



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

August 1, 2022

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

**RE: Atlantic Village IV
800 N. Federal Highway.**

Dear Christy,

As the Architect of Record for the above referenced project, we are providing DRC submittal for a proposed Major Development, including proposed Redevelopment Area Modifications, and Rezoning of the site currently zoned as RAC Transitional Mixed-Use Subdistrict to proposed RAC Corridor Subdistrict.

The Owner of the property located east of N. Federal Highway, south of N.E. 9th Street, and north of N.E. 8th Street is Atlantic Village 4, LLC. The Owner proposes to redevelop the current vacant property as a commercial center with office, retail and restaurant uses to cater to both the City of Hallandale Beach Residents and Visitors. The project consists of a 12 story Building (13-story per Sec. 32-194) with a total gross building area of 105,152 square foot, including 7,745 square foot of commercial for small retail businesses, restaurants; and 97,407 square foot of office use; along with associated parking and landscaping to meet City code regulations.

The property is currently zoned RAC Transitional Mixed-Use Subdistrict. The lot has an approximate area of 22,948 square feet (0.53 acres). The proposed rezoning and land use are both appropriate for the proposed development.

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

Respectfully,

Jose Saye, Principal.
Synalovski Romanik Saye, LLC.

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City of Hallandale Beach
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**RE: Atlantic Village IV
800 N. Federal Highway.**

Dear Christy,

We are the Architect of Record for the above referenced project. We are proposing Redevelopment Area Modifications needed to develop the subject property located adjacent to N. Federal Highway right-of-way to the west, the Atlantic Shores Blvd. right-of-way to the north, a 12' right-of-way Alley to the east, and NE. 8th Street right-of-way to the south.

The proposed Development consists of a commercial twelve (12) story building (13-story per Sec. 32-194) that will serve the City of Hallandale Beach Residents and Visitors. The total 105,152 square foot commercial project proposes retail/ restaurant on the ground floor, parking garage on second through seventh floors, and office use on eighth through twelfth floors along with associated landscaping and site improvements to meet City and Code Regulations.

The proposed Development will be an asset to the City and the Community and will engage the urban character consistent for the N. Federal Highway and Atlantic Shores Blvd. primary rights-of-way.

Atlantic Village IV is the continuation of the N. Federal Hwy. frontage redevelopment enhanced by Atlantic Village I, Atlantic Village II, and Atlantic Village III. Atlantic Village IV embraces and expands the new urban fabric established by the previous Atlantic Village projects and promotes the urban context of the resulting Federal Highway Corridor.

Voluntary redeveloping of the right-of-way area to the north and south of the proposed Atlantic Village IV project creates strong urban corners that improves both the N. Federal Hwy. experience and the Atlantic Shores and NE 8th Street rights-of-way.

Following, the list of requested Redevelopment Area Modifications:

1. Federal Hwy. Setback.

Requirement: Table 32-195(a) RAC Corridor Subdistrict Dimensional Requirements.

Building Placement ("A" Federal Hwy. Setback: 15 ft. min./20 ft. max.)

Modification: Proposed Primary Street Setback to the new building is 13'-1".

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Reason: The proposed Development is on a tight urban site. To be developable and provide the minimum required operational and vehicular areas for the proposed project while preserving the minimum required pedestrian walkway areas, landscape, and parking within property limits, we request your consideration for the alternative Federal Hwy. Setback as described above. The proposed project is promoting exciting architecture along the N. Federal Hwy., Atlantic Shores Blvd., and NE 8th Street rights-of-way with significant neighborhood improvements that will enhance these corridors. Please note the proposed project is providing a 3'-0" ROW. dedication along Federal Hwy. to achieve the minimum Broward County traffic plan dimension of 40' to the center line of Federal Hwy. ROW. The proposed improvements on said City right-of-way will provide an ideal pedestrian connection from the right-of-way to the proposed retail space accessible to the public and to the building occupants and will enhance the pedestrian environment consistent with previous Atlantic Village projects.

2. Primary Street Setback.

Requirement: Table 32-195(a) RAC Corridor Subdistrict Dimensional Requirements.

Building Placement ("A" Primary Street Setback: 10 ft. min./15 ft. max.)

Modification: Proposed Primary Street Setback to the new building is 0'-3".

Reason: The proposed Development is on a tight urban site. To be developable and provide the minimum required operational and vehicular areas for the proposed project while preserving the minimum required pedestrian walkway areas, landscape, and parking within property limits, we request your consideration for the alternative Primary Street Setback as described above. The proposed project is promoting exciting architecture along the N. Federal Hwy., Atlantic Shores Blvd., and NE 8th Street rights-of-way with significant neighborhood improvements that will enhance these corridors. Please note the proposed project is adjacent to City right-of-way to the north that provides a dimension of 64'-0" from the property line to the edge of payment on Atlantic Shores Blvd. The proposed improvements on said City right-of-way will provide an outdoor area accessible to the public and to the building occupants and will enhance the pedestrian environment consistent with proposed open spaces on previous Atlantic Village projects.

