



March 15, 2021

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

Re: Application for Major Development Review, Redevelopment Area Modifications, and Right of Way Vacation approval of the development to be known as Solaris.

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 application for Right of Way Vacation, and Redevelopment Area Modifications for the proposed project, Solaris, located at 118 SE 7<sup>th</sup> St.

The proposed project is an affordable housing development located in the Transit Core of the Central Regional Activity Center (RAC) Zoning District.

### **Developer Experience**

Cornerstone Group Partners, LLC, as the developer of Solaris Apartments, Ltd. is a fully integrated residential real estate firm. Established in 1993, Cornerstone provides development, construction, and property management services for affordable rental and workforce housing communities throughout the State of Florida. The principals have developed over 15,000 affordable housing units as well as an additional 1,000 workforce housing units.

The success experienced by Cornerstone over the past 25+ years is a direct result of the firm's strong foundation of experience and financial resources. The organization's success is also in large part a testament to the faith the local and state financial institutions have in the talent and abilities of the principals of the organization. It has been through the support of such institutions that Cornerstone has been able to obtain over \$1.3 billion in local and state subsidies and tax-exempt bonds for its affordable rental projects.



# CORNERSTONE GROUP

Name of Development	Location	# UNITS
Villa Hermosa	Sweetwater, FL (elderly)	76
River Oaks	Florida City, FL	160
Grove Pointe	Hillsborough City. (farmworker)	80
The Oaks at Pompano	Pompano Beach, FL	224
Golden Lakes Apts.	Miami-Dade City. (renovating)	280
Siesta Pointe Apts.	Miami-Dade County, FL	392
Heron Pointe Apts.	Miramar, FL (elderly)	200
Cross Keys I&II	N Lauderdale (eld.&fam., mix-inc.)	322
Villa Esperanza	Miami-Dade County	192
Doral Terrace	Doral, FL (mixed income)	256
Cypress Trace	Hillsborough County, FL	348
Crossings at University	Miami Gardens, FL	320
Hidden Cove	Miami-Dade County (renovating)	144
Eagle's Landing	Miami Gardens, FL	321
Bridgewater Place	Oakland Park, FL (renovating)	312
Logan's Pointe	Jacksonville, FL (mixed income)	248
Bernwood Trace	Fort Myers, FL	340
Banyan Pointe	Coconut Creek, FL	300
Clipper Cove	Tampa, FL	176
Marbrisa	Miami Gardens, FL	368
Carolina Club	Daytona Beach, FL	224
Monterey Pointe	Homestead, FL	336
Mission Bay	Viera, Brevard County, FL	360
Hunter's Run	Clay County, FL	304
Mission Pointe	Jacksonville, FL	388
Baywinds	Miami-Dade County, FL	204
Indian Trace	Riviera Beach, FL	330
Mariner's Cove	Hillsborough County, FL	208
San Marco	Ormond Beach, FL (mixed inc.)	260
Laguna Pointe	Pompano Beach, FL	188
Captiva Club	Miami-Dade County, FL	136
Hibiscus Pointe	Miami-Dade County, FL	212
Tuscany Place	Miami-Dade County, FL	340
Eagle Pointe	Pompano Beach, FL	192
Clipper Bay	Hillsborough County, FL	276
Bristol Bay	Hillsborough County, FL	300
Portofino	Palm Springs, FL (mixed income)	272
Renaissance	West Palm Beach, FL	344
St. Croix	Lauderdale Lakes, FL	246
Sanctuary Cove	North Lauderdale, FL	292
Harbour Cove	Hallandale Beach, FL	212
Hawk's Landing	Fort Myers, FL	204
Bonita Pointe	Florida City, FL	164
Alhambra Cove	Miami-Dade County, FL	240
Valencia Pointe	Miami-Dade County, FL	148
Mirabella	Miami-Dade County, FL	204
Villa Capri III	Miami-Dade County, FL	140
Villa Capri I	Miami-Dade County, FL	220
Preserve	Boynton Beach, FL (mixed inc.)	122
Solabella	Miami Gardens, FL	92
Captiva Cove	Pompano Beach, FL	264
Waterford	Aventura, FL (mixed income)	72
Regency Pointe	Miami-Dade County, FL	104
Pelican Cove	Miami Gardens, FL	112
Captiva Cove II	Pompano Beach, FL	88
Villa Capri II	Miami-Dade County, FL	112
J&A Ferguson	Miami-Dade County, FL	79
Coquina Place	Miami-Dade Cty. (pjt based vouchers)	96
Villages	Miami, FL	150
Superior Manor	Miami-Dade Cty. (HUD 202 contract transfer)	139
Centerra	Miami-Dade (mixed-inc., pjt based vouchers)	104
Sunset Pointe	Miami-Dade County, FL	136
Regatta Place	Miami-Dade County, FL	108



