



# Seven Park

## 218-220 SE 7th Street



### Major Development Review | Redevelopment Area Modifications (RAMs)

Application No. DB-24-5547 | RD-24-5548

**City Commission**  
August 6, 2025

Department of Sustainable Development (DSD)

# Aerial View

Applicant:  
**221 Developers, LLC**

Project:  
**Seven Park**

Location:  
**218-220 SE 7<sup>th</sup> Street**





# Zoning Map

Applicant:  
**221 Developers, LLC**

Project:  
**Seven Park**

Location:  
**218-220 SE 7<sup>th</sup> Street**

Zoning: **Central RAC – Transit Core  
Subdistrict**



# Request



## 1. Major Development Review approval:

Mixed use development consisting of 124 residential units and 4,150 sq. ft. of commercial space.

## 2. Redevelopment Area Modifications (RAMs):

- a) *to allow 6 feet setback on Primary Streets (SE 7<sup>th</sup> Street and Old Federal Hwy) instead of 10 feet.*
- b) *to allow a street setback of 6 feet instead of 20 feet above the 5th floor.*
- c) *to allow Interior Side (east) setback of zero feet instead of 30 feet above the 5th floor.*
- d) *to allow a 6 feet rear-yard (south) setback instead of the 10 feet.*
- e) *to allow a 6 feet rear-yard setback instead of the 20 feet required above the 5th floor.*
- f) *to provide 5.1% Civic Open Space area instead of the required 7.5% and the Open Space configuration.*
- g) *the minimum number of parking spaces required to provide 159 parking spaces instead of 169 spaces.*
- h) *the maximum number of abutting parking spaces allowed in dead-end parking corridors.*

# Applicant's Proposal

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- *An 8-story building 83 feet in height.*
- *4,150 square feet of ground floor commercial space along SE 7<sup>th</sup> Street and on Old Federal Hwy.*
- *The 124 residential units:*
  - *6 efficiencies,*
  - *76 one-bedroom*
  - *42 two-bedroom*
- *50 RAC units are requested; the maximum permitted per the Transit Core subdistrict.*
- *74 County Bonus Units are requested.*
- *A total of 23 affordable housing units are proposed.*
- *Parking:*
  - *3-levels of parking with 159 spaces, including EV spaces. (169 spaces are required)*
  - *7 on-street parallel parking spaces along the two streets.*
- *Residential amenities on the 3<sup>rd</sup> floor include a pool deck, gym/multipurpose space.*
- *New 10-foot-wide sidewalks along SE 7<sup>th</sup> Street and along Old Federal Highway.*
- *36 trees for credit are proposed on-site; and 30 are required.*

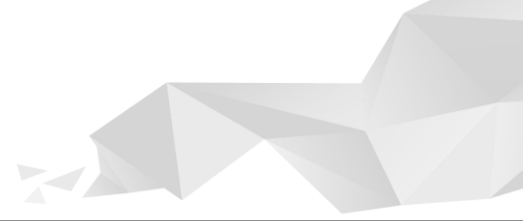


**June 10, 2025** – The Planning and Zoning Board recommended approval of the Major Development and RAM applications by a vote of 5-0.

**Related Actions:** The applicant has also filed Application #P-25-1942 requesting to amend the note on the plat of the subject property (Blue South Plat) from 46 residential units to 124 residential units and 4,300 square feet commercial use to allow the proposed development on the property.



