



# HALLANDALE CITY CENTER

Foster Road and North Dixie Hwy.  
Hallandale Beach, FL 33009

JULY, 2019



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## DRAWING INDEX

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## DRAWING INDEX

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SUMMARY OF AREAS									
PARCEL	LOT	BLOCK	GROSS AREA	GROSS AREA	NET AREA	NET AREA	DEDICATION	DEDICATION	
ID	ID	ID	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	
A	1	F	7,113.97	0.1633	5,614.89	0.1289	1,499.08	0.0344	
A	2	F	7,101.07	0.1630	5,477.21	0.1257	1,623.86	0.0373	
A	3	F	7,083.21	0.1626	7,033.21	0.1615	50.00	0.0011	
A	4	F	7,096.74	0.1629	6,847.19	0.1572	249.55	0.0057	
A	5	F	7,053.87	0.1620	7,009.07	0.1609	44.70	0.0010	
A	6	F	7,097.12	0.1629	6,759.19	0.1552	249.93	0.0057	
TOTALS OF	AREAS		42,545.98	0.9767	38,828.86	0.8894	3,717.12	0.0852	
PARCEL	LOT	BLOCK	GROSS AREA	GROSS AREA	NET AREA	NET AREA	DEDICATION	DEDICATION	
ID	ID	ID	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	
B	1	G	7,498.96	0.1722	6,998.96	0.1607	250.00	0.0057	
B	2	G	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046	
B	3	G	7,498.96	0.1722	6,998.96	0.1607	250.00	0.0057	
B	4	G	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046	
B	5	G	7,498.96	0.1722	6,998.96	0.1607	250.00	0.0057	
B	6	G	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046	
TOTAL OF	AREAS		41,246.88	0.9471	39,896.88	0.8988	1,350.00	0.0309	
PARCEL	LOT	BLOCK	GROSS AREA	GROSS AREA	NET AREA	NET AREA	DEDICATION	DEDICATION	
ID	ID	ID	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	
C	1	E	7,500.00	0.1722	5,800.00	0.1331	1,700.00	0.0390	
C	2	E	6,250.00	0.1435	5,340.00	0.1226	1,410.00	0.0324	
C	3	E	7,500.00	0.1722	7,250.00	0.1664	250.00	0.0057	
C	4	E	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046	
C	5	E	7,500.00	0.1722	7,250.00	0.1664	250.00	0.0057	
C	6	E	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046	
C	7	E	7,500.00	0.1722	7,250.00	0.1664	250.00	0.0057	
C	8	E	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046	
C	9	E	7,500.00	0.1722	7,250.00	0.1664	250.00	0.0057	
C	10	E	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046	
C	11	E	7,500.00	0.1722	5,800.00	0.1331	1,700.00	0.0390	
C	12	E	6,250.00	0.1435	4,840.00	0.1111	1,410.00	0.0324	
TOTAL OF	AREAS		82,500.00	1.8942	74,480.00	1.7211	8,020.00	0.1840	

REQUIRED PARKING				
LOTS	UNITS/AREA	RATIO		SPACES
<b>LOT A</b>				
2 BED TOTAL RESIDENTIAL UNITS	22 UNITS	X	1.75	38.5
TOTAL VISITORS	0.5	X	20	10
	0.3	X	2	0.6
<b>TOTAL REQUIRED LOT A</b>				50
<b>LOT B</b>				
2 BED TOTAL RESIDENTIAL UNITS	22 UNITS	X	1.75	38.5
TOTAL VISITORS	0.5	X	20	10
	0.3	X	2	0.6
<b>TOTAL REQUIRED LOT B</b>				50
<b>LOT C</b>				
2 BED TOTAL RESIDENTIAL UNITS	45 UNITS	X	1.75	78.75
TOTAL VISITORS	0.5	X	20	10
	0.3	X	25	8
TOTAL RETAIL	12,530 sq. ft.	X	1/300	42
TOTAL OFFICE	14,000 sq. ft.	X	1/300	47
<b>TOTAL REQUIRED LOT C</b>				186
<b>TOTAL RESIDENTIAL</b>				197
<b>TOTAL RETAIL</b>				42
<b>TOTAL OFFICE</b>				47
<b>CITY OF HALLANDALE REQUIRED PARKING</b>				55
<b>TOTAL REQUIRED SITE PARKING</b>				34

SITE PLAN DATA		
LOT A		
ADDRESS	505 nw 2v /501 NW 1st. Av /110 Foster Rd.	
ZONING	WEST RAC	
GROSS AREA	42,545.98 SQ. FT. ( 0.9767 ACRES)	
NET AREA	38,828.86 SQ. FT. ( 0.88 ACRES)	
DEDICATION AREA	3,717-12 SQ. FT. ( 0.8852 ACRES)	
FLOOD ZONE	X-shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD	
ZONING CRITERIA	ALLOWED	PROPOSED
Occupancies	WEST RAC	WEST RAC
Residential Units (#)	22	22
SETBACKS	REQUIRED	PROPOSED
NW 5TH ST (Front)	Min 2 ft. Max 10 ft.	9'-6"
1ST AVE (Corner)	10'-0"	10'-6"
NW 2ND AVE (Corner)	10'-0"	10'-2"
Rear	20'-0"	22'-8"
BUILDING FRONTAGE	REQUIRED	PROPOSED
	50%	73%
BUILDING HEIGHT	REQUIRED	PROPOSED
	3 STORIES 40'-0"	2 STORIES 28'-8"
LANDSCAPE AREA	REQUIRED	PROPOSED
	15% (5,824 sq. ft.)	33 % (12,887 sq. ft.)
DENSITY (25 X ACRE)	ALLOWED	PROPOSED
2 BED TOTAL	22	22
PARKING	REQUIRED	PROPOSED
Spaces	50	50*
* 45 off street parking spaces, 5 parking spaces for visitors designated at (Lot C)		
* 5 Bicycle stands		
LOT B		
ADDRESS	605 N. Dixie Hwy and 608 NW 1st. Ave.	
ZONING	CENTER RAC	
GROSS AREA	41,246 SQ. FT. ( 0.9471 ACRES)	
NET AREA	39,896 SQ. FT. ( 0.8988 ACRES)	
DEDICATION AREA	1,350 SQ. FT. ( 0.0308 ACRES)	
FLOOD ZONE	X-shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD	
ZONING CRITERIA	ALLOWED	PROPOSED
Occupancies	CENTER RAC	WEST RAC
Residential Units (#)	22	22
SETBACKS	REQUIRED	PROPOSED
NW 6TH (Front)	Min 2 ft. Max 10 ft.	9'-6"
NORTH DIXIE HWY(Corner)	10'-0"	10'-8"
1ST AVE (Corner)	10'-0"	10'-0"
Rear	20'-0"	50'-7"
BUILDING FRONTAGE	REQUIRED	PROPOSED
	50%	86%
BUILDING HEIGHT	REQUIRED	PROPOSED
	3 STORIES 40'-0"	2 STORIES 28'-8"
LANDSCAPE AREA	REQUIRED	PROPOSED
	15% ( 5,985 sq. ft.)	17% (6,800 sq. ft.)
DENSITY (25 X ACRE)	ALLOWED	PROPOSED
2 BED TOTAL	22	22
PARKING	REQUIRED	PROPOSED
Spaces	50	57*
* 48 off street parking spaces, plus 9 parallel parking spaces ( 6th street.)		
* 5 bicycle stands		
LOT C'		
ADDRESS	501 N. Dixie Hwy.	
ZONING	WEST RAC	
GROSS AREA	82,500 SQ. FT. ( 1.8942 ACRES)	
NET AREA	74,480 SQ. FT. ( 1.7211 ACRES)	
DEDICATION AREA	8,020 SQ. FT. ( 0.1848 ACRES)	
NW 6TH ST R/W	10,367 SQ. FT. ( 0.2442 ACRES)	
NET AREA WITH R/W	84,847 SQ. FT. ( 1.9478 ACRES)	
FLOOD ZONE	X-shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD	
ZONING CRITERIA	ALLOWED	PROPOSED
Occupancies	WEST RAC	WEST RAC
Residential Units (#)	49	45
Retail Area (S.F.)		16,563 sq. ft.
Office Area (S.F.)		17,280 sq. ft.
SETBACKS	REQUIRED	PROPOSED
NORTH DIXIE HW (corner)	10'-0"	4'-7"
FOSTER RD(Front)	Min 2 ft. Max 10 ft.	4'-5"
1ST AVE (Corner)	10'-0"	3'-1"
NW 6TH ST (Rear)	20'-0"	N/A
BUILDING FRONTAGE	REQUIRED	PROPOSED
	50%	83%
BUILDING HEIGHT	REQUIRED	PROPOSED
	3 STORIES 40'-0"	3 STORIES 40'-0"
LANDSCAPE AREA	REQUIRED	PROPOSED
	15% ( 12,727 sq. ft.)	6% (5,000 sq. ft.)
DENSITY (25 X ACRE)	ALLOWED	PROPOSED
2 BED TOTAL	49	45
PARKING	REQUIRED	PROPOSED
OFF STREET PARKING		15
6 TH ST (PARALLEL PS)		5
STRUCTURED PARKING		
First floor		58
Second floor		62
Third Floor		62
Roof		65
TOTAL PARKING STRUCTURE		247
TOTAL PARKING	186	262
* 5 parallel parking at 6th st and 20 bicycle stands		
* 5 designated parking spaces for visitors for Lot A (counted under Lot A)		
Note: 55 Spaces are designated as public parking per RA. Total parking required is 186, provided is 210		
Lot C total area includes the R/W dedication of NW 6TH Street of 0.2442 Acres, the application for the R/W dedication will be submitted in conjunction with the DRC application		

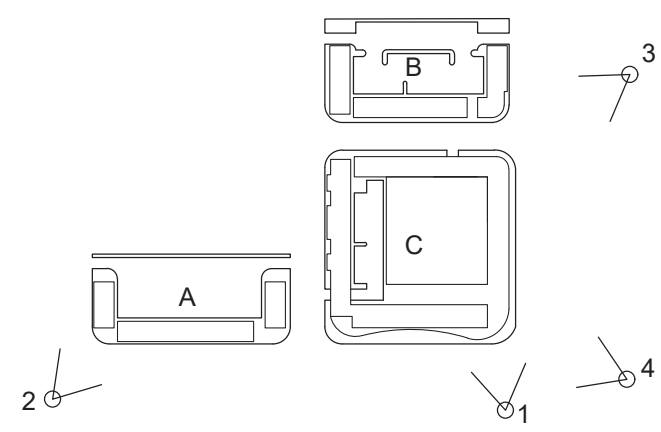
LIC. # 0014682





## 01 RENDERINGS

SCALE: 1/8" = 1'-0"



## 02 CAMERA LOCATION MAP

SCALE: 1/8" = 1'-0"



CFM ARCHITECTS

A.R. No. 0014682  
9950 SW 107th AVE, Suite # 200  
Miami, FL, 33176  
DATE: JULY 2018  
DRAWN BY: D.F.  
PROJECT MANAGER: C.F.

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER  
Foster Road and North Dixie Hwy.  
Hallandale Beach, FL 33009

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REVISIONS

PROJECT NO. 18021

SHEET

R-100  
OF

RENDERINGS

LIC. # 0014682





01 RENDERING / AERIAL TOP VIEW

SCALE: N.T.S.



CFM ARCHITECTS

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Miami, FL, 33176  
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REVISIONS

PROJECT NO. 18021  
SHEET

R-101  
OF

RENDERINGS

LIC. # 0014682

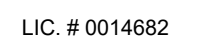
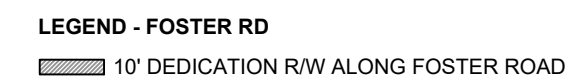




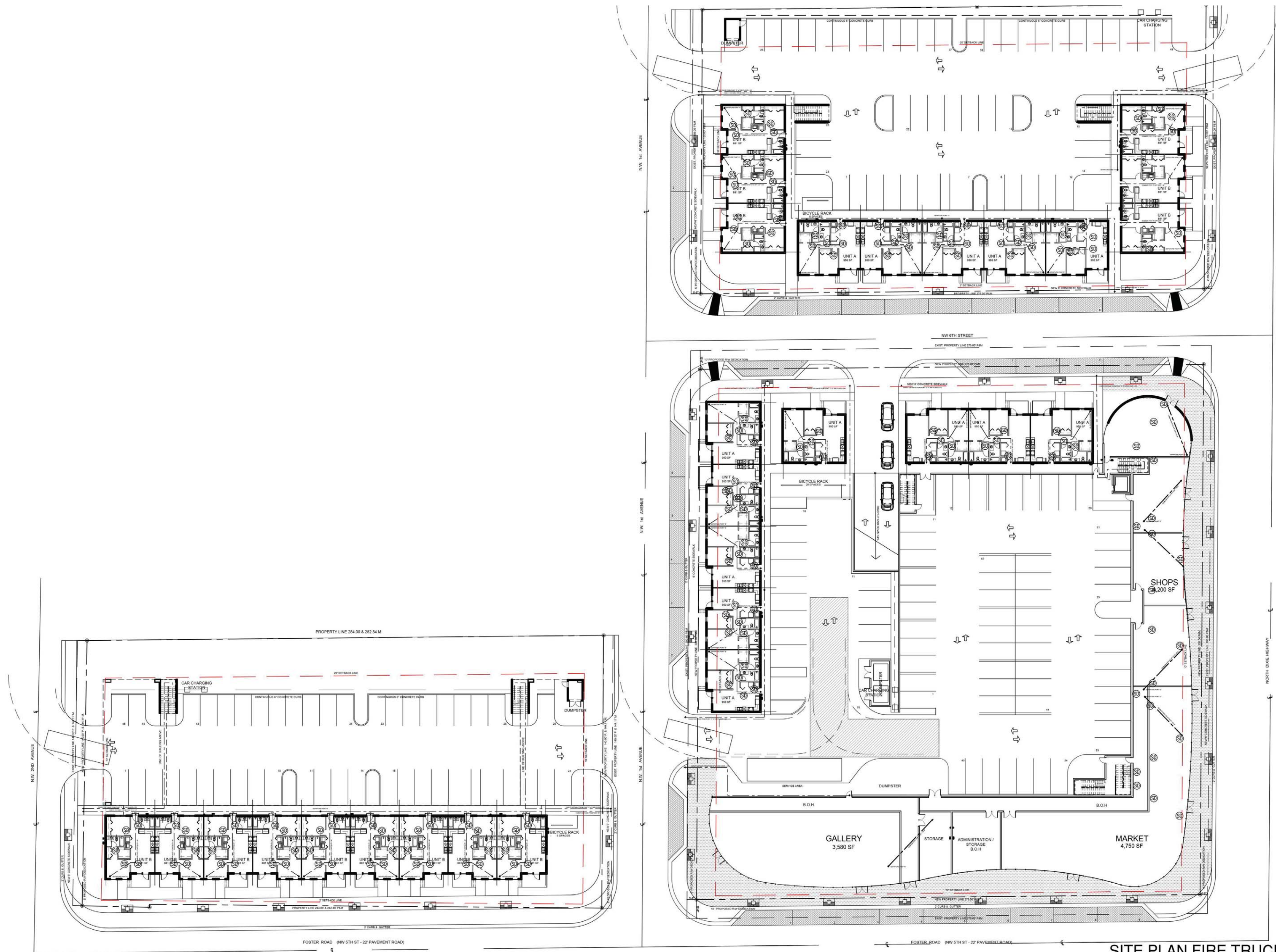




LOT C-BUILDING C		
5	5142-22-07-0010	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 1 BLK E
6	5142-22-07-0030	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 3 BLK E
7	5142-22-07-0040	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 5 BLK E
8	5142-22-07-0050	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 7,9,11 BLK E
9	5142-22-07-0020	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 5 LESS E 10 FOR RD R/W, 4 LESS E 10 FOR R/W, 6 LESS E 10 FOR RD R/W BLK E
10	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	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



