



January 26th, 2021

City Of Hallandale
Planning and Zoning Division
Development Services Department
400 South Federal Highway
Hallandale Beach, FL 33009

Ref:
Project Name: Leisure Apartments
Folio #: 514227160271-280-290
Location: 215 SE 4 St., Hallandale Beach, FL 33009

Exhibit A – Conditions noted in Section 32-965 (b) for the requested Waivers

1. Civic Open Space Requirements.

Modification: Proposed project does not provide civic open space

1. The requested dedication for future roadway improvements is a special condition or circumstance peculiar to the land, structure or building affecting our property.
2. The special condition was not caused by something that the owner or others did to the property.
3. We understand that granting the requested will not confer the owner, any special privilege that is denied by the Code to other lands, building, or structures in the same district
4. The literal interpretation of the provisions of the Code would create unnecessary hardship by limiting the amount of parking spaces and Units and make the project unfeasible.
5. We have evaluated several possible layouts for the inclusion of the Civic Plaza but given the conditions of the lot it is not possible for the project to comply with this requirement and remain feasible.
6. We consider that the granting of the variance will be in harmony with the general intent and purpose of the Code due to the close proximity of other civic spaces that fulfill the same purpose.
7. We understand that the granting of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare and furthermore it will allow for a more livable front, consistent with the urban environment intended for this district.

2. Secondary Street Setback Requirements

Modification: proposed 2nd floor and 3rd floor setback encroachment on SE 4th Street to be reduced to 9'-0"

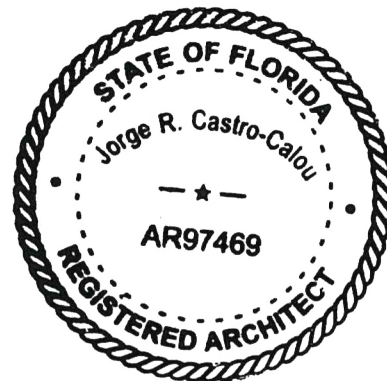
1. The requested dedication for future roadway improvements is a special condition or circumstance peculiar to the land, structure or building affecting our property.
2. The special condition was not caused by something that the owner or others did to the property.
3. We understand that granting the requested will not confer the owner, any special privilege that is denied by the Code to other lands, building, or structures in the same district
4. The literal interpretation of the provisions of the Code would create unnecessary hardship by either limiting the depth of the balconies or reducing the amount of parking spaces and Units and therefore making the project unfeasible.
5. We have evaluated several possible layouts for the increase of the balconies and bedrooms depth but given the conditions of the lot after the dedication over 3 feet it is not possible for the project to comply with this requirement and remain feasible.
6. We consider that the granting of the variance will be in harmony with the general intent and purpose of the Code allowing a significant improvement in the façade articulation and a more attractive architecture facing SE 4th Street.
7. We understand that the granting of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

In Summary, we kindly request the consideration of the waivers above and if you have any questions, please do not hesitate to contact me.

Sincerely
CCA DESIGN + ARCH

A handwritten signature in blue ink, appearing to read "Jorge Castro-Calou".

Jorge Castro-Calou RA, LEED AP, Principal





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Dear Christy

As the Architect of Record for the above referenced project, we are requesting approval from the City for Major Development and Redevelopment Area Modifications. The proposed development consists on a three (3) story, twenty four (24) units, multifamily building along with associated forty five (45) off-street parking spaces and landscaping to meet city and code regulations.

The new development will be an asset for the neighborhood and consistent with the character intended for the Central RAC, sub district Transit Core.

The following are a list of requested Redevelopment Area Modifications:

1. Civic Open Space Requirements

Requirement: Code Sec. 32-196. (d) (4) (a), indicates as part of the performance criteria to approve this density to “provide a total of 7.5 percent of the site, or the portion of the site proposed for development in a multi-phased project, as civic open space(s)”. This requirement results in a 2,025 SF minimum area of the site to be dedicated for this use.

