



## 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>3/4/2026</b>	<b>26-018</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 Required:	P.O. Required:	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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: 3/4/2026			Estimated End Date: 3/4/2026		

**SHORT TITLE:**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATION # DB-24-03578 FOR MAJOR DEVELOPMENT PLAN APPROVAL, AND APPLICATION # RD-2-03580 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) BY PPG 1800 HBB OWNER, LLC TO CONSTRUCT 1800 EHBB, A 22-STORY OFFICE BUILDING CONTAINING APPROXIMATELY 235,869 SQUARE FEET OF OFFICE SPACE, 19,584 SQUARE FEET OF TENANT AMENITIES AND 9,890 SQUARE FEET OF GROUND-FLOOR RETAIL ON THE PROPERTY LOCATED AT 1800 EAST HALLANDALE BEACH BOULEVARD; REQUESTING RAMS RELATIVE TO BUILDING PLACEMENT, CIVIC OPEN SPACE CONFIGURATION, PARKING, AND SIGNAGE; AND PROVIDING AN EFFECTIVE DATE.**

## STAFF SUMMARY:

### **Summary:**

PPG 1800 HBB Owner, LLC is requesting Major Development Plan approval and Redevelopment Area Modifications (RAMs) to construct 1800 EHBB, a 22-story office building containing approximately 235,869 square feet of office space, 19,584 square feet of tenant amenities, and 9,890 square feet of ground-floor retail on the property located at 1800 East Hallandale Beach Boulevard (the "Property").

The applications filed with the City are as follows:

1. Application # DB-24-03578 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code to construct the proposed office building.
2. Application # RD-24-03580 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
  - a) Table 32-211(a) – Hallandale Beach Boulevard East Subdistrict, Building Placement, to allow a 20-foot street setback above the 5th floor along East Hallandale Beach Boulevard in lieu of the required 25 feet.
  - b) Table 32-211(a) – Hallandale Beach Boulevard East Subdistrict, Building Placement, to allow a 15-foot street setback above the 5th floor along Layne Boulevard in lieu of the required 20 feet.
  - c) Table 32-211(a) – Hallandale Beach Boulevard East Subdistrict, Building Placement, to allow a 10-foot rear setback above the 5th floor in lieu of the required 30 feet.
  - d) Section 32-202(a)(3) – Civic Open Space Requirements, to allow the civic open space to exceed the maximum width-to-depth ratio.
  - e) Table 32-214(a) – Minimum Number of Off-Street Parking Spaces Required per Use, to allow for a reduction of 34 parking spaces associated with the office amenity floor area.
  - f) Section 32-453 – Parking Design Requirements, in order to utilize mechanical car lifts on level two of the parking structure.
  - g) Section 32-606(d)(2) to allow 2 monument signs on East Hallandale Beach Blvd, where one monument sign is the maximum permitted.

The Project site currently contains an existing one-story former post office and a one-story office building, both of which are no longer in operation and are proposed to be demolished as part of the redevelopment.

### **Background:**

In addition to the Major Development Plan approval presented for Planning and Zoning Board consideration, the Applicant is requesting Redevelopment Area Modifications (RAMs) as part of the proposed project. Section 32-135(a) of the City Code authorizes the City Commission to modify specified development standards through the RAM process in lieu of a variance, provided that all applicable criteria set forth in Article III, Section 32-135(a) are satisfied. The City Commission may also impose reasonable

conditions of approval to mitigate any potential adverse impacts associated with the requested RAMs.

The Developer's required Community Meeting was held on February 25, 2025, and was well attended, with residents expressing concerns primarily related to traffic and drainage. In response to these concerns, the Applicant subsequently amended the proposal, including a reduction in the number of stories and revisions intended to address neighborhood impacts.

Following these revisions, a second community meeting was held on October 27, 2025. Approximately 17 residents attended, and the meeting was conducted over the course of the day, from 9:00 a.m. to 6:00 p.m.

On January 13, 2026, the Planning and Zoning Board heard the Major Development and Redevelopment Area Modification (RAM) applications. The Board recommended approval of the applications by a vote of 5 to 0, subject to staff's conditions. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3.

