

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 05/27/24
305-302-8724

Name of Applicant
2932 NW 8th Ave. Wilton Manors, FL 33311
Street address, City, ST, ZIP Code

Primary phone number
vcabandiaz@buildingenuity.com
Email Address

Hallandale Beach Community Redevelopment Agency

954-457-2221

Name of Property Owner
400 South Federal Highway, Hallandale Beach, FL 33009
Street address, City, ST, ZIP Code

Primary phone number
kbowe@hallandalebeachfl.gov
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 type="checkbox"/> Variance (Type) :
<input checked="" type="checkbox"/> Minor Development (Less than ten (10) residential units or less than 4,000 sq. ft. gross floor area) Residential-Number of Units <u>2</u> Commercial-Sq. Ft. _____ Number of Bedroom(s) <u>3 (each unit)</u>	<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
(Print owner/agent name)

(Print Joint owner name)

[Signature]
(Signature of owner/agent *)

(Joint owner signature)

before me by means of Physical Presence Online Notarization this 17 day of June, 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 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).*

Prepared by:

Steven W. Zelkowitz, Esq.
HBCRA Attorney
Taylor English Duma LLP
One Biscayne Tower
2 S Biscayne Boulevard, Suite 2500
Miami, FL 33131

**ENCROACHMENT AGREEMENT
RESTRICTIVE COVENANT**

Please be advised that Hallandale Beach Community Redevelopment Agency, a public body corporate and politic ("HBCRA") is the owner of the following described property situated and being at 617 N.W. 4th Avenue, in the City of Hallandale Beach, Florida:

THE SOUTH 20 FEET OF LOT 3 AND ALL OF LOT 4, OF BLOCK 1,
FOSTER HOMESITES, AS RECORDED IN PLAT BOOK 15, PAGE 48,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Folio # 5142-2115-0040

We are presently making improvements to our property and is desirous of constructing and/or improving our driveway. The apron(s) of this driveway will extend from our property line to the street which we understand is City right of way.

Please be advised that the HBCRA releases the City of Hallandale Beach from any liability and responsibility for repair or damage that may be done to the apron(s). The cost of repair or damages to our apron(s) will be ours to bear, as may be required by the City and in accordance with the City's Code of Ordinances Section 25-37, (c).

NOW, THEREFORE, for good and valuable consideration, the undersigned does hereby declare that title to the above property shall not be conveyed without requiring the successor in the title to abide by all the terms and conditions set forth herein.

FURTHER, the undersigned declare(s) that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned and their successors and assigns.

[SIGNATURES ON FOLLOWING PAGE]


15th IN WITNESS WHEREOF, the undersigned has caused its hand and seal to be affixed this day of July, 2024.

HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY,
a public body corporate and politic

By: 


Jeremy Earle
Executive Director

Attest:

By: 

Jenorgen M. Guillen
HBCRA Secretary

Approved as to form and legal sufficiency:


By: 

Taylor English Duma LLP
HBCRA Attorney

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

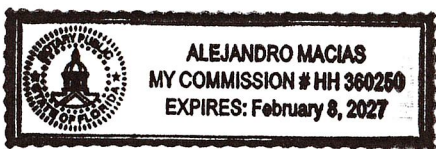
The foregoing instrument was acknowledged before me this 15th day of July, 2024 by means of (check one) physical presence or [] online notarization by Jeremy Earle, as Executive Director of the Hallandale Beach Community Redevelopment Agency, on behalf of the agency, who (check one) is [] personally known to me or [] has produced a valid _____ driver's license as identification.

My commission expires:



Print Name: Alejandro Macias

(Notary Seal)



617

This instrument prepared by
and after recording return to:

Steven W. Zelkowitz, Esq.
Fox Rothschild LLP
2 South Biscayne Boulevard, Suite 2750
Miami, FL 33131

Parcel Identification No. 5142-21-15-0040

WARRANTY DEED

THIS WARRANTY DEED is made and executed this 30th day of August, 2019, by **MARY L. THOMPSON**, a single woman (the "Grantor"), whose mailing address is P.O. Box 1343, Hallandale Beach, Florida 33008 and **HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic (the "Grantee"), whose mailing address is 400 South Federal Highway, Hallandale Beach, Florida 33009.

