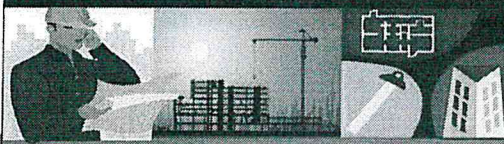


PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 7/19/23

Location Address: 1720 Harrison St. Hollywood FL
 Lot(s): _____ Block(s): _____ Subdivision: 514215AA0020
 Folio Number(s): 514215 AA 0040, 514215AA0030, 514215AA0010
 Zoning Classification: YC Land Use Classification: _____

Existing Property Use: COMMERCIAL Sq Ft/Number of Units: 37,000 ±

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): 7/11/23 PLANNING & ZONING BOARD

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

Explanation of Request: Appeal to City Commission of Planning and Zoning Board denial - ZONING APPROVAL under RLUIPA

Number of units/rooms: 1A 2A 3A 4A Sq Ft: ± 37,000

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: BET MIDRASH OHR HA CHAYIM HA-KADOSH INC.

Address of Property Owner: 3113 STIRLING RD # 203 INC.

Telephone: 954 290 7788 Fax: 954 983 6799 Email Address: RAYRAZLA@GMAIL.COM

Name of Consultant (Representative) Tenant (circle one): Jason Gordon

Address: 3440 Hollywood Blvd, Suite 415 Telephone: 954-241-4207

Fax: 954-241-4236 Email Address: jg@jgordonlegal.com

Date of Purchase: 6/30/22 Is there an option to purchase the Property? Yes () No ()

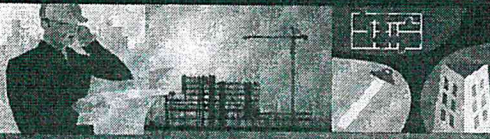
If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 7/20/23

PRINT NAME: Ruth A. Razler Date: 7/20/23

Signature of Consultant/Representative: J Date: 7/20/23

PRINT NAME: Jason Gordon Date: 7/20/23


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 Special Exception to my property, which is hereby made by me or I am hereby authorizing Jason Gordon to be my legal representative before the City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 20th day of July, 2023
J


 Jason Gordon
Notary Public
State of Florida
Comm# HH053681
Expires 10/14/2024

Signature of Current Owner
Ruth A. Razler
Print Name

Notary Public
State of Florida

My Commission Expires: 10/14/24 (Check One) Personally known to me; OR Produced Identification _____



LAW OFFICES OF
JASON GORDON, P.A.

July 21, 2023

VIA E-MAIL

Andria Wingett
Interim Director
Development Services
2600 Hollywood Blvd., Room 422
Hollywood, FL 33022

Re: Appeal of Planning and Development Board denial of Special Exception application for a K-12 Jewish educational school located at 1720 Harrison Street

Dear Ms. Wingett:

This office represents Bet Midrash Ohr Ha-Chayim Ha-Kadosh, Inc. ("Bet Midrash") with respect to the property located at 1720 Harrison Street, Units 1A, 2A, 3A and 4A, Hollywood, FL 33020 ("Property"). Enclosed please find Bet Midrash's General Application appealing to the City Commission the Planning and Development Board's ("Board") July 11, 2023 denial of Bet Midrash's Special Exception application for operation of a K-12 Jewish educational school to be located at the Property. The appeal is being filed under Article 5.7 of the City's Zoning and Land Development Regulations.

As stated in the October 18, 2022 letter to the City which accompanied Bet Midrash's Special Exception Application, the Special Exception criteria were found to be unconstitutional in 2006 in a federal lawsuit brought against the City by Hollywood Community Synagogue, United States District Court for the Southern District of Florida, Case No. 04-61212-CIV-Lenard. These same unconstitutional criteria have been applied by the Board in the consideration and denial of Bet Midrash's Application. The October 18, 2022 letter further made clear that Bet Midrash's submission of a Special Exception application was not a waiver of its right to challenge the propriety and enforceability of the Special Exception code. Therefore, the filing of this appeal also is not a waiver of Bet Midrash's right to challenge the propriety and enforceability of the Special Exception code.

Due to the time factors with the new school year commencing August 31, 2023, Bet Midrash requests that its appeal be placed on the agenda for the August 30, 2023 City Commission meeting.

Sincerely,

Jason Gordon, Esq.



