

CITY OF HALLANDALE BEACH

Planning & Zoning Division Application Form



NO APPLICATIONS ARE AUTOMATICALLY SCHEDULED FOR **ANY** MEETINGS. APPLICATIONS MUST BE DETERMINED TO BE COMPLETE BY STAFF BEFORE ANY PROCESSING OCCURS.

Victor Caban-Diaz

Date of Application 09/02/24
305-302-8724

Name of Applicant
393 NW 17th St. Fort Lauderdale, FL 33311

Primary phone number
vcabandiaz@buildingenuity.com

Street address, City, ST, ZIP Code
Hallandale Beach Community Redevelopment Agency

Email Address
954-457-2221

Name of Property Owner
400 South Federal Highway, Hallandale Beach, FL 33009

Primary phone number
kbowe@hallandalebeachfl.gov

Street address, City, ST, ZIP Code

Email address

Name of Authorized Representative, if different from applicant

Primary phone number

Street address, City, ST, ZIP Code

Email address

PROJECT INFORMATION

Project Name: 617 NW 4th Ave Duplex

Estimated Construction Cost:

Project Address:
617 NW 4th Ave, Hallandale Beach, FL 33009

Folio Number:
514221150040

Estimated Market Value:

Total Site (Parcel Area):
6,000 sf

Total Number
of:

Res. Unit(s)
2

Hotel Key(s)

Non-Residential (sq. ft.)

TYPE OF APPLICATIONS (Check the ones which apply to the request(s))

<input type="checkbox"/> Rezoning FROM: _____ District TO: _____ District Size of subject property to be considered for rezoning _____ (acres)	<input type="checkbox"/> Comprehensive Plan Amendment _____ <input type="checkbox"/> Land Use Plan Map Amendment _____
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Zoning Code/ Text Change
<input type="checkbox"/> Redevelopment Area Modification	<input checked="" type="checkbox"/> Variance (Type) : Unit Size and Interior Side Setback
<input type="checkbox"/> Minor Development (Less than ten (10) residential units or less than 4,000 sq. ft. gross floor area) Residential-Number of Units _____ Commercial-Sq. Ft. _____ Number of Bedroom(s) _____	<input type="checkbox"/> Major Development (Ten or more residential units or more than 4,000 square feet of gross floor area) Residential-Number of Units _____ Commercial-Sq. Ft. _____
<input type="checkbox"/> Platting or Replatting a Subdivision or portion thereof. (Size of property _____ acres).	<input type="checkbox"/> Other:

BRIEF DESCRIPTION OF REQUEST

CITY OF HALLANDALE BEACH

Planning & Zoning Division Application Form



NOTICE TO OWNERS

In addition to the requirements of this permit, there may be additional deed restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as state agencies or federal agencies. The City recommends, although does not require, that the owner secure any required approvals from his/her/their Condominium or Homeowners' Association prior to submitting this building permit application.

The owner acknowledges that approval of a Planning and Zoning application or issuance of a building permit by the City is based solely upon the City of Hallandale Beach Zoning and Land Development Code, Florida Building Code and other applicable local, county, state and federal laws, and does not independently satisfy any applicable Homeowner/Condominium Association approval requirements that may exist between the Owner and the Association; and that the City does not enforce any nongovernmental deed restrictions or Homeowner/Condominium restrictions upon this property.

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Hallandale Beach. If I/we are unable to be present, I/we hereby authorize Victor Caban-Diaz (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge

OWNER AFFIDAVIT: I certify that all the foregoing information is accurate.

