CURRENT DEVELOPMENT ACTIVITY LIST

DEVELOPMENT SERVICES DEPARTMENT

400 S. FEDERAL HIGHWAY

UPDATED: 06/01/2019
INTRODUCTION

The City of Hallandale Beach is a vibrant coastal community, which many developers are seeing as a prime location for investment opportunities. Numerous residential and commercial projects have recently been completed, are under construction, planned or approved by the City. The following is a list of active major construction activities within our City limits.

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PROPOSED DEVELOPMENT
THE PROJECT

Project consists of approximately 25,220 square feet of commercial, retail, office space, and 89 residential units. 348 parking spaces will be provided, which will serve both the residential and commercial components.

OWNER / DEVELOPER

Hallandale City Center, LLC

VALUATION

Construction Cost
Approximately $10 Million

STATUS

Submittal of site plan is pending.
APPROVED DEVELOPMENT
Project consists of a 6-story residential development with 200 multi-family residential units, an accessory clubhouse with 1,024 square feet and associated parking.

The Project was approved by City Commission on March 20, 2019. Submittal of building permit application is pending.

Approximate $22 Million

Owner / Developer
8th Avenue Commons, LLC

Valuation
Construction Cost

Status
The Project consists of an expansion of the existing Hotel and Country Club to include three hotel towers with a total of 938 new hotel rooms (keys) and approximately 70,960 square feet of proposed accessory hotel uses excluding the existing 60 room hotel, meeting rooms, conference rooms and spa. A 30 story residential tower with 250 units is also proposed. The existing tennis center will be relocated to the central north end of the golf course and 3 single family homes added to the marina parcel.

Owner / Developer

Maltese Diplomat Owner, LLC

Valuation

Cost of Construction
Approximately $650 Million

Status

This project was approved by City Commission on March 2, 2016. Planned District Overlay (PDO) Minor Amendment request was approved February 1, 2019.
GULFSTREAM POINT
918 S FEDERAL HIGHWAY

THE PROJECT
Project consists of a 24-story building inclusive of 297 residential units and a 2,572 square feet restaurant.

OWNER / DEVELOPER
Hallandale First, LLC

VALUATION
Construction Cost
Approximately $51 Million

STATUS
The Project was approved by City Commission on December 15, 2014. A building permit application has been filed and is under review.
GOLDEN ISLES PARK & TENNIS FACILITY

500 EGRET DRIVE

THE PROJECT

Project consists of redeveloping the existing Golden Isles Park and Tennis Facility with new tennis courts, a 3,500 square foot tennis center building, restrooms, dog park and other amenities similar to the existing facilities on the property.

OWNER / DEVELOPER

The City of Hallandale Beach

VALUATION

Construction Cost
Approximately $7 Million

STATUS

The Project was approved by the Planning and Zoning Board on a Variance application request. A building permit application has been filed and is under review.
THE PROJECT

Project consists of an 8-story building with 90,813 square feet of gross building area, including 76,126 square feet of medical office use, along with 5-level parking garage and landscaping.

OWNER / DEVELOPER

Care LG 2016 Holding, LLC

VALUATION

Construction Cost
Approximately $24 Million

STATUS

The Project was administratively approved on October 10, 2018. Building permit applications have been filed and are under review.
DEVELOPMENT SERVICES DEPARTMENT

HALLANDALE OASIS
1000-1100 E. HALLANDALE BEACH BLVD.

THE PROJECT
Project consists of two contiguous sites with a total of 10.08 acres. The approved plan is for the construction of 500 multi-family residential units, 34,691 square feet of office space and 59,219 square feet of retail space for a total of 93,910 of general commercial space.

OWNER / DEVELOPER
Romagnole Investment Properties, LLC

VALUATION
Construction Cost
Approximately $160 Million

STATUS
The Project was approved by City Commission on May 4, 2016. Building permits have been filed and are under review.
THE PROJECT

Project consists of 20 townhome units inclusive of (8) three-bedroom units on the northern property and (12) three-bedroom units on the southern side of the project (located on 2 parcels: 901-925 & 920 SW 9th Street).

OWNER / DEVELOPER

99 Hallandale, LLC

VALUATION

Cost of Construction
Approximately $4,228,700

STATUS

The Project was approved by City Commission on February 6, 2019. Submittal of building permit application is pending.
THE PROJECT
Project consists of a 23-story high rise building with 320 residential units, 5,871 square feet of commercial space, 150 room hotel and associated parking garage.

OWNER / DEVELOPER
Hallandale Office Towers, LLC

VALUATION
Cost of Construction
Approximately $51 Million

STATUS
The Project was approved by City Commission on June 1, 2016. Submittal of a building permit application is pending.
THE PROJECT

Project consists of a 15-story office building with 144,414 square feet of office and retail space.

OWNER / DEVELOPER

Yashasim, LLC

VALUATION

Cost of Construction
Approximately $26 Million

STATUS

The Project was administratively approved in July, 2016. Submittal of Building permits is pending.
THE PROJECT

Project consists of a 19-story class “A” building with 13,021 square feet of retail on the first floor and 160,854 square feet of Class "A" office space.

OWNER / DEVELOPER

SMIR 3001 LLC

VALUATION

Cost of Construction
Approximately $65 Million

STATUS

The Project was approved by City Commission on September 5, 2007. A minor amendment to the project building design was approved administratively on April 25, 2017. Submittal of a building permit application is pending.
**THE PROJECT**

Project consists of a 11,825 square feet retail shopping center divided into 10 bays.

