



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	221 Developers, LLC	Meeting Date:	June 10, 2025	
Project Name:	Seven Park	Property Address:	218-220 SE 7th Street	
Application #s:	DB-24-5547 Development Review, RD-24-5548 RAMs	Application Type:	Major Development Redevelopment Area Modifications (RAMs)	
Planning District:	Southeast	Quasi-Judicial: <i>(Enter X in box)</i>	YES	NO
			X	
Parcel Size:	1.012 Acres (44,086 SF)	Public Hearing: <i>(Enter X in box)</i>	YES	NO
			X	
Existing Zoning:	Central Regional Activity Center (RAC) District / Transit Core Subdistrict			
Existing Use:	Vacant Parcel			
Proposed Use:	124 Residential units and 4,150 SF Commercial building			
Future Land Use Designation:	Regional Activity Center Land Use			
Surrounding Zoning:		Surrounding Land Use:		
North: Recreation and Open Space (OS) District South: Central Regional Activity Center (RAC) District/Transit Core Subdistrict East: Central Regional Activity Center (RAC) District/Transit Core Subdistrict West: Central Regional Activity Center (RAC) District/Transit Core Subdistrict		North - City Park (Bluesten) East - Multi-Family West - Multi-Family South - Multi-Family		
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)			
Staff Recommendation:	Sponsor Name:			
<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa J. Leroy, Department of Sustainable Development Director			
	Prepared By:			
	Christy Dominguez, Planning & Zoning Manager			

Request

Summary:

221 Developers, LLC is requesting Major Development Plan approval, Redevelopment Area Modifications (RAMs), and a Plat Note Amendment in order to build Seven Park, a mixed-use project consisting of 124-unit multi-family units and 4,150 square feet of commercial space at the property located at 218-220 SE 7th Street.

The applications filed with the City are as follows:

1. Application # DB-24-5547 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the proposed mixed-use project.
2. Application # RD-24-5548 requesting Redevelopment Area Modifications (RAMs) from the following code provisions:
 - a) Sec. 32-196(a)(A) Transit Core Subdistrict, Building Placement, to allow 6 feet setback on Primary Streets instead of 10 feet.
 - b) Section 32-196(a)(B) Transit Core Subdistrict, Building Placement, to allow a street building setback of 6 feet instead of 20 feet above the 5th floor.
 - c) Section 32-196(a)(C) Transit Core Subdistrict, Building Placement, Interior Side (east) Setback to allow zero feet instead of 30 feet for a portion of the building above the 5th floor.
 - d) Section 32-196(a)(E) Transit Core Subdistrict, Building Placement, Rear (south) Setback to allow a 6 feet rear-yard setback instead of the 10 feet.
 - e) Section 32-196(a)(F) Transit Core Subdistrict, Building Placement, Rear (south) Setback to allow a 6 feet rear-yard setback instead of the 20 feet required above the 5th floor.
 - f) Section 32-202(a) regarding Civic Open Spaces and their configuration, proposing a 5.1% Civic Open Space area instead of the required 7.5%.
 - g) Section 32-203(a) regarding the minimum number of parking spaces required for mixed-use developments in Central RAC District in order to provide 159 parking spaces instead of 169 spaces required.
 - h) Section 32-453(1)(2) relative to the maximum number of abutting parking spaces allowed in dead-end parking corridors.

The Project is the site of the Blue South Apartments Project, a 5 story, 46-unit apartment building approved by the City Commission on August 2, 2023. The former owner, 228 Park Partners LLC, did not obtain the building permit for the Project and the approvals expired on February 2, 2025.

The applicant has also filed Application #P-25-1942 requesting to amend the Note on the 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. Plat Note amendments do not require Planning and Zoning Board action and therefore, the requested Plat Note Amendment will be submitted directly to the City Commission together with the subject applications.

In addition to the Major Development Plan approval presented for Planning and Zoning Board consideration, the applicant is requesting Redevelopment Area Modifications (RAMs) as part of the proposed project. Section 32-135(a) allows the City Commission to modify any specified development standard relating to any proposed project through the RAM process in lieu of a variance. RAM's may be approved by the City Commission if it is determined that all the criteria of Article III Section 32-135(a) of the Code have been met. The City Commission may also impose conditions to mitigate any

adverse impacts of the Application's request for RAMs.