# Existing Conditions



Corner of SE 7<sup>th</sup> Street



Old Federal Hwy

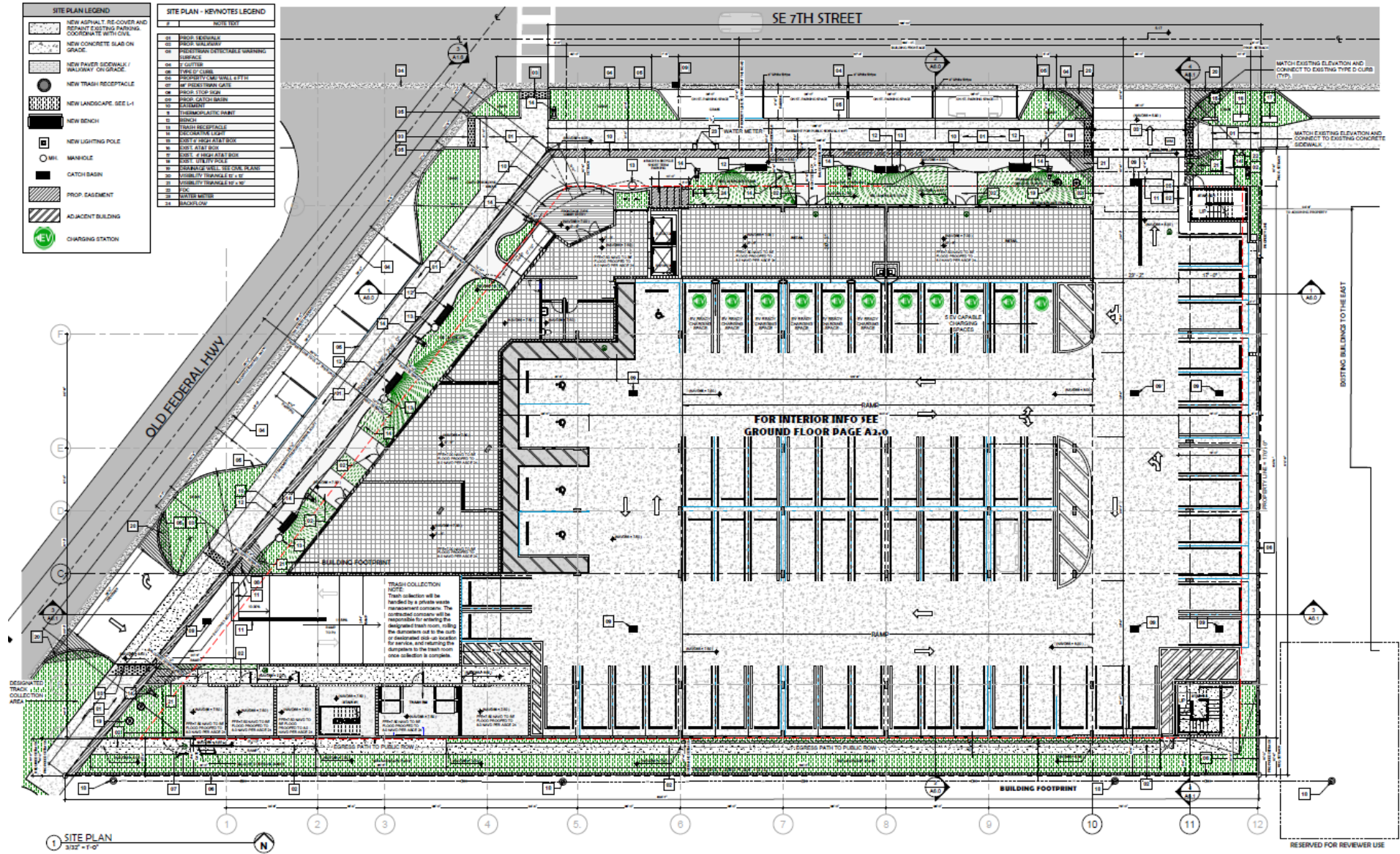


# Renderings

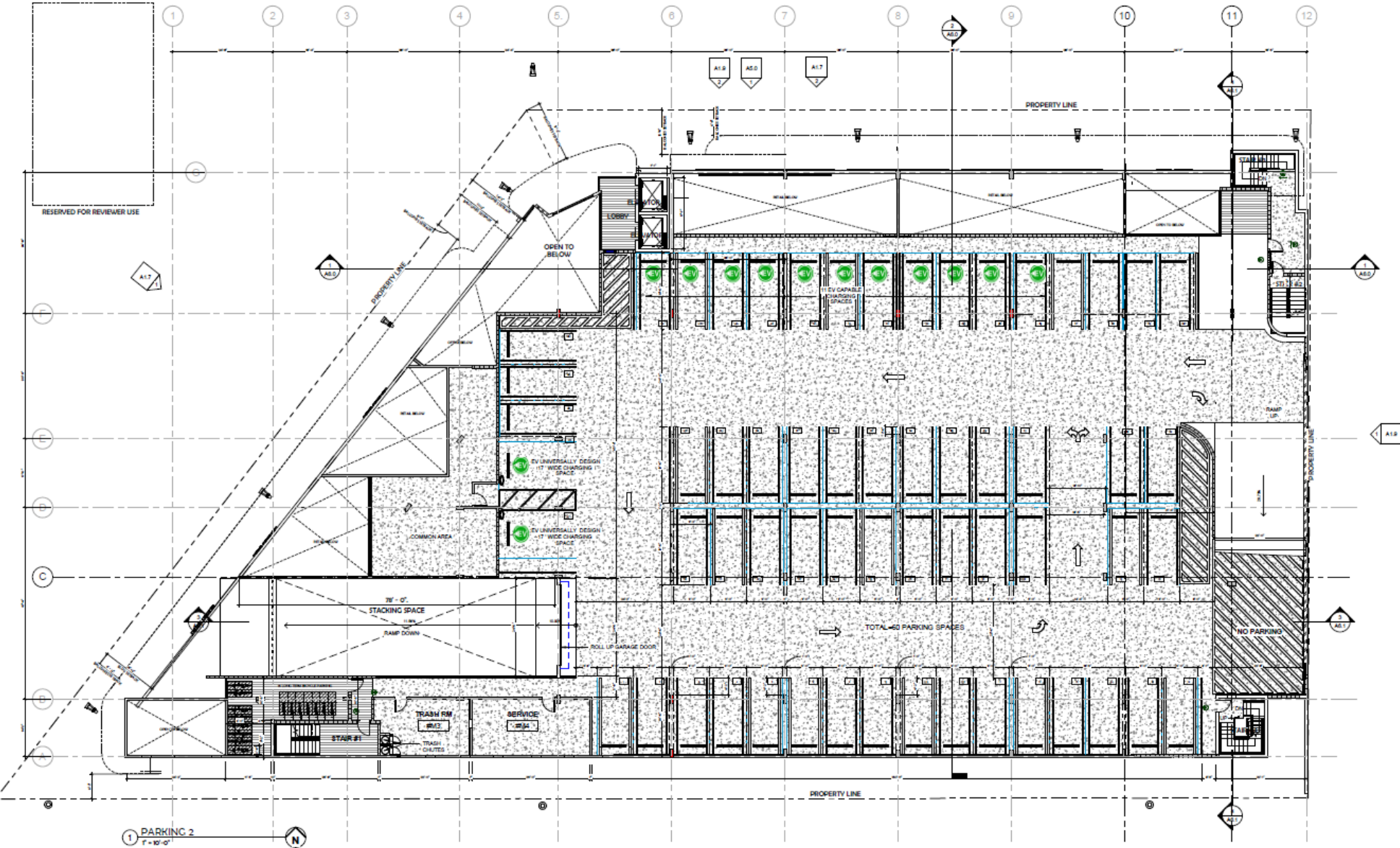




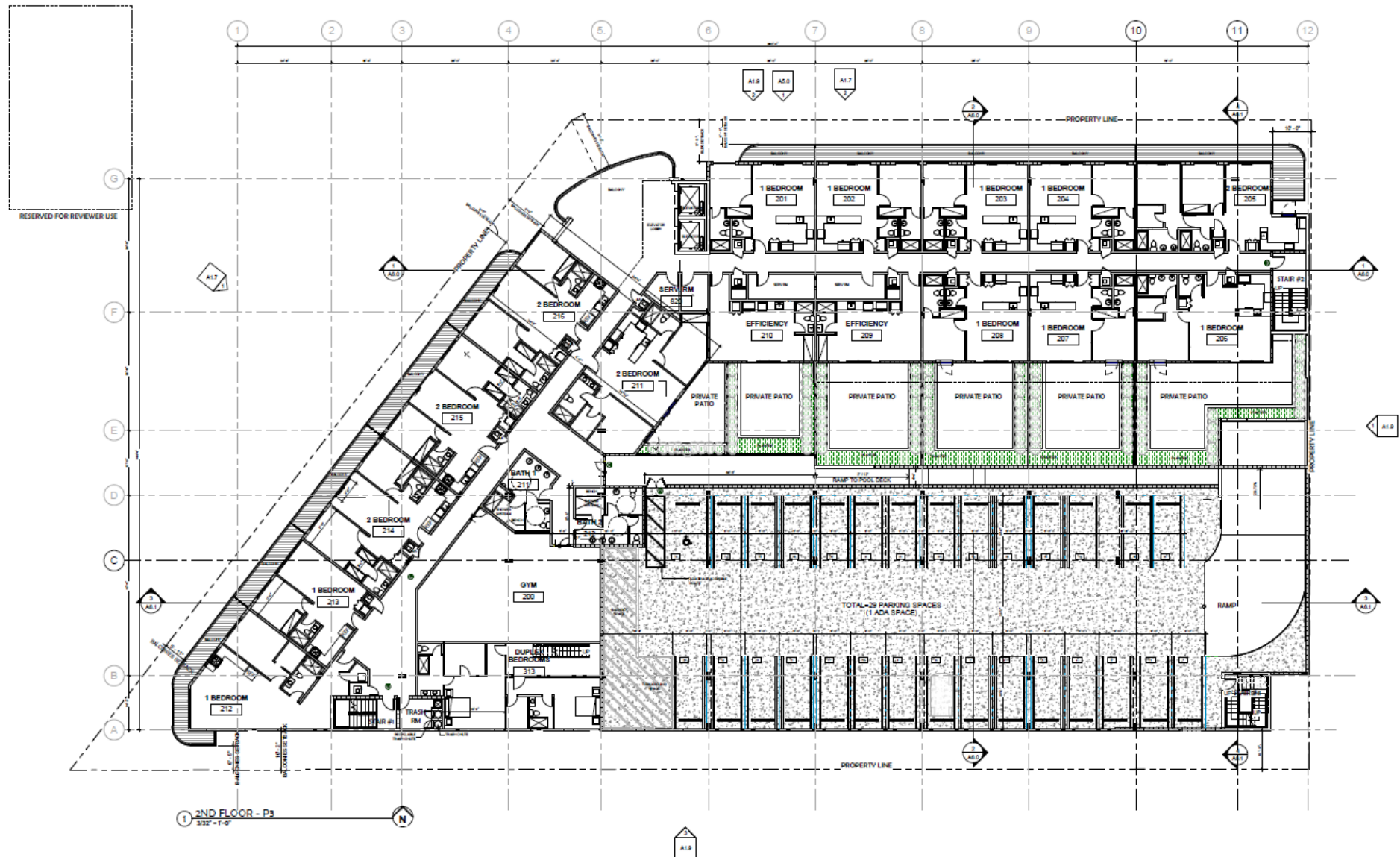
# Site Plan



# 2<sup>nd</sup> Level Parking

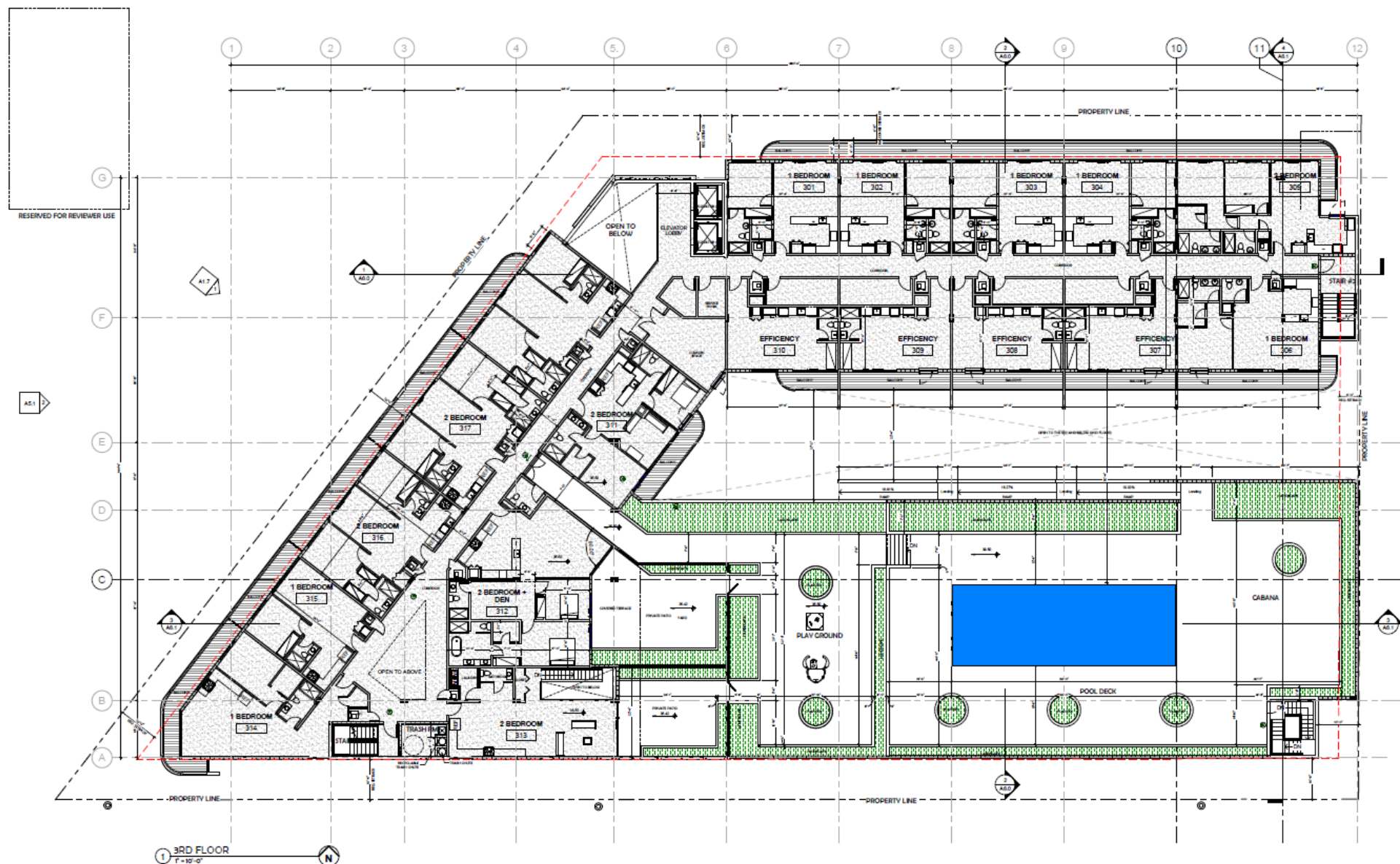






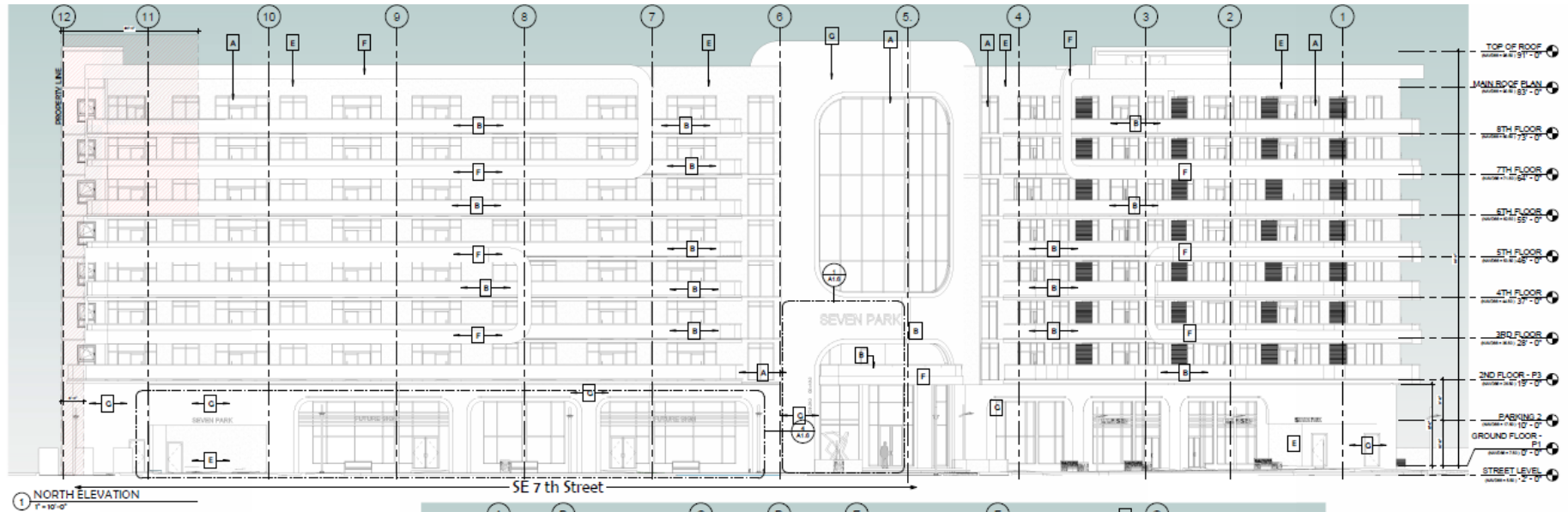


