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SOUTH FLORIDA



BH, Prime submit plans for 15-story hotel in Hallandale Beach

JV previously planned condo-hotel at 0.8-acre dev site



BH Group and Prime Group now plan a hotel on a Hallandale Beach development site where the joint venture previously envisioned a condo-hotel.

The joint venture recently submitted a site plan to the city of Hallandale Beach for a 15-story building with 246 hotel rooms, 281 parking spaces and a public plaza at 804 South Federal Highway, according to city records. The project is being designed by Hollywood-based Prime Design Associates.

Aventura-based BH, led by Isaac and Liat Toledano, and Hollywood-based Prime, led by Larry Abbo, switched out an earlier site plan for a 14-story building with 138 condo-hotel units, 60 standard hotel rooms and 4,000 square feet of retail space.

Isaac Toledano said via email that the joint venture decided to build a full hotel because Prime has more experience building hotels. BH and Prime have not reached any agreements with hotel brands, but “we hope to make a decision soon,” he added.

In May, BH and Prime paid \$6.5 million for the 0.8-acre vacant lot and partially financed the purchase with a \$3.5 million mortgage from Centennial Bank.

The joint venture is seeking approval from the city of Hallandale Beach to allow the construction of a 15-story building where heights are capped at 14 stories, a letter of intent states. In exchange, **BH** and Prime will agree that 7.5 percent of the development site will be a dedicated open civic space. They will also pay for streetscape improvements and will conceal the parking areas at sidewalk level.

The joint venture is also seeking permission to build a mechanical parking lift for 40 valet parking spaces, the letter states.

The planned Hallandale Beach hotel is among several projects BH has in the pipeline. Last month, **BH** and its partners, Coconut Grove-based Related Group and billionaire Teddy Sagi, scored a \$400 million construction loan to build Residences at Six Fisher Island, a 10-story boutique condominium with 50 units on Fisher Island. The partnership plans to complete the project in 2026.

In April, **BH** and Delray Beach-based Kolter Urban launched sales for Solana Bay, a planned waterfront 10-story condominium with 52 units in North Miami.