



June 8, 2017

**City of Hallandale Beach**  
**Planning & Zoning Department**  
400 South Federal Highway  
Hallandale Beach, FL 33009  
PH: 954.458.3251

**RE: Hallandale Commons**  
301 – 323 Foster Road  
Hallandale Beach, FL.

To whom it may concern,

The proposed project, designed in mid-century modern architectural style, consists of 3 buildings with a total of 10 townhouse units in a residential area with a total of 15,994 square feet of living space. The façade was articulated to create a pedestrian scale with a variety of textures and colors. The modulation of façade surfaces both horizontal and vertical creates hierarchy of elements, which define the interior spaces. The 0.54 acre site is located on the southwest corner of foster road and NW 3<sup>rd</sup> Avenue at 323 Foster Road, which currently lies vacant. The project also includes site design to include vehicular access and facilities, communal trash receptacles, and landscaping integrated into the building design.

In order to provide a comprehensive project that will benefit all who are involved, waivers will need to be granted as follows; decrease setback requirements, decrease landscape buffer requirements, decreased required parking and parking space dimensions, driveway and access point layout alteration, and increased allowable development density. The minimum alteration to the applicable codes is being requested, and will not affect surrounding developments or provide the project with an unjust advantage.

The proposed infill residential project will add to the Cities low- and moderate-priced housing inventory to serve the growing population of Hallandale Beach. This will be done providing a minimal building footprint to maximize development density and allow for increased open space, while producing minimal demand to the local utilities and service agencies. This project shall be an asset to the community, city, and help create a vision for future development.

Sincerely,

Daniel Arrieta  
Project Manager



June 8, 2017

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

**RE: Design/Build for Hallandale Commons**  
301-323 Foster Road

**Redevelopment Area Waivers Request Letter**

Dear Ms. Dominquez,

Donaldson Development Group, LLC is requesting waivers for the development of the Townhome development, Hallandale Commons. The existing site lays vacant, in the middle of a residential area, providing a prime location for multi-family development that will contribute to the Cities low- and moderate priced housing inventory. The variance requests are due to the new configuration of the site and to accommodate a feasible re-development project.

The intent of the building project is to provide economical and quality housing units for the expanding population of Hallandale Beach. These units will provide small families with the necessities, such as quality shelter, parking accommodations, and essential utilities, as well as pleasant landscaping and development and private porches and balconies.

Below is a list of the code sections that they are seeking the following variances.

**Waiver Request : Building placement/setbacks**

**Code Section 32-160.e.**

The code states minimum and maximum setback distances for primary structures. The petitioner is requesting reductions in distance on the front, side, and street sides, as well as separation between buildings.

	REQUIRED	PROVIDED
FRONT	2' TO 10'	0'-0" TO 8'-0"
SIDE	15'	7'-8"
STREET	20'	10'-6"
REAR	20'	47'-0"
SEPERATION BETWEEN BUILDINGS	20'	12'-5"



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**The requests above meet the criteria in Section 32-965 of the Code of Ordinances for:**  
**Waiver Request : Building placement/setbacks**

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or building in the same zoning district.

**Response:** Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or building in the same zoning district. The proposal of a townhouse development inherently contains programmatic requirements and dimensions, which will require a reduction in the building setback to accommodate the needs of the users.

(2) The special conditions and circumstances do not result from the actions of the applicant.

**Response:** The special conditions and circumstances do not result from the actions of the applicant. The site within the required setbacks does not allow for the required program of a feasible townhome development.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district.

**Response:** Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district. The intent of the West RAC district is to provide single-family, duplex, and multi-family dwellings in the established neighborhood along the foster road corridor. The proposed development will cater to this intent as well as add to the needed low- and moderate-priced housing inventory of the city.

(4) Literal interpretation of the provisions of this chapter would deprive the applicant of the rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.

**Response:** Literal interpretation of the provisions of this chapter would deprive the applicant of the rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant. By remaining within the required setbacks, the project would be unable to contain the same number of residential units, affecting the feasibility of the project.



(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

**Response:** The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. Considering the efficient layout of the residential units and land, no excessive variance is being requested to allow for a feasible project. The requested setback difference is to be used to accommodate the essential number of residential units.

(6) The grant of the variance will be in harmony with the general intent and purpose of this chapter.

**Response:** The grant of the variance will be in harmony with the general intent and purpose of this chapter. As previously stated, the requested variance is the minimal required to develop a feasible project, and will allow for a unified and balanced project aesthetically, that will help to reverse the growing problem of urban sprawl through infill development. Additionally, as previously stated, the intent of the zoning district is to provide housing at multiple intensities, which the proposed project adds to the higher intensity housing development otherwise lacking in the zoning district.

(7) Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**Response:** Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The requested variance is to allow for development that is in conformity with the city code and the neighborhood image, and will not be detrimental to public welfare.

**Waiver Request : Minimum width of landscaped buffer to adjacent property – Code Section 32-384**

The code states required landscape buffers along vehicular use areas and property lines, and minimum total site area of landscaping. The petitioner is requesting a reduction in the 'rear or side to property line' landscape depth requirements, and the minimum total site landscaping requirement.

