

2025 ANNUAL REPORT APPLICATIONS AND CASES

During the past year, the Planning and Zoning Board has reviewed and made recommendations to the City Commission for the following:

MAJOR DEVELOPMENT APPLICATION (6)

Application DB-24-06242 by Maltese Diplomat Owner, LLC, requesting a Planned Development Overlay (PDO) Major Amendment to a component of the previously Approved Major Development Plan for the Diplomat Golf Course Project, specifically to the Tower 200 site. **(December 30, 2024)**

Application DB-24-04402 by Hallandale Hotel Holdings LLC, for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the 246-unit hotel. **(January 27, 2025)**

Application DB-23-03510 by SAG Development, LLC for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct a mixed-use development consisting of 116 residential units and approximately 7,500 sq. ft. of commercial space generally located between NW 3rd Avenue and NW 2nd Avenue and between Pembroke Road and NW 10th Street a/k/a 219 Pembroke Road. **(February 26, 2025)**

Application DB-24-5547 by 221 Developers LLC, requesting Major Development Plan approval in order to construct Seven Park, an 8-story mixed-use building with 124 residential units and 4,150 square feet of commercial space at the property located at 218-220 SE 7th Street. **(June 10, 2025)**

Application DB-24-06478 by Blue Park LLC, for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the proposed residential multi-family project. **(July 15, 2025)**

Application # DB-25-02932 by Hallandale Central Park, LLC in order to build Hallandale Central Park, an 8-story multifamily residential building with approximately 812 square feet of commercial space, amenities and 90 residential units at the property located at 113-121 SE 5 Street. **(December 9, 2025)**

VARIANCES (6)

Application V-24-06451 by Maltese Diplomat Owner, LLC requesting variances in order to construct improvements at the existing accessory marina at the Shell Bay Resort a/ka Diplomat Hotel and Country Club located at 500 Diplomat Parkway. **(December 30, 2024)**

Application V-24-08281 by the City of Hallandale Beach requesting a variance from Section 32-155 (d) (3) to reduce the required rear yard setback for a screen enclosure for Fire Station No. 7 located at 111 Foster Road in the Community Facility (CF) zoning district. **(December 30, 2024)**

Application V-25-0087 by SAG Development, requesting variances in order to construct a mixed-use development consisting of 116 residential units and approximately 7,500 sq. ft. of commercial space generally located between NW 3rd Avenue and NW 2nd Avenue and between Pembroke Road and NW 10th Street a/k/a 219 Pembroke Road. **(February 26, 2025)**

Application V-25-02460 by CCG Construction Group Inc. requesting variances in order to construct a commercial building approximately 3,528 square feet in gross floor area at the property located at 948 SW 11 Street. **(May 13, 2025)**

Application V-25-03651 by 525 W Pembroke Road LLC requesting a Variance from Section 32-160, Table 32-160.(a) requiring service stations/auto-related businesses shall have a 1,500 feet separation to other auto-related uses at the property located at 525 W Pembroke Road. **(July 15, 2025)**

Application V-25-02934 by Hallandale Central Park, LLC in order to build Hallandale Central Park, an 8-story multifamily residential building with approximately 812 square feet of commercial space, amenities and 90 residential units at the property located at 113-121 SE 5 Street. **(December 9, 2025)**

TEXT CHANGES/COMPREHENSIVE PLAN AMENDMENT (14)

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 AND LAND DEVELOPMENT CODE; ARTICLE III. ZONING; DIVISION 3. FORM-BASED ZONING DISTRICTS; SUBDIVISION II. HALLANDALE BEACH BOULEVARD DISTRICT; SECTION 32-209. ALLOWABLE USES, TO ALLOW OPEN-AIR SPORTS COURTS AS ACCESSORY USES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(December 30, 2024)**
(This ordinance was the result of Application LDC-24-05545 by PPG 1800 HBB Owner, LLC)
LDC-24-08423)

AN ORDINANCE OF THE MAYOR AND CITYCOMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 11. OFF-STREET PARKING AND LOADING CREATING SECTION 32-458 PARKING REDUCTION STRATEGIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(December 30, 2024)**

