



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

November 14, 2023

Ms. Christy Dominguez
Planning and Zoning
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

**RE: Atlantic Village III
601 N. Federal Highway.**

Dear Christy,

The above referenced project was previously approved for Major Development Plan, including Rezoning for portion of the site previously zoned as RAC Neighborhood Subdistrict to Transit Core Subdistrict for a new development consisting of a commercial building which changes in height from two-stories to six-stories with a total of 120,301 square feet for office, restaurant and retail uses and a four-level parking garage.

The Owner/ Developer of the project, Atlantic Village 3, LLC. has completed the construction of the approved Major Development and is currently proposing the following modifications to the previously approved Site Plan:

1. Proposed new Pre-School use on the 10,000 S.F. ground floor building area with frontage along NE 4th Ave. on the west and NE 7th St. on the north-west in lieu of previously proposed retail/ restaurant use.
2. Proposed new decorative aluminum fencing to enclose the 10' colonnade area in front of the proposed new Pre-School use for required and secured outdoor area for Pre-School's as per Florida Administrative Code. The building colonnade, previously intended for pedestrians to access retail or commercial shops, will now be an attractive seating and play area for the students. The transparency of the proposed decorative fencing will continue to enhance and provide activity along the building frontage within the open adjacent pedestrian friendly environment.
3. The west access way connecting the ground floor parking area to the NE 4th Ave. ROW will be removed to add the required outdoor area for Pre-School's as per Florida Administrative Code. The sidewalk will now be continuous along NE 4th Ave. ROW with proposed landscape planters over the existing pavers.
4. A total of 15 parking spaces have been removed from the ground floor parking area. The ground floor now has 30 parking spaces in lieu of the previously approved 45 parking spaces. The 9 parking spaces on the southern isle were removed for additional mechanical and equipment rooms needed through the building permit process. The additional 6 parking spaces removed in the middle isles allow the flow of traffic without dead-end parking for the new Pre-School use.

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5. The outdoor multipurpose court previously approved on the 5th floor roof top has been removed to add a new restaurant use with proposed outdoor roof top seating area.
6. Building data with proposed new use, building areas, and parking calculations has been updated to reflect the proposed modifications. A total of 348 parking spaces are now required and 351 parking spaces are provided.

Should you have any questions regarding the above, do not hesitate to contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Jose Saye'. The signature is fluid and stylized, with a large loop at the end.

Jose Saye, Principal.
Synalovski Romanik Saye, LLC.

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**RE: Atlantic Village III
601 N. Federal Highway.**

Dear Christy,

The Owner/ Developer for the subject property located adjacent to N. Federal Highway right-of-way to the east, N.E. 7th Street right-of-way to the north, N.E. 4th Avenue to the west, and N.E. 6th Street right-of-way to the south is proposing a Redevelopment Area Modification needed to add a new Pre-School use on the completed 10,000 S.F. ground floor building area with frontage along N.E 4th Avenue and N.E. 7th Street in lieu of the previously proposed retail/ restaurant use.

The completed new development consists of a commercial building which changes in height from two stories to six stories with a total of 121,598 square feet for office, restaurant and retail uses and a four-level parking garage along with associated landscaping and site improvements to meet City and Code Regulations. The proposed 10,000 S.F. Pre-School use is allowed in both the Central RAC Corridor and Transit Core subdistricts.

The proposed Pre-School and other uses within the completed Atlantic III development will be an asset to the City and the Community and will engage the urban character consistent for the adjacent rights-of-ways and previous Atlantic Village projects (AV-I & AV-II) as well as future Atlantic Village project (AV-IV).

The voluntarily redeveloped right-of-way area around the proposed Atlantic Village III project has created strong urban corners that improve the primary N. Federal Hwy. experience alongside all other adjacent secondary rights-of-way.

Following, the requested Redevelopment Area Modification:

1. Arcade/ Colonnade Depth.

Requirement: Table 32-201(g) Dimensional Requirements for Arcade/Colonnades.

Arcade/Colonnade Depth ("B" 10 ft. min./20 ft. max.)

Modification: Proposed decorative aluminum fencing at the edge of Arcade/ Colonnade = 0'-0" of Arcade/Colonnade Depth.

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Reason: The 10,000 S.F. area previously approved and intended for retail/ restaurant use faces secondary streets. This location has not attracted any retail/ restaurant users. Instead, the Developer was able to find a Pre-School use for said 10,000 S.F. area. We request your consideration for the alternative Arcade/Colonnade with decorative aluminum fencing as described above to enclose the 10' arcade/colonnade area in front of the new Pre-School use for required and secured outdoor area for childcare facilities as per Florida Administrative Code. The completed project provides exciting architecture along the N. Federal Hwy., N.E. 7th Street, N.E. 4th Avenue, and N.E. 6th Street rights-of-way with significant neighborhood improvements that enhance these corridors. Please note the building Arcade/Colonnade, previously intended for pedestrians to access retail, restaurant, or commercial shops, will now be an attractive seating and play area for the students. The transparency of the proposed decorative fencing will continue to enhance and provide activity along the building frontage within the open adjacent pedestrian friendly environment consistent with previous and future Atlantic Village projects.

Should you have any questions regarding the above, do not hesitate to contact me.

Respectfully,

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Jose Saye, Principal.

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