## CORNERSTONE GROUP

### **Project Description**

Solaris will be a 78-unit affordable housing project in the City of Hallandale Beach located at 118 SE 7<sup>th</sup> St. directly South of the newly renovated Bluesten Park. This 8-story community will feature several amenities including a clubroom, fitness center, and business center. Additionally, there will also be a portion of the site that will be accessible to both residents and the general public as a landscaped civic space.

### **Public Mass Transportation**

Solaris is well served by public transportation. Broward County bus stops for Routes 1, 6, and 105 are all within short walking distance and will allow residents to easily access work, entertainment, shopping and other activities located in Broward County.

Thank you for your consideration of this project. If you have any comments or concerns, please feel free to contact us.

Sincerely,

Josh Tonnesen  
Project Manager

March 30, 2021

**VIA Hand Delivery**

Christy Dominguez, Principal Planner  
City of Hallandale Beach  
Planning and Zoning Division  
Hallandale Beach, Florida 33009

Re: **Solaris – Major Development and Redevelopment Area Modifications**

Dear Christy:

As the attorney of record for the above referenced development, we are requesting approval from the City for a Major Development, and for Redevelopment Area Modifications. The new development consists of a proposed site plan for an 8-story affordable housing development along with the associated parking and landscaping, located within the transit core zoning district of Hallandale Beach. The site is directly across the street from Bluesten Park and is designed with a modern vernacular with complimentary accent colors to the park structures. The development offers numerous amenity's including a clubroom, fitness center, and business center. There is also a portion of the site that will be accessible to the residents and the general public as a landscaped civic space. The building will offer four (4) unique unit types all of which meet the Federal Fair Housing Guidelines (FHA) for accessibility and select units that meet the universal design standard (UFAS). The ground floor units on the front of the building will have direct access to the sidewalk via a private gate and the 5th level units overlooking the park have large open air terraces. The development will provide much needed affordable housing to the City and will be an asset to the entire community.

The following represents a list of requested Redevelopment Area Modifications:

**1. Modification Request Pursuant to Sec. 32-196(b)(1) –Primary Façade.**

Requirement: A minimum of 75 percent of the linear width of the lot along a primary street shall be occupied by the primary facade of a building.

Modification: The proposed designs primary façade occupies 65.8% of the linear width along SE 7th street. Therefore, the applicant is seeking a reduction of 9.2% of the linear width requirement.

Reason: The reduction in building frontage is requested to allow for a contiguous civic space to be located on the corner of the site. Having a contiguous civic space allows the civic space to appear larger, which enables it to be actually used by the community.

**2. Modification Request Pursuant to Sec. 32-203 and 32-455(b)(3)(a) –Minimum Parking Space Requirements.**

Requirement: New development. 1.75 spaces for every efficiency unit or one-bedroom unit, 2.0 spaces for every two-bedroom unit, or one-bedroom unit plus a den; 2.5 parking spaces for every three-bedroom unit or two-bedroom plus a den; and 3.0 parking spaces for over three-bedroom unit or three-bedroom unit plus a den plus an additional ten percent of the total number of required spaces for guest parking, which shall be so posted and collectively located in a convenient area and continuously maintained as guest parking.

