



**Calvin, Giordano & Associates, Inc.**  
EXCEPTIONAL SOLUTIONS

January 31, 2014

Ms. Christy Dominguez  
Planning and Zoning Division  
Development Services Department  
**City of Hallandale Beach**  
400 South Federal Highway  
Hallandale Beach, Florida 33009

**RE: 2000 SOUTH OCEAN DRIVE – MAJOR DEVELOPMENT  
APPLICATION CITY COMMISSION SUBMITTAL  
CGA Project #13-5785**

Dear Ms. Dominguez:

**Review Process History**

The Major Development Application for the above referenced project was submitted on June 14, 2013; revised to reflect the changes necessary to address the DRC comments received on July 18, 2013; resubmitted on August 9, 2013 and then once again revised to reflect the DRC comments received on September 10, 2013. The project was submitted by the October Planning and Zoning Board (P&Z) deadline on September 13, 2013 and a Community Meeting was held on September 24, 2013. Staff determined that the project could not be placed on the October P&Z agenda until the Community's concerns were mitigated. The Applicant worked with the neighbors on either side of the proposed building and, as a result of their input, revised the proposed residential tower. The changes result in a taller and narrower building. The Applicant also agreed to reduce the number of parking "lift" spaces in the structure to meet the community's concerns regarding excessive parking. The revisions were reviewed by the DRC at the December 18, 2013 DRC meeting (which was accomplished via email since the changes did not warrant a full meeting of the DRC). The plans and Major Development Application provided for the January 22<sup>nd</sup> Planning and Zoning (P&Z) Board hearing included the modifications that resulted from the December 18, 2013 DRC comments. At the P&Z Board hearing, it was determined that the decrease in parking "lift" spaces requested by the project's neighbors was not supported and so that parking reduction waiver has been eliminated from the Major Development Application. The full 165 spaces required by the Code will be provided with 87 surfacing parking spaces and 78 mechanical lifts.

**Project Description:** The proposed project, herein referred to as 2000 S Ocean Drive, includes 64 luxury condominium units in a 38-story slender structure on a 2-story podium which provides 165 structured parking spaces. The parking spaces are comprised of 85 traditional spaces plus two handicapped spaces. The

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remaining 78 parking spaces are vertical lifts which will be installed in 78 of the 85 parking spaces in the structure. The top of the podium includes the pool deck amenity area with extensive landscaping and recreation areas. The slender tower is located on the site in a manner which minimizes the impact on the adjacent residential buildings to the north and south.

**Requested Approvals:** The Applicant is requesting Major Development approval for the site plan. An application for a waiver of the flood regulation, which prohibits construction waterward of the Coastal Construction Control Line (CCCL), is being requested under separate cover. The City Commission recently approved the necessary changes to the plat for the property.

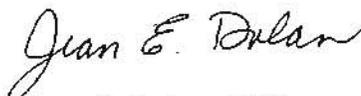
**Current Zoning:** The current zoning of the property is RM25/PDD which is the appropriate zoning for the proposed property so no rezoning is required. The previously approved site plan has expired but the PDD Overlay remains in effect and is being amended by the proposed plan for 2000 S Ocean Drive. The PDD Overlay allows the project to vary from the underlying RM25 zoning district regulations in accordance with an approved site plan for the property. The proposed project is being compared to the previously approved PDD site plan for the property as well as the RM 25 underlying zoning district as shown in the project's tabular data on Sheet A0.01 of the site plan set.

**Requested Waivers:** Waivers for the PDD from the underlying RM 25 zoning district include: total landscape open space; building height; and parking waivers for the mechanical lifts, dead-end drive isles and a reduction in the size of the parking spaces. The slender structure design minimizes the impact on the adjacent residential buildings and the requested waiver to the building height is necessary to support this compatible design. The parking waivers allow the necessary parking spaces to be provided in a relatively small footprint. The mechanized, valet parking means that only professionals will be parking cars and thus the dead-end drive isles will not be a cause for concern. A greater lot coverage, which is permitted by the landscape open space reduction, allows a more urban development which maximizes the financial feasibility of the project. The landscaped open space that has been provided is focused in areas that will provide the greatest impact to the public and the residents.

We look forward to presenting our project to the City Commission. Should you have questions or need clarifications during your review, my direct phone number is 954-766-2786.

Sincerely,

**CALVIN, GIORDANO & ASSOCIATES, INC.**



Jean E. Dolan, AICP  
Planning Administrator

Attachment



January 13, 2014

Ms. Christy Dominguez  
Planning and Zoning Division  
Development Services Department  
**City of Hallandale Beach**  
400 South Federal Highway  
Hallandale Beach, Florida 33009

**RE: 2000 S OCEAN DRIVE – MAJOR DEVELOPMENT APPLICATION  
REQUEST FOR SALES TRAILER WAIVER  
CGA Project #13-5785**

Dear Ms. Dominguez:

The Applicant intends to utilize a sales trailer on-site prior to the issuance of building permits and, therefore, is requesting a waiver from the following provision in the City's code:

*Section 32-431 permits temporary sales structures at an active construction site subsequent to the issuance of the building permit for the development. The temporary structure is permitted from the date the building permit is issued and continuing not longer than the date the certificate of occupancy is issued for the development but not to exceed 2 years.*

The Applicant would like to utilize the sales trailer for up to 18 months from the date of City Commission approval of the major development application Development Order with the opportunity to renew for another year if a similar extension is awarded to the Development Order and a building permit has not been issued for the principal building.

It is understood by the Applicant that once the building permit has been issued for the principal building, the sales trailer will be allowed to stay on-site until the Certificate of Occupancy is issued for the principal building.

Should you have questions or need clarifications during your review, my direct phone number is 954-766-2786.

Sincerely,

**CALVIN, GIORDANO & ASSOCITES, INC.**

*Jean E. Dolan*

Jean E. Dolan, AICP  
Planning Administrator

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