



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
8/6/2025	25-271 and 25-270	<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. 25-270. AGENDA ITEM 11A.

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, CONSIDERING A PLAT NOTE AMENDMENT TO THE BLUE SOUTH PLAT FOR CERTAIN PROPERTY LOCATED AT 218-220 SE 7TH STREET IN ACCORDANCE WITH CHAPTER 32, ARTICLE II, DIVISION 2 OF THE CITY OF HALLANDALE BEACH, ZONING AND LAND DEVELOPMENT CODE; AUTHORIZING THE TRANSMITTAL OF SAME TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH ARTICLE VII, DIVISION 2, SEC. 5-181 OF THE BROWARD COUNTY CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The applicant, 221 Developers LLC, is requesting approval of a Plat Note Amendment to the Blue South Plat in order to increase the number of permitted residential units on the Approved Plat from 46 residential units to 124 residential units and provide for 4,300 square feet of commercial use. The property is located at 218-220 SE 7th Street.

The subject application is presented for City Commission consideration. Staff recommends that the City Commission approve the proposed Resolution with conditions.

Background:

On August 2, 2023, the City Commission approved a plat application by 228 Park Partners, LLC for the “Blue South Plat” of the subject property. The Plat was approved with a note restricting developments to 46 mid-rise units for the Blue South Project, also approved on August 2, 2023.

Although the former owner did not obtain the building permit for the Project and the approvals expired on February 2, 2025, the Blue South Plat was finalized and is recorded in the Public Records of Broward County.

Current Situation:

221 Developers, LLC has also filed related Applications # DB-24-5547 and # RD-24-5548 for Major Development review approval and Redevelopment Area Modifications (RAMs) to build the Seven Park Project, a mixed-use development at the subject property.

On June 10, 2025, the Planning and Zoning Board unanimously recommended approval of the Major Development application. Board action is not required for Plat Note amendments.

The applicant is requesting to amend the Note on the Blue South Plat due to the existing plat restriction limiting the number of units to 46 residential units. An amendment to the Plat Note is required in order to allow the Seven Park Project, which consists of 124 residential units and 4,100 square feet of commercial use.

Analysis:

Broward County requires municipalities to approve plat note amendments prior to processing by the Broward County Commission.

The property is designated Regional Activity Center on the City’s Future Land Use Map and is zoned Central RAC/Transit Core subdistrict, which permits residential and commercial uses.

The total size of the parcel is 1.012 net acres. The applicant seeks to increase the permitted number of units and add commercial use on the plat note as proposed for the Seven Park Project.

The existing Plat is approved with the following Note: *“This plat is restricted to 46 mid-rise units.”*

The applicant proposes to amend the Note to read: *“This plat is restricted to 124 mid-rise units and 4,300 Square feet of commercial use.”*

Plat Note amendments also require an application to the Broward County Urban Planning Division, which coordinates the review of the application through County and applicable agencies.

Upon approval of the attached Resolution by the City Commission, the applicant will present their request to the Broward County Commission for their consideration and approval. The revision to the Plat Note must also be recorded in the Public Records of Broward County.

Why Action is Necessary:

Pursuant to the Broward County Land Use Plan, formal action from the affected municipality is required to amend a note on a recorded plat.

Cost Benefit:

There is no cost to the City associated with this item.

STAFF RECOMMENDATIONS:

Approval of the Resolution by the City Commission will provide authorization for the applicant to proceed with the Plat Note Amendment process through the County, for consideration and approval by the County Commission.

Staff recommend that the subject application for a plat note amendment be approved, subject to the following conditions:

1. The Plat is restricted to a maximum of 124 mid-rise units and 4,300 square feet of commercial use.
2. The applicant shall address all conditions set forth by the Broward County Urban Planning Division in their review of the subject plat note amendment.
3. Approval of this Plat Note amendment does not eliminate or alter the requirement for obtaining City of Hallandale Beach approval of a specific site plan for any proposed improvements on this property.

PROPOSED ACTION:

The City Commission consider the proposed resolution.

ATTACHMENT(S):

Exhibit 1- Resolution
Exhibit 2- Aerial Map
Exhibit 3- Zoning Map
Exhibit 4- Applicant's Letter and Plat

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