



MAJOR DEVELOPMENT REVIEW

OASIS HALLANDALE

February, 12 2018

Prepared to Submittal to:

City of Hallandale Beach, Florida

COVER LETTER



February 12, 2018

Via Hand Delivery

Christy Dominguez
Principal Planner – Planning and Zoning Division
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, Florida 33009

RE: LETTER OF INTENT OF MAJOR DEVELOPMENT
PLANNING & ZONING DIVISION APPLICATION FORM
Developer: Romagnole Investment Properties LLC
Project: Hallandale Oasis Mixed-Use Project
Address: 1100 East Hallandale Beach Boulevard, Hallandale Florida
1000 East Hallandale Beach Boulevard, Hallandale, Florida

Dear Ms. Dominguez:

This firm represents the applicant, Romagnole Investment Properties, LLC, a Florida limited liability company (hereinafter referred to as "Romagnole"). Romagnole is submitting the attached application for a major change to the site plan approved by the city of Hallandale Beach on May 18, 2016. Please let this letter serve as a summary of the changes requested.

BACKGROUND

Applicant: Romagnole Investment Properties LLC, a Florida limited liability company.

Project Name: Hallandale Oasis.

Request: Applicant is submitting an application to modify the approved site plan in the following manner:

- Remove the proposed hotel and accompanying 200 hotel units.
- Reduce the total square feet of office area to 34,691.
- Increase the total square feet of commercial area to 59,219.
- Set the north (front) setback of the project between 16'-4" and 24'-0" for the building and between 5'-3" and 12'-9" for the canopy.

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- Set the east and west (sides) setbacks of the project to a 10'-0" setback for the building and a 8'-9" setback for the canopy for the east side and a 13'-4" setback for the building and a 12'-0" setback for the canopy to the west side.
- Set the south (rear) setback of the project to 10'-0".
- Change the building facade to 68 percent.
- Decrease the building height of each residential tower to 25 stories each (270'-0" high).
- Decrease the building height of each commercial building to 2 stories each (30'-0" high) on East Hallandale Beach Blvd.
- Change the total open space to 83,154 square feet (19 percent of the lot area).
- Reduce the total square footage of the one-bedroom units to 900 square feet each.
- Increase the number of total one-bedroom units to 95 units per residential building.
- Reduce the number of total two-bedroom units to 106 units per residential building.
- Reduce the number of total three-bedroom units to 43 units per residential building.
- Increase the number of total three-bedroom plus units to 6 units per residential building.
- Reduce the total site parking to 1,486.

Location: The property is located on 1100 East Hallandale Beach Boulevard, Hallandale, Florida 33309 and 1000 East Hallandale Beach Boulevard, Hallandale, Florida 33309. It is composed of 10.08 acres.

Zoning: Planned Development Overlay District.

Parcel Size: The project size consists of two parcels with a total of 10.08 acres.

LAND USE HISTORY

Related Land Use History:

Before Romagnole purchased the property, the city of Hallandale Beach had approved the development of a mixed-use development project for the parcel located in 1100 East Hallandale Beach Boulevard, Hallandale Beach, Florida (hereinafter referred to as "East Parcel"). The mixed-use development project consisted of 250 residential units in a 26-story building and 153,345 square feet of commercial space. This approval was given to the prior owners of the East Parcel and not to Romagnole.

On May 13, 2013, Romagnole purchased the East Parcel and filed an application to revised the mixed-use development project. Around October 1, 2014, the city of Hallandale Beach approved

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the application. The revised mixed-use development project consisted of a 26-story building with 250 units and 74,190 square feet of commercial area.

On January 2, 2015, Romagnole purchased the second parcel located on 1000 East Hallandale Beach Boulevard, Hallandale Beach, Florida 33309 (hereinafter referred to as the "West Parcel"). At that point, Romagnole filed an application with the City to revise the existing mixed-use development project and extend it to include the West Parcel.

On May 18, 2016, the city of Hallandale Beach approved a site plan for the development of a mixed-use project consisting of 200 hotel rooms, two residential buildings and approximately 93,460 square feet of combined commercial and office space. Each residential building consisted of a 26 story building with 250 residential units.

Now Romagnole desires to modify the approved site plan to incorporate the proposed changes detailed in the Request section above.

DETAILS OF PROPOSED CHANGES AND APPLICABLE CODE AND ORDINANCE, IF ANY

Remove the proposed hotel and accompanying 200 hotel units.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	Hotel with 200 hotel units	None

Reduce the total square feet of office area to 34,691.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	59,631	34,691

Justification: The city of Hallandale Beach has approved the development of 93,460 square feet of combined commercial and office space. Originally 59,631 square feet were allocated to the office area. Romagnole proposes increasing the combined commercial and office area by 450 square feet to 93,910 square feet and inverting the square footage allocated between commercial and office area. While there would be a reduction of the total office area, there is no reduction of the total non-residential area. Even with a reduction of the total office area, the Hallandale Oasis project

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will be aligned with the purpose and intent¹ of the CCB district of "encouraging commercial and office uses which enhance and support financial and upscale office professional based industries".

Increase the total square feet of commercial area to 59,219.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	33,829	59,219

Justification: The city of Hallandale Beach has approved the development of 93,460 square feet of combined commercial and office space. Originally 33,829 square feet was allocated to the commercial area. Romagnole proposes increasing the combined commercial and office area by 450 square feet to 93,910 square feet and inverting the square footage allocated between commercial and office area. Commercial space will provide added value to the city of Hallandale Beach since it will provide a "pedestrian-friendly environment" for the residents of Hallandale Beach to dine, shop and enjoy time with family and friends. This, in turn, will be aligned with the purpose and intent² of the CCB district in which the property is located.

