



1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

City of Hallandale Beach  
Planning and Zoning Department  
Attn: Christy Dominguez  
400 South Federal Highway  
Hallandale Beach, FL 33009

Re: Major Development Review, Right of Way Vacation & Land Use Plan Rezoning  
- Hallandale City Center - Foster Road and North Dixie Hwy, Hallandale Beach,  
FL 33009

Dear Ms. Dominguez:

This letter serves as our request for approval by the Development Review Committee (DRC) of the proposed project as well as approvals of the applications for Right-of-Way Vacation and Land Use Plan Amendment/Rezoning for the proposed project of: Hallandale City Center (HCC), located at Foster Road and North Dixie Hwy.

The proposed project is a mixed-use development consisting of three lots on the Northwest Quadrant of the City by Hallandale City Center LLC (HCC) as follows:

#### **DEVELOPER GENERALITIES**

Hallandale City Center, LLC (HCC) is comprised of a team of experts who bring over fifteen (15) years of experience in construction development, design and property management for the luxury residential, commercial and affordable housing marketplaces. The HCC team has rapidly grown to develop a reputation for honest business practices and quality construction. This expertise and experience ensures consistency in standards regarding creating the highest quality design and financing.

Each of HCC projects is unique. Design and development decisions are made after evaluating the individual needs of each site and its surrounding neighborhood. This results in the creation of projects that not only serve the needs of residents, but also promote City revitalization.

Ms. Claudia Penas has over fifteen (15) years of experience spanning all aspects of the construction business from project management, to supervising, ownership, subcontracting, general contracting and construction management. She has an extensive record in affordable housing and has worked with recognized housing organizations in South Florida. Ms. Penas manages all the procedural process for the company, in addition to negotiating contract agreements and assisting in estimating costs.



1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

## Developer Past Projects

- Hoffman Gardens (Hialeah Housing Authority)
- Milander Condominium (Hialeah Housing Authority)
- Met 1 Miami, FL (42 Stories High-rise)
- Met 2 Miami, FL (46 Stories High-rise)
- London House phase I (City of Miami Beach CDC)
- London House phase II (City of Miami Beach CDC)
- One Plantation Place Plantation, FL (12 Stories residential rental)
- Saxony Miami Beach, FL (Luxury Condo)
- South of Fifth Miami, FL (High-end residential Low-Rise)
- Madeleine Villages (City of Miami Beach CDC)
- Allen House (City of Miami Beach CDC)
- The Beach Club II Hallandale, FL (50 Stories High-rise)
- Turnberry Ocean Colony II Sunny Isles, FL (42 Stories High-rise)
- Veranda II Plantation Place, FL
- Pinnacle Park (City of Miami)
- Plaza (City of Miami)
- Poinciana (City of Miami)
- Pinnacle (City of Miami)
- Peninsula Condominium II (Residential High-rise)
- 1060 Brickell Miami, FL (46 Stories High-rise)
- 396 Alhambra Miami, FL (14 Stories)
- 1450 Brickell Miami, FL (High-rise)
- The Chateau Sunny Isles, FL (High-rise)
- Diplomat Residences Hollywood, FL (37 Stories High-rise)
- Everglades on the Bay Miami, FL (49 Stories High-rise)
- Four Seasons Hotel Miami, FL (70 Stories High-rise)
- Loft 2 Miami, FL (35 Stories High-rise)
- Monte Carlo Miami Beach, FL
- Ocean Palms Naples, FL (High-rise)
- Oceana Key Biscayne, FL (High-rise)
- Plaza at Brickell Miami, FL (High-rise)
- Porto Vita Aventura, FL (Residential High-rise)
- Foster Square Park