### **Current Situation:**

#### Analysis

#### Development Details

The applicant's plans depict the following:

1. A parcel consisting of 57,716.70 square feet of gross land area (approximately 1.32 acres after dedication), generally located between Layne Boulevard and Golden Isles Drive, with East Hallandale Beach Boulevard forming the northern boundary.
2. Two existing one-story buildings are currently on the site, both of which are proposed to be demolished pursuant to approved demolition permits.
3. A 22-story office building containing approximately 235,869 square feet of office space, 19,584 square feet of tenant amenities, and 9,890 square feet of ground-floor retail. The maximum base building height permitted is 10 stories, and a maximum height of 25 stories may be approved by the City Commission.
4. A structured parking facility providing 696 parking spaces. A total of 730 parking spaces are required; therefore, the Applicant has requested a waiver of 34 parking spaces.
5. Four (4) short-term bicycle spaces are provided to satisfy the civic open space requirement. In addition, a total of 38 bicycle spaces are proposed, consisting of 19 long-term bicycle storage spaces and 19 short-term bicycle spaces, exceeding the minimum requirement of 35 bicycle spaces.
6. A total of 111 electric vehicle (EV) parking spaces are proposed, including 36 EV-ready, 6 EV-universal, and 70 EV-capable spaces. (110 EV spaces requested).
7. Ten percent (10%) of the site is proposed to be landscaped, which meets the minimum landscaping requirement.
8. The proposed civic open space totals 4,470.42 square feet, representing approximately 7.7% of the site, exceeding the minimum requirement of 7.5%.

9. A six-foot-wide pedestrian walkway is proposed along Layne Boulevard and Golden Isles Drive, meeting the minimum required width.
10. A total of 38 on-site trees are provided for credit, satisfying the minimum on-site tree requirement.
11. A total of 20 off-site trees are provided for credit, meeting the minimum off-site tree requirement.
12. The Project is required to comply with the City's minimum green building standards.
13. The 10th-floor amenity level includes a lap pool, fitness center, sauna, steam room, and paddleball and pickleball courts.

Comprehensive Plan Considerations

The property is designated General Commercial on the City's Future Land Use Map. The proposed office building by the applicant is permitted under the land use category. The proposed development will assist in furthering the goals, objectives, and policies of the City's Comprehensive Plan as detailed in the Planning and Zoning Cover memo incorporated herein by reference.

Applicable Codes and Ordinances

1. The proposed office and retail uses are permitted within the Hallandale Beach Boulevard District / Hallandale Beach Boulevard East (HBB East) Subdistrict, and the proposed tenant amenities are permitted as accessory uses to the office use.
2. The proposed development consists of a 22-story office building with tenant amenities and ground-floor retail. Pursuant to Section 32-211(a) of the City Code, the maximum base building height permitted is 10 stories, and a maximum height of up to 25 stories may be approved by the City Commission.

Additionally, Section 32-194(a)(4) limits individual story height to 12 feet and provides that any story exceeding 12 feet in height shall be counted as two stories for the purpose of measuring building height. The building contains one story that measures 13 feet 4 inches, and two stories that measure 14 feet 8 inches, which exceed the maximum permitted story height of 12 feet. Accordingly, although the building contains 22 floor levels, it is deemed to be 25 stories for height calculation purposes pursuant to the City Code.

3. The applicant requests that the requirements set forth below in items 3(a) through 3(f) be waived by the City Commission pursuant to Section 32-135(a) of the Code. The following chart summarizes the requested RAM waivers associated with Application # RD-24-03580, as further discussed below:

	<b>WAIVERS OR DEFICIENCIES</b>	<b>REQUIRED/ALLOWED</b>	<b>PROPOSED</b>	<b>DEFICIENCY</b>
a	Building Placement <i>Street above the 5<sup>th</sup> floor</i>	25 feet (EHBB)	15 feet	10 feet
b	Building Placement <i>Street above the 5<sup>th</sup> Floor</i>	20 feet (Layne Blvd)	15 feet	5 feet

c	Building Placement <i>Rear Setback above the 5<sup>th</sup> floor</i>	30 feet	10 feet (floors 6-10) 42'-10" feet(floors 11-22)	20 feet (floors 6-10)
d	Civic Open Space Configuration	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
e	Parking	730 spaces	696 spaces	34 spaces
f	Mechanical Parking Lifts	Not Allowed	59 (118 spaces) mechanical parking lifts	N/A
g	Signs	One monument sign	Two monument signs	N/A

4. The Parking Code does not provide parking by mechanical lifts. Since the applicant proposes 118 spaces by lifts, a waiver has been requested.
5. Pursuant to Section 32-203, Table 32-203(a), the minimum number of parking spaces required for the proposed office building is 730 spaces after parking reductions allowed per the recently adopted Ordinance #2025-005. A total of 696 parking spaces is proposed, resulting in a shortage of 34 spaces. The applicant has requested a waiver.
6. Per Section 32-606(d), developments shall be permitted one monument sign not to exceed a sign area of 60 square feet. The applicant proposes two 60-square-foot monument signs placed at the northwest and northeast corners of the property on Hallandale Beach Blvd. A waiver has been requested to allow 2 monument signs, 60 square feet each, on the property.