LAW OFFICES OF
JASON GORDON, P.A.

July 21, 2023

VIA E-MAIL

Andria Wingett
Interim Director
Development Services
2600 Hollywood Blvd., Room 422
Hollywood, FL 33022

Re: Appeal of Planning and Development Board denial of Special Exception application for a K-12 Jewish educational school located at 1720 Harrison Street

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This office represents Bet Midrash Ohr Ha-Chayim Ha-Kadosh, Inc. ("Bet Midrash") with respect to the property located at 1720 Harrison Street, Units 1A, 2A, 3A and 4A, Hollywood, FL 33020 ("Property"). Enclosed please find Bet Midrash's General Application appealing to the City Commission the Planning and Development Board's ("Board") July 11, 2023 denial of Bet Midrash's Special Exception application for operation of a K-12 Jewish educational school to be located at the Property. The appeal is being filed under Article 5.7 of the City's Zoning and Land Development Regulations.

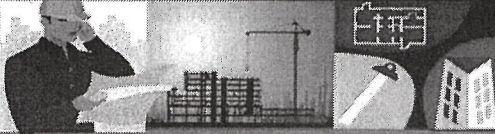
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Due to the time factors with the new school year commencing August 31, 2023, Bet Midrash requests that its appeal be placed on the agenda for the August 30, 2023 City Commission meeting.

Sincerely,

Jason Gordon, Esq.

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 7/19/23

Location Address: 1720 Harrison St. Hollywood FL
 Lot(s): _____ Block(s): _____ Subdivision: 514215AA0020
 Folio Number(s): 514215 AA 0040, 514215AA0030, 514215AA0010
 Zoning Classification: YC Land Use Classification: _____

Existing Property Use: COMMERCIAL Sq Ft/Number of Units: 37,000 ±
 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): 7/11/23 PLANNING + ZONING BOARD

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

Explanation of Request: Zoning Relief Request under Article 5.8 of Land Development Reg ZONING APPROVAL Under RLUIPA

Number of units/rooms: 1A 2A 3A 4A Sq Ft: ± 37,000

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: BET MIDRASH OHR HA CHAYIM HA-KADOSH INC.

Address of Property Owner: 3113 STIRLING RD # 203 INC.

Telephone: 954 290 7788 Fax: 954 883 6799 Email Address: RAVRAZLA@GMAIL.COM

Name of Consultant (Representative) Tenant (circle one): Jason Gordon

Address: 3440 Hollywood Blvd, Ste 915, Hollywood 33021 Telephone: 954-241-4207

Fax: 954-241-4236 Email Address: jg@jgordonlegal.com

Date of Purchase: 6/30/22 Is there an option to purchase the Property? Yes () No ()

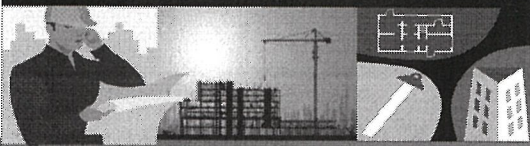
If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



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. 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: 7/20/23

PRINT NAME: Patsy A. Razla

Date: 7/20/23

Signature of Consultant/Representative: J

Date: 7/20/23

PRINT NAME: Jason Gordon

Date: 7/20/23

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 Special Exception to my property, which is hereby made by me or I am hereby authorizing Jason Gordon to be my legal representative before the City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 20th day of July, 2023

JG

Notary Public
State of Florida



Jason Gordon
Notary Public
State of Florida
Comm# HH053681
Expires 10/14/2024

Signature of Current Owner

P. A. Razla
Print Name

My Commission Expires: 10/14/24 (Check One) Personally known to me; OR Produced Identification _____

Jason Gordon, on behalf of Bet Midrash
3113 Stirling Road
Unit 203
Fort Lauderdale, FL 33312

August 8, 2023

Re: City of Hollywood, Application for Appeal to City Commission Article 5.7 of the Zoning and Land Development Regulations

Dear Mr. Gordon,

I trust this correspondence finds you well. I am writing to formally acknowledge the receipt of the Appeal to Commission application and payment, which were duly received via email on Friday, July 21, 2023.