Modification: The proposed design provides 131 on-site parking spaces and 18 off-site spaces. Since the City’s Code does not allow the off-site spaces to be counted, the applicant is seeking a reduction of 6 spaces from the parking space requirement.

Reason: The parking reduction is requested to maximize the civic and open spaces since additional parking is not needed. This development is well parked, and if the off-site parking were counted, it would actually exceed the Code requirement. In addition, the parking count is actually greater than similar affordable developments, and is well supported by the study conducted to review those actual numbers.

**3. Modification Request Pursuant to Sec. 32-453(i)(4) –Off-Street Parking Design Requirements.**

Requirement: Single or double loaded parking corridors in excess of four abutting parking spaces shall be designed to permit vehicle entry and exit in one continuous forward motion without using a vacant space to turn around. This shall be accomplished by either a direct connection to an adjacent corridor or by the inclusion of a cul-de-sac at the end of such corridor.

Modification: The proposed design provides 15 parking spaces in a row on the south side of the building. Therefore, the applicant is seeking an increase of 11 parking spaces in a row under the Off-street parking design requirements.

Reason: The spaces contemplated in the row on the south side of the building are set aside for overflow guest spaces and are not anticipated to be frequently utilized with cars driving down the row in search of a parking space. The design and layout of these spaces are commonly found throughout Halladale Beach and enables more contiguous open space to be provided.

**4. Modification Request Pursuant to Sec. 32-201(a)(3) –Frontage Standard Requirements – Bracketed Balcony.**

Requirement: A bracketed balcony is second-story platform projecting from the building wall, enclosed by a railing or balustrade, supported by brackets. The bracketed balcony is located over the main building entry, which provides cover for a person entering or exiting the building, emphasizes the entryway, and creates a semi-public space overlooking the street. Bracketed balconies are typically associated with buildings with commercial uses in the ground story; however, bracketed balconies can be used on residential buildings when combined with a stoop.

Modification: The proposed design seeks to increase the balcony encroachment into the building setback another 2’-0’ to allow for a 5’-0’ balcony.

Reason: The encroachment of the balconies to 5' from 3' is needed to allow for a usable balcony. Otherwise, the balconies would not be wide enough to use.

**Criteria Justification for the Modifications**

While there is no specific criteria for RAMS within the City Code, as a guide and justification for the modifications, the applicant will utilize the criteria standards for variances as guidance.

1) *That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or buildings in the same zoning district. (Describe what special conditions or circumstances affect your property and/or building and how these conditions and circumstances are different from those of neighboring properties).*

**Modification for Primary Facade**

This proposed 8-story affordable housing development is located directly across the street from Bluesten Park and is designed with a modern vernacular with complimentary accent colors to the park. The proposed primary façade only occupies 65.8% of the linear width along SE 7th street. In this setting, the reduction in building frontage is needed to allow for a contiguous civic space to be located on the corner.

The larger and contiguous civic space clearly justifies the applicant’s minimal reduction to the linear width requirement.

**Modification from Minimum Parking Space Requirements.**

The proposed 8-story affordable housing development is located directly across the street from Bluesten Park. The proposed design provides 131 on-site parking spaces and 18 off-site parking spaces. Since the off-site parking is not counted towards the overall parking requirement, the applicant is seeking a reduction of 6 spaces. Although the development includes numerous off-

site spaces, these spaces are not counted towards the development's total numbers. In actuality, and as shown by the applicant's parking study, this affordable housing development has more parking than comparable developments.

**Modification from Off-Street Parking Design Requirements.**

The proposed 8-story affordable housing development is located directly across the street from Bluesten Park. The proposed design provides 15 parking spaces in a row on the south side of the building. The applicant is seeking an increase of 11 parking spaces in a row under the Off-street parking design requirements. The proposed parking layout is common throughout the City and ensures that maximum contiguous civic and open space can be achieved. In addition, the spaces contemplated in the row are set aside for overflow guest spaces and are not anticipated to be frequently utilized with cars driving down the row in search of a parking spaces.