The Developer's required Community Meeting was held on May 8, 2025. There were no attendees at the meeting nor any written comments from the public received.

Analysis

Development Details

The applicant's plans depict the following:

1. A parcel of 44,086 square feet gross area (1.012 acres) between SE 7th Street and SE 8th Street and Old Federal Hwy as the west border.
2. There were 2 existing 1 story buildings that were demolished with permit.
3. An 8-story multi-family development with a total of 124 units and 4,150 square feet of commercial space. (*the maximum base building height is 5 stories, and 8 stories is the maximum stories allowed*).
4. The proposed density is 120 DU/Acre.
5. The 124 units consist of 6 efficiencies, 76 one-bedroom units and 42 two-bedroom units.
6. The balconies above the ground floor encroach 6 feet into the required setback on Old federal Hwy and on SE 7th Street. Applicant has requested a waiver.
7. A parking garage with 159 parking spaces (*169 spaces are required*); Applicant has therefore requested a waiver for 10 spaces.
8. Twenty-six (26) of the parking spaces on-site will have electric charging stations. (*26 are requested*).
9. Four short-term bicycle spaces are provided, and *4 spaces are required*). *On-site permanent bike storage room for 15 bikes is provided (4 spaces are required)*.
10. There are 7 on-street parallel parking spaces distributed along all two streets.
11. 16.16% of the site will be landscaped (*5% is the minimum required*).
12. The proposed civic space provided is 2,100 square feet (5.1%) instead of the minimum 7-1/2% required. The Applicant has requested a waiver.
13. A new 10-foot-wide sidewalk along SE 7th Street and along Old Federal Highway (*the minimum required is 10 feet*).
14. The site had relatively few existing trees and they were removed under separate permit.
15. A total of 36 trees for credit are provided on-site. (*30 on-site trees are required*).
16. The project is required to meet the City's minimum standards for green building standards.
17. the Applicant proposes 23 "moderate-income" affordable housing units.
18. Residential amenities include a pool deck, gym/ multipurpose space.

Comprehensive Plan Considerations

Allocation of Bonus Units through Broward County Land Use Plan Policy 2.16.3

The Applicant is requesting allocation of an additional 74 units through the use of the Broward County Land Use Plan 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 requirements. The resulting density is approximately 120 dwelling units per acre.

Staff finds that the proposed allocation of a total of 74 bonus and affordable housing units is compatible with existing and future land uses and other land development regulations, and that there are adequate public facilities and services in place to accommodate the units. As required, Staff conditions that prior to permit issuance, a restrictive covenant, in a form acceptable to the City be provided guaranteeing that the bonus units for the affordable income groups described above be maintained for a period of at least thirty years and that affordable housing units shall be proportionately distributed amongst unit types and sizes throughout the building.

Hallandale Beach Comprehensive Plan

The property is designated Regional Activity Center on the City's Future Land Use Map. The proposed mixed-use by the applicant is permitted under the land use category. Presently, there are 603 RAC Units available in the Regional Activity Center for allocation to new projects. Allocation of 50 RAC units and approval of this project will reduce the available number of RAC Units to 553, exclusive of units allocated through Broward County bonus units. The proposed development will assist in furthering the following goals, objectives, and policies of the City's Comprehensive Plan:

GOAL 1: To provide a coordinated and compatible mix of land uses which encourages a high quality of life meeting the social, economic, and physical needs of the present and future population of Hallandale Beach while insuring reasonable environmental protection and timely and efficient provision of services.

OBJECTIVE 1.1: Levels of Service: The City shall continue to condition approval of development applications upon maintaining the provision of services at the Levels of Service (LOS) which meet or exceed levels specified in this Comprehensive Plan.

POLICY 1.1.1: The City shall maintain, within the Comprehensive Plan Elements, Level of Service standards for City facilities which will meet the existing and future needs of Hallandale Beach population and the standards established by Chapter 163 F.S., and Rule 9J-5 F.A.C.

POLICY 1.1.2: Any development order or permit shall be approved only when adequate public services and facilities are in place or will be provided to support the development at Levels of Service adopted by this Plan.

