



architecture - interiors - planning

City of Hallandale Beach, FL

November 15th, 2018

400 South Federal Highway
Hallandale Beach, Florida 33009

Re: W Hallandale Shoppes
613 – 625 W Hallandale Beach, FL
Architect's Project #18048

LETTER OF INTENT

The proposed retail shopping center located on 613 – 625 W. Hallandale Beach Blvd. will consist of 12,096 sqft divided in to 10 bays. The proposed project design will be Modern and include rectilinear facias, eyebrows and canopies that create a welcoming and appealing façade. Specifically, the building has been designed with a multi-level roof and colonnade along the frontage of the building that will be built with black powder-coated louvers. The black powder-coated louvers will create a dramatic effect to the façade of the building while simultaneously providing a semi-protected walkway for pedestrians. The pedestrian walkway will allow the pedestrians to walk and relax with shade and cover and allow tenants the possibility of providing outdoor seating. Most importantly, the façade design will comply with the City of Hallandale Beach's code requirements to meet the 60% façade width. Lastly, the interior of the shopping will match the design of the building's exterior along Hallandale Beach Blvd to keep a continuous feel inside-and-out.

The building will be situated on the lot in an "L" shape with an easily maneuverable and efficient vehicular and pedestrian flow of traffic. The proposed shopping center will be accompanied with a total parking count that meets the parking requirements for the city of Hallandale Beach. The aforementioned total parking count does not include two additional parking spaces provided due to the FDOT agreement which will add a cross access to the west lot of the proposed shopping center where these two parking spaces are situated and will be removed when the road is needed to access the west parcel for its future development. The project will be a more desirable development for national tenants to establish a long-term position in the City of Hallandale Beach due to its unique design and location.

To summarize, the proposed project will consist of an attractive and dramatic colonnade effect through the design of an "L" shaped building with a multi-level roof, black powder-coated louvers and a protected pedestrian walkway. In addition, the flow of traffic parking will provide both pedestrians and drivers with an easily maneuverable shopping center.

Should you have any questions, please feel free to contact this office.

Sincerely,

Giovanni Muñoz NCARB – NAR – AIA assoc. | Associate