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property (the "Property") located in Broward County, Florida, and more particularly described as:

THE SOUTH 20 FEET OF LOT 3 AND ALL OF LOT 4, OF BLOCK 1,
FOSTER HOMESITES, AS RECORDED IN PLAT BOOK 15, PAGE 48, OF
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO:

1. All easements, conditions, covenants, restrictions, reservations, limitations and agreements of record, provided that this instrument shall not reimpose same.
2. Real estate taxes for the year 2019 and all subsequent years.
3. Existing applicable governmental building and zoning ordinances and other governmental regulations.

TOGETHER WITH all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.


TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the

same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

Witnessed by:

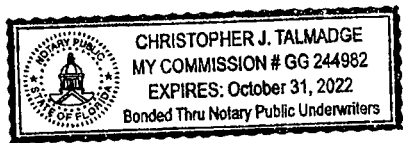

Print Name: STEVEN ZELIKOWITZ

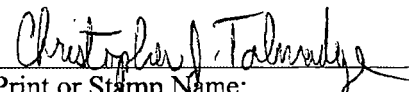

MARY L. THOMPSON


Print Name: MARSHA URDINSKY

STATE OF FLORIDA)
) :SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 30th day of August, 2019, by **MARY L. THOMPSON**, who (check one) [] is personally known to me or [✓] has produced a valid Passport driver's license as identification.




Print or Stamp Name: _____
Notary Public, State of Florida at Large
Commission No. : _____
My Commission Expires: _____

Affordable Housing Income Level Request

Project Name: 617 NW 4th Avenue Duplex

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

To the Commissioners of the city of Hallandale Beach,

We are requesting to be allowed to use the density calculations as per the Broward County Land Use Policy 2.16.3, and to include proposed affordable housing income level. This will allow our team to develop a project that will qualify as affordable housing on this property in Hallandale Beach for the Hallandale Beach Community Redevelopment Agency. Please consider our request to enable us to provide a local solution to a nationwide housing crisis.

Cordially,

Victor Caban-Diaz, RA, LEED AP

Owner/Principal

BUILDINGENUITY
ARCHITECTURE & DESIGN INC.