1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

## PROJECT GENERALITIES

### Parcel Map:



- LOT A
- LOT B
- LOT C

### Parcels Legal Description:

No.	Address	Folio Number	Abbreviated Legal Description
1	502 Foster Road	5142-22-07-0080	GEO M PHIPPENS SUB IN 22-51-42 1-71 D, 22-51-42 SW 1/4 LOTS 1, 3 & 5 BLK F, LESS S 10 OF LOT 1, & LESS E 100 OF LOTS 1, 3 & 5 & LESS POR LOT 1 DESC AS COMM AT SE COR LOT 1, W 100 TO POB, W 42
2	110 NW 5 Street	5142-22-07-0090	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 1 E 100 LESS ST, 3 E 100, S E 100 BLK F
3	505 NW 1	5142-22-07-0120	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 4, 6 BLK F
4	501 NW 1	5142-22-07-0110	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 2 LESS ST BLK F
5	Foster Road	5142-22-07-0010	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 1 BLK E
6	504 NW 1	5142-22-07-0030	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 3 BLK E
7	505 NW 1	5142-22-07-0040	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 5 BLK E
8	512 NW 1	5142-22-07-0050	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 7, 9, 11 BLK E
9	Dixie Hwy	5142-22-07-0020	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 2 LESS E 10 FOR RD R/W, 4 LESS E 10 FOR RD R/W, 6 LESS E 10 FOR RD R/W BLK E
10	513 N. Dixie Hwy	5142-22-07-0060	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 8 LESS E 10 FOR RD BLK E
11	Dixie Hwy	5142-22-07-0070	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 10 & 12 LESS E 10 FOR RD BLK E
12	605 N. Dixie Hwy	5142-22-07-0180	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 1, 2 LESS E 10 FOR RD R/W, 3, 4 LESS E 10 FOR RD R/W; 6 LESS E 10 FOR RD R/W BLK 6
13	608 NW 1 Avenue	5142-22-07-0220	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 5 BLK G



1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

The project site is comprised of three lots of approximately 3.73 Ac. and contains a total of 13 parcels. Twelve (12) of the thirteen (13) parcels are currently vacant and parcel 13 is currently being occupied by a former auto body shop. Lot A is 0.88 Ac., Lot B is 0.89 Ac. and Lot C is 1.72 Ac without the right of way being requested. The current zoning for Lot A and Lot C is West RAC/Foster Road. As shown on the map above, Lot B is comprised of two parcels, parcel 12 and 13. Parcel 12 has a net area of .72 Ac. Parcel 13 has a net area of .16 Ac. One of them is zoned as Central RAC Transitional Mix Use, and the other one is zoned as Central RAC Neighborhood Sub.

**Project Description:**

The subject site will be redeveloped with three (3) multi-story mixed-use buildings. Lot A will consist of a two-story building which will be located on the north side of Foster Road between NW 1<sup>st</sup> Avenue and NW 2<sup>nd</sup> Avenue. This building will consist of 22 residential dwelling units.

Lot B, which is located on the north side of NW 6<sup>th</sup> Street between N. Dixie Highway and NW 1<sup>st</sup> Avenue, will also consist of a two-story building with 22 residential dwelling units.

Lot C is located on the west side of N. Dixie Highway between Foster Road and NW 6<sup>th</sup> Street. This lot will consist of a three-story building with 45 residential units, 12,530 square feet of retail space and 14,000 square feet of office space. The overall project will have a total of 377 parking spaces for all the Lots, including parallel parking spaces around the development.

**I. TOTAL RESIDENTIAL UNITS: 89**

All Units are 2 BD /2BATH (1,000 S.F. in Average).

**II. TOTAL COMMERCIAL SPACE (RETAIL & OFFICE SPACE): 26,530 S.F.**

Retail Space: 12,530 S.F.

Office Space: 14,000 S.F.

**III. TOTAL PARKING SPACES: 341**



1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

COMPONENT	LOT A	LOT B	LOT C	TOTAL S.F./NUMBER
<b>Residential</b>	22	22	45	89
<b>Commercial</b>			26,530 S.F.	26,530 S.F.
Retail Space	----	----	12,530 S.F.	12,530 S.F.
Office Space	----	----	14,000 S.F.	14,000 S.F.
<b>Required Parking</b>	50	50	186	
Guest Parking	10.6	10.6	18	39.2
Retail Parking			42	
Office Parking			47	
City of Hallandale			55	
<b>Total Site Parking</b>	<b>50</b>	<b>50</b>	<b>186</b>	<b>341</b>

- Pursuant to Sec 32-203 of the Code.