State of Florida
County of Broward

The foregoing instrument was acknowledged sworn to and subscribed By: Jeremy Earle - Executive Director/ City Manager
(Print owner/agent name)

Faith Phinn - Deputy Executive Director

(Print Joint owner name)

[Signature]
(Joint owner signature)

[Signature]
Jeremy Earle (Sep 4, 2024 11:22 EDT)
(Signature of owner/agent *)

before me by means of Physical Presence Online Notarization this 4 day of sept, 2024

By Maria Chevasco
(Name of person acknowledging)

Notary [Signature]
(Signature of Notary Public - State of Florida)



MARIA CHEVASCO
Commission # HH 325313
Expires February 24, 2027

Personally know [initials] or Produced identification _____

Type of identification produced: _____ or Driver's License _____

*If joint ownership, both parties must sign. If partnership, corporation or association, authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application, if an authorized agent signs for the owner(s).

**The application for a development review shall become null and void if left inactive for a period of 6 months (180 days).*

Variance Request – Cover Letter

Project Name: 617 NW 4th Avenue Duplex

Project Address: 617 NW 4th Ave. Hallandale Beach, FL 33009

Variance Request: Interior Side Setback

To the Commissioners of the city of Hallandale Beach,

This is a variance request to reduce the interior side setback from 7.5 ft. to 4 ft. We are proposing a modular product that has been pre-approved by the state and the dimensions of the product cannot be changed. The size of the product for this particular property is too large width wise for the 7.5 ft. setbacks. The project goal is to develop a duplex, on behalf of the Hallandale Beach Community Redevelopment Agency, that would be an affordable housing option. The project will realize cost savings due to using a modular system as opposed to traditional construction methods. Please consider granting this setback to allow for this product to be placed on this property.

Cordially,

Victor Caban-Diaz, RA, LEED AP

Owner/Principal



Mobile: 305.302.8724

www.buildingenuity.com

Variance Request Narrative

Project Name: 617 NW 4th Avenue Duplex

Project Address: 617 NW 4th Ave. Hallandale Beach, FL 33009

Variance Request: Reduce interior yard setback to accommodate from 7.5 feet to 4 ft.

Narrative:

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).

Response: The selected modular building product is too wide for the size of the property with the required setbacks.

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).

Response: The selected modular building product is too wide for the size of the property with the required setbacks.

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. (Will the variance allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).

Response: It will not, our goal is to develop a duplex that is within the allowed building types for this zone.

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? What is the hardship (other than monetary) or problem, which is being created by having to comply?)

Response: The right to develop a duplex on this property.

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.)

Response: The product we are putting on this property was preselected and cannot be customized as it is a modular product aimed at providing a more affordable rental option for the residents of Hallandale Beach. The variance is needed to place this product on this property. We have looked at alternative site configurations of situating this product on this property and this was the best scenario.

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

Response: Granting this variance will help promote housing affordability during a period in our country where we are facing a housing affordability crisis. This will allow the residents of Hallandale Beach to have affordable options of housing in order to lower costs of living and improve the health, safety, and welfare of their families.

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.)

Response: This product is in keeping with the character of the neighborhood and will not adversely affect neighboring properties and the City overall.

Variance Request – Cover Letter

Project Name: 617 NW 4th Avenue Duplex

Project Address: 617 NW 4th Ave. Hallandale Beach, FL 33009

Variance Request: Unit Size

To the Commissioners of the city of Hallandale Beach,

This is a variance request to reduce the minimum unit size for a three bedroom two family dwelling from 1,150 sq. ft. to 1,095 sq. ft. We are proposing to use a modular product that has been pre-approved by the state in order to provide an affordable housing option for the citizens of Hallandale Beach. The project will realize cost savings due to using a modular system as opposed to traditional construction methods. Please consider granting this setback to allow for this product to be placed on this property.

Cordially,

Victor Caban-Diaz, RA, LEED AP

Owner/Principal

BUILDINGENUITY
ARCHITECTURE & DESIGN INC.

Mobile: 305.302.8724

www.buildingenuity.com

Variance Request Narrative

Project Name: 617 NW 4th Avenue Duplex

Project Address: 617 NW 4th Ave. Hallandale Beach, FL 33009

Variance Request: Reduce the minimum unit size for three bedroom two-family dwelling from 1,150 sq. ft. to 1,095 sq. ft.

