



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

June 10, 2019

Ms. Christy Dominguez
Planning and Zoning
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

**RE: Atlantic Village III
601 N. Federal Highway.**

Dear Christy,

As the Architect of Record for the above referenced project, we propose Rezoning for portion of the site currently zoned as RAC Neighborhood Subdistrict to Transit Core Subdistrict.

Please find the following stamen of reasons for requested Rezoning per City of Hallandale Beach code:

Sec. 32-963. - Land use plan amendments and rezonings.

(1) The relationship of the proposed amendment to the purposes and objectives of the city's comprehensive land use plan, when adopted, with appropriate consideration as to whether or not the proposed changes will further the purpose of this chapter and other codes, regulations and actions designed to implement the plan.

- **Property supports the Transit Core Subdistrict.**
- **Allows uses that activate the streets.**
- **Promotes connectivity for pedestrian traffic.**
- **Promotes connectivity for vehicular traffic.**
- **Extends infrastructure.**
- **Allows voluntary transitions to residential uses.**
- **Secures investment to sustain future impacts.**
- **Provides clean and healthy development.**
- **Responds to urban fabric and site context.**

(2) The proposed change would or would not be contrary to the established land use pattern.

- **Reinforces existing land use pattern.**
- **Extends the land use pattern.**
- **Responsive to the ROW frontage.**
- **Strengthens to block pattern.**
- **Secures the success of the proposed land use.**

SYNALOVSKI ROMANIK SAYE
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(3) The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.

- **It is a relatable district.**
- **Compatible with all nearby districts.**
- **The resulting urban fabric embraces the district.**

(4) The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.

- **The proposed change does not add population density.**
- **The proposed change services the existing population density.**
- **The proposed change does not impact schools, utilities or streets.**
- **The proposed change improves utilities and infrastructure.**

(5) Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

- **Existing conditions are pleading for district boundaries to be changed**
- **The new boundaries logically extend district boundaries to match the existing site.**
- **Resulting boundaries complete the district.**

(6) Changed or changing conditions make the passage of the proposed amendment necessary.

- **The development of Atlantic Village Phase I and II reinforces the change to complete Phase III.**
- **The sale of the Mardi Gras Casino changes the previously existing conditions and demands the greater district's criteria.**

(7) Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.


- **Will force a residential land use that is not desired.**
- **Provides a residential land use that is inconsistent with the land use plan.**
- **Limits the potential land development.**
- **Diminishes the value of adjacent properties.**

(8) Whether or not the change is out of scale with the needs of the neighborhood.

- **The proposed change is in scale with the community demand.**
- **The needs of the neighborhood get properly serviced by the change.**
- **The change balances the neighborhood fabric.**

Should you have any questions regarding the above, do not hesitate to contact me.

Respectfully,


Manuel Synalovski, AIA, LEED AP.
Synalovski Romanik Saye, LLC.

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Northeast 6th Avenue View



North Federal Highway View



Northeast 4th Avenue View

EAST PARCEL

COUSINS SURVEYORS & ASSOCIATES, INC.



