



Beach Gateway Plat

600 E Hallandale Beach Blvd.

Plat

Application No. P-24-07126



City Commission
August 6, 2025

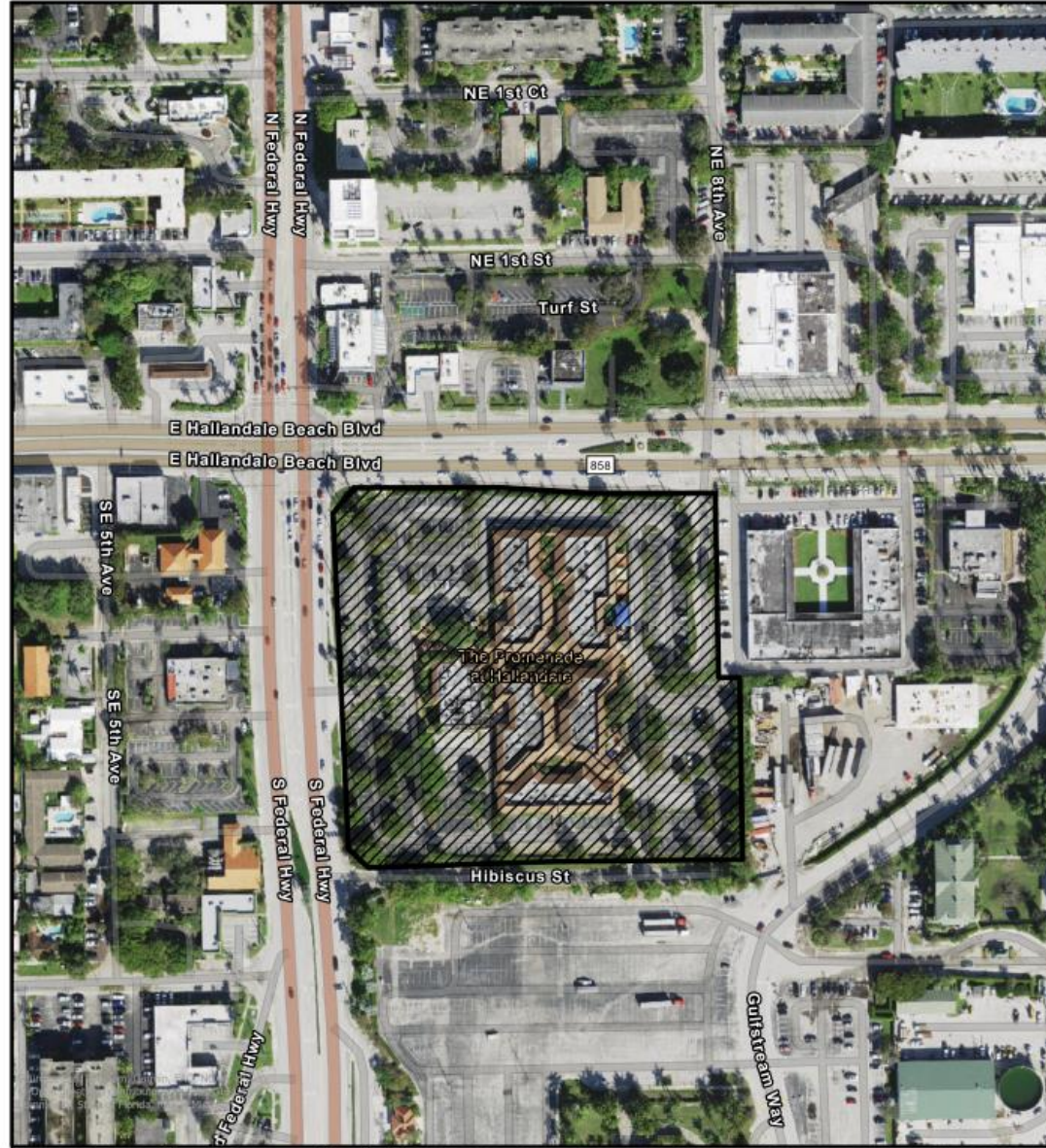
Department of Sustainable Development (DSD)

Aerial View

Applicant:
600 Hallandale Partners, LLC

Request:
Beach Gateway Plat

Location:
600 E Hallandale Beach



N↑

Zoning Map

Applicant:
600 Hallandale Partners, LLC

Project:
Beach Gateway Plat

Location:
600 E Hallandale Beach Blvd.

