

SKLARchitecture

June 17<sup>TH</sup>, 2025

City of Hallandale Beach  
 Department of Planning and Zoning Division  
 400 South Federal Hwy  
 Hallandale Beach FL 33009

RE: **BLUE PARK** Justification letter for **Rezoning**  
 216,220,228 SE 8th and 221 SE 9th St. Hallandale Beach, FL

ARCHITECTURE  
 Commercial  
 & Residential

**Dear City Staff and Planning and Development Board Members,**

Our firm serves as the architect for the above-referenced project. We respectfully request your support for the rezoning proposed in this application. We strongly believe that this project will enhance the subject property and contribute to the stability and revitalization of this older and underutilized area of the city.

Interior  
 Architecture  
 & Design

The lot size is 64,320 square feet (1.47 acres), located at **216, 220, 228 SE 8th Street** and **221 SE 9th Street**, Hallandale Beach, FL.

Urban  
 Renovation

The northern portion of the property is currently designated **RAC – Transit Core**, while the southern portion is designated **RAC – Neighborhood District**.

Architectural  
 Design of  
 Children's  
 Environments

We are requesting rezoning to designate the entire property as **RAC – Transit Core**, ensuring consistent zoning that will support a unified and cohesive development.

The property is bordered by residential uses to the west, and residential and mixed-use commercial to the east. The area is evolving, with new developments contributing to its improvement.

Development  
 Consulting

*1.- The relationship of the proposed amendment to the purposes and objectives of the city's comprehensive land use plan, when adopted, with appropriate consideration as to whether or not the proposed changes will further the purpose of this chapter and other codes, regulations and actions designed to implement the plan.*

Hollywood

R. The proposed rezoning of the subject property to RAC – Transit Core is consistent with and supports the purposes and objectives of the City's Comprehensive Land Use Plan. The plan encourages compact, mixed-use, and transit-oriented development that revitalizes aging areas and promotes walkability, sustainability, and efficient use of infrastructure. By applying a consistent RAC – Transit Core designation across the entire site, the project will further these goals by enabling a unified, cohesive design that supports the area's transition to a vibrant urban setting. The amendment aligns with other city codes, regulations, and actions aimed at implementing the Comprehensive Plan by promoting compatible redevelopment, enhancing the public realm, and supporting the city's vision for smart growth.

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*2.- The proposed change would or would not be contrary to the established land use pattern.*

R. The proposed change is not contrary to the established land use pattern. A portion of the property is already designated RAC – Transit Core, and this rezoning ensures consistent zoning across the site in line with the area's transition to mixed-use, transit-oriented development.

AA 0002849  
 IB 0000894  
 NCARB CERTIFIED

*3.- The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.*



Ari Sklar, A.I.A.  
 Oscar Sklar, A.I.A.



R. The proposed change would not create an isolated district. It unifies the zoning on the property and is consistent with adjacent and nearby RAC – Transit Core and mixed-use districts, supporting the area’s cohesive development pattern.

*4.- The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.*

R. The proposed change would not adversely alter the population density pattern. It supports planned, transit-oriented growth, and public facilities—including schools, utilities, and streets—are designed to accommodate this type of development as envisioned in the city’s plans.

*5.- Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*

R. The existing district boundaries are illogically drawn, as the property is split between two zoning designations. Rezoning the entire site to RAC – Transit Core will correct this inconsistency and reflect existing conditions and development goals.

*6.- Changed or changing conditions make the passage of the proposed amendment necessary.*

R.- Changing conditions, including the area’s ongoing redevelopment and shift toward mixed-use, transit-oriented projects, make the rezoning necessary to support cohesive and compatible growth.

*7.- Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.*

R.- Substantial reasons exist because the split zoning between RAC – Transit Core and RAC – Neighborhood District prevents a cohesive and efficient site design. The current zoning limits the ability to plan a unified building form, parking, and circulation that meet both market demands and the city’s redevelopment objectives. Rezoning the property entirely to RAC – Transit Core will allow the site to be used effectively in accordance with the city’s vision for this transitioning area.

*8.- Whether or not the change is out of scale with the needs of the neighborhood.*

R.- The proposed rezoning is well-scaled to meet the evolving needs of the neighborhood. It supports the community’s shift toward higher-density, mixed-use development that provides much-needed housing, commercial services, and enhanced transit accessibility. This change aligns with the city’s vision for sustainable growth and will help revitalize the area without overwhelming existing infrastructure or the character of surrounding properties.

The requested rezoning is necessary to allow a viable and compatible project that supports this transition. Like many properties in the vicinity, the subject site—currently a vacant lot—has been impacted by the deterioration of surrounding parcels. This project represents an opportunity to contribute positively to the neighborhood’s renewal.

We appreciate your consideration and look forward to working collaboratively on this important effort.

In summary, the proposed new building has been carefully thought out and designed in the best interests of the City of Hallandale Beach and this unique neighborhood.