### **Anticipated Future Residents, Users, and Employees**

Approximately 178 Adults and 134 children will reside at the 89 apartments units at Hallandale City Center. In addition, within the commercial component, both retail and office, approximately 42 people will be employed on a full-time basis. The development will also include a dog park, and also a children's park. These amenities will be included in Lot A, which will make it very convenient for all the tenants in Lot C and Lot B.

### **Architectural Harmony**

Within the complex, recreational areas, green areas and public plaza are designated as part of the development for enjoyment of the residents and pets. In addition, ground floor units are designed with their main entrance to the street to create a direct connection to the dwelling unit generating dynamism and interaction with the facades. The whole complex is connected by means of green spaces with vegetation and walkways six (6) feet wide for pedestrian traffic ease.



1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

In addition, parking needs will be met by ground floor street parking at all sites, along with a parking garages.

### **Energy Consumption Mitigation**

To ensure reduction of energy consumption, the buildings and the complex will be designed to meet the minimum certified level of LEED green certification process, in addition to having high efficiency air conditioning, water heater, washer, dryer and dishwasher. Additionally, all toilets, faucets and shower heads will be of low water consumption. At the green areas, bicycle racks are located throughout the project to promote low traffic transportation. Finally, electric car rechargeable stations will be located within the project's parking lots.

### **Public Mass Transportation**

The City of Hallandale Beach has a minibus service that operates four (4) routes for quick, easy and convenient transportation. Routes 1, 2 & 3 operate Monday through Saturday, 7:00 am – 7:00 pm and Route 4 operates Monday through Sunday 7:00 am – 7:00 pm. The four (4) routes serve and assist the site of the project. Route 3 goes to the Hollywood Tri-Rail station and the Memorial Health Care on Pembroke Road.

### **WAIVERS REQUESTED**

The applicant is seeking relief from the land development code in the following areas: landscape, set-back, density and parking.

The applicant is requesting for the city to apply the PDO Overlay request for Lot A, B and C. The PDO zoning will allow more flexibility in the design and amenities of the proposed project as the project is comprised of three (3) lots with a total of thirteen (13) parcels within those lots. Combining these parcels into PDO zoning will provide for uniformity and consistency of the zoning requirements throughout the project, including the commercial component of the project. Furthermore, assigning the PDO Overlay will allow the Developer to conform with all the requirements per the Code and additionally this change will allow for the five (5) additional parking spaces to be located in Lot C, rather than in Lot A.

A detailed description of each waiver request is described below:

**Landscape:** The applicant is seeking relief from the 15% landscape requirement of 24,536 sf. to 15% or 24,697 sf. Furthermore, the applicant is seeking relief from the overall amount of on-site trees and street trees. The applicant is required to place a total of 109 on-site trees and a total of 79 street trees. The applicant is proposing 75 on-site trees and a total of 67



1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

street trees. There is a deficiency of 22 on-site trees and a deficiency of 12 street trees. The proposed project is located in a tight urban site which will make the required number of trees impracticable. In order to be economically feasible while preserving the minimum requirements, we request your consideration for the reduction of the overall number of trees and the minimal percentage of landscaping for the proposed project. This reduction will allow for the addition of more guests parking without compromising the lushness of the landscape on the project. The landscape treatment will conform to the applicable landscape requirements found in Article IX, Landscape Regulations. The landscaping will include not only trees, but also potted plants and planters in order to conform with the regulations.

**Setback:** As per discussions with our CRA Partners, we are required to provide on Lot C, 45 dwelling units, a parking garage including parking for its residents, commercial patrons (retail, market, gallery, shops and offices) in addition to 55 parking spaces assigned to the City. All of these commercial functions require a minimum width and/or depth. The parking garage also requires a certain width and depth due to parking stall dimensions and backup lane. All of these functions require the developer to set the setback closer to the property line.

Additionally, the encroachment on Lot C is also being requested due to the feasibility of the design. The reason for this encroachment is in order to allow for the parking garage to have the required number of parking spaces, therefore shifting the residential units towards NW 1<sup>st</sup> Avenue leaving a setback of 4' 2". On North Dixie, the retail space encroaches into the setback as part of the design in order to create a friendly urban frontage. This is the reasoning behind the difference in setbacks on Lot C by North Dixie Highway and NW 1<sup>st</sup> Avenue.

