

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION

DATE: October 19, 2017 **FILE:** 15-A-68

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager LM

FROM: Deandrea Moise, Associate Planner DM

SUBJECT: Simbron Group, LLC requests a Variance to decrease the required lot width from 60 feet to 56 feet for a Single Family District (RS-6) zoned property located at 6958 Park Street.

REQUEST:

Variance to decrease the required lot width from 60 feet to 56 feet.

RECOMMENDATION:

Variance: Approval, with the condition for a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

REQUEST

Section 4.1 of the City of Hollywood Zoning and Land Development Regulations, establishes lot widths for single family districts, which must be a minimum of 60 feet wide. Development patterns through the years have resulted in a residual lot which by Section 4.1 is non-conforming and therefore requires a variance. The code allows for such request to be approved through an Administrative Variance.

Following the regulations as outlined in the Zoning and Land Development Regulations, Simbron Group, LLC applied for an Administrative Variance to decrease the required lot width from 60 feet to 56 feet. Article 5.4 of the City of Hollywood Zoning and Land Development Regulations states that adjacent property owners shall be notified of the application, and have the right to protest such request in writing within ten calendar days of the mailing of such notice. The protest letter shall state the reasons and justification for the protest. Any protest received in response to such notice within ten calendar days of the date of mailing shall prohibit any administrative approval pursuant to this section. Due to protest letters received, the Applicant is requesting a regulatory Variance to be considered by the Board to decrease the lot width.

The request is compatible with the surrounding land use and community as a single-family home is the intended development for the property. Although the Applicant requests a reduction, the lot still meets the minimum lot size requirements and is subject to current setback requirements as outlined in the regulations. Furthermore, without this variance the lot will remain vacant and undevelopable, without consolidation of additional land.

SITE INFORMATION

Owner/Applicant: Simbron Group, LLC
Address/Location: 6958 Park Street
Net Size of Property: 6000 sq. ft.
Land Use: Low Residential (LRES)
Zoning: Single-Family District (RS-6)
Existing Use of Land: Vacant

ADJACENT LAND USE

North: Single-Family District (RS-6)
South: Single-Family District (RS-6)
East: Single-Family District (RS-6)
West: Single-Family District (RS-6)

ADJACENT ZONING

North: Low Residential (LRES)
South: Low Residential (LRES)
East: Low Residential (LRES)
West: Low Residential (LRES)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Low Residential land use, the subject site is surrounded by residential properties. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

Objective 3: *To revitalize and encourage re-investment in older neighborhoods in which housing conditions are in a state of decline.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

Sub-Area 8 is the western-most part of the City. The sub-area, West Hollywood, is geographically defined by the Davie Road Extension and 72nd Avenue to the west, Stirling Road to the north, Florida's Turnpike to the east and Hollywood Boulevard to the south. This area includes the residential neighborhoods of Boulevard Heights and Driftwood and is adjacent to the Seminole Indian Reservation. The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Variance as stated in the City of Hollywood's Zoning and Land Development Regulations Article 5.

VARIANCE: To decrease the required lot width from 60 feet to 56 feet.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

- ANALYSIS:** The proposed variance maintains the basic intent of the regulations. Despite the variance, the Applicant will be required to meet the setback regulations as outlined in the Zoning and Land Development regulations, thus minimizing the effects of any impacts to the stability and appearance of the City. Although the Applicant requests a reduction in lot width, the lot still meets the minimum lot size requirements.
- FINDING:** Consistent.
- CRITERIA 2:** That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.
- ANALYSIS:** The request to reduce the lot width is compatible with the surrounding land use and community as a single- family home is the intended development. Furthermore, without this variance the lot will sit vacant which may affect property values in various ways. Because the subject property is made up of portions of two lots staff recommends the condition for a **Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C)**.
- FINDING:** Consistent.
- CRITERIA 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.
- ANALYSIS:** It is the purpose of the Comprehensive Plan and City Wide Master Plan to encourage re-investment, protect and enhance residential neighborhoods. Without this variance the lot will remain vacant, unable to allow development on the site, which would discourage the purpose of the adopted plans.
- FINDING:** Consistent.
- CRITERIA 4:** That the need for requested Variance is not economically based or self-imposed.
- ANALYSIS:** This variance is requested as means to allow further development of the site in line with the regulations. Therefore the request is not economically based or self-imposed.
- FINDING:** Consistent.
- CRITERIA 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.
- FINDING:** Not applicable.

