



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
8/6/2025	25-253	<input checked="" type="checkbox"/> Resolution	Ordinance Reading	NA	NA
		<input type="checkbox"/> Ordinance	Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/> Other	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		

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE APPLICATION FOR PLAT APPROVAL OF THE BEACH GATEWAY PLAT FOR CERTAIN PROPERTY LOCATED AT 600 EAST HALLANDALE BEACH BOULEVARD IN ACCORDANCE WITH CHAPTER 32, ARTICLE II, DIVISION 2 OF THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES, ZONING AND LAND DEVELOPMENT CODE; AUTHORIZING THE TRANSMITTAL OF SAME TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH CHAPTER 5, ARTICLE IX, DIVISION 2, SEC. 5-181 OF THE BROWARD COUNTY CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The Applicant, 600 Hallandale Partners, LLC, has submitted Application #P-24-07126 requesting approval of the Beach Gateway Plat, pursuant to Article II, Division 2 of the Zoning and Land Development Code. The request seeks Commission approval to replat the property located at 600 East Hallandale Beach Boulevard.

Background:

The subject site is an approximately eight-acre parcel located at the southeast corner of Hallandale Beach Boulevard and Federal Highway. Known as 600 East Hallandale Beach Boulevard, the property is currently developed as a commercial plaza featuring a variety of non-residential uses, with parking areas located along all frontages.

In 1980, the City Commission approved the "Promenade at Hallandale" plat for the property, which included a plat note restricting development to non-residential uses. The existing development was subsequently constructed in accordance with that restriction.

On June 10, 2025, the Planning and Zoning Board reviewed Application #P-24-07126 and unanimously recommended approval of the proposed plat by a vote of 5 to 0.

Current Situation:

The applicant has submitted the subject application to replat the property from the previously approved "Promenade at Hallandale Plat" to the proposed "Beach Gateway Plat."

The property is currently zoned Central RAC District / RAC Corridor Subdistrict. Under current zoning regulations, the RAC Corridor Subdistrict restricts the maximum parcel size to 100,000 square feet. The subject property, totaling approximately 351,626 square feet (8.07 acres), is nonconforming to this standard as it is currently platted as a single parcel under the existing "Promenade at Hallandale Plat."

To address this nonconformity, the applicant proposes to subdivide the property into four conforming parcels through the proposed "Beach Gateway Plat," as follows (square footages are calculated post-dedication):

- Parcel A: 95,076 square feet (2.182 acres)
- Parcel B: 70,478 square feet (1.617 acres)
- Parcel C: 87,144 square feet (2.00 acres)
- Parcel D: 94,816 square feet (2.17 acres)

Additionally, the applicant has filed Application #DB-24-04498 requesting Major Development Plan approval for the construction of a Whole Foods Market on Parcel D. That application is currently under staff review.

Analysis

The applicant's proposed plat and associated plans include the following key components:

1. Property Area:

The total site area is 351,626 square feet (8.0722 acres). After roadway dedications totaling 4,113 square feet, the net site area will be reduced to 347,513 square feet (7.978 acres).

2. Commercial Development Restriction:

A plat note will restrict the site to a total of 160,217 square feet of commercial development, allocated as follows:

- Parcel A: 40,200 square feet
- Parcel B: 12,820 square feet
- Parcel C: 54,200 square feet
- Parcel D: 52,997 square feet

3. Non-Vehicular Access Lines (NVALs):

- An NVAL is proposed along South Federal Highway, except for a 20-foot-wide opening approximately 297 feet north of the southern boundary, restricted to right-turn ingress and egress only.
- An NVAL is also proposed along East Hallandale Beach Boulevard, with a 57-foot-wide opening located at the northeast corner of the plat.

4. Required Dedication:

Broward County has required a roadway dedication to accommodate an eastbound right-turn lane on East Hallandale Beach Boulevard.

5. Easement Vacations:

Existing utility and roadway easements within the site are proposed to be vacated to accommodate future development and the reconfiguration of the property.

6. Existing Development:

- The current retail center on the site consists of approximately 61,765 square feet of commercial space.
- All existing structures on Parcel D, as well as portions of buildings on Parcels B and C, are proposed for demolition. A total of 24,606 square feet of commercial space will be removed. The remaining 37,159 square feet will continue to exist on Parcels A, B, and C.

7. Access and Circulation:

The plat establishes east-west and north-south ingress/egress easements to ensure internal circulation and access across all four proposed parcels.

Comprehensive Plan Considerations

The property is designated Regional Activity Center on the City's Future Land Use Map. The proposed plat note for commercial uses is consistent with the City's Comprehensive Plan.