However, this design challenge generates an undulating façade on North Dixie Highway, providing different types of areas outside the retail, cafes' and market place. The undulating façade provides pockets of sitting area, making the urban space more intimate. On NW 1<sup>st</sup> Avenue, the developer is placing a three-story multifamily building with a minimum of three (3) feet setback. The vicinity to the property line provides us with a better street section. The building height to the street width becomes better proportioned. The innovative design of the overall project will create a dynamic visual aesthetic and emphasizes the architectural integrity of the project. Allowing for a slight reduction in the setback requirement allows the developer to build the proposed project which will elevate the living standard conditions for the project as a whole.

**Density:** The applicant is requesting a density waiver from the required density for Lot A and Lot B. Lot A's proposed use is of a two-story residential building with 22 residential units. Lot B's proposed use is also of a two-story residential building with 22 residential units.





1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

However, due to their current zoning, both lots do not meet the density requirements. Therefore, the applicant is requesting a rezoning of these two lots and a waiver from the density requirements.

**Parking:** The applicant is requesting a parking waiver from the required parking necessary in Lot A's parking lot to allow for five (5) visitor parking spaces to be assigned in Lot C's parking garage while still maintaining conformity with the City's parking requirement. There will not be a reduction of parking spaces, only the relocation of five (5) guest parking spaces which should be located in Lot A to be placed in Lot C. Thus the applicant's reasoning for the PDO Overlay re-zoning request and conformity with Sec. 32-203 of the Code.

## REZONING

The applicant requests the City to apply the PDO Overlay District to the property as whole. Section 32-174(g)(5) provides procedures and requirements for rezoning to PDO. The uses permitted in PDO are those uses enumerated by the underlying district.

PDO Overlay District allows the developer to negotiate development standards with the City via a development agreement and approved site plan. PDO provides the flexibility to determine the appropriateness of a code modification based on the suitability to the specific site rather than the variance process. The City Commission may waive any site development standards such as, specified setbacks, floor area, building heights, landscaping or parking requirements in lieu of a variance within areas zoned PDO.

Article III Section 32-186 of the Zoning and Land Development Code states that rezoning to PDO shall be reviewed with the following considerations:

- The proposed project would further the development or redevelopment of an area of the City consistent with City land use and development goals, policies and development/redevelopment efforts. The proposed development will be located within the City's CRA and the proposed project will revitalize the area. Therefore, the assignment of PDO Overlay District to the proposed project will be consistent with the City's adopted goals and redevelopment standards.
- The proposed development would be of a higher quality with regard to appearance, site design, and compatibility with the adjacent areas, landscaping, and provision of amenities that would result under the existing development standards. The requirements by the underlying existing zoning will be surpassed by the proposed development. PDO extends





1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

the City's discretion in assuring a high quality development and compatibility with the surrounding area through the negotiated process and development governed by a Development Agreement between the City and the developer. Furthermore, the proposal includes extensive urban design features and amenities throughout the proposed project consistent with established Design Guidelines for PDO.

- The PDO will allow a more innovative design than would be possible under the development standards of the existing zoning district and development regulations. PDO zoning will allow more flexibility in the design of the proposed project as the project is comprised of three (3) lots with a total of thirteen (13) parcels within those lots. Combining these parcels into PDO zoning will provide for uniformity and consistency of the zoning requirements throughout the project. The proposed design will allow for urban amenities, such as contemporary residential units with assigned parking spaces, retail stores, cafes, a grocery store and office spaces. Strict adherence to the underlying Zoning Code regulations without the flexibility provided for in PDO's would not have permitted such amenities, particularly the relocation of the commercial component of the proposed project in order to comply with the requisites of the City's Future Land Use Plan.
- The proposed project will most certainly promote the public interest, including but not limited to the provision of open green spaces and urban amenities available for public use, such as cafes' and retail stores. As previously mentioned, the proposed project will have a number of commercial space which will include a galleria, cafes' and grocery store. These amenities will enhance the residents' recreational needs without having to travel outside of the City.
- The proposed project is comprised of a mixed-use commercial and residential urban development which has been well planned and has been designed to provide residents' easy accessibility to open space and recreational areas within the community. Moreover, the commercial portion of the project will attract more pedestrian use and bicycle use. Additionally, the proposed project is located in an area that has convenient access to mass transportation systems and major roadways.
- The proposed project will be more appropriately developed under PDO development standards and procedures than the existing zoning district development standards mostly due to the size of the project and its location. Since the project will be located in three (3) different lots which consist of thirteen (13) parcels of land, the PDO zoning will provide

