



Plantation
the grass is greener

Project No: PM21-0053

Department Date Stamp:
CITY OF PLANTATION

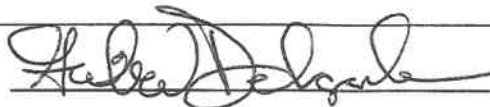
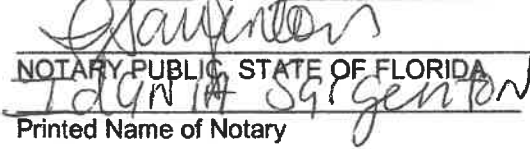

NOV 29 '21

Planning, Zoning and
Economic Development

CITY OF PLANTATION PLANNING & ZONING BOARD APPLICATION

Please check appropriate request(s):

- Physical site development variance
- Administrative review of an order, requirement, decision, or determination

Project Name: 624 N BEL AIR - GABRIEL / REMODELING		
Property Address / Location: 624 N BEL AIR DR. PLANTATION, FL 33317-1806		
Property Legal Description: PLANTATION GARDENS 2ND SEC 38-29 B LOT 6 BLK 12		
Zoning District: RS-3D	Land Use Plan Designation: 01 - SINGLE FAMILY	Property Folio Number(s): 504102061060
Description of Project: Converting Building type: VB to Guest House		
Code Section subject to variance consideration or administrative review: Sec. 27-105(a)(1)(c) Guest house cannot exceed the greater of twenty-five (25%) of gross square feet of the home or Eight Hundred Square Feet (800 SF).		
Property Owner of Record:		
Print name: <u>Gabriel Delgado</u>		Signature: 
Corporation Name (if applicable): _____		
Address: <u>624 N Bel Air Drive</u>		City: <u>PLANTATION</u> State: <u>FL</u> Zip: <u>33317</u>
Phone: <u>786.301.6276</u>		Fax: _____ Email: <u>Gabriel.Delgado1891@gmail.com</u>
Do you authorize an agent to represent you in the processing of this application? <input type="checkbox"/> Yes <input type="checkbox"/> No		
STATE OF FLORIDA COUNTY OF <u>Broward</u>		
I HEREBY CERTIFY that on this day <u>29</u> of <u>November</u> , 20 <u>21</u> , before me, an official duly authorized in the State and County aforesaid to take acknowledgements appeared <u>Gabriel Delgado</u> as the property owner, who is personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same on behalf of the corporation, who produced his/her driver's license as identification, and who did not take an oath.		
WITNESS my hand and official seal this <u>29</u> day of <u>November</u> , 20 <u>21</u> .		
My commission expires: <u>October 15, 2025</u>	 NOTARY PUBLIC, STATE OF FLORIDA <u>Idania Sargenton</u> Printed Name of Notary	 IDANIA SARGENTON Commission # HH 165795 Expires October 15, 2025 Bonded thru Troy Pain Insurance 810-385-7019
My commission no. is:		(Notary Seal)

Authorized Agent (if applicable):

Print name: _____ **Signature:** _____

Corporation Name (if applicable): _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Phone: _____ **Fax:** _____ **Email:** _____

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements appeared _____ as authorized agent of _____ (Owner), who is personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same on behalf of the corporation, who produced his/her driver's license as identification, and who did not take an oath.

WITNESS my hand and official seal this _____ day of _____, 20 _____,

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA

Printed Name of Notary

My commission no. is:

(Notary Seal)

Authorization for field inspections:

I, Gabriel Delgado (owner/agent) hereby give the City of Plantation authorization to conduct field inspections on the property represented in this application.

Print name: Gabriel Delgado

Signature: _____



Other City department(s) action:

Is this property the subject of code enforcement action by any City Department? Yes No

If yes, indicate code enforcement case number(s): _____

If yes, explain status of violation. Is the property owner working to bring the property into compliance?

Pursuant to Section 27-46(3), the property owner of record requesting a variance is required to provide written responses to the following criteria demonstrating:

That special conditions and circumstances exist that are peculiar to the land, structure, or building involved which are not applicable to other lands, structures or building in the same district;

That the circumstances which cause the hardship are peculiar to the property, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the district;

That the literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not be detrimental to adjacent property or adversely affected the public welfare;

- **Please print/type application clearly. Incomplete or illegible applications will not be accepted.**
- **An application fee of \$750 is required prior to processing the application.**
- **The application must be signed by the property owner and notarized.**
- **If the property owner authorizes an agent, the application must be signed by the agent and notarized.**
- **The application must include submittal of any additional information necessary for a complete and thorough review of the request such as a survey showing existing and proposed structures, existing and proposed site data calculations, existing or proposed sign locations, sign graphics showing sign size and color, required and provided parking calculations, building elevations, etc.**
- **The owner or authorized agent must be present at the meeting for the application to be considered.**
- **Zoning decision approval, as defined in Section 27-6 of the Code of Ordinances, shall be initially valid for a period of time not to exceed twelve (12) months from the date the decision is made. If the rights granted by the zoning decision are not exercised in the aforesaid twelve-month period of time by an application for a building permit to meet the requirement of Section 302.1 of the Florida Building Code, the decision shall become null and void.**

Updated 10/16/19



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	624 N BEL AIR DRIVE, PLANTATION FL 33317-1806	ID #	5041 02 06 1060
Property Owner	DELGADO, GABRIEL & RUTH V	Millage	2212
Mailing Address	624 N BEL AIR DR PLANTATION FL 33317-1806	Use	01
Abbr Legal Description	PLANTATION GARDENS 2ND SEC 38-29 B LOT 6 BLK 12		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$96,250	\$276,390	\$372,640	\$372,640	
2021	\$96,250	\$276,390	\$372,640	\$191,470	\$3,128.96
2020	\$96,250	\$249,010	\$345,260	\$188,830	\$3,070.75

