

# EJ'S DEVELOPMENT SERVICE

816 NW 1 Ave  
Hallandale Beach, FL 33009  
954-417-9511

September 1, 2011

In regards to: Variance Application

City of Hallandale Beach  
400 South Federal Hwy  
Hallandale Beach, FL 33009

To Whom It May Concern:

This letter is to inform the City of Hallandale Beach of the Application for Variance for the property located at 615 N Dixie Hwy. The property is currently vacant and unimproved. Under current city code no vehicles can be parked on unimproved lots, such as vacant lots. The variance will allow improvements to the property such as paved parking, drainage, and a masonry wall which will buffer the surrounding properties from nuisances. It will serve as a parking area for the adjoining property to the north of it lessening parking on the city right of way that could possibly obstruct the view of oncoming traffic. The parking facility will only be operational during daytime hours. The proposed improvements can possibly increase the value of the surrounding property.

Should you have any questions or concerns regarding these matters please contact me via email at [ejdevelopment@gmail.com](mailto:ejdevelopment@gmail.com) or by phone at 954-417-9511.

Thank you in advance for your consideration and cooperation.

Respectfully,



Eric Johnson  
Owner  
EJ's Development Services

OWNER: GALGUL REALTY, LLC

LEGAL: GEO. M. RIPPENS SUB IN 22-51-42-1-71 D LOT 8 LESS E 10 FOR ST BLK G

**Section 32-965(b), indicates that applications for variances shall be reviewed for adherence to all of the following criteria listed below:**

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).

The current zone for the property is Business General (B-G). The minimum lot size for construction of any type is 7500 sq ft. The lot size of the above mentioned property is 6250 sq ft. The surrounding properties have either the minimum lot size or are legal non-conforming lots which have been operating prior to November 1978. Due to the current lot size it is against the City of Hallandale Beach code of ordinances to build on this lot. Furthermore, without the variance the land will remain vacant and unimproved.

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).

It is unclear how the lot size was calculated or if the current size of the lot existed before the minimum 7500 sq ft lot size for commercial property was established. However the land was purchased in its current condition by Galgul Realty LLC in May of 2010.

3. That granting the variance requested will not confer on the applicant, any special privilege that is denied by the Code to other lands, building, 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).

Yes. By granting this variance Galgul Realty LLC will be able to construct a paved parking area and masonry wall to separate residential and commercial zoning districts that otherwise would not be allowed under the current city code due to the minimum lot size requirement. The property will be converted into a parking area to/for the joining property to the north (617 N Dixie Hwy).

OWNER GALGUL REALTY LLC

LEGAL GEO M PHIPPS SUB IN 22-51-421-71 D LOT 8 LESSEE TO FOR ST BLK G

**Section 32-965(b), indicates that applications for variances shall be reviewed for adherence to all of the following criteria listed below:**

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?)

With the current 7500 sq ft minimum lot size requirement for construction, Galgul Realty LLC, is not able to construct a pave parking area for vehicles. Current city code prohibits parking of vehicle in any district of the city on unimproved surfaces, such as vacant lots. Having to comply with the current city code creates a nuisance of vehicles parked on city right of ways. Parking on this unimproved lot will cause conflict with current city code possibly resulting in citations, violations, heating and/or fines.

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.)

No alternatives existed in consideration of this variance. All adjoining properties are owned by separate owners and joining any of the properties in neither ownership nor partnership is a viable option. There is currently no use on the property because of the current city code of no parking of vehicle on unimproved lots.

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.**)

By granting this variance Galgul Realty LLC will be able to construct a parking area with a masonry wall that will improve the appearance of the current condition. Also it will provide parking under a long term lease with the neighboring business to the north of the property, YGA LLC (ABC Car Rental), alleviating vehicle being parked on the city right of way possibly obstructing the sight of oncoming traffic. Also by granting this variance a masonry wall will be erected separating a residential and commercial district which is in harmony current city code regarding commercial properties.