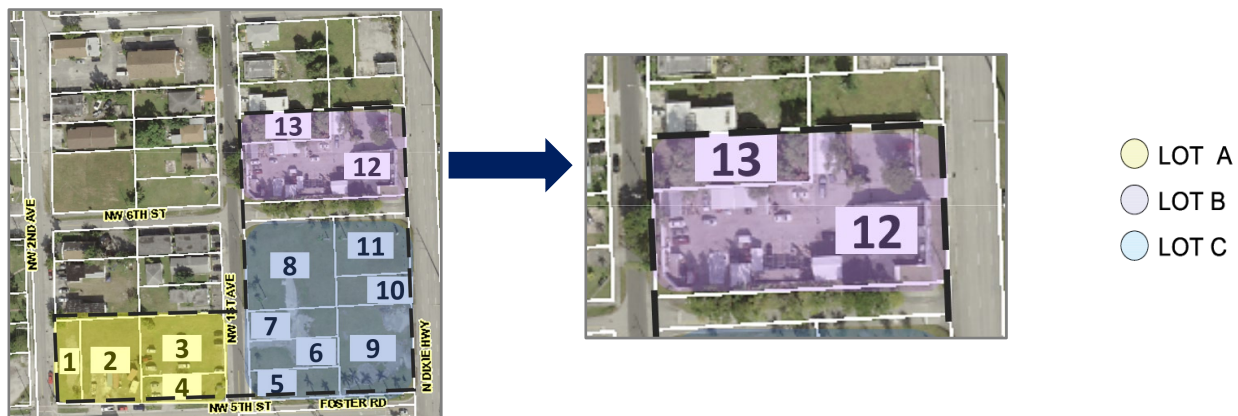


1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

assurance of conformity within the project as a whole. Further, PDO zoning provides the flexibility to determine the appropriateness of a code modification based on the suitability to the specific site than the variances process. Adherence to the strict review criteria for variance of Section 32-965 is not applicable with PDO zoning. Such modifications can be determined to have no significant impact on the actual project and neighboring properties, or that it may actually enhance the proposal through the negotiated process.

## ZONING CODE/TEXT/ MAP AMENDMENT

The applicant is requesting the text change of the zoning code of the two parcels (parcels 12 and 13) in Lot B. Parcel 12 is currently Central Regional Activity Center (RAC) Neighborhood Sub-District and we would like to change it to West Regional Activity Center (RAC) – Foster Road and Parcel 13 from Regional Activity Center Transitional Mixed-Use Sub-District to West Regional Activity Center (RAC) – Foster Road.



### Lot B Addresses:

605 N. Dixie Hwy. and 608 NW 1<sup>st</sup> Avenue

### Comprehensive Plan Land Use Designation:

Central Regional Activity Center (RAC) Transitional Mixed-Use and Central RAC Neighborhood

### Proposed Use:



1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

Two-story mixed-use building with 22 residential units.

**Lot Parcels and Description:**

- Parcel 12 (605 N. Dixie Hwy.)  
Zoning: Central RAC Transitional Mixed-Use Subdistrict (Section 32-198)  
Permitted Uses: Commercial and residential
- Parcel 13 (608 NW 1<sup>st</sup>. Ave.)  
Zoning: Central RAC Neighborhood Subdistrict (Section 32-197)  
Permitted Uses: Residential

The proposed project, as explained above, consists of three (3) lots. Lot B is currently divided into two (2) different parcels which are both zoned differently. Parcel 12's zoning designation is Central Regional Activity Center (RAC) Transitional Mixed-Use Subdistrict (Section 32-198). This zoning designation permits for commercial and residential uses. Parcel 13 is zoned Central Regional Activity Center (RAC) Neighborhood Subdistrict (Section 32-197), which allows for only residential uses. In order to develop the proposed project, parcels 13 and 12 will need to be renamed to the West Regional Activity Center (RAC) Foster Road designation, in order to comply with the commercial component of the proposed project, allow the inclusion of retail and office units and have consistency with the PDO Overlay re-zoning request. Although parcel 12 allows for commercial use, this request is to not only have zoning designation conformity and consistency within the overall project, but also to allow for future cafes, retail stores and other amenities that the residents will benefit from. This request is consistent with the future land use designation of PDO Overlay.