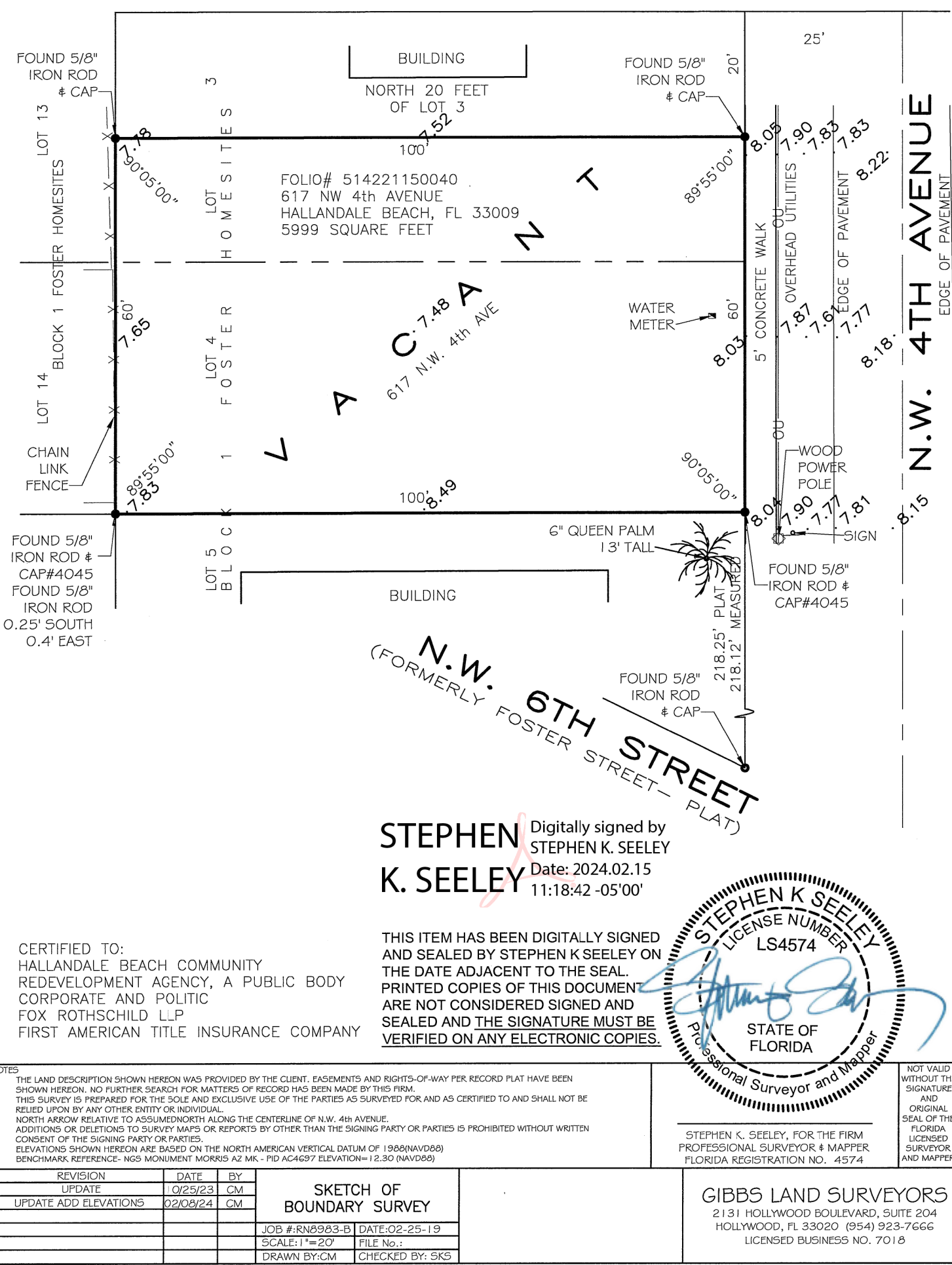
Mobile: 305.302.8724

www.buildingenuity.com

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

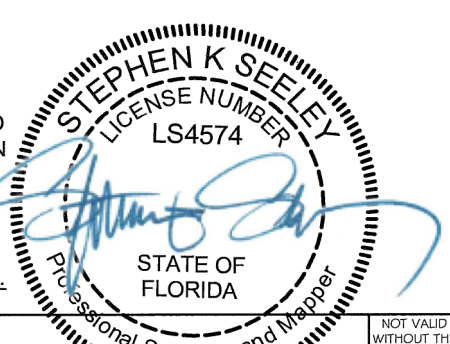
FEMA FLOOD INSURANCE RATE MAP
HALLANDALE BEACH
BROWARD COUNTY, FLORIDA
125110
ZONE AH
BASE FLOOD ELEVATION=9
PANEL No. 12011 CO 732 H
FIRM DATE- 08/18/2014



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

CERTIFIED TO:
HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY, A PUBLIC BODY
CORPORATE AND POLITICAL
FOUR ROY SCHILDT 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.