As per the provisions outlined in Article 5, Section 5.7 of the Zoning and Land Development Regulations, it is important to clarify that upon the filing of an appeal, the matter will be heard de novo by the City Commission. This signifies that the City Commission will conduct a fresh review of the appeal, and the same criteria employed by the Board in their initial assessment will be applied during the City Commission's hearing. In light of certain inconsistencies discovered between the contents of the application and the information presented to the Planning and Development Board, for the purposes of the appeal, it is recommended that the applicant to provide the Commission with an updated application that accurately reflects the most recent approach regarding the School's operation. This updated application should include an up-to-date Traffic Study, which encompasses bussing options, the accurate grade cohorts of attending students, number of students in each grade, a comprehensive parking analysis encompassing both students and staff, confirmation of the intended use of public parking facilities, as well as detailed information regarding student pick-up and drop-off times, procedures synchronized with the proposed bussing intentions. In addition, the applicant should submit all required approvals for traffic operation and the bussing of students to the location, including the approval from the Florida Department of Transportation.

With regards to the notice procedures delineated under Article 7, Section 5.7(F), the following guidelines will be strictly followed when an appeal from a decision of the Board is submitted:

- a) Notice of the public hearing shall be published at least ten days before the date of the public hearing in a newspaper of general circulation within the city.

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045

hollywoodfl.org

- b) Notification shall be mailed to the appellant and property owners residing within a 500 feet radius of the subject property, at least 15 days before the date of the public hearing.
- c) The provided notices and notifications shall explicitly state the date, time, and location of the public hearing and shall include a comprehensive legal description of any property that is subject to any action, along with a succinct summary of the matter to be heard.
- d) It is important to note that individual mailing of notices to property owners within Broward County, whose addresses are indicated on the records of the tax assessor, will not be required in cases involving a change of zoning district affecting 500 or more parcels, as indicated in the records of the assessor. In such instances, the city shall, in addition to publishing the necessary notice, publish a map of the entire area affected by the petition with the existing and proposed zoning classification clearly indicated therein, in a newspaper of general circulation within the city.

Please take note that the applicant's legal representative is listed as the notary on the application. Kindly make the necessary changes by using a notary who is not associated with the legal representative.

Please be assured that all relevant procedures will be followed diligently to ensure a fair and transparent appeals process. Should you have any further inquiries or require clarification, do not hesitate to contact our office.

Kind regards,



Andria Wingett

Director (I), Development Services

Jason Gordon, on behalf of Bet Midrash
3113 Stirling Road
Unit 203
Fort Lauderdale, FL 33312

August 8, 2023

Re: City of Hollywood, Application for Zoning Relief under Article 5.8 of the Zoning and Land Development Regulations

Dear Mr. Gordon,

I hope this letter finds you well. I am writing to formally acknowledge the receipt of the Zoning Relief application and payment, which were duly submitted on Monday, July 24, 2023. Pursuant to Section 5.8 of the City's Code of Ordinances, entitled "Zoning Relief Procedures," it is acknowledged that the City Commission holds the authority to review and act upon requests for zoning relief, which are submitted to the City Manager or designated representative. As stipulated, a public hearing will be scheduled at the earliest regular or special City Commission meeting, with a decision on the request for relief to be rendered no later than 75 days following receipt of the application. Therefore, the deadline for the decision falls on October 7, 2023, considering the starting date of July 24, 2023.

During the forthcoming public hearing, the City Commission will invite feedback and pertinent information from the public, to be taken under advisement before reaching a determination on whether the requested relief shall be granted.

In light of certain inconsistencies discovered between the contents of the application and the information presented to the Planning and Development Board, the City hereby requests the applicant to provide an updated application that accurately reflects the most recent approach regarding the School's operation. This updated application should include an up-to-date Traffic Study, which encompasses bussing options, the accurate grade cohorts of attending students, number of students in each grade, a comprehensive parking analysis encompassing both students and staff, confirmation of the intended use of public parking facilities, as well as detailed information regarding student pick-up and drop-off times, procedures synchronized with the proposed bussing intentions. In addition, the applicant should submit all required approvals for traffic operation and the bussing of students to the location, including the approval from the Florida Department of Transportation. This request is made in accordance with Section 5.8, Section D of the City's Zoning and Land Development Regulations, which permits the city to seek additional information from the applicant, clearly specifying the details of the required information. It is important to note that the deadline for a written determination will be extended from 75 days to 90 days, considering the time required to obtain the additional information. Therefore, the deadline for the City Commission's final written determination

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045

hollywoodfl.org

will be October 22, 2023. The applicant is kindly requested to provide the necessary information within fifteen (15) days from the date of this request, making August 23, 2023, the deadline for submission.

