

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: 538 NW 6th Ave Duplex

Estimated Construction Cost:

Project Address:

538 NW 6th Ave, Hallandale Beach, FL 33009

Folio Number:

514221150290

Estimated Market Value:

Total Site (Parcel Area):

4,030 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)
[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 538 N.W. 6th Avenue, in the City of Hallandale Beach, Florida:

LOT 3, IN BLOCK 3 OF FOSTER HOMESITES, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 15 AT PAGE 48, OF
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Folio # 5142-2115-0290

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

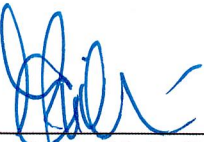
IN WITNESS WHEREOF, the undersigned has caused its hand and seal to be affixed this day of July, 2024.

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

By: 

Jeremy Earle
Executive Director

Attest:

By: 

Jenorogen M. Guillen
HBCRA Secretary

Approved as to form and legal sufficiency:

By: 

Taylor English Duma LLP
HBCRA Attorney


STATE OF FLORIDA)

SS:

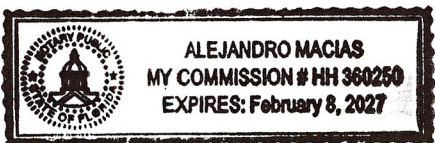
COUNTY OF BROWARD)

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)



538.

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. 5142-21-15-0290

WARRANTY DEED

THIS WARRANTY DEED is made and executed this 16th day of August, 2019, by **VICOL CONSTRUCTION, INC.**, a Florida corporation (the "Grantor"), whose mailing address is 18301 S.W. 143 Court, Miami, Florida 33177 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:

LOT 3, IN BLOCK 3 OF FOSTER HOMESITES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15 AT 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.

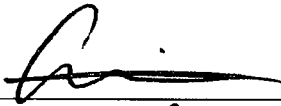
AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the


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 (as to both):

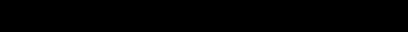
VICOL CONSTRUCTION, INC.,
a corporation



Print Name: STEVEN ZUCOWITZ

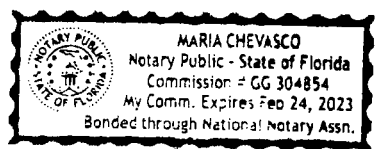

HERNAN VILLEGAS, JR., President


Print Name: Nidia Marcela Duarte

STATE OF FLORIDA)
):SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 16th day of August, 2019, by **HERNAN VILLEGAS, JR.**, as the President of **VICOL CONSTRUCTION, INC.**, a Florida corporation, who (check one) is personally known to me or has produced a valid  driver's license as identification.


Print or Stamp Name: Maria Chevasco
Notary Public, State of Florida at Large
Commission No. : CG 304854
My Commission Expires: 02 - 28 - 23