LDC-25-03003 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REPEAL AND RESCIND REGULATIONS RELATED TO THE CENTRAL CITY BUSINESS (CCB) ZONING DISTRICT AND PLANNED REDEVELOPMENT OVERLAY (RDO) DISTRICT; AMENDING ARTICLE III – “ZONING”, DIVISION 2, “ZONING DISTRICTS AND OVERLAYS”, SUBDIVISION I, “CONVENTIONAL ZONING DISTRICTS”, BY REPEALING SECTION 32-159, “CCB CENTRAL CITY BUSINESS DISTRICT”; AMENDING SUBDIVISION III “MAPPED OVERLAYS”, BY REPEALING SECTION 32-181 “RDO REDEVELOPMENT OVERLAY” IN ITS ENTIRETY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(May 13, 2025)**

LDC-25-02711 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND

DEVELOPMENT CODE, ARTICLE V – “DEVELOPMENT REVIEW PROCEDURES”, SECTION 32-783 “REVIEW PROCEDURES” TO ADD PROVISIONS FOR CONDITIONS OF APPROVAL FOR DEVELOPMENT PERMITS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(May 13, 2025)**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III “ZONING”, DIVISION 2, “ZONING DISTRICTS AND OVERLAYS”, SUBDIVISION II, “PLANNED DEVELOPMENT ZONING DISTRICTS”, SECTION 32-171 PLAC PLANNED LOCAL ACTIVITY CENTER DISTRICT OF THE ZONING AND LAND DEVELOPMENT CODE, TO ALLOW AUTOMOBILE RENTAL AGENCIES WITH SUPPLEMENTAL REGULATIONS IN THE PLAC ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(July 15, 2025)** *(This ordinance was the result of Application # LDC-25-03379 by Gulfstream Park Association)*

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT; PART 2.3, PERMITTED USES IN FUTURE LAND USE CATEGORIES; SUBPART A., RESIDENTIAL USE, TO ALLOW ADDITIONAL OUTDOOR RECREATION FACILITIES AS ACCESSORY USES IN THE LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(July 15, 2025)** *(This ordinance is the result of Application #PA-25-02724 by Maltese Diplomat Owner, LLC)*

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 ZONING AND LAND DEVELOPMENT CODE; ARTICLE III. ZONING, SECTION 32-143. – RS-7 RESIDENTIAL SINGLE-FAMILY DISTRICT TO ALLOW MARINAS ACCESSORY TO A PRIMARY OUTDOOR COMMERCIAL RECREATION USE AS A CONDITIONAL USE WITHIN A PLANNED DEVELOPMENT OVERLAY; AMENDING SECTION 32-153. – CR-P COMMERCIAL RECREATION (PASSIVE) DISTRICT TO MODIFY DIMENSIONAL REGULATIONS FOR MARINAS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(July 15, 2025)** *(This ordinance was the result of Application #LDC-25-02725 by Maltese Diplomat Owner, LLC)*

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 ZONING AND LAND DEVELOPMENT CODE; ARTICLE III. ZONING, SECTION 32-197 RAC NEIGHBORHOOD SUBDISTRICT STANDARDS, TABLE 32-197(A) – RAC NEIGHBORHOOD SUBDISTRICT DIMENSIONAL REQUIREMENTS TO INCREASE THE PERMITTED HEIGHT, BUILDING PLACEMENT, AND OTHER DIMENSIONAL REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(July 15, 2025)** *(This ordinance was the result of Application #LDC-25-03081 by El Rancho 424 LLC)*

PA-25-04014 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY’S ADOPTED COMPREHENSIVE PLAN, INCLUDING SECTIONS 1 THROUGH 13 AND ALL ELEMENTS THEREOF, TO

INCORPORATE REVISIONS IDENTIFIED THROUGH THE CITY'S EVALUATION AND APPRAISAL REPORT (EAR) REVIEW, PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(July 15, 2025)**

