



SYNALOVSKI ROMANIK SAYE
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November 13, 2017.

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

**RE: Village at Bluesten Park
215 SE 5th Street.**

Dear Christy,

As the Architect of record for the above referenced project, we are requesting approval from the City for Major Development, and Redevelopment Area Modifications. The new development consists of a proposed site plan for a three story multi-family residential building that caters to the City of Hallandale Beach Residents and Visitors. The project consists of 15 apartments per story for a total of 45 residential units (1, 2 & 3 bedrooms) along with associated parking and landscaping to meet city and code regulations.

The new development will be an asset to the City and the community and will engage urban character consistent with the master plan for the Central Regional Activity Center.

The following are a list of requested Redevelopment Area Modifications:

1. Off-Street Parking Requirement.

Requirement: Minimum number of off-street parking spaces for Multi-family Residential Use per Table 32-203 (a).

Modification: Propose reduction of (10) guest parking spaces from total off-street parking spaces required (total off-street parking required: 91 spaces, total off-street parking provided: 81 spaces).

Reason: The development is in a tight urban site. Right-of-way dedications of 15'-0" along S.E. 5th St. and 5'-0" along S.E. 3rd Ave. are provided for future roadway improvements. In order to be economically feasible while preserving minimum required landscape areas, minimum queuing at project entryway, and providing the required turning radiuses for fire truck accessibility, we request your consideration for reduction of (10) parking spaces as described above. Furthermore the project is providing right-of-way improvements with 12 on-street parallel parking spaces along S.E. 5th St. that may be used by guests.

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2. Primary Street Setback Requirements.

Requirement: Table 32-196 (a): 10 ft. min. / 15 ft. max.

Modification: Proposed Primary Street Setback along S.E. 5th St. has been reduced to 8'-2".

Reason: As discussed with City Planner, the property is subject to provide right-of-way dedication of 15'-0" for future roadway improvements along S.E. 5th St. In order to be economically feasible while preserving minimum required landscape / parking areas and providing the required turning radiuses for fire truck accessibility, we request your consideration for reduction of primary street setback as described above. Furthermore the project is promoting new architecture along S.E. 5th Street right-of-way with significant neighborhood structural improvement efforts.

3. Primary Street Building Frontage Requirements.

Requirement: Sec. 32-196 (b) (1) and Table 32-196 (a): A minimum of 75 percent of the linear width of the lot along a primary street shall be occupied by the primary facade of a building, located in accordance with the minimum and maximum setbacks in Table 32-196(a).

Modification: Proposed Primary Street Building Frontage has been reduced to 74.32% along S.E. 5th St. and to 41.36% along S.E. 3rd Ave.

Reason: Additional Building Frontage, especially along S.E. 3rd Ave. after 15'-0' right-of-way dedication, will generate conflicts with minimum required perimeter landscape buffers, minimum setbacks, and adequate access to the project. Proposed landscape buffers and segregation of the parking field provides an extraordinary pedestrian experience along both S.E. 5th St. and S.E. 3rd Ave. façades. Furthermore the project is promoting new architecture along S.E. 5th Street right-of-way with significant neighborhood structural improvement efforts.

4. Minimum floor area for Multi-Family Dwelling units.

Requirement: Sec. 32-194 (e): Minimum floor area for multifamily residential dwelling units shall be as shown in Table 32-194(b): 1 bedroom 700 S.F.; 2 bedroom 850 S.F.; 3 bedroom 1,050 S.F.

Modification: Proposed 1 bedroom units have been reduced to 609 S.F.

Reason: In order to be economically feasible this project is designed with a modular tunnel form construction system that provides the following advantages: "Highly Systematic/Excellent Thermal mass & Acoustics/ Sustainable & Recyclable/ Quality Concrete Finishing/Times saving." Dimensions are modular for all 1, 2, and 3 bedroom units. Living spaces provided on 1 bedroom units are the same width and depth compare to a 2 or 3 bedroom unit. In order to meet 700 S.F. requirement 1 bedroom units will need to have larger living and bedroom areas than a 2 or 3 bedroom units.



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5. Civic Open Space Requirements.

Requirement: Table 32-196 (a): Sites greater than 40,000 S.F. (5%). All sites exceeding base density or base height limit (7.5%)

Modification: Proposed project does not provide civic open space.

Reason: As discussed with City Planner, the property is subject to provide right-of-way dedication of 15'-0" along S.E. 5th St. and 5'-0" along S.E. 3rd Ave. for future roadway improvements. In order to be economically feasible while preserving minimum required landscape / parking areas and providing the required turning radiuses for fire truck accessibility, we request your consideration to eliminate civic open space requirement. Furthermore the project is promoting new architecture with significant neighborhood structural improvement efforts. Residents and Visitors will be able to use all park amenities on adjacent Bluesten Park.

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 cursive, with a large loop at the end.

Jose Saye, Principal.
Synalovski Romanik Saye, LLC.

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