




TO: Josie P. Sesodia, AICP, Director  
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Beach Gateway (007-MP-25)  
City of Hallandale Beach

DATE: May 2, 2025

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 Hallandale Beach Boulevard and Federal Highway/U.S. 1.

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

The effective land use plan shows the following land uses surrounding the plat:

North:	Regional Activity Center
South:	Local Activity Center
East:	General Commercial and Commercial Recreation
West:	Regional Activity Center

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:ACJ

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

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