Major Development Review Criteria

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

1. Natural Environment (and existing conditions)

The property consists of 2 lots with one existing structure on each lot to be demolished and landscaping to be removed and mitigated appropriately. In accordance with City requirements, the applicant shall mitigate the reduction in existing tree canopy by contributing \$8,200 to the City's Tree Preservation Fund.

2. Open Space

The development satisfies all landscaping requirements, providing 38 on-site trees where 38 are required, and 20 off-site trees where 20 are required. The landscape plan includes

a mix of canopy and ornamental trees and shrubs, including Spanish Stopper, Crape Myrtle, Verawood, Japanese Blueberry, and Pitch Apple, in compliance with the required species, quantity, and height standards. Green Buttonwood and Crape Myrtle trees are proposed as street trees.

Approximately 18.9% of the property will be landscaped open space, which exceeds the minimum 10% required by Code. A civic open space area of 7.5% (4,328 square feet) is required per Code, and 7.75% (4,470 square feet) is proposed, which exceeds the required standard.

The civic open space will include street furnishings, sidewalks, street furniture, landscaping, and irrigation as required by the Code.

### 3. Circulation and Parking

The parking required for the proposed use is 730 spaces and 696 spaces are provided, therefore, the proposal does not meet the Code by 34 parking spaces. A waiver to reduce the required parking from 730 to 696 spaces, and a 4.6% parking reduction has been requested.

### 4. Access Control

Vehicular access is proposed via a one-way driveway from Golden Isles Drive, with egress onto Layne Boulevard. The driveway provides access to the valet drop-off area and the internal parking garage ramp. The first level of the parking garage will remain ungated.

### 5. Public Transportation

The subject site is served by existing mass transit facilities, including the City's mini-bus service and Broward County Transit routes serving the surrounding area. The proposed development site is served by existing bus stops and Broward County Transit routes operating eastbound along Hallandale Beach Boulevard, with a bus stop located directly adjacent to the site.

As part of the project, the existing bus stop and shelter adjacent to the site are required to be improved, including replacement of the shelter. Additionally, the westbound bus shelter (Stop ID #007), located across Hallandale Beach Boulevard which is served by both Broward County Transit and the City's mini-bus service, also requires replacement. The Transportation and Mobility Department recommended these shelters be replaced at the applicant's expense. The total cost for the 2 shelters is \$132,452.00. The applicant has agreed to provide the necessary funds to replace both shelters.

### 6. Community Services

A trash room is provided on the first floor of the building area to be accessed from the designated loading zone on the north side of the building. The location of the trash has been determined to be accessible for the City's sanitation vehicles which will service the building.

The applicant is proposing 6-foot sidewalks along Layne Boulevard and Golden Isles Drive as required by Code.

### 7. Concurrency Evaluation

Staff has conducted a concurrency evaluation of the project relative to its impact on water, sewer, solid waste, drainage, 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 approximately 39,801 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. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$189,075.80 for water impact fees as required by Section 30-247 through Section 30-260 of the Code of Ordinances after credits for existing the development.

**Wastewater** – The City has a Large User Agreement with the City of Hollywood and several other communities for wastewater treatment. The wastewater demand for the project is 35,821GPD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay GPD the City \$239,638.95 for sewer impact fees after credits for existing the development.

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 analyzing the project's impacts on existing and projected roadway conditions and design capacities was prepared in accordance with the City's Comprehensive Plan Transportation Element for developments generating 100 or more daily trips. Based on Institute of Transportation Engineers (ITE) trip generation data, the proposed redevelopment is expected to generate approximately 2,215 daily trips. After accounting for existing site trips, the net increase is estimated at 1,080 new daily trips, including 227 new AM peak-hour trips and 251 new PM peak-hour trips.

