



TO: Darby Delsalle, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", positioned to the right of the "FROM:" line.

RE: Plat Note Amendment for Blue South
(033-MP-22) City of Hallandale Beach

DATE: August 20, 2025

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 "Hallandale Beach Regional Activity Center" land use category. This plat is generally located on the southeast corner of Southeast 7 Street and Old Federal Highway.

Regarding the proposed commercial and residential uses, this plat is in compliance with the effective land use plan and subject to the executed "Interlocal Agreement for Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 48444, Pages 1779-1785.

Further, it is noted that the Hallandale Beach Regional Activity Center permits 4,741 dwelling units. Said dwelling units were not subject to the Broward County Land Use Plan (BCLUP) Policy 2.16.2 as the associated amendment did not propose any additional residential units to the BCLUP.

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:DSR

cc: Dr. Jeremy Earle, City Manager
City of Hallandale Beach

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