ATTACHMENTS

- ATTACHMENT A: Application Package
- ATTACHMENT B: Land Use and Zoning Map
- ATTACHMENT C: Correspondence

ATTACHMENT A
Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at
<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee Historic Preservation Board
 City Commission Planning and Development Board

Date of Application: 7/7/17

Location Address: 6958 Park Street
 Lot(s): 8 & 9 Block(s): 14 Subdivision: Driftwood Acres
 Folio Number(s): 514111112061

Zoning Classification: R5-6 Land Use Classification: Residential 1
 Existing Property Use: Vacant Sq Ft/Number of Units: N/A

Is the request the result of a violation notice? () Yes No If yes, attach a copy of violation.
 Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Yes.

- Economic Roundtable Technical Advisory Committee Historic Preservation Board
 City Commission Planning and Development Administratively

Explanation of Request: Variance for the legalization of a non-conforming lot width located at 6958 Park St.

Number of units/rooms: N/A Sq Ft: N/A

Value of Improvement: _____ Estimated Date of Completion: _____

Will Project be Phased? () Yes No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Simbron Group LLC

Address of Property Owner: 100 N. Federal Hwy #1025 Ft. Laud. 33301

Telephone: 954-822-7596 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Joseph B. Koller

Address: 2417 Hollywood Blvd. Hollywood Telephone: 954-920-5746

Fax: 954-926-2841 Email Address: Joseph.Koller@architects.com

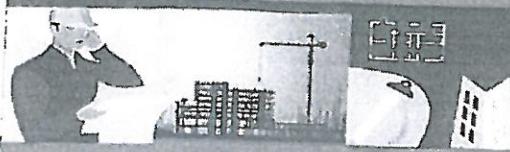
Date of Purchase: _____ Is there an option to purchase the Property? Yes () No

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner:

Date: 07/12/2017

PRINT NAME:

Date: 07/12/2017

Signature of Consultant/Representative:

Date: _____

PRINT NAME:

Date: _____

Signature of Tenant:

Date: _____

PRINT NAME:

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Planning & Development Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Lauer to be my legal representative before the Planning & Development Committee relative to all matters concerning this application.

Sworn to and subscribed before me
this 12 day of July 2017

Notary Public

State of Florida

My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification



MARIA A. BETANCUR
MY COMMISSION # FF 924226
EXPIRES: October 5, 2019
Bonded Thru Budget Notary Services

Signature of Current Owner

Print/Name

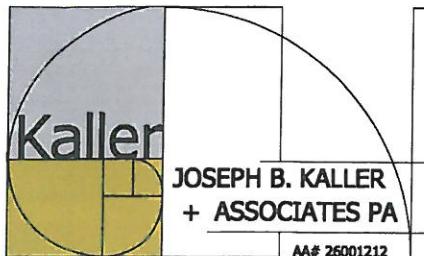
**RESIDENTIAL LOT LEGALIZATION
6958 PARK STREET
HOLLYWOOD FLORIDA**

PROJECT INFO:

LEGALIZATION OF A NON-CONFORMING
SINGLE FAMILY RESIDENTIAL LOT

LEGAL DESCRIPTION

THE EAST 22.61 FEET OF LOT 8 AND THE WEST
ONE-HALF OF LOT 9, BLOCK 14, DRIFTWOOD
ACRES NO. 20, ACCORDING TO THE MAP OR
PLAT THEREOF AS RECORDED IN PLAT BOOK 42,
PAGE 18, PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.



architecture - interiors - planning

VARIANCE CRITERIA STATEMENT
6958 PARK STREET – NON-CONFORMING LOT
July 6, 2017

- A. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City:

The Requested Variance of 3.39' in the width of the frontage of the Lot still maintains the Basic intent and purpose of the subject regulations by providing the minimum 6,000 Sq. Ft. Lot Area and by still being able to comfortably place a new Single-Family Residence on the Lot and yet be in compliance with all of the required setbacks.

- B. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community:

The Requested Variance would be compatible with the surrounding land uses by providing all of the required setbacks within the subject Property and yet be in compliance with the Zoning Code. In addition, the side setbacks of the abutting homes to the west and east of the subject Property are 10.0' and 30.0'+/- respectively, providing sufficient distances between building structures.