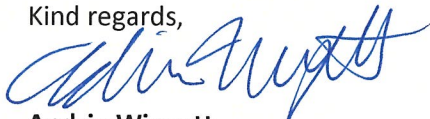
Additionally, in accordance with Section 5.8, Subsection E of the City's Zoning and Land Development Regulations, the City requires the submission of a Criteria Statement. Within this statement, the applicant must establish it's potential claimant status under federal or state law. Moreover, the applicant is required to provide a good faith belief that the City may have, either intentionally or unintentionally, violated federal or state law, as stated in the Zoning Relief Request. It is essential to identify the specific law(s) allegedly violated by the City's Zoning and Land Development Regulations, with detailed explanations on how such violations have purportedly occurred.

Furthermore, as per Section 5.8, Subsection B of the City's Zoning and Land Development Regulations, it is the responsibility of the applicant to notify all property owners within a 500-foot radius. The notification must inform the public about the pending request for zoning relief under federal or state law and must also provide details regarding the location, date, and time of the relevant public hearing. To ensure proper notification, applicants should provide sufficient notice to all concerned parties at least 15 days prior to the scheduled meeting date.

Please take note that the applicant's legal representative is listed as the notary on the application. Kindly make the necessary changes by using a notary who is not associated with the legal representative.

Please be assured that all relevant procedures will be followed diligently to ensure a fair and transparent process concerning your Zoning and Relief request. Should you have any further inquiries or require clarification, do not hesitate to contact our office.

Kind regards,



Andria Wingett

Director (I), Development Services

Jason Gordon, on behalf of Bet Midrash
3113 Stirling Road
Unit 203
Fort Lauderdale, FL 33312

August 24, 2023

Re: City of Hollywood, Application for Appeal to City Commission Article 5.7 of the Zoning and Land Development Regulations – Meeting Scheduling Notice

Dear Mr. Gordon:

The purpose of this correspondence is to follow up regarding the correspondence directed to your attention via email on August 8, 2023. Subsequent to our initial correspondence, the City of Hollywood has not been provided with the requested revised submission package aimed at offering clarification on specific inconsistencies that came to light between the contents of the original application and the information presented before the Planning and Development Board.

Regrettably, no such documentation has been received, necessitating our decision to hear the appeal during the **City Commission meeting on September 20, 2023**. It is imperative to recognize that in the absence of the requested information, the City Commission will be compelled to assess the original application. Given the non-receipt of clarifications, any subsequent alterations or amendments to this information cannot be taken into account by the City Commission and will not be accepted by the City.

Please take note that that as previously stated in the correspondence sent on August 8, 2023, the applicant's legal representative is listed as the notary on the application. Kindly make the necessary changes by using a notary who is not associated with the legal representative and resubmit the Application for Appeal as soon as possible.

Thank you for your attention to this matter.

Very truly yours,



Andria Wingett
Director (I), Development Services

Jason Gordon, on behalf of Bet Midrash
3113 Stirling Road
Unit 203
Fort Lauderdale, FL 33312

August 24, 2023

Re: City of Hollywood, Application for Zoning Relief under Article 5.8 of the Zoning and Land Development Regulations – Meeting Scheduling Notice

Dear Mr. Gordon:

The purpose of this correspondence is to follow up regarding the correspondence directed to your attention via email on August 8, 2023. Subsequent to our initial correspondence, the City of Hollywood has not been provided with the requested revised submission package aimed at offering clarification on specific inconsistencies that came to light between the contents of the original application and the information presented before the Planning and Development Board.

Regrettably, no such documentation has been received, necessitating our decision to hear the Zoning Relief request during the **City Commission meeting on October 18, 2023**. It is imperative to recognize that in the absence of the requested information, the City Commission will be compelled to assess the original application. Given the non-receipt of clarifications, any subsequent alterations or amendments to this information cannot be taken into account by the City Commission and will not be accepted by the City.

Please take note that that as previously stated in the correspondence sent on August 8, 2023, the applicant's legal representative is listed as the notary on the application. Kindly make the necessary changes by using a notary who is not associated with the legal representative and resubmit the Application for Zoning Relief as soon as possible.

Thank you for your attention to this matter.

Very truly yours,



Andria Wingett
Director (I), Development Services