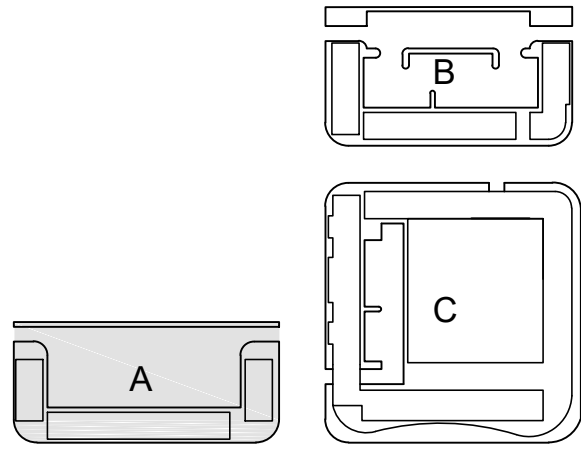






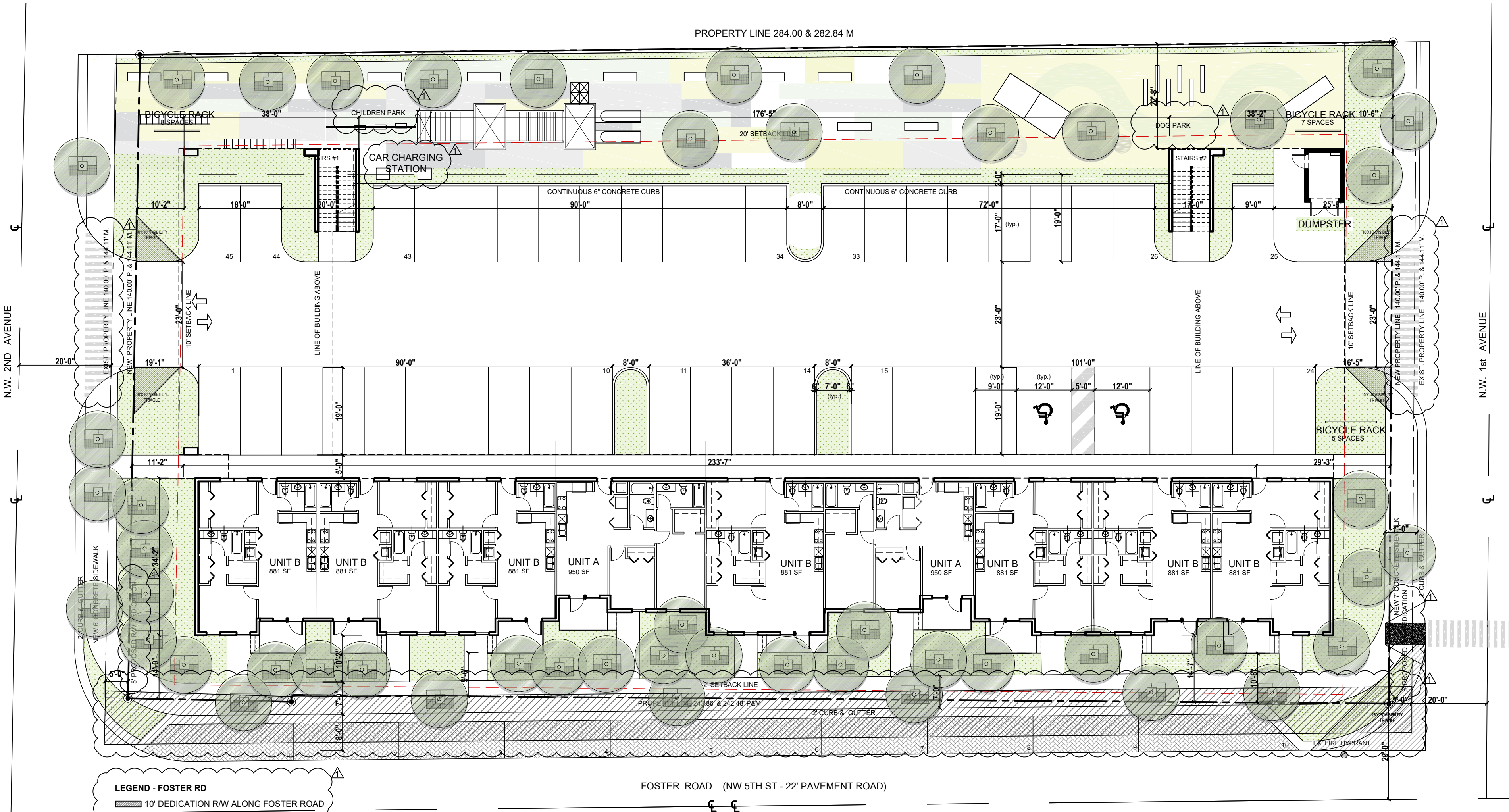
02 KEY LOCATION MAP

SCALE: 1" = 10'



01 BUILDING A - SITE PLAN

SCALE: 3/32" = 1'-0"



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NOTES:  
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REVISIONS
1 SITE APPROVAL

PROJECT NO. 18021  
SHEET

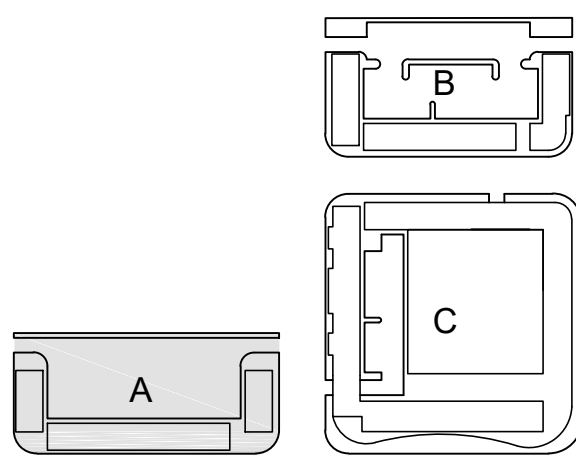
SP- 102  
OF

SITE PLAN  
BUILDING A

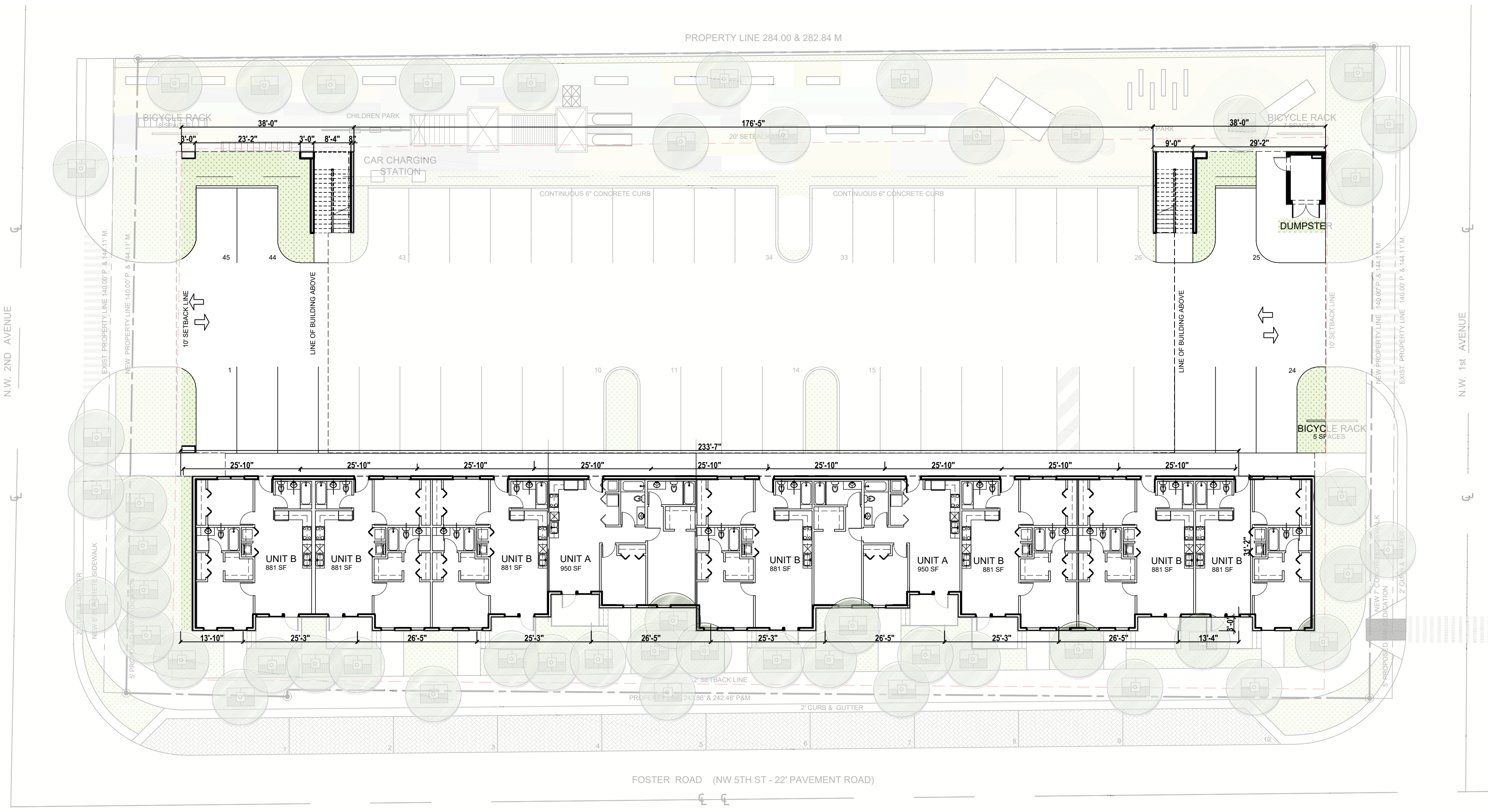
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02 KEY LOCATION MAP



01 BUILDING A - GROUND FLOOR



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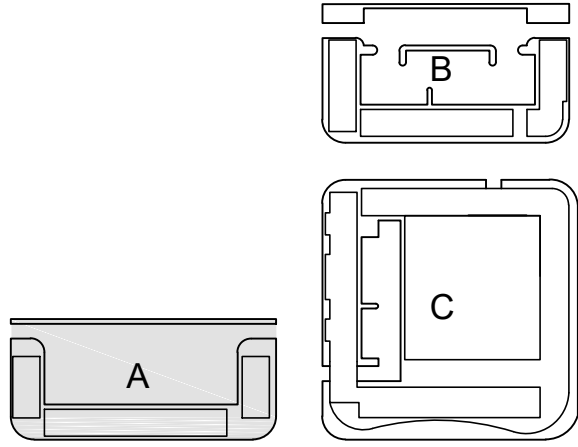
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REVISIONS

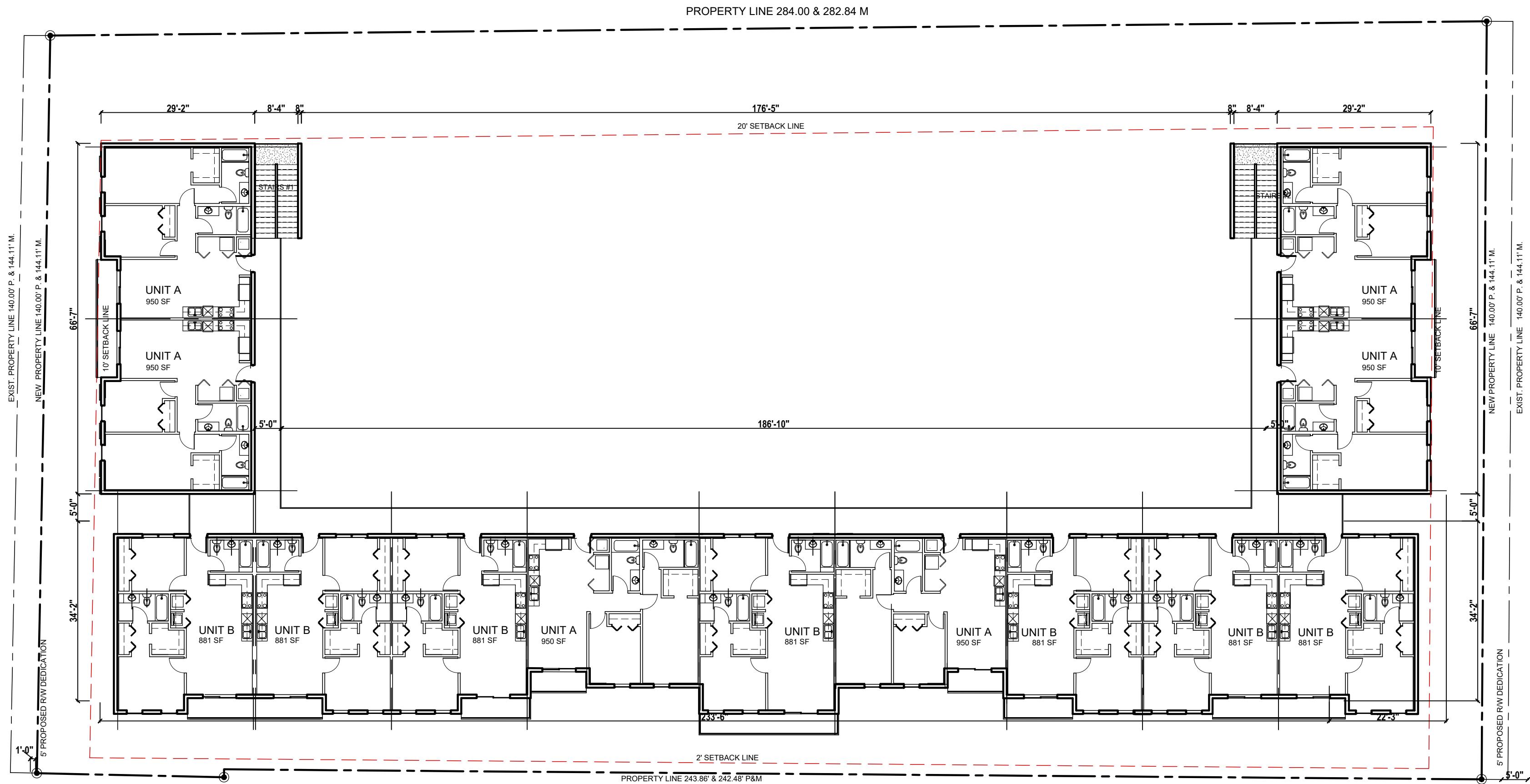
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SHEET  
A - 101  
OF  
GROUND  
FLOOR  
BUILDING A  
LIC. # 0014682





## 02 KEY LOCATION MAP

SCALE: N.T.S.



## 01 BUILDING A - SECOND FLOOR

SCALE: 3/32" = 1'-0"



**cfm**  
ARCHITECTS

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REVISIONS

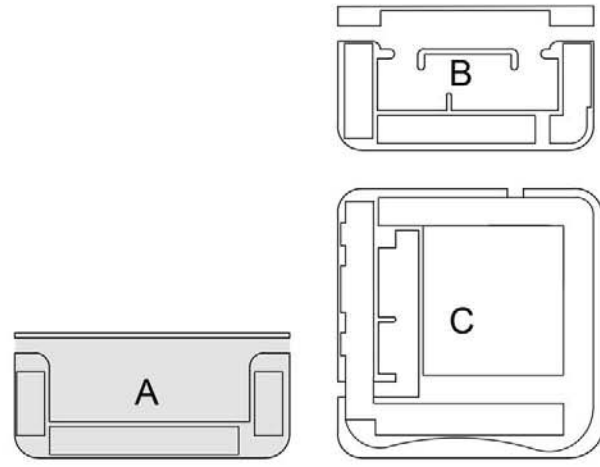
PROJECT NO. 18021  
SHEET

A - 102  
OF

SECOND  
FLOOR  
BUILDING A

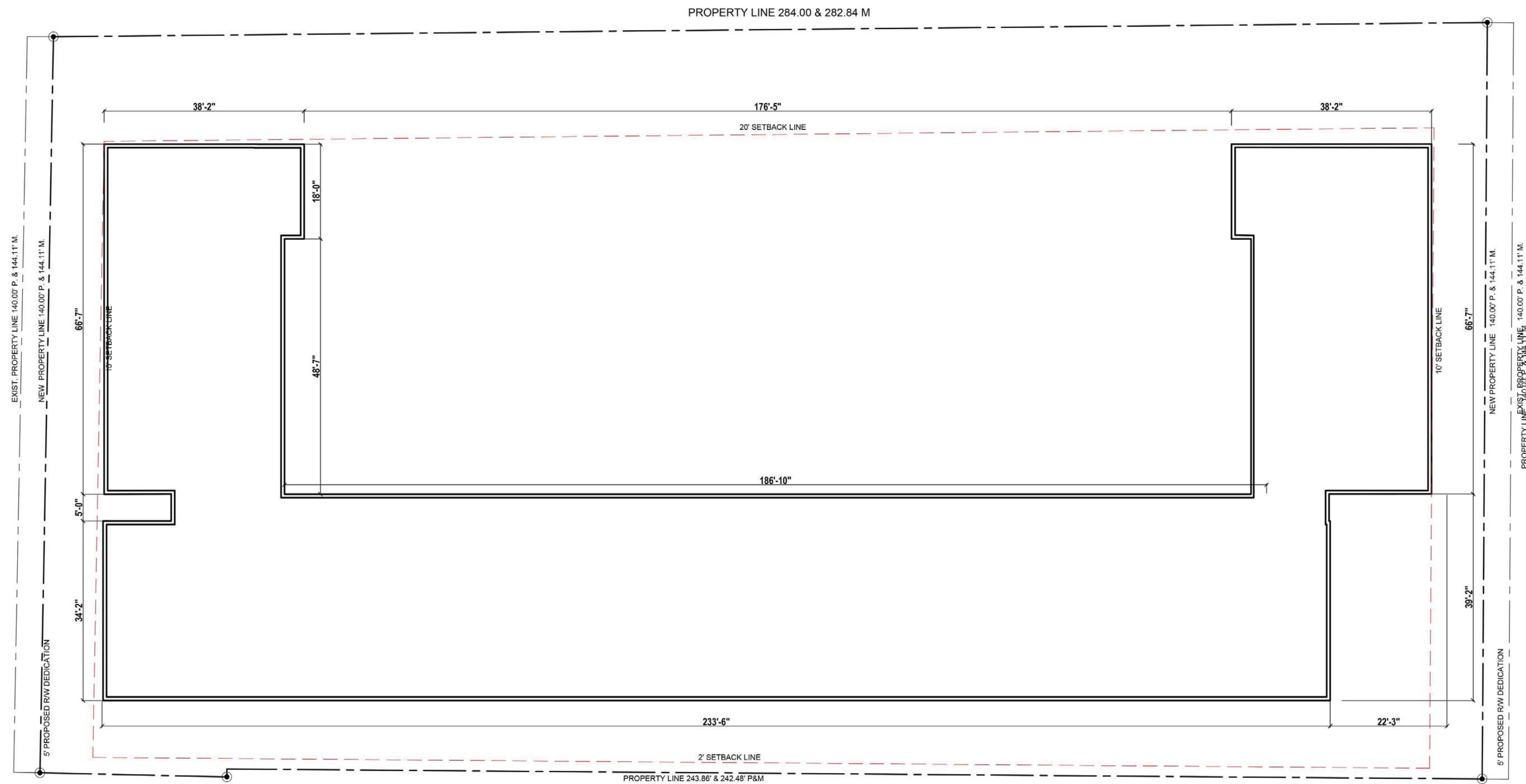
LIC. # 0014682





## 02 KEY LOCATION MAP

SCALE: N.T.S.



## 01 BUILDING A - ROOF PLAN

SCALE: 3/32" = 1'-0"



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DRAWN BY: DF  
PROJECT MANAGER: C.F.

