

Office Tower 1800

1800 East Hallandale Beach Boulevard



Major Development Review | Redevelopment Area
Modifications (RAMs)

Application No. DB-24-03578 | RD-24-03580

City Commission

March 4, 2026

Department of Sustainable Development (DSD)

Aerial View

Applicant:

PPG 1800 HBB Owner, LLC

Project:

Office Tower 1800

Location:

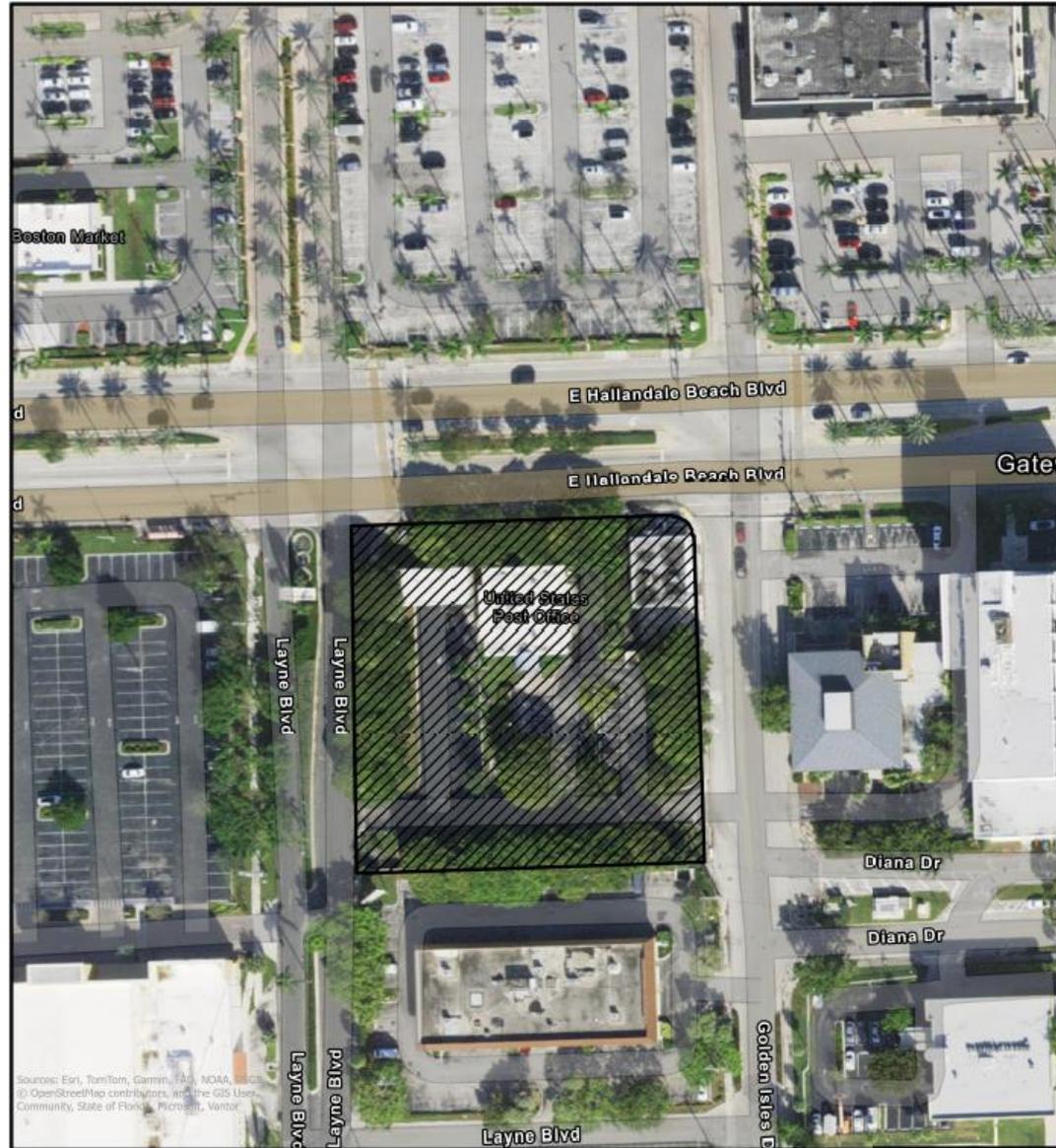
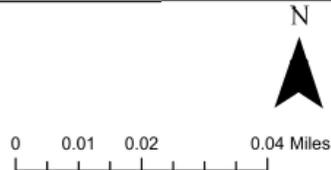
1800 East Hallandale Beach Blvd.

**Zoning: HBB District – HBB
East Subdistrict**

1800 E HALLANDALE BEACH BLVD | 514226080010, 514226080012, 514226080010



Legend
Subject Property



Zoning Map

Applicant:

PPG 1800 HBB Owner, LLC

Project:

Office Tower 1800

Location:

1800 East Hallandale Beach Blvd.

**Zoning: HBB District – HBB
East Subdistrict**



Request

1. Major Development Review approval:

A 22-story office building containing 255,453 square feet of office/retail space.

2. Redevelopment Area Modifications (RAMs):

- a) to allow for a 20-foot street setback along East Hallandale Beach Boulevard above the 5th floor in lieu of the required 25 feet.
- b) to allow for a 15-foot street setback along Layne Boulevard above the 5th floor in lieu of the required 20 feet.
- c) to allow a 10-foot rear setback above the 5th floor in lieu of the required 30 feet.
- d) to allow the civic open space to exceed the maximum width-to-depth ratio.
- e) to allow for a reduction of 34 parking spaces associated with the office amenity floor area.
- f) to allow the utilization of mechanical car lifts on level 2 of the parking structure.
- g) to allow 2 monument signs on EHBB, where one is permitted.

Applicant's Proposal



- *A 22-story office building*
- *235,869 square feet of office space*
- *19,584 square feet of tenant amenities*
- *9,890 square feet of retail at ground level.*
- *7.75% civic open space (7.5% is required)*
- *696 parking spaces (730 is required)*
- *111 EV parking spaces*
- *38 bicycle spaces (35 required)*
- *38 on-site trees and 20 street trees*
- *Amenity floor including a pool, fitness center, paddleball and pickleball courts.*

Background



Developer's Community Meeting Required

There were 2 Community Meetings held for this Project:

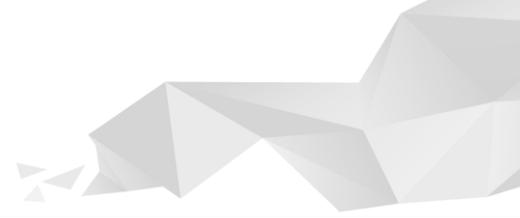
- 1st Community Meeting: **February 25, 2025**, was well attended, with residents expressing concerns primarily related to traffic and drainage.

The Applicant subsequently amended the proposal, including a reduction in the number of stories and revisions intended to address neighborhood impacts.

- 2nd Community Meeting: **October 27, 2025**. Approximately 17 residents attended.

January 13, 2026 – The Planning and Zoning Board recommended approval of the Major Development and RAM applications by a vote of 5 to 0.

