

# ATTACHMENT I

Initial Application  
Package

# GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

**2600 Hollywood Blvd**  
Room 315  
Hollywood, FL 33022  
Tel: (954) 921-3471  
Email: Development@Hollywoodfl.org

## SUBMISSION REQUIREMENTS:

- One set of digitally signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee (per review)

## NOTE:

- 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.

**CLICK HERE FOR  
FORMS, CHECKLISTS, &  
MEETING DATES**

## APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee  
☐ City Commission

## ☒ Variance/Special Exception Requested

- ☐ Administrative Approvals  
☐ Historic Preservation Board  
☐ Planning and Development Board

## PROPERTY INFORMATION

Location Address: 4600 N. Ocean Dr.  
Lot(s): 36 Block(s): 177 Subdivision: Hollywood Central Beach  
Folio Number(s): 5142 01 02 4210

Zoning Classification: \_\_\_\_\_ Land Use Classification: \_\_\_\_\_  
Existing Property Use: Single family Sq Ft/Number of Units: 4000/1  
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/Resolution/Ordinance No.: \_\_\_\_\_

## DEVELOPMENT PROPOSAL

Explanation of Request: widen the driveway to match the width of the garage and increase the front wall to 6'  
Phased Project: Yes ☒ No ☐ Number of Phases: \_\_\_\_\_

Project	Proposal
Units/rooms (# of units)	(Area: S.F.)
Proposed Non-Residential Uses	S.F.
Open Space (% and SQ.FT.)	(Area: S.F.)
Parking (# of spaces)	(Area: S.F.)
Height (# of stories)	<u>3</u> ( FT.)
Gross Floor Area (SQ. FT)	

Name of Current Property Owner: Catherine Spear, Revocable Trust  
Address of Property Owner: 383 Franklin St, Hollywood 33019  
Telephone: \_\_\_\_\_ Email Address: Trina.Spear@gmail.com

Applicant Jeffrey Spear Consultant ☒ Representative | Tenant (check one)  
Address: 383 Franklin St Telephone: 954-868-5337  
Email Address: jeff@thespeargroup.com  
Email Address #2: \_\_\_\_\_

Date of Purchase: 9/8/20 Is there an option to purchase the Property? Yes ( ) No (x)  
If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

## PLANNING DIVISION



File No. (Internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# 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](http://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 as approved by the Division of Planning & Urban Design. 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: 11/8/23

PRINT NAME: \_\_\_\_\_

Catherine Spear

Date: 11/8/23

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 \_\_\_\_\_ Variences \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ Jeffrey Spear \_\_\_\_\_ to be my legal representative before the Planning and Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 8th day of November, 2023



Notary Public

State of Florida New York, County: New York

My Commission Expires: 04/14/27 (Check One) ☐ Personally known to me; OR ☒ Produced Identification FL DL

Signature of Current Owner

Catherine Spear

Print Name







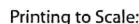
CATHERINE SPEAR REVOCABLE TRUST  
TRI-COUNTY FLORIDA TITLE COMPANY, INC.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
MORGAN STANLEY PRIVATE BANK, NA  
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR  
INTEREST MAY APPEAR.

Community Number:	CITY OF HOLLYWOOD 125113
Panel Number:	12011C0586H
Suffix:	H
Date of Firm Index:	8/18/2014
Flood Zone:	AE
Base Flood Elevation:	5.0
Date of Survey:	9/17/2020

