



# Blue Park

## 216-220-228 SE 8th Street & 221 SE 9th Street

Major Development Review | Redevelopment Area  
Modifications (RAMs)



Application No. DB-24-06478 | RD-24-06479

**City Commission**  
August 20, 2025

Department of Sustainable Development (DSD)

# Aerial View

Applicant:  
**Blue Park, LLC**

Project:  
**Blue Park**

Location:  
**216-220-228 SE 8 Street, and  
221 SE 9 Street**

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# Zoning View

Applicant:

**Blue Park, LLC**

Project:

**Blue Park**

Location:

**216-220-228 SE 8 Street, and  
221 SE 9 Street**

Zoning:


**Central RAC – RAC Neighborhood  
& Transit Core Subdistrict**



## Legend

 Subject Property

## Zoning

 Central RAC - RAC Neighborhood

 Central RAC - RAC Corridor

 Central RAC - Transit Core



# Request



## 1. **Major Development Review approval:**

Residential multi-family project consisting of 173 residential units.

## 2. **Redevelopment Area Modifications (RAMs):**

- a) to allow a setback of 25 feet on Primary Street (SE 9th Street) where the maximum is 15 feet.
- b) to allow zero feet setback where the required setback is 10 feet.
- c) to allow 4 feet setback where the required is 20 feet above the 5th floor.
- d) to allow a side setback of 6 feet (to balconies) instead of 30 feet above the 5th floor.
- e) to allow zero feet for a partial area of the rear of the garage where the required setback is 10 feet.
- f) regarding Civic Open Spaces and their configuration, proposing a 6.86% Civic Open Space area instead of the required 7.5%.
- g) requiring the enclosure of staircases to allow for an open staircase to serve the pool deck.

# Applicant's Request

Existing Zoning: Central RAC – RAC Neighborhood subdistrict  
Proposed Zoning: Central RAC – Transit Core subdistrict

- Primary Differences between districts:
- Uses
  - Site Dimensional thresholds

|         | RAC Neighborhood | Transit Core |
|---------|------------------|--------------|
| Height  | 5 stories        | 8 stories –  |
| Density | 50 du/ac         | 50 du/ac     |



*The applicant proposes to build Blue Park, a residential development. The project spans from SE 8th Street to SE 9th Street. The total Project site, including the area to be rezoned is 1.47 acres.*



# Existing Conditions



**SE 8<sup>th</sup> Street**



**SE 9<sup>th</sup> Street**





# Renderings



# Applicant's Proposal

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- Two 8-story buildings connected by a shared parking and amenity deck.
  - Transit Core (North Tower): 5-story base, up to 8 stories permitted.
  - RAC Neighborhood (South Tower): 2-story base, up to 5 stories permitted (subject to rezoning request).
- The 173 residential units:
  - 36 efficiencies
  - 94 one-bedroom
  - 43 two-bedroom
- 73 RAC units are requested; the maximum permitted per the Transit Core subdistrict.
- 100 County Bonus Units are requested.
- 28 affordable housing units are proposed.
- Parking:
  - 207 spaces, including EV spaces. (203 are required)
  - 9 on-street parallel parking spaces along the two streets.
- Pool and amenity deck.