Narrative:

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).

Response: The product we are placing on this property is a prefabricated modular unit that has been approved by the state. The size of the unit is already determined and cannot be customized for the property constraints.

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).

Response: The product we are placing on this property is a prefabricated modular unit that has been approved by the state. The size of the unit is already determined and cannot be customized for the property constraints.

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. (Will the variance allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).

Response: It will not, our goal is to develop a duplex that is within the allowed building types for this zone.

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? What is the hardship (other than monetary) or problem, which is being created by having to comply?)

Response: The product we are placing on this property is a prefabricated modular unit that has been approved by the state. The size of the unit is already determined and cannot be customized for the property constraints.

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.)

Response: The product we are placing on this property is a prefabricated modular unit that has been approved by the state. The size of the unit is already determined and cannot be customized for the property constraints.

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

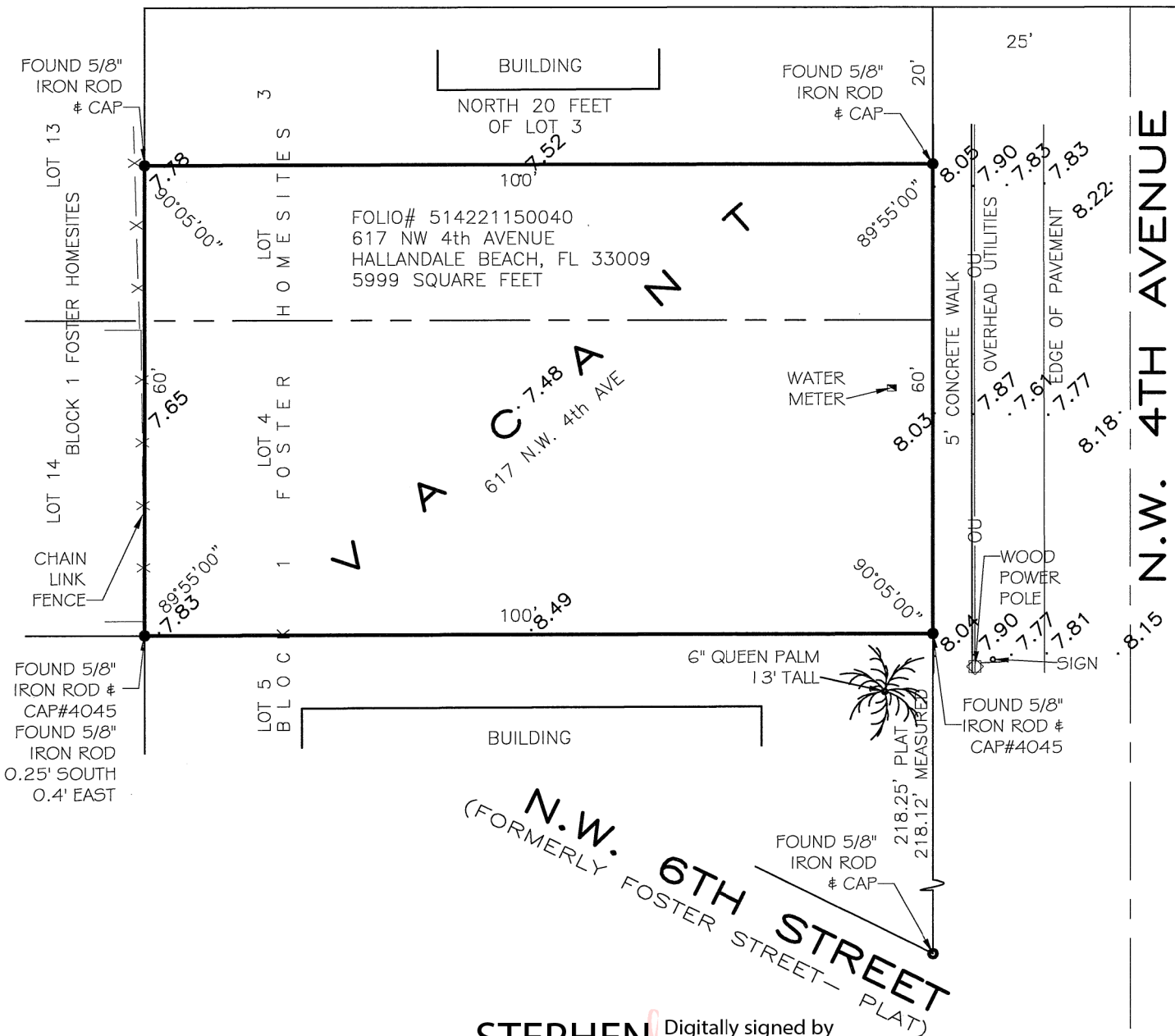
Response: Granting this variance will help promote housing affordability during a period in our country where we are facing a housing affordability crisis. This will allow the residents of Hallandale Beach to have affordable options of housing in order to lower costs of living and improve the health, safety, and welfare of their families.