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$372,640	\$372,640	\$372,640	\$372,640
Portability	0	0	0	0
Assessed/SOH	\$372,640	\$372,640	\$372,640	\$372,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$372,640	\$372,640	\$372,640	\$372,640

Sales History			
Date	Type	Price	Book/Page or CIN
5/27/2021	WD-Q	\$512,500	117307410
6/9/1997	PRD	\$100	26546 / 624
1/1/1962	WD	\$18,500	

Land Calculations		
Price	Factor	Type
\$7.00	13,750	SF
Adj. Bldg. S.F. (Card, Sketch)		2766
Units		1
Eff./Act. Year Built: 1958/1957		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
			P			PL		
			P					
			.31			1		



Prepared by and return to:
Aileen Franklin
Franklin Title Group, LLC
8181 NW 154 Street
Suite 120
Miami Lakes, FL 33016
305-517-3761
File Number: 042114-21R

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of May, 2021 between Steven P. Tokarz, a single man whose post office address is 217 Roosevelt Drive, Lehigh Acres, FL 33936, grantor, and Gabriel Delgado and Ruth V. Delgado, husband and wife whose post office address is 624 N Bel Air Drive, Plantation, FL 33317, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County Florida** to-wit:

Lot 6, Block 12, PLANTATION GARDENS 2ND SECTION, according to the map or plat thereof as recorded in Plat Book 38, Page 29, Public Records of Broward County, Florida.

Parcel Identification Number: 504102-06-1060

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

NOV 29 '21

Planning, Zoning and
Economic Development

City of Plantation
Planning, Zoning & Economic Development
401 NW 70th Terrace
Plantation, FL 33317

Letter of Intent:

Ruth and Gabriel Delgado
624 N Bel Air Dr.
Plantation, FL 33317

ZONING: RS-3D PARCEL ID #: 504102061060

Letter of intent for Zoning Variance / Special Accommodation (Section 27-105(a)(1)(c))

Dear Planning and Zoning Committee Members,

We are requesting a variance for the above address to seek an accommodation for a "Guest House / Inn laws quarters" size limitation, for the reasons detailed below, the proposed increase from 800 square feet to 900 square feet will allow us the property owners to utilize the existing building.

1. The lot has an existing free-standing accessory building identified as a workshop, which the previous owner constructed legally following all the city of Plantations permitting and construction requirements in April of 2009. Due to the uniqueness of the free-standing accessory buildings in the RS-3D district. We, the current property owners would like to convert the Accessory building from a workshop to an "Inn-laws quarters / Guest House".

We, the property owners would like to kindly request an accommodation to increase the allowable maximum size for a "Guest House" in the RS-3D district from 800 square feet to 900 square feet. (Section 27-105(a)(1)(c))

Thank you for your consideration,

Sincerely,



Property Owner

City of Plantation
Planning, Zoning & Economic Development
401 NW 70th Terrace
Plantation, FL 33317

Ruth and Gabriel Delgado
624 N Bel Air Dr.
Plantation, FL 33317

RECEIVED
CITY OF PLANTATION
JAN 04 2022
PLANNING, ZONING &
ECONOMIC DEVELOPMENT

ZONING: RS-3D PARCEL ID #: 504102061060
PROJECT ID: PM21-0053 / DELGADO RESIDENCE-GUESTHOUSE
PRACTICAL DIFFICULTY WAIVER (Section 27-52(g)(2))

Dear Planning and Zoning Committee Members,

The property owners are requesting a consideration for a Practical Difficulty Waiver for the above address to seek an accommodation to convert a pre-existing building on the property to a "Guesthouse" the reasons detailed below:

- A. The request shall not be substantial in relation to what is required by the Code; and
(A) The property owners are seeking an accommodation from 800 square feet to 900 square feet to convert a pre-existing building on the property to a "Guesthouse".

- B. The approval of the practical difficulty will be compatible with development patterns; and
(A) The property owners believe that this pre-existing building appears to be compatible and in accordance with our neighborhood's developmental patterns

- C. The essential character of the neighborhood would be preserved; and
(A) The current property owners, confidently believe this pre-existing building has and will continue to preserve our lovely neighborhoods charm, character & quality of life.

- D. The request can be approved without causing substantial detriment to adjoining properties; and
(A) The property owners believe since they will be updating the pre-existing building to a "Guesthouse", the granting of the variance will have no ill, negative, or detrimental effect on any of the adjoining properties.

- E. The request is due to unique circumstances of the property, the property owner, and/or the applicant which would render conformity with the strict requirements of the Code unnecessarily burdensome.
(A) The Literal interpretation and strict application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessary hardship to the current property owners. It would also deprive the current property owners of rights and privileges currently enjoyed in this community and by the other property owners with similar conditions in this zoning district, RS-3D.



Gabriel Delgado

Standards of Review. A variance shall be granted only where the preponderance of the evidence presented in the particular case shows that either of the following is met:

27-52(g)(2) Practical difficulty waiver. If the application does not meet the undue hardship variance criteria, the application may be considered under the requirements of practical difficulty waiver. The following are the standards that must be met for consideration of whether a practical difficulty exists:

- a. The request shall not be substantial in relation to what is required by the Code; and
- b. The approval of the practical difficulty will be compatible with development patterns; and
- c. The essential character of the neighborhood would be preserved; and
- d. The request can be approved without causing substantial detriment to adjoining properties; and
- e. The request is due to unique circumstances of the property, the property owner, and/or the applicant which would render conformity with the strict requirements of the Code unnecessarily burdensome.