



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
8/6/2025	25-270 and 25-271	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	N/A	N/A
			Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:		
N/A	N/A	N/A	N/A		
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Vanessa Leroy	Sustainable Development		
Strategic Plan Focus Areas:					
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Infrastructure & Mobility	<input checked="" type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 8/6/2025			Estimated End Date: 8/6/2025		

THIS ITEM IS HEARD IN CONJUNCTION WITH FILE NO. 25-271. AGENDA 11B.

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATION # DB-24-5547 FOR MAJOR DEVELOPMENT PLAN APPROVAL AND APPLICATION # RD-24-5548 FOR REDEVELOPMENT AREA MODIFICATIONS (RAMS) BY 221 DEVELOPERS, LLC, TO CONSTRUCT 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; REQUESTING RAMS FROM REQUIRED BUILDING PLACEMENT ON SE 8TH AVENUE, RELATIVE TO THE REQUIRED STREET SETBACK ABOVE THE 5TH FLOOR, RELATIVE TO THE MINIMUM REAR SETBACK, RELATIVE TO THE MINIMUM SIDE AND REAR SETBACK ABOVE THE 5TH FLOOR, RELATIVE TO PARKING REQUIREMENTS, AND RELATIVE TO THE CIVIC OPEN SPACE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

221 Developers, LLC is seeking Commission approval for a Major Development and Redevelopment Area Modifications (RAMs) to construct Seven Park, a mixed-use development consisting of 124 multi-family residential units and 4,150 square feet of commercial space 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.

Background:

The subject property is the site of the previously approved Blue South Apartments, a five-story, 46-unit residential project approved by the City Commission on August 2, 2023. However, the former owner, 228 Park Partners LLC, did not obtain building permits, and the development approvals expired on February 2, 2025.

As part of the current proposal, the required Community Meeting was held on May 8, 2025. No members of the public attended the meeting, and no written comments were received.

On June 10, 2025, the Planning and Zoning Board reviewed the Major Development and Redevelopment Area Modification (RAM) applications. While RAM applications do not require formal Board action, the analysis was included for informational purposes and to solicit feedback. The Board unanimously recommended approval of the Major Development by a vote of 5-0, subject to staff's recommended conditions. The Planning and Zoning Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3.

Current Situation:

The applicant, 221 Developers, LLC, has submitted Application #P-25-1942 to amend the note on the Blue South Plat. The proposed amendment would revise the permitted uses from 46 residential units to 124 residential units and 4,300 square feet of commercial use, consistent with the proposed Seven Park development. A related agenda item addresses this requested plat note amendment in detail.

In conjunction with the Major Development Plan approval, the applicant is also requesting Redevelopment Area Modifications (RAMs) pursuant to Section 32-135(a) of the City Code. This provision allows the City Commission to modify specific development standards through the RAM process in lieu of a variance, to facilitate redevelopment consistent with the goals of the applicable redevelopment area.

Development Details

The applicant's plans depict the following:

1. Site Area:

- The project site encompasses 44,086 square feet (1.012 acres) and is located between SE 7th Street and SE 8th Street, with Old Federal Highway forming the western boundary.

2. Existing Conditions:

- Two existing one-story buildings previously on the site were demolished under a separate permit.

3. Proposed Development:

- An 8-story mixed-use building is proposed, consisting of 124 residential units and 4,150 square feet of commercial space. While the base maximum building height is 5 stories, 8 stories is the maximum height permitted.
- Unit Mix:
 - 6 efficiencies
 - 76 one-bedroom units
 - 42 two-bedroom units
- The applicant proposes 23 units designated as "moderate-income" affordable housing.

4. Density:

- The proposed density is 120 dwelling units per acre (DU/AC).

5. Setback Encroachments:

- Balconies on the upper floors encroach 6 feet into the required setback along Old Federal Highway and SE 7th Street. The applicant has requested a waiver for these encroachments.

