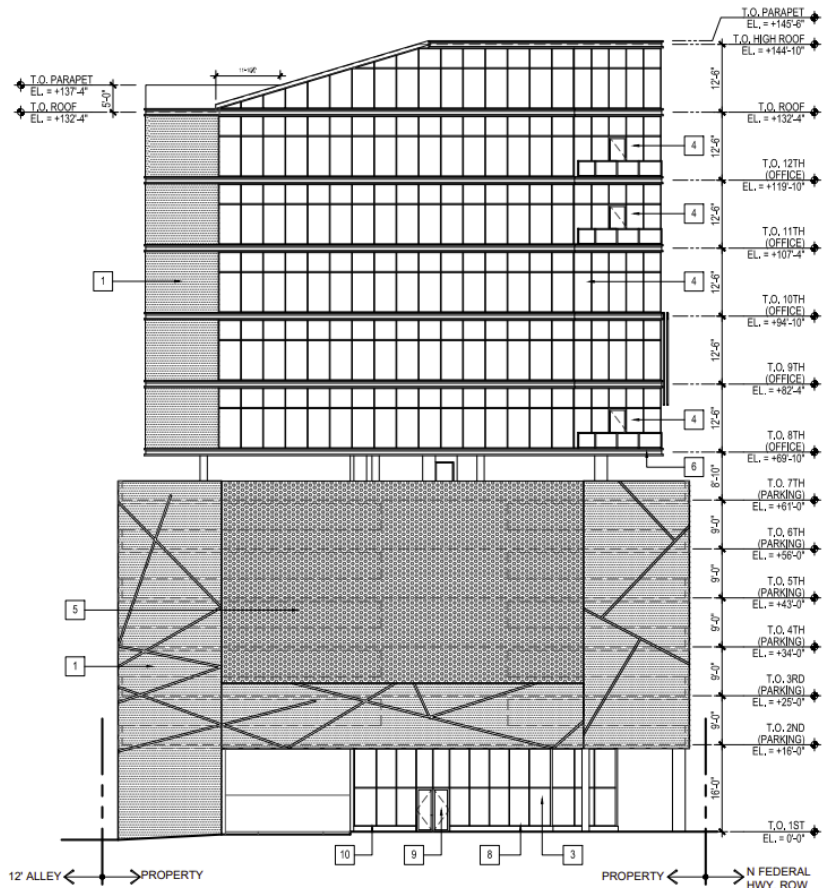


West Elevation

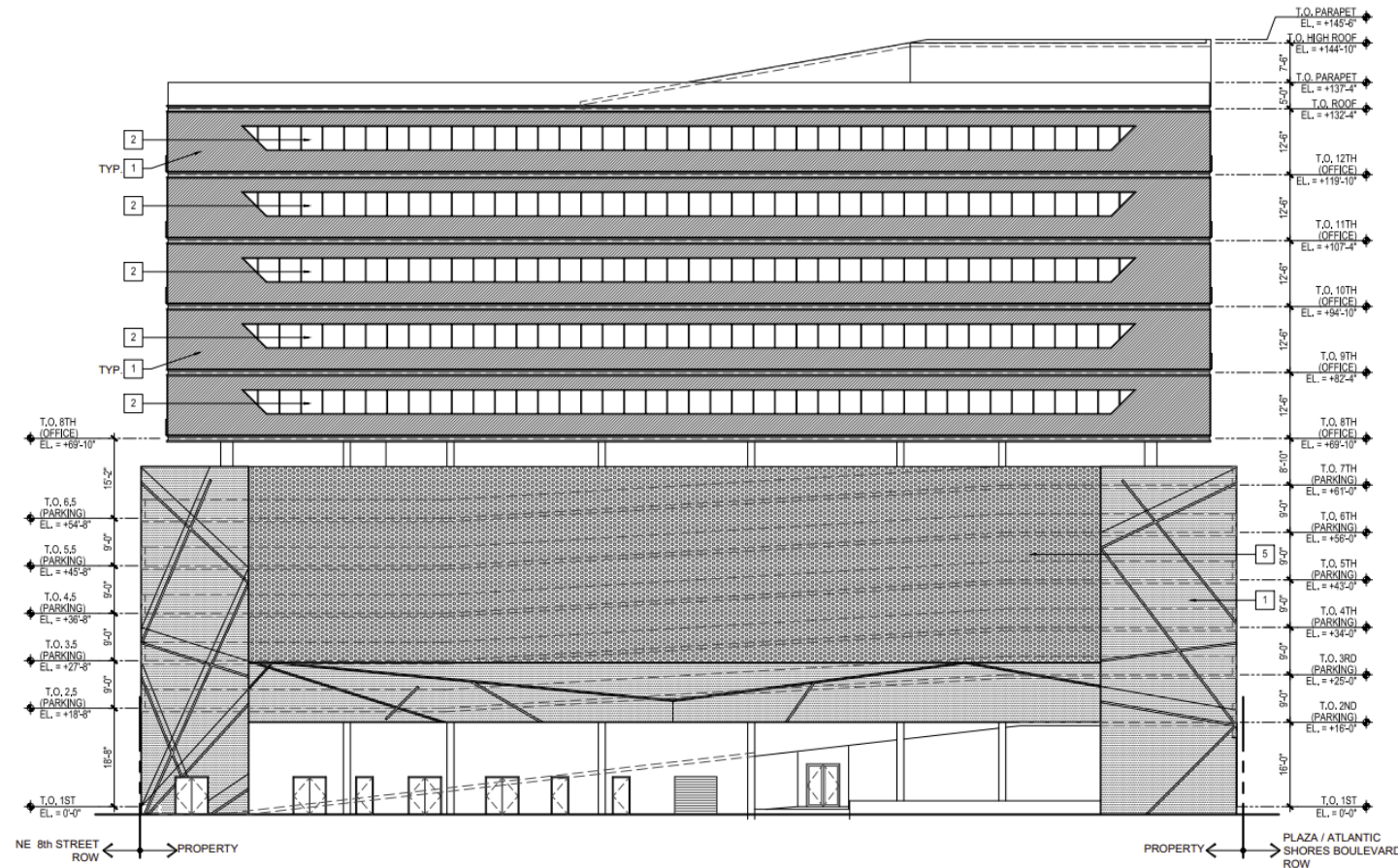


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# Elevations



North Elevation



East Elevation



# REZONING REVIEW CRITERIA

## Rezoning/Map Amendment to Central RAC/ RAC Corridor

The application was reviewed for consistency with the Comprehensive Plan, the intent of the RAC and rezoning criteria.

*The rezoning request has been found consistent with all criteria.*





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# Requested Code Modifications

*Related Application # RD-21-4095*

WAIVERS OR DEFICIENCIES	REQUIRED/ALLOWED	PROPOSED	DEFICIENCY
a) <b>Primary Street Setback</b> - Federal Highway - Atlantic Shores Blvd	Min. 15 feet to Max. 20 feet	13 feet 3 inches	2 feet 9 feet 9 inches
a) <b>Secondary Street Setback</b> NE 8 <sup>th</sup> Street	Min. 10 feet	0 feet 8 inches	9 feet 4 inches
a) <b>Street Setback above 5<sup>th</sup> Floor</b>	Min. 20 feet	0 feet (NE 8 <sup>th</sup> ST) 1 inch (N. Federal Hwy.); 3 inches (Atlantic Shores Blvd.)	19 feet 9 inches to 20 feet
a) <b>Rear Setback</b>	Min. 10 feet	3 feet	7 feet
a) <b>Rear Setback Above the 5<sup>th</sup> Story</b>	Min. 30 feet	3 feet	27 feet
a) <b>Civic Open Space</b>	Exceeding Base Height 7.5%	0%	100%
a) <b>Loading Zone (12 feet x 30 feet)</b>	1 loading zone	None	1 loading zone



# RAMs REVIEW CRITERIA

## Application #RD-21-4096

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

*The request has been found consistent with 3 out of 4 criteria for Redevelopment Area Modifications.*



# MAJOR DEVELOPMENT REVIEW CRITERIA

There are 9 criteria for major development reviews: *ie. Water; sewer; green building; access; circulation and parking; public transportation; infrastructure...*

- *Project has been found consistent with criteria subject to staff's conditions of approval.*





# **Staff Recommendation/Proposed Action** **Application #Z-21-4095**

The City Commission approve First Reading of the rezoning/Map amendment application to change the zoning designation of the property from Central RAC/Transitional Mixed-Use Subdistrict to Central RAC/RAC Corridor Subdistrict and schedule Second Reading for November 2, 2022.