The purpose of the PDO Overlay request is to ensure that the zoning designation is in complete compliance with the proposed Comprehensive Plan designation. The Rezoning adheres to the review standards and guidelines of the City's Zoning and Land Development Code as described below:

- (1) **The proposed change is consistent with goals and objectives of the City's Comprehensive Plan.** The West RAC Foster Road District allows multifamily residential uses at a maximum density of 25 units per dwelling acre. Even at this density, the Project will create less of a demand on the infrastructure of the City. As described in the documents submitted with the Major Development application, there is sufficient available design capacity to sustain the levels of service established in the City's Comprehensive Plan for a project developed to the maximum density allowed pursuant to the PDO Overlay zoning designation.



1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

- (2) **The proposed change is consistent with and in scale with the established neighborhood land use pattern.** The proposed rezoning is consistent with the established land use pattern. The western portion of Lot B, parcel 13, will be comprised of multifamily residential apartment complex and is currently zoned Central RAC Neighborhood Subdistrict. Parcel 12 of Lot B is currently zoned Central RAC Transitional Mixed-Use Subdistrict, which allows for both residential and commercial use. The proposed property is skirted with residential and mixed-use properties. The development of this project, as proposed by the applicant, is consistent with the overall uses of the existing neighborhood.
- (3) **The proposed change will not create an isolated district unrelated to adjacent or nearby use districts (spot zoning).** The proposed rezoning would not create an isolated zoning district. The properties adjacent to the proposed project are currently zoned as follows:  
**North:** Regional Activity Center – Transitional Mixed Use  
**South:** West Regional Activity Center – Foster Road  
**East:** State Highway – N. Dixie Highway  
**West:** West Regional Activity Center – Foster Road  
By rezoning the proposed project, there will be uniformity in the zoning district in conformity with the City’s Future Land Use plans and not creating an isolated district.
- (4) **The proposed change will not alter the population density pattern and thereby have an adverse impact upon community facilities such as schools, streets, parks and utilities.** The development of the Property will add eighty-nine (89) residential units, a *de minimus* increase in the population of the City. Accordingly, the level of service for community facilities will not be adversely affected by the Rezoning and the development of the Project.
- (5) **The proposed change would correct illogically drawn existing use district boundaries.** Not applicable.



1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

- (6) **The proposed change would accommodate changed or changing conditions.** The changed conditions in the area will support for new multifamily housing opportunities, rather than only single-family use in the area and offer additional retail and office space, creating additional jobs for the residents.
- (7) **Substantial reasons do exist as to why the property cannot be used in accordance with the existing zoning.** Lot C of the proposed project has two different zoning designations, creating an unusual zoning area between the two parcels located on Lot C. Thus, the rezoning request will only allow for conformity within the zoning district and its designated use.
- (8) **The change is not out of scale with the needs of the neighborhood.** The proposed rezoning would be consistent with the surrounding neighborhood and not out of scale with the needs of the neighborhood.

Additionally, the proposed project will further the following goal, policies and objectives of the City's Comprehensive Land Use Plan:

**GOAL 1:** To provide a coordinated and compatible mix of land uses which encourages a high quality of life meeting the social, economic and physical needs of the present and future population of Hallandale Beach, while ensuring reasonable environmental protection and timely and efficient provision of services.