POLICY 1.1.3: The City will require a development impact analysis to be submitted for developments that contain ten (10) residential dwelling units or more, or developments containing four thousand (4,000) square feet of non-residential gross floor area or more. The applicant or his agents will be responsible for preparing the impact analysis which shall evaluate the overall effect of a proposed development on its surrounding neighborhood and the overall community.

POLICY 1.1.5: The City shall maintain criteria and procedures, which obligate developments causing expansions or extensions of City services to contribute a proportionate share of the cost of provision of these supporting services and related facilities.

POLICY 1.1.6: The City of Hallandale Beach will provide sanitary sewer, solid waste, drainage, and potable water facilities and services to correct deficiencies and to meet existing and project demands identified in this Plan.

POLICY 1.2.1: Upon completion of the Citywide Master Plan, the City will reevaluate the various City neighborhoods, corridors, districts, and small area redevelopment plans for appropriate action which may include revising existing plans or developing new plans that promote land use.

POLICY 1.3.7: The City shall focus on compatible infill residential development.

OBJECTIVE 1.9: Regional Activity Center Land Use: Consider a Regional Activity Center (RAC) land use category within the city to encourage attractive and functional mixed living, working, shopping, educational and recreational activities.

POLICY 1.9.1: The City shall use the Regional Activity Center designation as a means to carry out recommended land use policies within a unified planning district based on an adopted master or redevelopment plan.

POLICY 1.9.2: Non-motorized transportation, as well as mass transit, shall be encouraged to serve a Regional Activity Center to reduce reliance upon automobile travel.

POLICY 1.9.3: To facilitate public transit access, integrated transportation systems should be encouraged to serve a Regional Activity Center.

POLICY 1.9.4: To enhance pedestrian movement and safety, the separation of pedestrian and vehicular traffic should be encouraged within a Regional Activity Center.

POLICY 1.9.5: Redevelopment activities should be encouraged within a Regional Activity Center.

POLICY 1.9.8: Parkland and/or open space that is open to the public must be included as a functional component within a proposed Regional Activity Center.

POLICY 1.9.9: The City shall adopt design standards within the land development regulations ensuring compatibility between existing and planned land uses within and adjacent to the Regional Activity Center.

POLICY 1.9.10: Pursuant to an interlocal agreement between the City and Broward County, the City shall monitor development activity and enforce the permitted land use densities and intensities within the Regional Activity Center.

POLICY 1.9.11: In order to ensure that all properties can be developed within the overall density and intensity limitations of the Regional Activity Center, the City shall establish and implement a development tracking system.

POLICY 1.10.8: The City of Hallandale Beach shall continue to evaluate development proposals with respect to pervious area requirements specified in the Land Development Code.

POLICY 1.10.11: The City shall continue to protect its natural resources and maintain its environmental quality through the provision of land use regulations that are consistent with the policies of this Comprehensive Plan.

POLICY 1.11.2: The City shall continue to require building construction elevations consistent with minimum federal flood insurance regulations.

OBJECTIVE 1.12: Land Use Consistency: The City shall manage growth and development through the continued administration and enforcement of the Hallandale Beach Zoning and Land Development Code which shall ensure that future land uses remain consistent with this Plan.

POLICY 1.12.1: As part of the development review and approval process, the City shall continue to implement a system of Comprehensive Plan compliance review for all development and approval petitions.

POLICY 1.12.2: The City shall continue to ensure that the provisions of the Hallandale Beach Zoning and Land Development code include all necessary site plan requirements to further the intent of this Comprehensive Plan. These requirements shall include but not be limited to adequate drainage and stormwater management, landscaping and open space requirements, signage regulations, subdivision

regulations, safe and convenient on-site traffic flow, vehicle parking, and consistency of land use with Plan designations.

POLICY 1.12.4: The City shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large-scale developments or redevelopment areas.

POLICY 1.12.5: The City shall continue to require adequate pervious areas to improve aquifer recharge and look for alternative ways to increase stormwater recapture.

POLICY 1.13.2: The Hallandale Beach Zoning and Land Development Code provisions which contain design standards relative to landscaping, setbacks, and other site controls, shall continue to be strictly enforced to meet the intent of the Goal, Objectives, and Policies of the Future Land Use Element of the Plan.