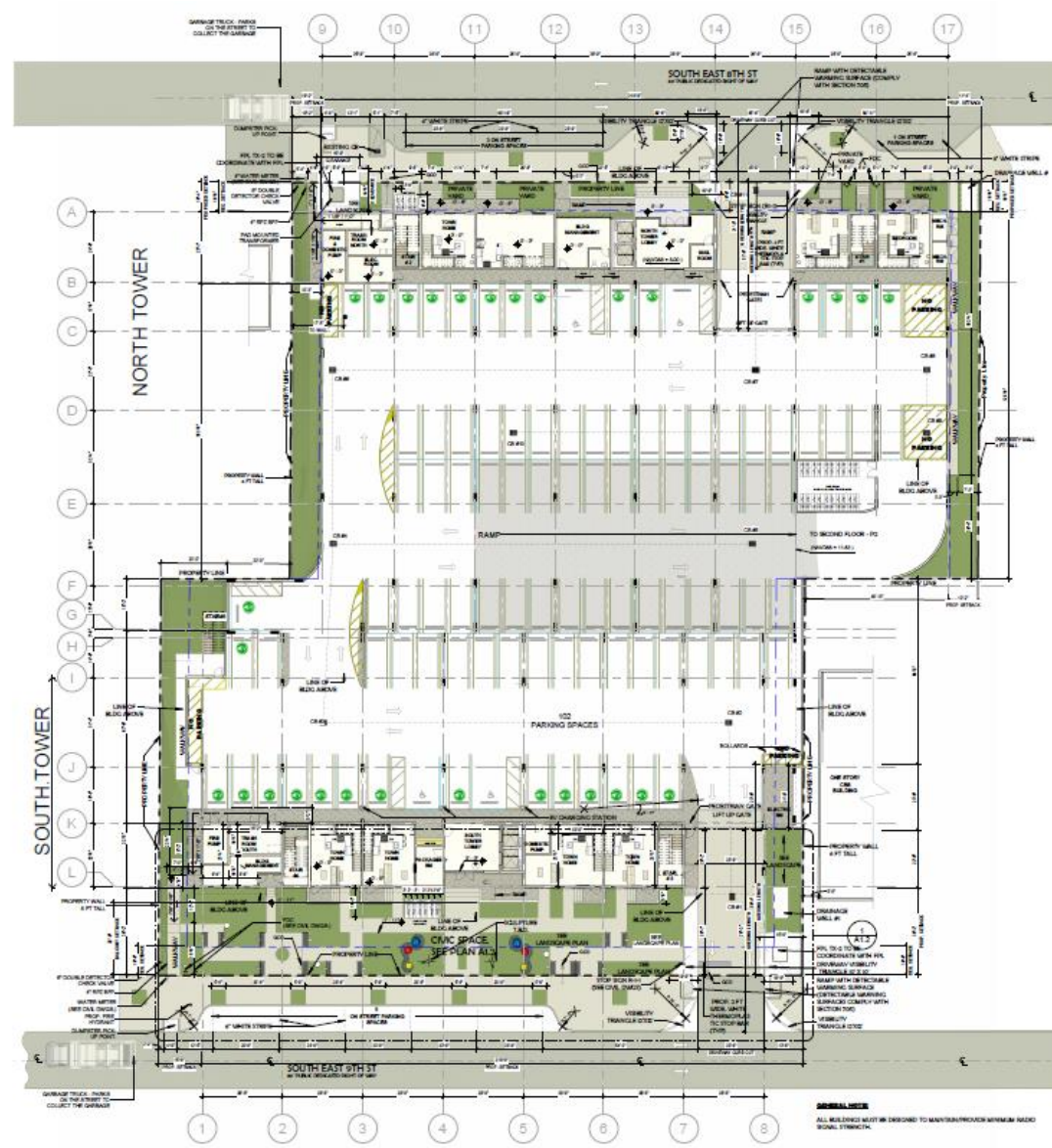
# Background

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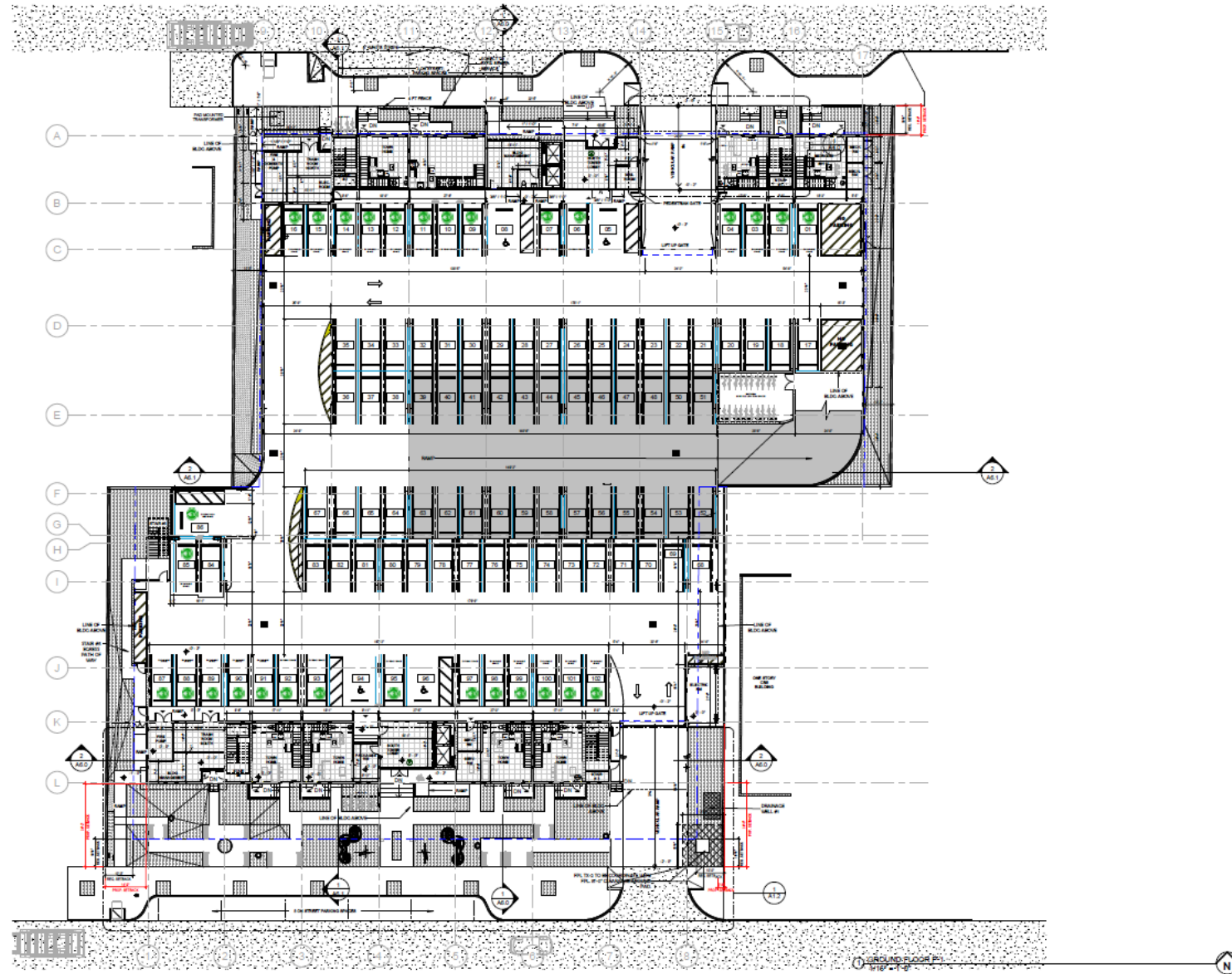
**July 15, 2025** – The Planning and Zoning Board recommended approval of the Major Development and RAM applications by a vote of 4 to 0.