**POLICY 1.2.11:** The City shall reduce land use conflicts through prohibiting incompatible commercial uses in residential neighborhoods, through enforcement of the Hallandale Beach Zoning District requirements. Commercial development shall be limited primarily to the perimeter areas of Hallandale Beach's planning districts (as delineated in this Element). Well-planned mixed-use projects and appropriate neighborhood commercial uses in defined neighborhood commercial nodes are encouraged where they will improve an area or serve as neighborhood centers. However, commercial uses within residential areas shall not be considered incompatible if, through proper screening, buffering, design and access control, there are no significant noises, odors, fumes, vibrations or other negative impacts beyond the site boundaries, and provided the use is either tied to a neighborhood commercial node, or a peripheral commercial corridor or area.



1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

**POLICY 1.3.5:** High density residential developments should continue to be located with direct access to major arterial streets.

**POLICY 1.3.7:** development The City shall focus on compatible infill residential

**POLICY 1:18:1:** Increase economic development and 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).

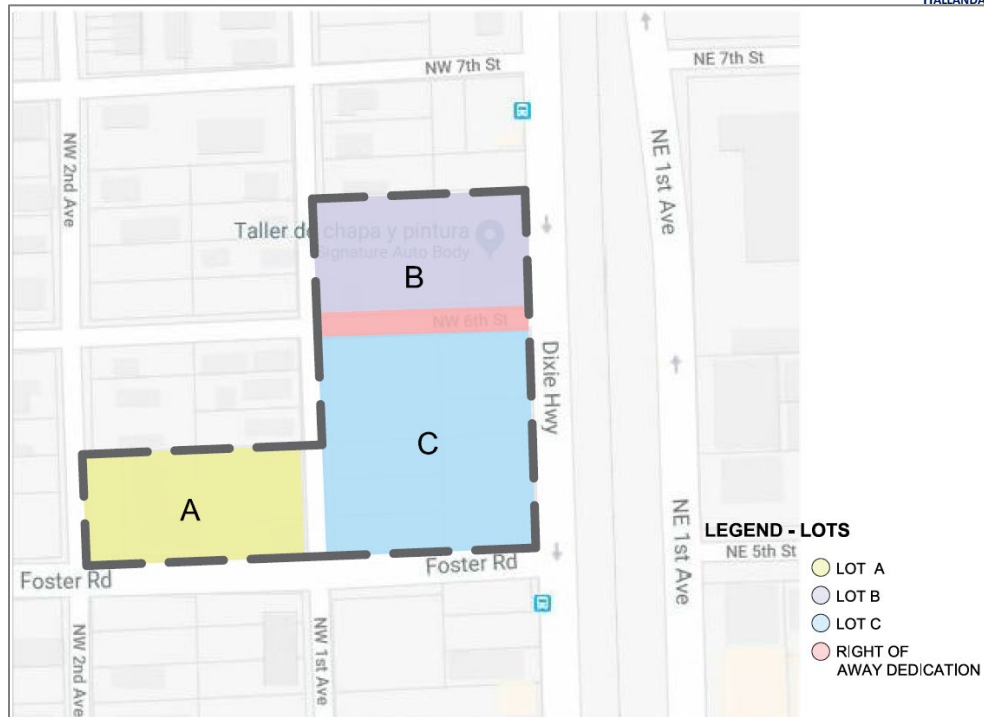
**POLICY 1.20.7:** The City shall continue to foster its "sustainable" community character with a variety of housing opportunities at varying price ranges, employment and retail uses, educational, community facilities, parks and recreational uses, etc. to the extent possible

## **RIGHT OF WAY VACATION**

The applicant is requesting a Right of Way Vacation along N.W. 6<sup>th</sup> Street of 0.24 Ac. The purpose of this request is to increase the size of Lot C by combining them into one larger lot. This increase in size will allow the augmentation of the total density in Lot C by an additional three (3) units, thus increasing the total number of units to 45 units for Lot C pursuant to the agreement between Hallandale City Center, LLC and Hallandale Beach Community Redevelopment Agency.



1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009



### **Lot C Legal Description**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, less the East 10.00 feet thereof, of Block E, of “GEORGE M. PHIPPENS’S SUBDIVISION” of Lots 11 and 12 of “FREDERICK’S SURVEY” a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida, said land situated, lying and being in Broward County, Florida.