POLICY 1.13.3: The City should continue to commit resources to the Community Redevelopment Area where neighborhood improvements are needed.

POLICY 1.14.1: The City shall determine the status and capabilities of existing and proposed facilities (including water, wastewater, solid waste, traffic, stormwater, and recreation/open space) to accommodate current, new, and redevelopment demands, and any projects necessary to maintain adopted levels of service. These projects will be added to the five-year Capital Improvements Plan.

POLICY 1.14.2: The Development Services Department shall evaluate impacts resulting from new developments to ensure that adequate facilities are either in place or planned so that Level of Service standards are not reduced.

POLICY 1.14.3: The City shall adopt a level of service standards and shall be used as the basis for determining the availability of facility capacity.

OBJECTIVE 1.15: Transportation: The City shall not issue a development order or permit which results in a reduction in the level of service on any portion of the City roadway system below the adopted level of service unless the development is located within an urban infill or redevelopment area and satisfies objectives and policies relating thereto and mitigation is provided (Note: the entire City is located within an urban infill area).

POLICY 1.15.1: The City shall through the implementation of the Broward County Trafficways Plan and the minimum City right-of-way standard of fifty (50) feet, secure right-of-way dedications at time of development review to ensure that adequate right-of-way is provided to serve existing and future development.

POLICY 1.15.3: The City shall encourage developments that promote safe and efficient on and off-site transportation improvements.

OBJECTIVE 1.18: Urban Infill and Redevelopment: Establish criteria which encourage development of urban infill and urban redevelopment area(s) to promote economic development, increase housing opportunities, and maximize the use of existing public facilities and services.

POLICY 1.18.1: Increase economic development and employment opportunities within urban infill and urban redevelopment area(s).

POLICY 1.18.4: Designated urban infill and urban redevelopment area(s) shall be excepted from transportation facilities concurrency requirements consistent with Chapter 163 Florida Statutes; however, the application will be subject to providing a traffic analysis consistent with the Transportation Element and potential improvements to minimize impacts.

POLICY 1:18:5: Notwithstanding the above, all development is subject to Broward County Transportation Concurrency Management Area (TCMA) Level of Service criteria and the payment of Transit Impact Fees as determined by Broward County prior to the issuance of permits.

POLICY 1:18:6: Integrated transportation systems, mass transit facilities, bikeways, and pedestrian corridors should be encouraged to serve urban infill and urban re-development area(s) to reduce reliance upon automobile travel.

POLICY 1:18:7: The Hallandale Beach Comprehensive Plan and LDRs shall establish standards and monitoring procedures for the expansion of mass transit, pedestrian travel, and other forms of non-automobile travel within urban infill and urban redevelopment area(s).

OBJECTIVE 1.19: Crime Prevention: The City shall review all major developments for their use of Crime Prevention Through Environmental Design (CPTED) principles and standards.

POLICY 1.19.1: The City shall maintain a CPTED review policy and procedure in the form of administrative policy or land development regulations. The policy shall require a plan review by the Development Services and Police Departments, at a minimum.

OBJECTIVE 1.20: The City shall continue to implement its energy-efficient “grid” Future Land Use Plan and discourage urban sprawl accounting for existing and future energy power generation and transmission systems.

POLICY 1.20.2: The City shall continue to enforce the provisions of the most recent edition of the Florida Building Code, particularly the updated Energy Code (adopted 3/09) to achieve higher energy efficiency in buildings.

POLICY 1.20.3: The City shall require the use of low water use plumbing fixtures in new construction and continue to encourage the use of low water use plumbing fixtures in building renovations through periodic give-away toilet retrofit programs and encourage energy-efficient electrical systems, such as retrofitting lighting fixtures in City buildings.

POLICY 1.20.8: The City shall continue to maintain, upgrade and complete missing segments of its pedestrian and bikeway networks connecting development to transportation systems, schools, public facilities, and commercial areas.

Applicable Codes and Ordinances

1. The proposed mixed-use building consisting of commercial and residential use is permitted in the present zoning of the property, Central RAC Zoning District/ Transit Core Subdistrict.
2. The maximum permitted base density in Transit Core subdistrict is 18 units per acre. The maximum density which can be earned in Transit Core with conditions is 50 dwelling units per acre. The Project generates a density of 50 dwelling units per acre, excluding the County bonus units.

