Exhibit 3



August 15, 2023

City of Hallandale Beach Planning and Zoning Division 400 South Federal Highway Hallandale Beach, FL 33009

#### RE: Bus Charging Facility for the City of Hallandale Beach Letter of Intent SMA Project No. 2022-184

## **REQUEST**

Saltz Michelson Architects, as agent for the City of Hallandale Beach, is requesting the approval of a Major Development and a Variance for the extension of canopies into the required setback. The project includes the site renovation of the West side of the existing Public Works complex. A new one-story administration building is proposed and charging infrastructure will be installed to support the City's new electric bus fleet. Parking will be provided for employees and visitors. A variance is requested to reduce the setback along the west property line from the required 25 feet to 10 feet. The area of work within the complex is currently used to store the City's sanitation vehicles. The project will be funded by a combination of City and CRA funds.

## **PROJECT DESCRIPTION**

The project is located at the existing City of Hallandale Beach Public Works compound at 650 NW 2<sup>nd</sup> Street. The rear of the property faces NW 2<sup>nd</sup> Street to the south. The west property line adjoins a parcel zoned for residential development. The north and east project limit lines fall within the Public Works compound site. There is an injection well and a monitoring well in the area of work that are to remain. The property is zoned "CF – Community Facility", according to the City of Hallandale Beach Zoning Map dated 4/08/2013 and the land use is "Community Facilities, Utilities" per the City of Hallandale Beach Future Land Use Map dated 10/08/2012.

This project proposes a new Level II Facility for electric vehicle (EV) charging and maintenance. The EV will include buses and transit shuttles. The facility will provide electric bus charging and maintenance, operation of the community shuttle program, EV storage, inspections, electric vehicle cleaning and washing, and employee parking. The electric bus parking spaces consist of two areas. Those areas are provided with

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chargers and will be covered by canopies where solar panels will be installed. A third solar canopy is proposed near the building where buses will be inspected prior to leaving the facility and a fourth one will cover the bus wash. There will also be a fast dual car charger for EVs at the employee parking area. Infrastructure for the installation of fast dual chargers for all parking spaces is proposed. Two generators will be installed as part of this project: one to support the bus chargers and a second one to support the functions of the new building in case of a power outage.

Project scope includes a new one-story building, approximately 5,077 square feet in area. Its major functions are bus maintenance, battery changing, dispatching and operational control, testing and repairs, inspections, tire repairs, parts storage, employee amenities, administrative spaces, and restroom facilities.

## **ANTICIPATED USERS**

The proposed building is intended to house 9-12 employees. Students may take occasional field trips through the facility to learn about sustainability and the actions their City is taking to support those efforts. The conference room will be available for use by city employees from other departments.

#### **ARCHITECTURAL COMPATIBILITY**

The building's design includes shipping containers, 3D concrete printing and a premanufactured metal structure for the maintenance garage. The facility is intended to be a model for the other municipalities to come visit and that the City will be proud to show off. It is to set an example for the residents of the City of Hallandale Beach.

The site is adjacent to a vacant lot to the west, which is zoned for residential use, the south property line is along NW 2<sup>nd</sup> Street and across the street there's a combination of residential and commercial use. The north and east sides of the area of work are within the Public Works complex and face another CF-zoned property. The height of the proposed building is 20'-0" above grade, which is comparable to other structures on site and surrounding areas. The proposed height is also below 30'-0" which is the height allowed by Code. The current zoning and land use of the property are to remain.

Sustainability is an important part of the design concept of the building and site. Solar panels will be installed on four canopies throughout the property as well as on the structure's roof. Containers once used for shipping will be repurposed to form most of the building spaces. The site will be equipped with electric chargers for buses and passenger vehicles.



## **COORDINATION WITH OTHER AGENCIES**

In addition to the City's review, the project will be submitted to Broward County's Environmental Permitting Division for review and approval. The design team has exchanged correspondence and has held meetings with representatives of this department to coordinate the work.

# SECTION 32-965 - Variances

(b)(1) The property is narrow and the main vehicles using the site are 30-foot-long electric buses that require wide areas to circulate and long parking spaces where they will not only be stored but also charged. According to the manufacturer's recommendations, the chargers need to be protected from direct sunlight, so canopies have been designed to cover them. Also, a generator is proposed to support the bus chargers in case of power outage. The combination of the driveway widths, depth of bus parking spaces and necessity to cover the chargers is causing the canopies and generator to be 10'-0" from the west property line where a 25'-0" setback is required.

(b)(2) The situation is the result of the City's commitment to sustainability and the profound desire to provide the community with transportation that utilizes alternate sources of power, namely electric buses, to service its residents. The new electric bus fleet needs this facility to support its function and the available space is narrow causing the need for this variance.

(b)(3) The intent of the facility is to provide the community with transportation services that take better care of the environment than the current gasoline powered vehicles. The variance would allow all 12 purchased buses to be charged at the same time, making scheduled routes feasible.

(b)(4) Without the variance, the electric bus program would not be able to reach its full potential since chargers could not be installed without a canopy on the west side of the property. Due to dimensional restrictions discussed previously, there's not a better location for the generator on site and not having one would not make the use of the buses possible in the event of an extended power outage.

(b)(5) Different layout options were considered when designing the property, however none of them resulted in a smaller extension into the setback.

(b)(6) Granting the variance would benefit the community, the City, and surrounding areas as well since the environmental footprint which would be reduced and improved from current conditions.

(b)(7) There's an existing wall along the west property line that is 8'-0" high. The proposed canopies and generator are proposed to be less than 15'-0" above grade, extending over the wall just a few feet. They're designed to be attractive industrial



GLOBAL THINKING, LOCALLY MINDED. AR0009976 structures that will better the current conditions of the site. They will have solar panels installed above them, which will further emphasize the City's commitment to its residents and the environment that surrounds them.

On behalf of the applicant, City of Hallandale Beach, Saltz Michelson Architects respectfully requests approval of this proposal. The agent's Principal in Charge is Robert Halula and the Project Manager is Maday Gutierrez. Mr. Halula may be contacted at <u>rhalula@saltzmichelson.com</u>, 954-266-2722 and Mrs. Gutierrez may be reached at <u>mgutierrez@saltzmichelson.com</u>, 954-266-2717 for any questions or for additional information requests.