# Site Plan

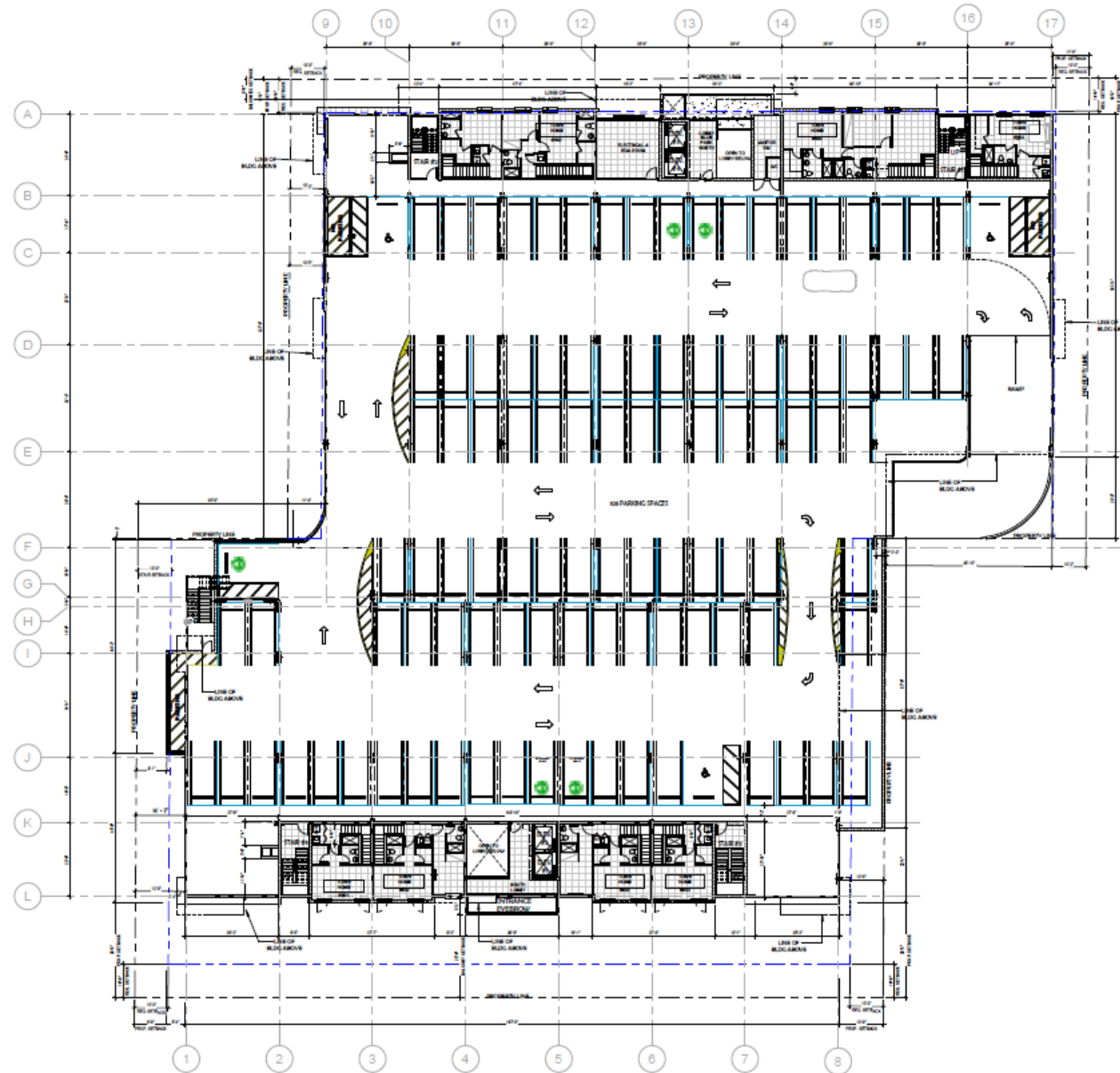




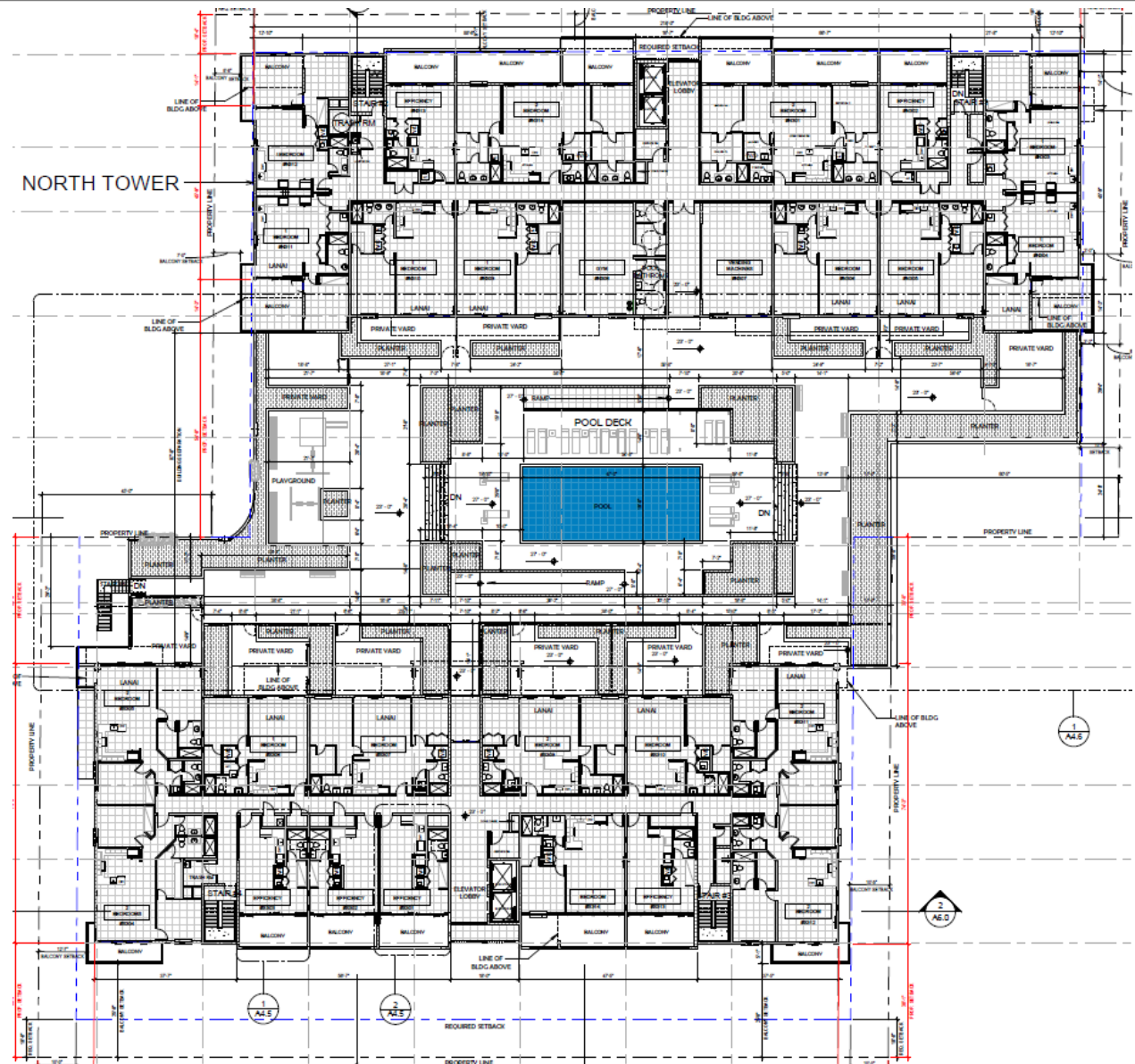
# Ground Floor



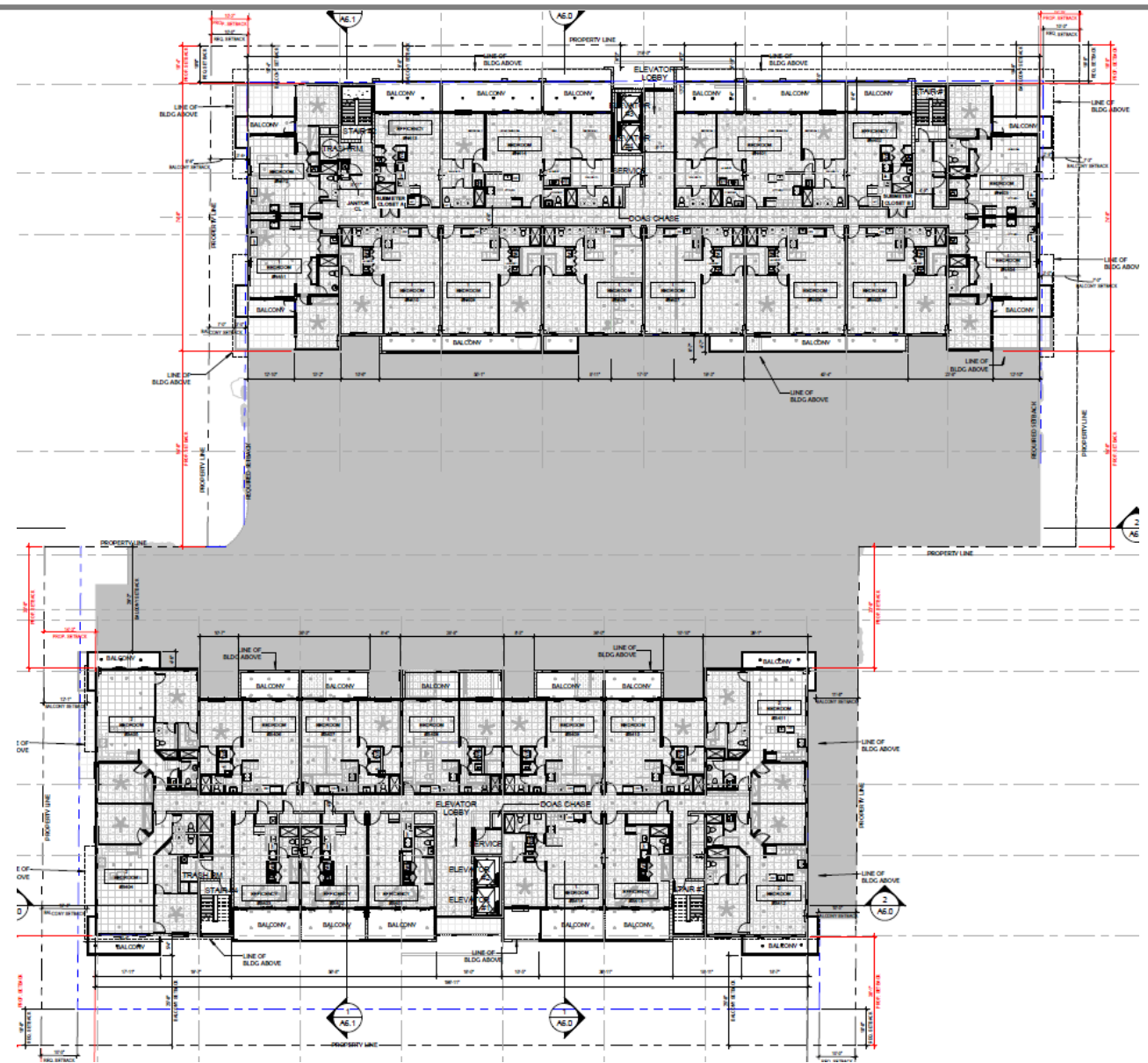
# 2<sup>nd</sup> Level Plan





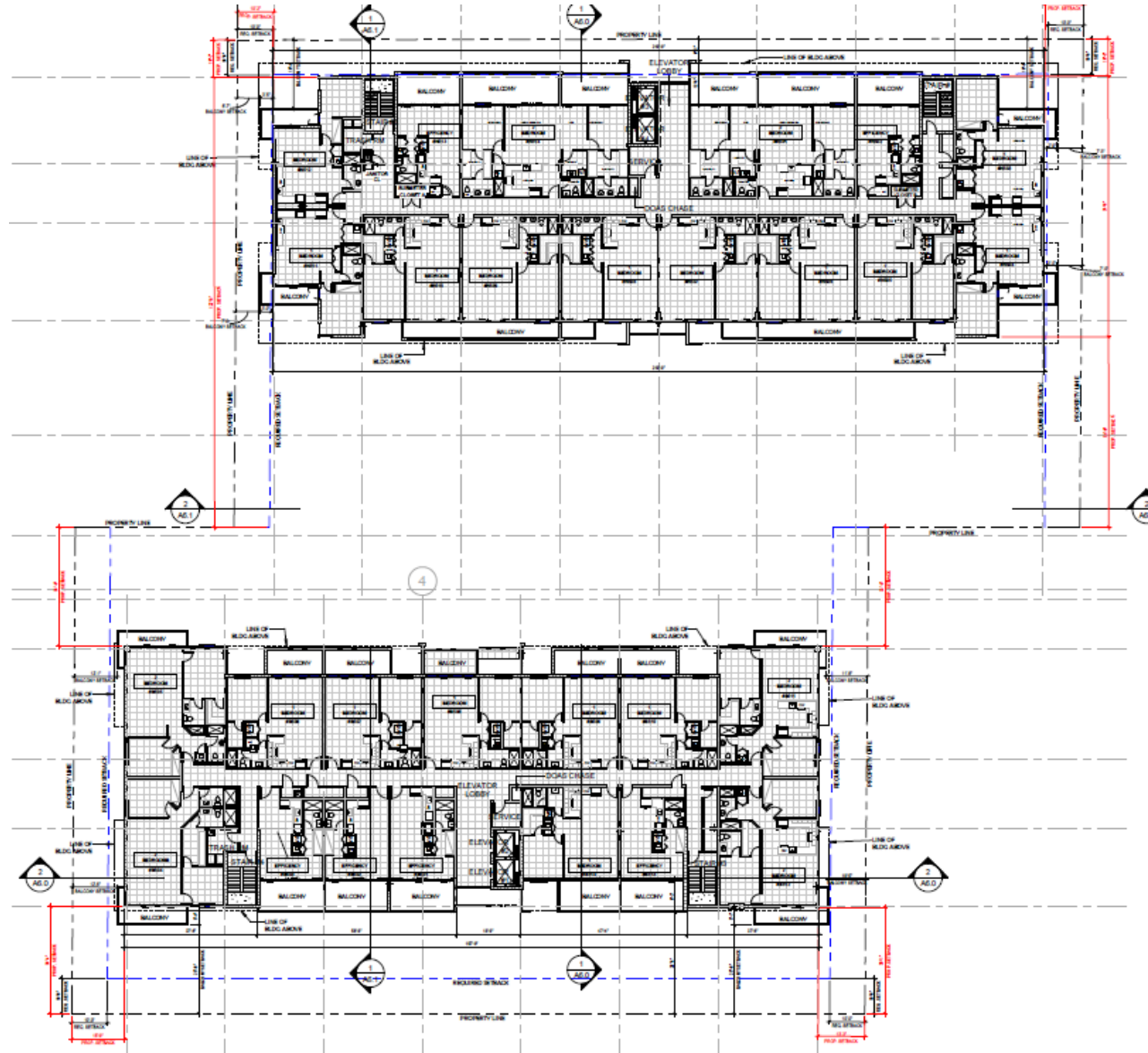


# 4<sup>th</sup> Floor Plan

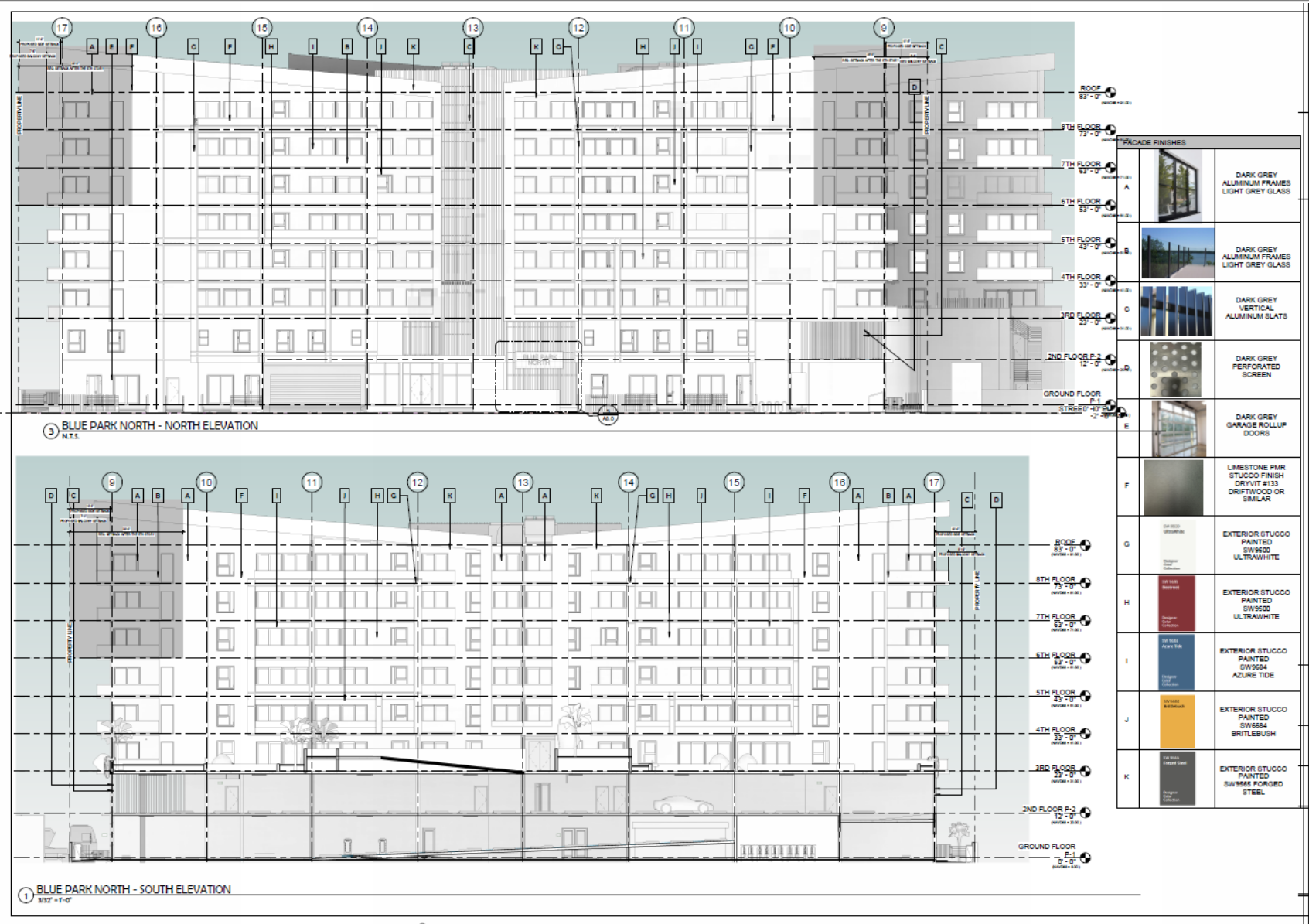




# 5<sup>th</sup> – 8<sup>th</sup> Floor Plan



# North Tower - North & South