

CITY OF HALLANDALE  
CITY MANAGER

July 2008  
6324 Mac Ave  
Flint Mi 48506  
Mich phone:  
(810) 7364062

Mike Good 2008 AUG -1 AM 11:37  
City of Hallandale Beh.  
Hallandale Beh, Ph. 33089

Dear Mr Good.

We received this letter regarding  
a proposed Alegria House Assisted  
living at 813 NE 2nd Court. This is  
in our gulf Stream Estates Subdivision.  
Our home is at 907 N.E Third St.  
We are currently in Michigan yet  
another mo.

We have some concerns that  
this home is not adequate for  
proper care and that there will  
be breaches in laws in areas  
of parking, care of waste, sanitation,  
obstructions of view and side walk?

We've put notes on the letter  
which will enclose. We may be  
too late to address these concerns  
as we were unable to attend the  
meeting. Have talked to several  
neighbors there, who we told  
that we could only write to  
you at this time.

Sincerely,  
Wm & Liz Linggelter

M

Received  
May 25th 08

**Allegria House Assisted Living Inc.**  
**813 NE 2<sup>nd</sup> Court**  
**Hallandale Beach, FL 33139**  
**Tel: 954-456-6564**

May 15, 2008

**Re: Conditional Use Application  
Proposal to City of Hallandale Beach**

This is in support of Allegria House Assisted Living Inc. request for Conditional Use. The business is intended to provide care services to no more than 4 residents at time in a home-like environment. The activity of the company will not adversely affect the surroundings, as follows:

1. **That the use is compatible with the existing natural environment and other properties within the neighborhood.** The location of the business is in a residential area. The property is formed of a house and surrounding land. It will be dedicated to providing care services to adults and elderly in a home-like environment. The property will be modified to accommodate the residents, however it will maintain the dwelling format. By maintaining the dwelling character, the property will not adversely affect the neighborhood.
2. **That the use will create no substantial detrimental effects on property values in the neighborhood.** By maintaining the dwelling character of the property, the value of the property will not be negatively affected and the value of the properties in the neighborhood will not be affected, as well. The residents of the house will not engage in noisy activities or other activities detrimental to the neighborhood. Please note that it is the intention to convert the carport into a room, which will increase the value of the property.
3. **That there are adequate public facilities such as schools, roads, parks and utilities within the service areas involved.** The property is located in an area with numerous public facilities within minutes of walking or driving, such as:
  - a. Pharmacy (Publix, Walgreens, Walmart) close to Diplomat Mall on Hallandale Boulevard.
  - b. Grocery stores
  - c. Shopping center
  - d. Restaurants
  - e. City Hall and Library
  - f. Police station – behind City Hall
  - g. Hospitals – Aventura and Memorial Hospitals

- h. Parks – Peter Bluesten Park, Foster Park, Golden Isles Park, Ingalls Park (which offers senior activities classes), Oreste Bleake Johnson Park and Joseph Scabo Park
- i. Golden Isles tennis center
- j. Municipal pool (heated pool) – all ages
- k. Cultural Community center – state of the art facility offering a variety of programs and activities

4. **That there will be adequate provisions for the traffic movement, both vehicular and pedestrian, both internal to the use and the area which will serve the use.** The property is located near two major roads: US1 and Hallandale Beach Blvd. In addition, the I-95 highway is within 2 miles drive. Due to the vicinity to US1 and Hallandale Beach Blvd, there is access to buses – Line 1 going North and South on US1, Line 28 going East West on Hallandale Blvd., Line 6 going North and South covering the Western part of Hallandale, Line 4 – covering the Eastern side of Hallandale and Line 5 – going West on Pembroke Pines Blvd. The streets are provided with sidewalks, where the residents can walk or commute. The traffic of cars is low on the surrounding streets, enabling the safe transportation of residents.

*No Parking  
Access  
Side Walks?  
Improved?*

5. **That there will be adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate drainage and pollution problems.** The residential area in which the property is located has proper drainage system. The maximum number of residents is 4, which is the equivalent of two families with two adults each. Such number of people per property does not constitute a burden on the drainage system and it does not affect the water consumption and does not increase pollution.

*Waste Container  
Site off view  
& sanitized?*

6. **That there are adequate setbacks, buffering and general amenities in order to control any adverse effects of noise, light, dust, and other nuisances.** The property meets all the requirements for setbacks, buffering and general amenities to control any nuisances. The property is surrounded by fence, which protects the privacy of the residents and of the neighbors at the same time. No construction will be made to obstruct the view or any other amenities available to the neighbors. Any construction will be performed under the guidelines of the City with respect to setbacks, buffering and general amenities to protect against noise, light, dust or other nuisances.