### Surveyor's Legend

PROPERTY LINE		STRUCTURE		SURVEYOR'S LEGEND	
	CONC. BLOCK WALL		TREE	L.M.E.	LAKE or LANDSCAPE MAINT. ESMT.
	CHAIN-LINK or WIRE FENCE		P.P.	R.O.E.	ROOF OVERHANG EASEMENT
	WOOD FENCE		CATCH BASIN	P.P.	POOL PUMP
	IRON FENCE		COUNTY UTILITY ESMT.	PL	PLANTER or PROPERTY LINE
	EASEMENT		INGRESS/ EGRESS ESMT.	I.D.	IDENTIFICATION
	CENTER LINE		FOUND IRON PIPE / F	B.C.	BLOCK CORNER
	WOOD DECK		LB# AS NOTED ON PLAT	B.R.	BEARING REFERENCE
	CONCRETE		LS# - BUSINESS LICENSE	$\Delta$	CENTRAL ANGLE or DELTA
	ASPHALT		CALC - SURVEYOR CALCULATED POINT	R	RECORD or RADIUS
	BRICK/TILE		SET - SET MONUMENT	RAD.	RADIAL
	WATER		CONTR. POINT	N.R.	NON RADIAL
	APPROXIMATE EDGE OF WATER		ELEV - ELEVATION	TYP.	TYPICAL
	COVERED AREA		P.T. - POINT OF TANGENCY	I.R.	IRON ROD
			P.C. - POINT OF CURVATURE	I.P.	IRON PIPE
			P.R.M. - PERMANENT REFERENCE MONUMENT	N&D	NAIL & DISK
			P.C.C. - POINT OF COMPOUND CURVATURE	PK NAIL	PARKER-KALON NAIL
			P.R.C. - POINT OF REVERSE CURVATURE	D.H.	DRILL HOLE
			P.O.B. - POINT OF BEGINNING	O.	WELL
			P.O.C. - POINT OF COMMENCEMENT		FIRE HYDRANT
			P.P. - PERMANENT CONTROL POINT	M.H.	MAN HOLE
			M - FIELD MEASURED	O.H.L.	OVERHEAD LINES
			P - PLATTED MEASUREMENT	TX	TRANSFORMER
			D - DEED	CATV	CABLE TV. RISER
			C - CALCULATED	W.M.	WATER METER
				P/E	POOL EQUIPMENT
				CONC	CONCRETE SLAB
				ESMT.	EASEMENT
				D.E.	DRAINAGE EASEMENT
				L.B.E.	LANDSCAPE BUFFER ESMT.
				T.A.E.	LIMITED ACCESS EASEMENT
				TEL.	TELEPHONE FACILITIES
				U.P.	UTILITY POLE
				E.U.B.	ELECTRIC UTILITY BOX
				SEP.	SEPTIC TANK
				D.F.	DRAIN FIELD
				AC	AIR CONDITIONER
				CONC	CONC SIDEWALK
				D.W.	DRIVEWAY
				SCR.	SCREEN
				GAR.	GARAGE
				ENCL.	ENCLOSURE
				N.T.S.	NOT TO SCALE
				F.F.	FINISHED FLOOR
				T.O.B.	TOP OF BANK
				E.O.W.	EDGE OF WATER
				E/P or E.O.P.	EDGE OF PAVEMENT
				C.V.G.	CONCRETE VALLEY GUTTER
				B.S.L.	BUILDING SETBACK LINE
				S.T.L.	SURVEY THE LINE
				C	CENTER LINE
				R/W	RIGHT OF WAY
				R.O.E.	PUBLIC UTILITY EASEMENT
				C.M.E.	CANAL MAINTENANCE EASEMENT
				A.E.	ANCHOR EASEMENT

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4) THE PURPOSE OF THIS SURVEY IS OR USE IS OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- 5) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 6) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) WALL TIES ARE TO THE FACE OF THE WALL.
- 9) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
- 10) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 11) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 12) NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- 13) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 14) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- 15) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 16) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.



