



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	PPG 1800 HBB Owner, LLC	Meeting Date:	January 13, 2026	
Project Name:	Office Tower 1800	Property Address:	1800 East Hallandale Beach Blvd.	
Application #s:	DB-24-03578 Development Review, RD-24-03580 RAMs	Application Type:	Major Development Redevelopment Area Modifications (RAMs)	
Planning District:	Golden Isles / A1A	Quasi-Judicial: (Enter X in box)	YES X	NO
Parcel Size:	1.42 acres 1.32 acres after dedications	Public Hearing: (Enter X in box)	YES X	NO
Existing Zoning:	Hallandale Beach Boulevard District / Hallandale Beach Boulevard East subdistrict			
Existing Use:	1-Story Institutional Building / 1-Story Office Building			
Proposed Use:	22-story office/retail building			
Future Land Use Designation:	General Commercial			
Surrounding Zoning:		Surrounding Land Use:		
North: Hallandale Beach Boulevard East subdistrict South: Hallandale Beach Boulevard East subdistrict East: Hallandale Beach Boulevard East subdistrict West: Hallandale Beach Boulevard East subdistrict		North – Retail/RK Diplomat Center East – Truist Bank West – Hallandale Shopping Plaza South – Office Building		
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, Principal Planner			

Request

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:
 1. 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.

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.

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

Hallandale Beach Comprehensive Plan

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 following goals, objectives, and policies of the City's Comprehensive Plan:

GOAL 1: To provide a coordinated and compatible mix of land uses which encourages a high quality of life meeting the social, economic, and physical needs of the present and future population of Hallandale Beach while ensuring reasonable environmental protection and timely and efficient provision of services.

OBJECTIVE 1.1: Levels of Service: The City shall continue to condition approval of development applications upon maintaining the provision of services at the Levels of Service (LOS) which meet or exceed levels specified in this Comprehensive Plan.

POLICY 1.1.1: The City shall maintain, within the Comprehensive Plan Elements, Level of Service standards for City facilities which will meet the existing and future needs of the Hallandale Beach population and the standards established by Chapter 163 F.S., and Rule 9J-5 F.A.C.

POLICY 1.1.2: Any development order or permit shall be approved only when adequate public services and facilities are in place or will be provided to support the development at Levels of Service adopted by this Plan.

POLICY 1.1.3: The City will require a development impact analysis to be submitted for developments that contain ten (10) residential dwelling units or more, or developments containing four thousand (4,000) square feet of non-residential gross floor area or more. The applicant or his agents will be responsible for preparing the impact analysis, which shall evaluate the overall effect of a proposed development on its surrounding neighborhood and the overall community.

POLICY 1.1.5: The City shall maintain criteria and procedures, which obligate developments causing expansions or extensions of City services to contribute a proportionate share of the cost of provision of these supporting services and related facilities.

POLICY 1.1.6: The City of Hallandale Beach will provide sanitary sewer, solid waste, drainage, and potable water facilities and services to correct deficiencies and to meet existing and project demands identified in this Plan.

POLICY 1.5.4: Commercial areas will continue to be regulated by development standards, such as, but not limited to, size and bulk regulations, landscaped medians, right-turn only exits and other controls or designs intended to improve vehicular and pedestrian safety.

POLICY 1.5.7: Development and redevelopment along Hallandale Beach Boulevard and U.S. 1 shall continue to be reviewed and evaluated based on guidelines established for these corridors in the City's Zoning Code, Land Development Regulations, the Citywide Master Plan, and the Design Guidelines Manual. Recommendations from the Citywide Master Plan should also be considered and incorporated upon the Plan's completion, expected in late 2008.

POLICY 1.10.3: The City shall continue to require building construction elevations consistent with minimum federal flood insurance regulations.

POLICY 1.10.8: The City of Hallandale Beach shall continue to evaluate development proposals with respect to pervious area requirements specified in the Land Development Code.

POLICY 1.10.11: The City shall continue to protect its natural resources and maintain its environmental quality through the provision of land use regulations that are consistent with the policies of this Comprehensive Plan.

OBJECTIVE 1.12: Land Use Consistency: The City shall manage growth and development through the continued administration and enforcement of the Hallandale Beach Zoning and Land Development Code, which shall ensure that future land uses remain consistent with this Plan.

POLICY 1.12.1: As part of the development review and approval process, the City shall continue to implement a system of Comprehensive Plan compliance review for all development and approval petitions.

POLICY 1.12.2: The City shall continue to ensure that the provisions of the Hallandale Beach Zoning and Land Development code include all necessary site plan requirements to further the intent of this Comprehensive Plan. These requirements shall include but not be limited to adequate drainage and stormwater management, landscaping and open space requirements, signage regulations, subdivision regulations, safe and convenient on-site traffic flow, vehicle parking, and consistency of land use with Plan designations.

POLICY 1.12.5: The City shall continue to require adequate pervious areas to improve aquifer recharge and look for alternative ways to increase stormwater recapture.

POLICY 1.13.2: The Hallandale Beach Zoning and Land Development Code provisions which contain design standards relative to landscaping, setbacks, and other site controls, shall continue to be strictly enforced to meet the intent of the Goal, Objectives, and Policies of the Future Land Use Element of the Plan.