We respectfully request your review and approval of this proposed new development.

Thank you,

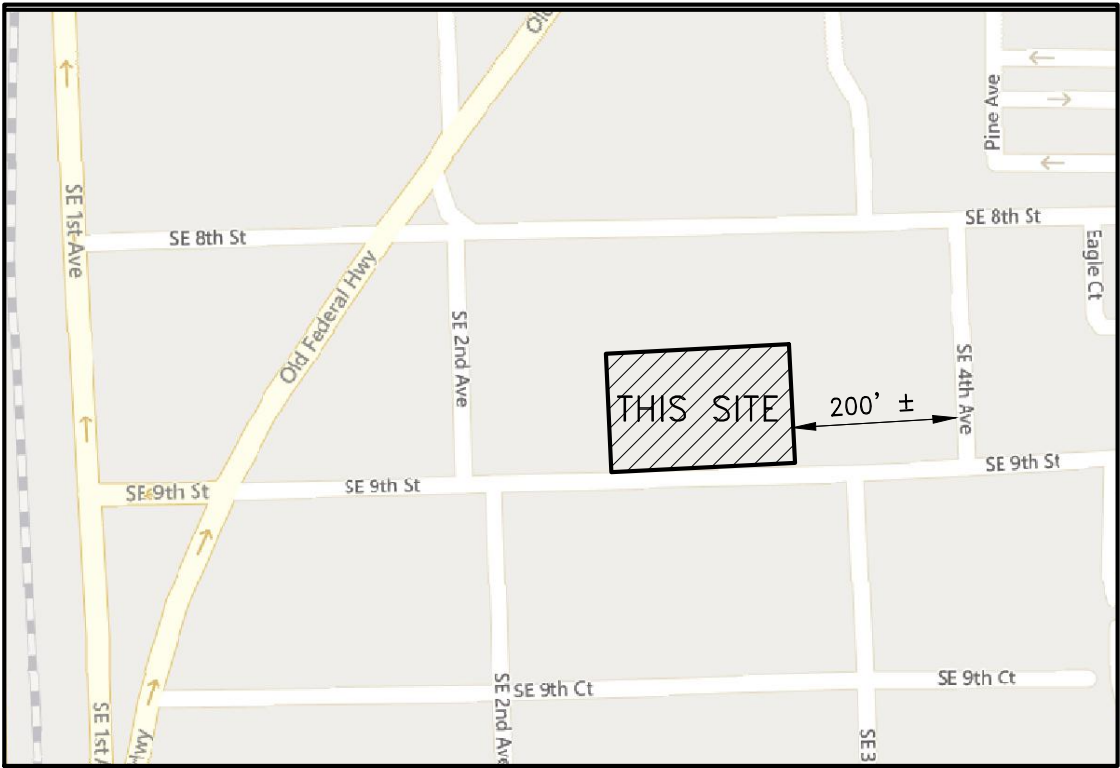
A handwritten signature in blue ink, appearing to read 'A. Sklar', with a long horizontal stroke extending to the right.

Ari L. Sklar, AIA, NCARB, LEED AP  
Architect, President

ALTA/NSPS LAND TITLE SURVEY

NOTES :

- 1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- 4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- 5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
- 6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- 7. BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK #1034 ELEVATION = 8.77' (NAVD88)
- 7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- 8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- 9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- 10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- 11. THE PROPERTY HAS DIRECT ACCESS TO S.E. 9TH STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 8, PAGE 42 SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA.
- 12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- 13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- 14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- 15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- 16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.



LOCATION MAP (NTS)

LAND DESCRIPTION :

LOTS 13 THROUGH 19 AND THE EAST ONE-HALF (E1/2) OF LOT 20, ALL IN BLOCK A OF "AMENDED PLAT OF HALLANDALE PARK NO. 4", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (A), (B), (NON SUPPLIED), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON DECEMBER 19, 2023.

Richard E. Cousins

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 10123-23

CLIENT :