Pursuant to Section 32-196 (d), projects with densities over the base must:

- a) *Provide civic open space of 7.5% of the site, or 3,086 square feet for the subject project.*

The applicant proposes a civic open space that encompasses 2,100 square feet (5.1%) which does not meet the minimum percentage required and has requested a waiver.

- b) *Provide at least 15% of the project's residential units as affordable housing.*

The applicant is providing the required 15% percent affordable units required.

- c) *Fully concealed parking garage levels on secondary streets at the sidewalk level for a minimum depth of 20 feet with a story containing active uses, such as residential, office, or retail.*

The Project is designed with a completely concealed parking garage lined with active uses, thus, meets this requirement.

- d) *Provide street/streetscape improvements consistent with the City's complete streets efforts, on both sides of adjacent rights-of-way.*

The developer provides the required streetscape.

3. The applicant requests that the requirements set forth below in items 3(a) through 3(h) be waived by the City Commission pursuant to Section 32-135(a) of the Code. The following chart summarizes the requested Redevelopment Area Modification waivers under Application# RD-24-5548 as further discussed below:

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 th Floor)	20 feet	6 feet	14 feet
c) Building Placement Interior Side (east) Setback above the 5 th 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 th 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 paces

4. Pursuant to Section 32-203, Table 32-203(a) the minimum number of parking spaces required for the proposed mixed-use project is 169 spaces after parking reductions allowed per the recently adopted Ordinance #2025-005.

According to the above stated section, 154 spaces are required for the residential and retail uses plus 16 guest parking spaces for a total parking required of 169 spaces. The applicant provides 159 spaces, 10 spaces less than the minimum required. Therefore, has requested a waiver for 10 spaces.

Major Development Review Criteria

Article V, Section 32-787 specifies the following criteria shall be utilized in the review and evaluation of applications for Major Development Review approval:

1. Natural Environment (*and existing conditions*)

The property consists of a single platted lot. There are 2 trees on the property which are to be removed, under separate permit, due to their location on the site.

2. Open Space

Approximately 17% of the property will be landscaped, which exceeds the minimum 5% required by Code. A civic open area of 7.5% minimum is required per Code and 5.1% is provided; a waiver has been requested.

Thirty (30) on-site trees are required, and 36 trees are provided. The grounds will be landscaped with shrubbery and canopy trees, such as Simpson Stoppers, Pink Tabebuia, and Pigeon Plums, exceeding the required number and height. Live Oaks are also proposed to be installed as street trees.

3. Circulation and Parking

The parking required for the proposed use is 169 spaces and 159 spaces are provided, a 5.9% reduction, therefore, the proposal does not meet the Code for the off-street parking requirements. The entrance to the parking garage is accessible from Old Federal Hwy via a two-way driveway on the southern portion of the site and from SE 7th Street via a two-way driveway on the eastern portion of the site. Seven (7) on-street parking spaces are also proposed on SE 7th Street and Old Federal Highway adjacent to the project.

4. Access Control

The first floor of the garage will not be gated and will be accessible via a two-way driveway from/to SE 7th Street. Access is also provided via a speed ramp to the second floor of the garage from Old Federal Highway which will be gated.

5. Public Transportation

The site is well served by existing mass transit services. Broward County bus routes services Federal Highway, east of the proposed project. In addition, the City's mini-bus route also serves the area.

6. Community Services

A trash room is provided at the ground floor of the building area which will be rolled out on service days. The location has been determined to be accessible for the City's sanitation vehicles which will service the facility from the trash/loading driveway accessible from Old Federal Hwy. At each floor level, there is a trash chute and a designated recycling chute as required by Code.

The applicant is replacing the existing 5 feet sidewalks with a new 10 feet wide sidewalk along SE 7th Street and on Old Federal Highway.

7. Concurrency Evaluation

Staff has conducted a concurrency evaluation of the project relative to its impact on water, sewer, solid waste, drainage, recreation, schools, and transportation. Staff has determined that concurrency requirements have been met.

The developer has submitted an Impact Evaluation Report as required by Section 32-788 that addresses each issue. The following is a summary of the expected impacts to the various public utilities for reference.

