



CURRENT DEVELOPMENT ACTIVITY LIST

DEVELOPMENT SERVICES
DEPARTMENT

20
20



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

7 ELEVEN

900/970/990 PEMBROKE ROAD



THE PROJECT

Project consists of one-story 7 Eleven convenience store, fuel dispensing, car wash and 14 fueling stations are proposed.

OWNER / DEVELOPER

Creighton Companies, LLC

VALUATION

Construction Cost
Approximately \$3 Million

STATUS

The application is presently being processed for site plan approval.

LEISURE APARTMENTS

215 S.E. 4TH STREET



THE PROJECT

Project consist of constructing a three story, multifamily building with 24 units and associated parking.

OWNER / DEVELOPER

Leisure Apartments Inc.

VALUATION

Construction Cost
Approximately \$4.6 Million

STATUS

The application is presently being processed for site plan approval.

SOLARIS APARTMENTS

118 SE 7TH STREET



THE PROJECT

Project consist of an eight story affordable housing development with 78 residential units and associated parking.

OWNER / DEVELOPER

Cornerstone Group Partners, LLC

VALUATION

Construction Cost
Approximately \$16.5 Million

STATUS

The application is presently being processed for site plan approval.



APPROVED DEVELOPMENT

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 foot restaurant.

OWNER / DEVELOPER

Hallandale First, LLC

VALUATION

Construction Cost
Approximately \$51 Million

STATUS

The Project was approved by City Commission on December 15, 2014. The submittal of a building permit application is pending.

HALLANDALE BEACH TOWNHOMES

901-925 & 920 S.W. 9TH STREET



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 is pending.

HALLANDALE CITY CENTER

505 NW.2 AVE./501 NW 1 AVE/110 FOSTER RD./
501 N DIXIE HWY/605 N. DIXIE HWY & 608 NW 1AVE.



THE PROJECT

Project consists of approximately 26,530 square feet of commercial, retail, office space, and 89 residential units. 362 parking spaces will be provided, which will serve both the residential and commercial components and provide for public parking.

OWNER / DEVELOPER

Hallandale City Center, LLC

VALUATION

Construction Cost
Approximately \$18 Million

STATUS

The project was approved by the City Commission on February 19, 2020. Submittal of building permit is pending.

HALLANDALE MEDICAL OFFICE

400 S.E. 9TH STREET



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 a 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.

NINE HUNDRED

900 S. FEDERAL HIGHWAY



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. The building permit application is under review.

PENINSULA TOWER

124 S. FEDERAL HIGHWAY



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 ELEMENT

804 S. FEDERAL HIGHWAY



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.



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 is under construction.

DIPLOMAT GOLF COURSE

500-501 DIPLOMAT PARKWAY



THE PROJECT

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 (Building 100) 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 the City Commission on March 2, 2016. Building Permit has been issued for the golf course renovations and is under construction. Building permits have been filed for Building 100 and is under construction.

DIPLOMAT GOLF COURSE

500-501 DIPLOMAT PARKWAY
BUILDING 100



THE PROJECT

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. Building 100, a 30 story residential tower with 250 units is also proposed. The project also includes renovations of the golf course.

OWNER / DEVELOPER

Maltese Diplomat Owner, LLC

VALUATION

Building 100 cost of construction
Approximately \$90 Million
Total cost of project is \$650 million

STATUS

This project was approved by the City Commission on March 2, 2016. Planned District Overlay (PDO) Minor Amendment request for Building 100 was approved on February 1, 2019. Building permits have been issued. The project is under construction

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. Building permits have been issued. The project is under construction.

HALLANDALE COMMONS

301-323 FOSTER ROAD



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. The project is under construction.

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

Hallandale Oasis 2019 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. Phase I, 39,957 sq.ft., of commercial space at 1000 EHBB of the project is under construction.

OPTIMA OFFICE NORTH

1010 S. FEDERAL HIGHWAY



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.

VILLAGE AT BLUESTEN PARK

215 S.E. 5TH STREET



THE PROJECT

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

OWNER / DEVELOPER

Village at Bluesten Park 18, LLC

VALUATION

Cost of Construction
Approximately \$4.8 Million

STATUS

The project was approved by City Commission on March 5, 2018. Minor Amendment request to increase size of all apartment units of the project was approved on June 23, 2020. The project is under construction.

VILLAGE AT ATLANTIC SHORES

PHASE 3

601 N. FEDERAL HIGHWAY



THE PROJECT

This project is Phase 3 of the Village at Atlantic Shores development. Phase 3 consists of a 1 to 6 story commercial center with a total of 120,301 sq.ft. in the building area. (40,000 sq.ft. for retail business and restaurants and 80,301 sq.ft. of office use.

OWNER / DEVELOPER

Atlantic Village 3, LLC

VALUATION

Cost of Construction
Approximately \$18 Million

STATUS

Phase 3 is presently being processed for site plan approval. The project is under construction.

W. HALLANDALE SHOPPES

613 W. HALLANDALE BEACH BOULEVARD



THE PROJECT

Project consists of a 11,825 square foot 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.
The project is under construction.



RECENTLY COMPLETED DEVELOPMENT

ACCESSO OFFICE BUILDING

100 N. FEDERAL HIGHWAY



THE PROJECT

Project consists of a 5-story 27,744 square foot 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. The project is completed

ARTSQUARE IN HALLANDALE

301-409 N. FEDERAL HIGHWAY



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. The project is completed

BEACON OFFICE BUILDING

800 S.E. 4TH STREET



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 completed.

BLUESTEN PARK

501 S.E. 1ST AVENUE



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 completed.

DAVID POSNACK SCHOOL

412 S.W. 11TH STREET



THE PROJECT

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

OWNER / DEVELOPER

Hochberg Preparatory School, INC.

VALUATION

Cost of Construction
Approximately \$3 Million

STATUS

The Project was approved by City Commission on August 1, 2018.
The project is completed

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

Icebox Pantry RE, LLC

VALUATION

Cost of Construction
Approximately \$3.0 Million

STATUS

The Project was approved by City Commission on June 1, 2016.
The project is completed.

VILLAGE AT ATLANTIC SHORES

PHASE 1&2

701-801 N. FEDERAL HIGHWAY



THE PROJECT

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.

OWNER / DEVELOPER

Atlantic Village 1, LLC
Atlantic Village 2, LLC

VALUATION

Cost of Construction
Approximately \$8.5 Million

STATUS

The project was administratively approved. (Phase I on May 18, 2016 and Phase 2 on June 19, 2018). Phase 1 and 2 of the project are completed.