The Traffic Study was reviewed by the City's traffic consultant, Michael Miller Planning Associates (MMPA). The project traffic engineer, KBP Consulting, determined that the additional trips would not significantly alter the existing level of service (LOS) on the surrounding roadway network. However, KBP Consulting identified several mitigation improvements to accommodate additional traffic on Golden Isles Drive and Layne Boulevard. These improvements include restriping the northbound lanes to provide dual left-turn lanes, optimizing traffic signal operations subject to FDOT and Broward County approval, converting the existing bus bay adjoining the site into a combined bus bay/right-turn lane onto Golden Isles Drive, and lengthening the existing westbound left-turn lane on East Hallandale Beach Boulevard onto Golden Isles Drive to improve vehicle stacking.

MMPA concluded that while the proposed development will add traffic to the roadway network, it will not worsen the existing LOS. MMPA recommended the identified mitigation measures to address the project's traffic impacts, which have been incorporated into staff's recommendations.

Pursuant to the Broward County Trafficways Plan, East Hallandale Beach Boulevard is designated as a 120-foot arterial corridor. No additional right-of-way dedication is required along this roadway. A portion of Layne Boulevard is currently encumbered by a

roadway easement established in 1981 that is scheduled to expire in 2062, which is less than the anticipated lifespan of the proposed development.

To ensure long-term roadway adequacy, staff has recommended that the existing easement along Layne Boulevard be dedicated as a public right-of-way. The applicant has agreed to this dedication, and it is reflected on the submitted site plan.

### **Schools – Not Applicable**

#### **8. Buildings and Structures**

The proposed office building has been evaluated for consistency with the surrounding development pattern and the intent of the Hallandale Beach Boulevard East (HBB East) Subdistrict, which is intended to accommodate higher-intensity development along Hallandale Beach Boulevard. The proposed 22-story height is permitted within the subdistrict with City Commission approval and is comparable to newer and recently approved developments in the vicinity, including Hallandale Oasis (25 stories) to the west, Beachwalk (31 stories) to the east, and Slate (30 stories) and Duo (25 stories) to the north. The proposal has also been reviewed and found generally consistent with the City's Comprehensive Plan, Master Plan, and Hallandale Beach Boulevard Design Guidelines.

Because the proposed building exceeds the 10-story maximum base height, the request is subject to City Commission review. The City Commission may consider the proposal and, at its discretion, determine whether the structure is harmoniously related to the terrain, surrounding buildings, and surrounding neighborhood, and whether it avoids creating incompatible physical or visual relationships through its location, scale, style, color, or texture, consistent with the applicable provisions of the City Code.

#### **9. Energy Conservation/Green Building**

This project requires Green Building certification from 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 requirements 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 265,343 gross square foot of office, retail and amenities is subject to the following fees:

#### **Office Building (255,453 SF):**

Fire Rescue	\$78,424.07
Law Enforcement	\$48,025.16
Parks & Recreation	N/A
Multi-Modal	\$771,978.97

#### **Retail (9,890 SF):**

Fire Rescue	\$6,646.08
Law Enforcement	\$4,064.79
Parks & Recreation	N/A
Multi-Modal	\$20,304.17

**TOTAL: \$929,443.24**

## Redevelopment Area Modification (RAM) Waiver Criteria

The property is located within the Hallandale Beach Boulevard 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 project would result in improvements to the surrounding neighborhood through modern design, streetscape enhancements, and new economic activity.*

*However, the applicable Code standards would not significantly inhibit neighborhood or structural improvement efforts. The subject property could be redeveloped in compliance with the Code without the requested waivers. Strict adherence to the Code would allow redevelopment of the site, although it would require the proposed project to be redesigned and greatly reduced in size and intensity, including modifications related to building placement along the primary street, upper-story setback requirements above the fifth floor, parking, and civic open space configuration standards.*

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 the property and parking areas. ADA accessible access from the parking garage is provided to the lobby, elevator, and other facilities.*

3. The modification adequately provides for the service and emergency vehicle access.

*Appropriate reviewing departments have confirmed the proposal provides adequate access for accessibility for sanitation, fire, and other service and emergency vehicles. 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 30-foot visibility triangle at the corner of Layne Boulevard and East Hallandale Beach Boulevard is provided, as well as the required visibility triangle at Golden Isles Drive and East Hallandale Beach Boulevard.*

### **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.

**Cost Benefit:**

The estimated building permit fee for the project is approximately \$1,824,000 based on the estimated construction cost of \$70 Million. The estimated market value is \$140 Million dollars. It is expected that the proposed development will generate approximately \$1,033,872 in ad valorem revenue, which the City would receive the next year after obtaining a certificate of occupancy.