Elevations



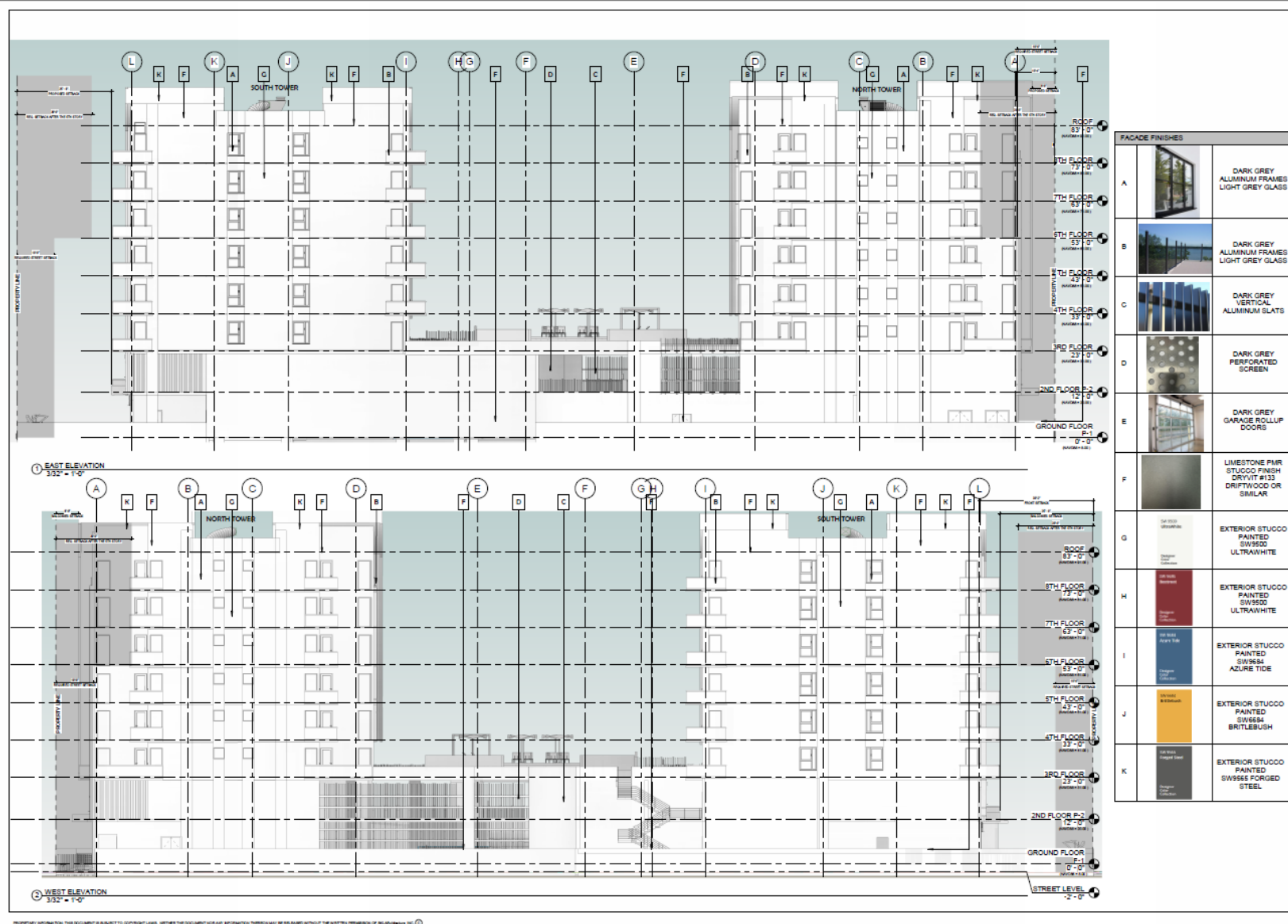


# South Tower- North & South Elevations



| FACADE FINISHES |  |  |
|-----------------|--|--|
| A               |  | DARK GREY ALUMINUM FRAMES<br>LIGHT GREY GLASS                            |
| B               |  | DARK GREY ALUMINUM FRAMES<br>LIGHT GREY GLASS                            |
| C               |  | DARK GREY<br>VERTICAL ALUMINUM SLATS                                     |
| D               |  | DARK GREY<br>PERFORATED SCREEN   |
| E               |  | DARK GREY<br>GARAGE ROLLUP DOORS   |
| F               |  | LIMESTONE PWR<br>STUCCO FINISH<br>DRYVIT #133<br>DRIFTWOOD OR<br>SIMILAR |
| G               |  | EXTERIOR STUCCO<br>PAINTED<br>SW9500<br>ULTRAWHITE                       |
| H               |  | EXTERIOR STUCCO<br>PAINTED<br>SW9500<br>ULTRAWHITE                       |
| I               |  | EXTERIOR STUCCO<br>PAINTED<br>SW9584<br>AZURE TIDE                       |
| J               |  | EXTERIOR STUCCO<br>PAINTED<br>SW9584<br>BRITLEBRUSH                      |
| K               |  | EXTERIOR STUCCO<br>PAINTED<br>SW9585<br>FORGED STEEL                     |

