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EUROPEAN ARCHITECT LIC.- OAR 5850

Waiver Request Transmittal Letter for HBC Medical Holdings LLC – for Planning and Zoning Approval

TO: City of Hallandale
 July 15, 2016
 Attention: To Planning and Zoning Committee

REFERENCE: Architectura Group Miami Submittal for HBC Medical Holdings – Medical Center – Planning and Zoning Review.

We are pleased to submit herewith our submittal for Site Plan Approval for the proposed 3 story Medical Center, being developed in Public Private Partnership with the Hallandale Beach Community Redevelopment Agency, to be located at 411 N. Dixie Hwy. Hallandale Beach, FL. 33009.

We have provided all requested dedication as per our comments received from the first DRC review. We have provided the five foot dedication on NW 1st, the ten foot dedication on the North East Corner of the site on Foster Road, and the four foot requested dedication on Dixie Highway. We have also enlarged the side walk on NW 1st to match the six foot requested streetscape sidewalk dimension. We have also added a landscape buffer along NW 1st to the parking lot of our development as well as a five foot swale for shade trees to the edge of pavement from our new proposed sidewalk. Landscape architect has updated the street trees and shading tree species as per the request of City Staff. Architectura Group Miami has also updated the elevations based on City Staff recommendations as well as the color selections.

Below you will find the requested explanatory letter for the request of additional height for the project and our updated Variance Requests.

Redevelopment Waivers Request

1. Max Height Allowable

When HBC Medical Holdings LLC first presented the unsolicited request for proposal to develop a three story medical center we had requested the Signature Auto Body Shop as the property to be developed. This unsolicited proposal was approved and accepted by the CRA and the CRA Board of Directors. During our negotiations for the development of the Signature Auto Body Shop it was requested by the City of Hallandale Beach CRA to relocate the already approved site and medical center from the Signature Auto Body shop location to the current Development address at 411 N Dixie Hwy. We agreed as a gesture of good will towards the Hallandale Beach CRA to relocate the development and modify the Development Agreement for the new location at 411 N Dixie Highway. The original proposed development site did not have a height restriction of 2 stories or 30ft max as the Signature Auto Body Site was outside of the Foster Road Sub district.

This relocation was done at the request of the Hallandale Beach CRA and therefore we are requesting that the Max Height Allowable be modified to allow for 3 Stories or 40ft Max as opposed to the current 2 Stories or 30ft Max as show in Table 32_160e "The Foster Road Sub-District Dimensional Requirements"



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2. Parking Count

The table below outlines the current code requirement for minimum number of parking spaces required per use.

Based on the current parking requirements the following would be the required parking count for our proposed medical center:

The code requires 1 spot per 300 SqFt of GLA commercial / office space. After adjustment of drawings based on our first DRC Review the development is currently 24,798 Sq Ft (GFA) and we have removed the elevators shafts and stairways from our GFA area calculations to arrive at 22,810 Sq Ft (GLA). Based on the current parking code requirement the property generates the following parking count:

Required:	76
Proposed:	70
Percent Diff.:	92.1 % provided 7.9% difference

We had proposed 75 parking spaces in our original submittal but due to the 5' landscape swale provided on NW 1st in conjunction with the 6' requested sidewalk and 8' landscape buffer now being provided we lost 4 parking spaces and arrived at 70 parking spots.

3. Landscaping Requirements

Due to site constraints as well as development requirements based on the approved Development Agreement between HBC Medical Holdings LLC and the Hallandale Beach Community Redevelopment Agency we are providing 12.5% landscape located within our existing property line. The current development codes require a 15% landscape area for commercial developments. As per Table 32-160.e

We are requesting to take into consideration the landscaping that will be provided outside of the current existing property line that will be provided by HBC Medical Holdings LLC for the Foster Road Street Scape requirements that will be paid for by the development team. With the new landscaping being provided for the Foster Road Street Scape the landscaping percentage is 18.5%. We have added an additional 5' landscape swale on NW 1st Ave, as well as the requested 6' sidewalk, and enlarged our rear yard landscape buffer to approx. 8' (see site plan for exact dimensions). We have also updated the tree species and trunk diameters as per the request of City Staff to ensure a lush vegetative look to our landscaping.

We are also requesting waivers for the landscape buffer on Foster Road which ranges between 5.5' and 8' as well as NW 1st Ave. that ranges from 7'7" to 8'7". We are also requesting that due to site constraints our landscape islands be reduced to 6 ft interior rather than the required 7 ft.

Although we are requesting certain waivers for landscaping, we have increased the caliper size of the trees based on the recommendations of CRA and City Staff and are providing 33 trees, 9 more than the 24 required by code.



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4. Rear Yard Set Back

After modifications and property line dedications we removed one row of parking spaces to enlarge the originally proposed 4' landscape buffer to approx. 8'. Our building is placed 208' away from the rear property line.

We hope that this submittal along with all requested waiver will meet your approval.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Enrico Popescu'.

Enrico Popescu
President Architectura Group Miami Inc.