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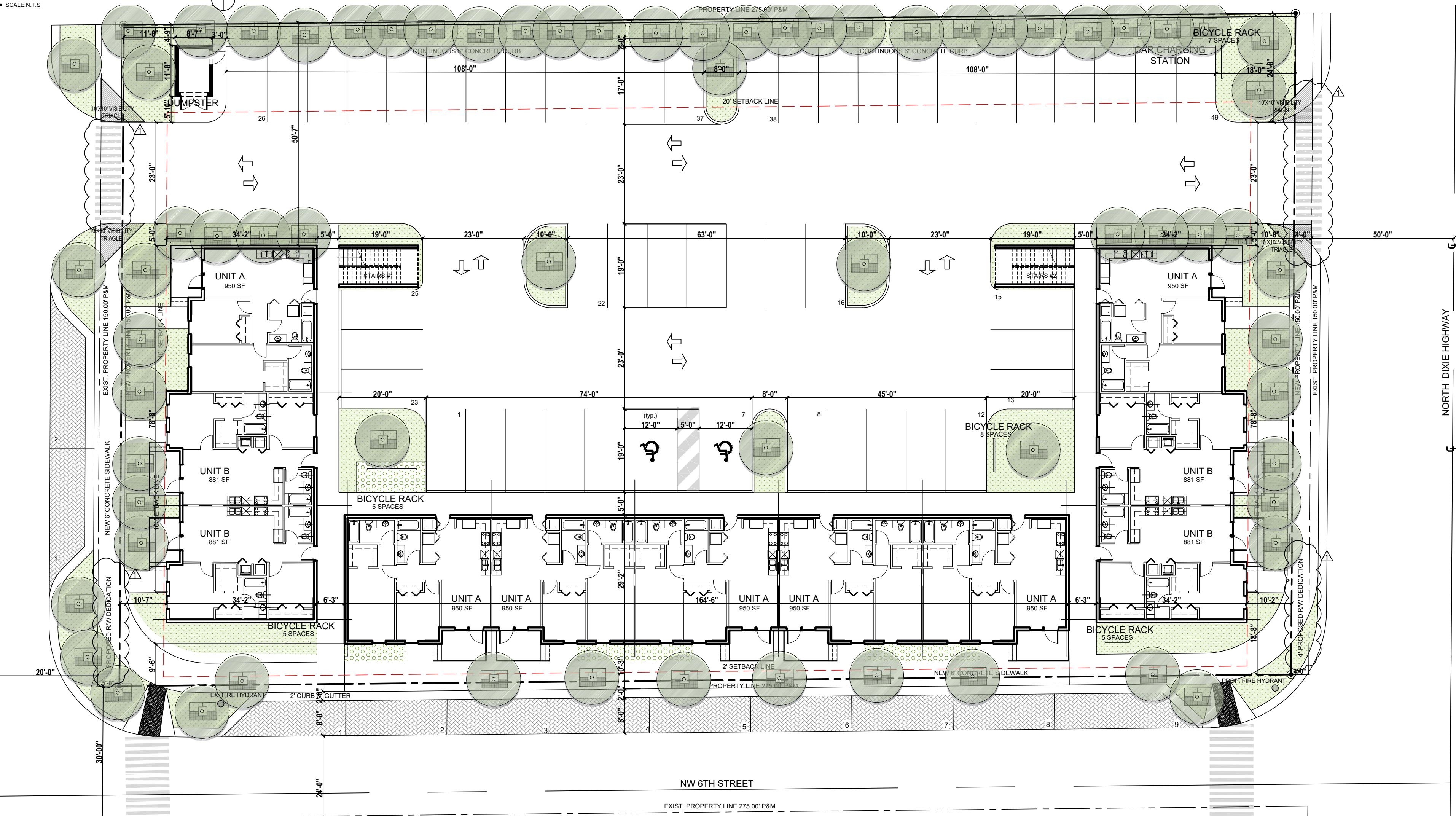
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PROJECT NO. 18021  
SHEET  
A - 103  
OF  
ROOF  
PLAN  
BUILDING A  
LIC. # 0014682

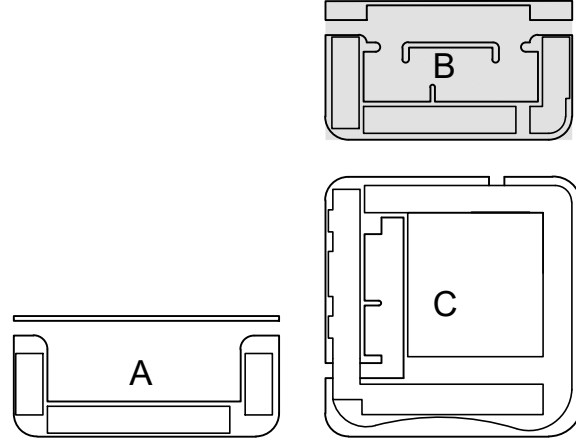


## 02 KEY LOCATION MAP



## 01 BUILDING B - SITE PLAN

SCALE: 3/32" = 1'-0"



CFM ARCHITECTS  
CRISTINA FANDINO AIA  
A.R. No. 0014682  
9950 SW 107th Ave, Suite # 200  
Miami, FL, 33176  
DATE: JULY 2018  
DRAWN BY: D.F.  
PROJECT MANAGER: C.F.

HALLANDALE CITY CENTER  
Foster Road and North Dixie Hwy.  
Hallandale Beach, FL 33009

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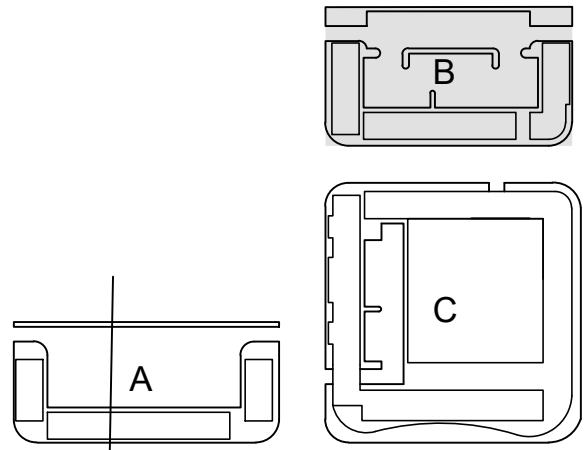
REVISIONS
1. SITE APPROVAL

PROJECT NO. 18021  
SHEET  
  
SP-103  
OF  
  
SITE PLAN  
BUILDING B

LIC. # 0014682

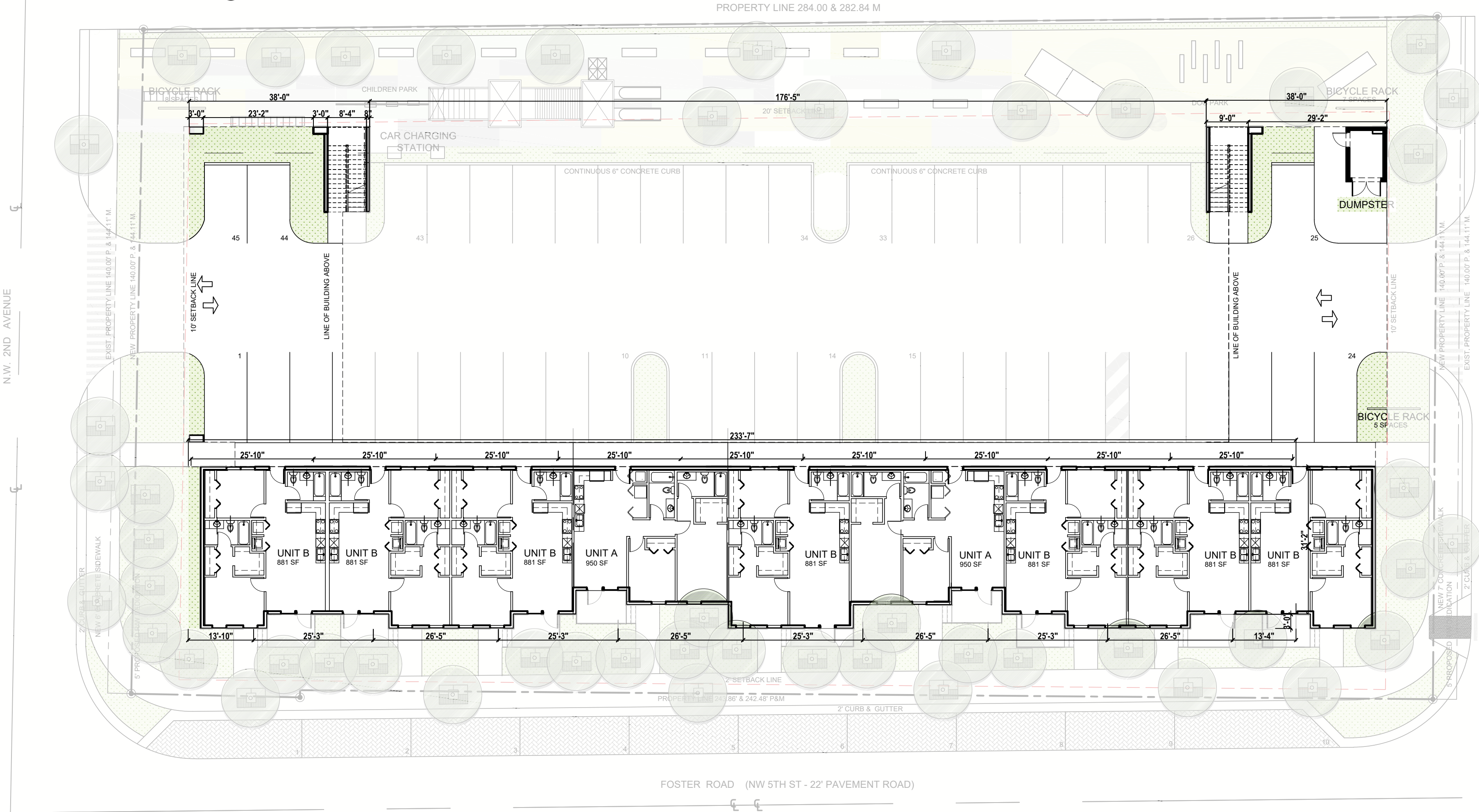


02 KEY LOCATION MAP



01 BUILDING B - GROUND FLOOR

SCALE: 3/32" = 1'-0"



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9950 SW 107th AVE, Suite # 200  
Miami, FL, 33176  
DATE: JULY 2018  
DRAWN BY: D.F.  
PROJECT MANAGER: C.F.

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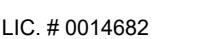
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REVISIONS

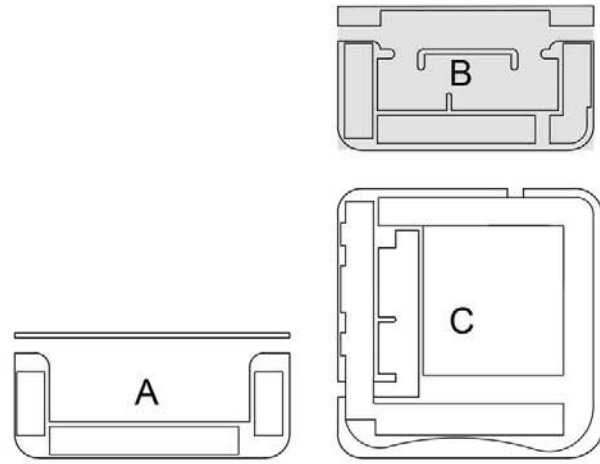
PROJECT NO. 18021  
SHEET  
A - 104  
OF  
GROUND  
FLOOR  
BUILDING B

LIC. # 0014682



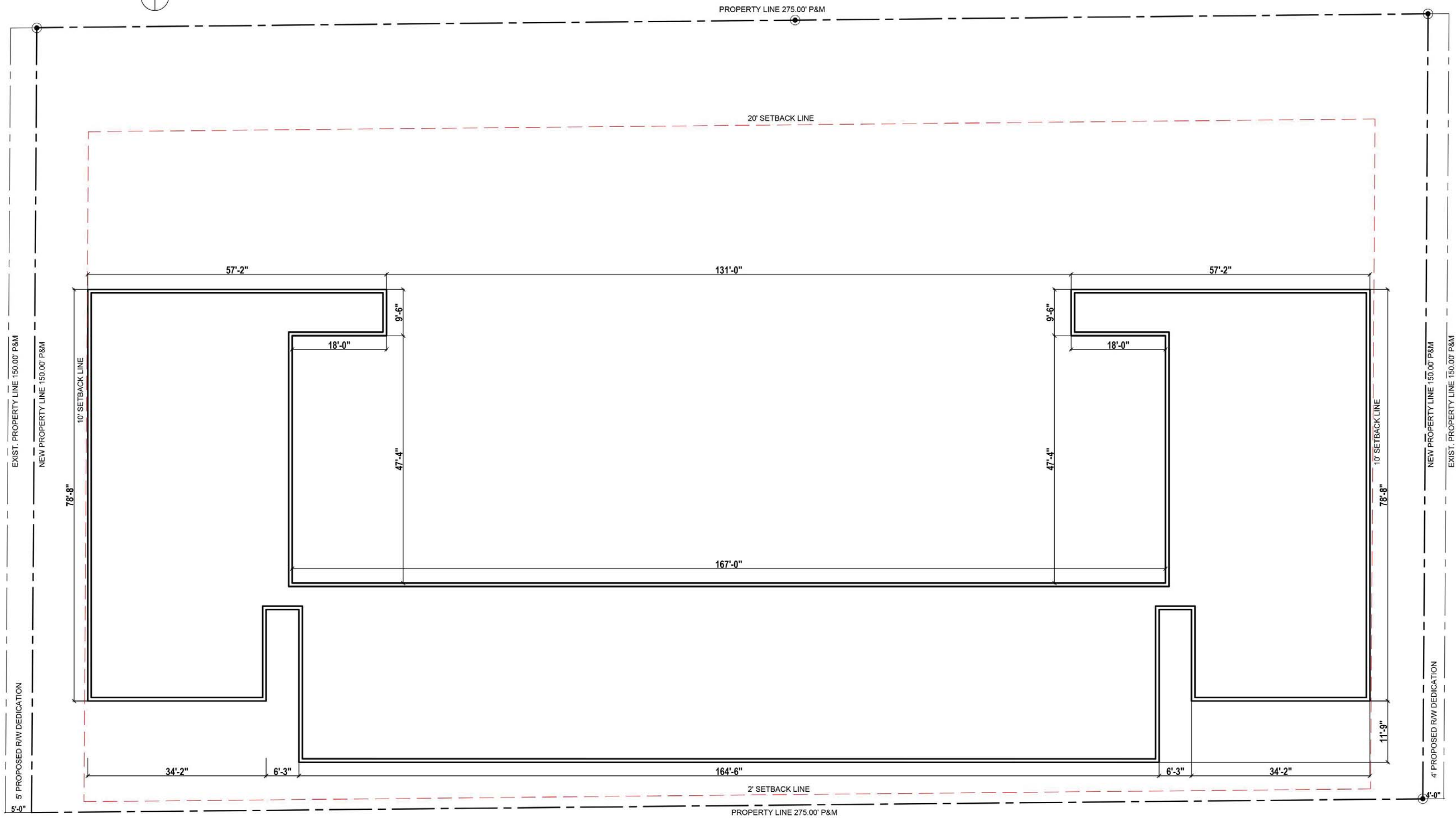






## 02 KEY LOCATION MAP

SCALE: N.T.S.



## 01 BUILDING B - ROOF PLAN

SCALE: 3/32" = 1'-0"



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A.R. No. 0014682  
9950 SW 107th AVE, Suite # 200  
Miami, FL, 33176  
DATE: JULY 2018  
DRAWN BY: DF  
PROJECT MANAGER: C.F.

