

# 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.

**Name of Applicant:** Aleksandr Laptev  
**Street address, City, ST, ZIP Code:** 2101 Atlantic Shores Blvd, Hallandale Beach, FL 33009

**Date of Application:** 08-26-24  
**Primary phone number:** Siberian Food 72@gmail.com  
**Email Address:** (754) 230-1595 cor.

**Name of Property Owner:** Ben Orbach  
**Street address, City, ST, ZIP Code:** 716 North Federal Highway, Hallandale Beach, FL 33009

**Primary phone number:** Bob Orbach@shiffpart.net  
**Email address:** (917) 952-4149 net

**Name of Authorized Representative, if different from applicant:** Aleksandr Laptev  
**Street address, City, ST, ZIP Code:** 2101 Atlantic Shores Blvd.

**Primary phone number:**  
**Email address:**

### PROJECT INFORMATION

**Project Name:** Siberian Food **Estimated Construction Cost:**

**Project Address:** 716 North Federal Highway, Hallandale, FL 33009 **Folio Number:** 5142-22-13-0790 **Estimated Market Value:**

Total Site (Parcel Area):	Total Number of:	Res. Unit(s)	Hotel Key(s)	Non-Residential (sq.ft.)
Hallandale, FL 33009	1	1/1	0	3500

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

<input type="checkbox"/> <b>Rezoning</b> FROM: _____ District TO: _____ District Size of subject property to be considered for rezoning _____ (acres)	<input type="checkbox"/> <b>Comprehensive Plan Amendment</b> _____ <input type="checkbox"/> <b>Land Use Plan Map Amendment</b> _____
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Zoning Code/ Text Change</b>
<input type="checkbox"/> <b>Redevelopment Area Modification</b>	<input type="checkbox"/> <b>Variance (Type):</b>
<input type="checkbox"/> <b>Minor Development</b> (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"/> <b>Major Development</b> (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"/> <b>Platting or Replatting</b> a Subdivision or portion thereof. (Size of property _____ acres).	<input checked="" type="checkbox"/> <b>Other:</b> Alcohol Beverage Waiver

### BRIEF DESCRIPTION OF REQUEST

Alcohol Beverage Waiver

# 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 \_\_\_\_\_ (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: Aleksandr Laptev  
(Print owner/agent name)

\_\_\_\_\_  
(Print Joint owner name)

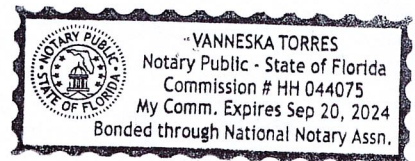
[Signature]  
(Signature of owner/agent \*)

\_\_\_\_\_  
(Joint owner signature)

before me by means of  **Physical Presence**  **Online Notarization** this 26 day of August, 2024

By Aleksandr Laptev  
(Name of person acknowledging)

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



Personally know \_\_\_\_\_ or Produced identification  Florida  
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).**

**Mutual of Hallandale II LLC**  
**PO Box 207**  
**Atlantic Beach, NY 11509**  
**Tel- 917-852-4149**  
**Email- [borbach@swiftpark.net](mailto:borbach@swiftpark.net)**

July 9, 2024

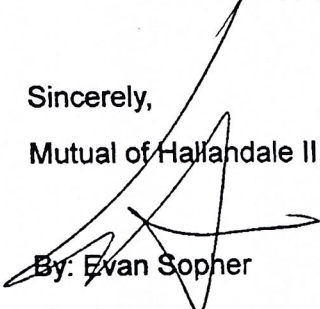
City of Hallandale Beach  
Development Services Department  
400 South Federal Highway  
Hallandale Beach, FL 33009

To whom it may concern,

We are the owners of the property located at 716 North Federal Highway, Hallandale Beach FL 33009.

We hereby authorize Aleksander Laptev, the President of Siberian Food LLC, our tenant at the above address, to apply for the Alcohol Beverage Distance Waiver.