**Zoning: Central RAC – RAC Corridor
Subdistrict**



Request

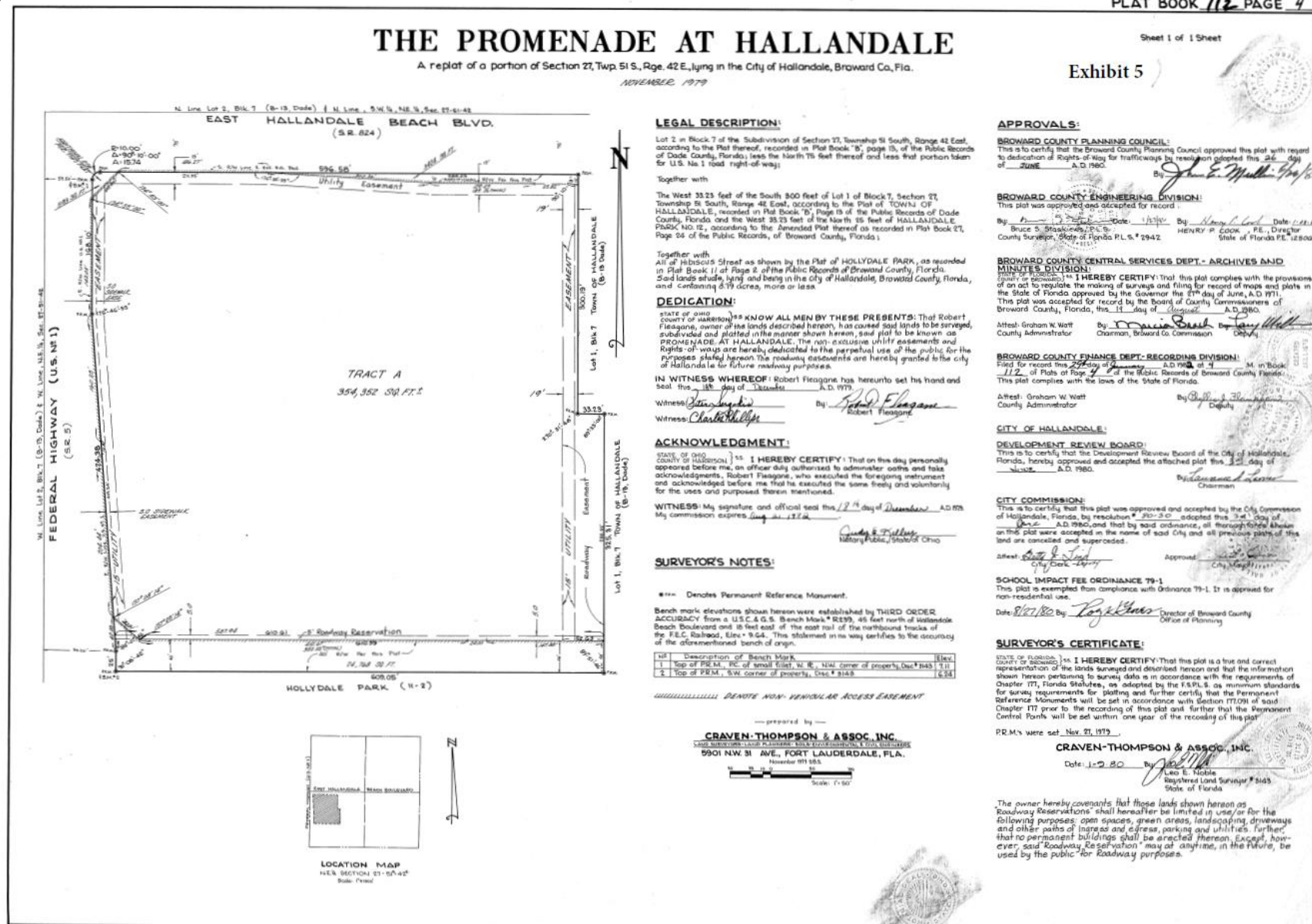


The Applicant, 600 Hallandale Partners, LLC, requesting approval of the Beach Gateway Plat in accordance with Article II, Division 2 of the Zoning and Land Development Code for the property located at 600 East Hallandale Beach Boulevard.