POLICY 1.14.1: The City shall determine the status and capabilities of existing and proposed facilities (including water, wastewater, solid waste, traffic, stormwater, and recreation/open space) to accommodate current, new, and redevelopment demands, and any projects necessary to maintain adopted levels of service. These projects will be added to the five-year Capital Improvements Plan.

POLICY 1.14.2: The Development Services Department shall evaluate impacts resulting from new developments to ensure that adequate facilities are either in place or planned so that Level of Service standards are not reduced.

POLICY 1.14.3: The City shall adopt a level of service standards and shall be used as the basis for determining the availability of facility capacity.

OBJECTIVE 1.15: Transportation: The City shall not issue a development order or permit which results in a reduction in the level of service on any portion of the City roadway system below the adopted level of service unless the development is located within an urban infill or redevelopment area and satisfies objectives and policies relating thereto and mitigation is provided (Note: the entire City is located within an urban infill area).

POLICY 1.15.1: The City shall through the implementation of the Broward County Trafficways Plan and the minimum City right-of-way standard of fifty (50) feet, secure right-of-way dedications at time of development review to ensure that adequate right-of-way is provided to serve existing and future development.

POLICY 1.15.3: The City shall encourage developments that promote safe and efficient on and off-site transportation improvements.

OBJECTIVE 1.18: Urban Infill and Redevelopment: Establish criteria which encourage development of urban infill and urban redevelopment area(s) to promote economic development, increase housing opportunities, and maximize the use of existing public facilities and services.

POLICY 1.18.1: Increase economic development and employment opportunities within urban infill and urban redevelopment area(s).

POLICY 1:18:4: Designated urban infill and urban redevelopment area(s) shall be excepted from transportation facilities concurrency requirements consistent with Chapter 163 Florida Statutes; however, the application will be subject to providing a traffic analysis consistent with the Transportation Element and potential improvements to minimize impacts.

POLICY 1:18:5: Notwithstanding the above, all development is subject to Broward County Transportation Concurrency Management Area (TCMA) Level of Service criteria and the payment of Transit Impact Fees as determined by Broward County prior to the issuance of permits.

POLICY 1:18:6: Integrated transportation systems, mass transit facilities, bikeways, and pedestrian corridors should be encouraged to serve urban infill and urban re-development area(s) to reduce reliance upon automobile travel.

POLICY 1:18:7: The Hallandale Beach Comprehensive Plan and LDRs shall establish standards and monitoring procedures for the expansion of mass transit, pedestrian travel, and other forms of non-automobile travel within urban infill and urban redevelopment area(s).

OBJECTIVE 1.19: Crime Prevention: The City shall review all major developments for their use of Crime Prevention Through Environmental Design (CPTED) principles and standards.

POLICY 1.19.1: The City shall maintain a CPTED review policy and procedure in the form of administrative policy or land development regulations. The policy shall require a plan review by the Development Services and Police Departments, at a minimum.

OBJECTIVE 1.20: The City shall continue to implement its energy-efficient “grid” Future Land Use Plan and discourage urban sprawl accounting for existing and future energy power generation and transmission systems.

POLICY 1.20.2: The City shall continue to enforce the provisions of the most recent edition of the Florida Building Code, particularly the updated Energy Code (adopted 3/09) to achieve higher energy efficiency in buildings.

POLICY 1.20.3: The City shall require the use of low water use plumbing fixtures in new construction and continue to encourage the use of low water use plumbing fixtures in building renovations through periodic give-away toilet retrofit programs and encourage energy-efficient electrical systems, such as retrofitting lighting fixtures in City buildings.

POLICY 1.20.8: The City shall continue to maintain, upgrade and complete missing segments of its pedestrian and bikeway networks connecting development to transportation systems, schools, public facilities, and commercial areas.

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 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) below 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:

WAIVERS OR DEFICIENCIES	REQUIRED/ALLOWED	PROPOSED	DEFICIENCY
a) Building Placement (street above the 5 th floor)	25 feet (EHBB)	15 feet	10 feet
b) Building Placement (street above the 5 th Floor)	20 feet (Layne Blvd)	15 feet	5 feet
c) Building Placement (Rear Setback above the 5 th floor)	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

3. The Parking Code does not provide parking by mechanical lifts. Since the applicant proposes 118 spaces by lifts, a waiver has been requested.
4. 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.
5. 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 foot 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 per 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, 1920 Corporate Place (11 stories) and 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 City Commission must consider the request and make a final determination that the proposed structure is, harmoniously related to the terrain, surrounding buildings, and the 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 32-782(a) of the Zoning and Land Development Code, Planning and Zoning Board recommendation and City Commission approval of Major Development applications are required to construct a commercial space over 4,000 square feet. The request is for a 265,343 gross square foot office building, which exceeds the aforementioned threshold; thus, action by the Planning and Zoning Board is required.

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, of 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.

No action is required by the Planning and Zoning Board on the RAM request. The RAM application will be presented directly to the City Commission, concurrently with the Major Development Plan, for consideration and approval.

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.

Based on the applicable review criteria and the findings of fact contained herein, and in accordance with the City's Comprehensive Plan, Zoning and Land Development Code, and other applicable City regulations, staff recommends that the Planning and Zoning Board consider the request, subject to the following 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, 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.

Attachment(s):

Exhibit 1 - Aerial Map
Exhibit 2 - Zoning Map
Exhibit 3 - Applicant's Letters and Backup
Exhibit 4 - City Traffic Consultant Report