- C. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City:

The requested Lot Width Variance is consistent with and in furtherance of the goals and objectives of the adopted City's Comprehensive Plan. The proposed lot's slightly smaller frontage of 56.61' (instead of 60.0') would definitely fit contextually within the neighborhood.

- D. That the need for the requested Variance is not economically based or self-imposed.

The Frontage Width Variance being requested on the 6958 Park Street Lot is not the only Lot in the neighborhood that is non-conforming to the Zoning Standards. The Lot to the east on 6886 Park Street (Folio #54111060405) contains a house on a Lot with 5,459 Sq. Ft. with a lot frontage of 51.5'. Our Subject Lot is 6,000 Sq. Ft. with a small deficiency in the required width of the Lot 56.61.

- E. That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law.

The subject Property is in compliance with the minimum lot area of 6,000 Sq. Ft. in accordance with the Hollywood Zoning Code. The minimum Variance necessary is the 3.39' in the required frontage of the Lot from 60.0' to 56.61'.



6991 Park St.



6981 Park St.



6971 Park St.



6961 Park St.



6951 Park St.



6941 Park St.



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 28001212
2417 Hollywood Blvd. Hollywood, Florida 33020
(354) 920 5746 phone (354) 928 2841 fax
joseph@kallerarchitects.com

SEAL



MAP OF EXISTING PROPERTIES 6958 PARK STREET AND
ADJACENT LOTS

6958 PARK STREET
SUBJECT PROPERTY



AERIAL OF EXISTING PROPERTIES 6958 PARK STREET AND
ADJACENT LOTS

6958 PARK STREET
SUBJECT PROPERTY



6990 Park St.



6980 Park St.



6960 Park St.



6958 Park St.
SUBJECT PROPERTY



Lot Folio 51411112070



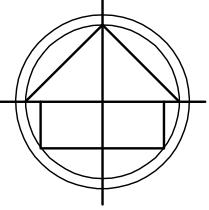
6940 Park St.

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

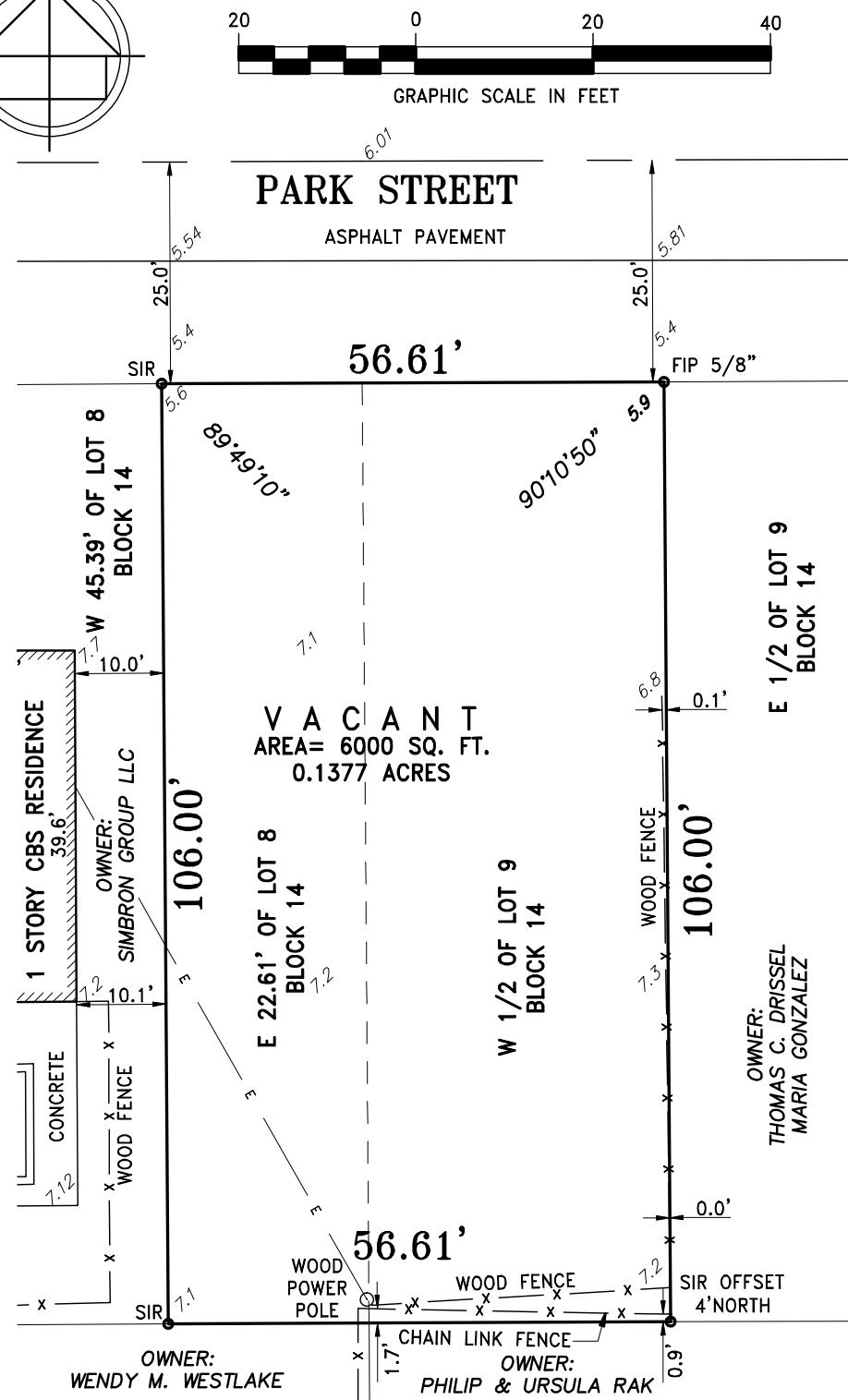
PROJECT No.: 15053
DATE: 08-03-15
DRAWN BY: MN
CHECKED BY: JBK