OWNER: CALGUL REALTY LLC

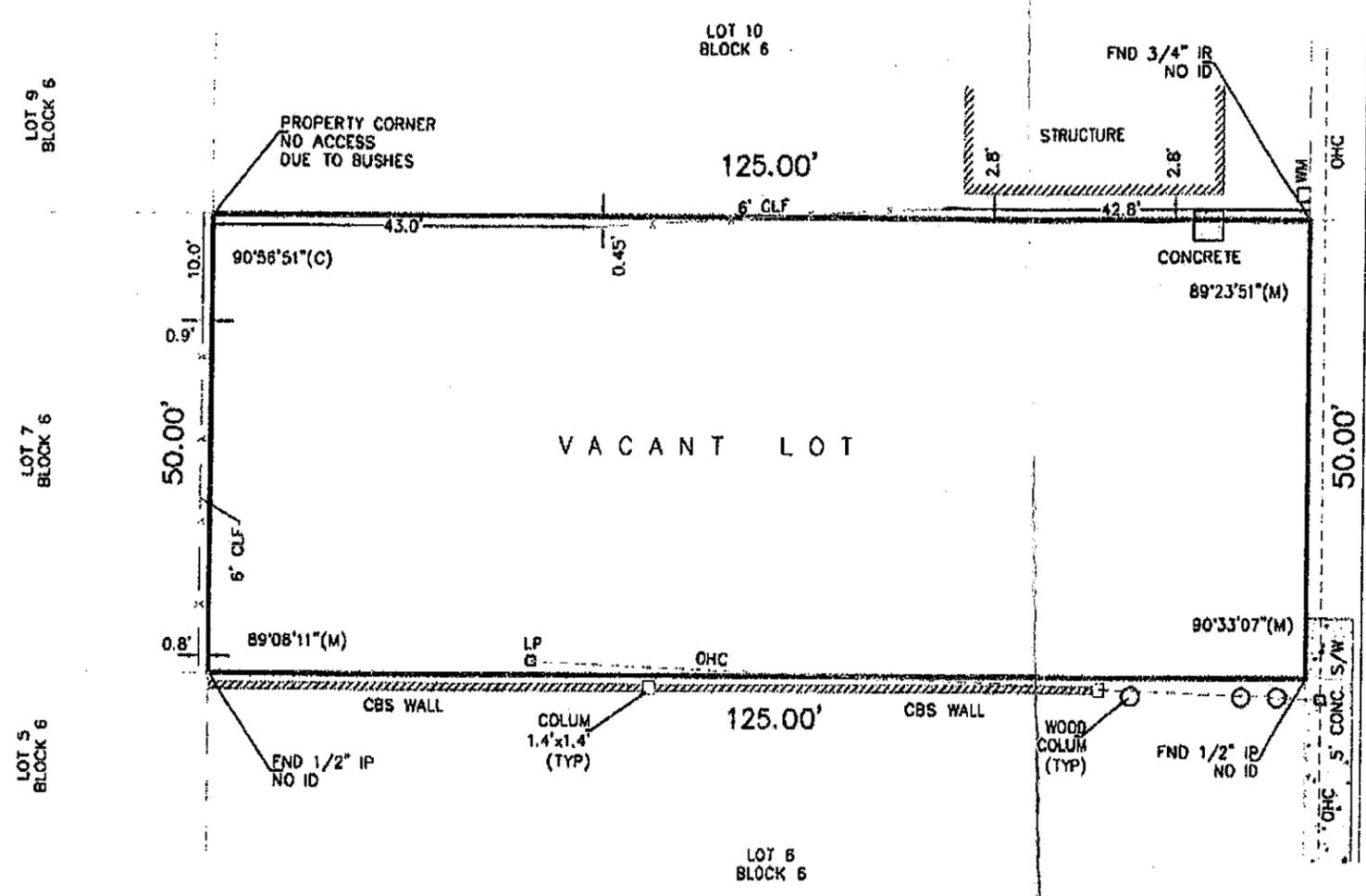
LEGAL: GEO M P HIPPENS SUB N 22-51-42 1/71 D LOT 8 LESSEE TO FOR ST BLK G

**Section 32-965(b), indicates that applications for variances shall be reviewed for adherence to all of the following criteria listed below:**

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.)

Neither neighboring properties nor City of Hallandale Beach overall will be negatively by granting this variance. In granting this variance the current vacant lot will be lessened with overgrown landscaping which could result in rodents and other animal as well as standing water and its hazards. Also as stated above, it will alleviate parking on the city right of way which could cause obstruction in the line of sight of on coming traffic. Overall, granting this variance will have a positive impact on the neighboring properties and the City of Hallandale Beach.

