



March 7, 2024

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

**RE: Leisure Apartments
215 SE 4th Street.
Hallandale Beach, FL 33009.**

Dear Christy,

The above referenced project was previously approved for Major Development and Redevelopment Area Modifications for a new development consisting of a three-story multifamily building with a total of 24 units and an off-street parking capacity of 45 spaces. The property is zoned as Central RAC District –Transit Core Sub District.

As you are aware, the Owner/ Developer of the project, Leisure Constructions 2023 LLC. is currently proposing a Site Plan Amendment to modify the approved Major Development from the three-story/ 24 unit building to a four-story/ 35 unit building with amenities for the future Residents, along with additional off-street parking to meet the requirements of the proposed new density.

To achieve the proposed 35 units the following unit calculation is proposed:

0.61 acre X 50 units/acre	=	30 Units*
Bonus Units Proposed	=	5 Units**

TOTAL.	=	35 Units

- * Requires 5 “moderate” units (15%). An in-lieu payment fee was approved for 4 of the 5 units as per previous site plan approval (Resolution No. 2021-059). 1 “moderate” unit will be required as per City of Hallandale Beach Zoning & Land Development Code Sec. 32-196 (d) (4) c.
- ** Requires 1 “moderate” unit (6 bonus / 1 moderate) as per Broward County Land Use Plan policy 2.16.3. A City Commission approval is requested to utilize said Broward County Bonus units pursuant to County Policy 2.16.3 and to permit the proposed density to exceed the allowable density of the Zoning District.



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Please be advised of the following modifications to the previously approved Site Plan:

Ground floor:

- Two residential units are now reduced in size to be Efficiency units.
- A new multipurpose area, and 6 new parking spaces are now provided.

Typ. 2nd, 3rd & 4th Floor (11 Units x 3 = 33 Units):

- An additional bathroom is provided on unit's type "C" & type "E".
- Two units type "D" have been mirrored.

Further, the revised Site Plan, Floor Plans and Elevations embrace the previously approved plans. The additional floor level and 11 added units will not impact the building materials, colors, finishes and textures previously approved. All other Improvements previously approved remain the same.

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

Respectfully,

A handwritten signature in blue ink, appearing to read 'Jose Saye'. The signature is stylized with a large, looping 'S' and 'Y'.

Jose Saye, Principal.

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**RE: Leisure Apartments
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Dear Christy,

As the Architect of Record for the above referenced project, we are requesting a Site Plan Amendment to modify the approved Major Development and Redevelopment Area Modifications from the three (3) story, twenty four (24) units, multifamily building to a four (4) story, thirty five (35) units, multifamily building.

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

The following Redevelopment Area Modification is required:

Secondary Street Setback Requirements

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

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

Comments: As discussed, 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, 3rd and 4th 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.

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

Respectfully,

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Jose Saye, Principal.

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