Existing Conditions

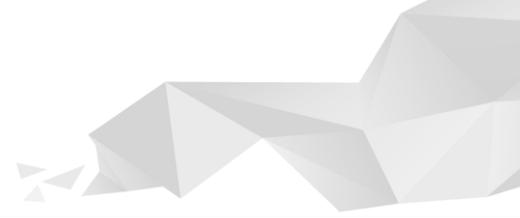


Hallandale Beach Boulevard (Northeast) View

Hallandale Beach Boulevard (North) View



Existing Conditions

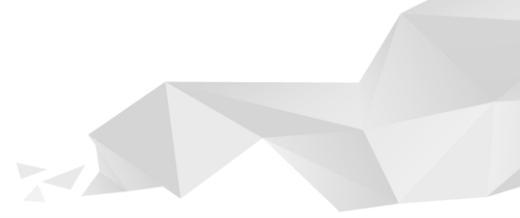


Layne Boulevard Entrance (Southwest) View

Golden Isles Drive (Southeast) View



Renderings

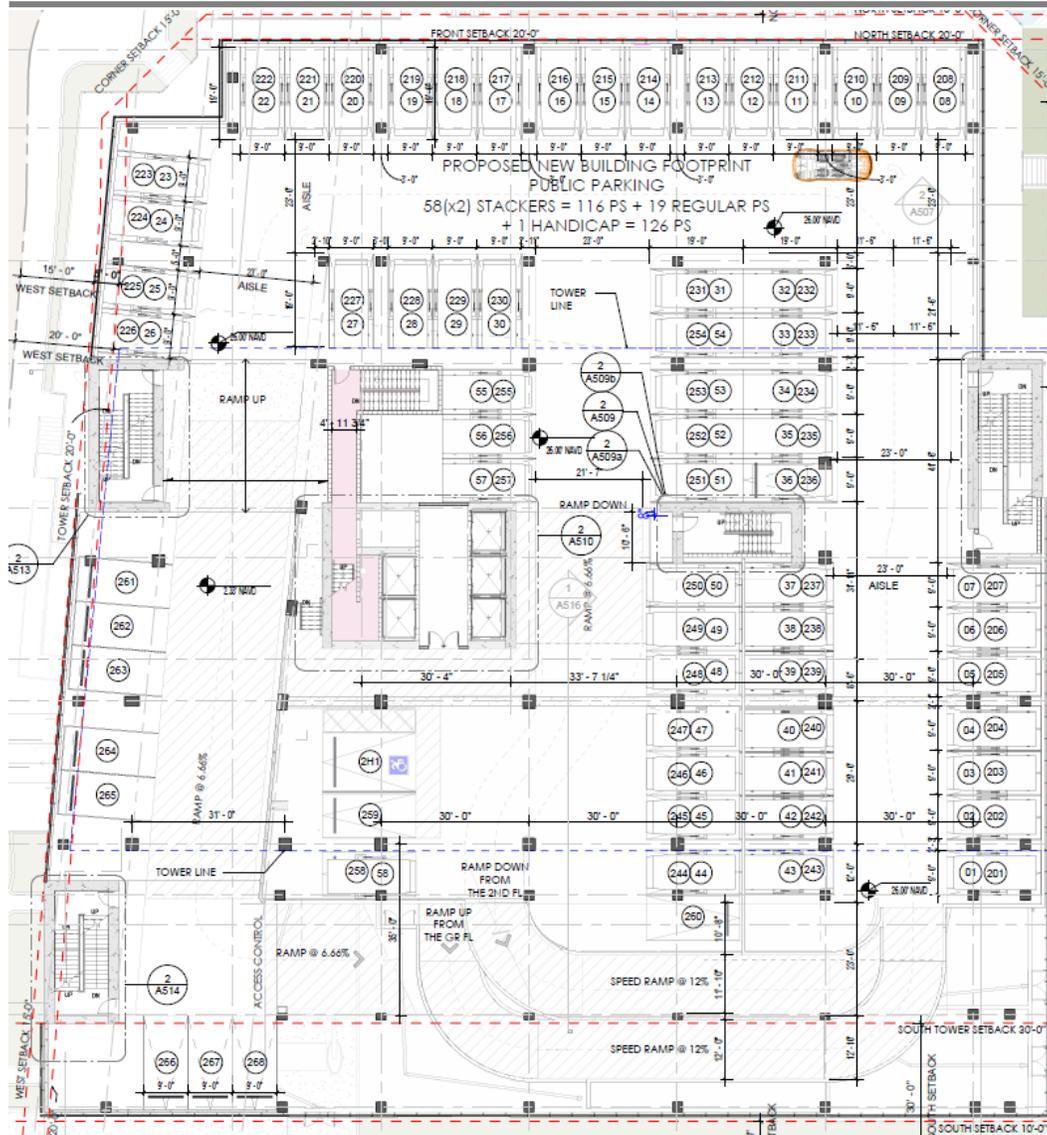


Southwest Corner View

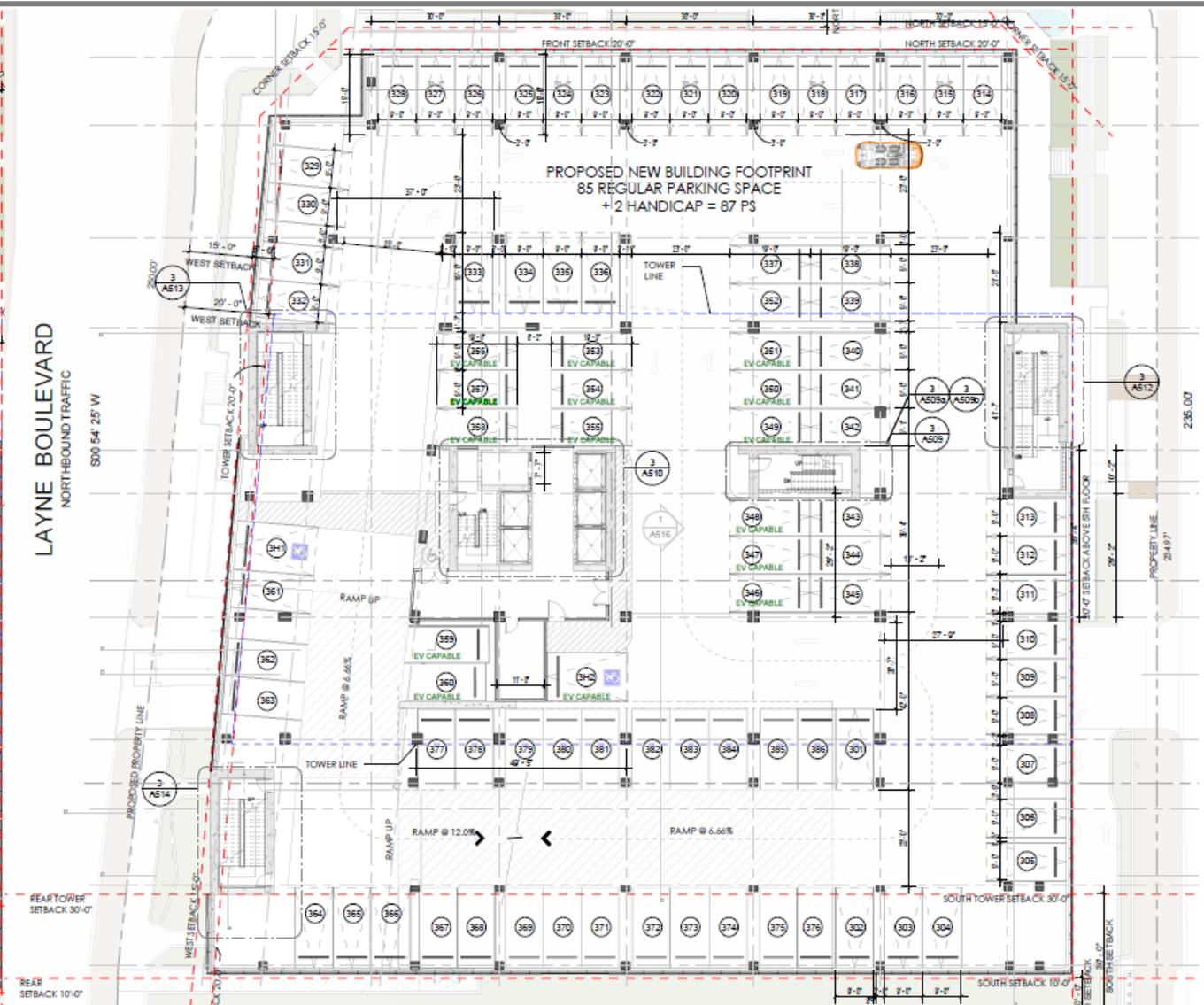


Northeast Corner View

Parking Plan

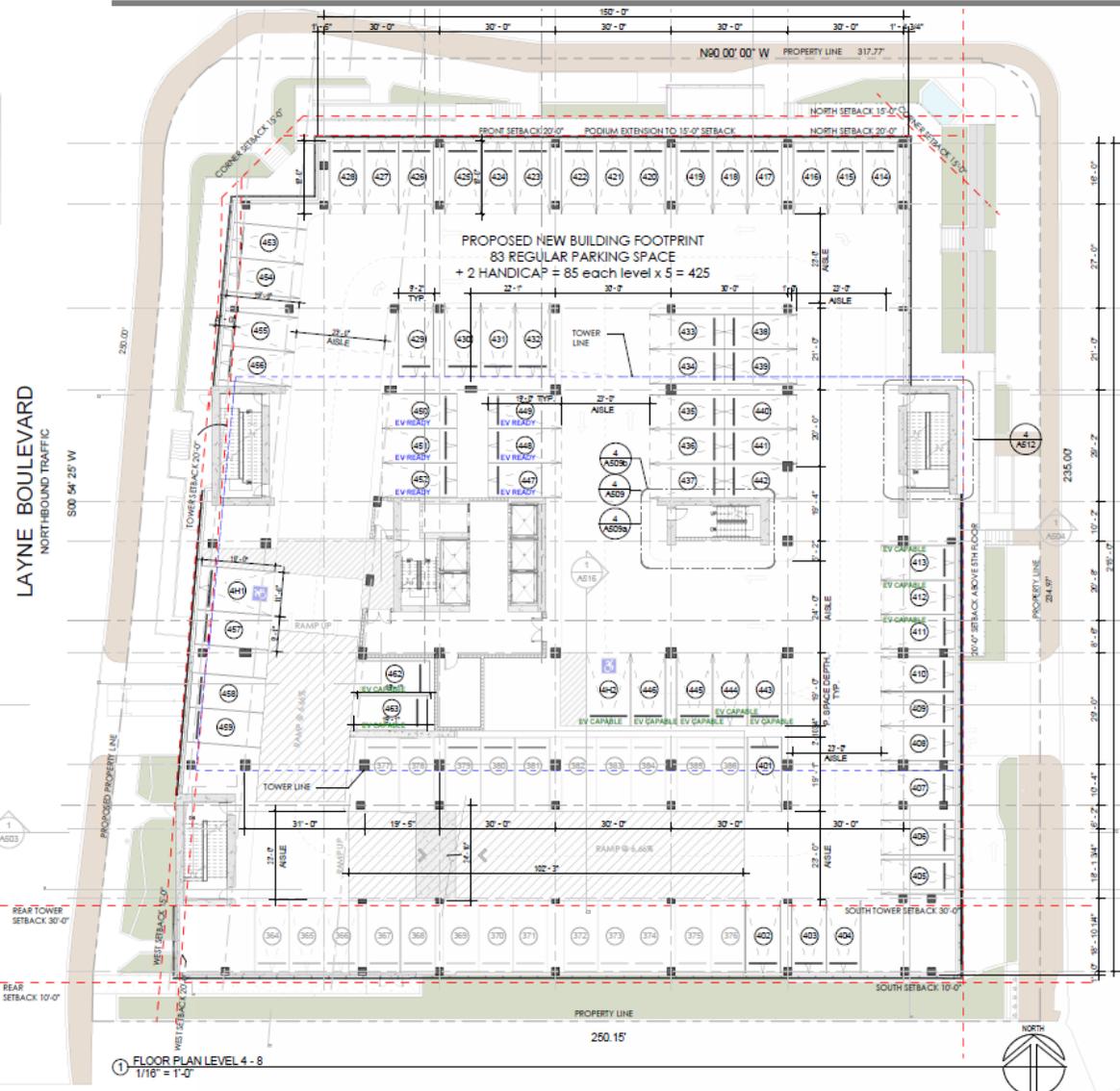