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.)

Response: This product is in keeping with the character of the neighborhood and will not adversely affect neighboring properties and the City overall.

DESCRIPTION:
 THE SOUTH 20 FEET OF LOT 3 AND ALL OF LOT 4, BLOCK 1, "FOSTER HOMESITES", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

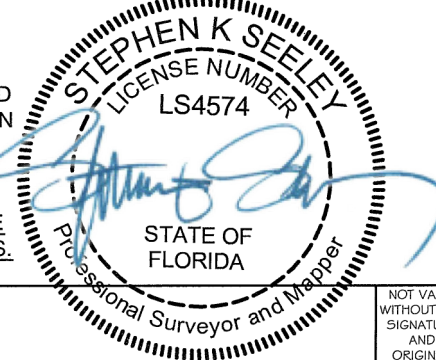
FEMA FLOOD INSURANCE RATE MAP
 HALLANDALE BEACH
 BROWARD COUNTY, FLORIDA
 125110
 ZONE AH
 BASE FLOOD ELEVATION=9
 PANEL No. 12011 C0 732 H
 FIRM DATE- 08/18/2014



STEPHEN K. SEELEY
 Digitally signed by
 Date: 2024.02.15
 11:18:42 -05'00'

CERTIFIED TO:
 HALLANDALE BEACH COMMUNITY
 REDEVELOPMENT AGENCY, A PUBLIC BODY
 CORPORATE AND POLITICAL
 FOX ROTHSCHILD LLP
 FIRST AMERICAN TITLE INSURANCE COMPANY

THIS ITEM HAS BEEN DIGITALLY SIGNED
 AND SEALED BY STEPHEN K. SEELEY ON
 THE DATE ADJACENT TO THE SEAL.
 PRINTED COPIES OF THIS DOCUMENT
 ARE NOT CONSIDERED SIGNED AND
 SEALED AND THE SIGNATURE MUST BE
 VERIFIED ON ANY ELECTRONIC COPIES.