LDC-25-05283 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV, DIVISION 5 "DENSITY" OF THE CITY ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATING TO AFFORDABLE HOUSING BONUS DENSITY; AMENDING ARTICLE IX. "NOTICE REQUIREMENTS", TO REVISE PROVISIONS RELATING TO NOTIFICATIONS FOR ALLOCATION OF AFFORDABLE HOUSING BONUS DENSITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(September 9, 2025)**

LDC-25-05925 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO ESTABLISH PROVISIONS AND CRITERIA FOR WAIVERS; SPECIFICALLY AMENDING ARTICLE I. "GENERAL PROVISIONS" SECTIONS 32-8 "DEFINITIONS" TO PROVIDE DEFINITIONS FOR WAIVERS; AMENDING ARTICLE VIII "REZONING, CONDITIONAL USES, VARIANCES, ZONING RELIEF PROCEDURES" TO ESTABLISH SECTION 32-970 "WAIVERS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. **(October 16, 2025)**

LDC-25-05923 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATED TO DUPLEX AND MULTI-FAMILY DWELLINGS; SPECIFICALLY AMENDING ARTICLE I. "GENERAL PROVISIONS" SECTION 32-8 "DEFINITIONS" TO REVISE DEFINITIONS FOR DUPLEX AND MULTI-FAMILY DWELLINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. **(October 16, 2025)**

LDC-25-06148 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATED TO PLATTING; SPECIFICALLY AMENDING ARTICLE II. "PLANNING", DIVISION 2 "PLATTING AND SUBDIVISIONS" OF THE ZONING AND LAND DEVELOPMENT CODE TO PROVIDE FOR ADMINISTRATIVE PLAT APPROVAL; AMENDING ARTICLE IX "NOTICE REQUIREMENTS" SECTION 32-1003 "HEARING NOTICE REQUIREMENTS" TO REVISE NOTICE REQUIREMENTS FOR PUBLIC HEARINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. **(October 16, 2025)**

LDC-25-06622 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REVISE ARTICLE IV, DIVISION 14, SECTION 32-522 AND SECTION 32-525 RELATING TO RESIDENTIAL CARE FACILITIES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. **(November 12, 2025)**

REDEVELOPMENT AREA MODIFICATION (RAM) (5)

Application #RD-24-04428 by Hallandale Hotel Holdings LLC, requesting Redevelopment Area Modifications (RAMs) in order to construct a 15-story hotel with 246 keys on the property located at 804 S. Federal Highway from the following provisions: **(January 27, 2025)**

- a) Table 32-195(a)(A) RAC Corridor, Building Placement, relative to the required street setback on secondary streets.
- b) Table 32-195(a)(B) RAC Corridor, Building Placement, relative to the required street setback above the 5th floor.
- c) Table 32-195(a)(D) RAC Corridor, Building Placement, relative to the minimum side (south) setback required above the 5th floor.
- d) Table 32-195(a)(F) RAC Corridor, Building Placement, relative to the minimum rear setback required above the 5th floor.
- e) Table 32-203(b) relative to the minimum dimensions of required loading zones.
- f) Section 32-453(i)(2) relative to the maximum number of abutting parking spaces allowed in dead-end parking corridors.
- g) Section 32-453(i)(4) prohibiting vehicular parking spaces to back into a public right-of-way.
- h) Section 32-384(e) requiring perimeter landscaping buffers within vehicular use areas.

Application RD-23-03514 by SAG Development, LLC requesting Redevelopment Area Modifications (RAMs) approval in order to construct a mixed-use development consisting of 116 residential units and approximately 7,500 sq. ft. of commercial space generally located between NW 3rd Avenue and NW 2nd Avenue and between Pembroke Road and NW 10th Street a/k/a 219 Pembroke Road from the following code provisions: **(February 26, 2025)**

- a) Section 32-203 (c) (2) relative to the requirement for vehicular access in one continuous forward motion.
- b) Section 32-202 (a) (3) relative to the proportions of civic open spaces.

Application RD-24-5548 RAMs by 221 Developers LLC, requesting Redevelopment Area Modifications (RAMs) in order to construct Seven Park, an 8-story mixed -use building with 124 residential units and 4,150 square feet of commercial space at the property located at 218-220 SE 7th Street from the following code provisions: **(June 10, 2025)**

- 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 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.