**STAFF RECOMMENDATIONS:**

Redevelopment Area Modification (RAMs) - Application # RD-24-03580

The Applicant has taken steps to address the site development standards applicable to properties within the Hallandale Beach Boulevard East (HBB East) Subdistrict. The project applications were initially submitted approximately one and one-half years ago and have undergone multiple rounds of review by City staff. Technical comments and issues identified by the Development Review Committee (DRC) were discussed with the Applicant during at least five DRC meetings, and the Applicant submitted multiple plan revisions in response to staff comments and public input.

As part of the proposed development, existing sidewalks adjacent to the property are proposed to be improved to meet current City standards, including widening the sidewalk along Hallandale Beach Boulevard to a minimum width of 10 feet and installing new 6-foot-wide sidewalks along Layne Boulevard and Golden Isles Drive.

The project includes architectural and site design elements intended to address the pedestrian environment along the corridor. The proposal provides approximately 7.75 percent civic open space, exceeding the minimum requirement of 7.5 percent; however, the configuration does not fully comply with the Code's prescribed width-to-depth ratio, which is addressed through the requested Redevelopment Area Modifications (RAMs). The proposed civic open space includes required street trees and site furnishings and is intended to provide pedestrian connectivity and functional outdoor space.

Although Redevelopment Area Modifications are requested, the proposed development has been reviewed for general consistency with the intent of the Hallandale Beach Boulevard East Subdistrict, which anticipates higher-intensity redevelopment along the corridor, as well as with the Hallandale Beach Boulevard Design Guidelines and the City's Master Plan.

Major Development Application – Application # DB-24-03578

The subject property is located within the Hallandale Beach Boulevard East Subdistrict, which intended to accommodate the corridor's highest-intensity development and a range of uses, including office, retail, restaurant, entertainment, and residential uses. The purpose and intent of this subdistrict anticipates a higher level of redevelopment to

support a pedestrian-oriented, mixed-use environment along Hallandale Beach Boulevard.

The proposed use has been reviewed for consistency with the permitted uses and applicable development standards for the zoning district, the Hallandale Beach Boulevard Design Guidelines, the City's Comprehensive Plan, and the City's Master Plan, and the overall vision for the Hallandale Beach Boulevard 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:

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, approved by the DSD Director and recorded prior to the issuance of a building permit for the project.
2. Payment of City Impact fees (estimated; subject to recalculation at permit issuance):
  - 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. (Fire Rescue-\$85,070.15, Law enforcement-\$52,089.95, Multi-Modal-\$792,283.14)
3. Thirteen (13) electric vehicle charging stations shall be provided as reflected in the plans, and 21 parking spaces shall be EV Capable.
4. The Applicant shall contract with the City for roll-out service by the Sanitation Division for servicing the dumpster/trash disposal.
5. 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.
6. The parking garage shall be adequately screened to the satisfaction of the DSD Director. Detailed plan and materials proposed shall be provided for review and approval prior to the issuance of the building permit.
7. The civic open space shall include street furnishings, sidewalks, street furniture, landscaping, and irrigation as required per 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, which shall be paid prior to the issuance of the building permit.
9. The Developer shall provide the City with the necessary funds to replace the eastbound bus shelter adjacent to the site and the westbound bus shelter located across Hallandale Beach Boulevard at Bus Stop ID #0077. The bus shelters shall comply with the applicable specifications and requirements of the appropriate reviewing agencies. The cost of each bus shelter is \$66,226, for a total contribution of \$132,452, which shall be paid prior to the issuance of the building permit.
10. The applicant shall 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 sidewalk right-of-way dedication for the portions of Layne Boulevard and East Hallandale Beach Boulevard pursuant to the Easement Agreement dated December 16, 1981 (Official Records Book 10027, Page 812), in a form acceptable to the City Attorney, prior to the issuance of any building permit for the project.
- 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.
- 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 FGBC-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.

**PROPOSED ACTION:**

The City Commission consider the attached Resolution.

**ATTACHMENT(S):**

- Exhibit 1 – Resolution
- Exhibit 2 – January 13, 2026, Planning and Zoning Board Cover Memo
- Exhibit 3 – January 13, 2026, Planning and Zoning Board Minutes
- Exhibit 4 – Aerial Map
- Exhibit 5 – Zoning Map
- Exhibit 6 – Applicant's Letters and Backup
- Exhibit 7 – City Traffic Consultant Report
- Exhibit 8 – Presentation

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DSD Assistant Director

Reviewed By: Vanessa Leroy  
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