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December 1, 2009

Ms. Christy Dominguez
Director of Planning and Zoning
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

Re: CK Plaza

710-730 West Hallandale Beach Blvd. Hallandale, Fl. 33009.

Dear Christy,

As the Architect of record for the above referenced project, we are requesting approval from the City for Major Development, Plat and Redevelopment Area Modifications. The development consists of a proposed site plan to keep the existing 1 story retail building (13,052 S.F.) and to add a new 1 story retail building (8,648 S.F.) on the vacant site. The existing building will be renovated to match the proposed architecture for the new building, including a proposed addition (798 S.F.) to the existing structure and new front colonnade along building storefront to promote pedestrian activity. The Development will be an asset to the City and the community and will engage urban character consistent with the master plan for the Hallandale Beach Boulevard Corridor.

The following is a list of requested waivers:

1. Parking Requirement.

Requirement: Minimum parking space requirements for new and existing development proposals within the Overlay District shall be as set forth Chapter 32, Zoning and Land Development Code. (General Retail: 1:300GLA & Offices: 1:250 GFA).

Waiver: Considering SEC. 32-455 (4)(c)(1) of the Hallandale Zoning and Land Development Code in which City Manager may approve reduction of parking standards up to ten percent of the required number of spaces for new developments, we propose reduction of (8) parking spaces (total parking required: 76, total parking provided: 68).

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Reason: The development is in a tight urban site. In order to be economically feasible while preserving existing trees and providing the required turning radiuses for fire truck accessibility, we request your consideration for reduction of (8) parking spaces as described above. Furthermore the building is promoting “forwarding” building architecture along right of way to define streets while enhancing pedestrian experience and neighborhood structural improvement efforts

2. Minimum Perimeter Landscaping

Requirement: Sec. 32-384 (e) Landscape buffer strips shall be required around the perimeter of all vehicular use areas, exclusive of permitted access ways. The minimum width of such buffer strips shall be as follows:

(1) Abutting public right-of-way, excepting alleys: Ten Feet.

Waiver: Proposed buffer at N.W. 1st street and Hallandale Beach Blvd has been reduced.

Reason: As discussed with City Planner, the property is subject to provide right-of-way dedication for roadway improvements once platting process is completed, thus reducing significantly the site area. Furthermore the project is promoting redevelopment improvement efforts.

3. Loading Spaces

Requirement: Sec. 32-457 Off-Street parking and loading, requires two loading spaces for retail and service establishments with 10,000 to 40,000 square feet of gross floor area. Loading spaces must be a minimum of 12 feet x 50 feet in length.

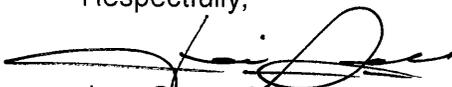
Waiver: Proposed reduction of one loading space.

Reason: The characteristic and size of proposed tenants does not anticipate the requirement of large trucks. A single loading space has been provided with the required size. Deliveries can be coordinated at hours that will not impact the traffic with in the site.

As discussed with City Planner, the property is subject to provide right-of-way dedication for roadway improvements once platting process is completed, thus reducing significantly the site area. Furthermore the project is promoting redevelopment improvement efforts.

Should you have any questions regarding the above, do not hesitate to contact me.

Respectfully,



Jose Saye. Associate, Architecture.
Cubellis Associates, Inc.