Application #RD-24-06479 by Blue Park LLC, requesting Redevelopment Area Modifications (RAMs) in order to build Blue Park, a residential project consisting of 173-unit multi-family units, at the property located at 216-228 SE 8th Street and 221 SE 9th Street from the following code provisions: **(July 15, 2025)**

- a) Table 32-196(a)(A) Transit Core Subdistrict, Building Placement, to allow a setback of 25 feet on Primary Street (SE 9th Street) where the maximum is 15 feet.
- b) Table 32-196(a)(A) Transit Core Subdistrict, Building Placement, Secondary Street (SE 8th Street) to allow zero feet setback where the required setback is 10 feet.
- c) Table 32-196(a)(B) Transit Core Subdistrict, Building Placement, Secondary Street (SE 8th Street) to allow 4 feet setback where the required is 20 feet above the 5th floor.
- d) Section 32-196(a)(D) Transit Core Subdistrict, Building Placement, Interior Side, to allow a side setback of 6 feet (to balconies) instead of 30 feet above the 5th floor.
- e) Table 32-196(a)(E) Transit Core Subdistrict, Building Placement, Rear setback to allow zero feet for a partial area of the rear of the garage where the required setback is 10 feet.
- f) Section 32-202(a) regarding Civic Open Spaces and their configuration, proposing a 6.86% Civic Open Space area instead of the required 7.5%.
- g) Section 32-194(a)(9) requiring the enclosure of staircases to allow for an open staircase to serve the pool deck.

Application RD-25-02935 by Hallandale Central Park, LLC in order to build Hallandale Central Park, an 8-story multifamily residential building with approximately 812 square feet of commercial space, amenities and 90 residential units at the property located at 113-121 SE 5 Street requesting Redevelopment Area Modifications (RAMs) from the following code provision: **(December 9, 2025)**

- a) Table 32-453(i)(4) – Access and Accessways, to allow for a three-point turn at the end of the parking corridor for the second floor double loaded south drive isle, in lieu of the requirement that single or double loaded parking corridors in excess of four abutting parking spaces shall be designed to permit vehicle entry and exit in one continuous forward motion without using a vacant space to turn around.

REZONING APPLICATION (3)

Application Z-23-07993 by Seville General Partners to rezone a portion of the Seville Mobile Home Park, generally located at 426 NE 5th Street/515 N. Federal Highway from Central RAC/ RAC Neighborhood subdistrict to Central RAC/ RAC Corridor subdistrict. **(February 26, 2025)**

Application #Z-24-06480 by Blue Park LLC, requesting Rezoning/zoning map text amendment pursuant to Section 32-205(e) (2) in order to change the zoning designation of the property legally described as Lots 13 through 19 and the East ½ of Lot 20, all in Block A of “Amended Plat of Hallandale Park No. 4” a/k/a 221 SE 9th Street from Central RAC/ Neighborhood Subdistrict to Central RAC/ Transit Core Subdistrict. **(July 15, 2025)**

Application #Z-25-03079 by El Rancho 424 LLC requesting a Rezoning/zoning map text amendment pursuant to Section 32-205 (e)(2) in order to change the zoning designation of the property legally described as Lots 1-8 less the westerly 4 feet thereof, in Block 3 of Atlantic Shores-Dixie Highway Section a/k/a 424 N. Federal Highway from Central RAC/Transitional Mixed-Use Subdistrict to Central RAC/ RAC Corridor Subdistrict. **(July 15, 2025)**

PLAT APPLICATION (1)

Application P-24-07126 by 600 Hallandale Partners, LLC, requesting approval of the Beach Gateway Plat in accordance with Article II, Division 2 of the Hallandale Beach Zoning and Land Development Code to replat the property located at 600 East Hallandale Beach Boulevard. **(June 10, 2025)**

CONDITIONAL USE APPLICATION (1)

Application # CU-25-03650 by 525 W Pembroke Road LLC for Conditional Use approval pursuant to Section 32-160.b in order to permit a car wash use in the West Regional Activity Center /Pembroke Road Subdistrict at the property located at 525 W Pembroke Road. **(July 15, 2025)**