Potable Water - According to the criteria in the Impact Evaluation Report, the development will generate the need for approximately 26,662 gallons of potable water per day (GPD). The City Water Plant's current capacity is 9 MGD. The City's current demand is about 6 MGD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$129,114.67 for water impact fees as required by Section 30-247 through Section 30-260 of the Code of Ordinances.

Wastewater – The City has a Large User Agreement with the City of Hollywood and several other communities for wastewater treatment. The wastewater demand for the project is 26,662 GPD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$163,788.52 for sewer impact fees.

The noted water and wastewater impact fees are estimates and are payable per Section 30-253 when the building permit is issued or when a request for capacity is made.

Transportation System – A Traffic Study providing an analysis of the impact of the development as it relates to current and projected roadway usage and design capacities was conducted as required by the City's Comprehensive Plan Transportation Element for projects generating 100 daily trips or more. The anticipated trip generation for this development is 661 daily trips. The development will generate 52 new AM Peak Hour Trips and 63 new PM Peak Hour Trips. The City's Traffic Consultant for this project, Michael Miller Planning Associates (MMPA), reviewed the Traffic Study. He commented that while the proposed redevelopment project will generate new trips and some impact to the roadway system, the subject site affords a variety of routes for motorists to utilize to access main roadways. He concluded the additional new traffic from the development will not significantly impact or diminish the LOS.

Pursuant to the City's Comprehensive Plan, Transportation Element, Policy 1.5.4, any local streets are required to be a minimum of 50 feet right-of-way. The proposed project meets the required minimum.

Schools - Based on the student generation rate adopted by the Broward County School Board has determined this project will generate 5 students to the school system; (1 elementary and 4 high school students), therefore, satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed.

8. Buildings and Structures

The proposed mixed-use development has been designed to integrate well with its surroundings. The building's placement and architectural design contribute to both vertical and horizontal mixed-use aligning with the intent of the Transit Core subdistrict.

The proposed building would be 8 stories along SE 7th Street and Old Federal Highway, which is permitted in this area. The 8-story building is harmonious with its surroundings in terms of location,

scale, style, color and texture, and contemporary design, fitting well with the scale of existing buildings on SE 7th Street and nearby development surrounding Bluesten Park, such as Solaris to the west and Village at Bluesten on SE 5th Street. The project scale and uses are also consistent with the City's Master Plan vision of creating a mixed-use Town Center around the redeveloped Bluesten Park.

The proposed building height, although permitted in the subdistrict, has been designed to minimize shadow effects on surrounding properties. The applicant has taken measures to ensure the building's design does not impede the reasonable use of recreational facilities on nearby existing buildings.

9. Energy Conservation/Green Building

This project requires Green Building certification from independent Green Building agency including LEED-Gold, FGBC-Gold, Green Gloves-3 Gloves, or above. The Developer has agreed to meet the City's Green Building requirement and will seek National Green Building Standards (NGBS) "Gold" Standard.

Impact Fees – Pursuant to Chapter 31, Section 31-6, of the Hallandale Beach Code of Ordinances, this Project, consisting of 124 residential units and 4,150 square feet of commercial is subject to the following fees:

124 Residential Units:

Fire Rescue	\$24,552
Law Enforcement	\$17,236
Parks & Recreation	\$120,900
Multi-Modal	\$172,856

Commercial – 4,150 SF:

Fire Rescue	\$2,788.80
Law Enforcement	\$1,705.65
Parks & Recreation	N/A
Multi-Modal	\$8,519.95

TOTAL: \$348,558.40

Redevelopment Area Modification (RAM) Waiver Criteria

The property is located within the Central RAC; thus, the provisions of Code Section 32-135 apply to the property which allows the City Commission to modify zoning and land development standards through the Redevelopment Area Modification (RAM) process in lieu of a variance.

Pursuant to Section 32-135 (a), the City Commission may grant redevelopment area modifications for specified development standards relating to any proposed project if it is determined that all the following criteria are met:

1. The code standards are determined to significantly inhibit neighborhood or structural improvement efforts.

The applicant proposes to construct a mixed-use building comprised of 124 residential units

and 4,150 square feet of retail space. The irregular shape of the property poses significant challenges in adhering to all applicable Code standards. There are site constraints to accommodate the development as proposed. Site constraints further complicate the proposed development, resulting in non-compliance with the minimum requirements for parking spaces and design, building placement to primary streets, rear or side setbacks, or setbacks above the 5th floor; and reduced civic open space.

