Beach Gateway Plat 600 E Hallandale Beach Blvd.



City Commission August 6, 2025

Department of Sustainable Development (DSD)

Plat

Application No. P-24-07126

Aerial View

Applicant:

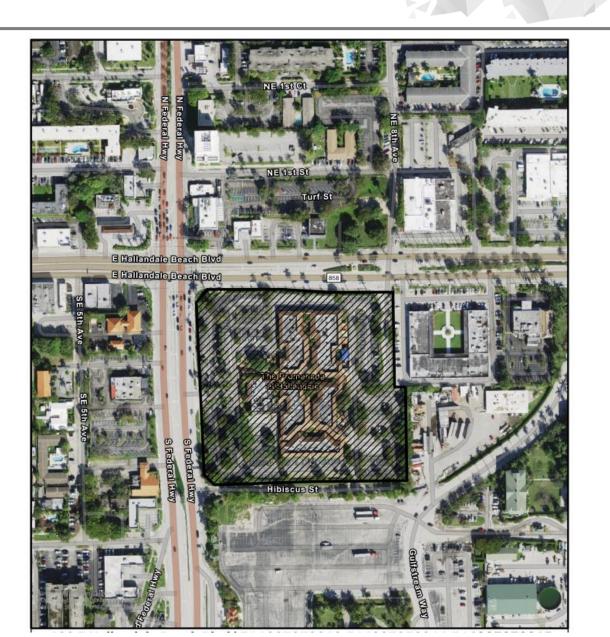
600 Hallandale Partners, LLC

Request:

Beach Gateway Plat

Location:

600 E Hallandale Beach



Zoning Map

Applicant:

600 Hallandale Partners, LLC

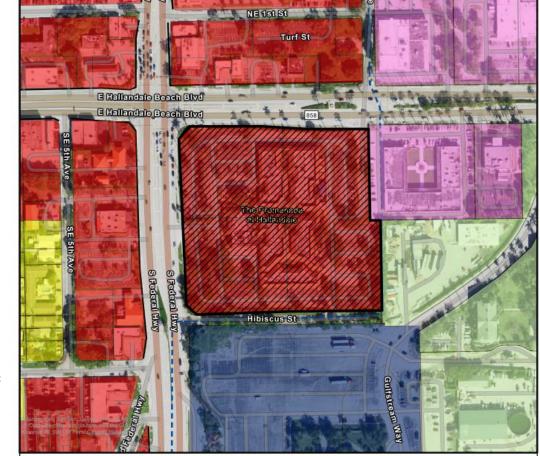
Project:

Beach Gateway Plat

Location:

600 E Hallandale Beach Blvd.

Zoning: Central RAC – RAC Corridor Subdistrict







Request

The Applicant, 600 Hallandale Partners, LLC, requesting approval of the Beach Gateway Plat in accordance with Article II, Division 2 of the Zoning and Land Development Code for the property located at 600 East Hallandale Beach Boulevard.

Planning & Zoning Board Review:

June 10, 2025 – The Planning and Zoning Board recommended approval of the subject application.