# Third Floor Plan

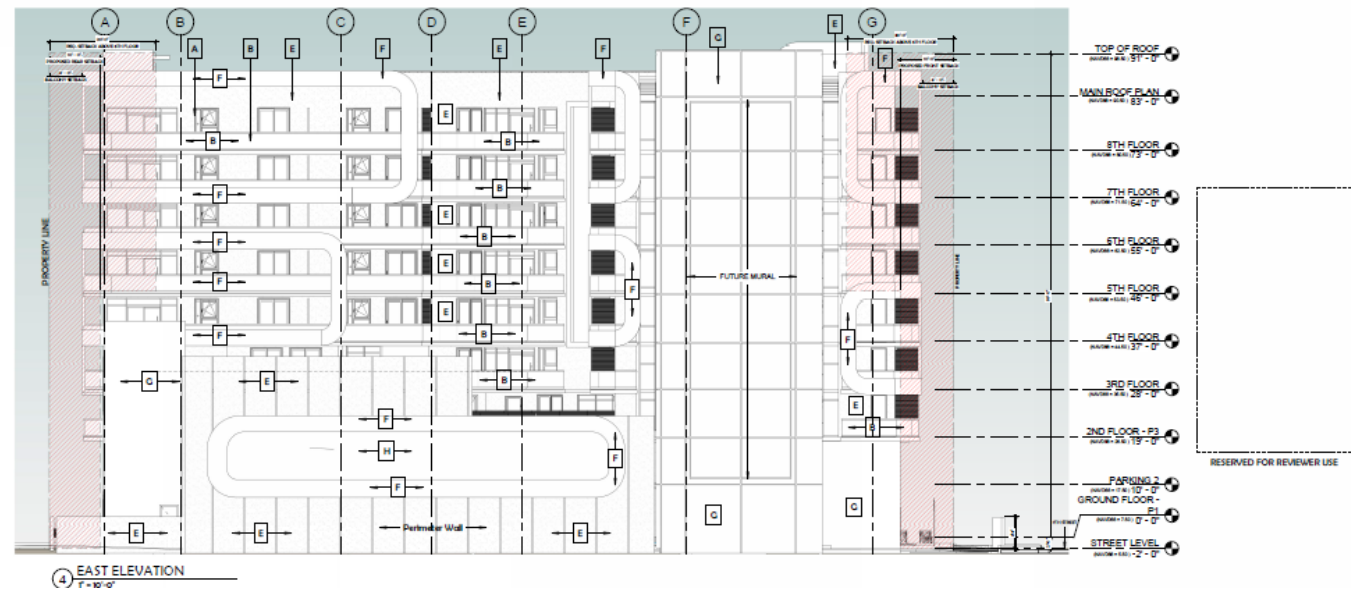




# North & East Elevations

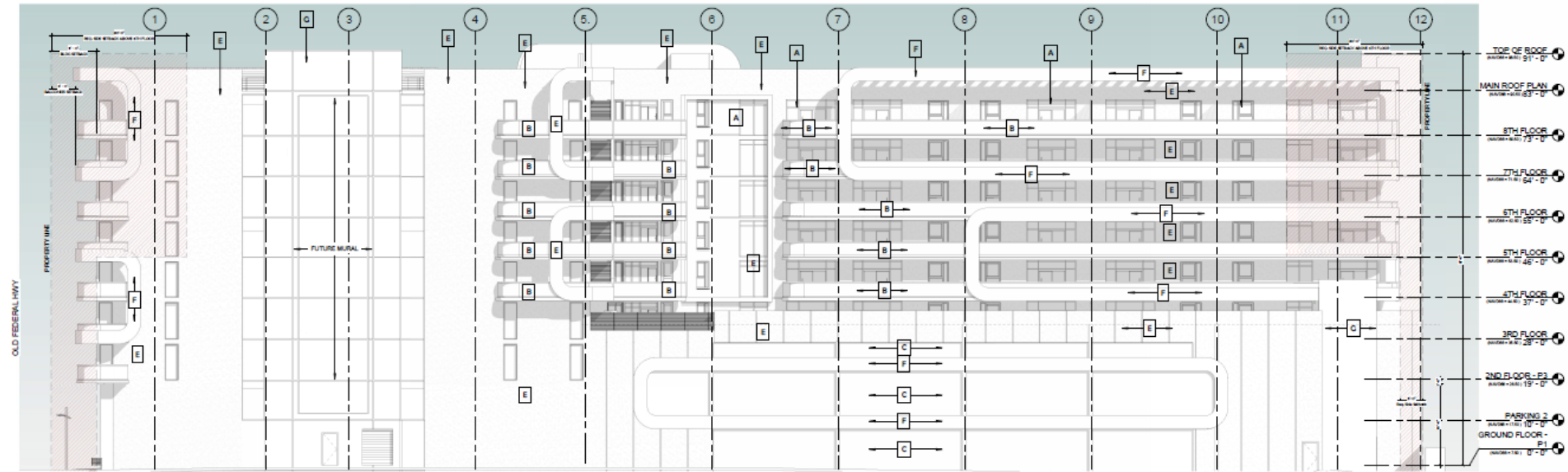


FACADE FINISHES		
A		DARK GREY ALUMINUM FRAMES LIGHT GREY GLASS
B		DARK GREY ALUMINUM POSTS LIGHT GREY GLASS
C		PERFORATED ALUMINUM SCREEN
D		OUTDOOR COMMON AREAS RECTANGULAR CONCRETE PAVERS MULTICOLOR