**OWNER / DEVELOPER**

Rueben Ezekiel

**VALUATION**

Cost of Construction
Approximately $ 5.8 Million

**STATUS**

The Project was approved by City Commission on March 20, 2019. Submittal of building permit application is pending.
UNDER CONSTRUCTION DEVELOPMENT
2000 S. OCEAN DRIVE

2000 S. OCEAN DRIVE

THE PROJECT

Project consists of a 38 story, 64-unit luxury condominium.

OWNER / DEVELOPER

2000 OCEAN DRIVE LLC/ KAR Properties

VALUATION

Cost of Construction
Approximately $140 Million

STATUS

The Project was approved by City Commission on April 16, 2014. Building permit has been issued.
THE PROJECT

Project consists of an eight-story office building with 75,860 square feet of office and retail space.

OWNER / DEVELOPER

H & M Development, LLC

VALUATION

Cost of Construction
Approximately $14 Million

STATUS

The Project was administratively approved on May 18, 2016. The project is under construction.
THE PROJECT

Project consists of the redevelopment of the existing Bluesten Park as a new, expanded 6-acre park with a new community center, pool facilities, ball fields, court areas and other amenities.

OWNER / DEVELOPER

The City of Hallandale Beach

VALUATION

Cost of Construction
Approximately $24 Million

STATUS

The Project was approved by City Commission on May 17, 2017. The project is under construction.
DAVID POSNACK SCHOOL
412 S.W. 11TH STREET

THE PROJECT
Project consists of a 25,022 square feet school (pre-k thru 5th grade) with classrooms, administration, office, cafeteria and open play area for 288 students.

OWNER / DEVELOPER
Hochberg Prepatory School, INC.

VALUATION
Cost of Construction
Approximately $3 Million

STATUS
The Project was approved by City Commission on August 1, 2018. The project is under construction.
THE PROJECT

Project consists of 3 buildings with a total of 10 townhouse units in a residential area with a total of 15,994 square feet of living space.

OWNER / DEVELOPER

Donaldson- West Ventures, LLC

VALUATION

Construction Cost
Approximately $3.4 Million

STATUS

The Project was approved by City Commission on August 16, 2017. Building permits have been issued.
ICEBOX CULINARY CENTER
219 N.E. 3RD STREET

THE PROJECT

Project consists of a 14,100 square foot 1-story culinary center, greenhouse and restaurant.

OWNER / DEVELOPER

Project is being developed in coordination with the Hallandale Beach Community Redevelopment Agency (CRA).

VALUATION

Cost of Construction
Approximately $3.0 Million

STATUS

The Project was approved by City Commission on June 1, 2016. Building permit applications have been filed and are under review.
THE PROJECT
Project consists of 269,566 square feet of office use and 5,689 square feet of bank space. The building is planned to be a Class “A” Office, LEED Platinum.

OWNER / DEVELOPER
I & A Miami, LLC & Star Holding Management

VALUATION
Cost of Construction
Approximately $65 Million

STATUS
The project was approved by City Commission on May 18, 2016. The project is under construction.
Project consists of two phase:
Phase 1: A 2-story commercial center with 31,144 sq ft of retail and office space. Phase 2: Consists of three commercial buildings (a 2-story building, 6-story building, and 1-story building) with a 37,684 sq ft commercial center for retail businesses, restaurants and office use.

Atlantic Village 1, LLC
Atlantic Village 2, LLC

Cost of Construction
Approximately $8.5 Million

The project was administratively approved. (Phase I on May 18, 2016 and Phase 2A on June 19, 2018). Phase 1 of the project is completed. Phase 2 is under construction.
THE PROJECT

Project consists of a three-story apartment building with 15 units per floor for total of 45 units.

OWNER / DEVELOPER

Bluesten Developers, LLC

VALUATION

Cost of Construction
Approximately $4.8 Million

STATUS

The project was approved by City Commission on March 5, 2018. A building permit application has been filed and is under review.
RECENTLY COMPLETED DEVELOPMENT
ACCESSO OFFICE BUILDING
100 N. FEDERAL HIGHWAY

THE PROJECT
Project consists of a 5-story 27,744 square feet office building and a one-story, unroofed parking structure.

OWNER / DEVELOPER
Accesso One, LLC

VALUATION
Cost of Construction
Approximately $4 Million

STATUS
The Project was administratively approved on June 23, 2015. Construction of the project is completed.
THE PROJECT

Artsquare is a mixed use project consisting of 268 multifamily mid-rise units including 8 live/work units in 6 to 7 story buildings, 90 garden apartments in 3 story buildings, a 2-level parking structure with surface parking, residential amenities, and 12,755 square feet of commercial space.

OWNER / DEVELOPER

Hallandale Land Ventures, LLLP

VALUATION

Cost of Construction
Approximately $50 Million

STATUS

The Project was approved by City Commission on March 15, 2015. Construction of the project is completed.
THE PROJECT

Project consists of construction of a new Fire Station, Emergency Operation Center and Administration Offices for a total of 25,197 sq. ft. to replace and relocate the former Fire Station No. 7.

OWNER / DEVELOPER

The City of Hallandale Beach

VALUATION

Construction Cost
Approximately $7.7 Million

STATUS

The Project was approved by City Commission on January 28, 2015. Construction of the Project is completed and the Fire Station is in operation.