	REQUIRED	PROVIDED
RIGHT-OF-WAY TO BUILDING	10'	10'-5"
RIGHT-OF-WAY TO PATIO		0'-7"
REAR OR SIDE TO PROPERTY LINE	5'	2'-9"
LOT AREA (15% MAY BE PERVIOUS PAVERS)	40%	19%



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**The requests above meet the criteria in Section 32-965 of the Code of Ordinances for:  
Minimum width of landscaped buffer to adjacent property –**

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or building in the same zoning district.

**Response:** Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or building in the same zoning district. The proposal of a townhouse development inherently contains programmatic requirements and dimensions, which will require a reduction in the required landscape buffer to accommodate the needs of the users. The multi-family residential project required additional driveway and parking spaces that are not required in single-family and duplex developments.

(2) The special conditions and circumstances do not result from the actions of the applicant.

**Response:** The special conditions and circumstances do not result from the actions of the applicant. The required program of a feasible townhouse development restricts the available space for landscaping and open area.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district.

**Response:** Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district. The intent of the West RAC district is to provide single-family, duplex, and multi-family dwellings in the established neighborhood along the foster road corridor. The proposed development will cater to this intent as well as add to the needed low- and moderate-priced housing inventory of the city.

(4) Literal interpretation of the provisions of this chapter would deprive the applicant of the rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.

**Response:** Literal interpretation of the provisions of this chapter would deprive the applicant of the rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant. By providing the required landscape buffers, the project would be unable to contain the same number of



residential units, and/or would reduce the living space per unit, affecting the feasibility and marketability of the project.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

**Response:** The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. Considering the efficient layout of the residential units and land, no excessive variance is being requested to allow for a feasible project. The requested reduction in landscape requirements is to allow for the required building footprint and vehicular use areas. Additional landscaping will be provided in various areas to offset this reduction.

(6) The grant of the variance will be in harmony with the general intent and purpose of this chapter.

**Response:** The grant of the variance will be in harmony with the general intent and purpose of this chapter. As previously stated, the requested variance is the minimal required to develop a feasible project, and will allow for a unified and balanced project aesthetically, that will help to reverse the growing problem of urban sprawl through infill development. Additionally, as previously stated, the intent of the zoning district is to provide housing at multiple intensities, which the proposed project adds to the higher intensity housing development otherwise lacking in the zoning district.

(7) Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**Response:** Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The requested variance is to allow for development that is in conformity with the city code and the neighborhood image, and will not be detrimental to public welfare.

**Waiver Request: Number of parking spaces required**  
**Code Section 32-453 & 32-455**

The code states minimum dimensions for a standard parking space, as well as a minimum number of spaces per residential unit. The petitioner is requesting a reduction in the size of the spaces by 1'-0" and a reduction in the number of spaces by 5 spaces.

	REQUIRED	PROVIDED
NUMBER OF SPACES	25	20
PARKING SPACE DIMENSIONS	9' X 19'	9' X 18'



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**The requests above meet the criteria in Section 32-965 of the Code of Ordinances for:**  
**Number of parking spaces required**

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or building in the same zoning district.

**Response:** Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or building in the same zoning district. The multi-family residential project requires by code additional driveway and parking spaces that are not required in single-family and duplex developments typical in the zoning district. These additional requirements reduce the availability of space for the required guest spaces, which are not required for single-family and duplex developments, nor for townhouse developments of less than 10 units. This reduction in space further inhibits the ability to provide the required parking dimension of 19' long.

(2) The special conditions and circumstances do not result from the actions of the applicant.

**Response:** The special conditions and circumstances do not result from the actions of the applicant. The required program of a feasible townhouse development requires additional spaces for guest parking by code, which also states the minimum parking space dimension.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district.

**Response:** Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district. The intent of the West RAC district is to provide single-family, duplex, and multi-family dwellings in the established neighborhood along the foster road corridor. The proposed development will cater to this intent as well as add to the needed low- and moderate-priced housing inventory of the city.

(4) Literal interpretation of the provisions of this chapter would deprive the applicant of the rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.

**Response:** Literal interpretation of the provisions of this chapter would deprive the applicant of the rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work





unnecessary and undue hardships on the applicant. By providing the required guest parking spaces, the project would be unable to contain the same number of residential units, affecting the feasibility of the project. Providing the full length spaces will also further reduce the width of the driveway.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

**Response:** The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. The requested reduction in parking requirements is to allow for the required building footprint and number of units. The development will continue to provide the required spaces for residences, which will continue to provide ample parking space.

(6) The grant of the variance will be in harmony with the general intent and purpose of this chapter.

**Response:** The grant of the variance will be in harmony with the general intent and purpose of this chapter. As previously stated, the requested variance is the minimal required to develop a feasible project, that will help to reverse the growing problem of urban sprawl through infill development. Additionally, as previously stated, the intent of the zoning district is to provide housing at multiple intensities, which the proposed project adds to the higher intensity housing development otherwise lacking in the zoning district. This caters to the Cities vision of a more walk-able Foster Road by reducing the dependency on personal vehicles.