# East & West Elevations



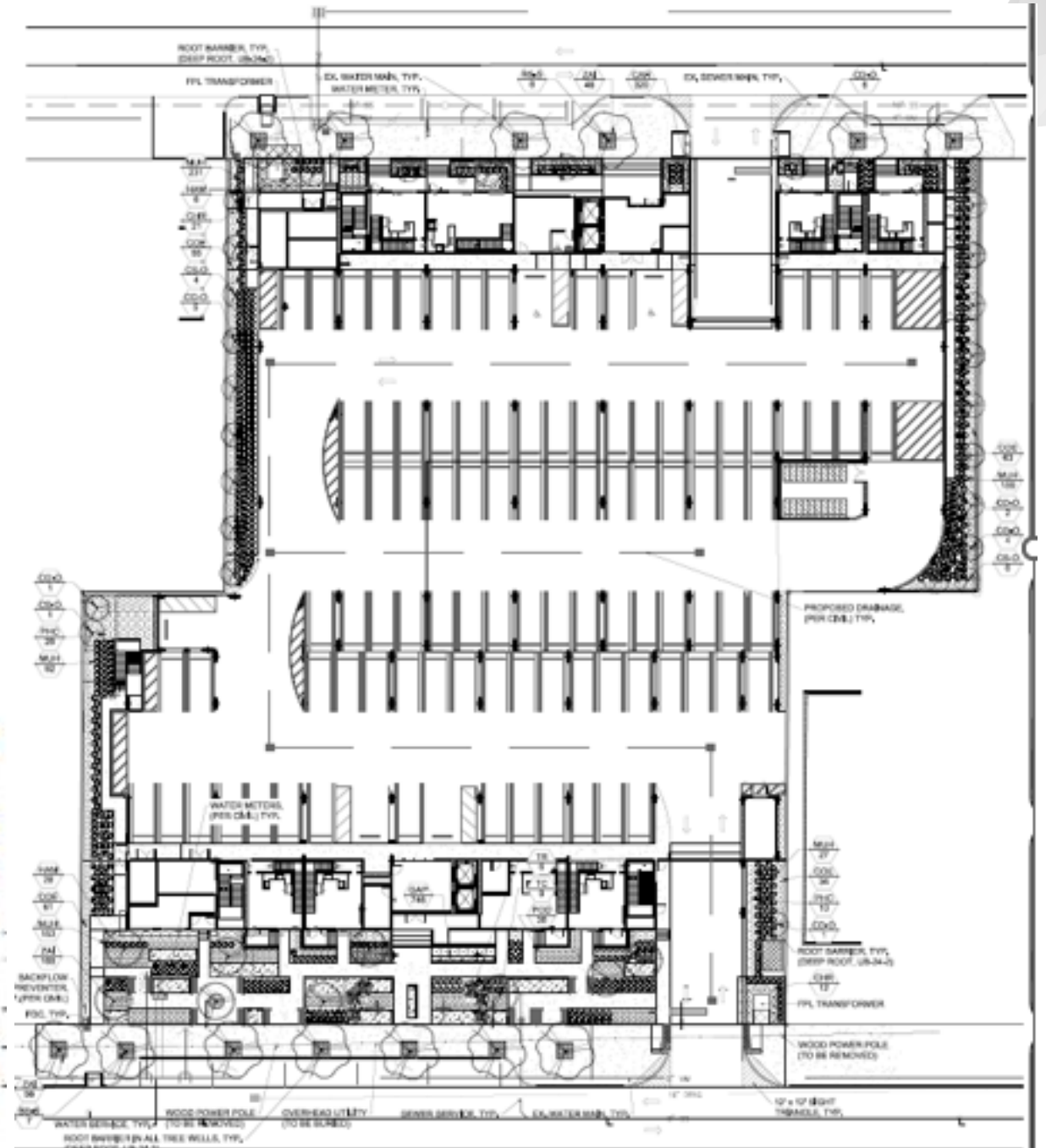
# Landscaping Plan

## Landscaping Data:

| Landscape Area Requirements                            |  | Required        | Provided    |
|--|--|-----------------|-------------|
| Site in sqft.  |  | 6,432 sqft.     | 8,290 sqft. |
| <b>SubDistrict Zoning - Central RAC (Transit Core)</b> |  |                 |             |
| % of landscape   |  | 10%             | 12.80%      |
| 1 tree per 1500 sqft.                                  |  | 43              | 46          |
| <b>Trees</b>   |  |                 |             |
| Street Trees # (max spacing 25 o.c.)                   |  | 13              | 13          |
| Site Trees #   |  | 43              | 46          |
| Civic Open Space Trees#                                |  | 9               | 9           |
| <b>Total Site Trees (Site and street )</b>             |  |                 | <b>68</b>   |
| <b>Tree Diversity #</b>                                |  |                 |             |
| Tree Diversity #                                       |  | 5               | 5           |
| Drought tolerant trees (min. 50%)                      |  | 50%             | 83%         |
| Native Trees (min. 50%)                                |  | 50%             | 83%         |
| Turf Max 70%   |  | Max 5,803 sqft. | 0 sqft.     |
| Hedges/Plants Drought tolerant (min. 30%)              |  | 30%             | 100%        |

## Ground Floor Plant Schedule:

| Plant Schedule        | Site | Botanical Name             | Common Name      | Size         | Quantity        | Height at planting | Spacing | Notes | # of New Plants       |    |
|-----------------------|------|----------------------------|------------------|--------------|-----------------|--------------------|---------|-------|-----------------------|----|
| TL                    | 5    | Taxodium canadense         | Yellow Taxodium  | 2' Lx 1/2" W | 11 #s on border | 12' H              | High    | Yes   | PL, SP                | 5  |
| CD-0                  | 5    | Cercocarpus dielsii        | Flame Tree       | 2' Lx 1/2" W | 11 #s on border | 12' H              | High    | Yes   | PL, SP                | 5  |
| CD-0                  | 11   | Cercocarpus dielsii        | Flame Tree       | 2' Lx 1/2" W | 11 #s on border | 12' H              | High    | Yes   | PL, SP                | 11 |
| CD-0                  | 10   | Cercocarpus dielsii        | Flame Tree       | 2' Lx 1/2" W | 11 #s on border | 12' H              | High    | Yes   | PL, SP                | 10 |
| Street Trees (PL, SP) |      |                            |                  |              |                 |                    |         |       |                       |    |
| ST-1                  | 12   | Banksia laevis             | Banksia laevis   | 2' Lx 1/2" W | 11 #s on border | 12' H              | High    | Yes   | PL, SP, R, L, F, S, P | 12 |
| Planting Site         |      |                            |                  |              |                 |                    |         |       |                       |    |
| TL                    | 5    | Taxodium canadense         | Yellow Taxodium  | 2' Lx 1/2" W | 11 #s on border | 12' H              | High    | Yes   | PL, R, L, F, S, P     | 5  |
| Shrub                 |      |                            |                  |              |                 |                    |         |       |                       |    |
| CD-0                  | 20   | Chrysanthemum leucanthemum | Red Tip Dogwood  | 30"          | 1               | 30"                | High    | Yes   | 30" OR                | 1  |
| CD-0                  | 200  | Cercocarpus dielsii        | Green Buttonwood | 30"          | 1               | 30"                | High    | Yes   | 30" OR                | 1  |
| MA-0                  | 30   | Salix lasiolepis           | Green Buttonwood | 30"          | 1               | 30"                | High    | Yes   | 30" OR                | 1  |
| MA-0                  | 120  | Salix lasiolepis           | Green Buttonwood | 30"          | 1               | 30"                | High    | Yes   | 30" OR                | 1  |
| PL-0                  | 120  | Salix lasiolepis           | Green Buttonwood | 30"          | 1               | 30"                | High    | Yes   | 30" OR, 30" OC        | 1  |
| PL-0                  | 30   | Salix lasiolepis           | Green Buttonwood | 30"          | 1               | 30"                | High    | Yes   | 30" OR, 30" OC        | 1  |
| PL-0                  | 270  | Salix lasiolepis           | Green Buttonwood | 30"          | 1               | 30"                | High    | Yes   | 30" OR, 30" OC        | 1  |
| Ground Cover          |      |                            |                  |              |                 |                    |         |       |                       |    |
| CD-0                  | 100  | Salix lasiolepis           | Green Buttonwood | 30"          | 1               | 30"                | High    | Yes   | 12" OR, 12" OC        | 1  |
| MA-0                  | 100  | Salix lasiolepis           | Green Buttonwood | 30"          | 1               | 30"                | High    | Yes   | 12" OR, 12" OC        | 1  |
| MA-0                  | 100  | Salix lasiolepis           | Green Buttonwood | 30"          | 1               | 30"                | High    | Yes   | 12" OR, 12" OC        | 1  |