BASIS OF BEARING  
MEASURED & CALCULATED  
ANGLES



INVOICE #: 10-34060

PROPERTY ADDRESS:  
613 N DIXIE HIGHWAY, HALLANDALE, FL. 33009

LEGAL DESCRIPTION:  
LOT 8 LESS THE EAST 10 FEET, BLOCK 'G' OF "GEO. M. PHIPPEN'S SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 71 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:  
**AHARON BEN-SHOSHAN**  
ESQUIRE TITLE, INC.  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

FLOOD ZONE INFO:  
COMMUNITY # 125110  
PANEL & SUFFIX: 0316 F  
FLOOD ZONE X  
DATE OF FIRM: 08/18/92

DIXIE HIGHWAY  
R/W WAS NOT VERIFIED  
ASPHALT

PLANS RECEIVED

SEP 14 2011

CITY OF HALLANDALE BEACH  
DEVELOPMENT SERVICES DEPT.

DATE OF ORIGINAL FIELD WORK: 4/27/10

I HEREBY CERTIFY THAT THIS \_\_\_\_\_ BOUNDARY \_\_\_\_\_ SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 81S17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES

SIGNED:

OHIO EARL AND PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5044  
(NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

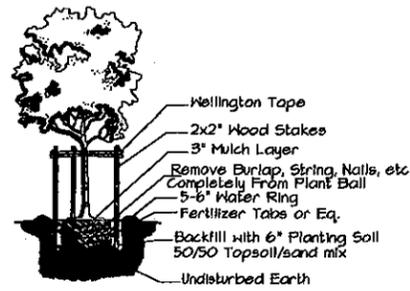
# ALL COUNTY SURVEYORS

PROFESSIONAL SURVEYORS AND MAPPERS  
License Number 6677  
Phone: (954) 777-4747 - Fax (954) 777-2707  
5950 W Oakland Pk Blvd - Suite 108 - Lauderhill, FL 33313

A/C = AIR CONDITIONING UNIT	FF = FINISHED FLOOR	PCP = PERMANENT CONTROL POINT
ADJ = ADJACENT	FO = FOUND	PG = PAGE
ASPH = ASPHALT	INV = INVERT	PI = POINT OF INTERSECTION
B.C.R. = BROWARD COUNTY RECORDS	IP = IRON PIPE	POB = POINT OF BEGINNING
BOW = BACK OF WALK	IR = IRON ROD	POC = POINT OF COMMENCEMENT
BM = BENCHMARK	L = LENGTH	PRC = POINT OF REVERSE CURVATURE
CALC = CALCULATED	LAE = LIMITED ACCESS EASEMENT	PRM = PERMANENT REFERENCE MONUMENT
CA = CENTRAL ANGLE	LF = LOWEST FLOOR	PT = POINT OF TANGENCY
CL = CENTERLINE	LME = LAKE MAINTENANCE EASEMENT	PL = PROPERTY LINE
CB = CATCH BASIN	M = MEASURED	R = RADIUS
CBS = CONCRETE BLOCK WALL	ME = MAINTENANCE EASEMENT	RGE = RANGE
CE = CANAL EASEMENT	NGD = NATIONAL GEODETIC DATUM	ROE = ROOF OVERHANG EASEMENT
CHATT = CHATTAHOOCHEE	N/D = NAIL AND DISC	RP = RADIUS POINT
CONC = CONCRETE	NRG = NATURAL GROUND	R/W = RIGHT OF WAY
CM = CONCRETE MONUMENT	NR = NON-RADIAL	SEC = SECTION
COL = COLUMN	NTS = NOT TO SCALE	SM = SIDEWALK
DE = DRAINAGE EASEMENT	NTT = NAIL AND TIN TAB	TOB = TOP OF BANK
D = DEED	ORB = OFFICIAL RECORD BOOK	TYP = TYPICAL
EASE = EASEMENT	P = PLAT	UE = UTILITY EASEMENT
EOP = EDGE OF PAVEMENT	PB = PLAT BOOK	WPP = WOOD POWER POLE
ELEV = ELEVATION	PBCR = PALM BEACH COUNTY RECORDS	
EW = EDGE OF WATER	PC = POINT OF CURVATURE	
EOP = EDGE OF PAVEMENT	PCC = POINT OF COMPOUND CURVATURE	

