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1800 Eller Drive
Suite 600
Fort Lauderdale, FL
33316
954.921.7781 phone
954.921.8807 fax

www.cgasolutions.com

August 18, 2020

Project: Parking Lot Design

CGA No. 19-2953

Dear Ms. Christy Dominguez,

Calvin, Giordano & Associates, Inc. (CGA) is pleased to submit the plans and documents for the subject project for your review. The parking lot is located on City of Hallandale Beach Community Redevelopment Agency's (CRA) owned properties located at 203 & 207 NE 3rd Street in Hallandale Beach, FL. The parking lot is anticipated to be a temporary parking lot for 5 years. It will become a permanent parking lot when the area becomes more active. The parking lot design consists of a dust-free permeable paving system, sidewalks, concrete curb, parking lot lighting, landscape and irrigation improvements. The property is approximately 0.51 acres and is located within the Fashion Arts District. Criteria contained in Table 32-201(h) in the City's code, requires pedestrian walkways along the adjacent streets to be 8' wide. There is no pedestrian walkway on NE 2nd Avenue and therefore a sidewalk would need to be proposed. However, there is limited swale area for an 8' wide sidewalk and there are existing FPL poles that would be in the middle of the proposed sidewalk. The FPL poles cannot remain in their current location as they would be an obstruction to pedestrians and would therefore have to be removed or relocated. The removal or relocation of the FPL poles would be a hardship on the CRA's construction timeline. As this is a temporary parking lot, it is recommended that a 5' wide sidewalk which provides a pedestrian and ADA complaint path along NE 2nd Avenue be accepted by the City for this project. The City will coordinate the relocation of the FPL poles and expansion of the sidewalk from 5 feet to 8 feet once the parking lot becomes permanent.

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

Nicholas B. Mahon, PE

Project Manager



Calvin, Giordano & Associates, Inc.
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February 12, 2020

Project: Parking Lot Design

CGA No. 19-2953

Dear Ms. Christy Dominguez,

Calvin, Giordano & Associates, Inc. (CGA) is pleased to provide the following responses to standard notes per Section 32-964 for the subject project:

1. That the use is compatible with the existing natural environment and other properties within the neighborhood.

RESPONSE: The parking lot design will be compatible with the existing natural environment and other properties within the neighborhood by providing landscape materials that are consistent with other landscape in Hallandale Beach.

2. That the use will create no substantial detrimental effects on property values in the neighborhood.

RESPONSE: The parking lot will have no adverse effect on the property values to the nearby neighborhoods as the parking lot will provide parking for the community.

3. That there are adequate public facilities such as schools, roads, parks, and utilities within the service areas involved.

RESPONSE: The parking lot will be adjacent to NE 3rd Street to the south and NE 2nd Avenue to the west. Vehicular traffic will be able to access the site from NE 2nd Avenue.

4. That there will be adequate provisions for the traffic movement, both vehicular and pedestrian, both internal to the use and the area which will serve the use.

RESPONSE: The parking lot will be adjacent to NE 3rd Street to the south and NE 2nd Avenue. There is an existing sidewalk along NE 3rd Street and a proposed sidewalk along NE 2nd Avenue for pedestrians. The parking lot is designed to allow vehicular traffic to access the site from NE 2nd Ave and pedestrian connectivity to the sidewalks along NE 3rd Street and NE 2nd Avenue.



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5. That there will be adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate drainage and pollution problems.

RESPONSE: The parking lot is designed to meet the requirements of the Surface Water Management requirements of Chapter 27, Article V Section 27-191 through 27-202 of the Broward Code.

6. That there are adequate setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust, and other nuisances.

RESPONSE: The parking lot design will provide a dust free permeable paving system, lighting for the parking lot that will not present light pollution to adjacent properties, and landscape materials will give a buffer between adjacent properties.

7. That the land area is sufficient, appropriate and adequate for the use and any reasonably anticipated expansion thereof.

RESPONSE: The parking lot is in an ideal area and is appropriate for the Hallandale Beach Community Redevelopment Agency's (CRA) current and future development.

8. Any other conditions as may be stipulated and made a requirement in granting any application for a conditional use, when it is considered necessary to further the intent and general welfare, including, but not limited to.

RESPONSE: Please see cover letter attached for other conditions in granting the application as a condition use.

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

Nicholas B. Mahon, PE
Project Manager