



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

July 2nd, 2020

Mr. Keven Klopp, Assistant City Manager
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

RE: VILLAGE AT BLUESTEN PARK

Dear Mr. Klopp:

As you are aware, the City Commission approved Village at Bluesten Park on March 5, 2018.

At the time, the applicant, Bluesten Developers, LLC, requested a Major Development Plan (# DB-17-1196) approval and Redevelopment Area Modifications (RAMs # RD-17-1197) in order to develop Village at Bluesten Park, a 3-story, 45-unit multi-family building at 215 SE 5th. Street.

Of the Redevelopment Area Modifications (RAMs) requested, a modification was granted for Section 32-203, Table 33-203(a) relative to the number of parking spaces required for multi-family residential uses in the Regional Activity Center (RAC).

Specifically, 81 surface parking spaces were approved in lieu of the required 91 parking spaces required.

Nonetheless, the 9% parking space reduction was recommended for approval subject to a payment of \$25,000. per parking space deficiency.

Since the City and Developer agreed to the above condition, the City has now developed a protocol that requires a payment of \$10,500. per parking space deficiency.

Also, the Developer has sold the Project to Village at Bluesten Park 18, LLC.

Therefore, at this time, we respectfully request that the City Commission review the prior Redevelopment Area Modification approved and consider the payment of \$10,500. per parking space deficiency in lieu of the previously approved payment of \$25,000. per parking space deficiency.

In advance, we thank you and Staff for your assistance and support. Do not hesitate to contact us should you have any questions or concerns.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Manuel Synalovski'.

Manuel Synalovski, AIA, LEED AP
FL LIC AR0011628

cc: Ms. Christy Dominguez, Principal Planner, Planning & Zoning, City of Hallandale Beach
Ms. Vanessa Leroy, Director, Development Services, City of Hallandale Beach

SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

1800 Eller Drive, Suite 500 • Fort Lauderdale, FL 33316
T 954.961.6806 • F 954.961.6807 • www.synalovski.com