Sincerely,  
Mutual of Hallandale II, LLC

  
By: Evan Sopher  
Member



*Subscribed before me  
this 10th day of July 2024,  
Mary E. Croghan*  
MARY E. CROGHAN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CR6095486  
Qualified in Suffolk County  
My Commission Expires July 14, 2027

City of Hallandale Beach

Development Services Department

400 South Federal Highway

Hallandale Beach, FL 33009

Re: Application for Alcohol Beverage Distance Waiver for Siberian Foods LLC, at 716 North Federal Highway, Hallandale Beach, FL 33009

Siberian Foods LLC, Inc (the "Applicant") proposes to sell beer and wine for on- premise consumption through a Florida Division of Alcoholic Beverage type 2-COP; 2-APS alcohol beverage license at its grocery store and deli located at 716 North federal Highway, Hallandale Beach, FL 33009( the"Premises") Please allow this letter to serve as the applicant's intention to seek a waiver of the City of Hallandale Beach Code of Ordinances("Code") requirements regarding distance separations for alcohol beverage establishments.

Code Section 5-6 (b)-(c) mandates that:

(b) Interbusiness distances. No place of business licensed to sell beer, wine and liquor with consumption of the premises may be located within 600 feet, measured by the most direct route from main entrance to main entrance, of another place of business licensed to sell beer, wine and liquor with consumption of the premises.

(c) Exception. Interbusiness distance requirements of this section shall not apply to any business licensed to sell beer, wine or liquor for consumption on the premises or restaurants selling alcoholic beverages as defined herein.

(d) Place of worship, school and public park distances. No establishment, other than restaurants as defined herein, may sell alcoholic or intoxicating beverages for consumption on-premises or off-premises other than that specified in subsection (g) hereof within 50 feet of a public park or within 1,000 feet of a place of worship, school or property owned by a place of worship or school and designated for use as a place of worship or school. In order for a place of worship or school to put on notice a property owner of its intention to erect a structure on a site, it must submit an affidavit to the city clerk setting forth the legal description of its property, affirming that the property is owned by the place of worship, and which affidavit shall state the intention of the place of worship to build a structure on the site. For the purposes of this section, the distances shall be determined by the most direct route from the main entrance of the establishment to the nearest property line of the place of worship, school or public park.

Pursuant to the Code, an establishment proposing to sell beer and wine for on-premise consumption like Food Paradise FL must be at least 600 feet from the businesses licensed to sell beer and wine with consumption of premises and at least 500 feet from public park, and within 1,000 feet of a place of worship, school or property owned by a place of worship.

However, the Code also provides that the City Commission may grant a waiver to these distance separation requirements upon application and notice to impacted property owners and upon a showing that "the granting of the waiver will not have any substantial or material adverse effect on the parties sought to be protected by the particular provision sought to be varied, and that the spirit and intent of this section will not be violated." See Code Section 5-6(h)

The Applicant submits that the granting of the alcohol beverage distance waiver will not have any substantial or material adverse effect on the community

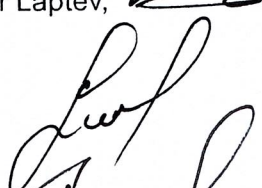
Moreover, the spirit and the intent of Section 5-6 will not be violated through the granting of the waiver. Siberian Foods LLC, Inc. located in the heavily commercial zoning district. The intent of the zoning district is to encourage commercial and office uses which enhance and support financial and upscale office professional based industries. A variety of commercial uses are permitted in the district, including alcohol beverage establishments and tobacco shops. The current and proposed uses of both tobacco and beer and wine sales are in-line with the objectives of the zoning district and are both permitted uses. Moreover, many neighboring establishments sell beer and wine for on- premise consumption, including Flanigan's restaurant, Dr. Limon Ceviche Bar, and Knife restaurant.