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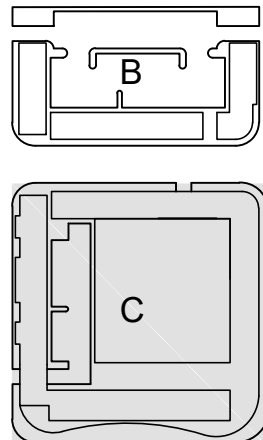
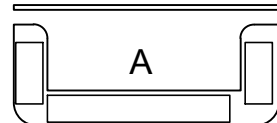
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REVISIONS

PROJECT NO. 18021  
SHEET  
A - 106  
OF  
ROOF  
PLAN  
BUILDING B  
LIC. # 0014682

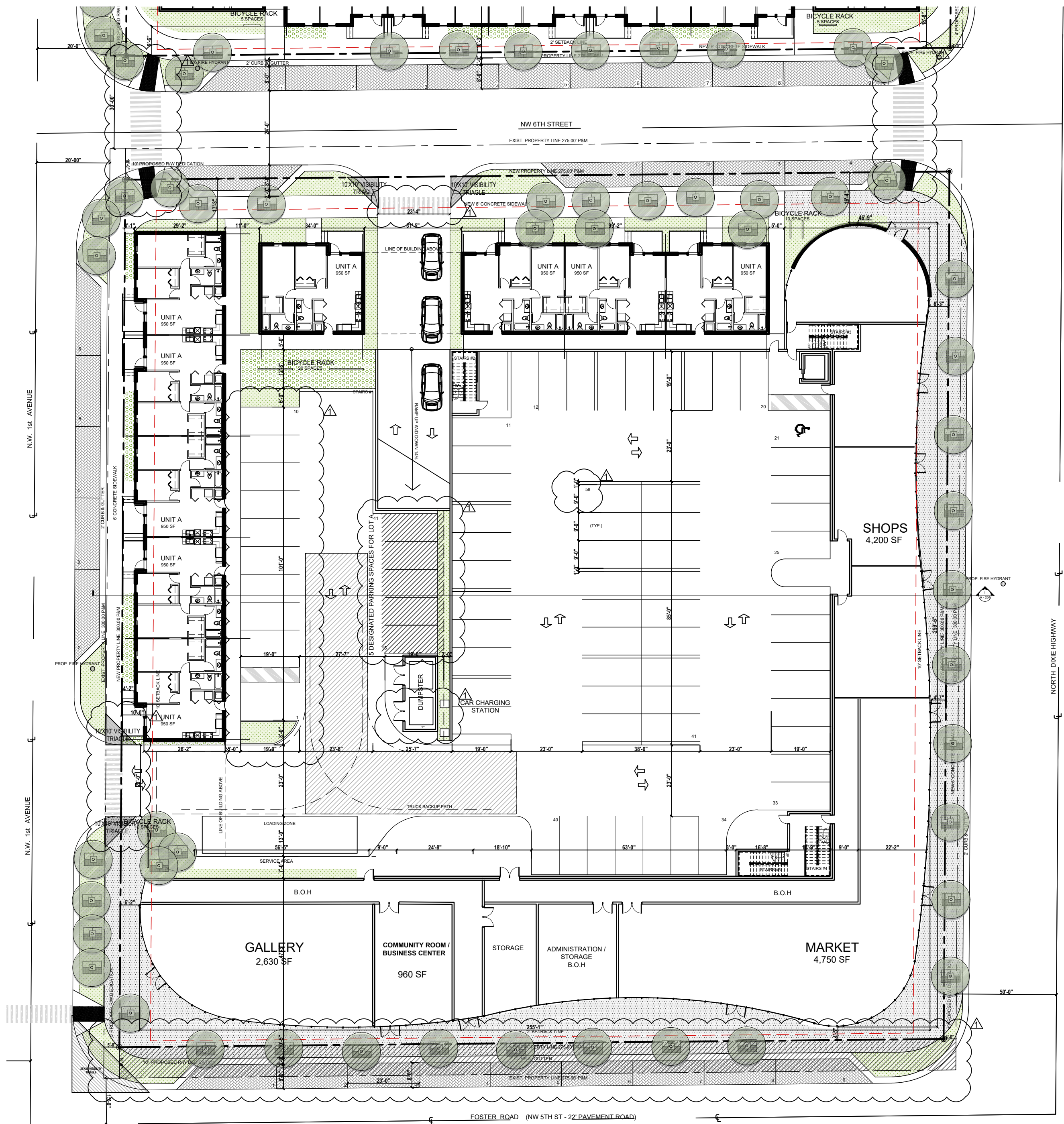


## 02 KEY LOCATION MAP



## 01 BUILDING C - SITE PLAN

LEGEND - FOSTER RD  
10' DEDICATION R/W ALONG FOSTER ROAD



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DRAWN BY: D.F.  
PROJECT MANAGER: C.F.

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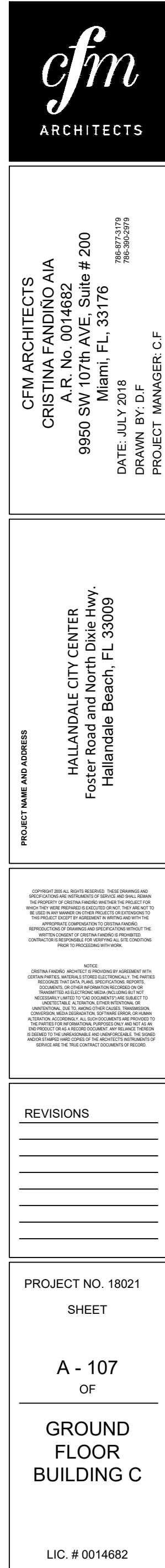
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REVISIONS
1 SITE APPROVAL

PROJECT NO. 18021  
SHEET  
  
SP-104  
OF  
  
SITE PLAN  
BUILDING C

LIC. # 0014682





CFM ARCHITECTS  
CRISTINA FANDIÑO AIA  
A.R. No. 0014682  
9950 SW 107th AVE, Suite # 200  
Miami, FL, 33176  
DATE: JULY 2018  
DRAWN BY: D.F  
PROJECT MANAGER: C.F

**NAME AND ADDRESS**

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Foster Road and North Dixie Hwy.  
Hallandale Beach, FL 33009

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## REVISIONS

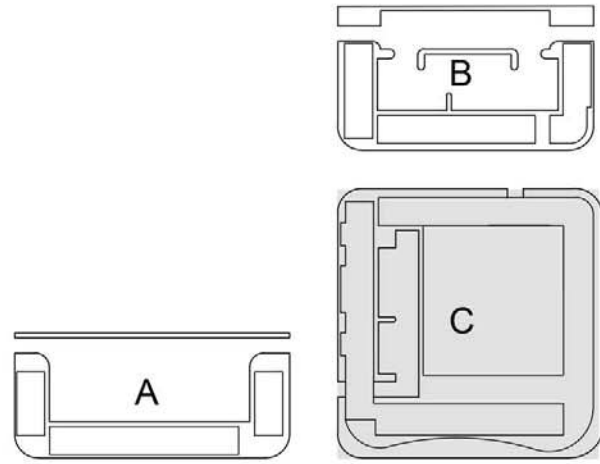
PROJECT NO. 18021  
SHEET

A - 107  
OF

GROUND  
FLOOR  
BUILDING C

LIC. # 0014682



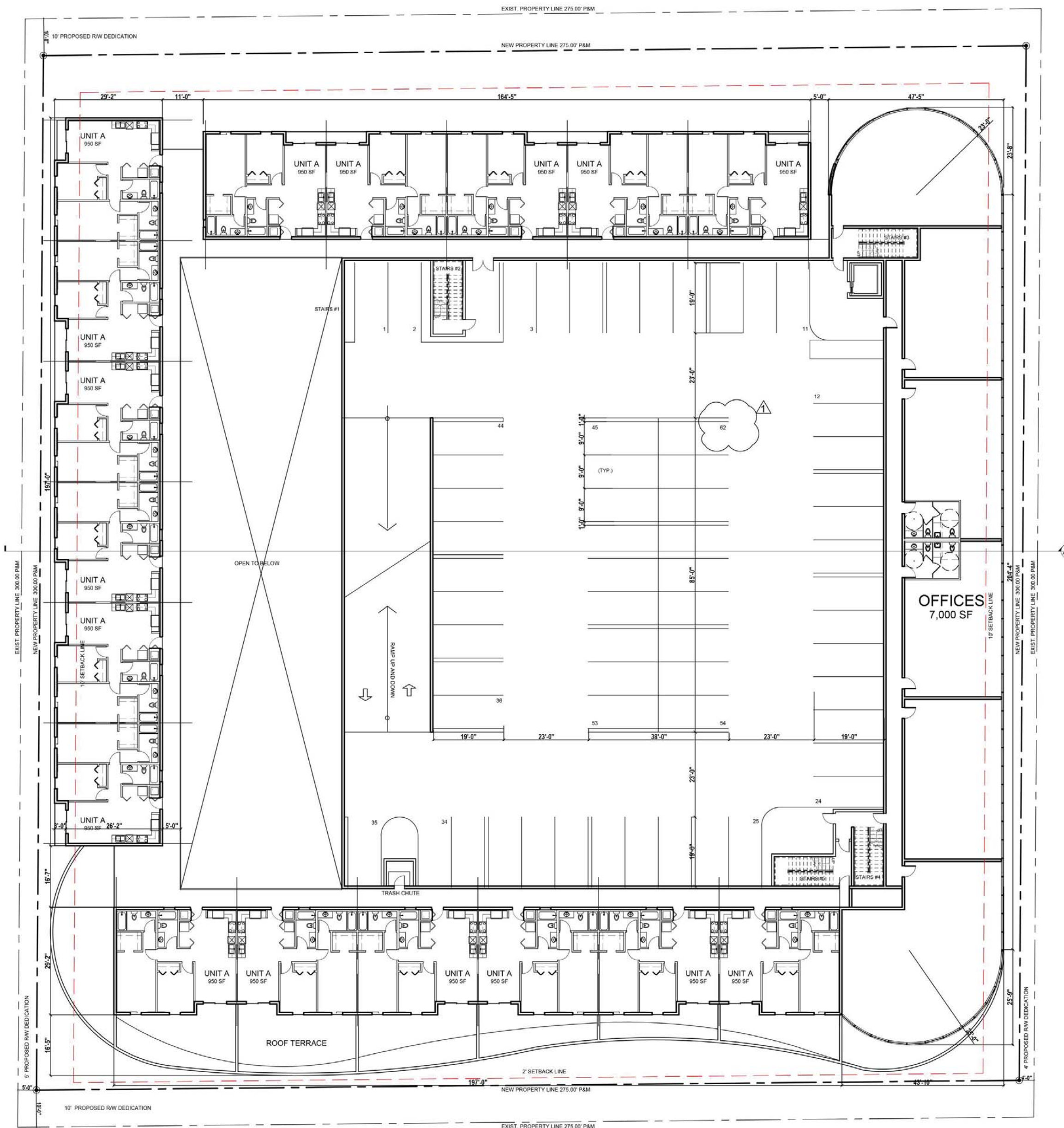


## 02 KEY LOCATION MAP

SCALE: N.T.S.

## 01 SECOND FLOOR - BUILDING C

SCALE: 3/32" = 1'-0"



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CRISTINA FANDINO AIA  
A.R. No. 0014682  
9950 SW 107th Ave., Suite # 200  
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DATE: JULY 2018  
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PROJECT MANAGER: C.F.

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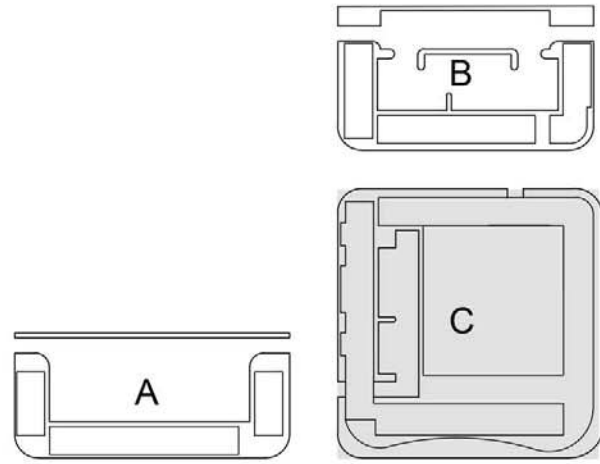
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REVISIONS  
1. SITE APPROVAL

PROJECT NO. 18021  
SHEET  
A - 108  
OF  
SECOND  
FLOOR  
BUILDING C

LIC. # 0014682



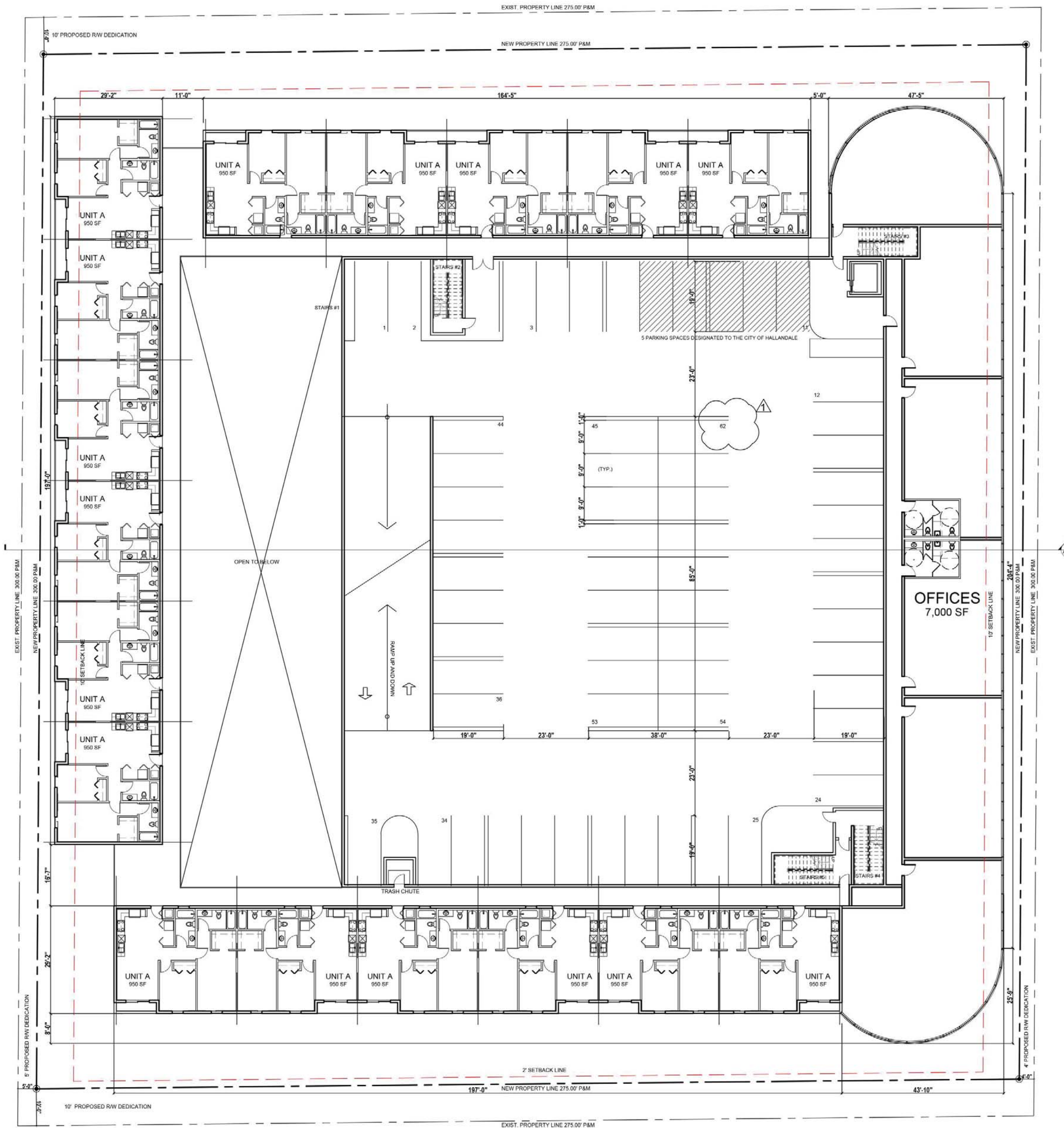


## 02 KEY LOCATION MAP

SCALE: N.T.S.

## 01 BUILDING C - THIRD FLOOR

SCALE: 3/32" = 1'-0"



*cfm*  
ARCHITECTS

CFM ARCHITECTS  
CRISTINA FANDINO AIA

A.R. No. 0014682

9950 SW 107th Ave, Suite # 200

Miami, FL, 33176

DATE: JULY 2018

DRAWN BY: DF

PROJECT MANAGER: C.F.

PROJECT NAME AND ADDRESS

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### REVISIONS

1 SITE APPROVAL

PROJECT NO. 18021

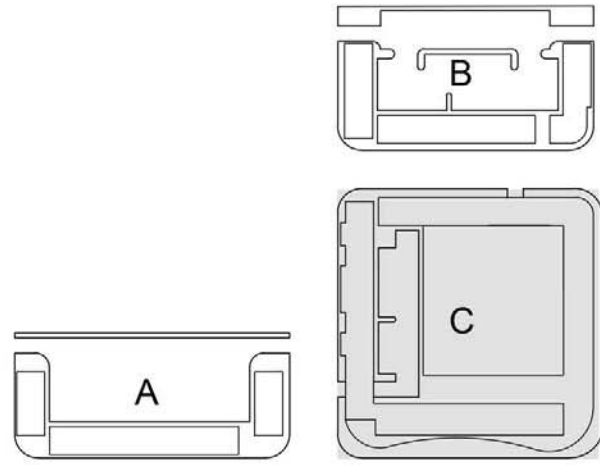
SHEET

A - 109  
OF

THIRD FLOOR  
BUILDING C

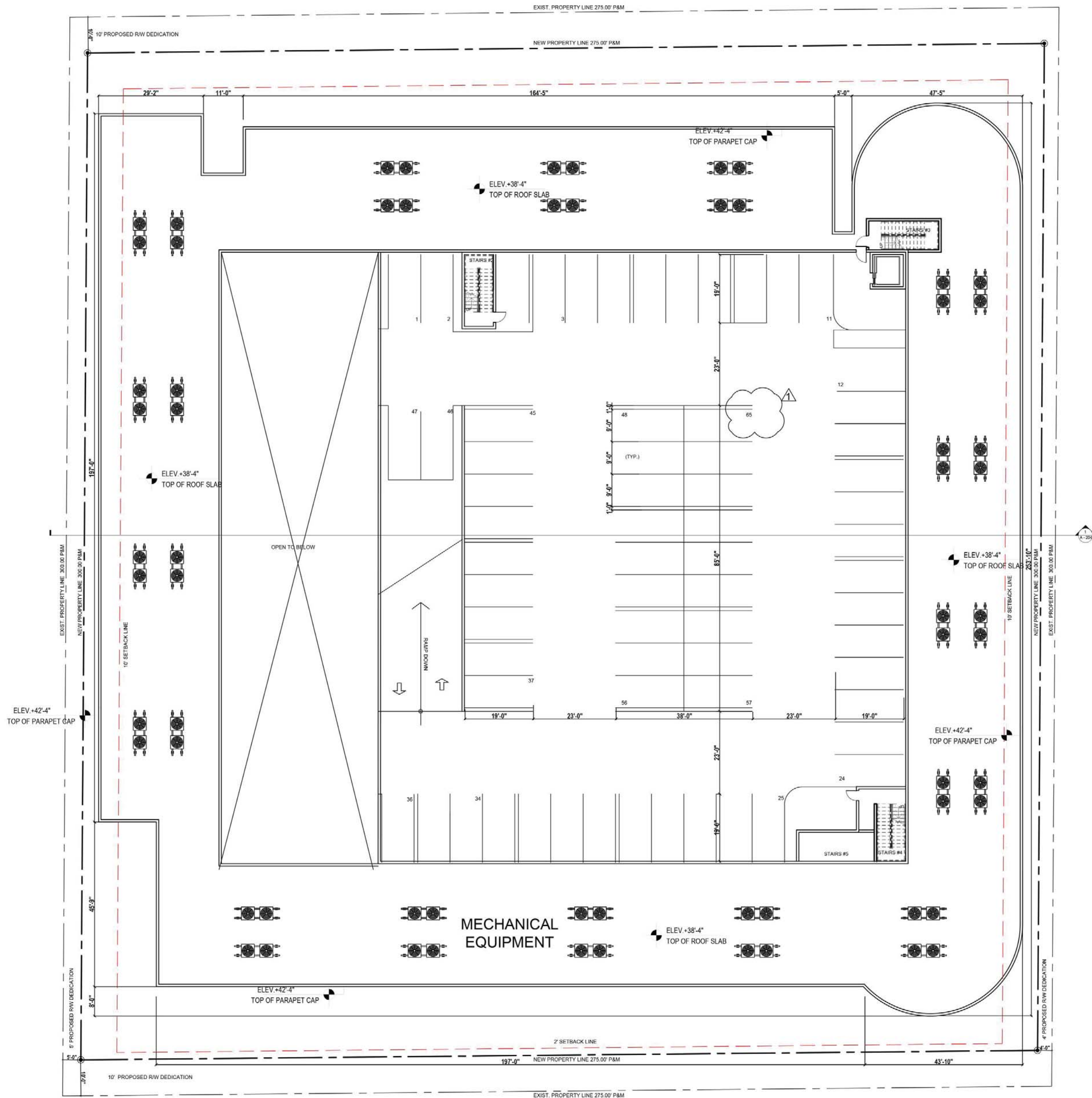
LIC. # 0014682





## 02 KEY LOCATION MAP

SCALE: N.T.S.