Existing Plat

PLAT BOOK //2 PAGE 4 THE PROMENADE AT HALLANDALE Sheet I of I Sheet A replat of a portion of Section 27, Twp. 51 S., Rge. 42 E., lying in the City of Hallandale, Braward Co., Fla. Exhibit 5 N Line Lot 2, Bik 7 (8-13, Dade) & N. Line , S.W. Is, NE Is, Sec. 27-21-42 HALLANDALE BEACH BLVD. LEGAL DESCRIPTION APPROVALS: (SR.824) Lot 2 in Block 7 of the Subdivision of Section 17, Tevriship \$1 South, Ronge 42 East, according to the Ref thereof, recorded in Ref Book 18, page 15, of the Rubic Records of Dade. County, Forsdo, Iess the Martin 16 feet thereof and Iess that portion taken for U.S. No. 1 food right-of-way; The West 33.23 feet of the South 500 feet of Lot 1 of Block 7, Section 13. Towership 35 South, Stongs 44.5 each obscording to the Part of TOWAL OF HALLADIALE, recorded in Plat Book 67, Rays 96 of the Rakle Records of Dade Counts, Fonds on the West 33 Seet of the South 15 Reef of MalLADIALE, PASK 10.12, occording 50 the Amended Plat thereof as recorded in Plat Book 27, Page 25 of the Platic Records, or 8 Bowerd Carry, Rinddo 1. BROWARD COUNTY ENGINEERING DIVISION: This plot was approved and accepted for record By P. Date Date | P. D. Bullet P. B. Bullet P. Bullet P. B. Bullet P. Bullet P. B. Together with All of Hobsol 5 Street as shown by the Plat of HOLLYDALE PARK, as recorded in Plat Book 11 of Page 2 of the Public Records of Brownind County, Floreda. Sad lands shuds, Juni and being in the City of Hallandelle, Brownind County, Floreda, and Containing 47th Green, more are less. BROWARD COUNTY CENTRAL SERVICES DEPT - ARCHIVES AND MINUTES DIVISION. The product of the provisions of the product of the state of Produce on the state of Produce on the state of Produce on the product of the state of Produce on the product of Causty Commissioners of Broward County, Florida, the Lt. Joquel Causty Commissioners of Product County Administrator Commissioners of Devision of Country Administrator Country Administrator Commissioners of Devision of Country Administrator Commissioners of Devision of Commissioners of Devisioners of Commissioners o STATE OF THE STATE BROWARD COUNTY FINANCE DEPT- RECORDING DIVISION: Filed for record tins 25 to 10 of 2 and 1 d M in Block 1/2 of Flots of Rose 4 d the flobic Records of Broward County Florings. This plat compiles with the lows of the State of Florings. TRACT A IN WITNESS WHEREOF: Robert Fleagane has hereunto set his hand and seal this life day of Terrander A.D. W77. 354, 352 SQ FT. 5 Witness: Charles Rhillips CITY OF HALLANDALE: ACKNOWLEDGMENT: DEVELOPMENT REVIEW BOARD This is to certify that the Development Review Board of the City of Hallands Rondo, hereby approved and accepted the affected plot time 12 day of Novel AD 1980. state, of Geo. COUNTY of MARSESON. § 15. I HEREBY CERTIFY! That on this day personally approved before me, an officer duly authorized to administer caths and take acknowledgements. Robert Flasgape, who sexcuded the foreigning instrument and acknowledged before me that his executed the same freely and voluntarily for the uses and purposed therein instrument. W LIME LOTS, BILT CITY COMMISSION: This is to certify that this plot was approved and accepted by the Cfg Cymmissic of Hollandole, Floreds, by resolution ** 200-30** adopted this 3-4.1 day of County County (County County Co WITNESS: My signature and official seal this 18 14 day of Dissential AD 578. My commission expires (mg at 1778) SURVEYOR'S NOTES: SCHOOL IMPACT FEE ORDINANCE 79-1 This plot is exempted from compliance with Ordinance 19-1. It is apprised for non-residential use. errn Denotes Permanent Reference Manument. non-residential use. Date: 8/27/80 Buy Port Marks Director of Broward County Date: 8/27/80 Buy Port Marks Director of Broward County Bench mark elevations shown herein were established by THIRD ORDER, ACCURACY from a U.S.C.&.G.S. Bench Mark, "RESS, 45 feet north of ivaliancial beach Doubsead and is feet and of the cost roal of the northodown treats of fee F.E.C. Railroad, Elev. 9.G.A. This statement in ne way certifies to the decuracy of the discussionable and of anyon. aroa) -5' Rowling Reservation SURVEYOR'S CERTIFICATE: The recommendation of the lands surveyed and discribed hereon and that the information shows the processing to surveyed and discribed hereon and that the information shown threat no extensing its surveyed about no accordance with the requirements of shown threat no extension of surveyed about no extension of the recommendation of the surveyed and the surveyed of the surveyed and the surveyed of 14,768 30.77. HOLLY DALE PARK (H-2) WILLIAM DENOTE NON- VENIOULAR ACCESS EASEMENT - preserved by -CRAVEN-THOMPSON & ASSOC, INC. P.R.M.'s were set Nov. 21, 1979 . CRAVEN-THOMPSON & ASSOC, INC. Registered Land Surveyer # 8145 State of Florida The owner hereby covenants that those lands shown hereon as Roadway Reservictions' shall hereal fer be limited in use/or for the following purposes; open spaces, green acreas, landscaping, driveways and other paths of Ingress and edires, parking and utilities. Further, that no permanent buildings shall be arrected thereon. Except, however, said Roadway, Reservation' may at anytime, in the twore, be used by the public for Roadway purposes.

Current Situation:

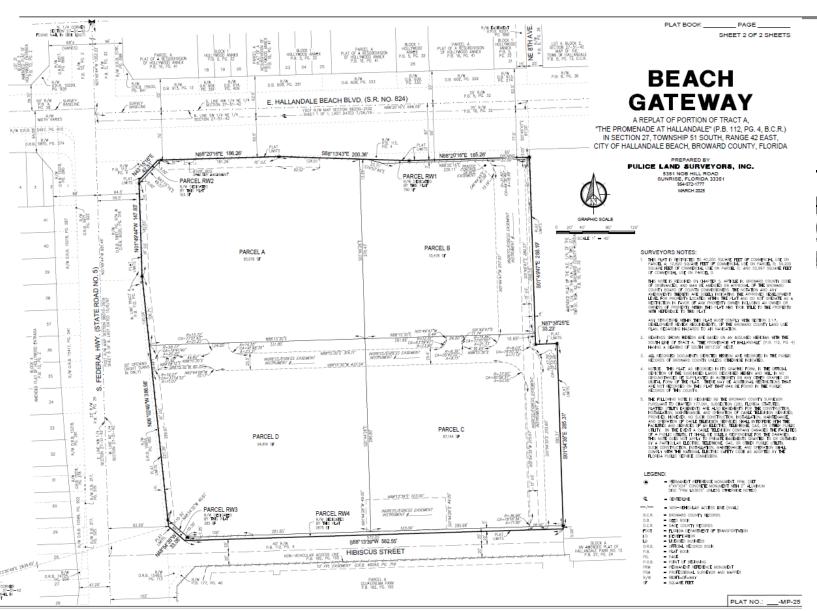
The property is:

- Zoned RAC Corridor subdistrict.
- RAC Corridor limits parcel size to a maximum of 100,000 square feet.
- 351,626 square feet (8.07 acres) platted as one parcel under the "Promenade at Hallandale Plat".