E		SCORED LIMESTONE PWR STUCCO FRESH DRY/IT # 133 DRIFTWOOD OR SIMILAR
F		EXTERIOR STUCCO PAINTED SW 761 REFLECTION
G		VERTICAL RESIN WOOD LINE SLATS
H		EXTERIOR STUCCO PAINTED SW 701 NIGHT OWL





# South & West Elevations

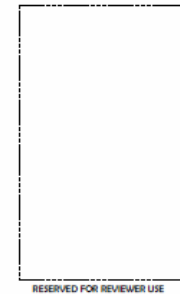


1 SOUTH ELEVATION  
1" = 10'-0"

FACADE FINISHES		
A		DARK GREY ALUMINUM FRAMES LIGHT GREY GLASS
B		DARK GREY ALUMINUM POSTS LIGHT GREY GLASS
C		PERFORATED ALUMINUM SCREEN
D		OUTDOOR COMMON AREAS RECTANGULAR CONCRETE PAVERS MULTICOLOR
E		SCORED LIMESTONE PAVR STUCCO FINISH DRYVIT # 133 DRIFTWOOD OR SIMILAR
F		EXTERIOR STUCCO PAINTED SW 7651 REFLECTION
G		VERTICAL RESIN WOOD LIKE SLATS
H		EXTERIOR STUCCO PAINTED SW 7051 NIGHT OWL



