




TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Hallandale Ordinance
(037-MP-15) City of Hallandale Beach

DATE: March 31, 2020

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Hallandale Beach Comprehensive Plan is the effective land use plan for the City of Hallandale Beach. That plan designates the area covered by this plat for the uses permitted in the "General Commercial" land use category. This plat is located on the south side of Hallandale Beach Boulevard, between Gulfstream Way and Southeast 14 Avenue.

The existing and proposed commercial and office uses are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed 500 high-rise dwelling units, Planning Council staff notes that the City of Hallandale Beach's certified land use plan permits multi-family residential and mixed residential and neighborhood commercial uses in areas designated "General Commercial," subject to the allocation of "flexibility units," and shall not be developed in excess of 50 units per net acre. The density of the proposed development of 500 high-rise dwelling units on 10 acres of land in the platted area is 50 dwelling units per net acre.

Planning Council staff has received written documentation that the City allocated 250 "flexibility units" through Resolution No. 2008-21 on April 16, 2008, and 250 "flexibility units" through Resolution No. 2016-67 on May 18, 2016. Therefore, the proposed 500 high-rise dwelling units are in compliance with the permitted uses and densities of the effective land use plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:CME

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cc: Greg Chavarria, City Manager
City of Hallandale Beach

Vanessa J. Leroy, Director, Development Services Department
City of Hallandale Beach