Level 2

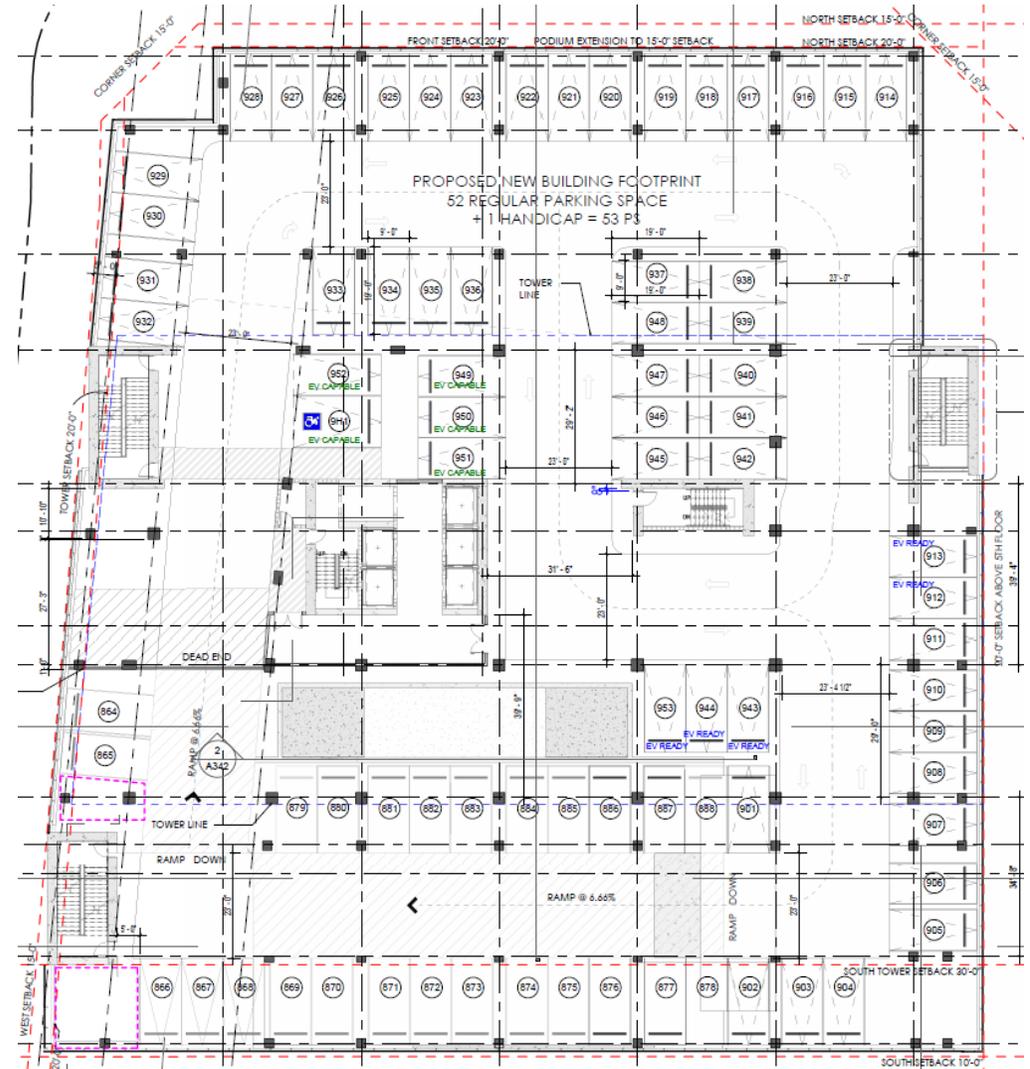


Level 3

Parking Plan

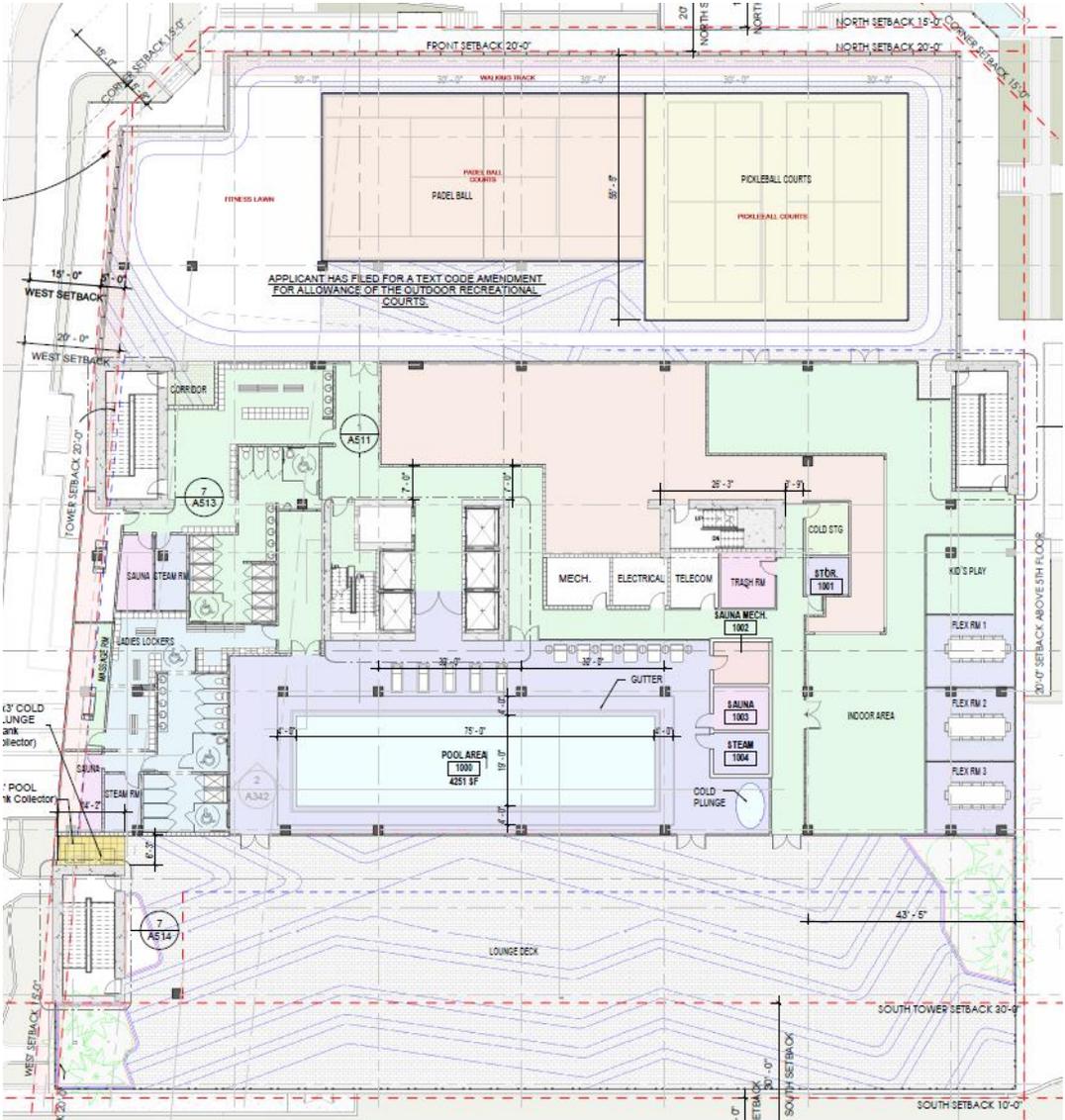


Floors 4-8

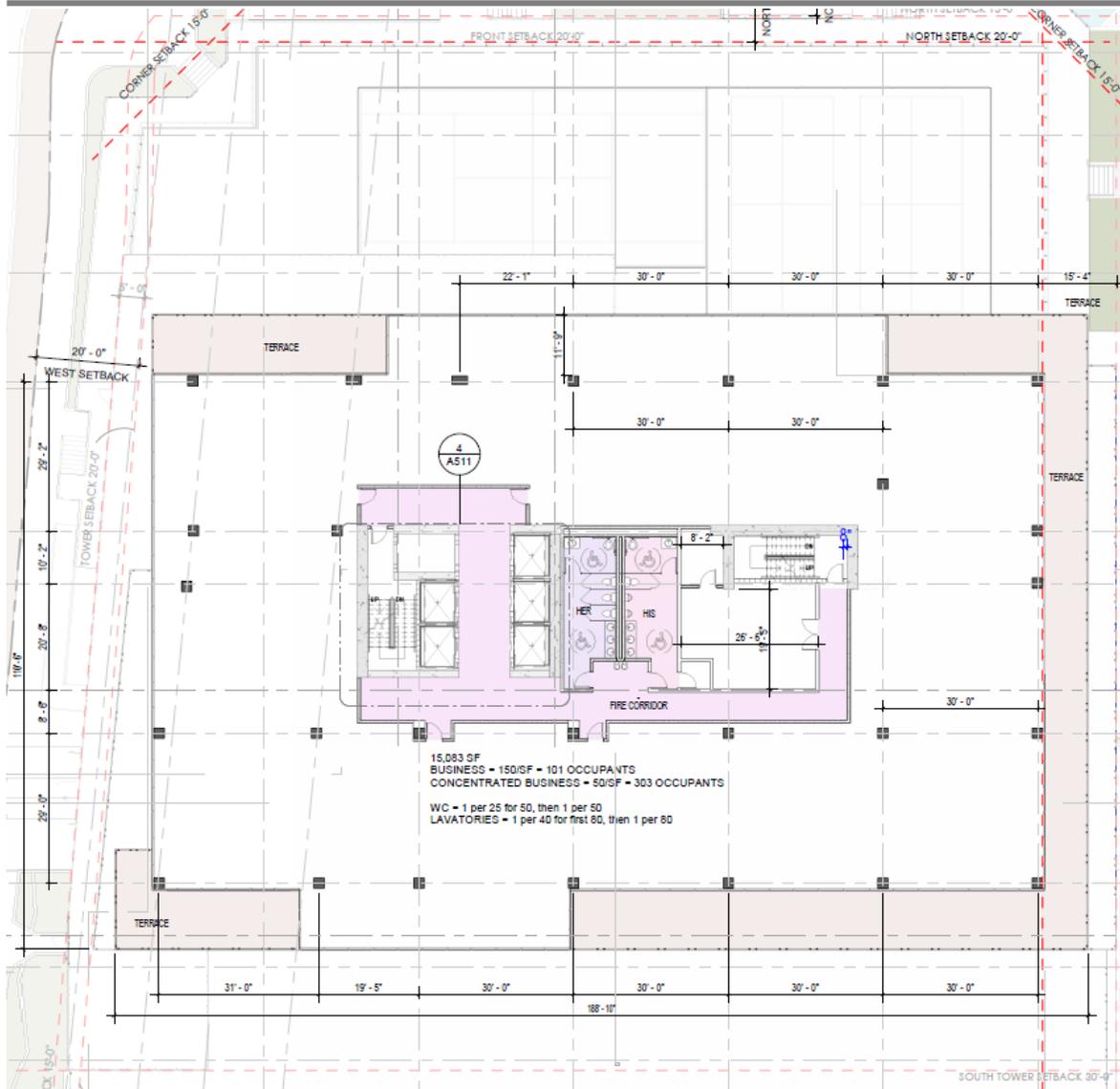


Floor 9

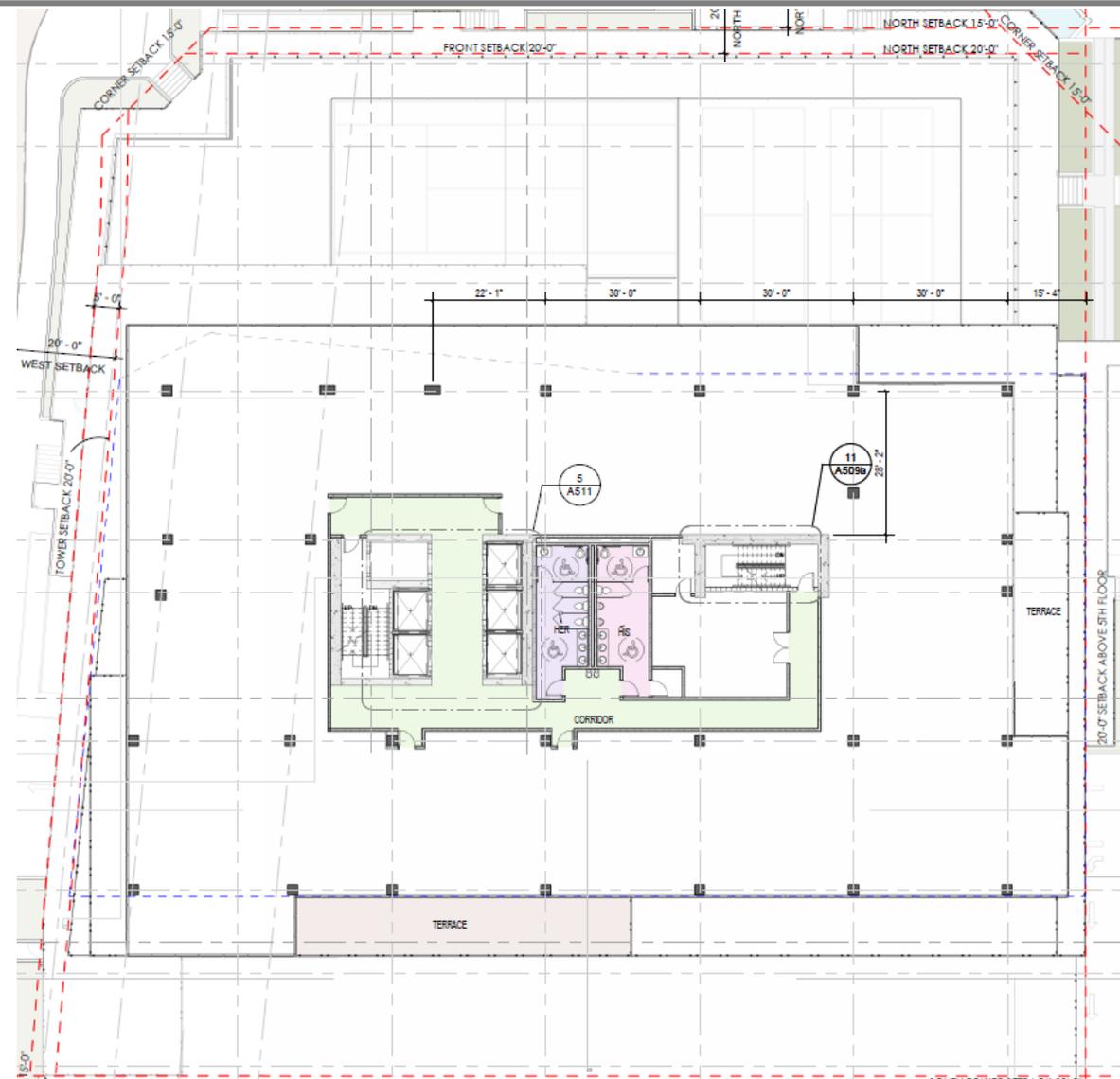
Amenity Plan (Level 10)