**Modification from Frontage Standard Requirements – Bracketed Balcony.**

The proposed 8-story affordable housing development is located directly across the street from Bluesten Park and is designed with a modern vernacular with complimentary accent colors to the park structures. The development offers numerous amenity's including a clubroom, fitness center, and a business center. The encroachment of the balconies to 5' from 3' is needed to allow for a usable balcony. As a result this two foot variance is well justified.

2) *That the special conditions and circumstances do not result from the action of the applicant. (State whether the need for a variance was caused by something you did on the property, or is the situation caused by the actions of others).*

**Modification for Primary Facade**

Due to the portion of the site that will be accessible to the residents and the general public as a landscaped civic space, the proposed designs primary façade only occupies 65.8% of the linear width along SE 7th street. In this setting, the reduction in building frontage is needed to allow for a contiguous civic space to be located on the corner of the site.

The close proximity to Bluesten Park, allowed for the development to be designed with a modern vernacular, incorporating complimentary accent colors to the park structures. Creating a larger civic space is the special condition that justifies the applicant's minimal reduction to the primary façade.

**Modification from Minimum Parking Space Requirements.**

The parking reduction is needed to accommodate all parking on site, and the applicant's need for the reduction of 6 parking spaces is justified since 18 off-site parking spaces are being provided, and since this reduction is supported by comparable developments.

**Modification from Off-Street Parking Design Requirements.**

The close proximity to Bluesten Park, the desire to conglomerate open space for the public, and the fact that the spaces contemplated in the row are set aside for overflow guest spaces and are not anticipated to be frequently utilized with cars driving down the row in search of a parking spaces, justify this variance request.

**Modification from Frontage Standard Requirements – Bracketed Balcony.**

The ground floor units on the front of the building will have direct access to the sidewalk via a private gate and the 5th level units overlooking the park have large open air terraces. The encroachment of the balconies to 5' from 3' is needed to allow for a usable balcony based upon the site restrictions.

3) *That granting the variance requested will not confer on the applicant, any special privilege that is denied by the Code to other lands, building, or structures in the same district. (Will the variance allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).*

**Modification for Primary Facade**

The granting of the modification is not a special privilege to the applicant. The modification represents a minor reduction in building frontage needed to allow for the contiguous civic space to be located on the corner of the site.

**Modification from Minimum Parking Space Requirements.**

The granting of the modification is not a special privilege to the applicant. The modification is needed to accommodate all parking on site based upon the unique site configuration. The applicant's need for the reduction of 6 parking spaces is well justified when compared to similar developments and the fact that 18 off-site parking spaces are being provided.

**Modification from Off-Street Parking Design Requirements.**

The granting of the modification is not a special privilege to the applicant. The modification represents a logical use of the unique site configuration and maximizes the civic open space. In addition, the spaces contemplated in the row on the south side of the building are set aside for overflow guest spaces and are not anticipated to be resident parking. As a result, the applicant's need for an increase of 11 parking spaces in a row under the off-street parking design requirements is justified.



**Modification from Frontage Standard Requirements – Bracketed Balcony.**

The granting of the modification is not a special privilege to the applicant. The modification of the encroachment of the balconies to 5' from 3' is needed to allow for a usable balcony.

4) *The literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant. (What are the rights you believe are being taken away from you by your having to comply with the requirements of the zoning district?)*

**Modification for Primary Facade**

The literal interpretation of the code would deprive the applicant from incorporating the planned landscaped civic space into the site. The modification represents a minor reduction in building frontage needed to allow for a contiguous civic space to be located on the corner of the site.