Set the north (front) setback of the project between 16'-4" and 24'-0" for the building and between 5'-3" and 12'-9" for the canopy.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
Maximum - 15 feet 0" Sec. 32-159(f)(3)(a) ³	41'-9" 30'-6"	Varies; 16'-4" - 24'-0" building Varies; 5'-3" - 12'- 9" canopy

Justification: The redesign of the project (with the removal of the hotel) requires a change in the setbacks while incorporating the various easements and the deacceleration lane located on the property. Nonetheless, the new front setback is within the requirements under the municipal code of the city of Hallandale Beach.

¹ Sec. 32-159(a)(2)(a): "Encourage commercial and office uses which enhance and support financial and upscale office professional based industries."

² Sec. 32-159(a)(2)(c): "Promote the creation of a pedestrian-friendly environment."

³ Sec. 32-159(f)(3)(a): "Minimum yard setbacks are as follows: Yard setbacks: a. Front: 1. Minimum 5 feet, 2. Maximum, for first floors unless otherwise determined by the commission 15 feet."

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Set the east and west (sides) setbacks of the project to a 10'-0" setback for the building and a 8'-9" setback for the canopy for the east side and a 13'-4" setback for the building and a 12'-0" setback for the canopy to the west side.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
Minimum Interior - 0" Sec. 32-159(f)(3)(c) ⁴	East – 44'-2" West – 42'-6"	West – 13'-4" for the building and 12'-0" for the canopy East – 10'-0" for the building and 8'-9" for the canopy

Justification: The redesign of the project (with the removal of the hotel) requires a change in the setbacks. Nonetheless, the new side setbacks (east and west) are within the requirements under the municipal code of the city of Hallandale Beach.

Set the south (rear) setback of the project to a 10'-0".

Required/Applicable Code and Ordinance, if any	Approved	Proposed
Minimum - 10'-0" Sec. 32-181(g)(c) ⁵	12'-2"	10'-0"

Justification: The redesign of the project (with the removal of the hotel) requires a change in the setbacks. Nonetheless, the new rear setback is within the requirements under the municipal code of the city of Hallandale Beach.

Change the building facade to 68 percent.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
Minimum – 60 percent of the street frontage Maximum – 80 percent of the street frontage Sec. 32-181(j)(4) ⁶	54 percent of the street frontage	68 percent of the street frontage

⁴ Sec. 32-159(f)(3)(c): "Minimum yard setbacks are as follows: Yard setbacks. ... c. Side: 1. Interior 0 feet. 2. Corner, adjoining commercial 15 feet."

⁵ Sec. 32-181(g)(c): "Rear yard: The minimum setback is ten feet. Property adjoining or separated by a right-of-way from residentially zoned property shall be set back a minimum of 25 feet." .."

⁶ Sec. 32-181(j)(4): "New commercial buildings: Facades shall occupy at least 60 percent but not more than 80 percent of the street frontage on any individual block. In addition, no more than 40 percent of the facade of any individual building nor any more than 1,000 square feet shall be a blank wall with no window or decoration treatment".

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Justification: The redesign of the project (with the removal of the hotel) changed the façade of the building. Nonetheless, this change in design is still in compliance with the requirements of the RDO redevelopment overlay which requires the building frontage to “occupy at least 60 percent but not more than 80 percent of the street frontage on any individual block”.

Decrease the building height of each residential tower to 25 stories each (270'-0" high).

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
Minimum 2 stories or 30'-0"	26 stories	25 stories
Maximum 350'-0"	286'-0"	270'-0"
Sec. 32-159(f)(4) ⁷ and Sec. 32-181(g)(4) ⁸		

Justification: While each residential tower is being lower by one story, the height of each residential tower is within the minimum and maximum required by the municipal code of the city of Hallandale Beach. The new architectural design accommodates the 250 residential units in each building within the 25 stories.

Decrease the building height of each commercial building to 2 stories each (30'-0" high) on East Hallandale Beach Blvd.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
Minimum 2 stories or 30'-0"	100'-0"	30'-0" on East Hallandale Beach Blvd.
Maximum 350'-0"		
Sec. 32-159(f)(4) and Sec. 32-181(g)(4)		

Justification: While the commercial buildings are being reduced, there is no reduction in the approved combined square footage of the commercial and office area. The redesign allows for this difference in height while not compromising the vision of the project as approved by the city of Hallandale Beach. In addition, the change is within the minimum and maximum required by the municipal code.

⁷ Sec. 32-159(f)(4): "Height: a. Minimum 2 stories or 30 feet, b. Maximum 200 feet. Uses may exceed the prescribed maximum height by up to 50 percent above the average intensity for property within a quarter-mile radius of the site in question."

⁸ Sec. 32-181(g)(4): "Maximum building height: 350 feet."

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Change the total open space to 83,154 square feet (19 percent of the lot area).

Required/Applicable Code and Ordinance, if any	Approved	Proposed
Minimum - 15% of the lot area Sec. 32-159 ⁹	38.14% of the lot area	19% of the lot area (83,154 square feet).

Reduce the total square footage of the one-bedroom units to 900 square feet each.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
1,000 square feet Sec. 32-159(f)(6) minimum unit size ¹⁰	1,000 per one-bedroom unit	900 per one-bedroom unit

Justification: There is a trend in the South Florida residential market to provide smaller and affordable apartments aimed at young, single professionals who want to live in popular neighborhoods such as Hallandale Beach. The City itself has approved the so-called micro-units to be developed within the City. The proposed reduction is only ten percent; thus, the size of the one-bedroom units will still be ample enough.