(7) Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**Response:** Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The requested variance is to allow for development that is in conformity with the city code and the neighborhood image, and will not be detrimental to public welfare.

**Waiver Request. Code Section 32-453 : Design requirements.**

The code states: Single or double loaded parking corridors in excess of four abutting parking spaces shall be designed to permit vehicle entry and exit in one continuous forward motion without using a vacant space to turn around. This shall be accomplished by either a direct connection to an adjacent corridor or by the inclusion of a cul-de-sac at the end of such corridor. The petitioner is requesting to provide no such conditions.

**The requests above meet the criteria in Section 32-965 of the Code of Ordinances for: Code Section 32-453 : Design requirements.**





(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or building in the same zoning district.

**Response:** Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or building in the same zoning district. The multi-family residential project requires a 2-way driveway that is not required in single-family and duplex developments typical in the zoning district. This 2-way driveway requires additional site area, which is not required for single-family and duplex developments, which reduces the availability of space for cul-de-sacs and secondary entry ways.

(2) The special conditions and circumstances do not result from the actions of the applicant.

**Response:** The special conditions and circumstances do not result from the actions of the applicant. The required program of a feasible townhouse development requires a two-way driveway for safe ingress and egress of the developments inhabitants.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district.

**Response:** Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district. The intent of the West RAC district is to provide single-family, duplex, and multi-family dwellings in the established neighborhood along the foster road corridor. The proposed development will cater to this intent as well as add to the needed low- and moderate-priced housing inventory of the city.

(4) Literal interpretation of the provisions of this chapter would deprive the applicant of the rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.

**Response:** Literal interpretation of the provisions of this chapter would deprive the applicant of the rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant. By providing a cul-de-sac or secondary entry/exit point, the availability of space for residential unit development would be limited, reducing the feasibility of the development.



(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

**Response:** The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. The requested reduction in vehicular use area is to allow for the required building footprint and number of units. The development will continue to provide ample driveway area for safe movement of vehicular and pedestrian traffic.

(6) The grant of the variance will be in harmony with the general intent and purpose of this chapter.

**Response:** The grant of the variance will be in harmony with the general intent and purpose of this chapter. As previously stated, the requested variance is the minimal required to develop a feasible project, which will help to reverse the growing problem of urban sprawl through infill development. Additionally, as previously stated, the intent of the zoning district is to provide housing at multiple intensities, which the proposed project adds to the higher intensity housing development otherwise lacking in the zoning district. This caters to the Cities vision of a more walk-able Foster Road by reducing the dependency on personal vehicles.

(7) Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**Response:** Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The requested variance is to allow for development that is in conformity with the city code and the neighborhood image, and will not be detrimental to public welfare. The provided 2-way driveway allows for users to perform K-turn maneuvers to safely exit the property.

**Variance Request : Maximum allowed density –  
Code section 32-160.e.**

The code states a maximum density of 18 dwelling units per acre. The petitioner is requesting an increase to 18.69 dwelling units per acre.

	REQUIRED	PROVIDED
DEVELOPMENT DENSITY	18 DU/AC MAX	18.69 DU/AC

**The requests above meet the criteria in Section 32-965 of the Code of Ordinances for:  
Code section 32-160.e. Maximum allowed density –**



(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or building in the same zoning district.

**Response:** Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or building in the same zoning district. The compact design of the multi-family residential project results in a density of 18.69 that is not typical of single-family and duplex developments typical in the zoning district. The living area required developing a marketable townhome in relation to the number of units, site area, and the project density is not typical of the surrounding single-family and duplex development.

(2) The special conditions and circumstances do not result from the actions of the applicant.

**Response:** The special conditions and circumstances do not result from the actions of the applicant. The required program and livable area of a feasible townhouse development is solely dependent on market trends and rates.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district.

**Response:** Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district. The intent of the West RAC district is to provide single-family, duplex, and multi-family dwellings in the established neighborhood along the foster road corridor. The proposed development will cater to this intent as well as add to the needed low- and moderate-priced housing inventory of the city.

(4) Literal interpretation of the provisions of this chapter would deprive the applicant of the rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.

**Response:** Literal interpretation of the provisions of this chapter would deprive the applicant of the rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant. By providing a 18:1 unit to acre ratio, the living space of the required 10 units would be further reduced, hindering marketability and usability

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.



**Response:** The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. The requested addition to the development density ratio is to allow for the required livable area and number of units. The development will continue to provide efficient space planning and layout.

(6) The grant of the variance will be in harmony with the general intent and purpose of this chapter.

**Response:** The grant of the variance will be in harmony with the general intent and purpose of this chapter. As previously stated, the requested variance is the minimal required developing a feasible project, which will help to reverse the growing problem of urban sprawl through infill development. Additionally, as previously stated, the intent of the zoning district is to provide housing at multiple intensities, which the proposed project adds to the higher intensity housing development that is otherwise lacking in the zoning district.

(7) Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**Response:** Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The requested variance is to allow for development that is in conformity with the city code and the neighborhood image, and will not be detrimental to public welfare.

Please do not hesitate to contact me with any questions or comments.

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Sincerely,

Daniel Arrieta  
Project Manager