3. Secondary Street Setback.

Requirement: Table 32-195(a) RAC Corridor Subdistrict Dimensional Requirements.

Building Placement ("A" Secondary Street Setback: 10 ft. min.)

Modification: Proposed Secondary Street Setback to the new building is 8".

Reason: The proposed Development is on a tight urban site with a narrow dimension fronting the Secondary Street. To be developable and provide the minimum required operational and vehicular areas for the proposed project while preserving the minimum required pedestrian walkway areas, landscape, and parking within property limits, we request your consideration for the alternative Secondary Street Setback as described above. The proposed project is promoting exciting architecture along the N. Federal Hwy., Atlantic Shores Blvd., and NE 8th Street rights-of-way with significant neighborhood improvements that will enhance these corridors. Please note the proposed reduced setback occurs only on 50% of the building towards the east side of NE. 8th Street. The remaining 50% of the building complies with the min. 10' setback requirement as it



provides the arcade/ colonnade frontage type that intersects and continues on N. Federal Hwy. creating an ideal pedestrian connection from the right-of-way to the proposed retail space. Further, the proposed revised NE 8th Street right-of-way will have a dimension of 28'-0" from the property line to the new edge of payment allowing for new street landscaping and sidewalk space.

4. Street Setback Above the 5th Story.

Requirement: Table 32-195(a) RAC Corridor Subdistrict Dimensional Requirements.
Building Placement ("B" Street Setback Above the 5th Story: 20 ft. min.)

Modification: Proposed Street Setback Above the 5th Story to the new building is 0'-0" (NE 8th Street), 0'-1" (N. Federal Hwy.), and 0'-3" (Atlantic Shores Blvd.).

Reason: The proposed Development is on a tight urban site. To be developable and provide the minimum required operational and vehicular areas for the proposed project while preserving the minimum required pedestrian walkway areas, landscape, and parking within property limits, we request your consideration for the alternative Street Setback Above the 5th Story as described above. The proposed project is promoting exciting architecture along the N. Federal Hwy., Atlantic Shores Blvd., and NE 8th Street rights-of-way with significant neighborhood improvements that will enhance these corridors. Please note the proposed reduced setback described above occurs on parking garage floors 6th & 7th. An additional 5'-0" setback is provided on the office floors (8th through 12th) for a setback of 5'-0" (NE 8th St.), 5'-1" (N. Federal Hwy.), and 5'-3" (Atlantic Shores Blvd.). Further, the proposed revised NE 8th Street right-of-way to the south of the project will have a dimension of 28'-0" from the property line to the new edge of payment allowing for new street landscaping and sidewalk space. The adjacent City right-of-way to the north of the project provides a dimension of 64'-0" from the property line to the edge of payment on Atlantic Shores Blvd. The proposed improvements on said City right-of-way will provide an outdoor area accessible to the public and to the building occupants and will enhance the pedestrian environment consistent with proposed open spaces on previous Atlantic Village projects.

5. Rear Setback.

Requirement: Table 32-195(a) RAC Corridor Subdistrict Dimensional Requirements.
Building Placement ("E" Rear Setback: 10 ft. min.)

Modification: Proposed Rear Setback to the new building is 3'-0".

Reason: The proposed Development is on a tight urban site. To be developable and provide the minimum required operational and vehicular areas for the proposed project while preserving the minimum required pedestrian walkway areas, landscape, and parking within property limits, we request your consideration for the alternative Rear Setback as described above. The proposed project is promoting exciting architecture along the N. Federal Hwy., Atlantic Shores Blvd., and NE 8th Street rights-of-way with significant neighborhood improvements that will enhance these corridors. Please note the proposed project is adjacent to a 12' Alley right-of-way that provides additional buffering from the neighboring property to the east.



6. Rear Setback Above the 5th Story.

Requirement: Table 32-195(a) RAC Corridor Subdistrict Dimensional Requirements.

Building Placement (“F” Rear Setback Above the 5th Story: 30 ft. min.)

Modification: Proposed Rear Setback Above the 5th Story to the new building is 3'-0”.

Reason: The proposed Development is on a tight urban site. To be developable and provide the minimum required operational and vehicular areas for the proposed project while preserving the minimum required pedestrian walkway areas, landscape, and parking within property limits, we request your consideration for the alternative Rear Setback as described above. The proposed project is promoting exciting architecture along the N. Federal Hwy., Atlantic Shores Blvd., and NE 8th Street rights-of-way with significant neighborhood improvements that will enhance these corridors. Please note the proposed reduced setback described above occurs on parking garage floors 6th & 7th. An additional 5'-0” setback is provided on the office floors (8th through 12th) for a setback of 8'-0”. Further, the proposed project is adjacent to a 12' Alley right-of-way that provides additional buffering from the neighboring property to the east.