Increase the number of total one-bedroom units to 95 units per residential building.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	54 one-bedroom units per residential building for a total of 108 for the project	95 one-bedroom units per residential building for a total of 190 for the project

Justification: In the May 18, 2016 site plan, the city of Hallandale Beach approved and assigned to Romagnole 250 residential units per residential building. While the distribution of the 250 residential units between the one-bedroom, two-bedroom, three-bedroom and three-bedroom plus units is being modified; each residential building will still have 250 residential units each.

⁹ Sec. 32-159(f)(5): "Minimum landscape area percentage 15."

¹⁰ Sec. 32-159(f)(6): "Minimum floor area for residential uses in conjunction with a mixed use project: a. One bedroom 1,000 square feet, b. Two bedrooms 1,100 square feet, c. Three or more bedrooms 1,200 square feet."

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Reduce the number of total two-bedroom units to 106 units per residential building.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	151 two-bedroom units per residential building for a total of 302 for the project	106 two-bedroom units per residential building for a total of 212 for the project

Justification: In the May 18, 2016 site plan, the city of Hallandale Beach approved and assigned to Romagnole 250 residential units per residential building. While the distribution of the 250 residential units between the one-bedroom, two-bedroom, three-bedroom and three-bedroom plus units is being modified; each residential building will still have 250 residential units each.

Reduce the number of total three-bedroom units to 43 units per residential building.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	45 three-bedroom units per residential building for a total of 90 for the project	43 three-bedroom units per residential building for a total of 86 for the project

Justification: In the May 18, 2016 site plan, the city of Hallandale Beach approved and assigned to Romagnole 250 residential units per residential building. While the distribution of the 250 residential units between the one-bedroom, two-bedroom, three-bedroom and three-bedroom plus units is being modified; each residential building will still have 250 residential units each.

Increase the number of total three-bedroom plus units to 6 units per residential building.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	0 three-bedroom plus units per residential building for a total of 0 for the project	6 three-bedroom plus units per residential building for a total of 12 for the project

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Justification: In the May 18, 2016 site plan, the city of Hallandale Beach approved and assigned to Romagnole 250 residential units per residential building. While the distribution of the 250 residential units between the one-bedroom, two-bedroom, three-bedroom and three-bedroom plus units is being modified; each residential building will still have 250 residential units each.

Reduce the total site parking to 1,486.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
1,369 for the total project Sec. 32-159(i) and Sec. 32-781 et seq.	1,691	1,486 for the total project

Justification: With the removal of the hotel (and accompanying hotel units) and the reduction in two-bedroom and three-bedroom units, the required number of site parking is reduced to 1,369. Nonetheless, Romagnole will include additional parking spots on the modified site plan. To be able to include additional parking spots Romagnole will install a stacked car lift system. The installation of the stacked car lift system will provide additional parking spots. Romagnole submitted a waiver to the City for the approval of the usage of the stacked car lift system.

At this time, Romagnole requests the City's consideration of the above-described changes to the approved site plan.

Sincerely,

Moncarz Law Firm P.L.

Claudia Moncarz

Claudia Moncarz

Attorney at Law

LETTER OF INTENT THAT SUMMARIZES THE PROPOSAL

(Summary of proposal)

Romagnole Investment Properties, LLC ("Romagnole") owns the parcel located in 1100 East Hallandale Beach Boulevard, Hallandale Beach, Florida (hereinafter referred to as "East Parcel") and the parcel located on 1000 East Hallandale Beach Boulevard, Hallandale Beach, Florida 33309 (hereinafter referred to as the "West Parcel"). On May 18, 2016, the City of Hallandale Beach gave Romagnole the approval for a site plan for the development of a mixed-use development project on the East Parcel and West Parcel. The project consisted of 200 hotel rooms, two residential buildings and approximately 93,460 square feet of combined commercial and office space. Each residential building consisted of a 26 story building with 250 residential units.

Romagnole believes in the bright future and growth of the City. Thus, Romagnole proposes to modify the approved site plan to incorporate the below-described changes. These changes will make the Hallandale Oasis project a signature mixed-use development project in Hallandale Beach. It will create a vibrant atmosphere where people will be encouraged to live, shop, work and dine in a walkable urban environment. In addition, it will incorporate City's guiding principles of fostering mixed-use development and developing a pedestrian-orientated urban environment.

PROPOSED CHANGES TO SITE PLAN

- Remove the proposed hotel and accompanying 200 hotel units.
 - Reduce the total square feet of office area to 34,691.
 - Increase the total square feet of commercial area to 59,219.
 - Set the north (front) setback of the project between 16'-4" and 24'-0" for the building and between 5'-3" and 12'-9" for the canopy.
 - Set the east and west (sides) setbacks of the project to a 10'-0" setback for the building and a 8'-9" setback for the canopy for the east side and a 13'-4" setback for the building and a 12'-0" setback for the canopy to the west side.
 - Set the south (rear) setback of the project to 10'-0".
 - Change the building facade to 68 percent.
 - Decrease the building height of each residential tower to 25 stories each (270'-0" high).
 - Decrease the building height of each commercial building to 2 stories each (30'-0" high) on East Hallandale Beach Blvd.
 - Change the total open space to 83,154 square feet (19 percent of the lot area).
 - Reduce the total square footage of the one-bedroom units to 900 square feet each.
 - Increase the number of total one-bedroom units to 95 units per residential building.
 - Reduce the number of total two-bedroom units to 106 units per residential building.
 - Reduce the number of total three-bedroom units to 43 units per residential building.
 - Increase the number of total three-bedroom plus units to 6 units per residential building.
 - Reduce the total site parking to 1,486.
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DETAILS OF PROPOSED CHANGES AND APPLICABLE CODE AND ORDINANCE, IF ANY

Remove the proposed hotel and accompanying 200 hotel units.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	Hotel with 200 hotel units	None

Reduce the total square feet of office area to 34,691.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	59,631	34,691

Justification: The city of Hallandale Beach has approved the development of 93,460 square feet of combined commercial and office space. Originally 59,631 square feet were allocated to the office area. Romagnole proposes increasing the combined commercial and office area by 450 square feet to 93,910 square feet and inverting the square footage allocated between commercial and office area. While there would be a reduction of the total office area, there is no reduction of the total non-residential area. Even with a reduction of the total office area, the Hallandale Oasis project will be aligned with the purpose and intent¹ of the CCB district of “encouraging commercial and office uses which enhance and support financial and upscale office professional based industries”.