### **Dedications along Lot A and Lot C:**

A five (5) feet R/W dedication is required along NW 2<sup>nd</sup> Avenue along with a ten (10) foot dedication along Foster Road. Currently there is an existing R/W on NW 2<sup>nd</sup> Avenue which appears to be 48 feet in width, therefore, a one (1) foot dedication would be required in order to obtain the 50ft minimum for street right-of-ways pursuant to the Code.

Furthermore, a ten (10) foot R/W dedication is required along Foster Road, a five (5) foot dedication along N.W. 1<sup>st</sup> Avenue, a ten (10) foot dedication along N.W. 6<sup>th</sup> Street and a four (4) foot dedication along Dixie Highway are also required. This will reduce the size of the parcel to 1.72 Ac. However, when calculating the size of the parcel with the S.W. 6<sup>th</sup> Street right of way,





1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

the size of the parcel increases to 1.96 Ac. thus increasing the maximum density allowed. Additionally, the commercial component of the proposed project requires a minimum width and/or depth. The parking garage also requires a certain width and depth due to parking stall dimensions and backup lane. All of these functions require the developer to set the setback closer to the property line. This is the reasoning behind the difference in setbacks on Lot C by North Dixie Highway and 1<sup>st</sup> Avenue.

<b>Permitted Density Without N.W. 6<sup>th</sup> Street Right of Way:</b> <ul style="list-style-type: none"><li>• Maximum density allowed is 25 du/Ac.</li><li>• Net Lot Size: 1.72 Ac.</li><li>• Proposed Units: 45</li><li>• Allowed Units: 42</li><li>• Units Shortfall: 3</li></ul>	<b>Permitted Density With N.W. 6<sup>th</sup> Street Right of Way:</b> <ul style="list-style-type: none"><li>• Maximum density allowed is 25 du/Ac.</li><li>• Net Lot Size with Right of Way: 1.96 Ac.</li><li>• Proposed Units: 45</li><li>• Allowed Units: 49</li><li>• Units Shortfall: None</li></ul>
---	---

**Right of Way – N.W. 6 Street (a Portion) Legal Description:**

A portion of land lying on the South line of lots 1 and 2, Block “G” of “GEORGE M. PHIPPENS’S SUBDIVISION” and the East right of way line of N.W. 1<sup>st</sup> Avenue and the West right of way line of North Dixie Highway and the North line of lots 11 and 12 of “GEORGE M. PHIPPENS’S SUBDIVISION” of “FREDERICK’S SURVEY” a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida, said land situated, lying and being in Broward County, Florida.

And

The North 10.00 feet of lots 11 and 12 of “GEORGE M. PHIPPENS’S SUBDIVISION” of “FREDERICK’S SURVEY” a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida, said land situated, lying and being in Broward County, Florida.

**Request Justification:**

The Right of Way Dedication along N.W. 6<sup>th</sup> Street of 0.24 Ac. will permit an increase of six (6) additional residential units for Lot C. This will certainly maximize the lot capacity and will provide much needed housing for the community and parking access to its residents. It will also



1250 E. HALLANDALE BEACH BLVD. S-1002  
HALLANDALE BEACH, FL 33009

allow for a total of eighty-nine (89) residential units for the entire proposed project, as agreed upon by the parties.

Further considerations for the request of the Right of Way along N.W. 6<sup>th</sup> Street:

- The properties on both sides of N.W. 6<sup>th</sup> Street Right of Way between N. Dixie Highway and N.W. 1<sup>st</sup> Avenue will be part of the proposed development.
- An access easement will be provided at N.W. 6<sup>th</sup> Street to maintain connection between N. Dixie Highway and N.W. 1<sup>st</sup> Avenue.
- Additional street parking will be available along N.W. 6<sup>th</sup> Street for residents and guests.
- A utility easement will be provided along N.W. 6<sup>th</sup> Street to allow existing/future utilities to remain.
- All of the properties south of the proposed project are residential and will not be adversely affected by the improvement of vehicular traffic along N.W. 6<sup>th</sup> Street.
- The proposed project will become a buffer that will reduce traffic noise in the surrounding area.
- The proposed project will reduce any existing traffic on N.W. 6<sup>th</sup> street.

Thank you in advance for your time and consideration of this project. Please do not hesitate to contact us, should you have any questions or concerns.

Sincerely,

Claudia Penas