Affordable Housing Income Level Request

Project Name: 538 NW 6th Avenue Duplex

Project Address: 538 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,

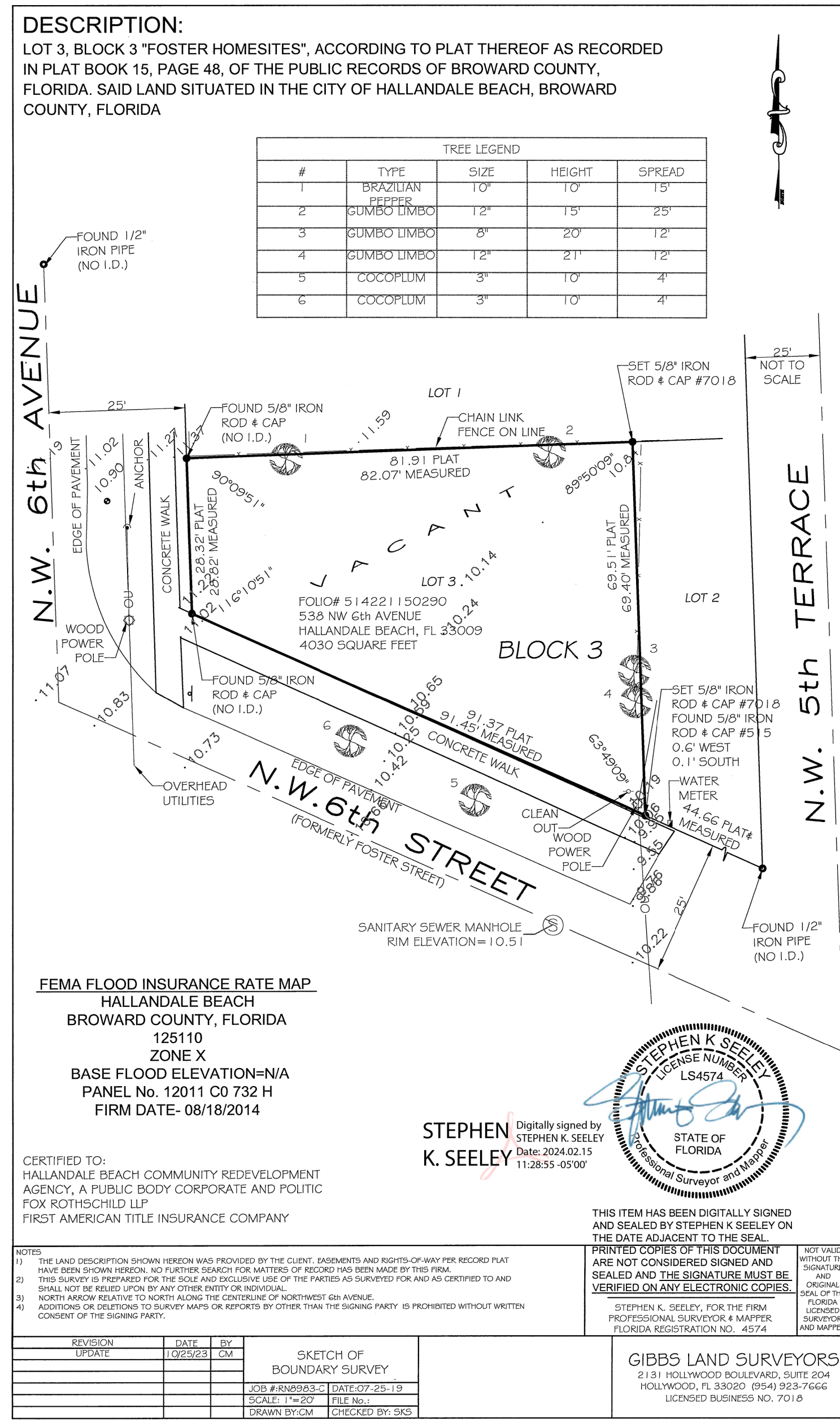
Victor Caban-Diaz, RA, LEED AP

Owner/Principal

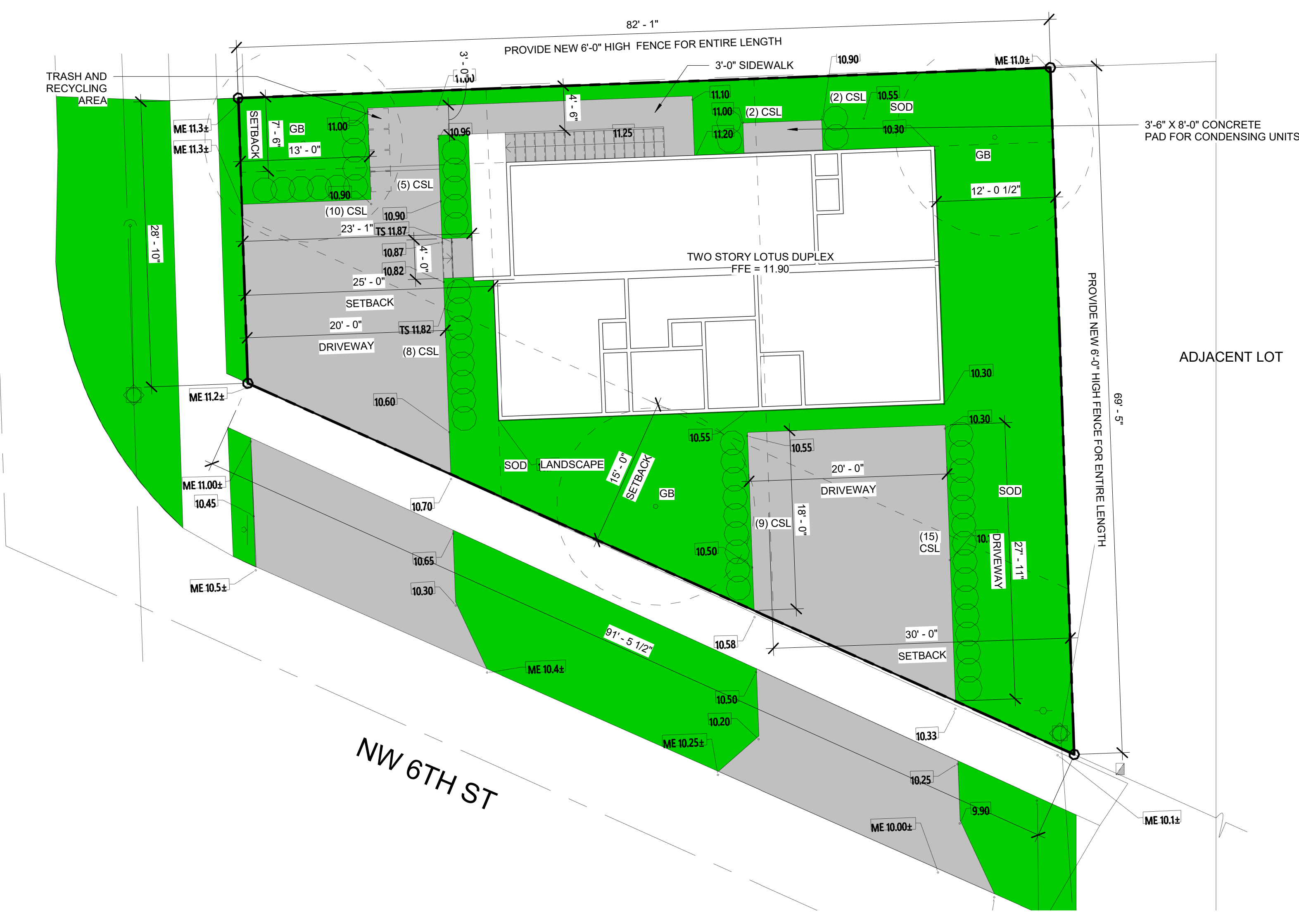
BUILDINGENUITY
ARCHITECTURE & DESIGN INC.

Mobile: 305.302.8724

www.buildingenuity.com



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



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
51	CSL		CLUSIA SMALL LEAF	MEDIUM	YES	48"	N/A	2'-0" MIN. FROM TOP OF MULCH	SPACE APPROPRIATELY ON CENTER TO CREATE CONTINUOUS HEDGE
2,652	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	
FLOOR ZONE:	FLOOD ZONE X	
FINISH FLOOR ELEVATION:	11.90' NAVD	
LOT DIMENSIONS:	28' - 10" X 82' - 1" X 69' - 5" X 91' - 5" X 12"	
