



September 07, 2012

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

**RE: Hallandale Beach Shops
1000-1001 W. Hallandale Beach Blvd.**

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 for a commercial center that caters to the City of Hallandale Beach residents and visitors. The total 13,376 square foot commercial area is provided in two separate one story new buildings for small retail businesses, retail food establishments and office use along with associated parking and landscaping to meet city and code regulations. 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 redevelopment area modifications:

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).

Modification: 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 (6) parking spaces (total parking required: 52, total parking provided: 46).

Reason: The development is in a tight urban site. In order to be economically feasible while preserving minimum required landscape areas and providing the required turning radiuses for fire truck accessibility, we request your consideration for reduction of (6) parking spaces as described above. Furthermore the project is promoting new architecture along Hallandale Beach Boulevard right of way with significant 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.

Modification: Proposed buffer along S.W. 10th Terrace and S.W. 10th Ave. 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. Furthermore the site is also affected by groundwater contamination as a result of previous existing gas station. As discussed with Broward County, the proposed location for the new buildings has to respect said contaminated area, thus reducing significantly the site area to develop the proposed structures.



MANUEL SYNALOVSKI ASSOCIATES, LLC

We request your consideration for reduction of buffers as described above. The total percentage of landscape area and the required landscape material will still comply with minimum requirements by adding additional landscape at the front buffer adjacent to Hallandale Beach Boulevard, therefore promoting considerable redevelopment improvement efforts along the main right-of-way.

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.

Modification: Propose to eliminate required loading spaces.

Reason: As discussed with City Planner, the property is subject to provide right-of-way dedication for roadway improvements once platting process is completed. The characteristic and size of proposed tenants does not anticipate the requirement of large trucks. Deliveries can be coordinated at hours that will not impact the traffic within the site. Furthermore the project is promoting new development along Hallandale Beach Boulevard right of way with significant neighborhood structural improvement efforts.

4. Setback Requirements.

Requirement: Sec. 32-176 (g) (5) Yard setbacks: a. Front: A street definition line shall be provided along the street frontage of Hallandale Beach Boulevard and Federal Highway Corridors at a maximum of 15 feet front yard setback from the street. The street definition line shall consist of a principal building structure, trees or pergola as further specified by subsection (j) of this section. b. Side yard: Corner adjoining commercial zoned property: 15 feet*; c. Rear yard: The minimum setback is ten feet. * Subject to a 25-foot visibility triangle per section 32-332 provided at intersections.

Modification: Proposed side yard setbacks along S.W. 10th Terrace and S.W. 10th Ave. have been reduced. The required maximum front yard setback is exceeded by one of the proposed buildings.

Reason: As discussed with City Planner, the property is subject to provide right-of-way dedication for roadway improvements once platting process is completed. Furthermore the site is also affected by groundwater contamination as a result of previous existing gas station. As discussed with Broward County, the proposed location for the new buildings has to respect said contaminated area, thus reducing significantly the site area to develop the proposed structures. All front yard area is affected by this contamination and building structures are not allowed within the maximum front setback of 15 feet. We request your consideration for reduction of side yard setbacks and exceeding the maximum front yard setback as described above. As an alternate, a new decorative wood trellis and appropriate landscaping will be provided within front setback adjacent to Hallandale Beach Boulevard, therefore promoting considerable redevelopment improvement efforts along the main right-of-way to maintain the desired street definition line.

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

Respectfully,

Jose Saye, Principal.