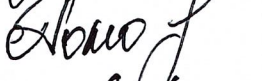
The applicant's future customers will enjoy the opportunity to consume beer and wine on-premise. The Applicant does not anticipate any traffic or significant competition with existing businesses and intends to operate its in a manner that supports the community values by ensuring that employees are properly trained in order to prevent the sale of alcoholic beverages to minors.

In light of foregoing, the Applicant respectfully requests approval of its application for a waiver from alcohol distance separation requirements in order to sell beer and wine for on-premise consumption through type2-COP alcohol beverage license.

Please, feel free to contact me at (754)230-1716 with any questions or should you require additional documentation.

Sincerely, Aleksandr Laptev, 

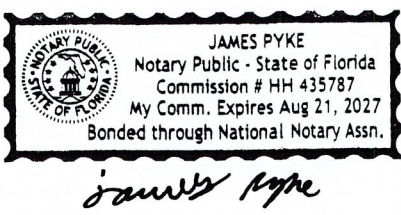
Elena Lapteva, 

Boris Ponomarev, 

Irina Ponomareva 

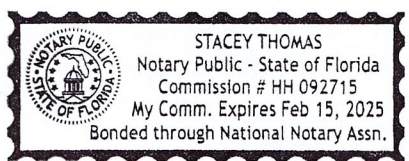
President Siberian Foods LLC, Inc.

State of Florida County of Broward  
The foregoing instrument was acknowledged before me via  physical presence OR  online notarizations this 29<sup>th</sup> day of July, 2024.  
By ONLY Aleksandr Laptev and Elena Lapteva  
Personally known  OR produced identification   
Type of identification produced FL Drivers Licenses  
L131-000-97-330-0 / L131-200-97-564-0  
My Commission Expires 08/21/2027



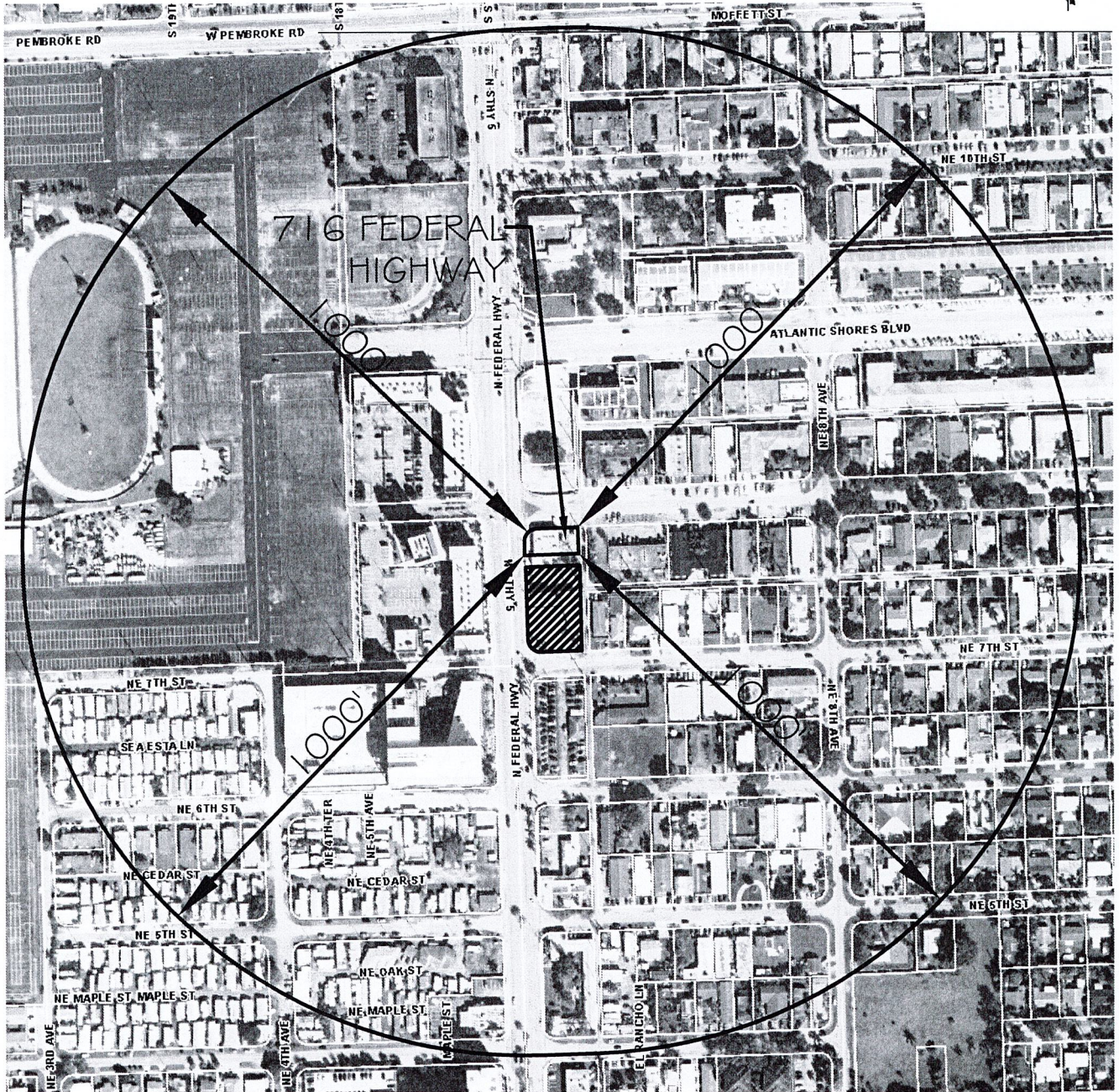
State of Florida County of Broward  
The foregoing instrument was acknowledged before me via  physical presence OR  online notarizations this 30 day of July, 2024.  
By Boris Ponomarev and Irina Ponomareva only  
Personally known  OR produced identification   
Type of identification produced FL Driver License  
My Commission Expires 02/15/2025