ALEJANDRO CHABERMAN

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	12/19/23	SKETCH	AM	REC

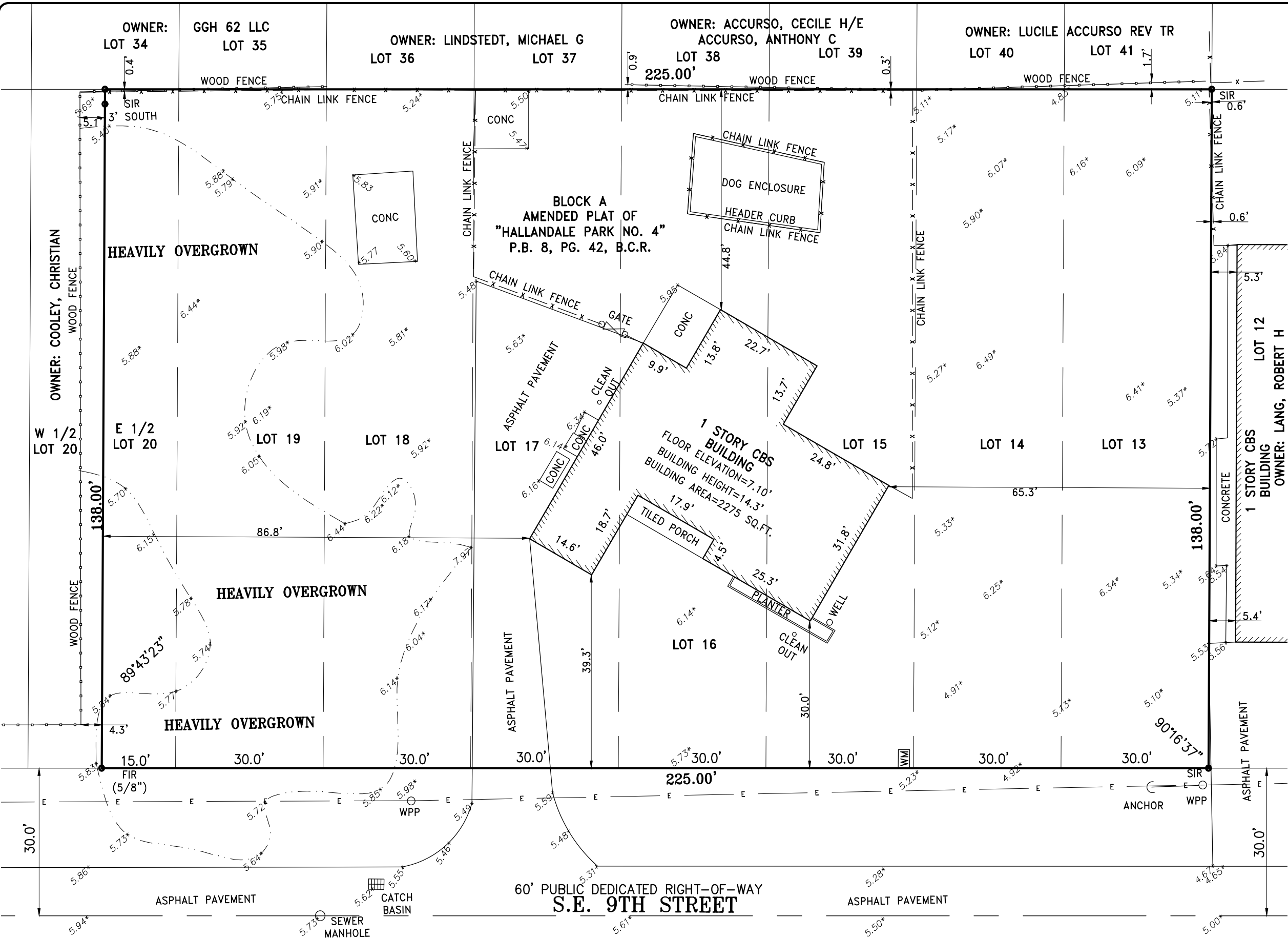
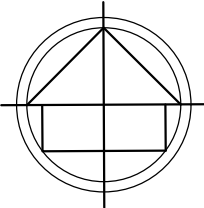
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125110
PANEL NUMBER	0732 H
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :  
221 SE 9TH STREET

SCALE: N/A

SHEET 1 OF 2

ALTA/NSPS  
LAND TITLE SURVEY



- LEGEND:
- |        |  |
|--------|--|
| CKD    | CHECKED BY                                 |
| CONC   | CONCRETE                                   |
| DWN    | DRAWN BY                                   |
| FB/PG  | FIELD BOOK AND PAGE                        |
| SIR    | SET IRON ROD & CAP #6448                   |
| SNC    | SET NAIL AND CAP #6448                     |
| FIR    | FOUND IRON ROD                             |
| FIP    | FOUND IRON PIPE                            |
| FNC    | FOUND NAIL AND CAP                         |
| FND    | FOUND NAIL & DISC                          |
| P.B.   | PLAT BOOK                                  |
| B.C.R. | BROWARD COUNTY RECORDS                     |
| -X-    | CHAIN LINK/ WOOD FENCE                     |
| ELEV   | ELEVATION                                  |
| CBS    | CONCRETE BLOCK STRUCTURE                   |
| -E-    | OVERHEAD UTILITY WIRES                     |
| A/C    | AIR CONDITIONER                            |
| *5.34  | ELEVATIONS                                 |
| WPP    | WOOD POWER POLE                            |
| ALTA   | AMERICAN LAND TITLE ASSOCIATION            |
| NSPS   | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |

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ZONE	X
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PROPERTY ADDRESS :  
221 SE 9TH STREET

SHEET 2 OF 2

SCALE: 1"= 20'



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