**PARKING NOTE**  
50 PARKING SPACES FOR THE CITY OF  
HALLANDALE LOCATED AT THIS FLOOR

## 01 BUILDING C - ROOF PLAN

SCALE: 3/32" = 1'-0"



CFM ARCHITECTS  
CRISTINA FANDINO AIA  
A.R. No. 0014682  
9950 SW 107th AVE, Suite # 200  
Miami, FL, 33176  
DATE: JULY 2018  
DRAWN BY: DF  
PROJECT MANAGER: C.F.

HALLANDALE CITY CENTER  
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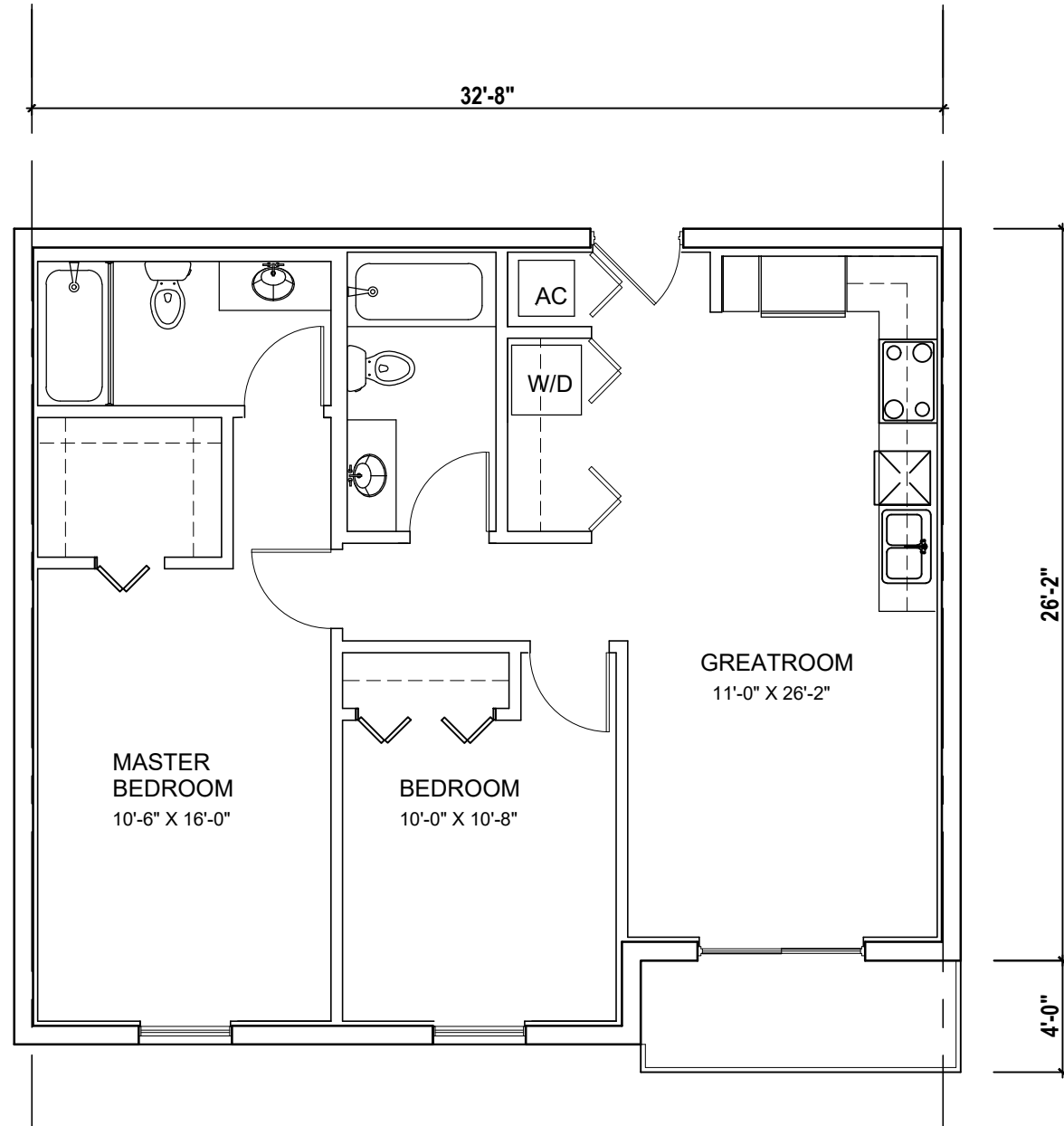
REVISIONS  
SITE APPROVAL

PROJECT NO. 18021  
SHEET

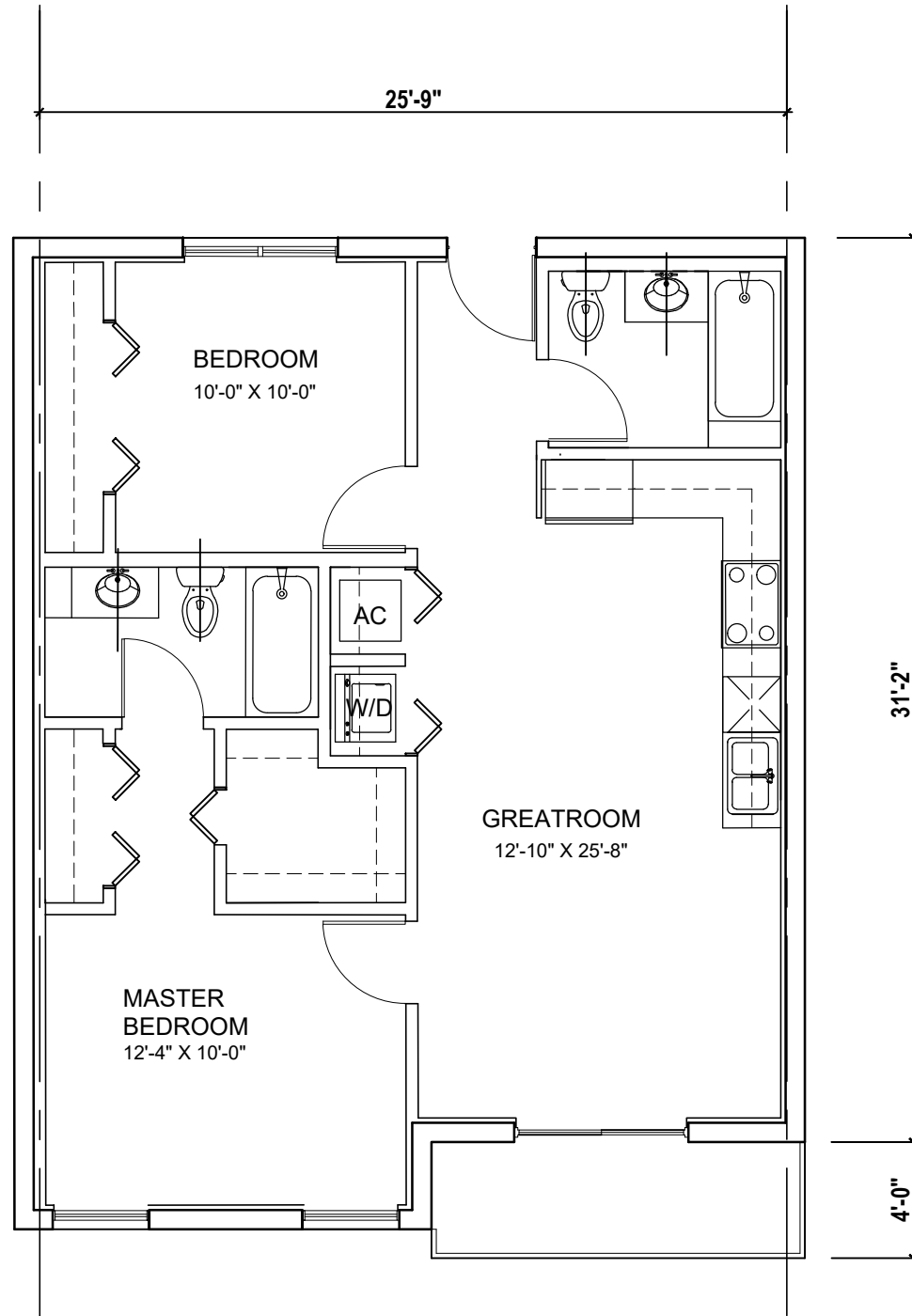
A - 110  
OF  
ROOF  
PLAN  
BUILDING C

LIC. # 0014682





01 UNIT A - 950 Sq. Ft.  
SCALE: 1/4" = 1'-0"



02 UNIT B - 881 Sq. Ft.  
SCALE: 1/4" = 1'-0"



CFM ARCHITECTS  
CRISTINA FANDINO AIA  
A.R. No. 0014682  
9950 SW 107th AVE, Suite # 200  
Miami, FL, 33176  
DATE: JULY 2018  
DRAWN BY: D.F.  
PROJECT MANAGER: C.F.

PROJECT NAME AND ADDRESS

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Foster Road and North Dixie Hwy.  
Hallandale Beach, FL 33009

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REVISIONS

NO.	DESCRIPTION

PROJECT NO. 18021  
SHEET

A - 111  
OF

ARCHITECTURE  
PLANS

LIC. # 0014682





1. STUCCO FINISH SW 7070. COLOR: SILE WHITE
2. STUCCO FINISH SW 6254. COLOR: YELLOW
3. STUCCO FINISH SW 7075. COLOR: GREEN
4. METAL MULLION - BLACK ALUMINUM FINISH FOR CURTAIN WALL.
5. METAL TUBULAR RAILING
6. CURTAIN WALL STORE FRONT GLASS. STORE FRONT GLAZING AREA PER SECTION 32.201(S)(A)(3), (TYP.)
7. SLIDING GLASS DOOR WITH METAL FRAMING
8. FRONT GLASS DOOR WITH METAL FRAMING
9. WINDOW D= 2'x4' WITH METAL FRAMING
10. WINDOW D= 2'x3' WITH METAL FRAMING
11. FIXED WINDOW D= 3'x7'-4" WITH METAL FRAMING
12. PERMEABLE SKIN



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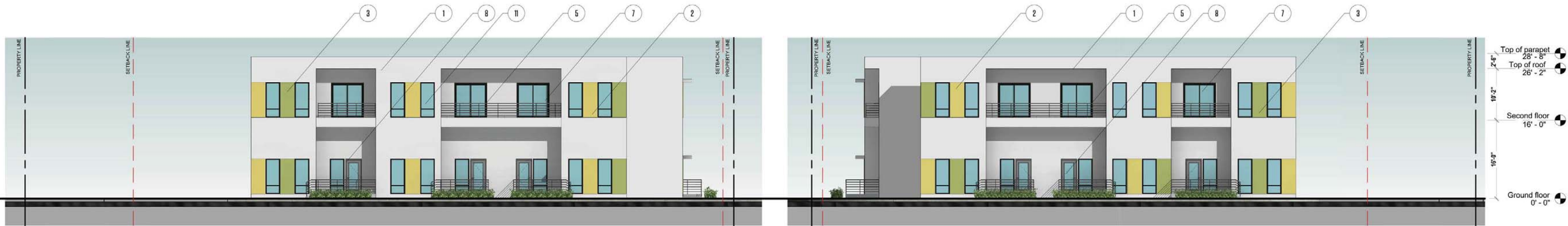
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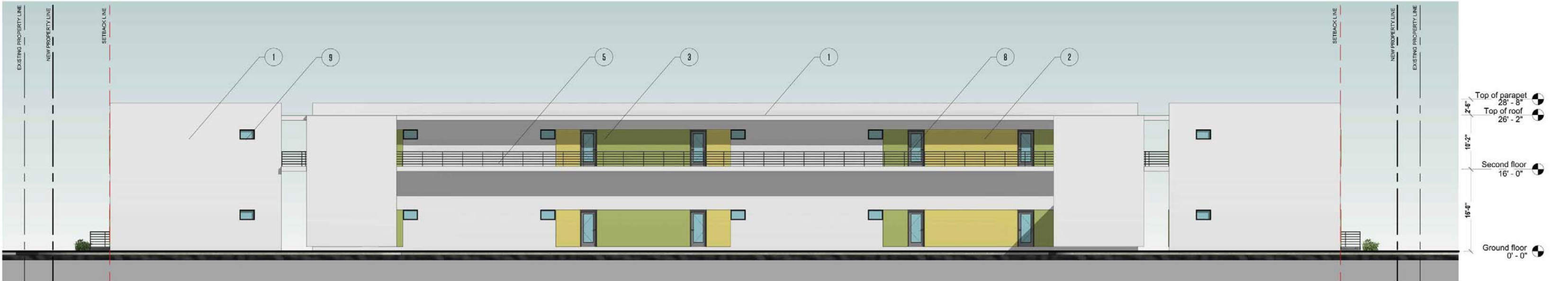


01 BUILDING B - SOUTH ELEVATION - NW 6TH ST  
SCALE: 3/32" = 1'-0"



02 BUILDING B - WEST ELEVATION - NW 1ST AVE  
SCALE: 3/32" = 1'-0"

03 BUILDING B - EAST ELEVATION - NORTH DIXIE HWY  
SCALE: 3/32" = 1'-0"



04 BUILDING B - NORTH ELEVATION - REAR  
SCALE: 3/32" = 1'-0"

LEGEND

1. STUCCO FINISH SW 7070. COLOR: SITE WHITE
2. STUCCO FINISH SW 6254. COLOR: YELLOW
3. STUCCO FINISH SW 7075. COLOR: GREEN
4. METAL MULLION - BLACK ALUMINUM FINISH FOR CURTAIN WALL
5. METAL TUBULAR RAILING
6. CURTAIN WALL STORE FRONT GLASS. STORE FRONT GLAZING AREA PER SECTION 32.201(5)(A)(3). (TYP.)
7. SLIDING GLASS DOOR WITH METAL FRAMING
8. FRONT GLASS DOOR WITH METAL FRAMING
9. WINDOW D= 2x4' WITH METAL FRAMING
10. WINDOW D= 3'x4' WITH METAL FRAMING
11. FIXED WINDOW D= 3'x7-4" WITH METAL FRAMING
12. PERMEABLE SKIN

CFM ARCHITECTS  
CRISTINA FANDINO AIA  
A.R. No. 0014682  
9950 SW 107th AVE, Suite # 200  
Miami, FL, 33176  
DATE: JULY 2018  
DRAWN BY: DF  
PROJECT MANAGER: C.F.

PROJECT NAME AND ADDRESS  
  
HALLANDALE CITY CENTER  
Foster Road and North Dixie Hwy.  
Hallandale Beach, FL 33009

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REVISIONS


PROJECT NO. 18021  
SHEET  
A - 202  
OF  
ELEVATIONS  
BUILDING B  
LIC. # 0014682





01 BUILDING C - WEST ELEVATION - NW 1ST AVE  
SCALE: 3/32" = 1'-0"



02 BUILDING C - NORTH ELEVATION - NW 6TH ST  
SCALE: 3/32" = 1'-0"



03 BUILDING C - SOUTH ELEVATION - NW 5TH ST  
SCALE: 3/32" = 1'-0"



04 BUILDING C - EAST ELEVATION - NORTH DIXIE HWY  
SCALE: 3/32" = 1'-0"

- LEGEND**
1. STUCCO FINISH SW 7070, COLOR: SITE WHITE
  2. STUCCO FINISH SW 6254, COLOR: YELLOW
  3. STUCCO FINISH SW 7075, COLOR: GREEN
  4. METAL MULLION - BLACK ALUMINUM FINISH FOR CURTAIN WALL
  5. METAL TUBULAR RAILING
  6. CURTAIN WALL STORE FRONT GLASS, STORE FRONT GLAZING AREA PER SECTION 32.201(5)(A)(3), (TYP.)
  7. SLIDING GLASS DOOR WITH METAL FRAMING
  8. FRONT GLASS DOOR WITH METAL FRAMING
  9. WINDOW D= 2x4' WITH METAL FRAMING
  10. WINDOW D= 3'x4' WITH METAL FRAMING
  11. FIXED WINDOW D= 3'x7'-4" WITH METAL FRAMING
  12. PERMEABLE SKIN

CFM ARCHITECTS  
CRISTINA FANDINO AIA  
A.R. No. 0014682  
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DATE: JULY 2018  
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Hallandale Beach, FL 33009

PROJECT NAME AND ADDRESS

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REVISIONS

NO.	DESCRIPTION

PROJECT NO. 18021  
SHEET  
A - 203  
OF  
ELEVATIONS  
BUILDING C  
LIC. # 0014682





DRAWN BY: D.F  
PROJECT MANAGER: C.F

HALLANDALE CITY CENTER  
Foster Road and North Dixie Hwy.