SHEET

IM-1



ALTA/ACSM LAND TITLE SURVEY



NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY KARYNA GONZALEZ-RABAGH, P.A., EFFECTIVE DATE AUGUST 20, 2015.
 3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
 6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 7. BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 3593 ELEVATION= 4.74' (NAVD88)
 8. ZONING : RS-6 – SINGLE FAMILY DISTRICT
 9. NO STRIPED PARKING
 10. SET BACKS REQUIREMENTS:

25 FEET, EXCEPT LOTS IN THE LAKES AREA,
FOR LOTS WITH A LOT LINE ADJACENT TO A
LAKE. SETBACK IS 80 FT.

SIDE INTERIOR - THE SUM OF THE SIDE YARD SETBACKS SHALL BE AT LEAST 25% OF THE LOT WIDTH, BUT NOT TO EXCEED 50 FT. WITH NO SIDE YARD LESS THAN 7.5 FT.; EXCEPT, PLATTED AND RECORDED LOTS OF 50 FT. OR LESS IN WIDTH MAY HAVE A 5 FT. SETBACK (ONLY APPLIES TO ONE STORY ADDITIONS AND NEW CONSTRUCTION OF ONE STORY BUILDINGS). ANY CONSTRUCTION IN EXCESS OF ONE STORY MUST MEET THE 25% RULE WITH A MINIMUM 7.5 FT. SETBACK.

SIDE/ STREET - 15 FEET
REAR - 15% OF THE LOT DEPTH; 15 FT. MIN. 50 FT.
MAX.; EXCEPT LOTS IN THE LAKES AREA -
LOTS WITH A LOT LINE ADJACENT TO A LAK
SETBACK IS 25 FT.

MAXIMUM BUILDING HEIGHT: 30 FEET

EGEND:

KD	CHECKED BY	BFP	BACK FLOW PREVENTER
ONC	CONCRETE	CLP	CONCRETE LIGHT POLE
WN	DRAWN BY	4.07	ELEVATIONS
B/PG	FIELD BOOK AND PAGE	-E-	OVERHEAD UTILITY LINES
IR	SET 5/8" IRON ROD		NON-VEHICULAR ACCESS LINE
NC	SET NAIL AND CAP #6448	PRM	PERMANENT REFERENCE MONUMENT
IR	FOUND IRON ROD	ALTA	AMERICAN LAND TITLE ASSOCIATION
IP	FOUND IRON PIPE	ACSM	AMERICAN CONGRESS ON SURVEYING
NC	FOUND NAIL AND CAP	ORB	OFFICIAL RECORDS BOOK
ND	FOUND NAIL & DISC	EB	ELECTRIC BOX
PP	WOOD POWER POLE	TYP	TYPICAL
.B.	PLAT BOOK	●	BOLLARD
X-	CHAIN LINK (CLF)/WOOD FENCE	(H)	HANDICAP SPACE
BS	CONCRETE BLOCK STRUCTURE	WPP	WOOD POWER POLE
/C	AIR CONDITIONER	SQ.FT.	SQUARE FEET
C.R.	BROWARD COUNTY RECORDS	NTS	NOT TO SCALE

