



Hallandale Beach

City Commission Public Hearing

**Solaris Apartments, Ltd.
SOLARIS APARTMENTS**

**Applications #DB-20-2058, #RD-20-2070, #RV-20-2071
Right-of-Way Vacation/Major Development Review/RAMs
September 1, 2021**

10A – 11A



AERIAL VIEW

Project:
Solaris
Apartments

**Project
Location:**
118 SE 7th ST

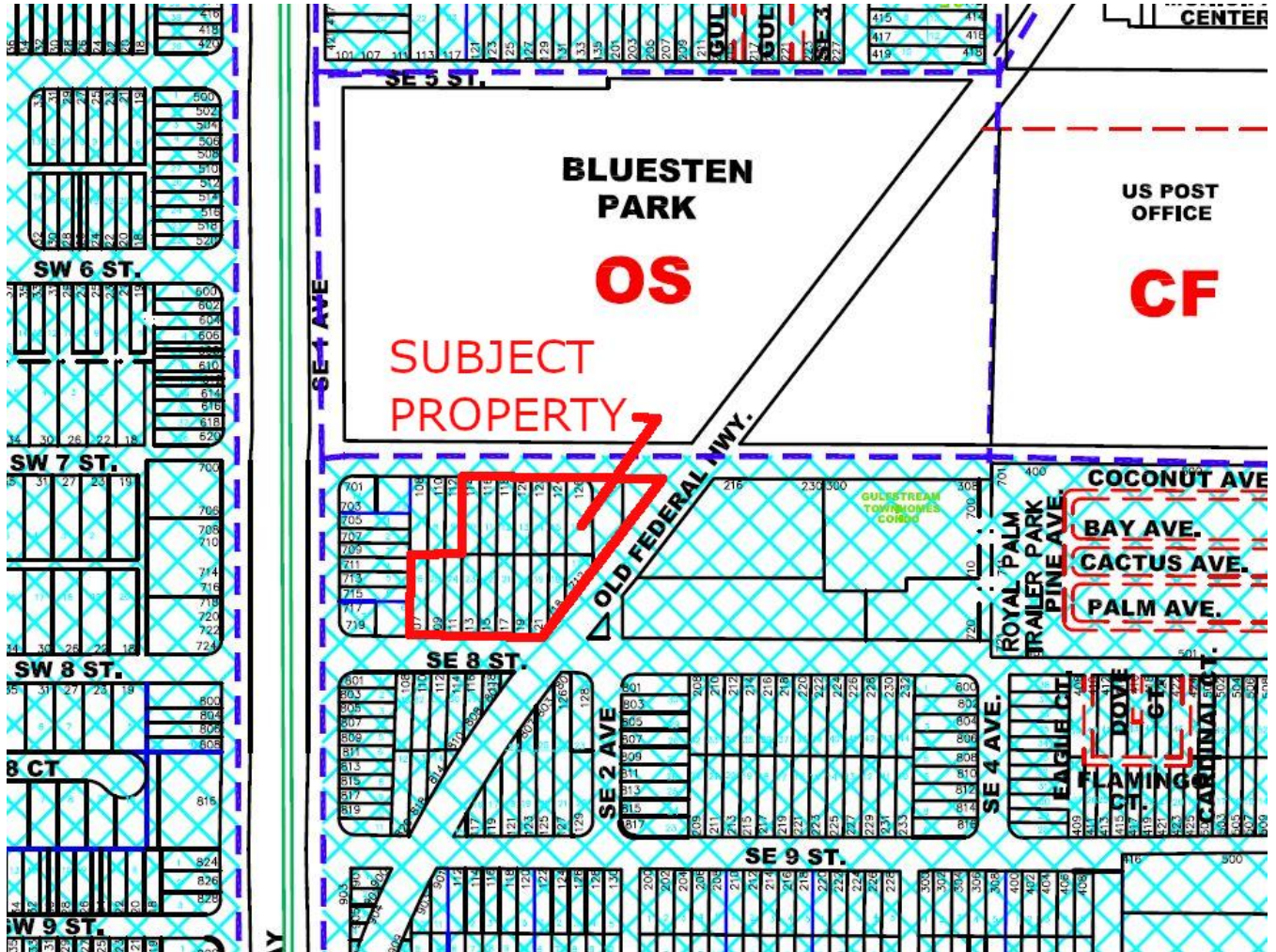




ZONING MAP

Project:
Solaris
Apartments

**Project
Location:**
118 SE 7th ST





REQUEST

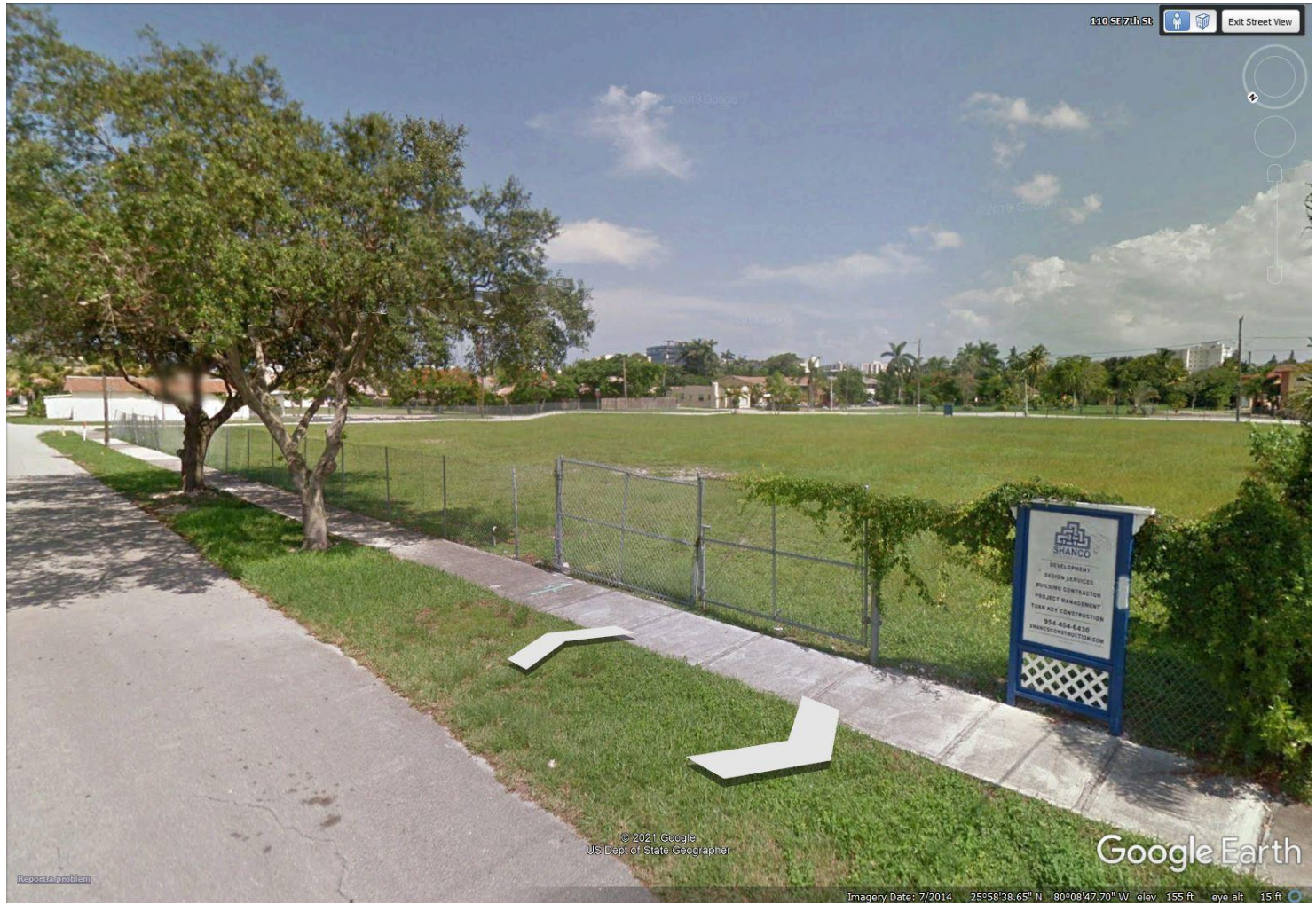
Applications #DB-20-2058, #RD-202070, #RV-20-2071

