



January 14, 2014

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

**RE: 7th Avenue Village
645 - 701 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, Right-of-Way Vacation of SW 7th Ave. between Hallandale Beach Blvd. and S.W. 1st Street, and Redevelopment Area Modifications. The new development consists of a proposed site plan for a commercial center that caters to the City of Hallandale Beach residents and visitors. The total 24,485 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 new 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 are a list of reasons for the Right-of-Way Vacation of S.W. 7th Ave.:

- Developer owns property on both sides of S.W. 7th Ave. Right-of-Way between Hallandale Beach Blvd. and S.W. 1st Street.
- S.W. 1st Street may also be accessed through the west from S.W. 8th Ave. and through the east from S.W. 6th Ave.
- An access easement will be provided at the same location of S.W. 7th Ave. to maintain connection between S.W. 1st Street and Hallandale Beach Boulevard.
- Proposed vacation will allow for alignment of S.W. 7th Ave. (to be vacated) through S.W. 1st Street.
- A utility easement will be provided along S.W. 7th Ave. to allow existing / future utilities to remain.
- All of the properties south of proposed project are residential and will not be adversely affected by the improvement of vehicular traffic on S.W. 7th Ave.
- The project will become a buffer that will reduce noise in the residential community.
- The project will “calm” the existing traffic on S.W. 7th Ave.
- Improvements for traffic operations on Hallandale Beach Blvd. by providing a directional median opening.



The following are 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, and the improvements that this project represents to the main Boulevard; we propose reduction of (14) parking spaces (total parking required: 98, total parking provided: 84).

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 (14) 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: A portion of proposed buffer along S.W. 1st Street has been reduced to 5'-0" (including 2'-0" of parking overhang).

Reason: The development is in a tight urban site. In order to be economically feasible while preserving minimum required parking requirements we request your consideration for reduction of buffer as described above for the portion of buffer located along the south parking spaces. 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, and at the south side of both Buildings, therefore promoting considerable redevelopment improvement efforts along the main right-of-way and within the site.

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 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: Interior adjoining commercial zoned property: 0 feet, corner adjoining commercial zoned property: 15 feet*, adjoining a residentially zoned property: 25 feet; c. Rear yard: The minimum setback is ten feet. Property adjoining or separated by a right-of-way from residentially zoned property shall be set back a minimum of 25 feet. * Subject to a 25-foot visibility triangle per section 32-332 provided at intersections.

Modification: Proposed rear yard setback along S.W. 1st Street has been reduced for Building #1 to 14'-9"; and for Building #2 to 14'-0".

Reason: As discussed with City Planner, the property is subject to provide right-of-way easements for future roadway improvements along Hallandale Beach Blvd. In order to be economically feasible while preserving minimum required landscape / parking areas and providing the required turning radiuses for fire truck accessibility, we request your consideration for reduction of rear yard setback as described above. Furthermore the project is promoting new architecture along Hallandale Beach Boulevard right of way with significant neighborhood structural improvement efforts.

5. Façade Street Frontage Requirements.

Requirement: Sec. 32-176 (j) (4) New commercial buildings: Facades shall occupy at least 60 percent but not more than 80 percent of the street frontage on any individual block. In addition, no more than 40 percent of the facade of any individual building nor any more than 1,000 square feet shall be a blank wall with no window or decoration treatment.

Reason: The market demands and supports retail space. Retail space without views from frontage is not desirable. The proposed plan provides the necessary transparency required for retail while providing 53% in lieu of required 60% of frontage within the max. 15 feet front yard setback. Furthermore, the proposed trellis satisfies the desired building placement along the frontage by aesthetically enhancing the right-of-way, the property and the project. Proposed landscape buffers and segregation of the parking field provides an extraordinary pedestrian experience along the frontage.

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

Respectfully,

Jose Saye, Principal.
Synalovski Romanik Saye, LLC.