LAND DESCRIPTION:

THE EAST 22.61 FEET OF LOT 8 AND THE WEST ONE-HALF (1/2) OF LOT 9, BLOCK 14 OF "DRIFTWOODS ACRES NO. 20", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 7740-15

CLIENT :

RAFAEL VERGES



LOCATION MAP (NTS)

SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO THE OWNERSHIP AND ENCUMBRANCE REPORT; EFFECTIVE DATE AUGUST 20, 2015), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

____ THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 09/08/15 FOR THE FIRM BY:

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188.

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	09/08/15	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0563 H
ZONE	0.2PCT
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
6958 PARK STREET

SCALE: 1" = 20'

SHEET 1 OF 1



JOSEPH B. KALLER
+
ASSOCIATES PA

AA# 26001212
Hollywood Blvd. Hollywood, Florida 33020
0 5746 phone - (954) 926 2841 fax
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LOT LEGALIZATION
6958 PARK STREET
Hollywood FL 33024

ELEVATIONS

REVISIONS

DATE	DESCRIPTION
------	-------------

ECT No.: 15053
DATE: 08-03-15
WN BY: MN
KED BY: JBK

SHEET

A-2



2 | FRONT ELEVATION

SCALE: 1/4" = 1'-0"

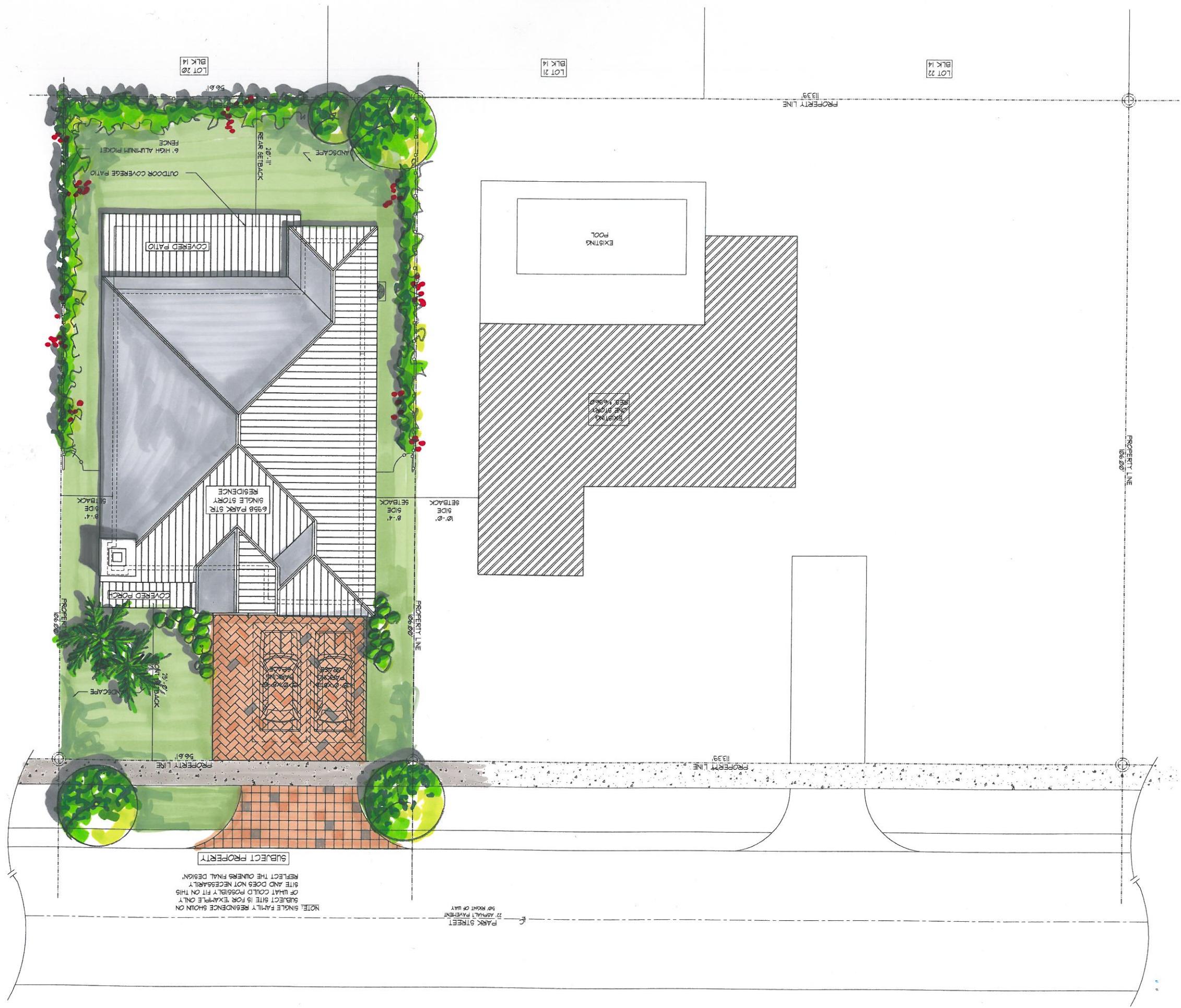
NOTE: SINGLE FAMILY RESIDENCE SHOWN ON SUBJECT SITE IS FOR "EXAMPLE ONLY OF WHAT COULD POSSIBLY FIT ON THIS SITE AND DOES NOT NECESSARILY REFLECT THE OWNERS FINAL DESIGN"



