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Tel. (786) 953-4901  
cadinfo@flengineers.com

**April 13<sup>th</sup>, 2025**

Deandrea Moise

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

**Re: Variance Application related to 948 SW 11<sup>TH</sup> St**

Dear Mrs. Moise,

This firm represents (the "Applicant"), owners of the lot located at **948 SW 11th St** (the "Property"). Please consider this letter the Applicant's **Letter of Intent** in support of an application seeking **two variances** related to site design requirements for a proposed retail space:

- A reduction in the required number of parking spaces from **12 to 8**; and
  - A reduction in the required terminal island length from **19 feet to 13 feet**.
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.**

The subject property is located within a densely developed commercial corridor that offers limited space for expansion. The site's irregular shape, modest lot size, and the presence of existing infrastructure and roadways present unique physical constraints. These characteristics limit both the ability to provide the required number of parking spaces and the full terminal island length. Unlike neighboring parcels, this site lacks sufficient depth and flexibility for modifications without significantly impacting building functionality and customer access.

2. **That the special conditions and circumstances do not result from the action of the applicant.**

The need for these variances is due to the existing physical limitations of the property and surrounding infrastructure, which predate the applicant's involvement. No changes or alterations by the applicant have created or worsened these limitations. The constraints are inherent to the parcel and its layout within the urban context.

3. **Granting the variance requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same district.**

The requested variances reflect practical adjustments to allow reasonable use of the land, not a special privilege. Other properties with similar limitations have also required relief from strict zoning requirements. Granting these variances would not create an unfair advantage, but would merely allow the applicant to operate under similar circumstances as other businesses in the district, given the site's constraints.

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 and would work unnecessary and undue hardship on the applicant.**

Requiring full compliance with both the 12-parking space requirement and the 19-foot terminal island would significantly reduce the developable area of the property, making the retail use impractical. The hardship is not simply financial, but functional — affecting the applicant's ability to operate a viable retail space while meeting customer needs and preserving essential site circulation.

5. **That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The applicant has reviewed multiple design iterations and consulted with the Planning and Zoning Department to minimize the requested relief. Reducing the parking count from 12 to 8 allows for improved site circulation and adequate customer access without eliminating critical building area. Similarly, reducing the terminal island to 13 feet still allows for appropriate traffic separation without obstructing maneuverability or compromising safety. These adjustments are the minimum necessary to support the proposed retail use.

6. **That the granting of the variance will be in harmony with the general intent and purpose of the Code.**

The intent of the zoning code is to ensure safe, functional, and attractive development while accommodating diverse site conditions. The proposed variances achieve that balance — they support active commercial use while maintaining pedestrian safety, circulation, and appearance standards. Reducing the parking and terminal island dimensions slightly will not detract from the area's aesthetic or functionality.

7. **That such variance will not be injurious to the area involved or otherwise detrimental to public welfare.**

The variances will not result in any negative impact to adjacent properties or the surrounding neighborhood. The reduction in parking is modest and appropriate for the scale of the proposed retail use. Similarly, the slightly shorter terminal island remains functional and safe. The changes will support a viable business and contribute to the commercial vibrancy of the district, consistent with community goals and urban planning standards.

We look forward to your review and approval.