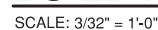
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## 1 SITE APPROVAL

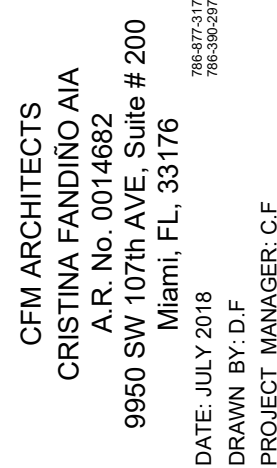
SHEET

SECTION A  
BUILDING C

LIC. # 0014682







**NAME AND ADDRESS**

**HALLANDALE CITY CENTER**  
Foster Road and North Dixie Hwy.  
Hallandale Beach, FL 33009

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## REVISIONS

PROJECT NO. 18021

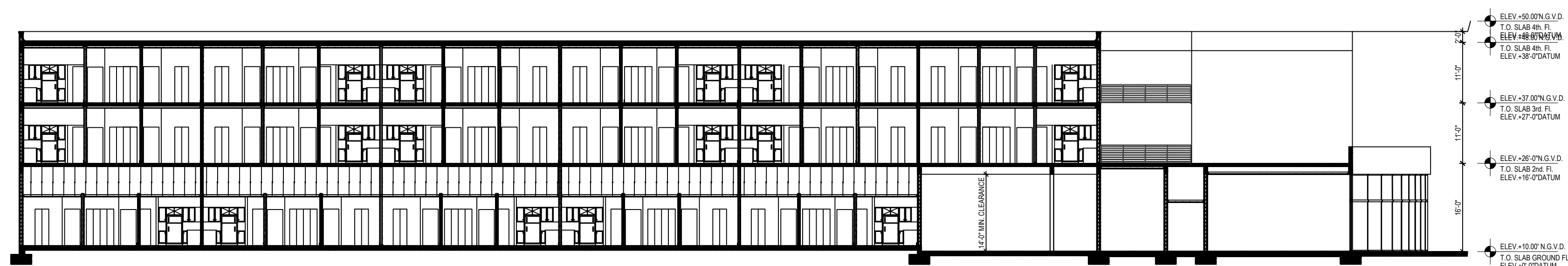
SHEET

A-205

OF

SECTION B  
BUILDING C

LIC. # 0014682



# 01 BUILDING C - SECTION

SCALE: 3/32" = 1'-0"

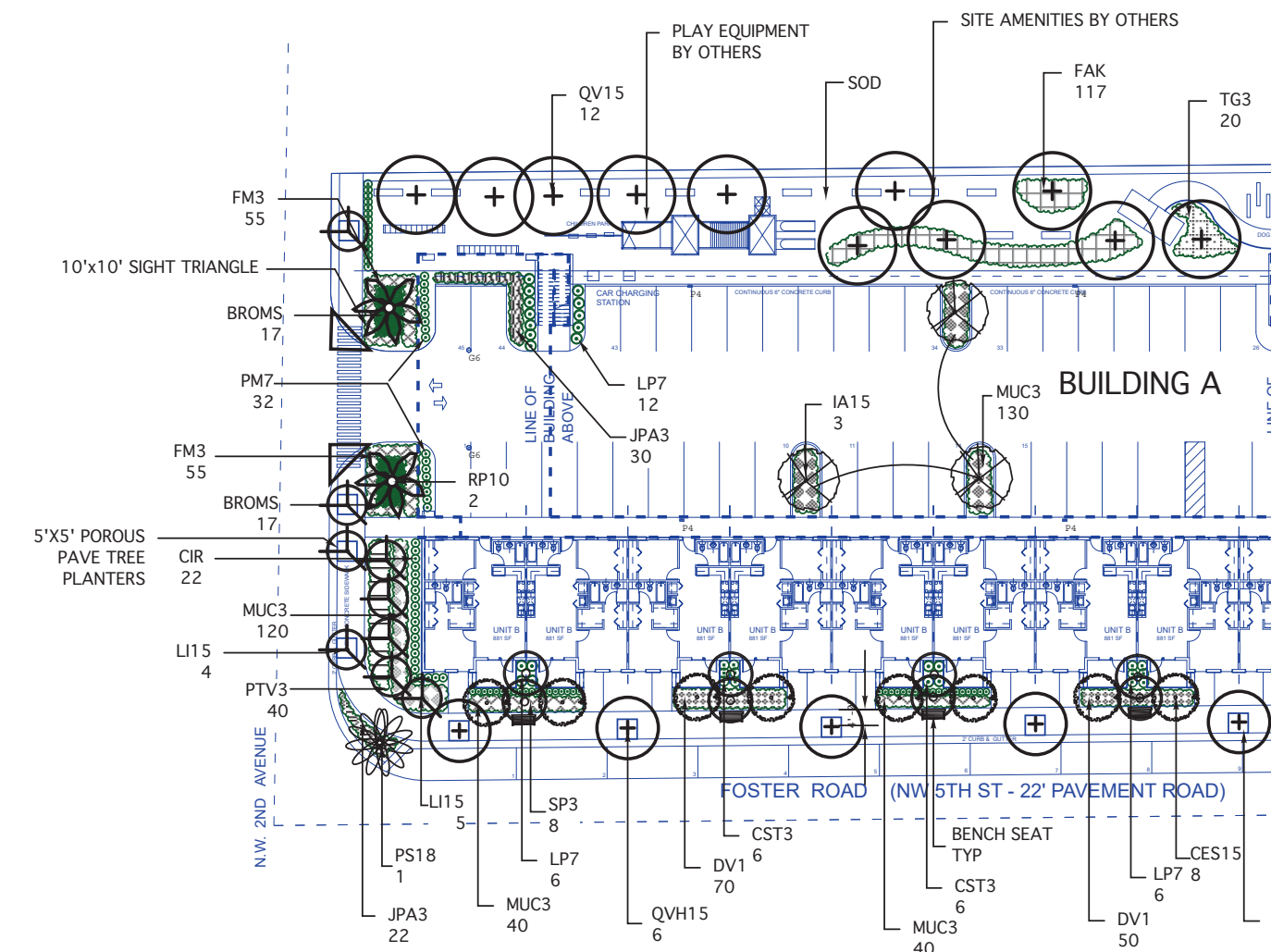


BUILDING 'A'			
LANDSCAPE CALCULATIONS			
Zoning/Land Use	West Rack		
Lot Area S.F.	38,828.86		
Lot Area Acres	.89		
CATEGORIES		REQUIRED/ALLOWED	PROVIDED
PREVIOUS LOT AREA			
S.F. of required landscaped lot area, as indicated on site plan (Lot Area S.F. x 15%)		5,824	12,897
Architectural planters, nonground-level planted areas and interior atriums (Required Landscape Lot Area S.F. x 50% Allowed)		0	0
Total S.F. of required landscaped lot area provided			12,897
LAWN AREA CALCULATION			
S.F. of required landscape space			
Maximum lawn area (not permitted 70% x Required Landscape Space S.F.)		4,077	3,281
TREES			
1 Tree required for each 1,500 S.F. landscaped space (Lot Area S.F. / 1,500 S.F.)		26	38
Palms allowed (Number of trees provided x 50%)		13	5
% Natives required (Number of trees provided x 50%)		13	33
% Drought tolerant and low maintenance (Number of trees provided x 50%)		13	37
Street Trees (maximum average spacing of 25' +/-) (Linear Feet Along the Street/ 25)		16	14
Minimum tree species required		4	7
SHRUBS			
Number of shrubs		1509	1509
% Native shrub (Number of shrubs provided x 30%)		453	601

BUILDING 'B'			
LANDSCAPE CALCULATIONS			
Zoning/Land Use	West Rack		
Lot Area S.F.	59,896		
Lot Area Acres	.89		
CATEGORIES		REQUIRED/ALLOWED	PROVIDED
PREVIOUS LOT AREA			
S.F. of required landscaped lot area, as indicated on site plan (Lot Area S.F. x 15%)		5,985	6,800
Architectural planters, nonground-level planted areas and interior atriums (Required Landscape Lot Area S.F. x 50% Allowed)		0	0
Total S.F. of required landscaped lot area provided			6,800
LAWN AREA CALCULATION			
S.F. of required landscape space			
Maximum lawn area (not permitted 70% x Required Landscape Space S.F.)		4,190	0
TREES			
1 Tree required for each 1,500 S.F. landscaped space (Lot Area S.F. / 1,500 S.F.)		26	34
Palms allowed (Number of trees provided x 50%)		13	17
% Natives required (Number of trees provided x 50%)		13	34
% Drought tolerant and low maintenance (Number of trees provided x 50%)		13	39
Street Trees (maximum average spacing of 25' +/-) (Linear Feet Along the Street/ 25)		21	14
Minimum tree species required		4	6
SHRUBS			
Number of shrubs		1488	1547
% Native shrub (Number of shrubs provided x 30%)		447	599

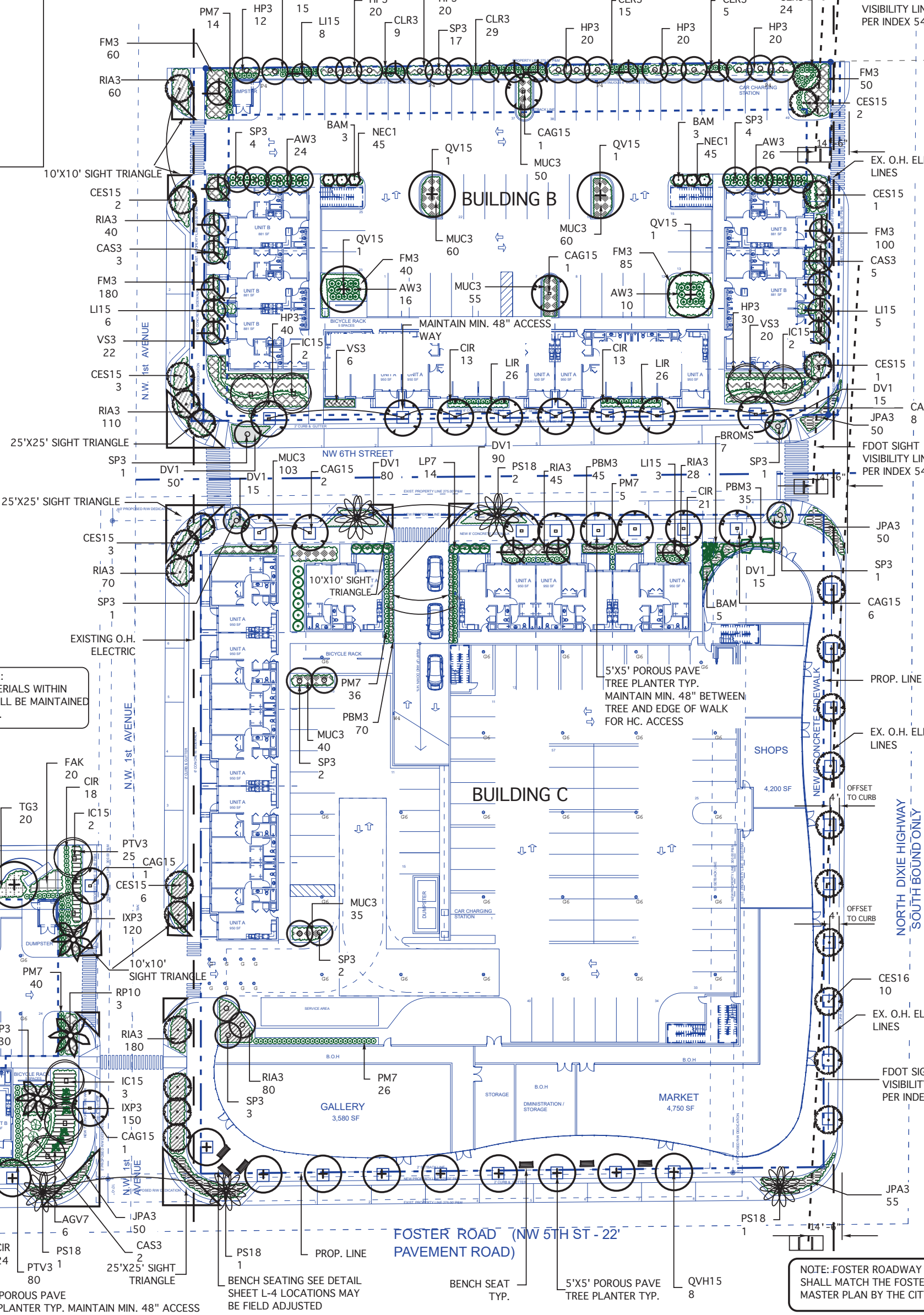
BUILDING 'C'			
LANDSCAPE CALCULATIONS			
Zoning/Land Use	West Rack		
Lot Area S.F.	64,647		
Lot Area Acres	1.50		
CATEGORIES		REQUIRED/ALLOWED	PROVIDED
PREVIOUS LOT AREA			
S.F. of required landscaped lot area, as indicated on site plan (Lot Area S.F. x 15%)		12,727	5,000
Architectural planters, nonground-level planted areas and interior atriums (Required Landscape Lot Area S.F. x 50% Allowed)		0	0
Total S.F. of required landscaped lot area provided			5,000
LAWN AREA CALCULATION			
S.F. of required landscape space			
Maximum lawn area (not permitted 70% x Required Landscape Space S.F.)		8,908	0
TREES			
1 Tree required for each 1,500 S.F. landscaped space (Lot Area S.F. / 1,500 S.F.)		57	3
Palms allowed (Number of trees provided x 50%)		28	7
% Natives required (Number of trees provided x 50%)		28	0
% Drought tolerant and low maintenance (Number of trees provided x 50%)		28	3
Street Trees (maximum average spacing of 25' +/-) (Linear Feet Along the Street/ 25)		29	39
Minimum tree species required		5	5
SHRUBS			
Number of shrubs		630	907
% Native shrub (Number of shrubs provided x 30%)		189	114

BUILDING 'A' + BUILDING 'B' + BUILDING 'C'			
LANDSCAPE CALCULATIONS			
Zoning/Land Use	West Rack		
Lot Area S.F.	163,571		
Lot Area Acres	3.72		
CATEGORIES		REQUIRED/ALLOWED	PROVIDED
PREVIOUS LOT AREA			
S.F. of required landscaped lot area, as indicated on site plan (Lot Area S.F. x 15%)		24,536	24,697
Architectural planters, nonground-level planted areas and interior atriums (Required Landscape Lot Area S.F. x 50% Allowed)		0	0
Total S.F. of required landscaped lot area provided			24,697
LAWN AREA CALCULATION			
S.F. of required landscape space			
Maximum lawn area (not permitted 70% x Required Landscape Space S.F.)		17,175	3,281
TREES			
1 Tree required for each 1,500 S.F. landscaped space (Lot Area S.F. / 1,500 S.F.)		109	75
Palms allowed (Number of trees provided x 50%)		54	17
% Natives required (Number of trees provided x 50%)		54	50
% Drought tolerant and low maintenance (Number of trees provided x 50%)		54	75
Street Trees (maximum average spacing of 25' +/-) (Linear Feet Along the Street/ 25)		79	67
Minimum tree species required		5	5
SHRUBS			
Number of shrubs		3,627	3,627
% Native shrub (Number of shrubs provided x 30%)		1,089	1,314



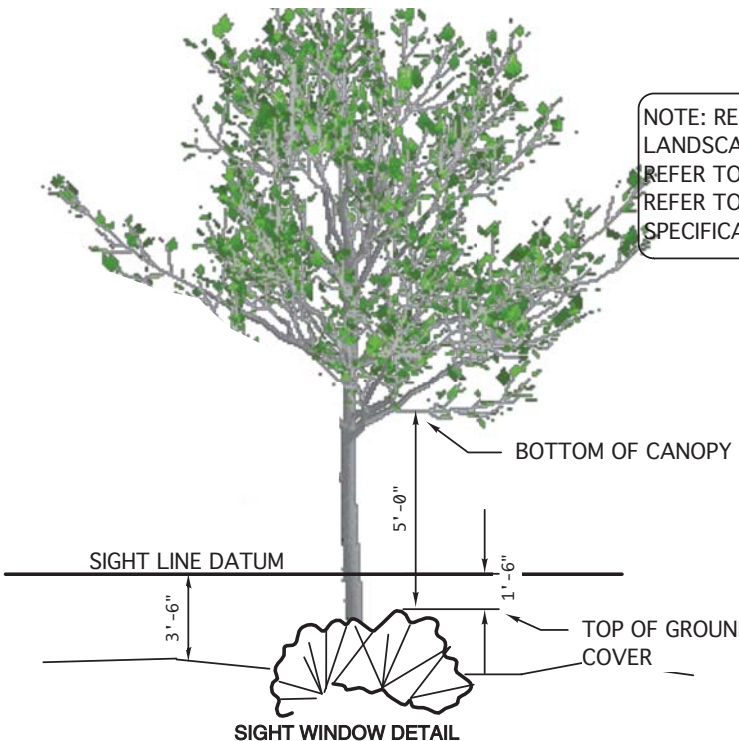
NOTES  
DIXIE HWY. BROWARD COUNTY RIGHT OF WAY:  
ALL TREES WITHIN THE COUNTY RIGHT OF WAY SHALL MEET BROWARD COUNTY NATURESCAPE GUIDELINES AND FLORIDA FRIENDLY YARDS CRITERIA.  
TREES PLANTED WITHIN THE COUNTY RIGHT OF WAY SHALL MAINTAIN A MIN. 8" VERTICAL CLEARANCE FOR TREE LIMBS OVER SIDEWALK AND 14'-6" OVER TRAVEL LANES.  
TREES IN COUNTY RIGHT OF WAY SHALL BE GUYPED PER THE ROOT BALL ANCHORING DETAIL SHEET L-1  
NOTE: TREES LOCATED WITHIN THE RIGHT OF WAYS AND SIDEWALKS ALONG DIXIE HWY. SHALL BE MAINTAINED WITH A MIN. 80" CLEAR TRUNK HT. TREES SHALL BE OFF SET FROM BACK OF CURB 4'-0"  
NOTE: CONTRACTOR SHALL TEST AND ENSURE THAT EACH TREE PIT WITHIN THE PEDESTRIAN ZONES OR RIGHTS OF WAY HAS PROPER DRAINAGE AND PERCOLATION. ALL PLANTING BEDS UNDER AREAS SHALL BE EXCAVATED TO A DEPTH OF 36" AND BACKFILLED WITH CLEAN STRUCTURAL SOIL. A MIN. OF 4" RADIUS FROM TREE. SEE DETAIL SHEET L-4

SIGHT TRIANGLE NOTE:  
ALL LANDSCAPE MATERIALS WITHIN  
SIGHT TRIANGLES SHALL BE MAINTAINED  
BELOW 30" IN HEIGHT.