Increase the total square feet of commercial area to 59,219.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	33,829	59,219

Justification: The city of Hallandale Beach has approved the development of 93,460 square feet of combined commercial and office space. Originally 33,829 square feet was allocated to the commercial area. Romagnole proposes increasing the combined commercial and office area by 450 square feet to 93,910 square feet and inverting the square footage allocated between commercial and office area. Commercial space will provide added value to the city of Hallandale Beach since it will provide a “pedestrian-friendly environment” for the residents of Hallandale

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¹ Sec. 32-159(a)(2)(a): “Encourage commercial and office uses which enhance and support financial and upscale office professional based industries.”

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Beach to dine, shop and enjoy time with family and friends. This, in turn, will be aligned with the purpose and intent² of the CCB district in which the property is located.

Set the north (front) setback of the project between 16'-4" and 24'-0" for the building and between 5'-3" and 12'-9" for the canopy.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
Maximum - 15 feet 0" Sec. 32-159(f)(3)(a) ³	41'-9" 30'-6"	Varies; 16'-4" - 24'-0" building Varies; 5'-3" - 12'-9" canopy

Justification: The redesign of the project (with the removal of the hotel) requires a change in the setbacks while incorporating the various easements and the deacceleration lane located on the property. Nonetheless, the new front setback is within the requirements under the municipal code of the city of Hallandale Beach.

Set the east and west (sides) setbacks of the project to a 10'-0" setback for the building and a 8'-9" setback for the canopy for the east side and a 13'-4" setback for the building and a 12'-0" setback for the canopy to the west side.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
Minimum Interior - 0" Sec. 32-159(f)(3)(c) ⁴	East – 44'-2" West – 42'-6"	West – 13'-4" for the building and 12'-0" for the canopy East – 10'-0" for the building and 8'-9" for the canopy

Justification: The redesign of the project (with the removal of the hotel) requires a change in the setbacks. Nonetheless, the new side setbacks (east and west) are within the requirements under the municipal code of the city of Hallandale Beach.

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² Sec. 32-159(a)(2)(c): "Promote the creation of a pedestrian-friendly environment."

³ Sec. 32-159(f)(3)(a): "Minimum yard setbacks are as follows: Yard setbacks: a. Front: 1. Minimum 5 feet, 2. Maximum, for first floors unless otherwise determined by the commission 15 feet."

⁴ Sec. 32-159(f)(3)(c): "Minimum yard setbacks are as follows: Yard setbacks. . . c. Side: 1. Interior 0 feet, 2. Corner, adjoining commercial 15 feet."

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Beach to dine, shop and enjoy time with family and friends. This, in turn, will be aligned with the purpose and intent⁵ of the CCB district in which the property is located.

Set the north (front) setback of the project between 16'-4" and 24'-0" for the building and between 5'-3" and 12'-9" for the canopy.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
Maximum - 15 feet 0" Sec. 32-159(f)(3)(a) ⁶	41'-9" 30'-6"	Varies; 16'-4" - 24'-0" building Varies; 5'-3" - 12'-9" canopy

Justification: The redesign of the project (with the removal of the hotel) requires a change in the setbacks while incorporating the various easements and the deacceleration lane located on the property. Nonetheless, the new front setback is within the requirements under the municipal code of the city of Hallandale Beach.

Set the east and west (sides) setbacks of the project to a 10'-0" setback for the building and a 8'-9" setback for the canopy for the east side and a 13'-4" setback for the building and a 12'-0" setback for the canopy to the west side.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
Minimum Interior - 0" Sec. 32-159(f)(3)(c) ⁷	East – 44'-2" West – 42'-6"	West – 13'-4" for the building and 12'-0" for the canopy East – 10'-0" for the building and 8'-9" for the canopy

Justification: The redesign of the project (with the removal of the hotel) requires a change in the setbacks. Nonetheless, the new side setbacks (east and west) are within the requirements under the municipal code of the city of Hallandale Beach.

⁵ Sec. 32-159(a)(2)(c): "Promote the creation of a pedestrian-friendly environment."

⁶ Sec. 32-159(f)(3)(a): "Minimum yard setbacks are as follows: Yard setbacks: a. Front: 1. Minimum 5 feet, 2. Maximum, for first floors unless otherwise determined by the commission 15 feet."

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Set the south (rear) setback of the project to a 10'-0".

Required/Applicable Code and Ordinance, if any	Approved	Proposed
Minimum - 10'-0" Sec. 32-181(g)(c) ⁸	12'-2"	10'-0"

Justification: The redesign of the project (with the removal of the hotel) requires a change in the setbacks. Nonetheless, the new rear setback is within the requirements under the municipal code of the city of Hallandale Beach.

Change the building facade to 68 percent.

Required/Applicable Code and Ordinance, if any	Approved	Proposed
Minimum – 60 percent of the street frontage Maximum – 80 percent of the street frontage Sec. 32-181(j)(4) ⁹	54 percent of the street frontage	68 percent of the street frontage

Justification: The redesign of the project (with the removal of the hotel) changed the façade of the building. Nonetheless, this change in design is still in compliance with the requirements of the RDO redevelopment overlay which requires the building frontage to "occupy at least 60 percent but not more than 80 percent of the street frontage on any individual block".