1 | SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: SINGLE FAMILY RESIDENCE SHOWN ON SUBJECT SITE IS FOR "EXAMPLE ONLY OF WHAT COULD POSSIBLY FIT ON THIS SITE AND DOES NOT NECESSARILY REFLECT THE OWNERS FINAL DESIGN"





STREET PROFILE - 6958 PARK STREET

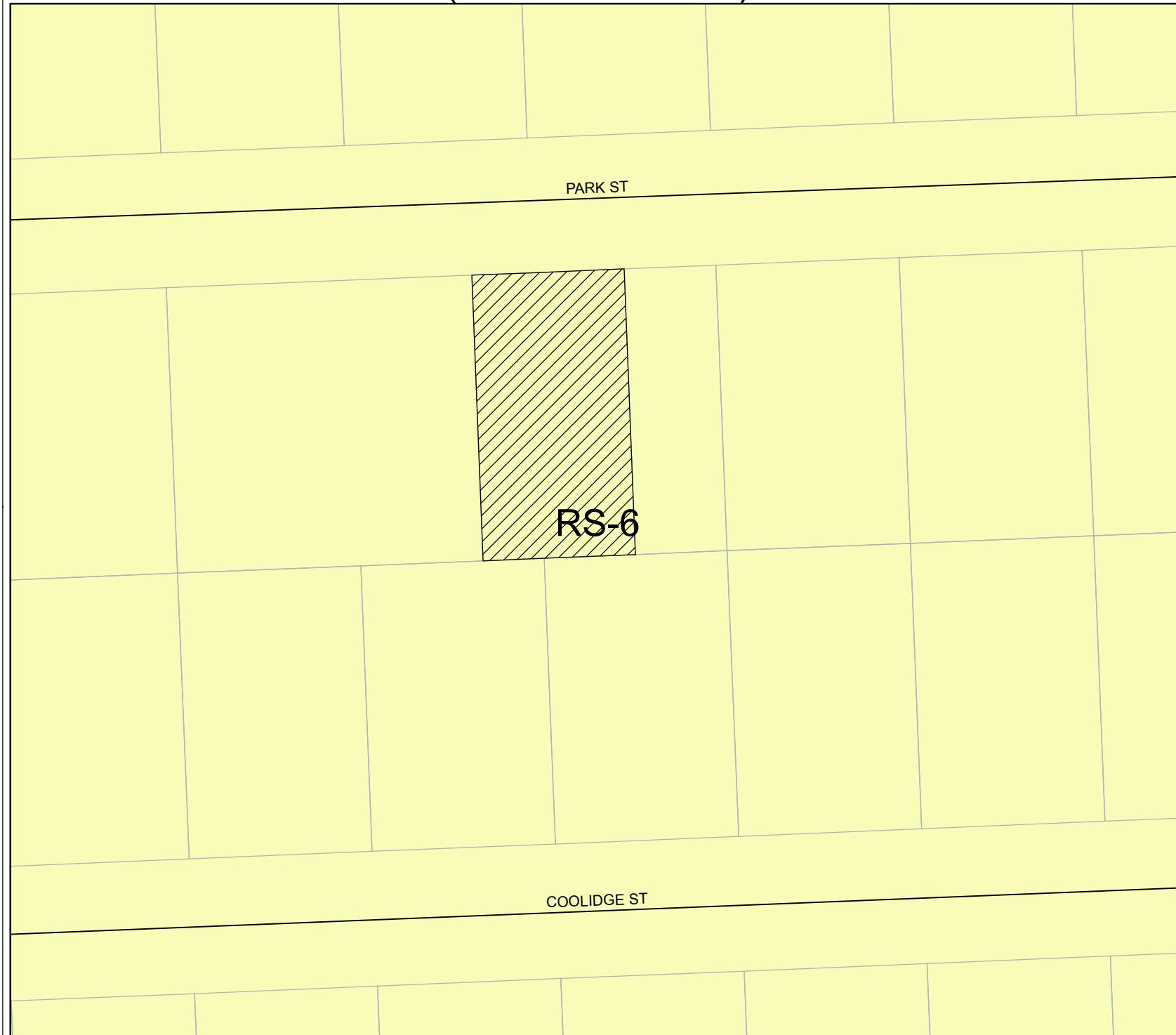


Kaller

ATTACHMENT B
Land Use and Zoning Map



DEVELOPMENT SERVICES
PLANNING



Legend

- Subject Property (Diagonal hatching)
- Streets (Thin black lines)
- Major Roads (Thick black lines)

LAND USE

- LRES (Light yellow background)

ZONING

- RS-6 (Black rectangle)



ATTACHMENT C
Correspondence

PROTEST

To whom it may concern,

I am writing in Protest of the below.

Petitioner: Simbron Group, LLC
Petition #: 15-A-68
Property Location: 6958 Park Street
Code Section: Article 4.1(B)

The reason for my protest is the possibility of decrease in surrounding property values. By allowing the lot size to decrease would hinder the properties around in value. The property being on a smaller lot would consist of smaller floor plan meaning smaller/less value home. The neighborhood is starting to increase in price due to recent purchases and renovations and allowing such building would disrupt the growth of the community.