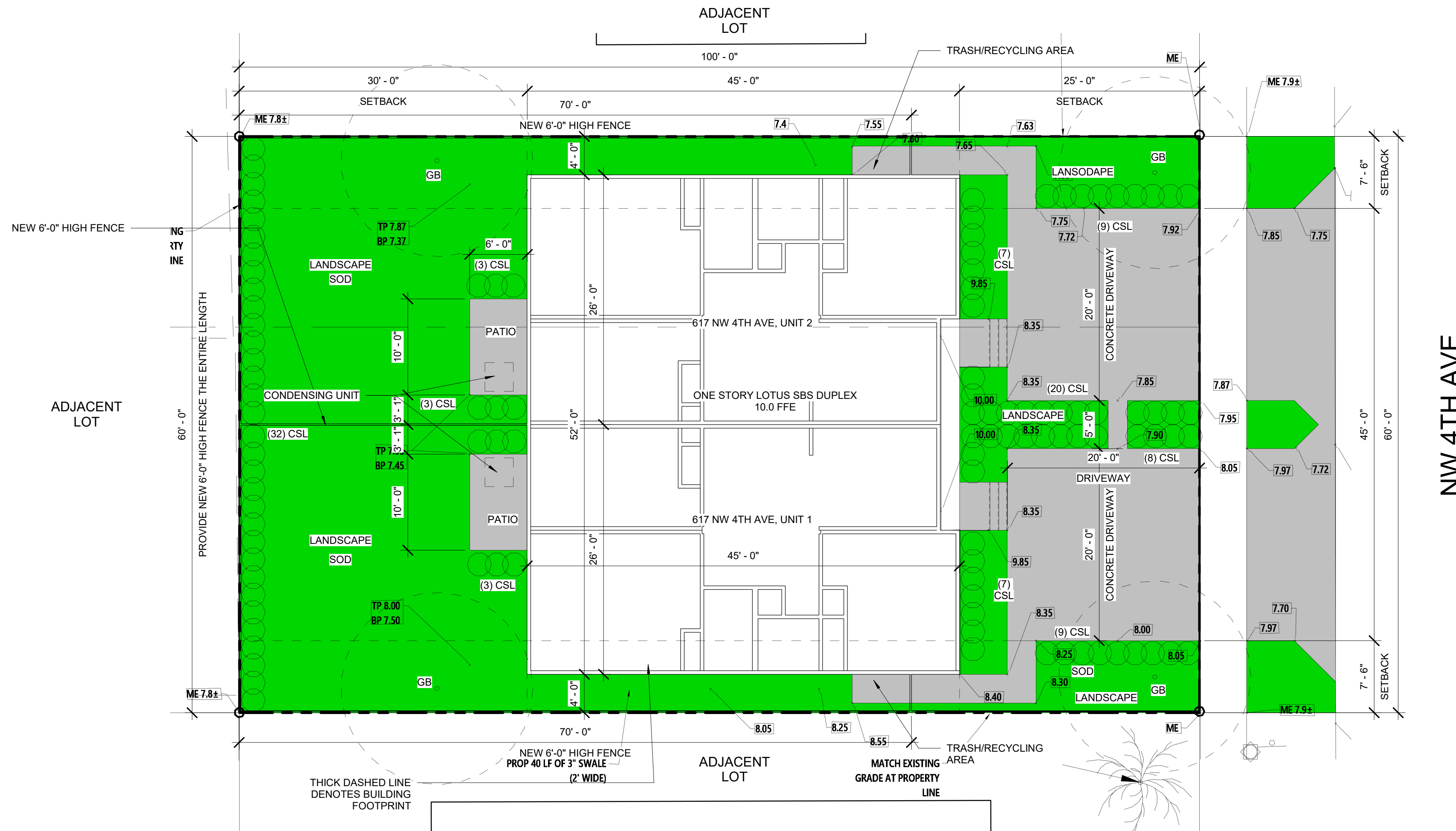
NOTES:
 1. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. ASSIGNMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
 2. THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SUBMITTED FOR AND AS CERTIFIED TO AND SHALL NOT BE REUSED UNLESS BY THE OTHER PARTY OR BY THIS FIRM.
 3. NORTH ARROW RELATIVE TO ADJACENT LOT ALONG THE CENTRELINE OF N.W. 4th AVENUE.
 4. ADJUNCTION OR DISJUNCTION TO SURVEY PARTS ARE REPORTED BY CHECK THAN THE SIGNING PARTY OR PARTIES IS PROMOTED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
 6. BENCHMARK REFERENCE: NGC MCHMOUNTAIN MONROE AZ MK - PD ACADZY ELEVATION=12.90 (INDV696)