Decrease the building height of each residential tower to 25 stories each (270'-0" high).

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
Minimum 2 stories or 30'-0" Maximum 350'-0" Sec. 32-159(f)(4) ¹⁰ and Sec. 32-181(g)(4) ¹¹	26 stories 286'-0"	25 stories 270'-0"

Justification: While each residential tower is being lower by one story, the height of each residential tower is within the minimum and maximum required by the municipal code of the

⁸Sec. 32-181(g)(c): "Rear yard: The minimum setback is ten feet. Property adjoining or separated by a right-of-way from residentially zoned property shall be set back a minimum of 25 feet.".."

⁹ Sec. 32-181(j)(4): "New commercial buildings: Facades shall occupy at least 60 percent but not more than 80 percent of the street frontage on any individual block. In addition, no more than 40 percent of the facade of any individual building nor any more than 1,000 square feet shall be a blank wall with no window or decoration treatment".

¹⁰ Sec. 32-159(f)(4): "Height: a. Minimum 2 stories or 30 feet, b. Maximum 200 feet. Uses may exceed the prescribed maximum height by up to 50 percent above the average intensity for property within a quarter-mile radius of the site in question."

¹¹ Sec. 32-181(g)(4): "Maximum building height: 350 feet."

LETTER OF INTENT (summary of proposal)
Developer: Romagnole Investment Properties LLC
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city of Hallandale Beach. The new architectural design accommodates the 250 residential units in each building within the 25 stories.

Decrease the building height of each commercial building to 2 stories each (30'-0" high) on East Hallandale Beach Blvd.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
Minimum 2 stories or 30'-0" Maximum 350'-0" Sec. 32-159(f)(4) and Sec. 32-181(g)(4)	100'-0"	30'-0" on East Hallandale Beach Blvd.

Justification: While the commercial buildings are being reduced, there is no reduction in the approved combined square footage of the commercial and office area. The redesign allows for this difference in height while not compromising the vision of the project as approved by the city of Hallandale Beach. In addition, the change is within the minimum and maximum required by the municipal code.

Change the total open space to 83,154 square feet (19 percent of the lot area).

Required/Applicable Code and Ordinance, if any	Approved	Proposed
Minimum - 15% of the lot area Sec. 32-159 ¹²	38.14% of the lot area	19% of the lot area (83,154 square feet).

Reduce the total square footage of the one-bedroom units to 900 square feet each.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
1,000 square feet Sec. 32-159(f)(6) minimum unit size ¹³	1,000 per one-bedroom unit	900 per one-bedroom unit

Justification: There is a trend in the South Florida residential market to provide smaller and affordable apartments aimed at young, single professionals who want to live in popular neighborhoods such as Hallandale Beach. The City itself has approved the so-called micro-units to be developed within the City. The proposed reduction is only ten percent; thus, the size of the one-bedroom units will still be ample enough.

¹² Sec. 32-159(f)(5): "Minimum landscape area percentage 15."

¹³ Sec. 32-159(f)(6): "Minimum floor area for residential uses in conjunction with a mixed use project: a. One bedroom 1,000 square feet, b. Two bedrooms 1,100 square feet, c. Three or more bedrooms 1,200 square feet."

LETTER OF INTENT (summary of proposal)

Developer: Romagnole Investment Properties LLC

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Increase the number of total one-bedroom units to 95 units per residential building.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	54 one-bedroom units per residential building for a total of 108 for the project	95 one-bedroom units per residential building for a total of 190 for the project

Justification: In the May 18, 2016 site plan, the city of Hallandale Beach approved and assigned to Romagnole 250 residential units per residential building. While the distribution of the 250 residential units between the one-bedroom, two-bedroom, three-bedroom and three-bedroom plus units is being modified; each residential building will still have 250 residential units each.

Reduce the number of total two-bedroom units to 106 units per residential building.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	151 two-bedroom units per residential building for a total of 302 for the project	106 two-bedroom units per residential building for a total of 212 for the project

Justification: In the May 18, 2016 site plan, the city of Hallandale Beach approved and assigned to Romagnole 250 residential units per residential building. While the distribution of the 250 residential units between the one-bedroom, two-bedroom, three-bedroom and three-bedroom plus units is being modified; each residential building will still have 250 residential units each.

Reduce the number of total three-bedroom units to 43 units per residential building.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	45 three-bedroom units per residential building for a total of 90 for the project	43 three-bedroom units per residential building for a total of 86 for the project

Justification: In the May 18, 2016 site plan, the city of Hallandale Beach approved and assigned to Romagnole 250 residential units per residential building. While the distribution of the 250 residential units between the one-bedroom, two-bedroom, three-bedroom and three-bedroom plus units is being modified; each residential building will still have 250 residential units each.

LETTER OF INTENT (summary of proposal)
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Increase the number of total three-bedroom plus units to 6 units per residential building.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
N/A	0 three-bedroom plus units per residential building for a total of 0 for the project	6 three-bedroom plus units per residential building for a total of 12 for the project

Justification: In the May 18, 2016 site plan, the city of Hallandale Beach approved and assigned to Romagnole 250 residential units per residential building. While the distribution of the 250 residential units between the one-bedroom, two-bedroom, three-bedroom and three-bedroom plus units is being modified; each residential building will still have 250 residential units each.

Reduce the total site parking to 1,486.