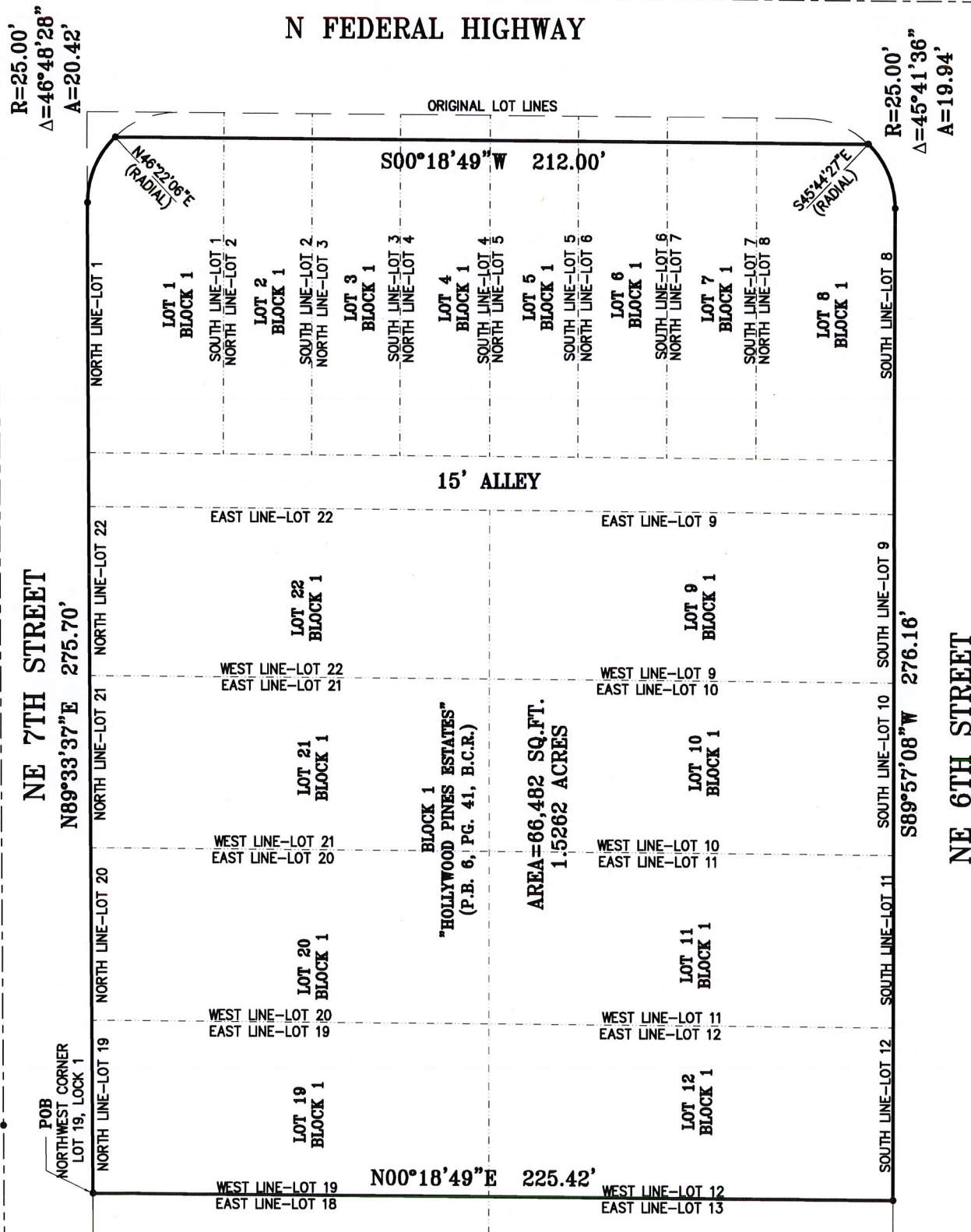
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8815-18

CLIENT :

SYNALOVSKI ROMANIK SAYE

LAND DESCRIPTION AND SKETCH



PROPERTY ADDRESS :

601 N FEDERAL HIGHWAY

SCALE: 1" = 40'

EAST PARCEL

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
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PROJECT NUMBER : 8815-18

CLIENT :

SYNALOVSKI ROMANIK SAYE

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

A PORTION OF LOTS 1 THROUGH 12, INCLUSIVE AND LOTS 19 THROUGH 22, INCLUSIVE, ALL IN BLOCK 1, AND THAT CERTAIN 15 FOOT ALLEY LOCATED WITHING SAID BLOCK 1 OF "HOLLYWOOD PINES ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, AT PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 19;

THENCE NORTH 89°33'37" EAST ALONG THE NORTH LINE OF SAID LOTS 19, 20, 21, 22 AND 1, A DISTANCE OF 275.70 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°48'28" AND AN ARC DISTANCE OF 20.42 FEET TO A POINT ON A NON-TANGENT LINE (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 46°22'06" EAST);

THENCE SOUTH 00°18'49" WEST, A DISTANCE OF 212.00 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 45°44'27" EAST);

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 45°41'36" AND AN ARC DISTANCE OF 19.94 FEET;

THENCE SOUTH 89°57'08" WEST ALONG THE SOUTH LINES OF SAID LOTS 8, 9, 10, 11 AND 12, A DISTANCE OF 276.16 FEET;

THENCE NORTH 00°18'49" EAST ALONG THE WEST LINES OF SAID LOTS 12 AND 19, A DISTANCE OF 225.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 66,482 SQUARE FEET OR 1.5262 ACRES MORE OR LESS.

