

7 September 2016

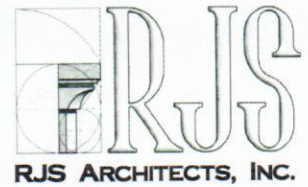
City of Hallandale Beach
Planning and Zoning Division
400 South Federal Highway
Hallandale Beach, Florida 33009

Re: **The Ice Box Café and Culinary Center, Redevelopment Area Modification (RAM) Submission**
Northwest corner of NE 3rd Avenue and NE 3rd Street
Hallandale Beach, Florida 33009
RJS Job Number: 16033

Dear Planning and Zoning,

Our team has reviewed the design and comments regarding the layout and building design. In order for this project to be successful at the site we have requested waivers. The Redevelopment Area Modification (RAM) submittal is necessary for the following:

1. Parking required is 47 spaces and 38 are provided. (19.1% reduction). A Parking Study/Statement should be provided to support the request for the reduction.
 - a. *A waiver is requested.*
 - b. *We have revised the site plan and are providing 36 spaces as required for the commissary and restaurant (with a 10% reduction). The on-street parking provided by the Arts Boulevard and FADD streetscape projects will be included in our Parking Statement. The parking calculation shall not include the greenhouse because it shall be supported by the staff of the commissary.*
2. (2) Two loading spaces are required. Please indicate on plans the 2 spaces 12x 50 feet.
 - a. *A waiver is requested.*
 - b. *Since this is a single use building, we provided two (2) 12 x 20' loading spaces have been added to the plan to support deliveries from the commissary. Larger truck deliveries will occur in the early morning hours along Ne 3rd Avenue and will utilize the proposed parallel parking area directly in front of the driveway.*
3. Proposal not meet all the dimensional requirements of Section 32-196. This building is located on (2) two primary streets and meeting the requirements of the code and functions required for the building is challenging on the long and narrow site.
 - a. *A waiver is requested for the Primary Street Setback.*
 - i. *The façade facing 3rd Avenue is setback 40 feet to allow for the function of the building to perform properly. The commissary receiving and*



AIA, NCARB
AA-26001293

Florida, 2000	AR-17057
Arizona, 2010	49730
Delaware, 2009	S5-0007464
Georgia, 2013	RA013616
Kansas, 2005	5424
Kentucky, 2005	5971
Maryland, 2006	14662
Missouri, 2007	2007007712
New Jersey, 2009	21A101817400
New York, 2010	034489-1
Ohio, 2005	01978
Pennsylvania, 2005	RA403497
Texas, 2010	22289
Virginia, 2010	015338

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delivery occurs on the 3rd Avenue side and a driveway has been designed for that function.

- ii. *The building setback on 3rd Street meets the requirements.*
 - b. *A waiver is requested for the building frontage on a Primary Street.*
 - i. *The façade facing 3rd Street is 175 feet long and is only 47% of the total length of the site. The depth and length of the site does not allow for proper usage of the site without a waiver. The parking field takes up approximately 50% of the length.*
 - ii. *The façade facing 3rd Avenue meet the requirements.*
 - c. *A waiver is requested for the building height.*
 - i. *A building height of 16' for a one story building on 3rd Avenue gives a better design dynamic to the building. We do not wish to create a monolithic building at 20' in height all around.*
 - ii. *The façade facing 3rd Street meet the requirements.*
4. Need to include information on Storefront requirements. Please provide/expand Site Data information to include required/provided info for the following standards:
- a. *A waiver is requested for the Storefront Width.*
 - i. *The façade facing 3rd Avenue is having two functions: the commissary receiving/delivery and the future restaurant. We do not want storefront into an area of the building that is not attractive in its usage and function. The restaurant area will be primarily glass.*
 - ii. *The façade facing 3rd Street meets the requirements.*
 - b. *A waiver is requested for the Glazing Area.*
 - i. *The glazing area of 70% cannot be met on either façade.*
5. **Civic space:** please identify on a sketch of the civic space area the area counted must be opened from the ground to the sky. Please provide detailed civic space plan with all required civic space furnishings: 7 benches; 1 bicycle rack with 4 spaces is required. 1 trash receptacle and one pet clean up station are also required.
- a. *A waiver is requested for the bench seating requirement. The seat wall will provide an excess of the linear feet required by 7 benches.*
6. Clarify the type of "opaque" fence is proposed. Masonry is required.
- a. *A waiver is requested*
 - b. *We propose a wood, shadow box type of opaque fencing system.*

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7. The proposed sidewalk on NE 3rd Avenue is 10 feet, as required. However, the sidewalk along NE 3rd Street appears to be 5 feet and 10 feet is also required, as both are Primary Streets. Please revise plans to provide the proper sidewalk width along NE 3rd Street and dimension plans.
- a. *A waiver is requested.*
 - b. *We are complying with 3rd Street improvement plan and we want to keep consistent with the forthcoming improvement plan.*

It is our hope that these waivers be granted to create a successful business in the City of Hallandale Beach. Your consideration is greatly appreciated.

Very truly yours,



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