PARKING REQUIRED:	4 SPACES	
SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	25'-0"	25'-0"
REAR:	30'-0"	12'-0"
SIDE:	7'-6"	4'-6"
SIDE (CORNER LOT):	15'-0"	6'-11"
PERVIOUS/IMPERVIOUS CALCULATION:		
LANDSCAPE AREA:	(+98 SF FOR 10% OF ROW LANDSCAPING)	1,554 SF
BUILDING ROOF AREA:		1,351 SF
HARDSCAPE AREA:		1,128 SF
TOTAL LOT AREA:		4,030 SF
TOTAL PERVIOUS AREA:	1,652 SF / 4,030 SF = (41%)	
MAX. ROOF HEIGHT:	30'-0"	21'-8"
FIRST FLOOR UNIT:	1,082 SF	
SECOND FLOOR UNIT:	1,082 SF	
TOTAL AREA:	2,164 SF	

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

CITY OF HALLANDALE BEACH

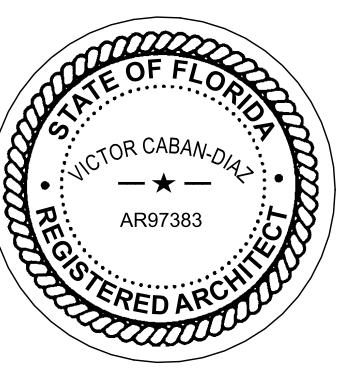
Hallandale Beach Community Redevelopment Agency

538 NW 6th Ave Hallandale Beach, FL 33009

V001

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