Standard/Applicable Code and Ordinance, if any	Approved	Proposed
1,369 for the total project Sec. 32-159(i) and Sec. 32-781 et seq.	1,691	1,486 for the total project

Justification: With the removal of the hotel (and accompanying hotel units) and the reduction in two-bedroom and three-bedroom units, the required number of site parking is reduced to 1,369. Nonetheless, Romagnole will include additional parking spots on the modified site plan. To be able to include additional parking spots Romagnole will install a stacked car lift system. The installation of the stacked car lift system will provide additional parking spots. Romagnole submitted a waiver to the City for the approval of the usage of the stacked car lift system.

LETTER OF INTENT PLANNING & ZONNING

**LETTER OF INTENT OF MAJOR DEVELOPMENT
PLANNING & ZONING DIVISION APPLICATION FORM**

Romagnole Investment Properties, LLC ("Romagnole") owns the parcel located in 1100 East Hallandale Beach Boulevard, Hallandale Beach, Florida (hereinafter referred to as "East Parcel") and the parcel located on 1000 East Hallandale Beach Boulevard, Hallandale Beach, Florida 33309 (hereinafter referred to as the "West Parcel"). On May 18, 2016, the City of Hallandale Beach gave Romagnole the approval for a site plan for the development of a mixed-use development project on the East Parcel and West Parcel. The project consisted of 200 hotel rooms, two residential buildings and approximately 93,460 square feet of combined commercial and office space. Each residential building consisted of a 26 story building with 250 residential units.

Romagnole believes in the bright future and growth of the City. Thus, Romagnole proposes to modify the approved site plan to incorporate the below-described changes. These changes will make the Hallandale Oasis project a signature mixed-use development project in Hallandale Beach. It will create a vibrant atmosphere where people will be encouraged to live, shop, work and dine in a walkable urban environment. In addition, it will incorporate City's guiding principles of fostering mixed-use development and developing a pedestrian-orientated urban environment.

PROPOSED CHANGES TO SITE PLAN

- Remove the proposed hotel and accompanying 200 hotel units.
 - Reduce the total square feet of office area to 34,691.
 - Increase the total square feet of commercial area to 59,219.
 - Set the north (front) setback of the project between 16'-4" and 24'-0" for the building and between 5'-3" and 12'-9" for the canopy.
 - Set the east and west (sides) setbacks of the project to a 10'-0" setback for the building and a 8'-9" setback for the canopy for the east side and a 13'-4" setback for the building and a 12'-0" setback for the canopy to the west side.
 - Set the south (rear) setback of the project to 10'-0".
 - Change the building facade to 68 percent.
 - Decrease the building height of each residential tower to 25 stories each (270'-0" high).
 - Decrease the building height of each commercial building to 2 stories each (30'-0" high) on East Hallandale Beach Blvd.
 - Change the total open space to 83,154 square feet (19 percent of the lot area).
 - Reduce the total square footage of the one-bedroom units to 900 square feet each.
 - Increase the number of total one-bedroom units to 95 units per residential building.
 - Reduce the number of total two-bedroom units to 106 units per residential building.
 - Reduce the number of total three-bedroom units to 43 units per residential building.
 - Increase the number of total three-bedroom plus units to 6 units per residential building.
 - Reduce the total site parking to 1,486.
-

LETTER OF INTENT

Developer: Romagnole Investment Properties LLC

Project: Hallandale Oasis Mixed-Use Project

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A DESCRIPTION OF THE ARCHITECTURAL HARMONY AND COMPATIBILITY OF PROPOSED BUILDINGS AND OTHER STRUCTURES, AND THE RELATIONSHIP OF SAID STRUCTURES TO EACH OTHER, ADJACENT DEVELOPMENT AND THE OVERALL COMMUNITY, INCLUDING SUCH ITEMS AS HEIGHT BULK, CONSTRUCTION MATERIALS, AND FAÇADE TREATMENT. A DESCRIPTION OF MAXIMUM SHADOWS TO BE CAST BY PROPOSED STRUCTURES SHALL ALSO BE INCLUDED.

Hallandale Beach Boulevard is the main avenue linking I-95 and the beach. Historic Biscayne Boulevard is the main avenue linking downtown Miami and Fort Lauderdale. At this prominent intersection sits one of the most striking horse racetracks in Florida, Gulfstream Park. Its green lawns and lakes function as a central park, a sight to be seen. Overlooking this park and on axis with the racetrack will rise two residential towers. The towers are in alignment to form a gateway. Monumental vertical curves erode the balcony corners in symmetry. They frame the skies and create a distinctive silhouette that will become the landmark of Hallandale.

On the ground, the towers are approached from a new formal north-south drive. This new main street is lined with shops and restaurants. Its broad sidewalks invite outdoor dining and strolling under tropical greenery. This new boulevard ends in a monumental breezeway that serves as drop off for the two towers. An oculus filters light into the space and opens vistas that frame the curves as they rise to the skies.

To the south of the towers, a garage links the two towers and creates a south-facing sun-seeking elevated park. This deck contains pools, playgrounds, barbecue areas and other recreational amenities that overlook the green expanse of the racetrack.

Along Hallandale Beach Boulevard two buildings flank the entrance to this new district. They line the boulevard to create an urban edge activated by shops and restaurants. Its upper levels bring to Hallandale creative office spaces. The result is a multiblock district of residences, shops, restaurants and offices that will be Hallandale's first mixed-use destination.

Hallandale Oasis is a sustainable project. The towers face north-south minimizing harsh east and west exposures. Broad balconies protect their glass surfaces from direct radiant heat and reduce the direct impact of driving rain on the facades. The mixed-use nature of the project encourages residents to walk rather than drive to shop, dine or work. The Hallandale Oasis project is a contemporary development that embodies the principles of environmentally-friendly planning.