*cars close  
to wash do  
obstruct view  
Also must have  
Emerg. and  
access*

7. **That the land is sufficient, appropriate and adequate for the use and any reasonably anticipated expansion thereof.** The land and the house meet the guidelines provided by the City of Hallandale. The surface of the house and division thereof meet the measurements. Because the property is designated to offer services to no more than 4 residents, in order to provide the best personal service, there will be no intention of expansion of the house and/or the surrounding land.

4 Residents  
need 4 PK PL.  
+  
2 employees  
+ Emergency  
access.

8. Any other conditions as may be stipulated and made a requirement in granting any application for a conditional use, when it is considered necessary to further the intent and general welfare, including but not limited to. The property meets the guidelines provided by the City of Hallandale with respect to the number of parking places. The house has available 3 parking places – 1 parking for 4 residents + 2 parking places extra. The house will be fully accessible to disabled residents, as needed.

We believe that our property and company meet the requirements provided by the City of Hallandale and the State of Florida to accommodate services of assisted living for adults and elderly.

If you have any questions, please do not hesitate to contact me at 954-654-6564 or 954-993-9989.

Respectfully,

  
Andreea Burlacu

*City Manager  
Mila Buel*

**Allegria House Assisted Living Inc. //**  
**813 NE 2<sup>nd</sup> Court**  
**Hallandale Beach, FL 33139**  
**Tel: 954-456-6564**

May 19, 2008

**Re : Request for waiver tandem parking and room surface requirement**

Dear sir or madam,

This letter is in relation to request for Conditional Use Application submitted by Allegria House Assisted Living .Please see below waiver requests for parking and room surface requirements.

**1. Tandem parking.** According to The State of Florida regulations the property designated for assisted living services has to have available one parking spot for each four residents plus two additional parking spots . On the other hand The City of Hallandale Beach regulations requires one parking spot for every three residents plus two additional spots . In order to meet The City of Hallandale Beach standards I am requesting permission to have tandem parking on one portion of the driveway .

The tandem parking will allow me to preserve the private residential aspect of the property . and the green area thereof . At this time there is a system of sprinkler in place and beds of flower around the house , which will have to be destroyed in case tandem parking is not permitted . We believe that the green area around the house and the flower beds create a peaceful and enjoyable environment , which is of the outmost important to our residents . Please consider .

**2. Bedrooms surface.** According to The State of Florida regulations the required bedroom surface per resident is 80 sq. ft. and where there is multiple occupancy the required surface per resident is reduced to no less than 60 sq. ft. ( 58A-5.023 Physical Plant Standards ). In the other hand under The City of Hallandale Beach regulations the minimum bedroom surface per resident is 80 sq. ft. , with no additional provisions for multiple occupancy . However The City of Hallandale Beach regulations provide that a reduction in the surface is permitted where there is an increase in the living and recreation area. In our situation the bedroom surfaces are 154.30 sq. ft. and 154.55 sq. ft. per double occupancy , the living area is 229.85 sq. ft. and the dining area is 72.25 sq. ft. The bedrooms surfaces meet The State of Florida standards .On the other hand the bedrooms surfaces meet The City of Hallandale Beach standards in combination with the living area . While the bedrooms surfaces are with 5 sq. ft. smaller than the minimum provided , the living

*Unworkable  
enforce!!!  
1/10 parking  
address  
State health  
sign for visitors!*

*Still the state designation of 6 parking spaces is necessary*

*Less than  
80 sq ft  
is too  
difficult  
for  
care  
givers  
& equip  
of handicapped  
Residents.*

*What about  
bedrooms bath  
of the care giver ?  
Trained to  
do such care ?*

*2. few empty  
4 for P  
Emergency  
Non Area  
Side walk*

recreation area is 2.29 times bigger than the minimum of 100 sq. ft. required. In addition the house has a covered enclosed screen patio which offers extra living and entertainment area. The property has a garden of 2532.75 sq. ft. surrounded by wooden fence offering privacy and comfort to the residents. Also though not required by the regulations the house is provided with sturdy hurricane shutters and central air conditioning . We believe that the property , as divided , meet the standards of both State of Florida and City of Hallandale Beach and it offers to the future residents the comfort and relaxation necessary.

The layout of the house and of the property will give the residents a high sense of privacy , comfort , relaxation and security in a home like environment.

I am kindly requesting to review all the information and decide favorably with respect to a waiver of parking and bedroom surfaces requirements . If you have questions please let me know .

Respectfully,

*Andreea Burlacu*  
Andreea Burlacu

*What about  
the Bath  
rooms?  
2?  
Handicap  
accessible?*

*What about  
Kitchens?  
Food prep?*

*adequate for safe  
garbage disposal?  
dishwasher?  
stove?  
waste disposal?  
inspections?  
City & State?  
locked medication dispensing cabinets?*