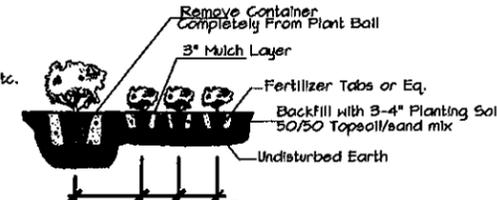
GENERAL NOTES  
(1) THIS SURVEY IS BASED UPON INFORMATION AS PROVIDED BY CLIENT NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE  
(2) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN  
(3) ELEVATION ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929)  
(4) ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE  
(5) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS  
(6) THIS SURVEY SKETCH WAS PREPARED FOR CONVEYANCE TITLE AND MORTGAGE FINANCING PURPOSES IT IS NOT INTENDED FOR CONSTRUCTION USE. PERMITTING FOR ADDITIONAL CONSTRUCTION ETC MAY REQUIRE ADDITIONAL INFORMATION WHICH CAN BE OBTAINED FROM THIS OFFICE  
(7) WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 3/10 (FT)  
(8) NOTE: I HEREBY CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND IT IS NOT A GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED  
(9) ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA





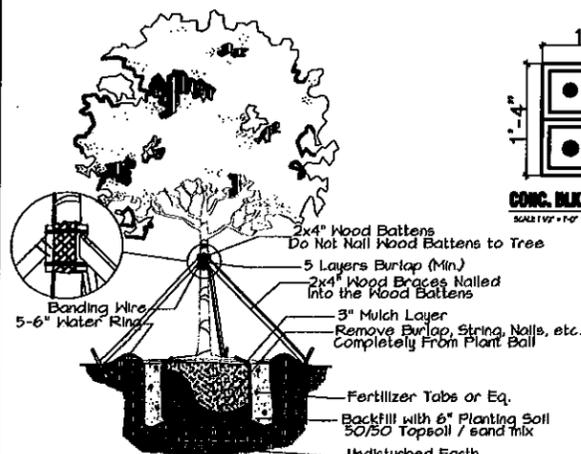
Small Tree Planting Detail

NT8



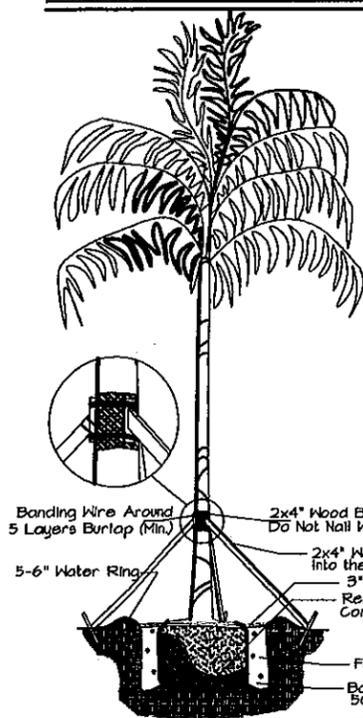
Shrub & Ground Cover Planting Detail

NT8



Large Tree Planting Detail

NT8



Palm Planting Detail

NT8

<b>LOT COVERAGE</b>	
LOT SIZE	6,250 SQ. FT
PARKING AREA	4,423 SQ FT 70.7%
LANDSCAPE PROVIDED AREA	1,827 SQ FT 29.3%
TOTAL LOT AREA	6,250 SQ FT 100%
<b>PARKING:</b>	
10 STANDARD PARKING SPACES 9'-0" x 19'-0" PROVIDED	
<b>TREES:</b>	
REQUIRED:	4
PROVIDED:	15

