



architecture - interiors - planning

November 4, 2009

City of Hallandale Beach
Planning & Zoning Department
400 South Federal Highway
Hallandale Beach, FL 33009

Reference: Major Development Review Waiver Applications
JOEM Offices
633 West Hallandale Beach Boulevard
Hallandale Beach, Florida
Application #08-39-DB
Architect's Project #06315

To Whom It May Concern:

The above referenced Project is a 9,750 Sq. Ft. 4 Story Office Building located just east of I-95 along Hallandale Beach Boulevard. The Property stretches from Hallandale Beach Boulevard to Southwest 1st Street. The Applications are for Major Development and Redevelopment Waivers.

We are requesting Two Waivers for this Project. The First is for a Landscape Buffer Variance along Southwest 1st Street in the rear of the Property. The Second is the Front Yard Setback

The narrowness of the Site reduced the required rear landscape buffer from 10'-0" to 4'-0". This area, despite its width, will be heavily landscaped with Mahogany and Simpson Stopper to provide a buffer and beauty. These will also be a 6'-0" opaque concrete block wall stuccoed and painted to match the building. A 5'-0" wide concrete sidewalk will provide a pedestrian pathway along Southwest 1st Street.

We are also requesting a Waiver from the Front Yard Setback maximum of 15 feet. Due to the parking configuration and access to the Site, the Building was setback 35 feet.

The Project will provide a beautiful welcome from I-95 heading east into the City of Hallandale Beach along this major City Corridor.

Should you have any questions regarding this Project, please feel free to contact this office.

Sincerely,
Joseph B. Kaller & Associates, P.A.


Michele Sherlock
Senior Associate