Office Plans

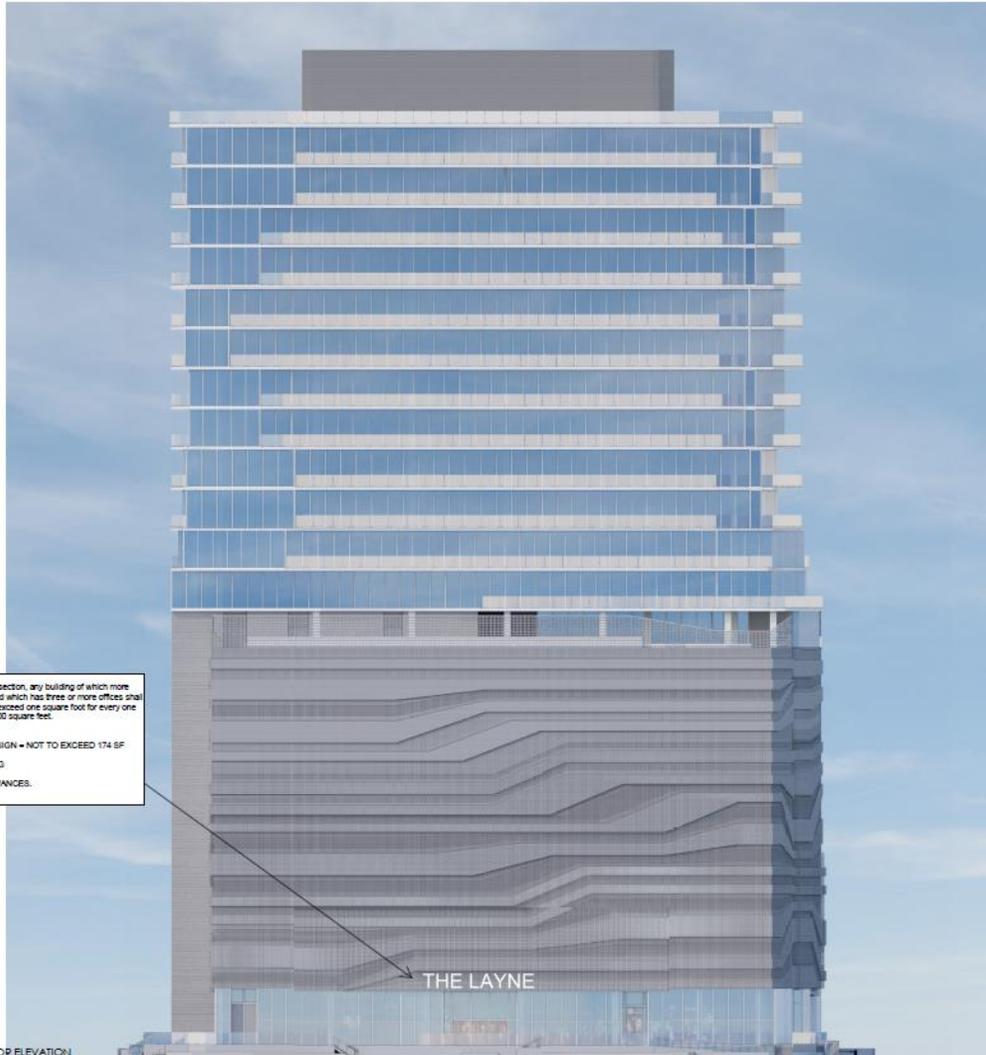


Levels 13, 14, 21, 22



Levels 15, 16, 19, 20

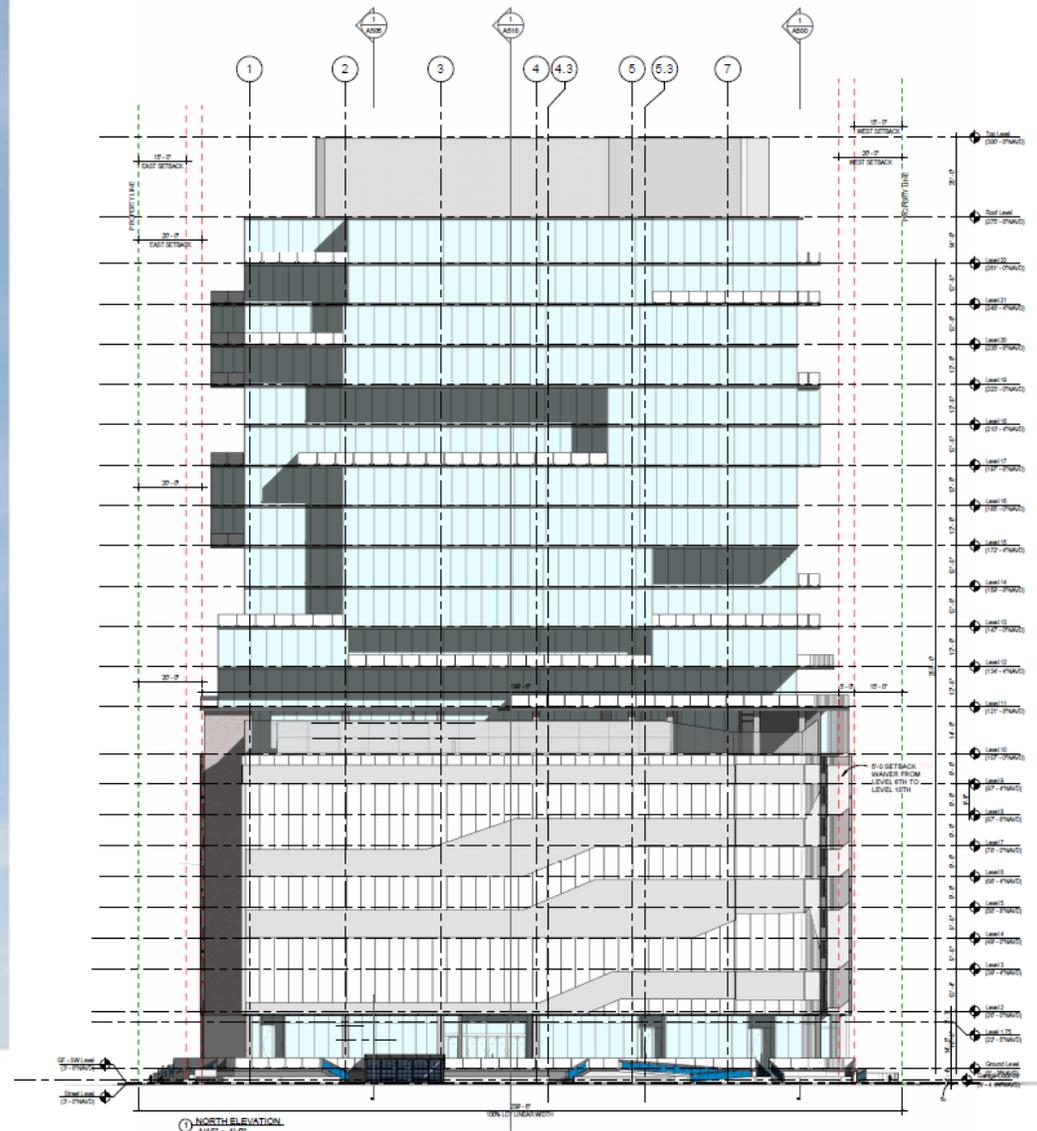
North Elevation



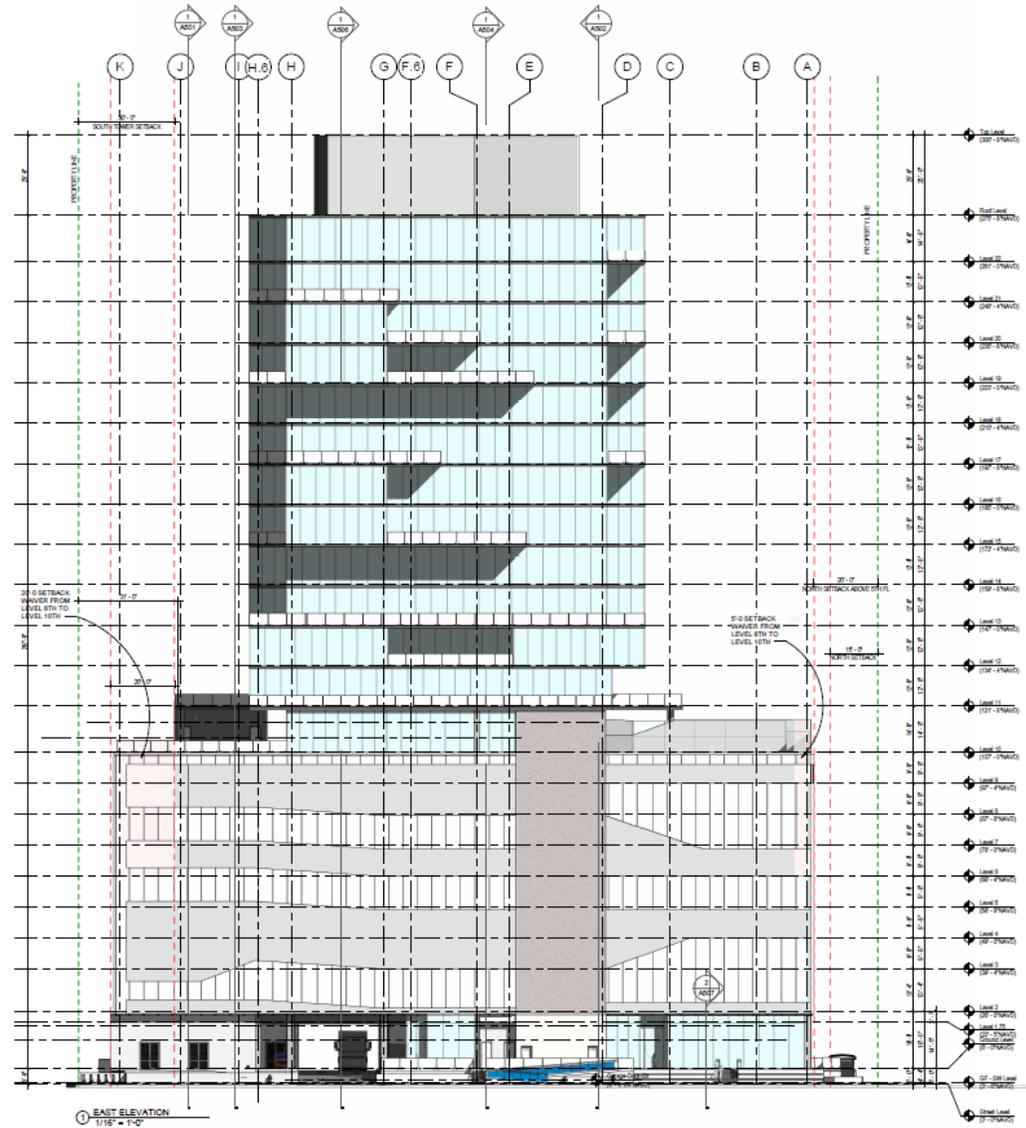
SIGNAGE NOTE:
 In addition to the signs permitted in subsection (d) (1)–(8) of this section, any building of which more than 75 percent of the gross floor area is used for office space and which has three or more offices shall be permitted one building identification wall sign, which shall not exceed one square foot for every one linear foot of main street building frontage, up to a maximum of 200 square feet.

PROPOSED FRONTAGE = 174'-10"
 PROPOSED SQUARE FOOTAGE OF WALL IDENTIFICATION SIGN = NOT TO EXCEED 174 SF
 APPROXIMATE PROPOSED DIMENSIONS = 5' TALL X 34.8' LONG
 note: SIGN WILL HAVE ILLUMINATION AS PER CODE ALLOWANCES.