# SPECIFIC PURPOSE SURVEY

FOR THE PURPOSE OF SHOWING SEPARATION REQUIREMENTS FOR APPROVAL FOR BEER AND WINE LICENSE, AT 716 NORTH FEDERAL HIGHWAY, HALLANDALE BEACH, FLORIDA 33009

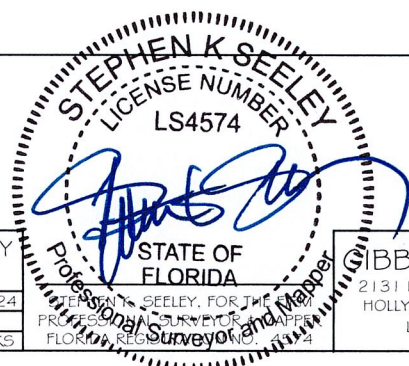


SEPARATION REQUIREMENTS:

- = GAS STATION - 704 NORTH FEDERAL HIGHWAY
- CONVENIENCE STORE
- BEER/WINE - 210 FEET DOOR TO DOOR 716

SURVEYOR'S STATEMENT: - NO PUBLIC SCHOOLS, PLACES OF WORSHIP WITHIN 1,000 FEET.  
NO PUBLIC PARKS WITHIN 500 FEET

THIS IS NOT A BOUNDARY SURVEY  
DRAWING NOT TO SCALE (N.T.S.)  
STATEMENTS MADE ABOVE ARE EXISTING CONDITIONS KNOWN TO THE UNDERSIGNED AS OF JULY 31, 2024.



NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

REVISION	DATE	BY	SPECIFIC PURPOSE SURVEY

JOB #: RN9305      DATE: 0731/2024  
SCALE: N.T.S.      FILE No.:  
DRAWN BY: CM      CHECKED BY: SKS

**GIBBS LAND SURVEYORS**  
2131 HOLLYWOOD BOULEVARD, SUITE 204  
HOLLYWOOD, FL 33020 (954) 923-7666  
LICENSED BUSINESS NO. 7018