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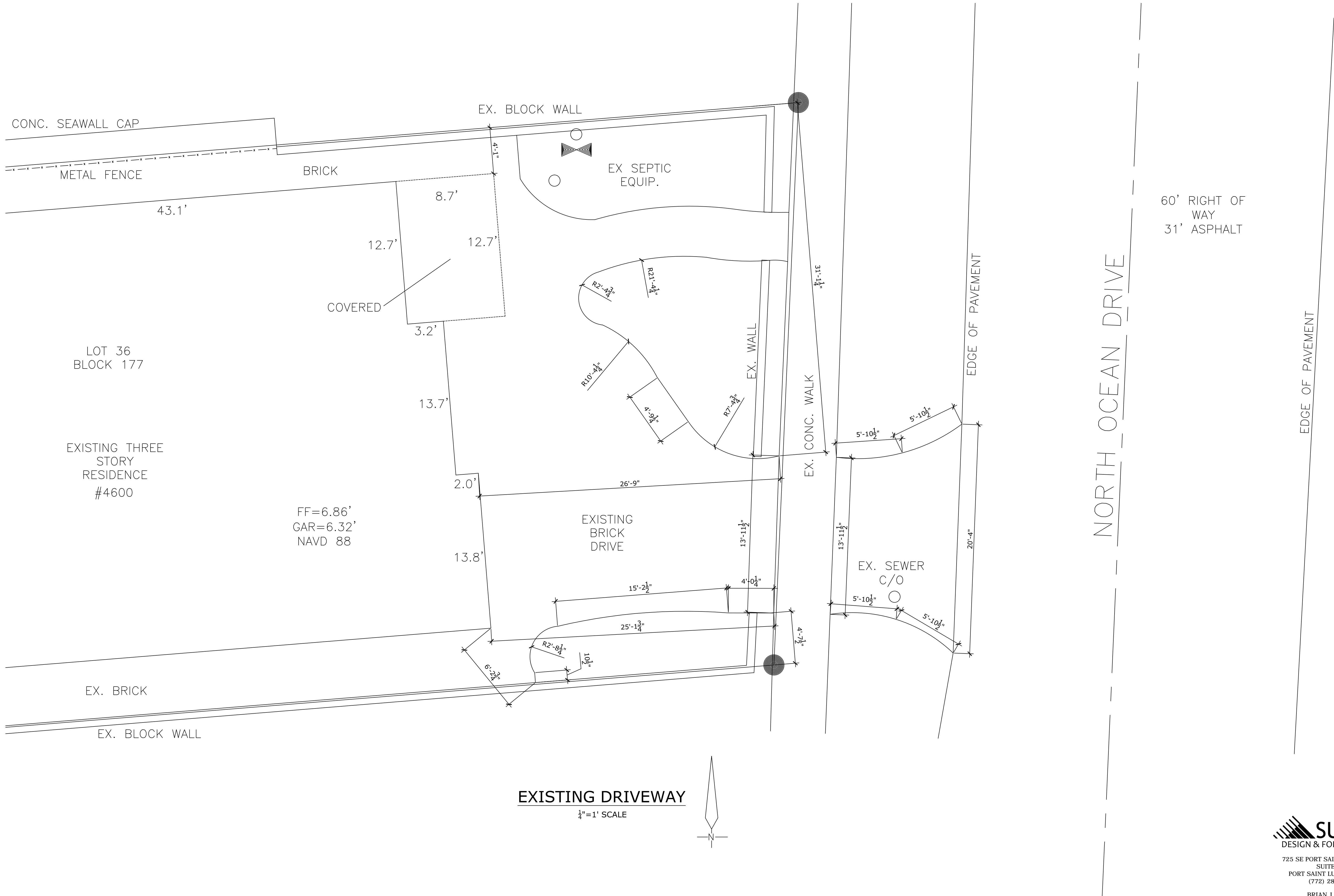
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FIELD WORK:	9/3/2020
DRAWN BY:	V.P.
CHECKED BY:	M.E.
FINAL REVISION:	09/17/2020
COMPLETED:	9/17/2020
SCALE:	1" = 20'
SURVEY CODE:	O-63651



15271 NW 60 AVE, Suite 206  
Miami Lakes, FL 33014  
Phone: (305) 910-0123  
Fax: (305) 675-0999  
[www.OnlineLandSurveyors.Com](http://www.OnlineLandSurveyors.Com)





**SUMMIT**  
DESIGN & FORENSICS, INC.  
725 SE PORT SAINT LUCIE BLVD.  
SUITE 203  
PORT SAINT LUCIE FL 34984  
(772) 285-0572  
BRIAN J. MASKOL  
FL PE #66080