Modification: Proposed project does not provide civic open space

Comments: As discussed with the City Planner, the property is subject to provide right-of-way dedication of 3.34' along the 180'-0" frontage on SE 4th Street for future roadway improvements. In order for the project to be feasible while complying with the City requirements for landscape, off-street parking, frontage standards and fire truck accessibility we request your consideration to eliminate the civic open space requirement. Also, as discussed with the Planning Department, the proximity to the Cultural Community Center (YMCA) located at 400 feet from this property would act as a more attractive solution for users than the required civic space.

2. Secondary Street Setback Requirements

Requirement: Table 32-196(a), Secondary Street Setback, 10 ft min.

Modification: proposed 2nd floor and 3rd floor setback encroachment on SE 4th Street to be reduced to 9'-0"

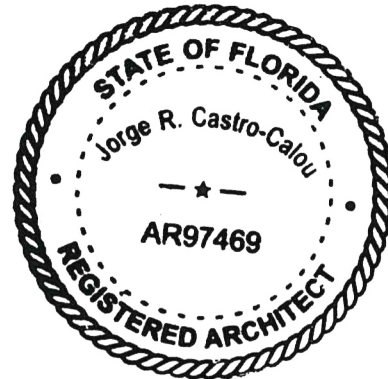
Comments: As discussed with City Planner, the property is subject to provide right-of-way dedication of 3.34' along the 180'-0" frontage on SE 4th Street for future roadway improvements and this requires for the building to move back accordingly. In order to be economically feasible while preserving the required off-street parking we request your consideration for allowing the 2nd and 3rd floors to encroach 1 foot into the minimum setback while the building façade will remain at 11'-6" from the new property line. Please note that this will also allow a significant improvement in the façade articulation and a more attractive architecture facing SE 4th Street.

In Summary, we kindly request the consideration of the waivers above and if you have any questions, please do not hesitate to contact me.

Respectfully



Jorge Castro-Calou, RA, Leed AP
Principal, CCA Design + Arch LLC





Miami, January 26th, 2021

Attn:

CITY OF HALLANDALE BEACH

Planning & Zoning Division

MAJOR DEVELOPMENT REVIEW SUBMISSION

Ref:

Leisure Apartments

215 SE 4th Street, Hallandale Beach, Florida

Leisure Apartments LLC, the owner of the property located at 215 SE 4th Street, Hallandale Beach, Florida is proposing to develop the property as a three-story multifamily building with 24 Units and an off-street parking capacity of 45 spaces. The property is currently zoned as Center District RAC – Sub District Transit Core and includes six (6) adjacent lots with a total of 27,017 sf or 0.620 acres.

As the Architect of Record for the above referenced project we intend for the dwelling units to be facing the SE 4th Street while the off-street parking will be located behind the building and accessible through two single way driveways that will minimize the contact between the public sidewalk and the vehicles. Stepping out balconies with CMU/Aluminum guardrails will create volumes that will articulate the facade and provide privacy from the street without obstructing the views. The facades propose a balanced combination of materials and textures that will harmonize with the neighborhood.

Please note that in order to achieve the proposed design we are kindly requesting approval from the City for the following Major Development and Redevelopment Area Modifications:


- 1) To waive the requirement for a Civic Open Space considering that, added to the right-of-way dedication of 3.34' by 180'-0" along SE 4th Street for future roadway improvements, will make the project unfeasible.
- 2) To allow for the front balconies and bedrooms on the 2nd and 3rd level to encroach a foot into the street setback considering that the right of way dedication is limiting the façade articulation and a more attractive architecture facing SE 4th Street.

We are also kindly requesting your consideration of the Applicant's proposal for a payment of \$ 24,000 as a contribution to the City's Affordable Housing Trust Fund in-lieu of designating 15% of a project's units as affordable housing per the amendment of the Chapter 32 of the Land Development Code. Please note that this amendment is yet to be approved by the City Commission and we were not aware of the requirement prior to the submission of the application for the Project, so as a consequence, the economic impact on the project was not considered by the applicant.

We believe that the new development will be an asset for the area while in sync with the current building design standards.

Please let me know if you have any questions.

Sincerely



Jorge castro-Calou, RA, LEED AP