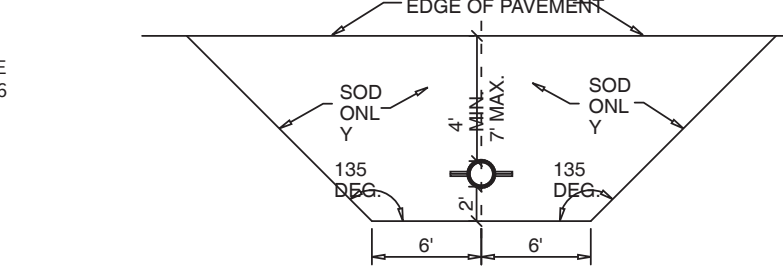
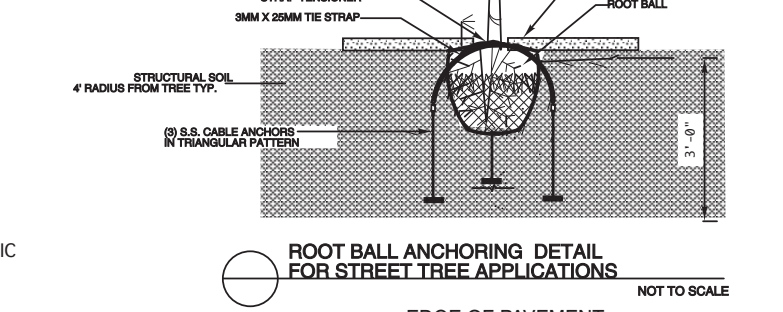
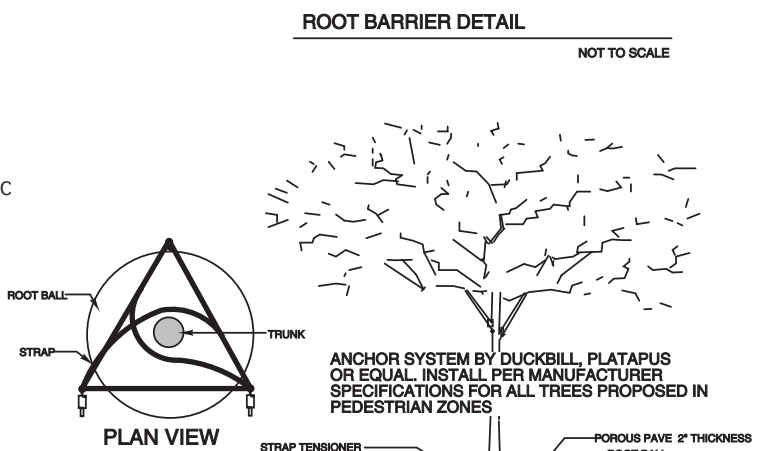
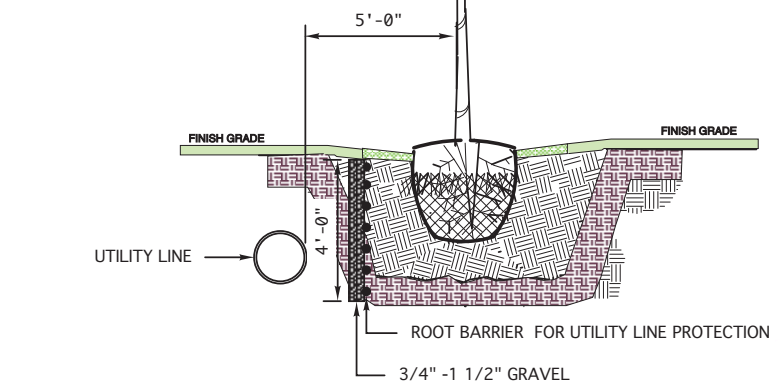
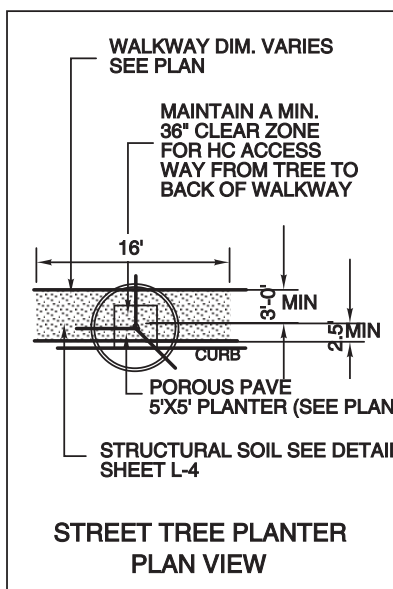


FDOT SIGHT VISIBILITY LINES BASED ON INDEX 546  
4 LANES SOUTH BOUND  
ONLY  
DESIGN SPEED = 35 MPH

NOTE: FOSTER ROADWAY STREET TREE PLANTINGS  
SHALL MATCH THE FOSTER ROAD STREETSCAPE  
MASTER PLAN BY THE CITY OF HALLANDALE.



NOTE: REFER TO SHEET L-2 FOR PROPOSED  
LANDSCAPE MATERIAL SPECIFICATIONS  
REFER TO SHEET L-3 FOR EXISTING TREE INFORMATION  
REFER TO SHEET L-4 FOR LANDSCAPE DETAILS AND  
SPECIFICATIONS



SCALE: NONE

THE CLEAR ZONE SHALL BE FREE OF  
LANDSCAPE (EXCEPT SOD), MAILBOXES,  
PARKING, LAMP-POSTS AND ALL OTHER  
OBJECTS.

Revision type	Date	by
DRC REV:	5-15-19	SM
DRC REV:	7-19-19	SM

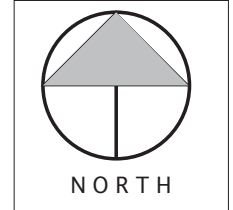
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Project Title:  
**Mixed Use Project**  
NW 1st Avenue and Foster Rd  
HALLANDALE BEACH, FLORIDA 33009  
BROWARD COUNTY

Project Owner/Developer:  
**Hallandale City Center**  
1250 E. Hallandale Bch. Blvd.  
Hallandale, FL 33309



Drawing date: August 8, 2018	Chkd by: SM
Drawn by: SM	
Drawing Scale: 1"=30'	
Project Number:	

Sheet title:  
**LANDSCAPE PLAN**

Seal/Signature:  
JAMES S. MCCLURE  
FL. REG. NO. LA-666695  
Date:

Sheet Number:  
**L-1**  
consecutive  
of 4 sheets



NOTE: ALL LANDSCAPE MATERIALS ARE CONSIDERED TO BE MINIMUM SIZES. ALL MATERIALS SHALL BE FL. NO. 1 OR BETTER. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE CITY AND LANDSCAPE ARCHITECT OF RECORD.



LA-666635 USA-0827A

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 national park, IL 60034  
 tel. 354-763-4071  
 354-763-1047

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[mla@prolinecsl.com](http://mla@prolinecsl.com)

landscape architecture

consecutive  
of 4 sheets

## REVIEW AUTH.



EXISTING TREE INVENTORY

63	SYRINGA TREE	SYRINGA VULGARIS	6	15	10	Fair	Remove/mitigate
64	syringa TREE	syringa VULGARIS	6	15	10	Fair	Remove/mitigate
65	acacia	Acacia Nilotica	36	40	40	Fair	
66	acacia	Acacia Nilotica	12	15	20	Fair	
67	Mango tree	Mangifera indica	6	15	20	Fair	
68	Mango tree	Mangifera indica	10	25	30	Fair	
69	Mango tree	Mangifera indica	12	20	25	FAIR	
70	Live Oak	Quercus virginiana	16	40	40	Fair	Remove/mitigate
71	Mango tree	Mangifera indica	24	30	20	Fair	
72	Mango tree	Mangifera indica	12	20	25	Fair	
73	Areca Palm	Areca Palm cluster		10	15	Fair	

KEY



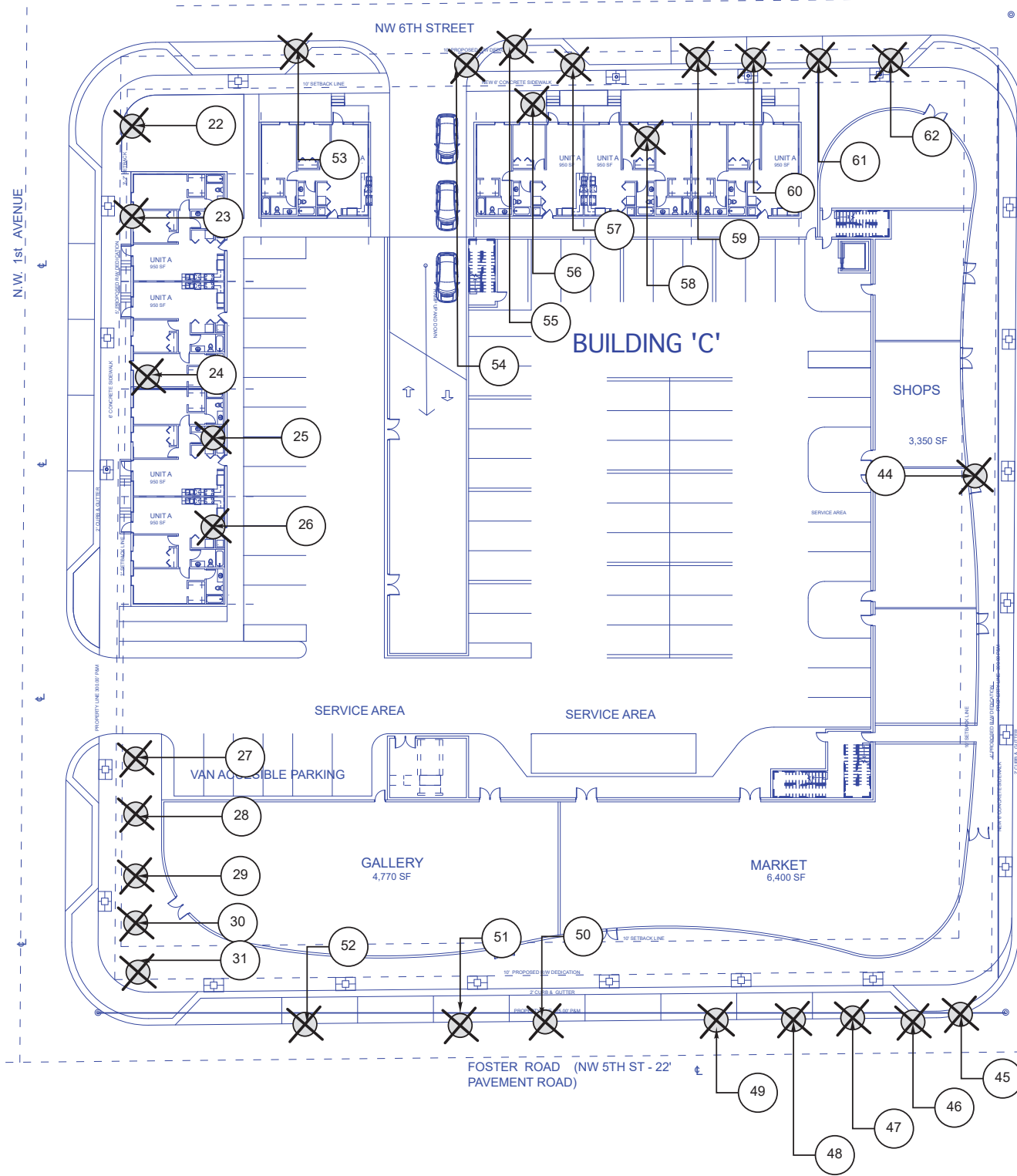
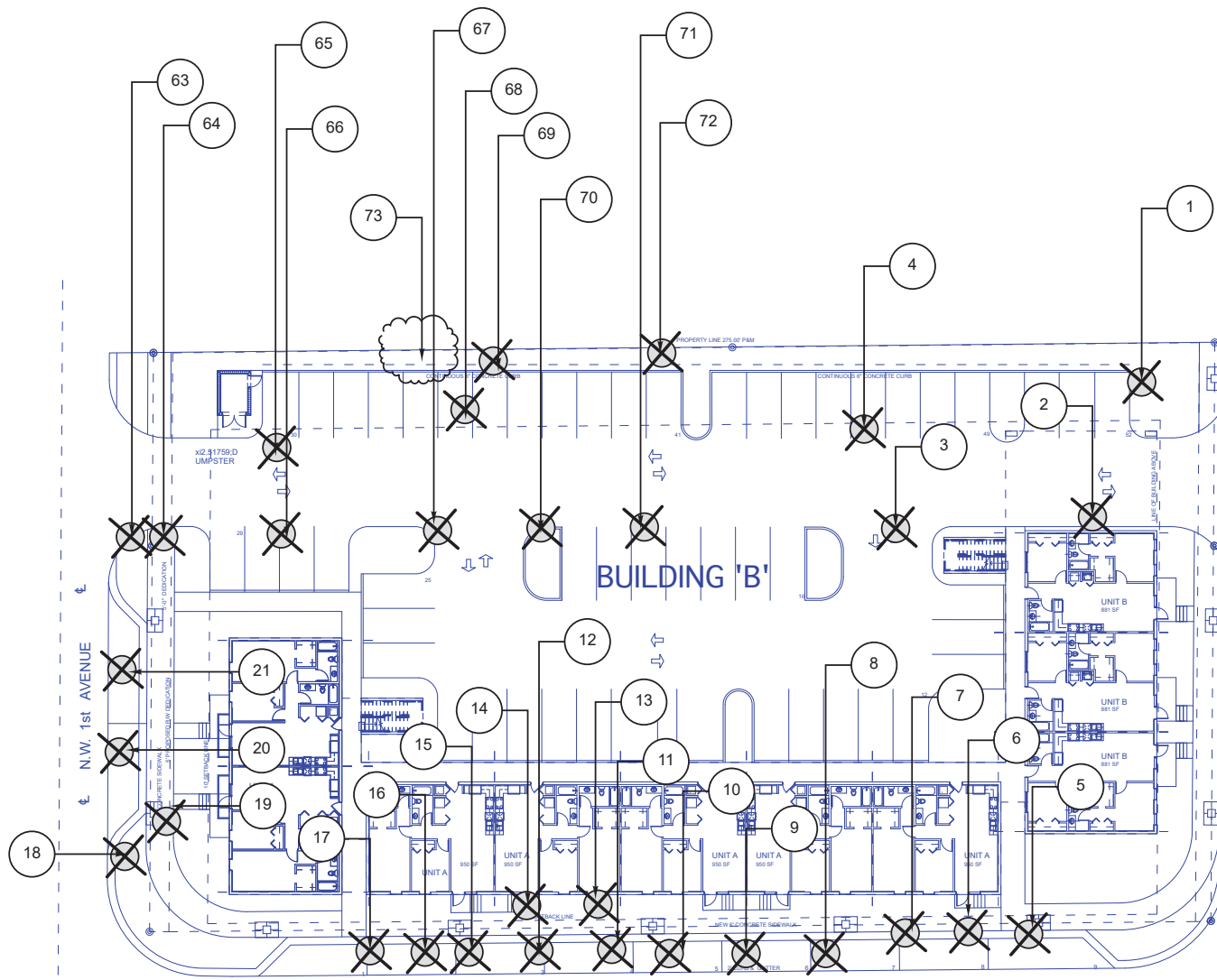
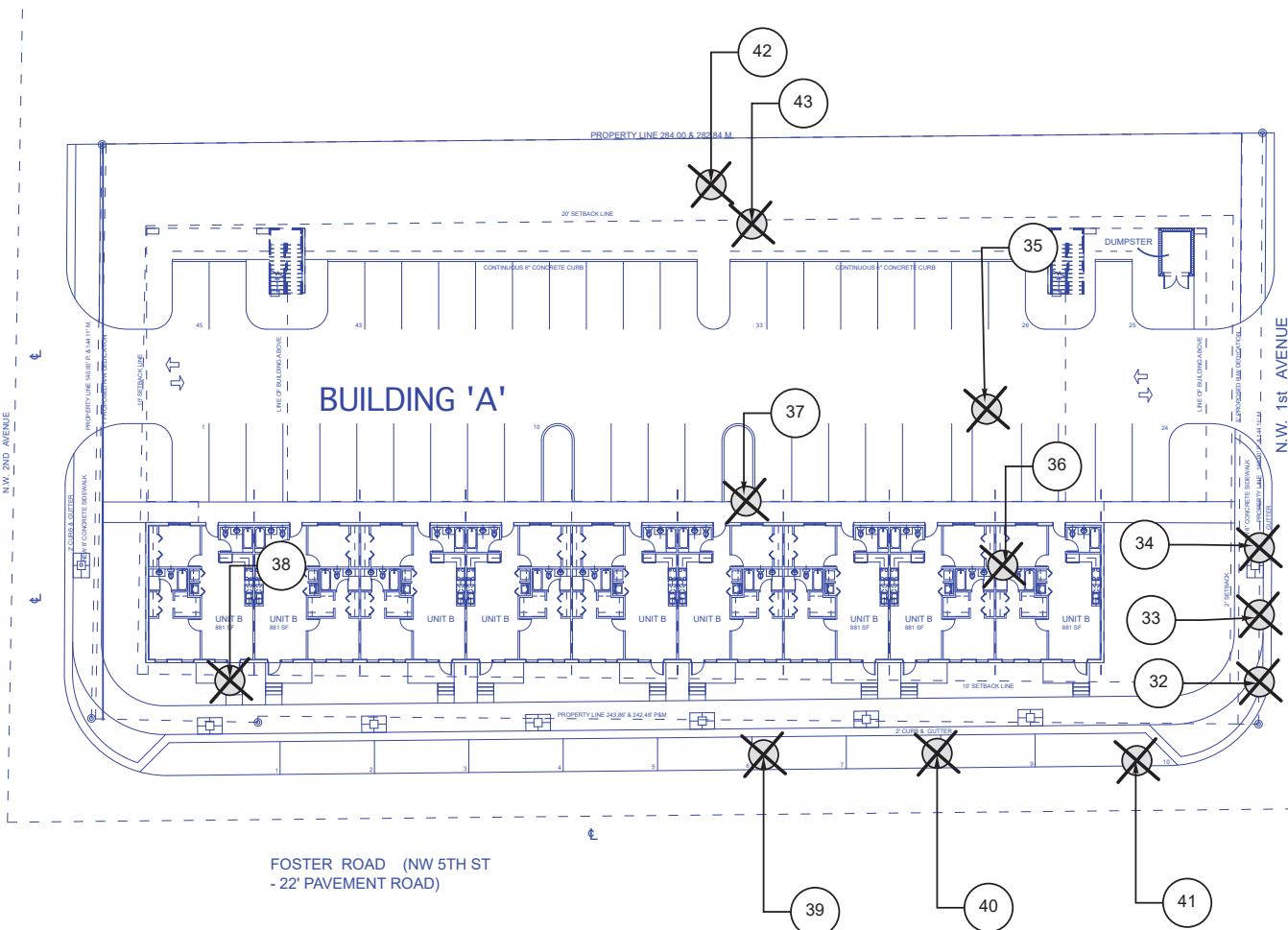
EXISTING TREE/PALM TO REMOVE