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	01/03/20	----	AM	REC

LAND
DESCRIPTION &
SKETCH OF EAST
PARCEL

PROPERTY ADDRESS :

601 N FEDERAL HIGHWAY

SCALE: N/A

SCALE: 1" = 40'

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	01/03/20	----	AM	REC

WEST PARCEL
(Area To Be Rezoned)

COUSINS SURVEYORS & ASSOCIATES, INC.



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PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8815-18

CLIENT :

SYNALOVSKI ROMANIK SAYE

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

LOTS 13 THROUGH 18, INCLUSIVE, OF "HOLLYWOOD PINES ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, AT PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF A VACATED RIGHT OF WAY PER ORDINANCE NUMBER 1998-10, RECORDED IN OFFICIAL RECORDS BOOK 45890, PAGE 376 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18;

THENCE SOUTH 00°18'49" WEST ALONG THE EAST LINE OF SAID LOT 18 AND SAID LOT 13, A DISTANCE OF 225.42 FEET;

THENCE SOUTH 89°57'08" WEST ALONG THE SOUTH LINE OF SAID LOTS 13, 14 AND 15, A DISTANCE OF 119.07 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°58'42" AND AN ARC DISTANCE OF 39.26 FEET;

THENCE NORTH 00°04'10" WEST ALONG THE WEST LINES OF SAID LOTS 15 AND 16 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 199.43 FEET;

THENCE NORTH 89°33'37" EAST ALONG THE NORTH LINES OF LOTS 16, 17 AND 18 AND ITS EASTERLY EXTENSION, A DISTANCE OF 145.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 32,436 SQUARE FEET OR 0.7446 ACRES MORE OR LESS.

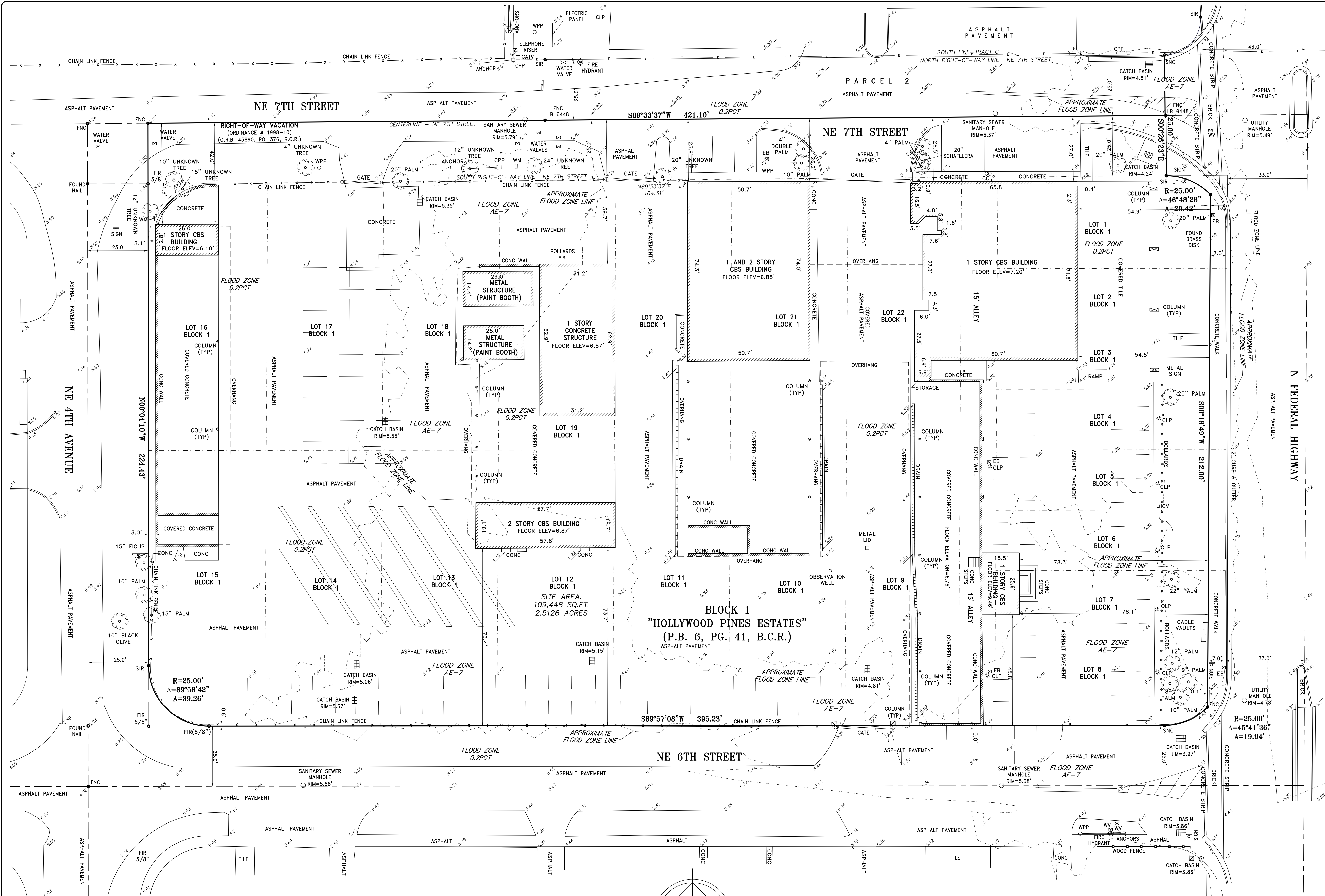
REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	01/03/20	----	AM	REC