In addition, the Hallandale Oasis project incorporates those recommendations from the Citywide Master Plan and zoning regulations in the design. Among those recommendations included are:

LETTER OF INTENT

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- Encourage commercial and office uses which enhance and support financial and upscale office professional based industries;
- Promote the development of mixed-use projects with an emphasis placed on upscale office and commercial projects combined with upper floor residential;
- Promote the creation of a pedestrian-friendly environment; and
- Encourage more compact vertical development instead of sprawling horizontal development within the district.

A DESCRIPTION OF ANTICIPATED ENERGY DEMANDS OF THE PROPOSED DEVELOPMENT AND WHAT MEASURES ARE TO BE TAKEN TO REDUCE ENERGY CONSUMPTION, BOTH THROUGH PROJECT DESIGN AND PERMANENT OPERATIONAL TECHNIQUES.

Please see attached letter.

A DESCRIPTION OF PUBLIC MASS TRANSPORTATION ROUTES AND SCHEDULES AS RELATED TO THE PROPOSED DEVELOPMENT.

Two Broward County Transit (BCT) routes serve the proposed Hallandale Oasis project site in Hallandale Beach. These routes include:

- **Route 4:** Within the project study area, this route serves eastbound and westbound E. Hallandale Beach Boulevard between US 1 and State Road A1A. System-wide, this route serves Broward County between Hallandale Beach Boulevard and Griffin Road with primary stops at the Diplomat Mall (with connections to Miami-Dade Transit), Young Circle in Hollywood, and the Tri-Rail station at Griffin Road and 195. Weekday service on this route is provided generally between 5:30 AM and 9:45 PM with headways that are approximately 45 minutes throughout the day. Saturday service is provided between 6:20 AM and 9:00 PM with 45 minutes (approximate) headways. Sunday service is provided between 8:35 AM and 8:25 PM with 45 minutes (approximate) headways.
 - **Route 28:** This route serves Hallandale Beach Boulevard/Miramar Parkway east and west between SW 172nd Avenue and State Road A1A. This route also travels south on State Road A1A to Aventura where connections are provided to Miami-Dade Transit. Primary stops along this route include Memorial Hospital in Miramar, Miramar Town Center, Gulfstream Park, and the Aventura Mall. Weekday service on this route is provided generally between 5:00 AM and midnight with headways that are
-

LETTER OF INTENT

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approximately 30 minutes throughout the day. This route does not provide weekend service.

There are four bus stops located in the immediate vicinity of the Hallandale Oasis site. These stops are located generally between NE 10th Avenue and NE 12th avenue with two stops on the north side of E. Hallandale Beach Boulevard and two located on the south side.

A DESCRIPTION OF HOW THE PROPOSED DEVELOPMENT IS IN CONFORMITY WITH, WHERE APPLICABLE, THE BROWARD COUNTY LAND USE PLAN, AND THE CITY COMPREHENSIVE PLAN.

Broward County Land Use Plan.

The subject property is designated commerce under the Broward County Land Use Plan. The commerce designation allows for “commercial uses, such as hotels, restaurants, retails” and “employment uses, such as offices for administrative, professional, research and business purposes”. In addition, residential use is permitted through the allocation of flexibility units and/or redevelopment units without the necessity of a land use plan amendment. Romagnole has been allocated 500 flexibility units.

The City of Hallandale Beach Comprehensive Plan.

The proposed project will assist in furthering the following policies and objectives of the City's Comprehensive Plan:

Policy 1.3.7: The City shall focus on compatible infill residential development.

Policy 1.5.7: Development and redevelopment along Hallandale Beach Boulevard and US 1 shall continue to be reviewed and evaluated based on guidelines established for these corridors in the City's Zoning Code, Land Development Regulations, the Citywide Master Plan and the Design Guideline Manual. Recommendations from the Citywide Master Plan should also be considered and incorporated upon the Plans completion.

Policy 1.12.4: The City shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design and planning techniques that will enhance the quality of large-scale developments or redevelopment areas.

Objective 1:18: Urban Infill and Redevelopment: Establish criteria which encourage development of urban infill and urban redevelopment area(s) to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

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Policy 1.18.1: Increase economic development employment opportunities within urban infill and urban redevelopment area(s).

Policy 1.18.2: Adequate housing opportunities necessary to accommodate all segments of present and future residents shall be provided within urban infill and urban redevelopment area(s).

Policy 1.18.3: The Hallandale Beach Land Use Plan shall encourage mixed-use developments within infill and urban redevelopment area(s).

The City of Hallandale Beach Zoning Code.

The property is zoned City Central Business District (CCB). The intent of the CCB district, as defined by Section 32-159(a)(2) is to:

- Encourage commercial and office uses which enhance and support financial and upscale office professional based industries;
- Promote the development of mixed-use projects with an emphasis placed on upscale office and commercial projects combined with upper floor residential;
- Promote the creation of a pedestrian-friendly environment; and
- Encourage more compact vertical development instead of sprawling horizontal development within the district.

In addition to the CCB zoning district, the City also assigned the RDO development overlay to the site.

WAIVER FOR 1 BEDROOM UNITS



February 12, 2018

Via Hand Delivery

Christy Dominguez

Principal Planner – Planning and Zoning Division

City of Hallandale Beach

400 South Federal Highway

Hallandale Beach, Florida 33009

RE: LETTER OF INTENT - WAIVER

Developer: Romagnole Investment Properties LLC

Project: Hallandale Oasis Mixed-Use Project

Address: 1100 East Hallandale Beach Boulevard, Hallandale Florida

1000 East Hallandale Beach Boulevard, Hallandale, Florida

Dear Ms. Dominguez:

This firm represents Romagnole Investment Properties, LLC, a Florida limited liability company (hereinafter referred to as "Romagnole").