If you have any further questions, please feel free to contact me

Sincerely,

Katie Hargreaves
6881 Park Street
Hollywood, fl 33024
407-405-5530

JUN 8 2017 4:38

PROTEST

REASONS NOT TO GRANT THE VARIANCE

- 1) IT IS ONE OF THE FEW IF NOT ONLY OPEN SPACES LEFT IN OUR NEIGHBORHOOD.**
- 2) IT IS HOME TO A LARGE VARIETY OF PLANTS, SHRUBS AND TREES (MANY OF WHICH ARE NATIVE).**
- 3) BEING AN UNTOUCHED AND UNSPOILED PIECE OF LAND IT IS HOME TO MANY NATIVE WILDLIFE SPECIES. WE HAVE OBSERVED THE FOLLOWING:**

OWLS

RED TAIL HAWK

RACOONS

FOXES

TORTOISES

NOT TO MENTION A LARGE VARIETY OF BIRD SPECIES THAT CALL THE PROPERTY

JUN 8 '17 p. 442

HOME.

4)FINALLY WE PURCHASED OUR HOME IN HOLLYWOOD BECAUSE OF THE FACT THAT THE HOMES WERE SPACED APART, UNLIKE THE HOMES BEING BUILT TODAY THAT ARE VIRTUALLY ON TOP OF EACH OTHER.

THEREFORE WE RESPECTFULLY REQUEST THE CITY TO NOT GRANT THIS VARIENCE AND KEEP THE ORIGINAL PLAN FOR HOLLYWOOD INTACT.

SINCERELY
THOMAS DRISSEL

MARIA DRISSEL


JUN 3 17 1942