- *Road vacation of a portion of the SE 2nd Avenue right-of-way between SE 7th Street and SE 8th Street.*
- *Major Development Review Approval to build 78 units.
-Request for density above the base density permitted.*
- *Redevelopment Area Modification waivers*

BACKGROUND

- **October 22, 2018**-Administrative approval of Major Development application to build a 4-story school with a maximum capacity for 1,200 students. *Project expired on April 22, 2020.*
- **March 31, 2021**-Required Community Meeting held for the Project.
- **April 28, 2021**-Planning and Zoning Board recommended approval of the applications.
- **June 16, 2021**- City Commission approved First Reading of Ordinance vacating SE 2nd Avenue.

EXISTING CONDITIONS



VIEW FROM SE 7TH STREET LOOKING EAST

EXISTING CONDITIONS



VIEW FROM CORNER – OLD FEDERAL HWY & SE 7TH STREET LOOKING SW

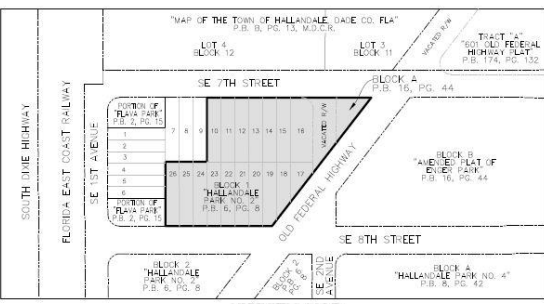
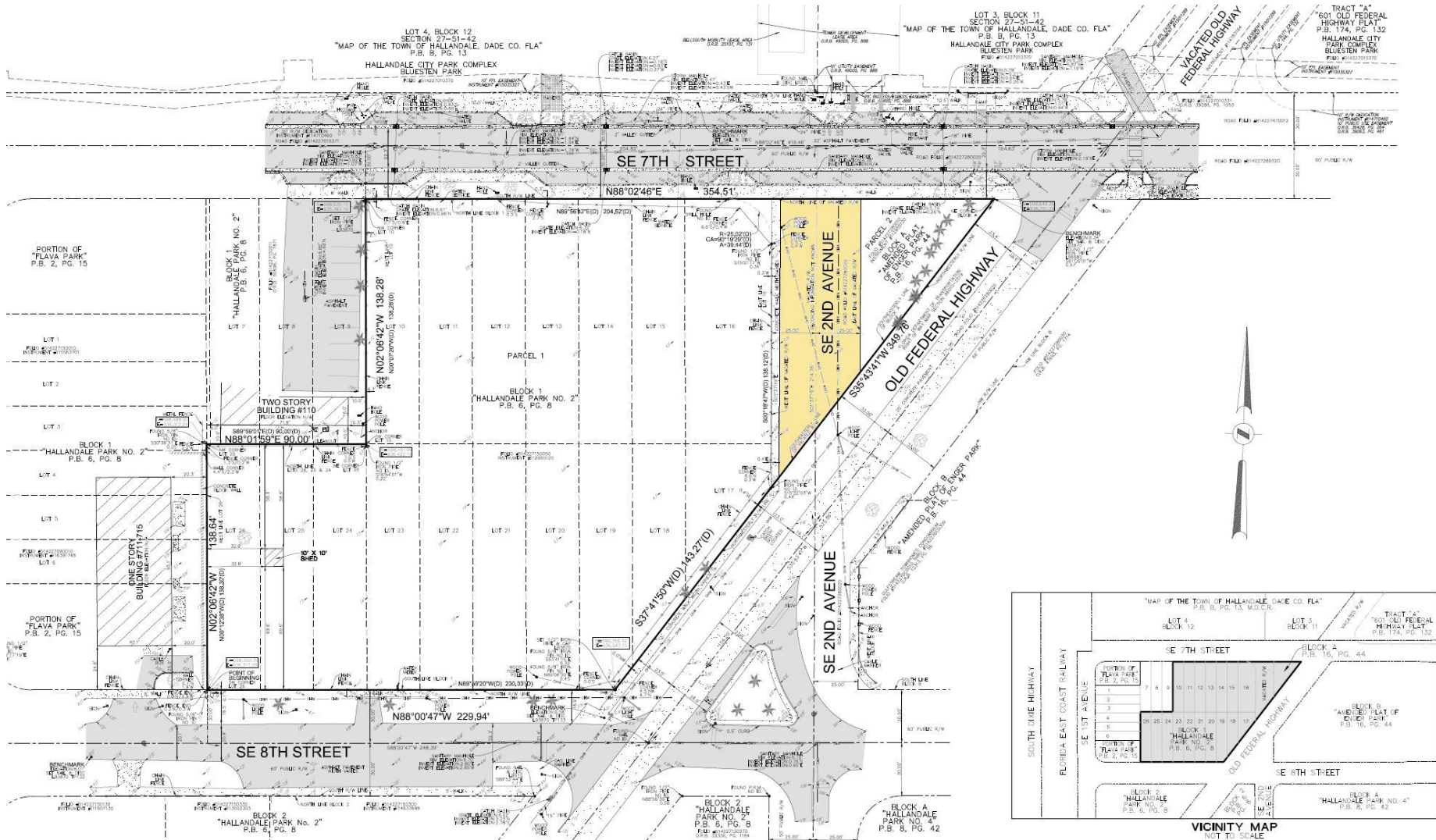
EXISTING CONDITIONS