REVISION	DATE	BY	DESCRIPTION
UPDATE	02/25/24	CM	SKETCH OF BOUNDARY SURVEY
UPDATE ADD ELEVATIONS	02/25/24	CM	DATE: 02-25-19
			SCALE: 1/8" = 1'-0"
			FILE NO.:
			DRAWN BY: CM
			CHECKED BY: SCS

GIBBS LAND SURVEYORS
 2131 HOLLYWOOD BOULEVARD, SUITE 204
 HOLLYWOOD, FL 33020 (954) 925-7444
 LICENSED BUSINESS NO. 7016

PLANT	QTY	CODE	SPECIES	COMMON NAME	DROUGHT TOLERANCE	NATIVE	MAX. HEIGHT	DBH	INSTALLED HEIGHT	COMMENTS
4	SB	CONOCARPUS ERECTUS	GREEN BUTTOWOOD	MEDIUM	YES	N/A	2"	12'-0"		GREEN BUTTOWOOD STD #45 WITH A MINIMUM OF 10' HEIGHT AND 5' SPREAD SPACE APPROPRIATELY ON CENTER TO CREATE CONTINUOUS HEDGE
104	CSL	CLUSIA SMALL LEAF	CLUSIA SMALL LEAF	MEDIUM	YES	48"	N/A	2'-0" MIN. FROM TOP OF MULCH		
2,553	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	MEDIUM	YES					STAGGERED PANELS

PROJECT INFORMATION		
BUILDING TYPE:	DUPLEX RESIDENCE	
NUMBER OF FLOORS:	2	
OCCUPANCY TYPE:	R-3	
ZONE:	RD-12	
FLOOD ZONE:	FLOOD ZONE X	
FINISH FLOOR ELEVATION:	10.0' NAVD	
LOT DIMENSIONS:	60'-0" X 100'-0"	
PARKING REQUIRED:	4 SPACES	
SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	25'-0"	25'-0"
REAR:	30'-0"	38'-0"
SIDE:	7'-6"	4'-0"
PERVIOUS/IMPERVIOUS CALCULATION:		
LANDSCAPE AREA:	2,415 SF (2,400 SF ONSITE)	
	(+15 SF FOR 10% OF ROW LANDSCAPING)	
BUILDING ROOF AREA:	2,538 SF	
HARDSCAPE AREA:	1,181 SF	
TOTAL SITE AREA:	6,000 SF	
TOTAL PERVIOUS AREA:	2,415 SF (40.25%)	
MAX. ROOF HEIGHT:	30'-0"	12'-0"



1 SITE PLAN - NEW VARIANCE
 1/8" = 1'-0"

BUILDINGENUITY
 ARCHITECTURE & DESIGN PLLC

Building Ingenuity
 Architecture and Design, PLLC
 2932 NW 8th Ave.
 Wilton Manors, FL 33311
 (305) 302-8724
 vcabandiaz@buildingenuity.com
 www.buildingenuity.com

Civil Engineer:
 Lubin Elite Engineering
 7154 N. University Dr., Suite 131
 Tamarac, FL 33321
 (954)-536-9058
 llubin@lubinelite.com
 www.lubinelite.com

No.	Description	Date

MODULAR DUPLEX

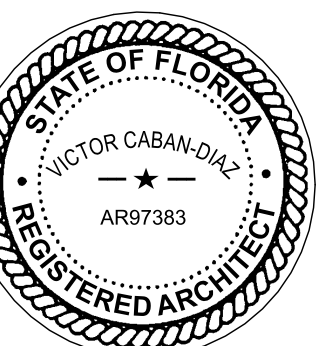
Hallandale Beach Community Redevelopment Agency

617 NW 4th Ave. Hallandale Beach, FL 33009

V-001

SITE PLAN - VARIANCE
 SUBMISSION

Scale	As indicated
Project number	2315
Date	09.02.2024
Drawn by	VECD
Checked by	VECD



VICTOR CABAN-DIAZ, AIA
 FL REGISTRATION # AR97383