

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

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: 610 NW 6th Ave Duplex

Estimated Construction Cost:

Project Address:

610 NW 6th Ave, Hallandale Beach, FL 33009

Folio Number:

514221150270

Estimated Market Value:

Total Site (Parcel Area):

4,411 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 _____ 2 Commercial-Sq. Ft. _____ Number of Bedroom(s) _____ 3 (each unit) | <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)
[Signature]
 (Signature of owner/agent *)

 (Print Joint owner name)

 (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 610 N.W. 4th Avenue, in the City of Hallandale Beach, Florida:

FOSTER HOMESITES, 15-48 B & DB 334/84 LOT1 BLK 3

Folio # 5142-2115-0270

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]

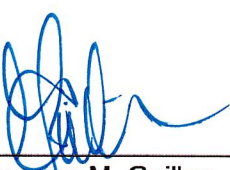
15th IN WITNESS WHEREOF, the undersigned has caused its hand and seal to be affixed this day of July, 2024.

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

By: 

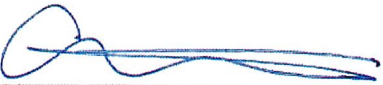
Jeremy Earle
Executive Director

Attest:

By: 

Jenorgen M. Guillen
HBCRA Secretary

Approved as to form and legal sufficiency:


By: 

Taylor English Duma LLP
HBCRA Attorney

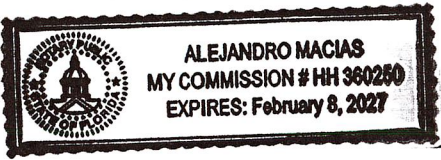
STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

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)



610

Prepared by and Return to:

Jennifer Merino
City Attorney
CITY OF HALLANDALE BEACH
400 S. Federal Highway
Hallandale Beach, FL 33009

Property Appraisers Parcel Identification (Folio) Number:
5142-21-15-0270

Space Above This Line for Processing Data

Space Above This Line for Recording

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 12 day of February, ²⁰²⁰~~2019~~, by the **CITY OF HALLANDALE BEACH**, a Florida municipal corporation, whose post office address is 400 S. Federal Highway, Hallandale Beach, Florida, 33009, hereinafter called the Grantor, to the **HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**, a special taxing district pursuant to Chapter 163 of the Florida Statutes, whose post office address is 400 S. Federal Highway, Suite 239, Hallandale Beach, Florida 33009, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals and the successor and assigns corporations.)

WITNESSETH, that the Grantor, for and in consideration of the sum of **Ten Dollars (\$10.00)** and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, remise, release, convey and quit-claim unto the grantee, all the right, title, interest, claim, and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

Address: 610 NW 6 Avenue, Hallandale Beach, FL 33009

Legal Description: Foster Homesites 15-48 B & DB 334/84 LOT 1 BLK
3

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the Grantee forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES AS TO ALL:

City of Hallandale Beach, Florida

Cecilio Santiago
 Print Name: Cecilio Santiago

[Signature]
 Greg Chavarria, City Manager

[Signature]
 Print Name: Arcely Penichet

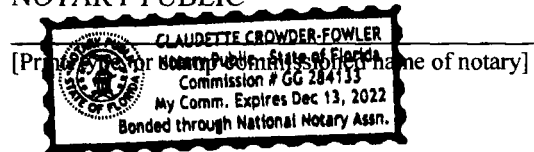
STATE OF FLORIDA)
) §§
 COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Greg Chavarria**, individually and as City Manager of **Hallandale Beach, Florida**, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged before me that he/she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of February, 2019/2020

[Signature]
 NOTARY PUBLIC

Check one only:
 Personally known
 Produced Identification produced: _____



Affordable Housing Income Level Request

Project Name: 610 NW 6th Avenue Duplex

Project Address: 610 NW 6th 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.