WEST ELEVATION



# Landscaping Plan –Ground Level

## LANDSCAPE REQUIREMENTS

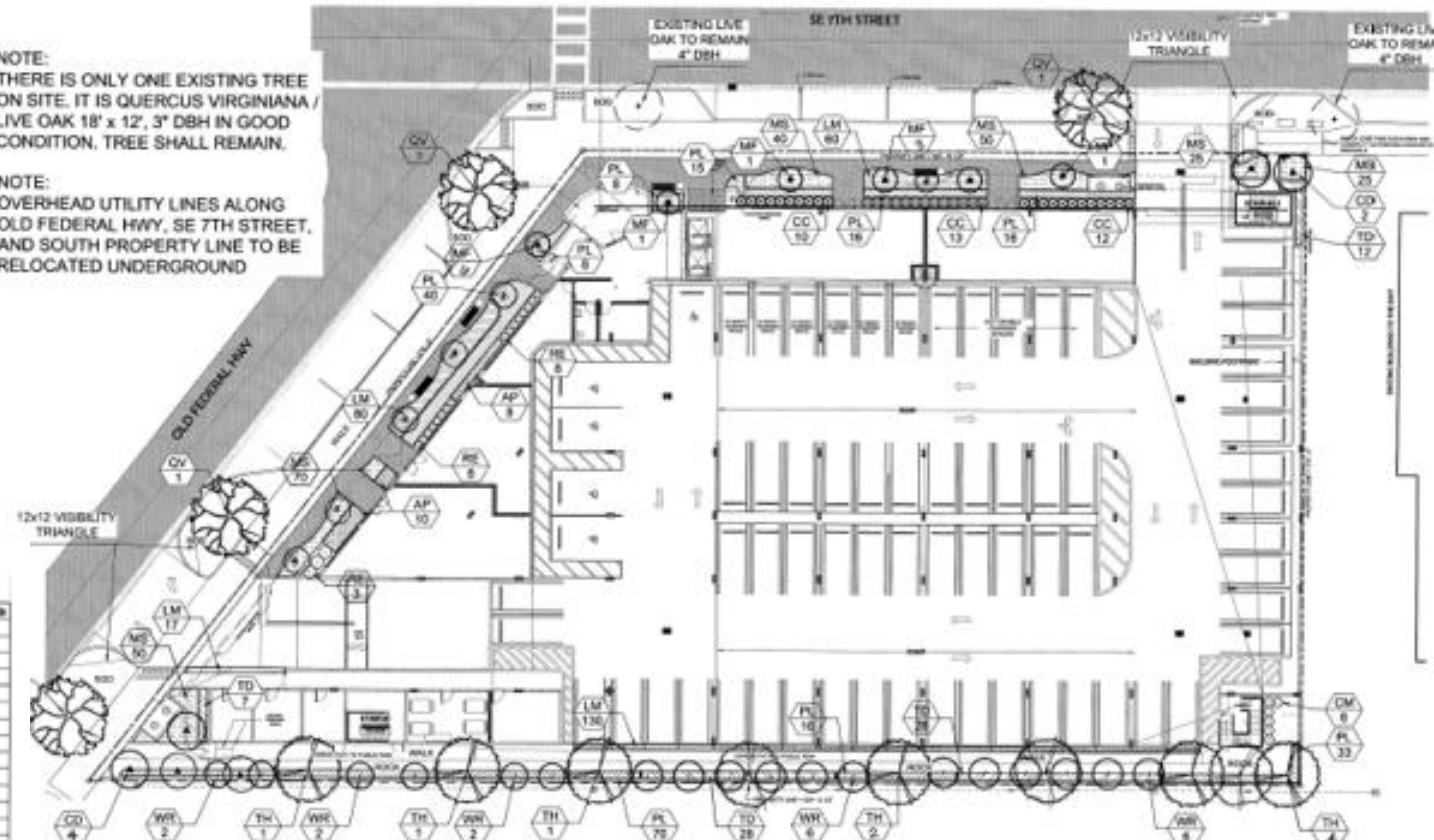
Zoning: RM-18, RM-25, RM-HQ2

Site: 44,086 SF

Description	Application	City Required	City Provided
Landscaping Area	7%	2204 sf	2204 sf (ground level) 214.3 sf (1st floor) 1288.9 sf (2nd floor)
Total Landscaping Area		2204 sf	1728 sf
Site Trees	1 tree / 1000 SF	20	27 + 18 (ground level) 6 (2nd level)
Street Trees	1 tree / 25 SF	17	5 (2nd level)
Total Trees		40	47
Tree Diversity			8 tree species
Drought Tolerant Trees	50%	20 (100) = 14	22
Native Trees	50%	20 (100) = 14	20
PL	50% max	4887 sf (150) = 2444 sf	20
Drought Plants Drought Tolerant	50%	1211.5 sf (150) = 110	20

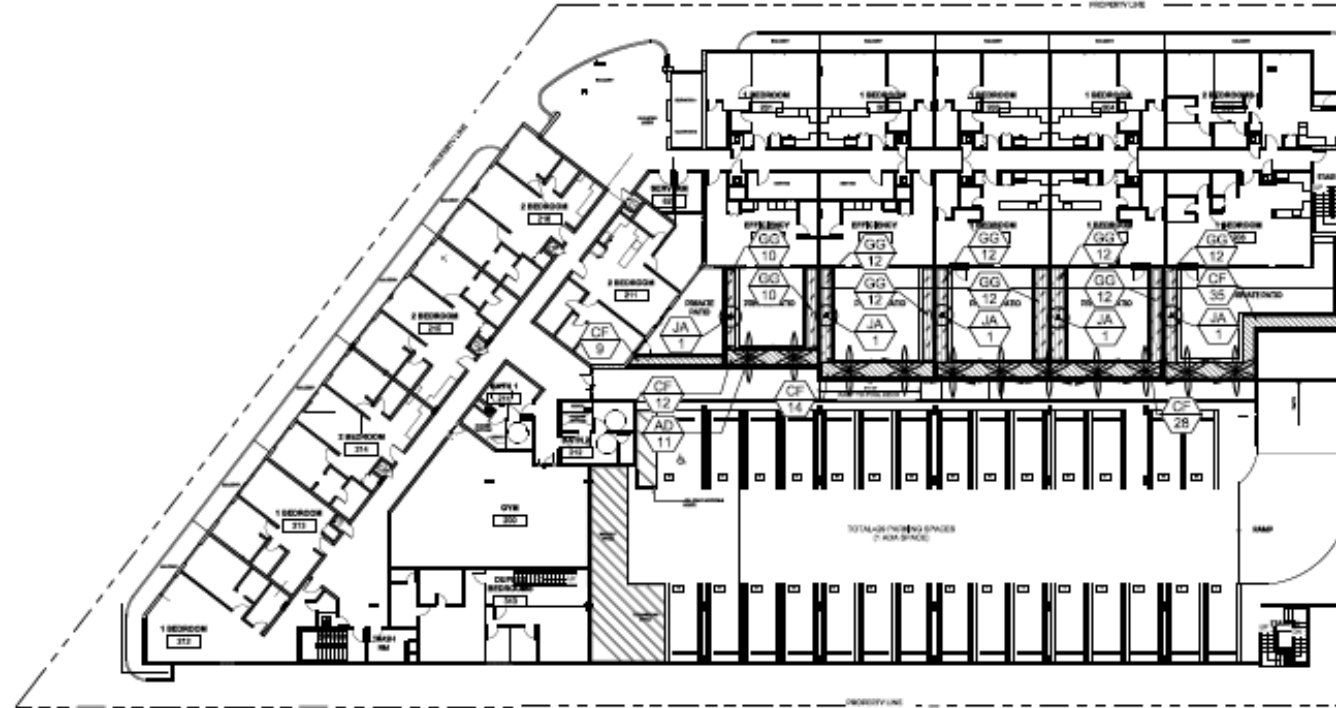
NOTE:  
THERE IS ONLY ONE EXISTING TREE  
ON SITE. IT IS QUERCUS VIRGINIANA /  
LIVE OAK 18' x 12", 3" DBH IN GOOD  
CONDITION. TREE SHALL REMAIN.