7. Civic Open Space.

Requirement: Table 32-195(a) RAC Corridor Subdistrict Dimensional Requirements.

Civic Open Space Requirement (All Sites Exceeding Base Density or Base Height Limit: 7.5%)

Modification: No Civic Open Space provided within the property area.

Reason: The proposed Development is on a tight urban site. To be developable and provide the minimum required operational and vehicular areas for the proposed project while preserving the minimum required pedestrian walkway areas, landscape, and parking within property limits, we request your consideration for no Civic Open Space within property area as described above. The proposed project is promoting exciting architecture along the N. Federal Hwy., Atlantic Shores Blvd., and NE 8th Street rights-of-way with significant neighborhood improvements that will enhance these corridors. Please note the proposed project is adjacent to City right-of-way to the north that provides a dimension of 64'-0” from the property line to the edge of payment on Atlantic Shores Blvd. The proposed improvements on said City right-of-way will provide the required Civic Open Space with an outdoor area accessible to the public and to the building occupants that will enhance the pedestrian environment consistent with proposed open spaces on previous Atlantic Village projects.

8. Loading Zone.

Requirement: Sec. 32-203. (e) Loading zones. Table 32-203(b) Loading Zone Requirements per Square Footage (Area of Free-Standing Office Use Building: Equal to 20,000 sf but not greater than 150,000 sf = 1 “type I” (12' x 30') loading zone.

Modification: No loading zone provided.

Reason: The proposed Development is on a tight urban site. To be developable and provide the minimum required operational and vehicular areas for the proposed project while preserving the minimum required pedestrian walkway areas, landscape, and parking within property limits, we request your consideration to eliminate the required loading zone as described above. As discussed at the DRC meeting, the characteristic and size of proposed tenants does not



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anticipate the requirement of large trucks. Deliveries can be coordinated at hours that will not impact the traffic and within the east side alley as shown on the proposed Site Plan. Furthermore, the project is promoting new development along the N. Federal Hwy., Atlantic Shores Blvd., and NE 8th Street rights-of-way with significant neighborhood improvements that will enhance these corridors.

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

Respectfully,

Jose Saye, Principal.
Synalovski Romanik Saye, LLC.

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**RE: Atlantic Village IV
800 N. Federal Highway.**

Dear Christy,

We are the Architect of Record for the above referenced project. We propose a Rezoning of the site currently zoned as RAC Transitional Mixed-Use Subdistrict to RAC Corridor Subdistrict.

Please find the following stamen of reasons for requested Rezoning per City of Hallandale Beach code:

Sec. 32-963. - Land use plan amendments and rezonings.

(1) The relationship of the proposed amendment to the purposes and objectives of the city's comprehensive land use plan, when adopted, with appropriate consideration as to whether or not the proposed changes will further the purpose of this chapter and other codes, regulations and actions designed to implement the plan.

- **Property supports the Corridor Subdistrict.**
- **Allows uses that activate the streets.**
- **Promotes connectivity for pedestrian traffic.**
- **Promotes connectivity for vehicular traffic.**
- **Extends infrastructure.**
- **Allows voluntary transitions to residential uses.**
- **Secures investment to sustain future impacts.**
- **Provides clean and healthy development.**
- **Responds to urban fabric and site context.**

(2) The proposed change would or would not be contrary to the established land use pattern.

- **Reinforces existing land use pattern.**
- **Extends the land use pattern.**
- **Responsive to the ROW frontage.**
- **Strengthens to block pattern.**
- **Secures the success of the proposed land use.**



(3) The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.

- **It is a relatable district.**
- **Compatible with all nearby districts.**
- **The resulting urban fabric embraces the district.**

(4) The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.

- **The proposed change does not add population density.**
- **The proposed change services the existing population density.**
- **The proposed change does not impact schools, utilities or streets.**
- **The proposed change improves utilities and infrastructure.**

(5) Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

- **Existing conditions are pleading for district boundaries to be changed**
- **The new boundaries logically extend district boundaries to match the existing site.**
- **Resulting boundaries complete the district.**

(6) Changed or changing conditions make the passage of the proposed amendment necessary.

- **The development of Atlantic Village Phase I, Phase II and Phase III reinforces the change to complete Phase IV.**
- **The future development at the Mardi Gras Casino site changes the previously existing conditions and demands the greater district's criteria.**

(7) Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.

- **Will force a low-rise land use that is not desired.**
- **Provides a low-rise land use that is inconsistent with the land use plan.**
- **Limits the potential land development.**
- **Diminishes the value of adjacent properties.**

(8) Whether or not the change is out of scale with the needs of the neighborhood.

- **The proposed change is in scale with the community demand.**
- **The needs of the neighborhood get properly serviced by the change.**
- **The change balances the neighborhood fabric.**

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

Respectfully,

Jose Saye, Principal.
Synalovski Romanik Saye, LLC.