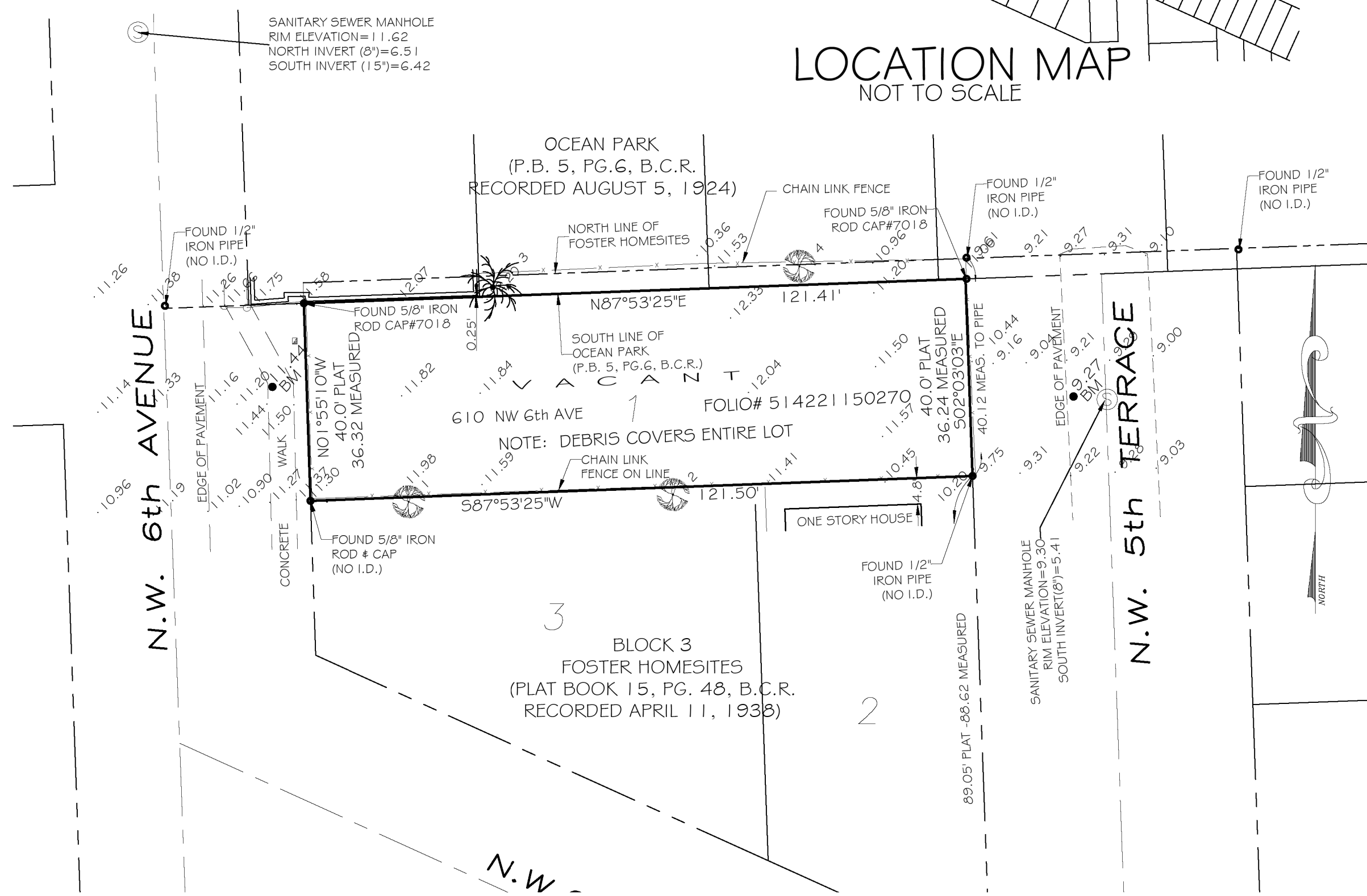
Mobile: 305.302.8724

www.buildingenuity.com



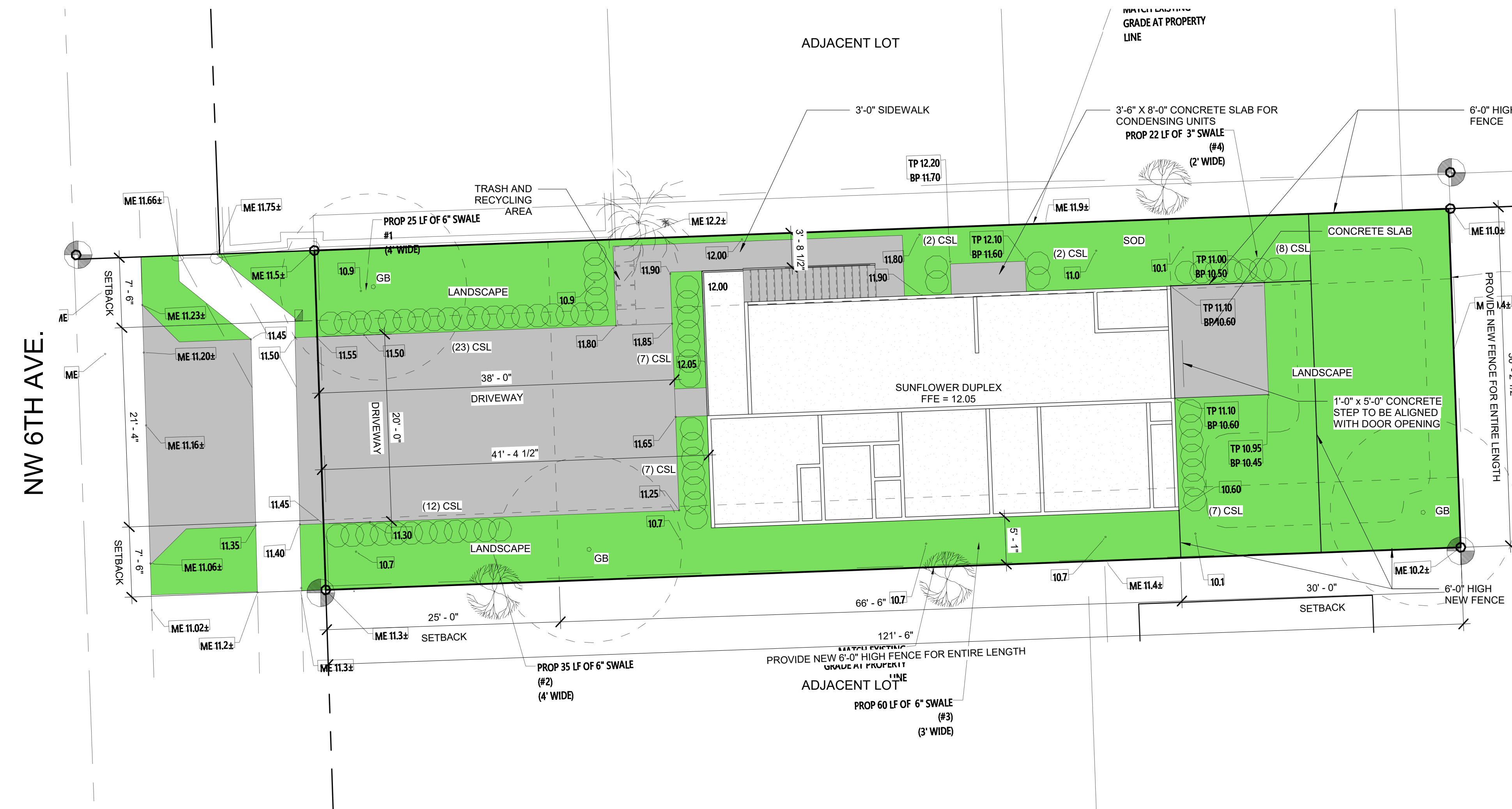
PERSPECTIVE RENDERING

| # | TYPE | SIZE | HEIGHT | SPREAD |
|---|------------------|------|--------|--------|
| 1 | BRAZILIAN PINE | 10" | 10' | 15' |
| 2 | SUMMIT CLIMBER | 12" | 15' | 25' |
| 3 | SABAL PALM | 24" | 26' | |
| 4 | BRAZILIAN PEPPER | 18" | 15' | 15' |



