

## architecture - interiors - planning

### HALLANDALE BEACH TOWNHOMES LETTER OF INTENT

JULY 23<sup>rd</sup>, 2018

It is the intention of the developers to develop two parcels of land located along SW 9<sup>th</sup> Street in the City of Hallandale Beach for the purposes of establishing residential town homes. The parcels are situated opposite each other with the larger property bordering the south west corner of SW 9<sup>th</sup> Street and SW 9<sup>th</sup> Avenue.

The north parcel which is the smaller property will accommodate eight town homes in one building consisting of three bedrooms and two bathrooms on the second floor. Kitchen, dining and living spaces are located on the first floor along with a powder room. All interior spaces will be air conditioned. Each unit will have their own combination washer/dryer located in an enclosure on the rear patio space. The town homes are situated to the rear of the property with parking to the front. There will be two entrances to the property which will be gated and controlled by a security intercom pedestal system where visitors can page their guest and owners can punch in their authorized pass number.

Twenty one parking spaces are provided including one handicapped space. A dumpster enclosure is provided to accommodate the residents and a continuous broom swept concrete walkway is provided to link the parking spaces closer to the building with the units. A gated controlled pedestrian entrance is provided between the two main entry/exit driveways which links the building with a concrete walkway directly with the street walkway to the interior walkway of the site. The pedestrian entry concrete walkway will act as a pedestrian crossing in the internal driveway of the site. The two main exit/entry driveway will be one way only with the entry to the property to the west end of the site and the exit to the east.

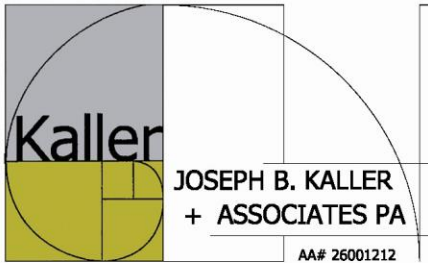
The property will be adequately landscaped with appropriate trees, shrubs and ground covers in keeping with local and state landscape requirements. The majority of the planting will be native species which

would include flowering plants to provide seasonal beauty to the landscape. A sprinkler system will be provided to keep the plants healthy and alive.

The south property which is the larger of the two properties will consist of two buildings. The smaller of the two will consist of five town house units located along the west side of the property while the larger building located to the south will consist of seven units. All the units will be the same design and layout as the north property. There will be two driveway entrances and two pedestrian entrances to the property. One of each will be along SW 9<sup>th</sup> Street and SW 9<sup>th</sup> Avenue respectively. The driveway entrances will be two way for both as well as the internal circulation. There is a dead end to the south along the driveway facing the smaller building on the west which is limited to the required length.

Internal pedestrian circulation is linked to the two pedestrian entrances with concrete walkways. Striped pedestrian crossings are provided to link the walkways across the driveways and to the dumpster enclosure located to the north. Thirty one parking spaces are provided including two handicapped spaces. The parking spaces are distributed in front of both buildings and along the northern boundary of the property. Driving and pedestrian entrances will be gated and controlled by a security intercom system similarly to the north property.

The south property will also be adequately landscaped with a majority of native trees, shrubs and ground covers with a view to keep existing trees located on the property as much as possible.



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### HALLANDALE BEACH TOWNHOMES SITE PLAN REQUIREMENTS

JULY 23<sup>rd</sup>, 2018

- A. A description of the number of anticipated future residents, users and employees of the Proposed Development:

Anticipated future residents will consist of twenty (20) families on two sites diagonal to each other on the same street. The northern property consists of eight (8) three-bedroom units while the southern will consist of twelve (12) three-bedroom units. Users will primarily be residents, visiting friends and relatives. Employees will mainly be for maintenance of the proposed properties.

- B. 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:

The Proposed Townhouse Development is comprised of two story buildings depicting the modern style with flat roofs and projecting balconies with overhanging eyebrows adding interest to the façade. The buildings are located on two sites on the same street diagonally from each other. The buildings on the north property consists of eight attached three-bedroom units which are staggered to add interest to the building. The buildings on the southern property consist of twelve three-bedroom units in two buildings. The units of all the buildings have the same floor plan and the design of the elevations are the same except for the number of units. Maximum shadow lines will fall primarily within the property lines at high noon during the solstice seasons with early morning and late evening shadows falling on perimeter landscaped plantings. The surrounding existing buildings are primarily one and two-story multi-family buildings with a combination of pitched and flat roofs of no distinctive architectural character or feature. To the southwest of the site are

single family one story residences typical of homes within this South Florida community.

- C. 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 operations techniques:

Anticipated energy demand will consist of typical power requirements for the twenty units. To reduce energy consumption, glazing shall be either tinted or of low e-values. Landscaping to add shading where applicable and air conditioning units that will provide compatible SEER rating and energy efficient ducts, insulated hot water pipes, dual flush toilets and programmable thermostats are some of the energy saving features that will be employed on this Project.