**Modification from Minimum Parking Space Requirements.**

The literal interpretation of the code would deprive the applicant from accommodating all parking on site, due to the size and unique configuration of the parcel. The parking reduction is well documents from empirical data taken from a similar development and the fact that 18 off-site parking spaces are being provided.

**Modification from Off-Street Parking Design Requirements.**

The literal interpretation of the code would deprive the applicant from providing overflow guest spaces that are not anticipated to be frequently utilized. This enables the applicant to maximize the development's civic and open spaces. As a result, the off-street parking design requirements is justified.

**Modification from Frontage Standard Requirements – Bracketed Balcony.**

The literal interpretation of the code would deprive the applicant from constructing a usable balcony.

5) *That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. (Describe what alternatives or options you have considered in order to minimize your variance request and still have reasonable use of your property.)*

**Modification for Primary Facade**

The modification represents a minor reduction in building frontage needed to allow for a contiguous civic space to be located on the corner of the site. This variance is better for the public and enables a reasonable use of the property.

**Modification from Minimum Parking Space Requirements.**

The modification represents a minor reduction in the minimum parking requirements necessary to accommodating all parking on site, while maximizing civic and open spaces.

**Modification from Off-Street Parking Design Requirements.**

The modification enables the civic and open spaces to be contiguous, which is better for the general public while enabling the applicant to still have a reasonable use of the property.

**Modification from Frontage Standard Requirements – Bracketed Balcony.**

The modification represents a minor increase to the balcony encroachment into the building setback, which makes the balconies usable and enables the applicant to have a reasonable use of the property.

6) *That the granting of the variance will be in harmony with the general intent and purpose of the case. State how your request is in harmony with the City regulations to promote, protect and improve the public's health, safety, comfort, good order, appearance, etc.*

**Modification for Primary Facade**

The granting of the modification will not be, in any way, detrimental to the City's regulations that have been promoted to protect and improve the public's health, safety and comfort. This development will be exciting, modern, and one of a kind. Making the civic space contiguous enables it to be utilized by the entire community.

**Modification from Minimum Parking Space Requirements.**

The granting of the modification will not be in any way detrimental to the City's regulations that have been promoted to protect and improve the public's health, safety and comfort. The parking spaces provided are more than adequate to serve this community.

**Modification from Off-Street Parking Design Requirements..**

The granting of the modification will not be in any way detrimental to the City's regulations that have been promoted to protect and improve the public's health, safety and comfort. Having additional parking spaces in a row enables larger civic and open spaces, which enhance the entire area.

**Modification from Frontage Standard Requirements – Bracketed Balcony.**

The granting of the modification will not be in any way detrimental to the City's regulations that have been promoted to protect and improve the public's health, safety and comfort. Having larger balconies make this development indistinguishable from a market rate development.

*7) That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. (Describe how the granting of the variance will not adversely affect neighboring properties and the City overall.)*

**Modification for Primary Facade**

The proposed development promises the enhancement of the area by providing much needed affordable housing to the City of Hallandale Beach and incorporating a portion of the site that will accessible to the residents and the general public as a landscaped civic space. This modification enables a larger civic space, which will be an asset to the City and the community alike.

**Modification from Minimum Parking Space Requirements.**

The proposed development promises the enhancement of the area by providing much needed affordable housing to the City of Hallandale Beach. The parking reduction will have no impact on the surrounding community.

Christy Dominguez

March 30, 2021

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**Modification from Off-Street Parking Design Requirements.**

The proposed development promises the enhancement of the area by providing much needed affordable housing to the City of Hallandale Beach and the off-street parking design helps to maximize the civic and open spaces, which is a benefit to the entire area.

**Modification from Frontage Standard Requirements – Bracketed Balcony.**

The proposed development promises the enhancement of the area by providing much needed affordable housing to the City of Hallandale Beach. The larger balconies are welcoming and are a feature commonly found in market rate developments, which benefits the neighboring properties and park.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith M. Poliakoff", with a stylized flourish at the end.

Keith M. Poliakoff