NOTE:  
OVERHEAD UTILITY LINES ALONG  
OLD FEDERAL HWY, SE 7TH STREET,  
AND SOUTH PROPERTY LINE TO BE  
RELOCATED UNDERGROUND



Symbol	Qty	Botanical Name	Common Name	Caliper	Height at Planting	Spreads at Planting	Notes	Drought Tolerance	Notes	Number of These Credits
TH	3	Taxodium distichum	Palm Tree	3"	10'	6'	No	High		5
CD	6	Cordia alliodora	Orange Tree	3"	10'	6'	No	High		6
MF	12	Melastoma fruticosum	Shrimp's Shrimp	3"	10'	6'	No	High	Single trunk	12
QV	4	Quercus virginiana	Live Oak	3"	10'	6'	No	High		4
WM	18	Washingtonia robusta	Washingtonia Palm		10' Caliper		No	High	3 palms = 1 tree credit	6
AP	18	Alpinia purpurata	Red Ginger	30"	24"	24"	No	Low	Full 10' x 10' x 10'	
CM	6	Camellia	Camellia	4"	30"	30"	No	Medium	Full 10' x 10' x 10'	
CC	10	Chamaecrista nictitans	Cupressus	42"	30"	30"	No	Medium	Full 10' x 10' x 10'	
TD	10	Thymus latifolius	Thymus	24"	24"	24"	No	High	Full 10' x 10' x 10'	
RE	10	Rosa rugosa	Rose	5"	24"	24"	No	Low	Full 10' x 10' x 10'	
PL	202	Psychotria latifolia	Devil's Tree	20"	20"	20"	No	High	Full 10' x 10' x 10'	
MB	280	Monarda mollis	Monarda	10"	10"	10"	No	High	Full 10' x 10' x 10'	
LM	287	Limonium	Limonium	12"	12"	12"	No	High	Full 10' x 10' x 10'	
MD		Monarda mollis	Monarda	12"	12"	12"	No	High	Full 10' x 10' x 10'	
MD		Monarda mollis	Monarda	12"	12"	12"	No	High	Full 10' x 10' x 10'	

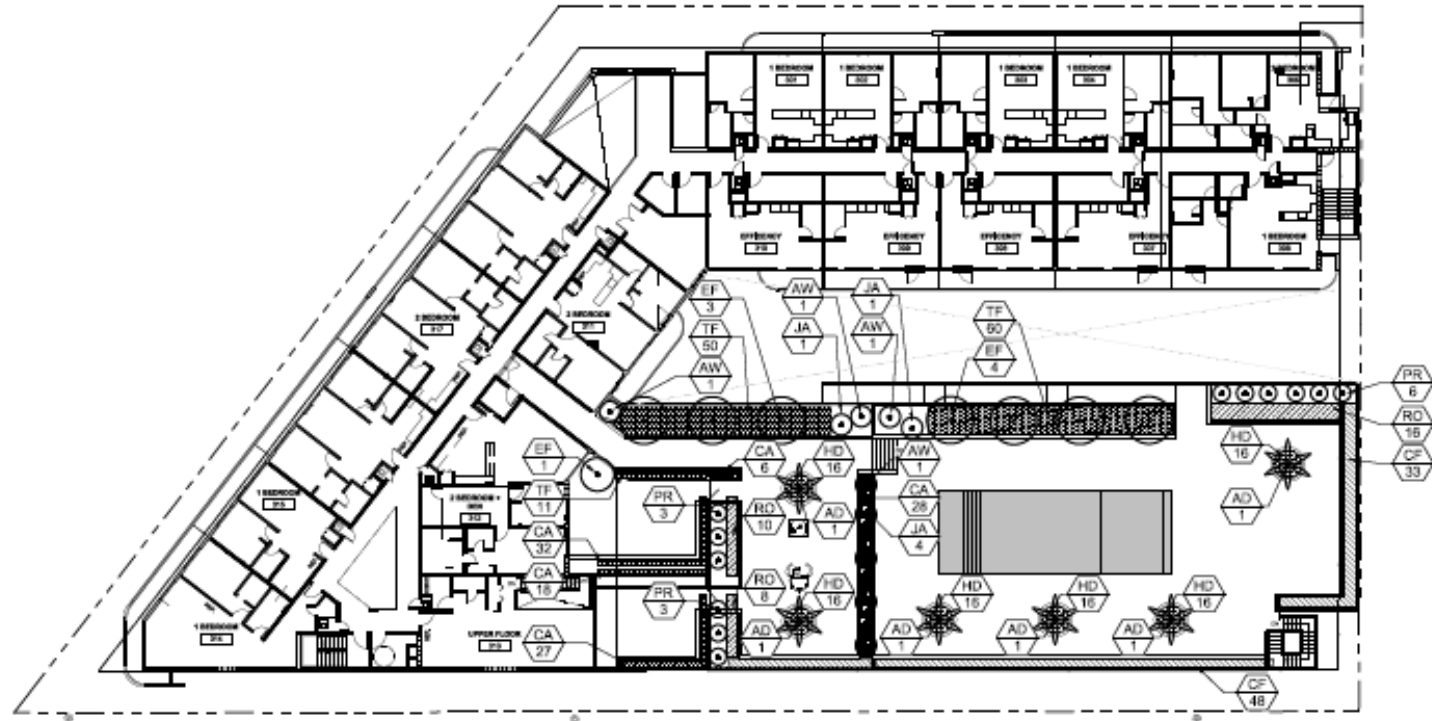
# Landscape Plan L-2



Plant List							
Type	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance	Number of Tree Credits
Tree/Palm							
AD	11	Adonidendron	Christmas Palm	10-14' OAK double trunks	No	Medium	8
Shrub/ Groundcover							
CF	56	Quercus	Small Leaf Quince	24"x24", 24"x24"	No	High	
JA	5	Jatropha integrifolia Compacta	Jatropha	4' H. std	No	High	
GG	52	Golfpinkia gracilis	Thymus	24"x24", 24"x24"	No	High	
Mulch			Shredded Mulch or Eucalyptus				



# Landscape Plan L-3



Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance	Number of Tree Credits
<b>Tree/Palms</b>							
AD	6	Adonislaetis	Christmas Palm	10-14' CAH, tripletrunks	No	Medium	0
EF	8	Eugeniafoetida	Spanish Shutter	15' H x 4' Spr, 3" cal	Yes	High	8
AW	4	Acokorhaphiswrightii	Flourish/Flare	5' H, 5 diam min	Yes	High	0
<b>Shrub/ Groundcovers</b>							
PR	12	Pimenta racemosa	Bay Rum	36" H, full to base	No	High	
CF	81	Chlorophytum	Small Leaf Grass	24" x 24" 24" O.C.	No	High	
JA	6	Jatropha integrifolia 'Compact'	Jatropha	4' H, all	No	High	
HD	96	Hesperandrea debilis	Dune Sunflower	12" x 12" 18" O.C.	Yes	High	
TF	121	Thysanotum floridense	Florida/German Grass	24" x 18" 18" O.C.	Yes	High	
CA	111	Carex macrocarpa 'Bluewood Beauty'	Dwarf Carex	12" x 12" 18" O.C.	No	High	
RD	34	Rondeletia odorata	Pearl Rose	24" x 24" 24" O.C.	No	Medium	
Misc			Shredded Mulch or Eucalyptus				