6. Parking:

- A structured parking garage will provide 159 spaces, which is 10 spaces fewer than the 169 required by Code. A waiver for this shortfall has been requested.
- Twenty-six (26) EV-ready and EV-capable parking spaces are proposed, meeting the applicant's stated goal for EV infrastructure.
- Seven (7) on-street parallel parking spaces will be distributed along SE 7th Street and SE 8th Street.

7. Bicycle Parking:

- 4 short-term bicycle parking spaces are provided (4 required)
- A permanent bike storage room accommodating 15 bicycles is also included (exceeding the 4 required spaces)

8. Landscaping:

- The project provides 16.16% landscaped area, exceeding the City's minimum requirement of 5%.
- Thirty-six (36) trees are proposed on-site, exceeding the minimum requirement of 30.

9. Civic/Open Space:

- The applicant proposes 2,100 square feet (5.1%) of civic space, which is below the required minimum of 7.5%. A waiver for this deficiency has been requested.

10. Sidewalk Improvements:

- New 10-foot-wide sidewalks are proposed along both SE 7th Street and Old Federal Highway, meeting the minimum requirement.

11. Green Building Compliance:

- The development is required to comply with the City's minimum green building standards.

12. Residential Amenities:

- Planned amenities include a pool deck and a gym/multipurpose space for residents.

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

The applicant is requesting the allocation of an additional 74 residential units pursuant to Broward County Land Use Plan Policy 2.16.3, which allows for the award of market-rate bonus units when a specified number of units are designated as affordable.

To satisfy both County and City requirements, the applicant proposes to set aside 23 units as affordable housing for the moderate-income group. With the bonus allocation, the resulting development achieves a proposed density of approximately 120 dwelling units per acre.

Staff Analysis:

Staff finds the proposed allocation of 74 total bonus and affordable housing units to be compatible with existing and future land uses, and consistent with applicable land

development regulations. Additionally, there are adequate public facilities and services available to support the proposed increase in residential density.

As a condition of approval, prior to the issuance of building permits, the applicant shall provide a recorded restrictive covenant, in a form acceptable to the City, that:

- Guarantees the affordability of the designated units for a minimum of thirty (30) years; and
- Requires proportional distribution of the affordable units across 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 goals, objectives, and policies of the City's Comprehensive Plan detailed in the Planning and Zoning Cover memo incorporated herein by reference.

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 the Transit Core subdistrict is 18 units per acre. The maximum density that 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 a 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, it 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 a 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 the 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 on 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 Sections 30-247 through 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 that 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, all local streets are required to have a minimum of 50 feet of 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, City Commission consideration is required of Major Development applications in the Central RAC District when requesting more than the permitted base density or height.

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. The City Commission may also impose conditions to mitigate any adverse impacts of the request for RAMs.

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.

Cost Benefit:

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

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. The City Commission may also impose conditions to mitigate any adverse impacts of the request for RAMs.

Pursuant to Broward County Land Use Plan Policy 2.16.3, City Commission approval is required for the allocation of bonus residential units when the proposed density exceeds the maximum permitted by the applicable zoning district.

STAFF RECOMMENDATIONS:

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

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 RAMs 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 findings of fact contained herein, Staff recommends that the City Commission consider the requests for Major Development Plan approval and RAMs 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. Applicant must agree to abide by future regulations adopted by the City to administer affordable housing units.
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.
14. Installation of a noncommercial mural on the south and east face of the building, consistent with the, which shall be reviewed by the directors of the CRA and Sustainable Development for content and design, within 90 days of the issuance of a Certificate of Occupancy.

PROPOSED ACTION:

The City Commission considers the attached Resolution.

ATTACHMENT(S):

Exhibit 1 – Resolution
Exhibit 2 – June 10, 2025, Planning and Zoning Board Cover Memo
Exhibit 3 – June 10, 2025, Planning and Zoning Board Minutes
Exhibit 4 – Aerial Map
Exhibit 5 – Zoning Map
Exhibit 6 – Applicant’s Letters and Backup
Exhibit 7 – City Traffic Consultant Report
Exhibit 8 – Presentation

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