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August 3, 2018

Ms. Christy Dominguez
Principal Planner, City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

RE: "HALLANDALE OASIS" PLAT - 1100 EAST HALLANDALE BEACH BLVD. CITY PROJECT No: 09-16-P, BROWARD COUNTY CASE No.: 037-MP-15 REQUEST FOR PLAT NOTE AND NVAL AMENDMENTS

Dear Ms. Dominguez,

We represent the owner on the above-referenced project, located at 1000-1100 East Hallandale Beach Boulevard. As you may know, its approved Site Plan was amended and ultimately re-approved by City Commission on May 2nd/2018. As a result, the City has on file an application we have submitted to amend the "HALLANDALE OASIS" PLAT as well, in order to reflect changes to the Plat Note and the proposed non-vehicular access line (NVAL) along Hallandale Beach Boulevard.

We are basically requesting to modify the Plat's restrictive note to adjust the square footage of some of the proposed uses and to remove the hotel use.

Specifically, the current Plat Note reads as follows:

This plat is restricted to 60,000 square feet of office use, 50,000 square feet of commercial use, a 200 room hotel and 500 high rise units. No free standing or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The proposed Plat Note reads as follows:

This plat is restricted to 42,000 square feet of office use, 60,000 square feet of commercial use, and 500 high rise units. No free standing or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The second modification to the "HALLANDALE OASIS" PLAT, with the purpose of accommodating the newly revised Site Plan layout, pertains to the NVAL along the north Plat boundary. We are hereby reproducing the Broward County's DRR (Development Review Report) Staff Recommendations we would like to amend:

STAFF RECOMMENDATION #1:

A) A 30-foot opening with centerline located approximately 26.5 feet west of the east plat limits. This opening is restricted to RIGHT TURNS ONLY.

We would like this recommendation to read:

A) A 30-foot opening with centerline located approximately 100 feet west of the east plat limits. This opening is restricted to RIGHT TURNS ONLY.

And,

B) An 82-foot opening with centerline located approximately 406.5 feet west of the east plat limits. This opening is restricted to RIGHT TURNS ONLY.

We would like this recommendation to read:

B) A 60-foot opening with centerline located approximately 375 feet west of the east plat limits. This opening is restricted to RIGHT TURNS ONLY.

STAFF RECOMMENDATION #5:

Currently requires:

The minimum distance from the non-vehicular access line of Hallandale Beach Boulevard, at any driveway in the 82-foot opening to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 175 feet.

To match the Site Plan and following FDOT conditions set forth on their pre-application letter dated June 19, 2018, we would like to amend this recommendation to read:

The minimum distance from the non-vehicular access line of Hallandale Beach Boulevard, at any driveway in the 60-foot opening to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.

Additionally and as a consequence of the aforementioned requests, we find ourselves in the need to ask for the following modifications to the DRR, with the sole purpose of updating references to the original recommendations.

Therefore,

ACCESS REQUIREMENTS:

7) Any driveway in the 82-foot opening: shall be centered in the opening, shall consist of a minimum of one egress lane, 12 feet in width and one 16-foot wide ingress lane, with a minimum entrance radii of 35 feet.

Should read:

Ms. Christy Dominguez
August 3, 2018
Page 3 of 3

7) Any driveway in the 60-foot opening: shall be centered in the opening, shall consist of a minimum of one egress lane, 12 feet in width and one 16-foot wide ingress lane, with a minimum entrance radii of 35 feet.

And,

TURN LANE IMPROVEMENTS:

9) An eastbound right turn lane on Hallandale Beach Boulevard (SR 824) at the 82-foot opening with 135 feet of storage and 50 feet of transition. The design of this turn lane is subject to approval by the Florida Department of Transportation (FDOT).

Should read:

9) An eastbound right turn lane on Hallandale Beach Boulevard (SR 824) at the 60-foot opening with 135 feet of storage and 50 feet of transition. The design of this turn lane is subject to approval by the Florida Department of Transportation (FDOT).

Finally, please note that Broward County requires right-of-way dedications to be clear of any encumbrances and as a result, we are in the process of vacating the Utility Easement depicted in the attached Sketch. This is a private easement not dedicated to the public, therefore, the Vacation of Easement process is being handled directly through the utility provider (FPL) and City action is not required.

We appreciate your time and effort and look forward to be scheduled for the closest City Commission meeting.

Should you have any questions or need additional material or information, please do not hesitate to contact us.

Thank you,
PULICE LAND SURVEYORS, INC.



Elizabeth Tsouroukdissian
Platting Assistant