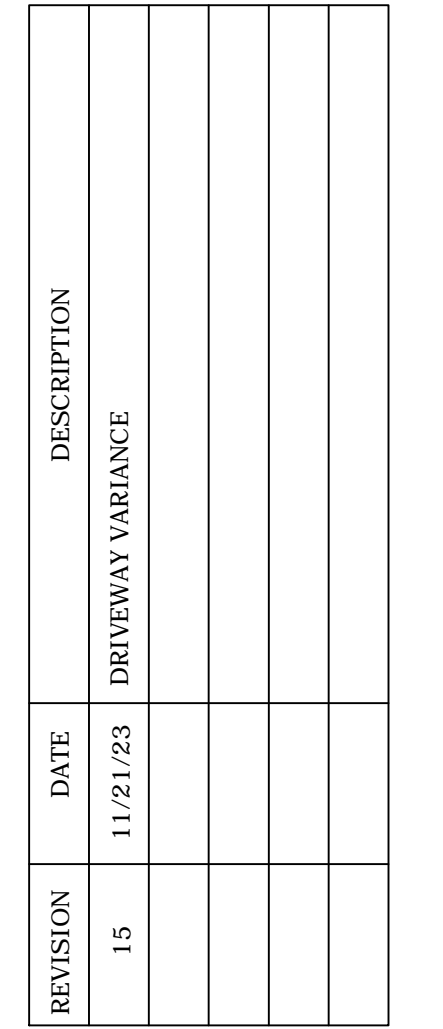
REVISION	DATE	DESCRIPTION
15	11/21/23	DRIVEWAY VARIANCE

**SPEAR RESIDENCE**  
4600 NORTH OCEAN DRIVE  
HOLLYWOOD, FL  
EXISTING DRIVEWAY

DESIGNED	DATE
GMW	08-20-21
DRAWN	DATE
GMW	08-20-21
CHECKED	

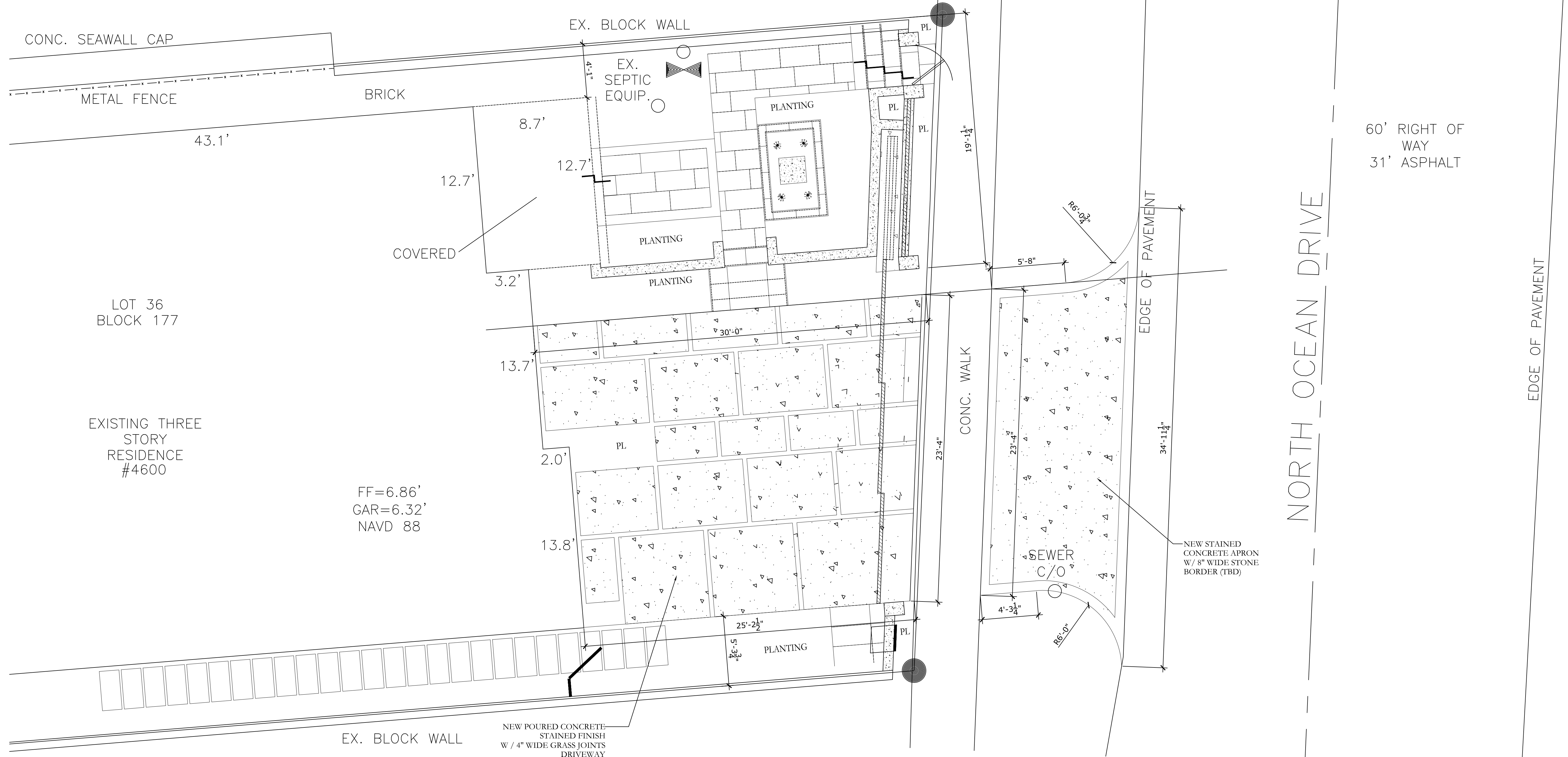
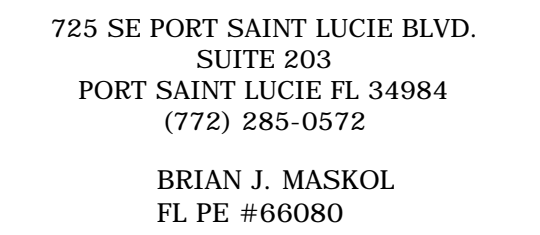
JOB NO.  
2021-266