Simultaneously with the submittal of this letter, Romagnole is submitting an application for a major change to the site plan approved by the city of Hallandale Beach on May 18, 2016. Among the proposed changes is the reduction of the total square footage of the one-bedroom units. The total floor area of the one-bedroom units would be reduced by ten percent to 900 square feet each.

Under the May 18, 2016, site plan, the City approved the development of one-bedroom units. Each unit was approved to have a total floor area of 1,000 square feet. This is in accordance with Section 32-159(f)(6)¹ of the City's municipal code which allows for a minimum unit size of 1,000 square feet. However, there is a trend in the South Florida residential market to provide smaller and more affordable apartments aimed at young, single professionals who want to live in popular neighborhoods such as Hallandale Beach. The City itself has approved the so-called micro-units to be developed within the City.

Romagnole believes in been progressive and innovative. Thus, it proposed a reduction of the total square footage of the one-bedroom units in the application for major change. The proposed reduction is only of ten percent; thus, the size of the one-bedroom units will still be ample enough.

¹ Sec. 32-159(f)(6): "Minimum floor area for residential uses in conjunction with a mixed use project: a. One bedroom 1,000 square feet".

LETTER OF INTENT - WAIVER

Developer: Romagnole Investment Properties LLC

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Furthermore, this change in the total square footage of the one-bedroom units will be aligned with the guiding principles of the City's Comprehensive Plan. It will ensure that the Hallandale Oasis project could become a destination center where a resident can work, live and dine within the same area.

Even the municipal code itself sees the necessity to create fluidity within the code to allow the City to reach its goal. Section 32-159(a) provides that "the City can work with developers to consider specific constraints and opportunities relative to their parcels. Ultimately opportunities can be created for the further enhancement and fulfillment of the district goals and objectives".

At this time, Romagnole respectfully requests that the City waive the minimum floor area requirement for one-bedroom units.

Sincerely,

Moncarz Law Firm P.L.

Claudia Moncarz

Claudia Moncarz
Attorney at Law

WAIVER FOR CAR LIFTS



February 12, 2018

Via Hand Delivery

Christy Dominguez

Principal Planner – Planning and Zoning Division

City of Hallandale Beach

400 South Federal Highway

Hallandale Beach, Florida 33009

RE: LETTER OF INTENT - WAIVER

Developer: Romagnole Investment Properties LLC

Project: Hallandale Oasis Mixed-Use Project

Address: 1100 East Hallandale Beach Boulevard, Hallandale Florida

1000 East Hallandale Beach Boulevard, Hallandale, Florida

Dear Ms, Dominguez:

This firm represents Romagnole Investment Properties, LLC, a Florida limited liability company (hereinafter referred to as "Romagnole").

Simultaneously with the submittal of this letter, Romagnole is submitting an application for a major change to the site plan approved by the city of Hallandale Beach on May 18, 2016. Among the proposed changes is the inclusion of a stacked car lift system in the parking garage for the residential units. This would allow Romagnole to provide additional parking for the users and residents of the Hallandale Oasis project.

While the proposed stacked car lift system is not prescribed within the municipal code of the City; this system has been successfully used throughout the country. It is currently used in such urban cities as Washington, DC, Boston, New York, San Francisco and Los Angeles. This system is even used throughout the state in Miami, Tampa and St. Petersburg.

The stacked car lift system is a proven technology that has been in use for many years. The car lifts system has been around since WWII and was first installed in the United States in the 1970s. It serves as a mean increasing the capacity of storage in parking areas as the demand for parking increases.

LETTER OF INTENT - WAIVER

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Romagnole believes in being progressive and innovative while maintaining the flexibility to grow in the future. Thus, it proposes the use of a stacked car lift system, so it can provide additional parking spaces in the project.

While the concept of stacked a car lift system is not part of the municipal code, the municipal code itself sees the necessity to create fluidity within the code to allow the City to reach its goal. Section 32-159(a) provides that "the City can work with developers to consider specific constraints and opportunities relative to their parcels. Ultimately opportunities can be created for the further enhancement and fulfillment of the district goals and objectives".

At this time, Romagnole respectfully requests that the City allow for the inclusion of a car lift system within the residential garage.

Sincerely,

Moncarz Law Firm P.L.



Claudia Moncarz

Attorney at Law

WAIVER FOR SEC 32-159



February 12, 2018

Via Hand Delivery

Christy Dominguez
Principal Planner – Planning and Zoning Division
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, Florida 33009

RE: LETTER OF INTENT - WAIVER

Developer: Romagnole Investment Properties LLC

Project: Hallandale Oasis Mixed-Use Project

Address: 1100 East Hallandale Beach Boulevard, Hallandale Florida
1000 East Hallandale Beach Boulevard, Hallandale, Florida

Dear Ms, Dominguez:

This firm represents Romagnole Investment Properties, LLC, a Florida limited liability company (hereinafter referred to as "Romagnole"). Simultaneously with the submittal of this letter, Romagnole is submitting an application for a major change to the site plan approved by the city of Hallandale Beach on May 18, 2016. Among the proposed changes is the decrease of the height of the farthest east commercial building along East Hallandale Beach Boulevard. The proposed reduction is to 30 feet high.

According to section 32-159(f)(4) of the City's municipal code, a building's minimum height must be "2 stories or 30 feet". While the municipal code implies that the minimum height can be either 2 floors or 30 feet tall, it is our understanding that the City interprets it to be a requirement of both.

Romagnole proposes that the City interpret the minimum height requirements under section 32-159(f)(4) municipal code to be either 2 floors or 30 feet tall. This would allow more flexibility for the potential tenant/owner of this standalone commercial building. In addition, the structure will have a mezzanine which should serve as a second story.

Sincerely,

Moncarz Law Firm P.L.

Claudia Moncarz

Claudia Moncarz, Attorney at Law