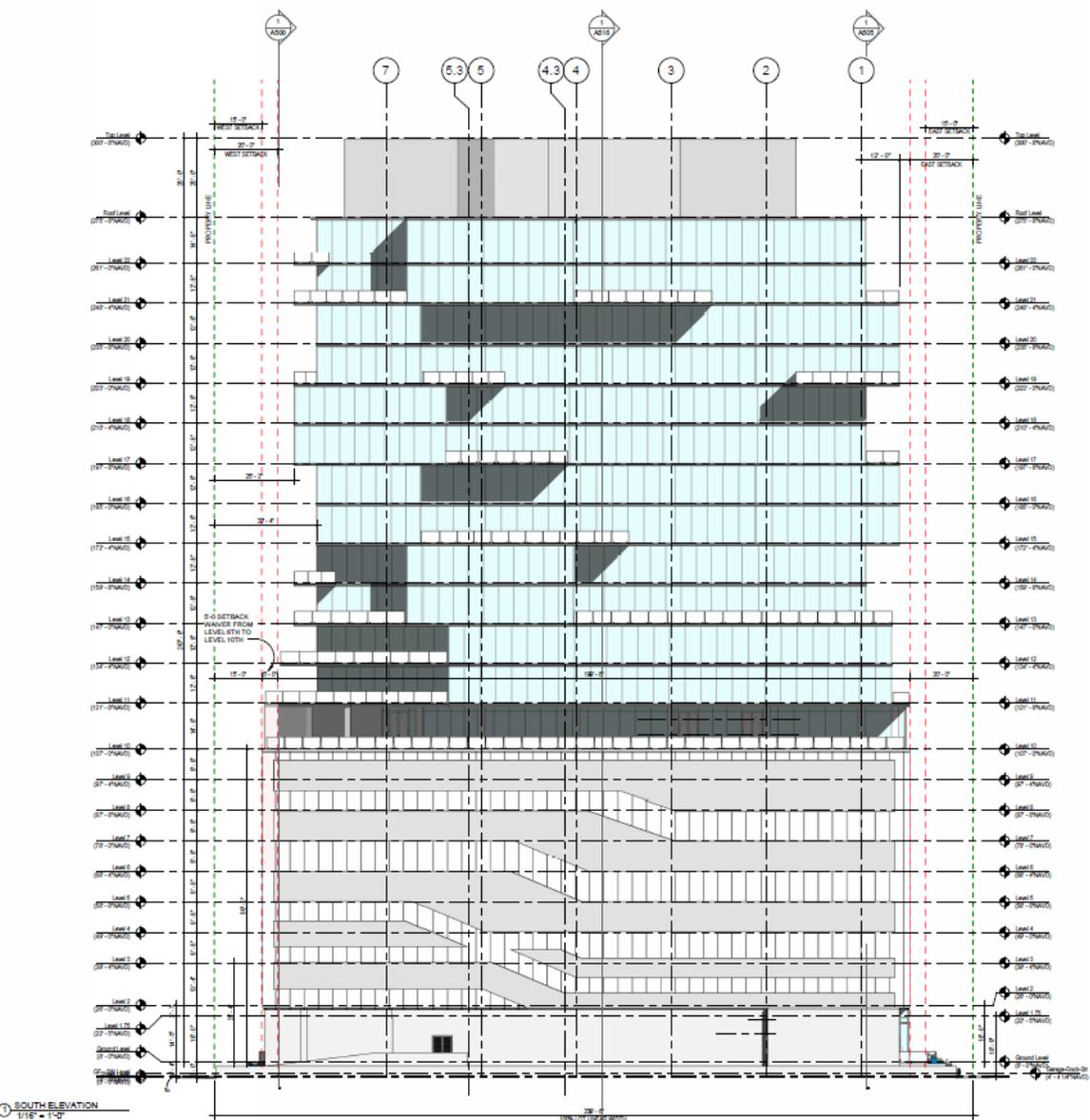
NORTH COLOR ELEVATION



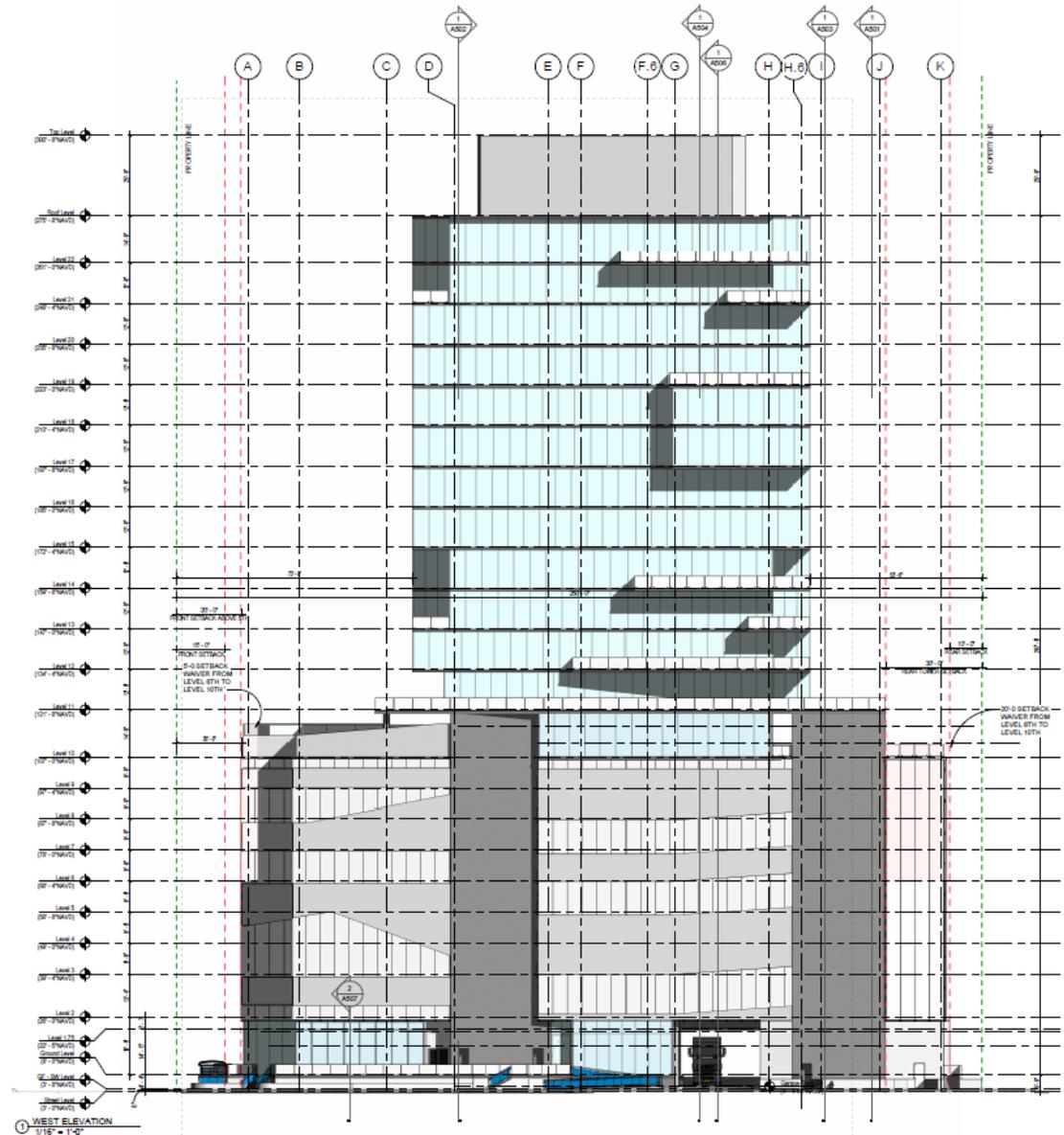
East Elevation



South Elevation

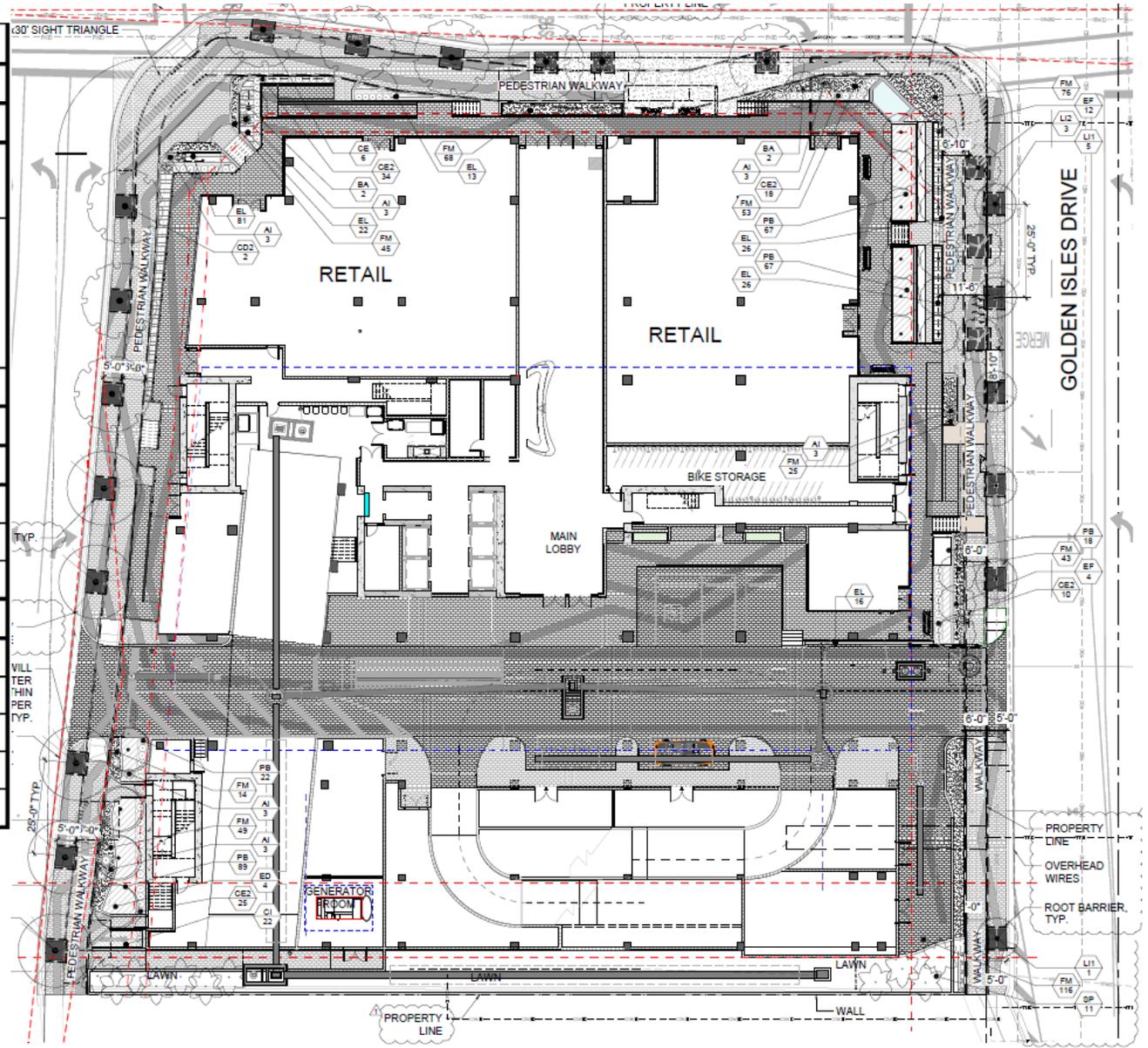


West Elevation



Landscape Plan

Landscape Area Requirements		
Site in sqft.	57,716.70 sqft.	
	Required	Provided
SubDistrict	Hallandale Beach Boulevard East	
% of landscape	5,771.67 sqft. (10%)	5,857 sqft. (10%) 5,389 sqft. (Ground Floor) 468 sqft. (50% of 936 sqft. on Amenity Level)
1 tree per 1500 sqft.		
	Required	Provided
Trees		
Street Trees	20	20
Site Trees	38	38
Total Site Trees (Site+street)	58	58
	Required	Provided
Tree Diversity	5 species	6 species
Drought tolerant trees	30 (50%)	58 (107%)
Native Trees	30 (50%)	41 (65%)
Turf Max	4,040.17 sqft. (70%)	1,550 sqft. (27%)
Hedges/Plants Drought tolerant	30%	100%



RAMs

RAM	REQUIRED/ALLOWED	PROPOSED	DEFICIENCY
1. Primary Street Setback Requirements	25 feet	20 foot	5 feet
2. Side Street Setback Requirements	20 feet	15 feet	5 feet
3. Rear Setback	30 feet	10 feet (floors 6-10) 42'-10" ft (floors 11-22)	20 feet (floors 6-10)
4. Civic Open Space width-to-depth ratio	Depth shall be no more than 2.5 times the width, and the width no more than 5 times the depth	Width (151 feet) is more than 5 times the depth (20.8 feet)	N/A
5. Off-Street Parking Spaces	730	696	34
6. Car Lift Utilization	Not allowed	116 spaces by mechanical lifts	-
7. Monument Signs	1	2	1

Findings



Major Development Review Application No. DB-24-03578

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

Redevelopment Area Modification (RAM) Waiver Application No. RD-24-03580

Staff finds that the request is generally consistent with the criteria for RAMs as noted in the staff report.

Proposed Conditions



1. Parking by lifts shall be by valet parking only. The parking restrictions shall be in the form of a covenant running with the land and recorded prior to the issuance of a building permit.
2. Payment of City Impact fees (estimated):
 - a. Water impact fee in the amount of \$189,075.80.
 - b. Sewer impact fee in the amount of \$239,638.95.
 - c. Development Impact fees in the amount of \$929,443.24.
3. Provide forty-one (41) electric vehicle charging stations and 70 parking spaces EV Capable.
4. Contract with the City for roll-out service by the Sanitation Division for trash disposal.
5. A Unity of Title, in a form acceptable to the City Attorney, shall be recorded prior to the issuance of the building permit.

Proposed Conditions (cont'd)



6. The parking garage shall be screened to the satisfaction of the DSD Director.
7. The civic open space shall include street furnishings, sidewalks, street furniture, landscaping, and irrigation as required by Code. Street furnishings shall be approved by the DSD Director.