The proposed plat would subdivide the property into 4 conforming parcels:

- Parcel A: 95,076 square feet (2.182 acres)
- Parcel B: 70,478 square feet (1.617 acres)
- Parcel C: 87,144 square feet (2.00 acres)
- Parcel D: 94,816 square feet (2.17 acres)

Proposed Plat



Plat Note:

THIS PLAT IS RESTRICTED TO 40,200 SQUARE FEET OF COMMERCIAL USE ON PARCEL A; 12,820 SQUARE FEET OF COMMERCIAL USE ON PARCEL B; 54,200 SQUARE FEET OF COMMERCIAL USE ON PARCEL C; AND 52,997 SQUARE FEET OF COMMERCIAL USE ON PARCEL D.

Parcel Size:

Parcel A: 95,076 square feet

(2.182 acres)

Parcel B: 70,478 square feet

(1.617 acres)

Parcel C: 87,144 square feet

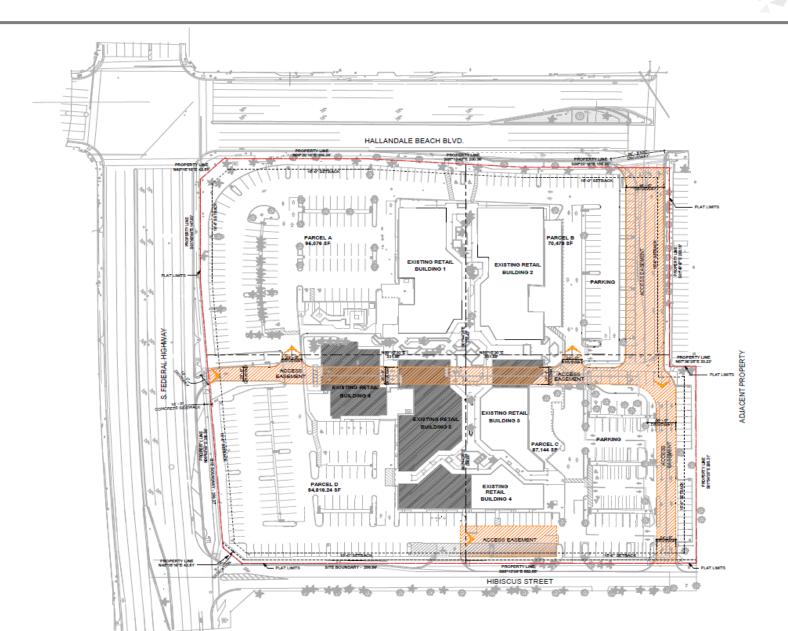
(2.00 acres)

Parcel D: 94,816 square feet

(2.17 acres)

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Improvement plan



Proposed Conditions

- 1. The applicant shall bond for and construct any required street and right-of-way improvements, including but not limited to sidewalks, pavement, construction, striping, signage, landscaping, and drainage improvements.
- 2. The Plat is restricted to a maximum of 160,217 square feet of commercial use as reflected on the plat note as follows: "This plat is restricted to a maximum of 40,200 square feet of commercial use on Parcel A; 12,820 square feet of commercial use on Parcel B; 54,200 square feet of commercial use on Parcel D."
- The applicant shall address all conditions set forth by the Broward County Urban Planning Division in their review of the subject plat.
- 4. Approval of this plat does not eliminate or waive the requirement for future site plan approval by the City of Hallandale Beach. Any proposed improvements or development on the individual parcels must undergo the City's formal site plan review and approval process in accordance with applicable regulations.

Proposed Conditions

- 5. An electronic copy of the plat and a mylar copy of the final plat as recorded shall be delivered to the City following recordation and before the issuance of any building permit.
- 6. The required easement agreement and maintenance covenants must be finalized and recorded to the satisfaction of the City Attorney before the City officials sign the proposed plat; and prior to the issuance of a building permit for demolition of the existing development or any new structure on the property.
- 7. All portions of existing structures that cross new property lines or encroach into required access easements shall be demolished, with final inspections approved, prior to execution of the plat by City officials.
- 8. The final plat shall be approved by the Broward County Commission and the Plat recorded in the public records of Broward County prior to the issuance of a building permit for demolition of the existing development or any new structure on the property.

Recommendations

Staff recommends the plat application be approved subject to proposed conditions.

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