# RAMs



WAIVERS OR DEFICIENCIES	REQUIRED/ALLOWED	PROPOSED	DEFICIENCY
a) Building Placement (primary streets)	10 feet Min. 15 feet Max.	6 feet (balconies) 10 feet building	4 feet
b) Building Placement (street above the 5 <sup>th</sup> Floor)	20 feet	6 feet	14 feet
c) Building Placement Interior Side (east) Setback above the 5 <sup>th</sup> floor	30 feet	Zero feet (building)	30 feet
d) Building Placement Rear (south) Setback	10 feet	6 feet (balconies)	4 feet
e) Building placement Rear (south) Setback above the 5 <sup>th</sup> floor	20 feet	6 feet (balconies) 10 feet (building)	14 feet
f) Civic Open Space	7.5%  depth shall be no more than 2.5 times the width, and the width no more than 5 times the depth	5.1%  Width 5 times the max	2.4%
g) Dead-end Parking	Max 4 spaces in a row	15 in a row	11 spaces
h) Min. Parking spaces	169 spaces	159 spaces	10 spaces

# Bonus Units Allocation



## Bonus Units Allocation

The Applicant is requesting allocation of an additional 74 units through the use of Broward County Bonus Units per Broward County Policy 2.16.3, which provides for market-rate bonus units when a certain number of units are set aside as affordable units. The applicant proposes setting aside 23 units as affordable units for the moderate-income group to meet both the County's and City's requirements.

***Staff finds that the proposed allocation of bonus and affordable housing units is:***

- *Compatible with existing and future land uses and other land development regulations, and,*
- *There are adequate public facilities and services in place to accommodate the units.*



# Findings

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## **Major Development Review Application No. DB-24-5547**

The application was reviewed and found compliant with standards and criteria per Section 32-787 subject to conditions.

## **Redevelopment Area Modification (RAM) Waiver Application No. RD-24-5548**

The application was reviewed and found generally compliant with standards and criteria per Section 32-135.

## **Bonus Unit Allocation**

The application was reviewed and found compliant with standards and criteria per Broward County Land Use Policy 2.16.3.

# Proposed Conditions

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1. Payment of the City's water impact fee in the amount of \$129,114.67.
2. Payment of the City's sewer impact fee in the amount of \$163,788.52.
3. Payment of the City's Impact fees in the amount of \$348,558.40.
4. Installation of sidewalks, on-street parking, and landscaping improvements along SE 7<sup>th</sup> Street, and Old Federal Highway as shown on the plans.
5. Assignment by the City Commission of 50 Regional Activity Center (RAC) Units.
6. Nine (9) electric vehicle charging stations shall be provided as reflected in the plans, and 17 parking spaces shall be EV Capable.
7. The sixteen-guest parking spaces shall be posted, reserved for guests use only.
8. Compliance with the Green Building requirements of the NGBS-Gold certification or another recognized green building agency as determined by the City.
9. The Applicant shall contract with the City for roll-out service by the Sanitation Division for servicing the dumpster/trash disposal.

# Proposed Conditions

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10. Prior to the issuance of the building permit, a declaration of restrictive covenant, in a form acceptable to the city attorney, shall be recorded in the public records of Broward County, Florida, guaranteeing that the affordability of the 23 residential units for the moderate income group described in Policy 2.16.3 of the Broward County land use plan will be maintained for a period of at least 30 years for rental housing and at least 30 years for owner occupied housing and that affordable housing units shall be proportionately distributed amongst unit types and sizes throughout the building. While occupying a rental unit annual anticipated gross income may increase to an amount not to exceed 140% of the applicable mean income adjusted for family size.
11. Affordable units shall be available before or concurrently with bonus units, and the quality of finishes and fixtures for affordable housing units shall be identical to the quality of finishes and fixtures for market-rate units.
12. 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.
13. The parking garage shall be adequately screened to the satisfaction of the DSD Director. Detailed plans and materials proposed shall be provided for review and approval prior to the issuance of the building permit.

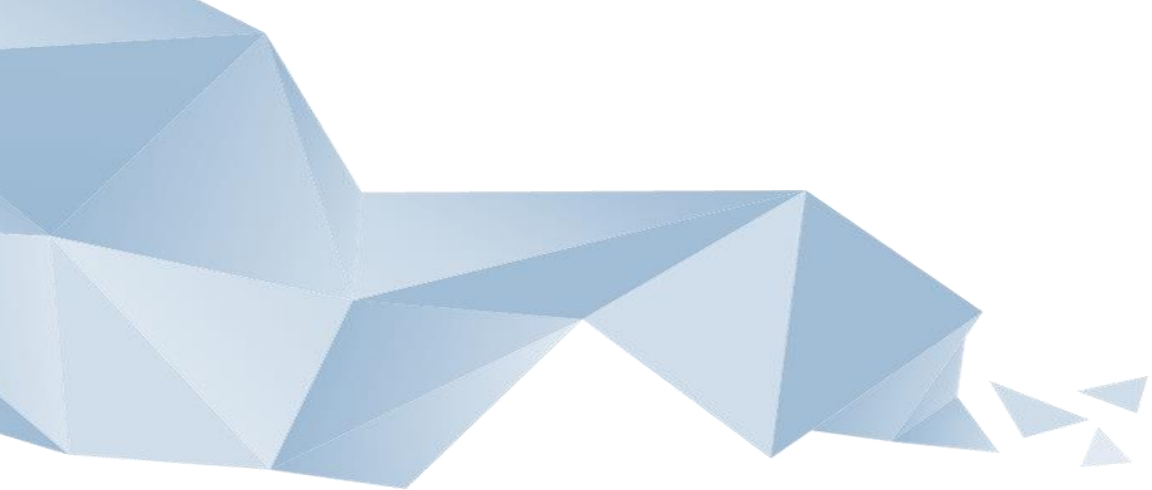


# Recommendations

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**Staff recommends the City Commission consider the request for Major Development Plan, approval and RAMs with the proposed conditions of approval.**



# Seven Park

## 218-220 SE 7th Street



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**City Commission**  
August 6, 2025

Department of Sustainable Development (DSD)