



October 26, 2023

City of Hallandale Beach
Attn: Christy Dominguez
Planning and Zoning Manager
400 S. Federal Highway
Hallandale Beach, Florida 33009

Re: Mateo Apartments – Letter of Intent

Dear Christy,

We are excited to present to the City of Hallandale Beach the Mateo Apartment Project. The project is located at 2524 Hallandale Beach Boulevard along Diana Drive and SE 26th Avenue and is an outstanding development proposal for this vacant property. The lot has sat vacant for many years but is well positioned for new residential development. This area of Hallandale Beach is ripe for redevelopment with a mix of commercial, retail and office uses within walking distance of our project. We propose to construct 21 apartment units including 14-one bedroom units, 1-two bedroom unit and 6 three bedroom units averaging in size between 1000 sq. ft. and 2000 sq. ft. We are expecting 21-30 residents together with no permanent on-site staff

The dwelling units are proposed facing East Hallandale Blvd and 26th street with the off-street parking located under the building. Stepping in balconies with projecting Glass/Aluminum guardrails create an articulation of the facade while providing privacy from the street without obstructing the views from the interior. The facades materials propose a balanced combination of textures that harmonizes with the neighborhood while in sync with the current building design standards.

The project design proposes to provide the following energy saving items:

1. Energy Star doors and windows that conform to the criteria for South Florida.
2. LED lighting in public spaces and parking lot.
3. Programmable thermostats to reduce the energy demand.
4. Dual flush toilets to allow for the conservation of water.
5. Insulated hot water pipes.
6. MERVE air filters on all air conditioning units with a rating of at least 8 with antimicrobial agents to improve indoor air quality.
7. Energy Star approved roofing materials to lower roof surface temperature
8. Native plantings and tree preservation a majority of trees will be native species

MKDA

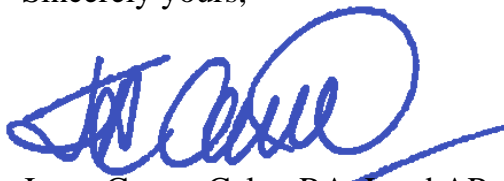
Hallandale Beach Boulevard is a central arterial for mass transit and the project is serviced by sufficient routes and stops. The project is in compliance with both the Broward County Land Use Plan and the City's Comprehensive Plan.

We are asking for the following code waivers:

1. Waiver of the Code Section 27-104 to allow density increase without requiring civic space on site. The Applicant proposes an open space along Hallandale Beach Boulevard with benches, trees and landscaping.
2. Waiver for setback encroachment of elevator and stairs above the 5th floor along the western building elevation (30ft setback) and along the southern building elevation (20 ft setback). This floor has no resident units on it and is an open space for use by the residents including a pool area for resident only use together with amenities.
3. Waiver for setback encroachment along the western building elevation below the 5th floor (5ft setback required due to existing building windows). Please note that where the neighbor's existing windows are located the setback proposed is 8.5 feet and where the zero-lot is requested for the project it would not conflict with any existing windows.
4. Waiver for extending the ground floor parking garage by 2'-4" into the 15'-0" East setback, on SE 26th Ave. This encroachment is proposed only at the ground floor level and is required in order to screen the garage from the street views.
5. Waiver for encroaching 3'-0" into the front setback with the entrance porch, one story volume.

Please let my team know if there is anything else we need in order to complete our application.

Sincerely yours,



Jorge Castro-Calou RA, Leed AP
MKDA Florida LLC - Technical Director

cc: Mateo Apartments
Rolando Genera, Project Manager