# **Staff Recommendations/Proposed Action** **Applications #RD-21-4096 and #DB-21-4094**

**Application #RD-21-4096 (RAMs) –**

***NO ACTION REQUIRED UNTIL SECOND READING OF REZONING ORDINANCE.***

**Application #DB-21-4094 (Major Development)-**

***NO ACTION REQUIRED UNTIL SECOND READING OF REZONING ORDINANCE.***



# **Staff Recommendations/Proposed Action**

## **Application #DB-21-4094 Proposed conditions of approval:**

***(NO ACTION REQUIRED UNTIL SECOND READING OF REZONING ORDINANCE)***

1. Payment of the City's water impact fee in the amount of \$50,928.88.
2. Payment of the City's sewer impact fee in the amount of \$71,720.46.
3. Payment of the City's transportation mitigation cost of \$143,816.
4. Installation of sidewalks, and landscaping improvements along NE 8th Street, Federal Highway, and Atlantic Shores Boulevard as reflected on the plans.
5. Obtain Green Gloves-3 Gloves certification or another recognized green building agency as determined by the City.
6. The developer shall construct and maintain in perpetuity the City Parcel for public use subject to the design's approval by the City Manager or designee of an open brick paver plaza, sidewalks, public parking spaces, furniture, landscaping and irrigation, as shown on the plans as may be modified per the City's approval. There shall be no direct access from the building to the City Parcel or commercial activity as restricted by the quit-claim deed for the Parcel by FDOT.



## **Staff Recommendation/Proposed Action**

### **Application #DB-21-4094 Proposed conditions of approval -cont'd:**

7. Installation of artwork in the public plaza accessible to the public which shall be reviewed by the directors of the CRA and Sustainable Development for location, content and design.
8. Installation of traffic diverters on Atlantic Shores Boulevard near Federal Highway to prohibit northbound left turns from the alley onto westbound Atlantic Shores Boulevard.
9. Fourteen (14) electric vehicle charging stations shall be provided as reflected on the plans.
10. Execution of a Unity of Title covenant joining all the lots into a unified development parcel prior to issuance of the building permit.
11. The treatment of the garage shall adequately screen the cars within the garage.



# City Commission Public Hearing

Atlantic Village 4, LLC

**Atlantic Village - Phase 4**

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