



architecture - interiors - planning

November 4, 2009

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

Reference: Minor Development Review
PC USA
700 South Dixie Highway
Hallandale Beach, Florida
Application #08-51-DR
Architect's Project #07295

To Whom It May Concern:

The above referenced Project consists of an addition to an existing Shopping Center as well as a full façade renovation of the existing Building to match the new. There will also be a full renovation to the parking area with new landscaping throughout. Outside of the Site there will be a new sidewalk with a sodded swale adjoining it.

There are Two Waivers being requested for this Project. The first is the rear building setback, and the second is for a reduction of the required landscape buffers.

The rear setback required is 270'-0" and we are providing 9'-9" which is the setback of the existing Shopping Center. The addition to the Building is merely following the line of the existing building rear wall. This was done in part to accommodate more parking space in the front of the Building and to maintain a continuous covered walkway against the storefronts. A six foot rear wall as well as green buttonwood trees provide a buffer for the properties in the back.

The front landscape buffer, which is required to be 10'-0", had to be reduced to 8'-7" in order to fit the parking spaces required. Although the 2'-0" car overhang does not count toward this buffer the green area when seen by the public will in fact be 10'-7" deep. Royal Palms will be incorporated in this area along Dixie Highway as well as Simpson Stopper Shrubs. The sidewalk was also widened 12" into the Subject Property reducing the landscape buffer. This request was made by the Planning & Zoning Department. Otherwise the buffer reduction would have been 5 inches to 9'-7"

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The Interior Side Landscape Buffer is required to be 5'-0" and is existing at 1'-7" in the smaller area and 4'-9" in the bigger area nearer to the Building. This required buffer is mostly against an existing building wall and existing concrete fence. All of these conditions are existing; making it wider would result in loss of parking spaces as we would have to shift the entry drive north. The parking provided exceeds what is required, but this will aid in the longevity of tenant leases because of easy access.

Overall this renovation and addition to the Shopping Center will enhance the neighborhood and provide a beautiful addition to the Dixie Highway 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