**NOTES:**

**GENERAL PLANTING REQUIREMENTS**

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

**SPECIAL INSTRUCTIONS**

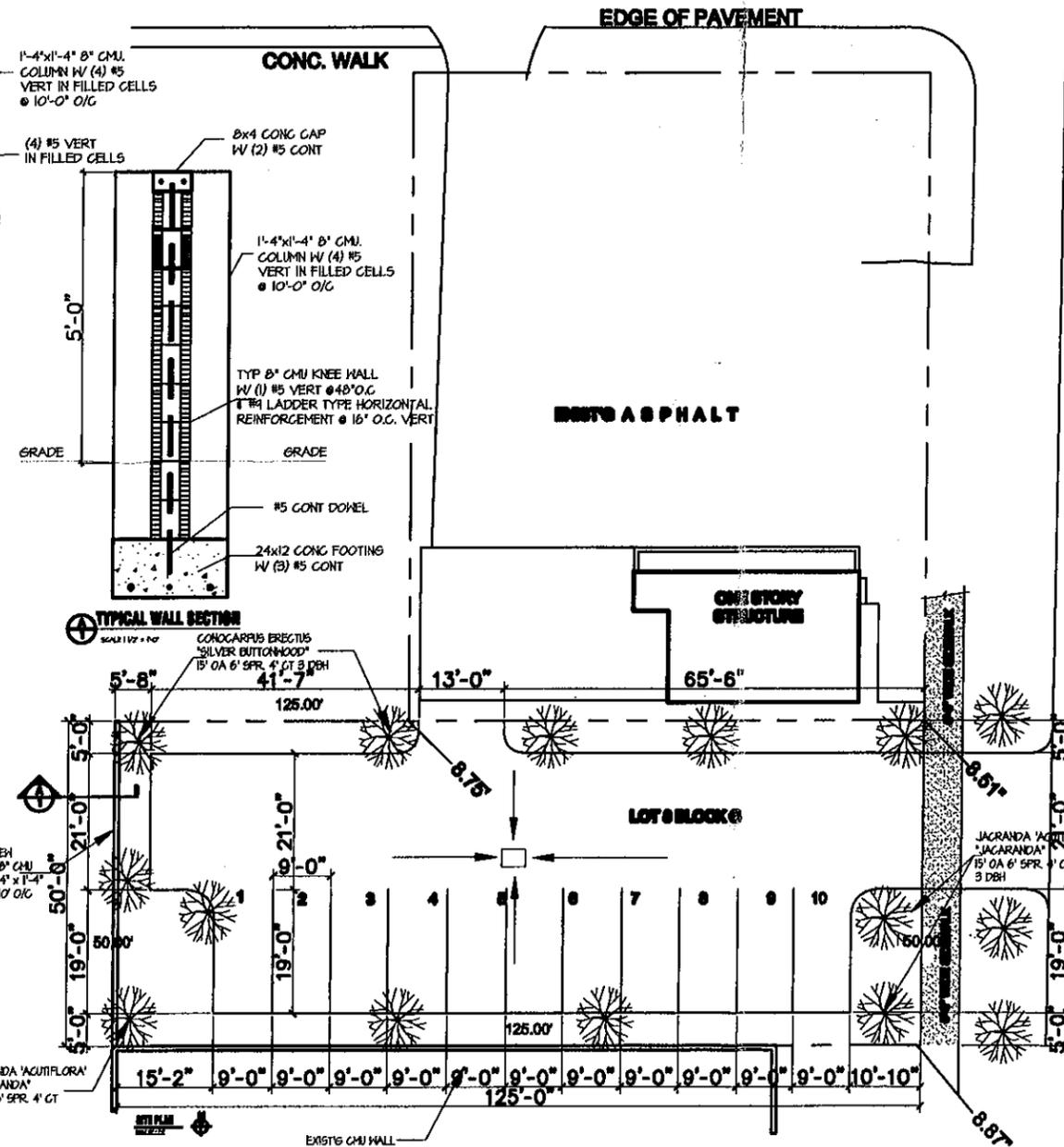
General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

**PROJECT:**

**Proposed Parking lot  
At 615 Dixie h'way  
Hallendale, FL**

DRAWN BY	m. e. phillpot
CHECKED BY	Jim blaql
DATE	03-28-2011
SCALE	as noted



NORTH DIXIE HIGHWAY

RIGHT OF WAY LINE PER RECORD PLAT

PLANS RECEIVED

SEP 14 2011

CITY OF HALLANDALE BEACH  
DEVELOPMENT SERVICES DEPT.