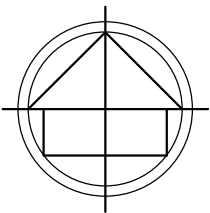
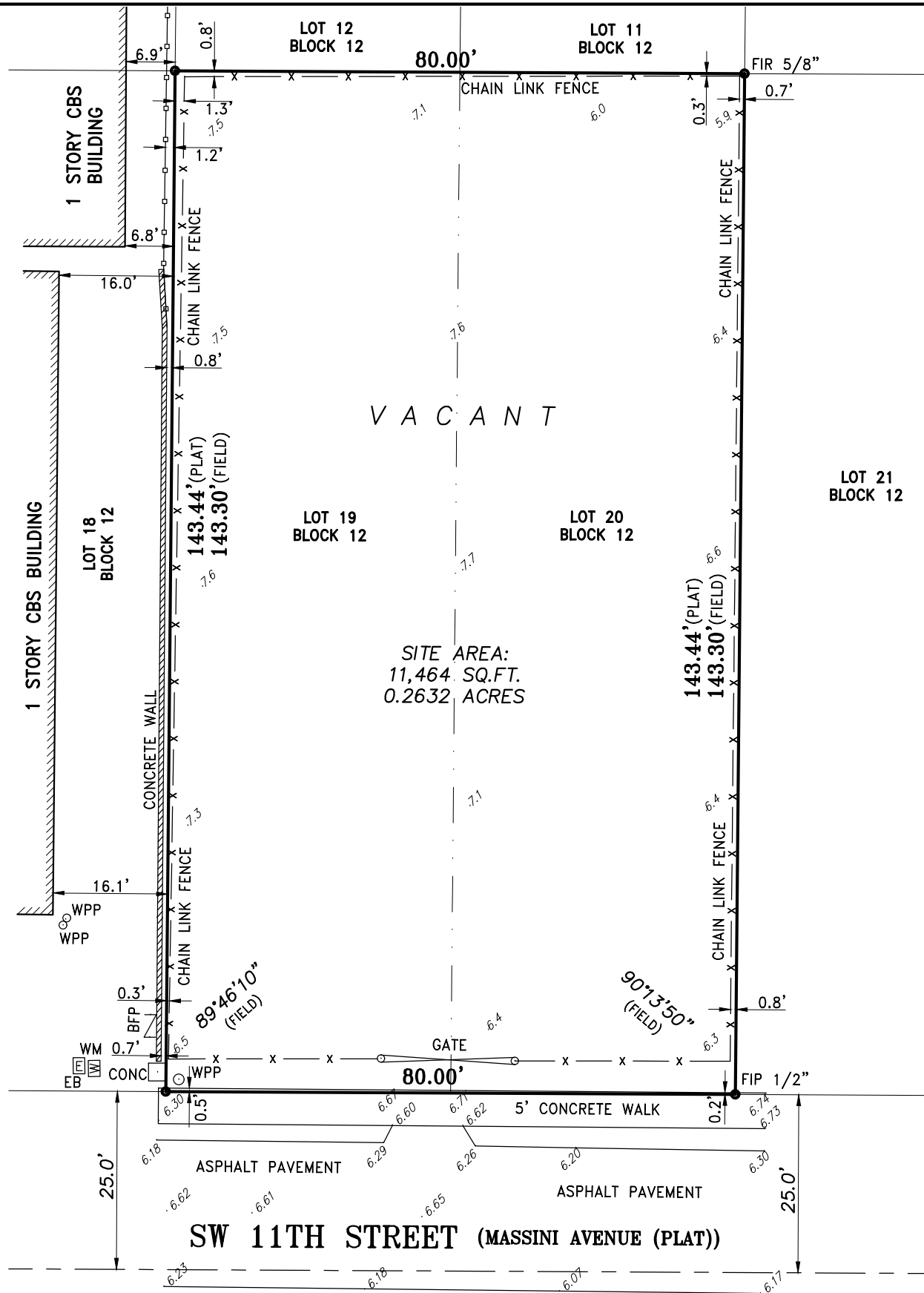
If you have any questions about this subject, please call our office at **(786) 953-4901**.

Sincerely,

George Freijo

P.E. Engineer of Record

SKETCH OF SURVEY



LAND DESCRIPTION:

LOTS 19 AND 20, BLOCK 12 OF "GOLDEN HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

- 1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- 4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- 5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
- 6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 7. BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK #1036 ELEVATION = 6.70' (NAVD88)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
BFP	BACK FLOW PREVENTER
EB	ELECTRIC BOX
CR	CABLE RISER
CPP	CONCRETE POWER POLE
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
0.00	ELEVATIONS
NTS	NOT TO SCALE

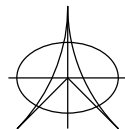
I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL, 2024. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 04/24/24

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766  
EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER: 10204-24

CLIENT :  
CCG CONSTRUCTION GROUP

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	04/24/24	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125110
PANEL NUMBER	0731H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