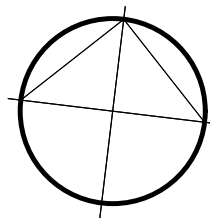
**D-1**



	DATE
DESIGNED GMW	08-20-21
DRAWN GMW	08-20-21
CHECKED	

**D-2**




$$1/8'' = 1' - 0''$$

STATE OF FLORIDA  
MARK ALLEN SEVER  
AR0011828  
REGISTERED ARCHITECT

SHEET:

of

5580 N.E. 28th Ave Fort Lauderdale, Florida 33308  
(954) 270-4062 Fax (954) 765-6513 Email: SeverArch@AOL.Com

**EXISTING RESIDENCE**  
**NEW CONCRETE DRIVEWAY**  
4600 N. OCEAN DRIVE - HOLLYWOOD, FLORIDA



# SEVER DESIGN

## ARCHITECTS

Good afternoon Jeff,

The matter of the fence height variance is no longer a contention. The variance was previously granted for 6 feet. The variance that will go before the Planning and Development Board on 1/23/2024 will be only for the curb cut. The only other thing I need from you is to provide a Variance Statement for the curb cut using the following criteria:

(H) *Variances.*

(1) When literal or strict enforcement of the conditions set forth in this section would cause an unusual, exceptional, unnecessary or undue hardship or injustice, either the Planning and Development Board or Historic Preservation Board may vary or modify the conditions set forth herein.

(2) Variances to this section shall not be granted unless a written application for a variance has been submitted to the Office of Planning demonstrating:

(a) That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands;

The existing location of the (2) 10' wide single car garage doors has a 3'-4" wide separation between the (2) garage doors. This will not allow cars that enter and exit the property to drive straight in and out of the (2) single garage doors. The proposed curb cut needs to provide easy access for the cars entering and exiting the busy DOT highway. There is only one neighbor on the south side that has (2) separate 10' wide driveways for a duplex building

(b) That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties;

This section would restrict the safe access to the (2) separate garages and the ability to park (2) separate cars side by side on the driveway.

(c) That the special conditions and circumstances do not result from actions of the applicant; and

The existing residence was recently purchased for the purpose of remodeling. This existing residence was originally designed and permitted with this driveway layout. As the new owners of this residence we did not create this situation.

(c) That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance

Minimum (2) parking spaces will be needed for the owners of the property including minimum (1) guest parking space. Considering the existing layout of the two single car garage doors and the needed single guest parking space, this proposed variance request becomes a serious safety issue for the cars entering and exiting this property located on a busy DOT highway.



LOT 35  
BLOCK 177

LOT 36  
BLOCK 177

LOT 37  
BLOCK 177

SUMMIT

DESIGN & FORENSICS, INC.

725 SE PORT SAINT LUCIE BLVD.  
SUITE 203  
PORT SAINT LUCIE FL 34984  
(772) 285-0572  
BRIAN J. MASKOL  
FL PE #66080

REVISION	DATE	DESCRIPTION
15	12/15/23	GATE & SITE WALL VARIANCE

SPEAR RESIDENCE  
4600 NORTH OCEAN DRIVE  
HOLLYWOOD, FL

PROPOSED GATE & SITE  
WALL

	DATE
DESIGNED GMW	08-20-21
DRAWN GMW	08-20-21
CHECKED	

JOB NO.  
2021-266

D-3





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BRIAN J. MASKOL  
FL PE #66080

REVISION	DATE	DESCRIPTION
15	12/15/23	GATE & SITE WALL VARIANCE

SPEAR RESIDENCE  
4600 NORTH OCEAN DRIVE  
HOLLYWOOD, FL  
PROPOSED GATE & SITE WALL

DESIGNED GMW	DATE 08-20-21
DRAWN GMW	08-20-21
CHECKED	

JOB NO.  
2021-266

**D-4**





















NO  
PARKING  
ANY  
TIME

BRONX COUNTY  
PARKS & RECREATION  
HOLLYWOOD  
NORTH BEACH PARK  
REPTILE HOUSE