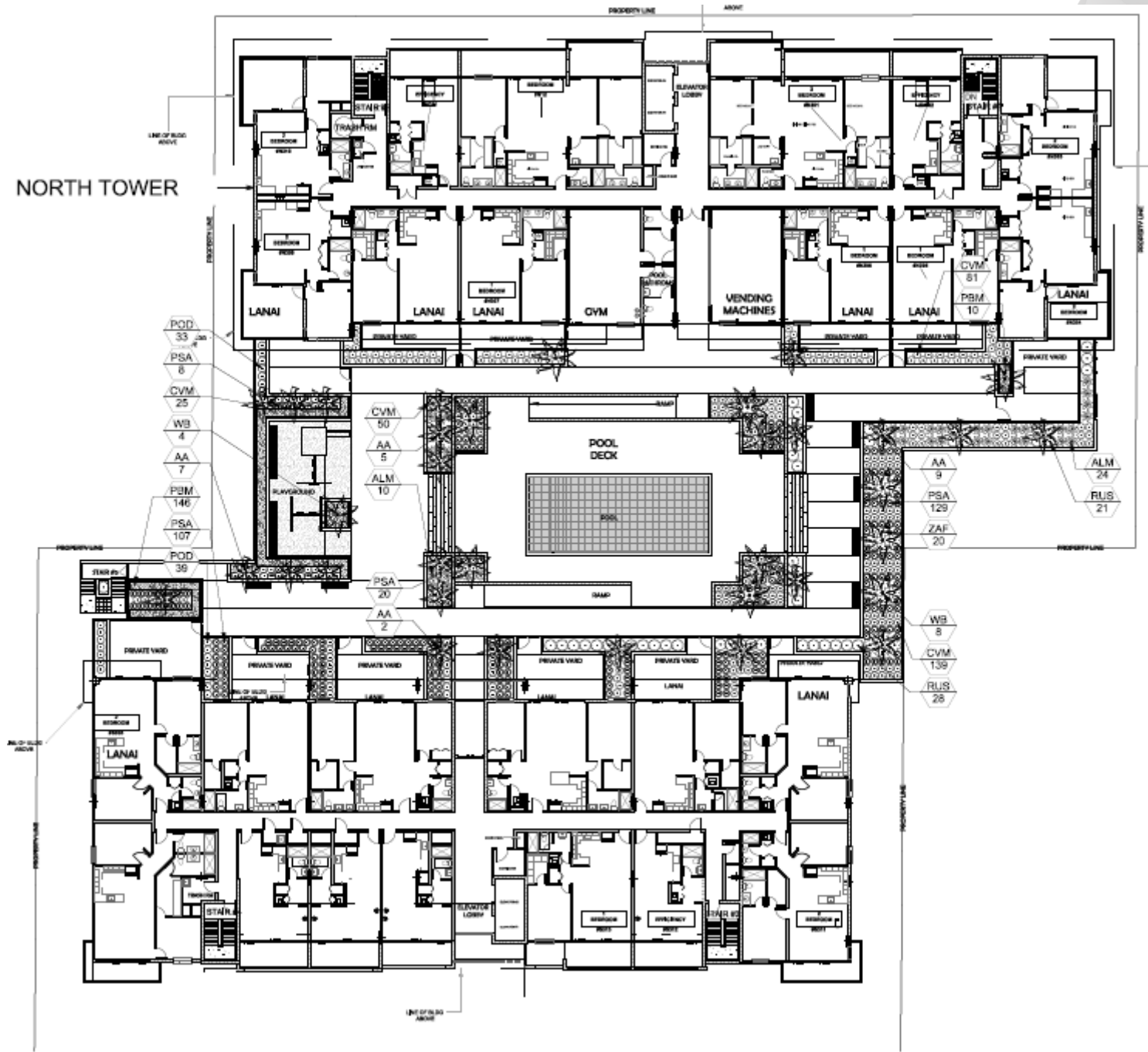




# Landscaping Plan

## 2nd Floor Roof Garden Plant Schedule:

| Palms On-site | Qty       | Botanical name                       | Common Name                 |
|---------------|-----------|--------------------------------------|-----------------------------|
| AA            | 23        | Archontophoenix alexandrae           | King Alexander Palm         |
| WS            | 12        | Wodyetia bifurcata                   | Foxtail Palm                |
| Shrubs        | Qty       | Botanical name                       | Common Name                 |
| ALM           | 34        | Alocasia macrorrhizos 'Borneo Giant' | Borneo Giant Elephant's Ear |
| CVM           | 295       | Codiaeum variegatum 'Mammey'         | Mammey Croton               |
| PSA           | 264       | Pennisetum setaceum 'Alba'           | White Leaved Fountain Grass |
| PDD           | 72        | Podocarpus macrophyllus              | Podocarpus                  |
| RUS           | 49        | Russelia equisetiformis              | Firecracker Plant           |
| ZAF           | 20        | Zamia furfuracea                     | Cardboard Palm              |
| Ground Cover  | Qty Sq Ft | Botanical name                       | Common Name                 |
| PBM           | 156       | Philodendron burle-marxii            | Burle Marx Philodendron     |



# RAMs

| WAIVERS OR DEFICIENCIES  | REQUIRED/ALLOWED  | PROPOSED                            | DEFICIENCY  |
|--|---|-------------------------------------|-------------|
| a) Building Placement (primary streets)  | 10 feet Min.<br>15 feet Max.  | 30 ft. (SE 9th St.)                 | 15 feet     |
| b) Building Placement (secondary street)   | 10 feet min.  | 6 ft. (SE 8th St)                   | 4 feet      |
| c) Building Placement Interior (street above the 5 <sup>th</sup> floor)            | 20 feet   | 6 ft. (to balconies)<br>(SE 8th St) | 14 feet     |
| d) Building Placement Interior Side (west) Setback above the 5 <sup>th</sup> floor | 30 feet   | 6'-10" feet (balconies)             | 23'-2" feet |
| e) Building Placement Rear (south) Setback   | 10 feet   | Zero feet (garage)                  | 10 feet     |
| f) Civic Open Space and configuration  | 7.5%<br><br>depth shall be no more than 2.5 times the width, and the width no more than 5 times the depth | 6.86%                               | 0.6.4%      |
| g) Enclosure of stairwells   | Enclosure stairs  | Open stairs at pool                 | -           |

# Bonus Units Allocation

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## Bonus Units Allocation

The Applicant is requesting allocation of an additional 100 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 **28 units as affordable housing** for the moderate-income group to meet both the County's and City 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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**Rezoning** The application was reviewed and found compliant with standards and criteria per Section 32-963 for rezonings.

**Major Development Review Application** 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 action is required by the Planning and Zoning Board for this application.

**Bonus Unit Allocation**

No action is required by the Planning and Zoning Board for this application.

# Major Development Application - Proposed Conditions

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1. Payment of the City's water impact fee in the amount of \$169,141.04.
2. Payment of the City's sewer impact fee in the amount of \$214,574.99.
3. Payment of the City's Impact fees in the amount of \$214,574.99.
4. Installation of sidewalks, on-street parking, and landscaping improvements along SE 8th Street, and SE 9th Street as shown on the plans.
5. Allocation by the City Commission of 73 Regional Activity Center (RAC) Units.
6. Thirteen (13) electric vehicle charging stations shall be provided as reflected in the plans, and 21 parking spaces shall be EV Capable.
7. The 20 guest parking spaces shall be posted, reserved for guest 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 28 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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- **Major Development Review** (Application No. DB-24-06478)

Staff finds that the request is generally consistent with the criteria for Major Development as noted in the staff report.

- **Redevelopment Area Modifications (RD-24-06479)**

Staff finds that the request is generally consistent with the criteria for RAMs as noted in the staff report.

Staff recommends the City Commission consider the proposed applications.



# Blue Park

**216-220-228 SE 8th Street & 221 SE 9th Street**

Major Development Review | Redevelopment Area  
Modifications (RAMs)



**City Commission**  
**August 20, 2025**

Department of Sustainable Development (DSD)

Application No. DB-24-06478 | RD-24-06479