8. Payment into the City's Tree Preservation Fund in the amount of \$8,200 for tree mitigation.
9. Payment of \$132,452 to fund the replacement of the eastbound bus shelter adjacent to the site and the westbound bus shelter across Hallandale Beach Boulevard, prior to the issuance of the building permit.

Proposed Conditions (cont'd)



10. Implement traffic mitigation improvements as recommended by the City's traffic consultant and approved by FDOT and Broward County, including the following:
 - a. The existing bus bay adjacent to the site on East Hallandale Beach Boulevard shall be extended to Golden Isles Drive to provide a right-turn lane and improved in accordance with Broward County Transit requirements.
 - b. The existing westbound left-turn lane on East Hallandale Beach Boulevard at Golden Isles Drive shall be lengthened, as permitted by FDOT, to increase vehicle storage capacity.
 - c. Dedication of the public street and sidewalks for the portions of Layne Boulevard and East Hallandale Beach Boulevard pursuant to the Easement Agreement dated December 1981 in a form acceptable to the City Attorney, prior to the building permit.
 - d. On Golden Isles Drive, the northbound lanes shall be restriped to provide two left-turn lanes (center lane through/left-turn) onto East Hallandale Beach Boulevard, and the traffic signal shall be optimized to accommodate projected traffic volumes, subject to FDOT and Broward County approval.

Proposed Conditions_(cont'd)

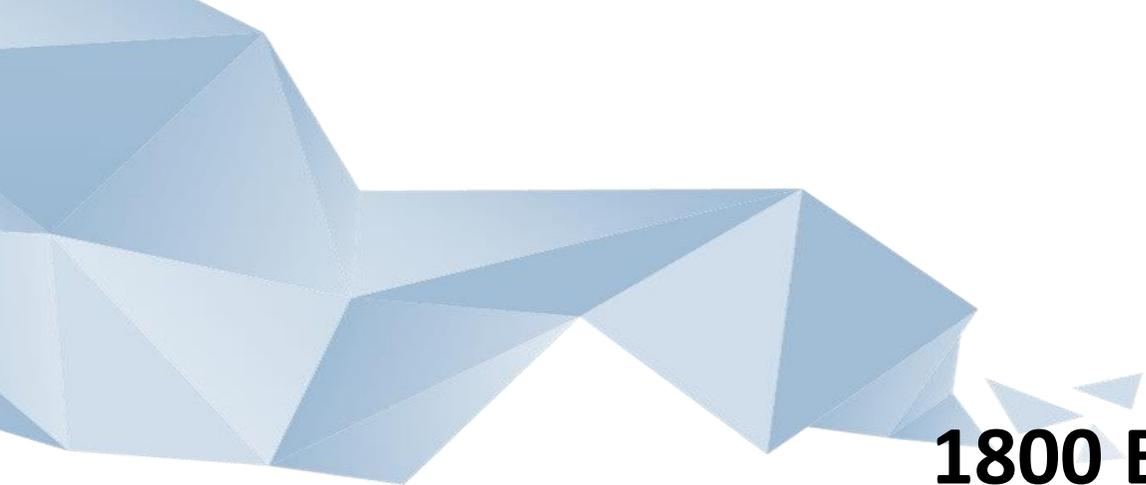


- e. On Layne Boulevard, the northbound lanes shall be restriped to provide two left-turn lanes onto East Hallandale Beach Boulevard, and the traffic signal shall be optimized to accommodate projected traffic volumes, subject to FDOT and Broward County approval.
 - f. Vehicle queueing associated with valet operations shall not be permitted on Golden Isles Drive or Layne Blvd. The applicant shall modify valet operations, including staffing or procedures as deemed necessary by the City to prevent any overflow or queueing within the public right-of-way.
 - g. “No Parking” signage shall be installed along the project’s street frontage on Golden Isles and Layne Blvd.
11. Compliance with the Green Building requirements of the Florida Green Building Coalition Gold level certification or another recognized green building agency as determined by the City.
12. A green building bond in the amount of 3% of the master building permit construction cost of the project shall be submitted to the City prior to issuance of a building permit.

Recommendations



Staff recommends the City Commission consider the applications with the proposed conditions.



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