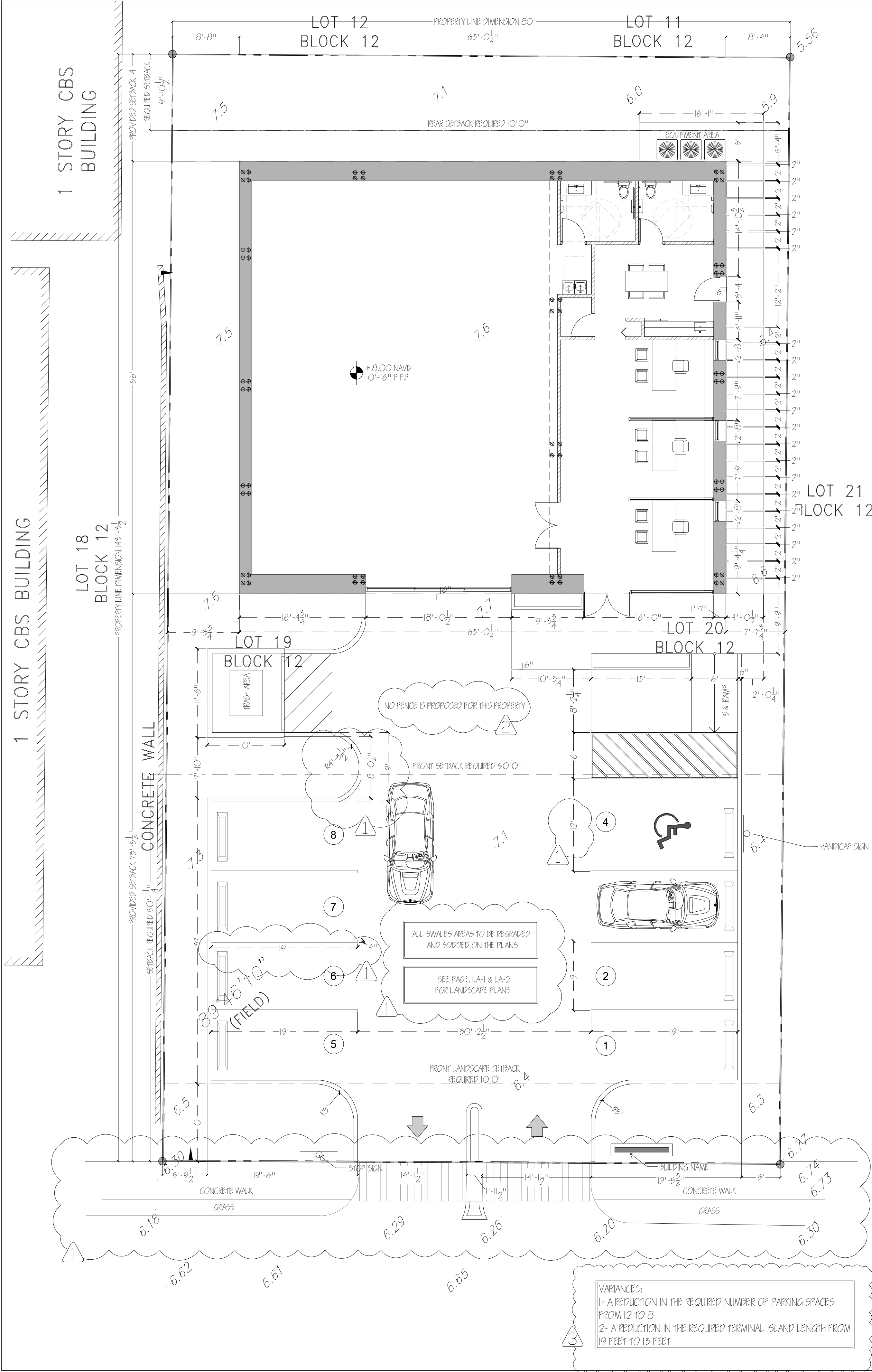
PROPERTY ADDRESS :  
(VACANT) SW 11TH STREET

SCALE: 1"= 20'

SHEET 1 OF 1

PROPOSED SITE PLAN

ESC. 1/8" = 1'-0"