LAND
DESCRIPTION &
SKETCH OF WEST
PARCEL

PROPERTY ADDRESS :
601 N FEDERAL HIGHWAY

SCALE: N/A

Project Site



- LEGEND:
- | | |
|--------|-------------------------------|
| CKD | CHECKED BY |
| CONC | CONCRETE |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET 5/8" IRON ROD & CAP #6448 |
| SNC | SET NAIL & CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL & CAP |
| FND | FOUND NAIL & DISK |
| P.B. | PLAT BOOK |
| B.C.R. | BROWARD COUNTY RECORDS |
| FPL | FLORIDA POWER & LIGHT |
| -X- | CHAIN LINK FENCE |
| -E- | OVERHEAD UTILITY LINES |
| WM | WATER METER |
| WV | WATER VALVE |
| EB | ELECTRIC BOX |
| WPP | WOOD POWER POLE |
| MLP | METAL LIGHT POLE |
| CLP | CONCRETE LIGHT POLE |
| 0.00 | ELEVATIONS |
| GV | GAS VALVE |
| R | RADIUS |
| Δ | DELTA ANGLE |
| A | ARC DISTANCE |

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK #1080 ELEVATION = 7.62' (NAVD88)
 - BEARINGS SHOWN HEREON ARE ASSUMED.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN OCTOBER, 2018. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 10/15/18

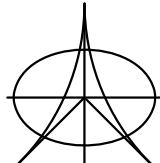
LAND DESCRIPTION:

ALL OF BLOCK 1 OF "HOLLYWOOD PINES ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, AT PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 7 FEET THEREOF, TOGETHER WITH A PORTION OF VACATED NE 7TH STREET AS VACATED BY ORDINANCE RECORDED IN O.R. BOOK 45890, PAGE 376 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SKETCH OF SURVEY

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125110
PANEL NUMBER	0732 H
ZONE	AH / X
BASE FLOOD ELEVATION	7 / N/A
EFFECTIVE DATE	08/18/14

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SYNALOVSKI ROMANIK
SAYE

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HALLANDALE BEACH, FLORIDA 33009

REVISIONS		DATE	FB/PG	DWN	CKD
BOUNDARY AND IMPROVEMENTS SURVEY		10/15/18	SKETCH	JD	REC

REVISIONS		DATE	FB/PG	DWN	CKD

PROJECT NUMBER: 8815-18

SCALE : 1" = 20'

SHEET
1
OF
1
SHEET