Applicable Codes and Ordinances

1. Plat applications are reviewed according to Article II, Division 2, Sections 32-71 through 32-101 of the Zoning and Land Development Code. The applicant has filed the proposed plat as a Preliminary/Final Plat. As a result, City staff has reviewed the Plat according to Section 32-74 and Section 32-75 of the Zoning and Land Development Code. The applicant's proposal satisfies the submission requirements for platting.
2. The applicant proposes subdividing the property into 4 parcels. The applicant has requested the property be replatted as the "Beach Gateway" Plat to allow for the proposed subdivision of the property to conform to Section 32-195 of the City with a maximum of 100,000 square feet per lot area for properties in RAC Corridor.
3. Pursuant to Section 32-75(e)(9), an Improvement Plan is required that shows all shared vehicular roads, demolitions of existing onsite improvements, including structures and parking areas. The subsection further requires a plan showing the location of the shared easements or vacations. The applicant has provided the plan (Page A0-009 attached) reflecting the required shared easement areas, and buildings and other site elements to be demolished.

4. In accordance with Section 32-76 of the City's Code of Ordinances, the applicant is required to provide an easement dedication instrument and maintenance covenants that clearly indicate the private roads and maintenance responsibility to the association without recourse to the City or any other or any other public agency. The applicant has provided an easement agreement that is presently under review by the City Attorney's Office.
5. Pursuant to the City's Comprehensive Plan, Transportation Element, Policy 1.5.4, local streets are required be a minimum of 50 feet right-of-way. Hibiscus Street is a 40 feet right-of-way; thus, the applicant is required to provide a 5 feet dedication along Hibiscus Street to satisfy the Comprehensive Plan requirement. The proposed plat reflects the right-of-way dedication as required by the City.
6. Plats also require an application to the Broward County Planning and Redevelopment Division which coordinates the review of the application through County agencies. The Division has issued a Development Review Report (*attached*) based on the applicable Broward County agencies' specific recommendations. The Division issued the Report and recommended deferral of the application subject to the following conditions:
 - a. Deferral until the plat mylar is submitted.
 - b. Deferral until Trafficways approval is received.
 - c. Deferral until the applicant submits a project update sheet with a Traffic Study. The submittal must include correspondence from Florida Department of Transportation (FDOT) reviewing and approving the Traffic Study.
 - d. Conditions attached in the Highway Construction and Engineering Memorandum.
 - e. A Plat Note shall be placed on the face of the plat reading:

"This plat is restricted to a maximum of 40,200 square feet of commercial use on Parcel A; 12,820 square feet of commercial use on Parcel B; 54,200 square feet of commercial use on Parcel C; and 52,997 square feet of commercial use on Parcel D."
7. The Plat will also require County Commission approval.

Why Action is Necessary:

The applicant has submitted a plat application to replat the subject property. In accordance with Section 32-72(3)(4) of the Zoning and Land Development Code, all plat applications require an advisory recommendation from the Planning and Zoning Board and final action by the City Commission.

Cost Benefit:

There is no cost to the City as a result of replatting the property.

STAFF RECOMMENDATIONS:

Staff recommends the plat application be approved subject to the following conditions:

1. The applicant shall bond for and construct any required street and right-of-way improvements, including but not limited to sidewalks, pavement, construction, striping, signage, landscaping, and drainage improvements.

2. The Plat is restricted to a maximum of 160,217 square feet of commercial use as reflected on the note on the face of the plat as follows:
"This plat is restricted to a maximum of 40,200 square feet of commercial use on Parcel A; 12,820 square feet of commercial use on Parcel B; 54,200 square feet of commercial use on Parcel C; and 52,997 square feet of commercial use on Parcel D."
3. The applicant shall address all conditions set forth by the Broward County Urban Planning Division in their review of the subject plat.
4. Approval of this plat does not eliminate or waive the requirement for future site plan approval by the City of Hallandale Beach. Any proposed improvements or development on the individual parcels must undergo the City's formal site plan review and approval process in accordance with applicable regulations. Additional conditions may be required for approval of site plans, including further amendment of plat or plat notes.
5. The required easement agreement and maintenance covenants must be finalized and recorded to the satisfaction of the City Attorney and prior to the issuance of a building permit for demolition of the existing development or any new structure on the property and before the City officials sign the proposed plat.
6. All portions of existing structures that cross new property lines or encroach into required access easements shall be demolished, with final inspections approved, prior to execution of the plat by City officials.
7. The final plat shall be approved by the Broward County Commission and the Plat recorded prior to the issuance of any building permit for new construction or expansion of existing development on the property.
8. An electronic copy of the plat and a mylar copy of the final plat as recorded, shall be delivered to the City following recordation and prior to the issuance of any building permit.
9. Maintain compliance with all conditions of approval of all reviewing agencies.

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 Letter
Exhibit 7 – Plat & Site Plan
Exhibit 8 – Broward County Development Review Report
Exhibit 9 – Presentation

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