VIEW FROM SE 8th STREET LOOKING NORTH

REQUESTED ROAD VACATION

Application #RV-20-2071



VICINITY MAP
NOT TO SCALE

PROPOSED DEVELOPMENT



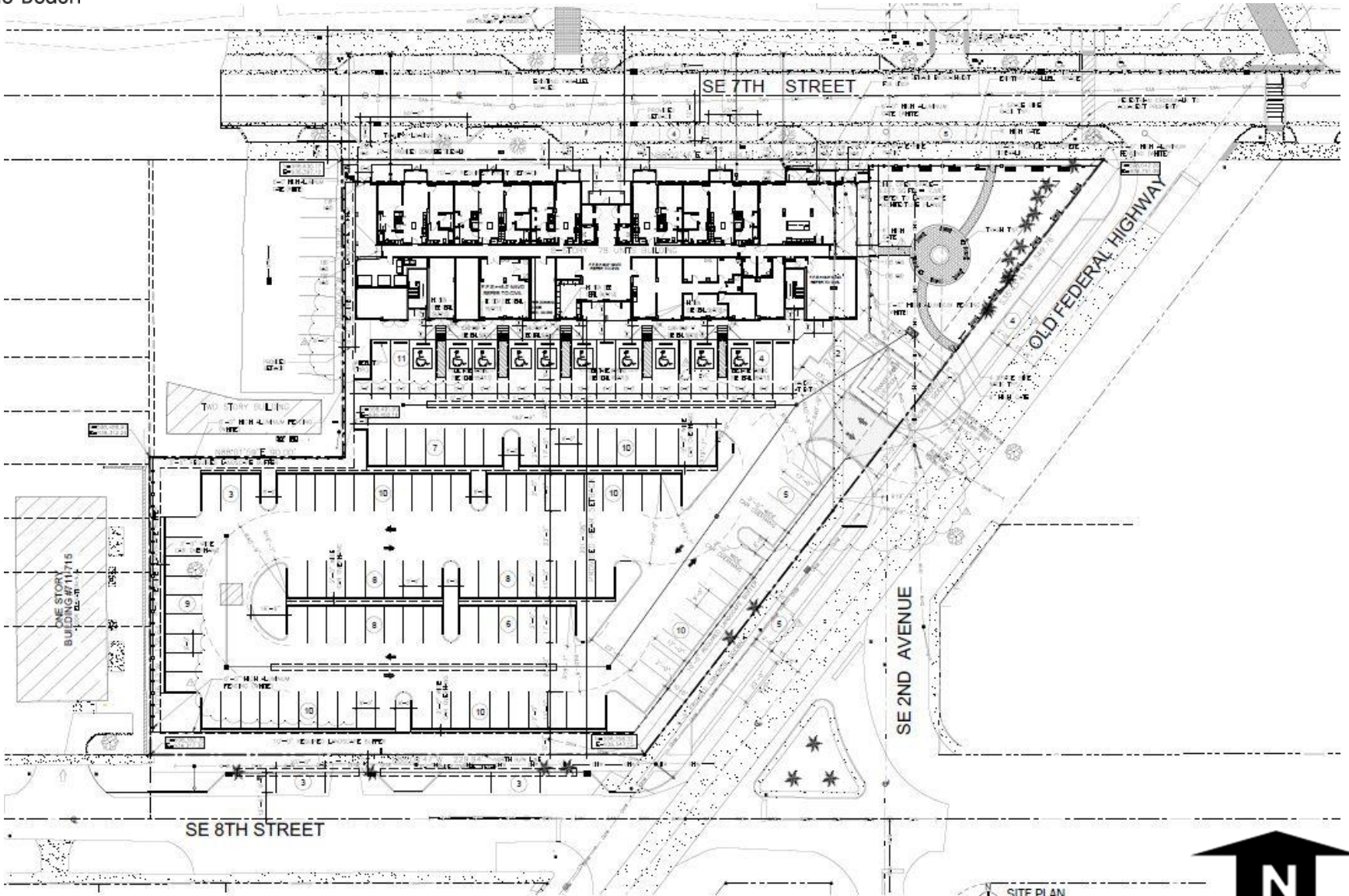
PROPOSED DEVELOPMENT





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SITE PLAN



SITE PLAN



REQUESTED CODE MODIFICATIONS

WAIVERS OR DEFICIENCIES	REQUIRED/ALLOWED	PROPOSED	DEFICIENCY
1) Primary Street Frontage	Min. 75% of Lot Frontage	65.8%	12%
2) Minimum # of Parking Spaces	137 spaces	131 spaces	6 spaces
3) 4 parking spaces max with dead-end parking	4 parking spaces max	19 in a row adjacent to building	15 paces
4) Setback Encroachment for Balconies	Max Encroachment of Balcony 3 Feet	5 feet	2 feet
5) Green Building Certification Level	Exemplary Level	Enhanced Level	1 Level lower



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RECOMMENDATIONS: Major Development and RAM's

Conditions of Approval:

1. Payment of the City's water impact fee of \$79,388.
2. Payment of the City's sewer impact fee of \$100,642.
3. Payment of the City's transportation mitigation cost of \$76,323.
4. Installation of sidewalks, on-street parking, and landscaping improvements along SE 7th Street, SE 8th Street and Old Federal Hwy as shown on the plans.
5. Compliance with Green Building requirements for Enhanced Level City certification and NGBS Silver certification.
6. Assignment by the City Commission of 78 Regional Activity Center (RAC) Units.
7. Provide 3 electric vehicle charging stations as shown on the plans.
8. The parking corridor with 19 spaces in a row with no turn-around shall be assigned to specific units in the building.
9. Execution of a Unity of Title covenant joining all the development lots into a unified parcel prior to issuance of the building permit for the Project.
10. Execution of a Restrictive Covenant restricting the property as affordable housing units for a minimum of 30 years.
11. Provide a recordable public access easement for the civic space, and shall be maintained by the applicant, successors or assignees in perpetuity.



RECOMMENDATIONS:

Road Vacation:

Approve Second Reading of the ordinance vacating the portion of SE 2nd Avenue between SE 7th St. and Old Federal Hwy.

Major Development:

Approve with Staff's recommended conditions.

Redevelopment Area Modifications (RAMs):

Approve with recommended conditions.



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