| QT | CODE | SPECIES | COMMON NAME | DROUGHT TOLERANCE | NATIVE | MAX. HEIGHT | DBH | INSTALLED HEIGHT | COMMENTS |
|----------|------|-------------------------|---------------------|-------------------|--------|-------------|-----|------------------------------|---|
| 3 | GB | CONOCARPUS ERECTUS | GREEN BUTTONWOOD | MEDIUM | YES | N/A | 2" | 12'-0" | GREEN BUTTONWOOD STD #45 WITH A MINIMUM OF 10' HEIGHT AND 5' SPREAD |
| 68 | CSL | | CLUSIA SMALL LEAF | MEDIUM | YES | 48" | N/A | 2'-0" MIN. FROM TOP OF MULCH | SPACE APPROPRIATELY ON CENTER TO CREATE CONTINUOUS HEDGE |
| 2,279 SF | SOD | STENOTAPHRUM SECUNDATUM | ST. AUGUSTINE GRASS | MEDIUM | YES | | | | STAGGERED PANELS |

| | | |
|----------------------------------|----------------------|-----------|
| BUILDING TYPE: | DUPLEX RESIDENCE | |
| NUMBER OF FLOORS: | 2 | |
| OCCUPANCY TYPE: | R-3 | |
| ZONE: | RD-12 | |
| FLOOD ZONE: | FLOOD ZONE X | |
| LOT DIMENSIONS: | 36'-2 1/2" X 121'-6" | |
| PARKING REQUIRED: | 4 SPACES | |
| FINISH FLOOR ELEVATION: | 12.05' NAVD | |
| SETBACKS: | REQUIRED: | PROVIDED: |
| FRONT: | 25'-0" | 41'-6" |
| REAR: | 30'-0" | 30'-0" |
| SIDE: | 7'-6" | 3'-8.5" |
| PERVIOUS/IMPERVIOUS CALCULATION: | | |
| LANDSCAPE AREA: | 1,979 SF | |
| BUILDING ROOF AREA: | 1,376 SF | |
| HARDSCAPE AREA: | 1,056 SF | |
| TOTAL IMPERVIOUS AREA: | 2,432 SF (55.1%) | |
| MAX. ROOF HEIGHT: | 30'-0" | 22'-6" |
| SF AREA PER UNIT: | | |
| FIRST FLOOR UNIT: | 1,095 SF | |
| SECOND FLOOR UNIT: | 1,095 SF | |
| TOTAL AREA: | 2,190 TOTAL SF | |



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

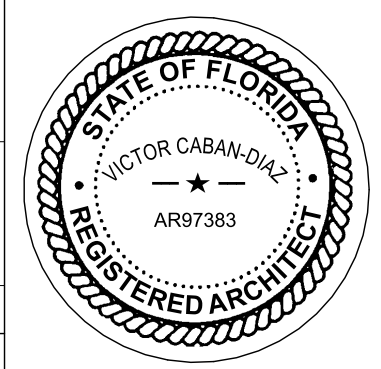
Civil Engineer:
Lubin Elite Engineering
7154 N. University Dr., Suite #131
Tamarac, FL 33321
(654) 536-9098
llub@lubinelite.com
www.lubinelite.com

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Modular Duplex
Hallandale Beach Community Redevelopment Agency
610 NW 6th Ave. Hallandale Beach, FL 33309

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