- D. A description of public mass transportation routes and schedules as related to the proposed development.

The mass transportation route closest to the Project Site is Route #6. This runs two blocks south of the site along SW 11<sup>th</sup> Street and one block east of the property along SW 11<sup>th</sup> Avenue going north. Schedule times are between 5:50AM to 10:05PM approximately every half hour.

- E. A description of how the proposed development is in conformity with, where applicable, the Broward County Land Use Plan and the City Comprehensive Plan:

The Proposed Development is in conformity with the Broward County Land Use Plan and the City of Hallandale Comprehensive Plan by providing the required number of Units on the Property and the type of development zoned for the site which includes townhouse residential developments. All set back and building heights for this zone are in conformance. Lot Areas are above the zoned requirement. Unit sizes are above the minimum requirements.

Civil Engineering Plans presented will show coordination with Broward County Water & Sewer Department regarding water supply and sewer connections to the site.

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## ***Project: Hallandale Townhouses @ 901-925 & 920 S.W 9<sup>th</sup> Street***

### Section 8- IMPACT EVALUATION SUBMISSION REQUIREMENTS

#### 8.01 Ground Water Quality

As to all subsections in Section 8.01, information gathered from testing laboratory regarding ground water quality on the vicinity has shown that the sub-soil in the area is formed by sandy lime rock and medium silica sand. The average level of ground water is at 2.00 N.G.V.D. elevation. Also considering that the site is just feet away from the inter-coastal waterway and ocean, the seawater is very close to the site but there is no indication of mixing since the geologic structure and strata serve as a barrier. Since the water table is close to the post development finish surface, the space for storage on the sub surface after rainfall occurs is not enough for surface runoff. Therefore, swales will be provided and as well retention 2.5" of rainfall times the percent impervious area in conformance with Section 3.2.2.2 of South Florida Water Management District and the Broward County Department of Environmental Protection standards and regulation for maintenance of ground water, and the City of Hallandale Beach Requirements.

#### 8.02 Wastewater

The proposed development will accommodate 20 townhouse units with one area having 8 units and the other 12 units. This generates a flow of 250 gallons per unit or a total of 5,000 Gallons per Day Flow of domestic sewage. ( 8 units = 2,000 GPD & 12 units 3,000 GPD ) The connection for the discharge of this wastewater will be done through the existing sanitary sewer laterals at S.W. 9<sup>th</sup> Street and S.W. 9<sup>th</sup> Avenue. The information we have from the city is that the sewer system capacity on the area is currently adequate, and no system upgrades will be required. This project is replacing an existing smaller single family house building, which will be demolished.

#### 8.03 Potable Water

The estimated consumption of potable water is approximately 5,000 gallons per day. The connection will be done on the existing water main at S.W. 9<sup>th</sup> Street and S.W. 9<sup>th</sup> Avenue. A back flow prevention assembly will be provided on this proposed development. As far as we know the pressure on the existing water lines in the area are adequate to serve the area.

#### 8.04 Solid Waste

Solid waste generated from the new development is estimated at 6 pounds per day per unit of townhouse use, or total 120 pounds per day or 840 pounds per week. This amounts

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to approximately 1 to 2 cubic yards per week. A contract with the local waste hauler would be set in place for the new development.

## 8.05 Other Utilities

Other utilities having jurisdiction in this area include, FP&L, Bellsouth, Cable TV, and Gas. All the aforementioned utilities currently serve the area immediately surrounding the project site and all new service will be installed at the approximate service connection corridor. This project should not unduly burden the facilities of these utility companies.

## 8.06 Traffic

As to all subsections in Section 8.06 regarding traffic, there will approximately 10 trips per day per unit townhouse use for a total of 200 trips per day. (ITE Code 210) This number is relatively small for this type of development.

## 8.07 Public Safety

The proposed development is located approximately one mile West of the City of Hallandale Beach Municipal Complex. There should be no problem with distance or response time from emergency facilities of Police, Fire, and Rescue, since the Fire Station is to the east along S.W. 2<sup>nd</sup> Street.

## 8.08 School Facilities

Broward County requires a school impact calculation for residential development only. This project will apply to the Broward County School system.

## 8.09 Parks and Open Space

A complete list of the parks and open space in the City of Hallandale Beach and within a one hour drive of the City of Hallandale Beach is listed in Section 8 of the City of Hallandale Beach Land Use Code. Table 8.02 thereto shows the City with a surplus of necessary recreation and open space needs.

## 8.10 Community Facilities

It is impossible to tell what effect the impact of the proposed development will be on existing community facilities such as libraries, cultural attractions, and houses of worship. It is anticipated that there will be no significant impact due to the fact that the most owners may come from this area; and, may already reside in the City.

## 8.11 Historical Aspects

There are no known historical or archeological sites on or adjacent to the property.

## 8.12 Scenic Vistas

The project has no scenic vista for this site or through our site.