Planning & Zoning Board Review:

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

Existing Plat



Current Situation:



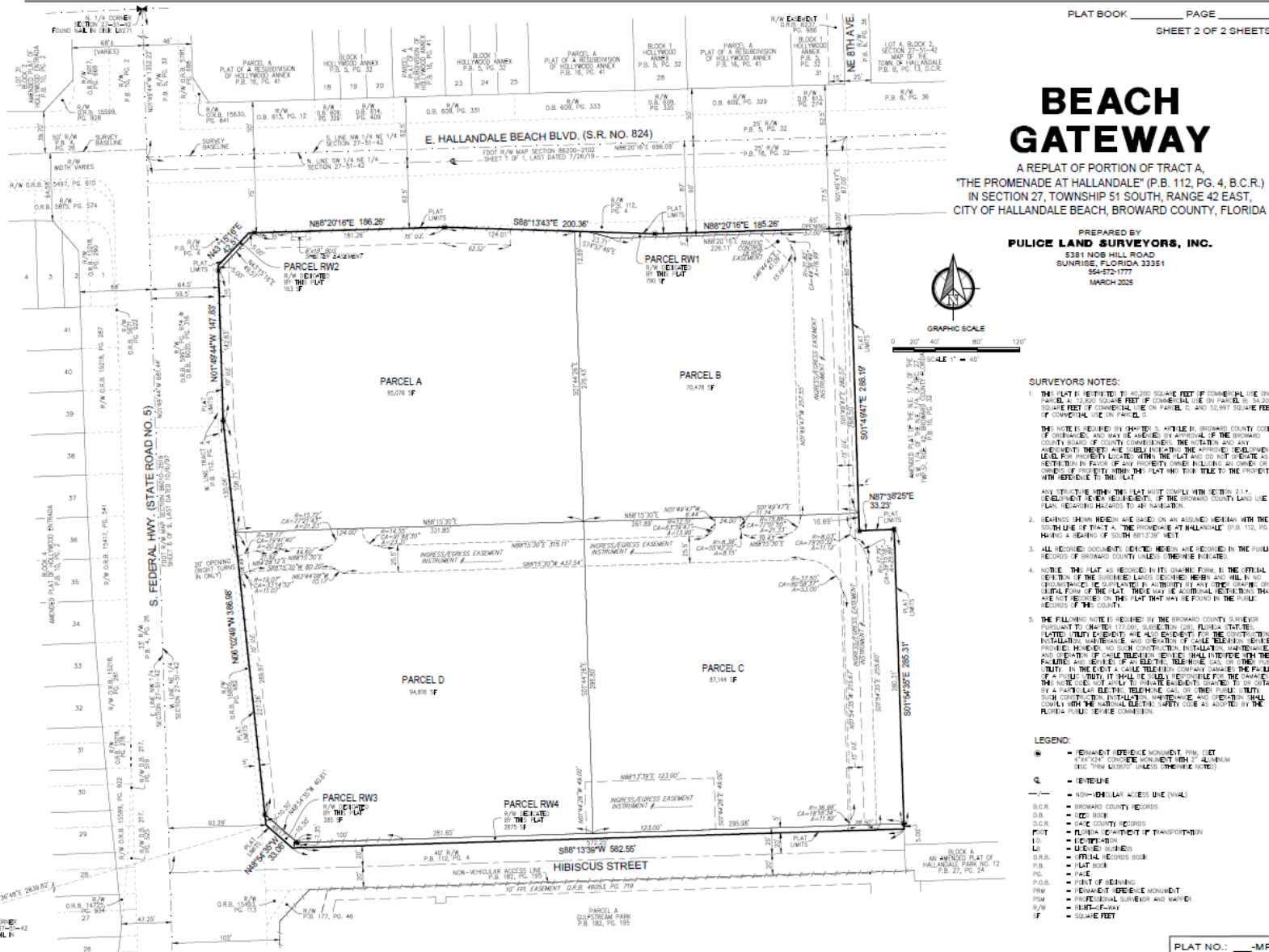
The property is:

- 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:

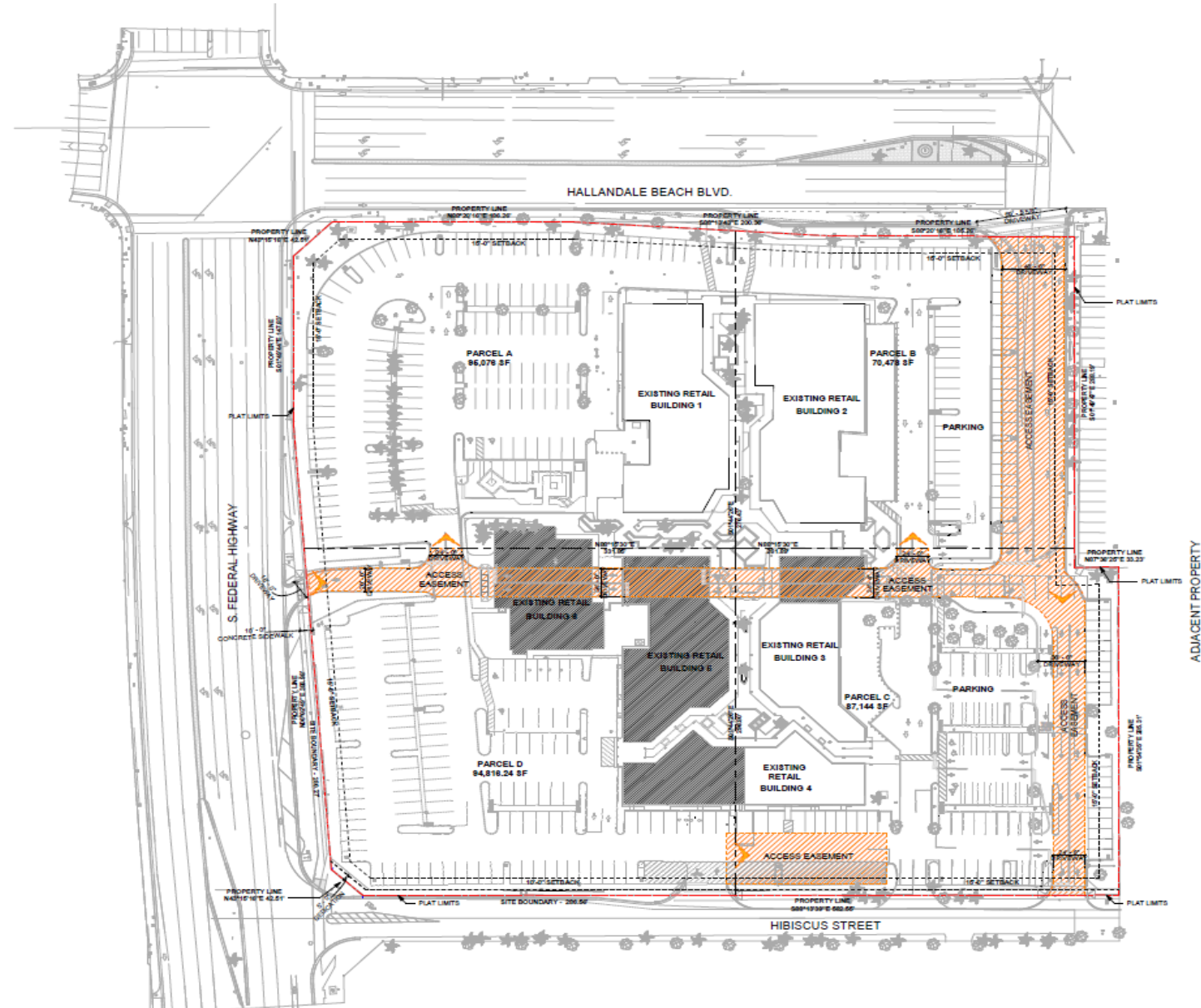
Parcel A: 95,076 square feet
(2.182 acres)

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)

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 C; and 52,997 square feet of commercial use on Parcel D.”
3. 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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