NO TREES SHALL BE REMOVED WITHOUT A TREE REMOVAL PERMIT ISSUED BY THE CITY OF HALLANDALE

TREE MITIGATION DATA:

CANOPY REMOVED FROM SITE = 333.5" TREE CALIPER  
MITIGATION SHALL BE SATISFIED BY EQUAL PAYMENT INTO THE CITY TREE PRESERVATION FUND BY SUBMITTING (3) ESTIMATES REFLECTING THE VALUE OF TREES REMOVED  
ESTIMATES MUST BE PREPARED BY A LICENSED NURSERY  
THE APPLICANT SHALL PAY THE REPLACEMENT COST + INSTALLATION COST.

NOTE: ALL PALMS REMOVED HAVE BEEN MITIGATED BY PROPOSED PALMS AS NOTED ON SHEET L-1



EXISTING TREE INVENTORY

Tre e #	Common Name	Botanical Name	DBH (inches)	Height (feet)	spr	Condition Factor / Rating	Notes	
1	Royal Palm	Roystonea regia	8	12CT 150A	8	Poor	Chlorotic	Remove/mitigate
2	Mahogany	Swietenia mahagoni	12	20	20	Fair	Root crowding	Remove/mitigate
3	Mahogany	Swietenia mahagoni	10	23	27	Fair	Root crowding. Codominant	Remove/mitigate
4	Mahogany	Swietenia mahagoni	16	20	16	Fair	Root crowding. Codominant	Remove/mitigate
5	Mahogany	Swietenia mahagoni	8.5	20	18	Fair	Chlorotic with codominant	Remove/mitigate
6	Mahogany	Swietenia mahagoni	17	26	25	Fair	Root crowding with codominant stems and some	Remove/mitigate
7	Mahogany	Swietenia mahagoni	13	24	20	Fair	Some dieback	Remove/mitigate
8	Mahogany	Swietenia mahagoni	10.5	22	15	Poor	Significant trunk damage. Sparse canopy.	Remove/mitigate
9	Mahogany	Swietenia mahagoni	10.5	20	10	Fair	Codominant stems.	Remove/mitigate
10	Mahogany	Swietenia mahagoni	16	22	15	Poor	Significant damage to trunk and scaffolds due to a failure of a codominant stem. Recommend removal.	Remove/mitigate
11	Mahogany	Swietenia mahagoni	10	20	14	Poor	Significant dieback with chlorotic and sparse canopy.	Remove/mitigate
12	Mahogany	Swietenia mahagoni	10	22	18	Fair	Codominant stems with	Remove/mitigate
13	Royal Palm	Roystonea regia	11	3CT 260A	18	Fair	Stretched out	Remove/mitigate
14	Royal Palm	Roystonea regia	13	4CT 310A	23	Fair	Good canopy. Trunk width variations.	Remove/mitigate
15	Mahogany	Swietenia mahagoni	16	23	20	Fair	Codominant stem failure.	Remove/mitigate
16	Mahogany	Swietenia mahagoni	17	25	20	Poor	Significant damage. Codominant stem failure is imminent. Recommend	Remove/mitigate
17	Mahogany	Swietenia mahagoni	18.5	25	25	Fair	Codominant stems	Remove/mitigate
18	Mahogany	Swietenia mahagoni	9	18	16	Fair	Limited root zone	Remove/mitigate
19	Royal Palm	Roystonea regia	11	23CT 300A	18	Fair		Remove/mitigate
20	Mahogany	Swietenia mahagoni	11.5	16	18	Fair	Limited root zone. Codominance and damage.	Remove/mitigate
21	Mahogany	Swietenia mahagoni	12	18	20	Fair	Limited root zone with codominance.	Remove/mitigate
22	Live Oak	Quercus virginiana	3.5	11	10	Fair	Structural prune to promote central leader	Remove/mitigate
23	Live Oak	Quercus virginiana	3	12	6	Fair	Structural prune to promote central leader	Remove/mitigate
24	Live Oak	Quercus virginiana	3.5	11	10	Poor	Chlorotic with sparse canopy	Remove/mitigate
25	Royal Palm	Roystonea regia	16.5	21CT 280A	20	Fair	Abnormal taper	Remove/mitigate
26	Royal Palm	Roystonea regia	17	22CT 260A	10	Poor	Abnormal taper with undersized canopy	Remove/mitigate
27	Live Oak	Quercus virginiana	3	9	8	Fair	Structural prune to promote central leader	Remove/mitigate
28	dead							Remove/mitigate
29	Live Oak	Quercus virginiana	3	10	6	Poor	Chlorotic with sparse canopy	Remove/mitigate
30	Live Oak	Quercus virginiana	3.5	11	6	Fair	Structural prune to promote central leader	Remove/mitigate
31	Live Oak	Quercus virginiana	6	12	18	Fair	Structural prune to promote central leader	Remove/mitigate
32	Crape Myrtle	Lagerstroemia indica	6	6	5	Fair	Multistem	Remove/mitigate
33	Crape Myrtle	Lagerstroemia indica	8	6	5	Fair	Multistem	Remove/mitigate
34	Crape Myrtle	Lagerstroemia indica	8	6	5	Fair	Multistem	Remove/mitigate
35	Live Oak	Quercus virginiana	7	9	10	Fair	Poor structure	Remove/mitigate
36	Weeping Fig	Ficus benjamina	12	11	14	Poor	Chlorotic with sparse canopy. Multistem.	Remove/mitigate
37	Sabal Palm	Sabal palmetto	10	7CT 120A	9	Good		Remove/mitigate
38	Gumbo Limbo	Bursera simaruba	7	9	10	Fair	Structural prune to promote central leader	Remove/mitigate
39	Foxtail palm	Wodetia bifurcata	7	9CT 140A	10	Fair	Chlorotic	Remove/mitigate
40	Foxtail palm	Wodetia bifurcata	7	9CT 140A	10	Fair	Chlorotic	Remove/mitigate
41	Foxtail palm	Wodetia bifurcata	7	9CT 140A	10	Fair	Chlorotic	Remove/mitigate
42	Sabal Palm	Sabal palmetto	10	5CT 100A	9	Good		Remove/mitigate
43	Sabal Palm	Sabal palmetto	10	7CT 120A	9	Good		Remove/mitigate
44	Sabal Palm	Sabal palmetto	10	5CT 100A	9	Good		Remove/mitigate
45	Royal Palm	Roystonea regia	16	22CT 280A	20	Fair	Trunk damage	Remove/mitigate
46	Royal Palm	Roystonea regia	19	25CT 320A	20	Fair	Abnormal taper	Remove/mitigate
47	Royal Palm	Roystonea regia	18	23CT 320A	22	Good		Remove/mitigate
48	Royal Palm	Roystonea regia	15	25CT 320A	18	Fair	Chlorotic and stretched out	Remove/mitigate
49	Royal Palm	Roystonea regia	18	23CT 320A	20	Good		Remove/mitigate
50	Royal Palm	Roystonea regia	15	22CT 280A	20	Good		Remove/mitigate
51	Royal Palm	Roystonea regia	19	23CT 320A	18	Fair	Sparse canopy	Remove/mitigate
52	Royal Palm	Roystonea regia	15	22CT 280A	18	Fair	Sparse canopy	Remove/mitigate
53	Live Oak	Quercus virginiana	3	10	7	Fair	Structural prune to promote central leader	Remove/mitigate
54	Live Oak	Quercus virginiana	3	10	7	Fair	Structural prune to promote central leader	Remove/mitigate
55	Live Oak	Quercus virginiana	7	18	15	Good		Remove/mitigate
56	Royal Palm	Roystonea regia	20	30CT 360A	20	Poor	Damage to the base of the trunk and abnormal taper	Remove/mitigate
57	Live Oak	Quercus virginiana	6	18	15	Good		Remove/mitigate
58	Royal Palm	Roystonea regia	19	30CT 360A	17	Fair	Abnormal taper	Remove/mitigate
59	Live Oak	Quercus virginiana	5	16	12	Fair	Some dieback	Remove/mitigate
60	dead							Remove/mitigate
61	Live Oak	Quercus virginiana	4	14	10	Fair	Some dieback	Remove/mitigate
62	Live Oak	Quercus virginiana	3.5	9	9	Fair	Poor structure	Remove/mitigate

NOTE: ALL TREES ON SITE SHALL BE REMOVED A TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO ANY REMOVALS

REVIEW AUTH.

Revision type	Date	by
DRC REV:	5-15-19	SM

TO THE BEST OF THE ARCHITECT OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 (F.B.C.) FLORIDA BUILDING CODE AND 633 FLORIDA STATUTES.

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ALL DESIGNS AND DETAILS INDICATED BY AND REPRESENTED BY THIS DRAWING ARE FOR USE ON AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. ALL DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF MLA GROUP INC. AND NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE ADVANCED WRITTEN PERMISSION AND CONSENT FROM THE FIRM. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.



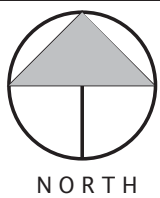
Project Title:

Mixed Use Project

NW 1st Avenue and Foster Rd  
HALLANDALE BEACH, FLORIDA 33009  
BROWARD COUNTY

Project Owner/Developer:

Hallandale City Center  
1250 E. Hallandale Bch. Blvd.  
Hallandale, FL 33309



Drawing date:	August 8, 2018
Drwn by:	SM
Chkd by:	SM
Drawing Scale:	1"=30'
Project Number:	

Sheet title:

EXISTING TREE DISPOSITION PLAN

Seal/Signature:  
JAMES S. MCCLURE  
FL. REG. NO. LA-666695

Date:

Sheet Number:

L-3

consecutive  
of 4 sheets





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.





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## 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





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## 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, 5 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





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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**





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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.





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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





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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.





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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





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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





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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:





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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.





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- (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.





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- (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.





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**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

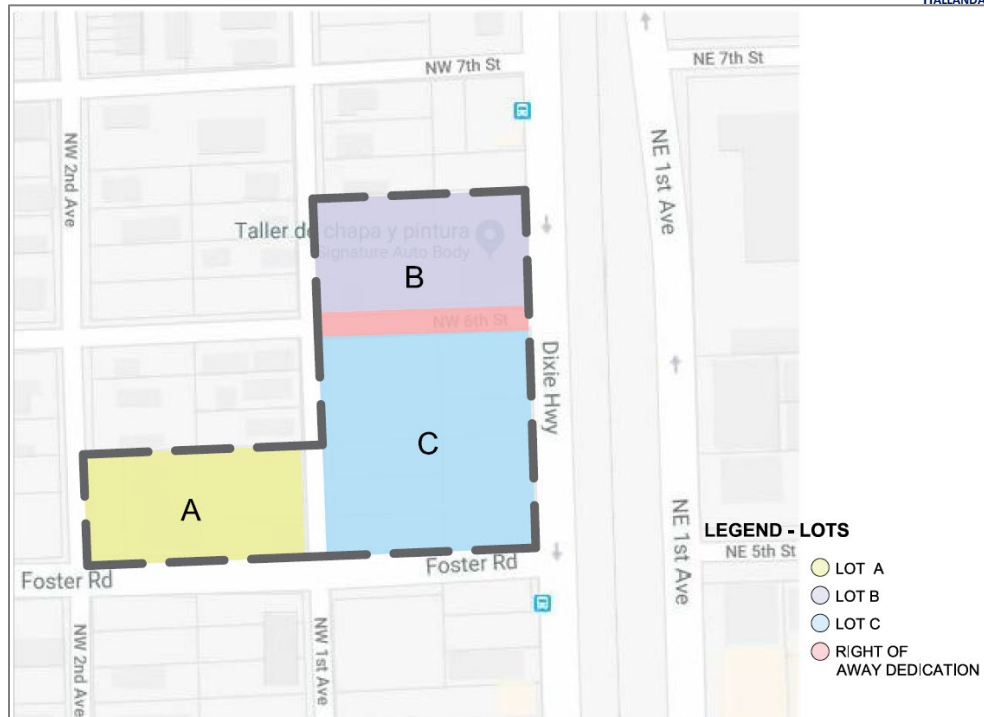
## **RIGHT OF WAY VACATION**

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.





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### **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,





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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>
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**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





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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





November 18, 2019

For: Ms. Christy Dominguez  
Planning and Zoning Division

Project: Hallandale City Center

Location: Lot A - 110 Foster Road a/k/a 505 NW 1st Avenue/501 NW 1st Avenue  
Lot B - 605 North Dixie Hwy and 608 NW 1st Avenue  
Lot C - 501 North Dixie Hwy

Dear Ms. Dominguez,

The following are the answers to the comments made by the Planning and Zoning Board on October 23, 2019.

1. Minimum of 15 bicycle storage spaces on lots A and B; 10 bicycle spaces on both sides of the commercial building, (S. Dixie and 5<sup>th</sup> street) and 10 spaces on 6 street side for a total of 30 bike storage spaces on Lot C.

**R: All requested bicycle spaces have been provided. 15 bicycle storage spaces on lots a and b; 10 bicycle spaces on both sides of the commercial building, (s. Dixie and 5<sup>th</sup> street) and 10 spaces on 6 street side for a total of 30 bike storage spaces on lot C.**

**Please refer to pages SP-102, SP-103 and SP-102.**

2. The 55 parking spaces reserved for the public use on Lot C will be indicated by signage and provided public access signage at the entryway into the garage.

**R: Provided. Please refer to page SP-104.**





3. 14 dwelling units shall be dedicated as workforce housing, as defined by the Broward county. For a period, minimum of 15 years, the subject units shall be dispersed throughout the project, three buildings, and each floor and shall comparable fixtures and finishes as the market rate units.

**R: Developer intends on dispersing workforce housing units throughout the project. All units will have same finishes.**

4. The five guests parking spaces dedicated to Lot A on Lot C shall be assigned accordingly.

**R: Provided. Refer to pages SP-102 and SP-104.**

5. All balcony shall be 5 foot in depth.

**R: All balconies were changed from 3 FT to 4 FT in depth. Not feasible to do 5 feet balconies due to encroachment on setbacks at some instances.**

6. Provide a 6 feet masonry wall on lot A and lot B.

**R: Provided. Please refer to page SP-102, SP-103.**

7. Staff will verify the adequate clearance for the entryway into the project for loading and waste management services.

**R: 14 ft clearance provided on all entryways. Refer to page A-205. (Building Section)**

8. There shall be a crosswalk provided between lot A and lot C where the public sidewalk meets.

**R: Cross walk was provided from the southeast corner of lot a to the southwest corner of lot C. Please refer to page SP-100**

9. Consideration to include a community room.

**R: Provided adjacent to proposed gallery with 960 sq. ft. in area. Please refer to page A-107.**





10. The developer shall minimize the number of bedrooms facing the corridor.

**R: Refer to the following chart and pages A-101, A-102, A-104 and A-105 for the changes made to the number of rooms facing the corridor.**

BUILDING	AS PER 11/05/2019	AS PER 11/15/2019
Building A (Second Floor)	17	10
Building B (Second Floor)	10	4
Total	27	14

Units on the ground floor will reflect the changes of the second floor and both floors will be paired.

Sincerely,



Cristina Fandino  
Principal Architect