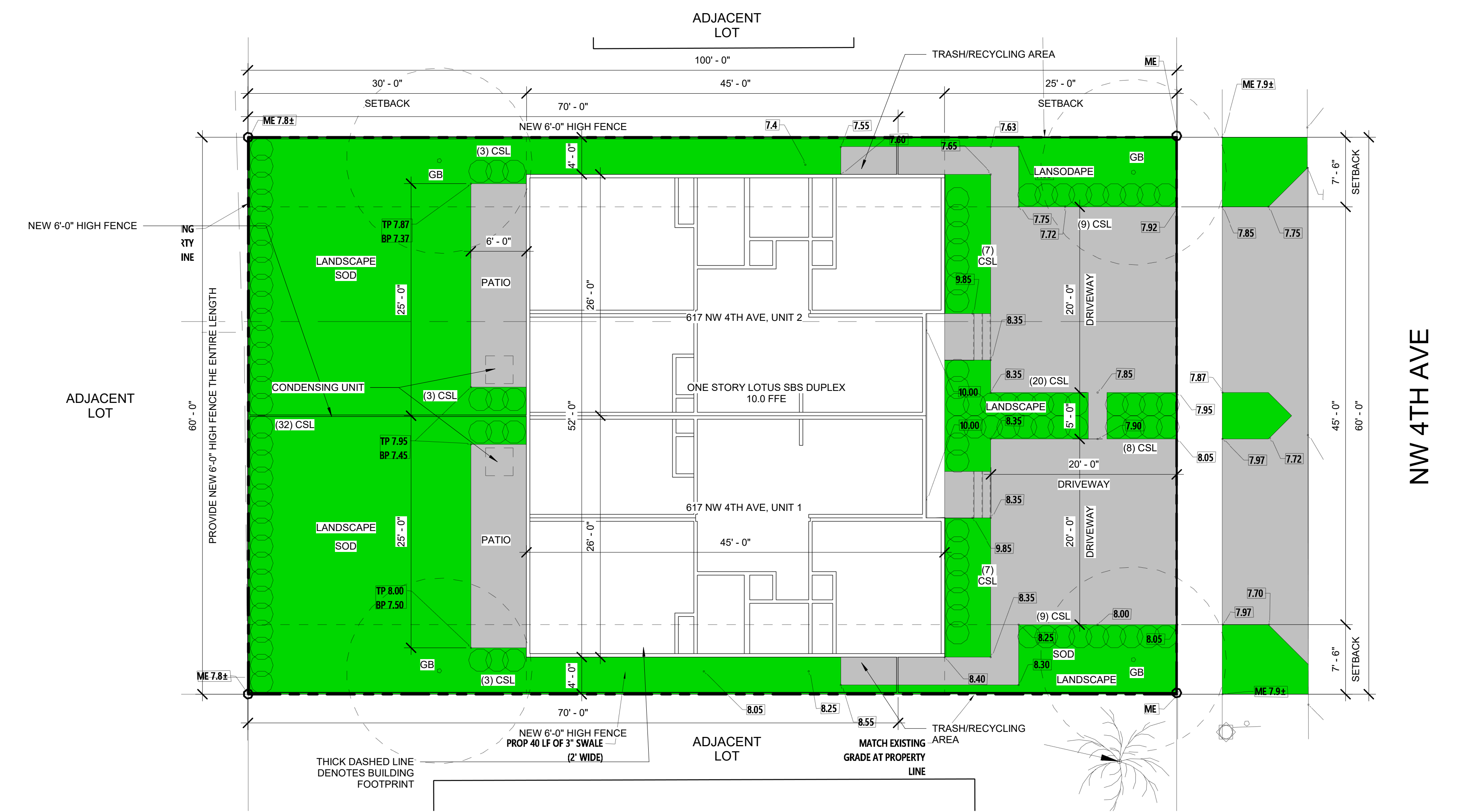


NOTES:
1. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT, ASSUMED TO BE TRUE AND AS CERTIFIED TO AND SHALL NOT BE
SHOWN HEREON AND FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
2. THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SUBMITTED FOR AND AS CERTIFIED TO AND SHALL NOT BE
REUSED UNDER ANY OTHER TITLE OR OTHERWISE.
3. NORTH ARROW RELATIVE TO ADJACENT PROPERTY ALONG THE CENTRELINE OF N.W. 4th AVENUE.
4. ADJACENT TO THE SOUTHERN BOUNDARY OF THE ADJACENT LOT AS SHOWN BY THE SIGNING PARTY OR PARTIES.
5. CONSENT OF THE SIGNING PARTY OR PARTIES.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
7. BENCHMARK REFERENCE: WGS 1984 MANNING AZ 88... (PO 84227) ELEVATION=12.90 (MVD83)

Table with 4 columns: REVISION, DATE, DRAWN BY, CHECKED BY. Includes sketch of boundary survey and Gibbs Land Surveys contact info.

PLANT LIST table with columns: QT, CODE, SPECIES, COMMON NAME, DROUGHT TOLERANCE, NATIVE, MAX. HEIGHT, DBH, INSTALLED HEIGHT, COMMENTS.

PROJECT INFORMATION table with columns: BUILDING TYPE, NUMBER OF FLOORS, OCCUPANCY TYPE, ZONE, FLOOD ZONE, FINISH FLOOR ELEVATION, LOT DIMENSIONS, PARKING REQUIRED, SETBACKS, PERVIOUS/IMPERVIOUS CALCULATION, MAX. ROOF HEIGHT, UNIT AREA.



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

BUILDINGGENUITY ARCHITECTURE & DESIGN PLLC logo and contact information.

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

Table with 3 columns: No., Description, Date. Empty table for revisions or notes.

MODULAR DUPLEX
Hallandale Beach Community Redevelopment Agency
617 NW 4th Ave. Hallandale Beach, FL 33009
V-001
SITE PLAN - VARIANCE SUBMISSION
Victor Caban-Diaz, IA, IA REGISTRATION # AR97383