PROPOSED SITE PLAN

GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023 EDITION, ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
2. THE GENERAL NOTES AND SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES DIMENSIONS.
4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE SHOWN OR NOTED. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. TURNKEY FINISHED SPACE TO THE OWNER. ANY AND ALL DISCREPANCIES AND/ OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.
6. ALL PERMITS, INSPECTIONS AND APPROVALS, SHALL BE APPLIED FOR BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION INSPECTIONS.
7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.
8. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE COMPLETED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED AND NEAT APPEARANCE.
9. ALL WORK AND MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OR STANDARDS.
10. GENERAL CONTRACTOR TO DETERMINE EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.
11. GENERAL CONTRACTOR SHALL VISIT THE SITE, REVIEW THE DRAWINGS AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO CONSTRUCTION.
12. GENERAL CONTRACTOR SHALL CONSULT WITH THE CLIENT AND ARCHITECT TO RESOLVE ANY CHANGES, OMISSIONS OR PLAN DISCREPANCIES PRIOR TO CONSTRUCTION.
13. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.
14. GENERAL CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES.
15. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. ALL DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS NOTED OTHERWISE.
16. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF WORK.
17. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, FIRE ALARM, OR SPECIALTY SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.
18. GENERAL CONTRACTOR SHALL RETAIN ONE SET OF PERMIT PLANS ON-SITE TO DOCUMENT ALL CHANGES MADE DURING CONSTRUCTION. THE RECORD DRAWINGS SHALL BE ISSUED TO THE CLIENT AT PROJECT CLOSE-OUT AS DESCRIBED IN THE GENERAL REQUIREMENTS OF THE PROJECT MANUAL.
19. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING DELIVERY OF MATERIALS AND INSTALLING SUCH MATERIALS SUPPLIED BY CLIENT OR CLIENT'S VENDOR.
20. FOR THE PURPOSE OF THE DOCUMENTS, TO INSTALL SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION UNLESS OTHERWISE NOTED.
21. ALL ITEM SUBSTITUTIONS MUST BE APPROVED BY CLIENT AND DESIGN TEAM.

SITE PLAN CALCULATIONS

SITE CALCULATIONS		
ITEM	PROVIDED	REQUIRED
TOTAL SITE AREA	11474.70 SF	-
TOTAL IMPERVIOUS AREA	8,428.14 SF	-
PERCENTAGE OF LANDSCAPE AREA	26.55%	15%

SET BACK CALCULATIONS		
ITEM	PROVIDED	REQUIRED
FRONT SETBACK	73' - 5 1/4"	50' - 0"
REAR SETBACK	14' - 0"	10' - 0'
SIDE SETBACK	N/A	N/A
LANDSCAPING FRONT SETBACK	10' - 0"	10' - 0"

LANDSCAPING SET BACK CALCULATIONS		
ITEM	PROVIDED	REQUIRED
FRONT SETBACK	10' - 0"	10' - 0"
SIDE SETBACK	10' - 9 1/2"	N/A

BUILDING CALCULATION	
OFFICE AREA	1,221.94 SF
GENERAL RETAIL AREA	2,306.65 SF

A/ C CALCULATION	
TOTAL A/ C AREA	3,528.57 SF
NON A/ C AREA	0 SF

PARKING CALCULATION	
OFFICE PARKING REQUIRED (1:500 GFA)	4 SPACES REQUIRED
OFFICE PARKING PROVIDED	4 SPACES PROVIDED
GENERAL RETAIL PARKING REQUIRED (1:500 GFA)	8 SPACES REQUIRED
GENERAL RETAIL PARKING PROVIDED	4 SPACES PROVIDED
TOTAL	8 SPACES PROVIDED

HEIGHT CALCULATION		
BUILDING	PERMITTED	PROVIDED
BUILDING HEIGHT	25' - 0"	24' - 4"

CODE DATA

GOVERNING CODES:  
ALL WORK SHALL BE IN COMPLIANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION.

BUILDING: 2023 FBC - BUILDING 7TH EDITION  
MECHANICAL: 2023 FBC - MECHANICAL 7TH EDITION  
PLUMBING: 2023 FBC - PLUMBING 7TH EDITION  
ELECTRICAL: 2023 NATIONAL ELECTRICAL CODE  
ENERGY: 2023 FBC - ENERGY CONSERVATION 7TH EDITION  
FUEL GAS: 2023 FBC - FUEL GAS 7TH EDITION  
ACCESSIBILITY: 2023 FLORIDA ACCESSIBILITY CODE  
FIRE: 2023 NFPA