While the project would enhance existing conditions and generally aligns with applicable regulations, building placement would align better with the code requirements, particularly to the east, where a 30- foot setback above the 5th floor is required but zero feet is proposed. Reducing the number of units could improve alignment with the required setbacks.

Strict adherence to applicable zoning standards would not inhibit redevelopment of the site.

2. The modifications adequately provide for service areas and other development features for the project.

The proposal provides adequate access to service areas and other development features. The project is designed with proper accessibility to parking areas. ADA accessible access from the parking garage is provided to the lobby, elevator, and other facilities. In addition, on-street-parking is also provided adjacent to the development on Old federal Hwy and on SE 7th Street.

3. The modification adequately provides for service and emergency vehicles access.

Appropriate reviewing departments have confirmed the proposal provides adequate access for accessibility for sanitation, fire, and other service and emergency vehicles. The building's trash room would be located at the southwest of the site accessible from Old Federal Highway providing adequate access for servicing by the City's sanitation trucks. The modifications adequately provide for service and emergency vehicle access.

4. The modifications adequately provide for visibility of access.

The project has been designed with adequate visibility for access to and from the project. In addition, the required 25 feet visibility triangle at the corner of SE 7th Street and Old Federal Hwy is provided, as well as the required visibility at the project's entrance driveway from SE 7th Street and Old Federal Highway.

Why Action is Necessary

Pursuant to Section 32-205(a)(2) of the Zoning and Land Development Code, Planning and Zoning Board consideration and recommendation is required prior to City Commission approval of Major Development applications in the Central RAC District when requesting more than the permitted base density.

Action of the City Commission is required for the allocation of bonus units per Broward County Land Use Policy 2.16.3 when exceeding the allowable density in the applicable zoning district and does not require Planning and Zoning Board consideration. Therefore, no formal action by the Board is required; however, the analysis is included in this report for the Board's informational purposes and comments.

Cost Benefit

The estimated building permit fee for the project is approximately \$523,000 based on the estimated construction cost of \$20 Million. The estimated market value is \$45 million dollars. It is expected that the proposed development will generate approximately \$341,478 in ad valorem revenue, of which the City would receive \$16,220 and \$308,184 to the City's CRA the next year after obtaining a certificate of occupancy.

Staff Recommendations:

Redevelopment Area Modification (RAMs) - Application # RD-24-5548

No action is required by the Planning and Zoning Board for this application. The Redevelopment Area Modification application will be presented directly to the City Commission together with the Major Development Plan and related Plat Note Amendment for their consideration and approval.

The applicant has made a significant effort to comply with the site development standards for properties within the RAC subdistrict. The project applications have undergone extensive staff review, with revisions made in response to staff comments. Technical issues identified by the DRC were discussed with the applicant during several DRC meetings addressing staff concerns.

Although RAM's are requested, the applicant's proposal will result in significant improvements to the area consistent with the City's Master Plan vision of creating a mixed-use Town Center around and nearby the newly redeveloped Bluesten Park. The Project will help revitalize the Regional Activity Center and encourage redevelopment/reinvestment in the area.

Major Development Application – Application #DB-24-5547

The subject property is located within the City's Central RAC which has been identified as a focus for redevelopment into a vibrant area. The property is also located within the City's Community Redevelopment Area (CRA). The proposed use is consistent with the zoning district and the City's Comprehensive Plan. The proposed use is also consistent with the overall vision of the RAC land-use area.

In furtherance of the Comprehensive Plan, Zoning and Land Development Code and other applicable City provisions; and based upon the finding of facts contained herein, Staff recommends that the Planning and Zoning Board consider the requests subject to the following conditions recommended by Staff:

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 7th 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.
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 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.

Attachment(s):

Exhibit 1 - Aerial Map
Exhibit 2 - Zoning Map
Exhibit 3 - Applicant's Letters and Backup
Exhibit 4 - City Traffic Consultant Report