TYPE OF CONSTRUCTION: PRE FABRICATED STRUCTURE  
FIRE SPRINKLERS: NO  
PROJECT AREA: 4,042 SF  
PREVIOUS OCCUPANCY: VACANT LOT  
PROPOSED OCCUPANCY: B-1 (BUSINESS LIMITED DISTRICT) - (OFFICES)  
PROPERTY ID: 514228030442  
MAXIMUM HEIGHT: 25'  
LOT: 11,477 SF AS PER SURVEY  
FIRM PANEL: 1201C10731H

PLUMBING FIXTURE LOAD: FPC CHAPTER 4 - TABLE 403.1  
PLUMBING FIXTURE CALCULATION: TOTAL # OF OCCUPANTS: 101 = 12M/ 12W

CLASSIF.	DESCRIPTION	WATER CLOSET	LAVATORIES	DRINKING FOUNTAIN	OTHER
		MALE & FEMALE	MALE & FEMALE		
B	BUILDING FOR THE TRANSACTION OF BUSINESS, PROFESSIONAL SERVICES, OTHER SERVICES INVOLVING MERCHANDISE, OFFICE BUILDINGS, BANKS, AMBULATORY CARE, LIGHT INDUSTRIAL AND SIMILAR USES.	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	1 PER 100	1 SERVICE SINK

403.2 SEPARATE FACILITIES

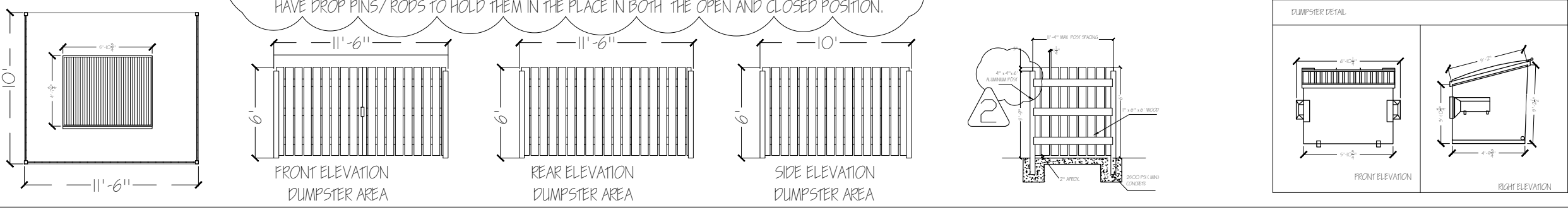
WHERE PLUMBING FIXTURES ARE REQUIRED, SEPARATE FACILITIES SHALL BE PROVIDED FOR EACH SEX.  
403.1.2 SINGLE-USER TOILET FACILITY AND BATHING ROOM FIXTURES.

THE PLUMBING FIXTURES LOCATED IN SINGLE-USER TOILET FACILITIES AND BATHING ROOMS, INCLUDING FAMILY OR ASSISTED USE TOILET AND BATHING ROOMS THAT ARE REQUIRED BY THE FLORIDA BUILDING CODE, ACCESSIBILITY, SHALL CONTRIBUTE TOWARD THE TOTAL NUMBER OR REQUIRED PLUMBING FIXTURES FOR A BUILDING OR TENANT SPACE.  
SINGLE-USER TOILET FACILITIES AND BATHING ROOMS, AN FAMILY OR ASSISTED-USE TOILET AND BATHING ROOMS, SHALL BE IDENTIFIED FOR USE BY EITHER SEX.

2 W/ M RESTROOMS WITH 1 LAVATORY AND 1 WATER CLOSET  
1 SERVICE SINK  
1 DRINKING FOUNTAIN

EXIT REQUIREMENT:  
REQUIRED: 2  
PROVIDED: 3  
PARKING: EXISTING - NO CHANGE IN PARKING

DETAILS



Fine Line Engineers Inc.

Electrical, Mechanical, Plumbing, Fire Protection  
Construction Administration Services  
2089 WEST 76TH STREET, HIALEAH, FLORIDA 33016  
Tel: 786-953-4901  
E-mail: cadinfo@fineengineers.com

NEW COMMERCIAL BUILDING:

SW 11TH ST.

SW 11th STREET  
HALLANDALE BEACH, FL 33009

REVISION / DATE
12/05/2024 - city comments
01/28/2025 - city comments
04/10/2025 - city comments
04/30/2025 - city comments

DRAWN BY:	SB
CHECKED BY:	SS
SCALE:	1/8" = 1'-0"
DATE:	10/08/2024

SP - I.O







