

ATTACHMENT A
Application Package

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: 12/19/19

Location Address: Johnson ST Edith # 51420903 2511
Lot(s): 18 Block(s): 11 Subdivision: Hollywood Terrace

Folio Number(s): 51420903 2511

Zoning Classification: RS3 Land Use Classification: LRES

Existing Property Use: vacant Sq Ft/Number of Units: 5,592.5'

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): _____

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

Explanation of Request: variance to reduce lot width to 42.20'

Number of units/rooms: _____ Sq Ft: _____

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: AFAA Construction Consulting & Services Inc

Address of Property Owner: 3200 N 5th Ave Hollywood FL 33021

Telephone: 9548121790 Fax: _____ Email Address: afaa@afaa.com

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

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: **RECEIVED**

Address: _____

Email Address: _____

JAN - 7 2020

Prepared by and return to:

Devan Spinelli
Closed LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301
(800) 405-7150
File No 2019-176

RECORDED ELECTRONICALLY

Parcel Identification No 5142 09 03 2510

[Space Above This Line For Recording Data]

CORRECTIVE WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

***This Corrective Warranty Deed is being recorded to correct an error in the grantee of that certain Deed in Official Record Instrument # 115873280 of the Public Records of Broward County, Florida. Therefore no deed documentary stamps are due and payable.**

This indenture made the 21st day of June, 2019 between Sunset Golf Club Inc, a Florida Corporation, whose post office address is 6650 East Tropical Way, Plantation, FL 33317, of the County of Broward, State of Florida, Grantor, to AFAA Construction Consulting & Services, Inc., a Florida Corporation, whose post office address is 3900 North 50th Avenue, Hollywood, FL 33021, of the County of Broward, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lots 17 and 18, Block 11, of Hollywood Terrace Amended Plat of Dixie Gardens, according to the Plat thereof, as recorded in Plat Book 3, at Page 12, of the Public Records of Broward County, Florida.

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS Alexandra Ponce

Sunset Golf Club Inc, a Florida Corporation

By: [Signature]
Carol Goodman, President

[Signature]
WITNESS Owen Paul Spitzel

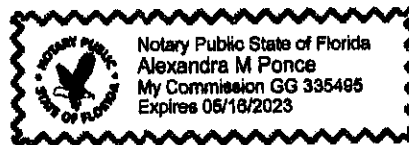
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17th day of June, 2019 by Carol Goodman, President of Sunset Golf Club Inc, a FL Corporation, on behalf of the Corporation.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: X

Type of Identification Produced: DL



TAX FOLIO NO.: 1209-03-251

Grantee's Taxpayer I.D. No. 65-0214130

90436380

WARRANTY DEED

THIS INDEMIURE made this 30 day of October, 1990, between PAMALAN FIORENTINO, a single woman, Grantor, and Sunset Golf Club, Inc., a Florida corporation, whose post office address is 2727 Johnson Street, Hollywood, FL 33020 Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration 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:

Lots 17 and 18, Block 11, of HOLLYWOOD TERRACE AMENDED PLAT OF DIXIE GARDENS, according to the Plat thereof, as recorded in Plat Book 3, at Page 12, of the Public Records of Broward County, Florida.

SUBJECT TO:

- 1) Taxes for the year 1990 and all subsequent years, not yet due and payable.
- 2) Zoning and/or restrictions and prohibitions imposed by governmental authority.
- 3) Restrictions and other matters appearing on the plat and/or otherwise common to the subdivision.
- 4) Public utility easements of record.
- 5) First mortgage in favor of Gladys E. Gongaware and Mildred E. Hein, having an approximate principal balance of \$38,921.74, which the Grantee assumes and agrees to pay.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

David J. [Signature]
John M. [Signature]

Pamalan Fiorentino (SEAL)
PAMALAN FIORENTINO

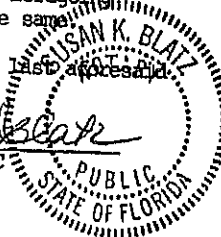
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared PAMALAN FIORENTINO, a single woman, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 30 day of October, 1990.

My commission expires: Notary Public, State of Florida
My Commission Expires July 20, 1993
Bonded Three [unclear]

NOTARY PUBLIC



REST2/mgm

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

Return to: WILLARD D. DOVER
Fleming, O'Bryan & Fleming
500 East Broward Blvd.
Fort Lauderdale, FL 33394-3071

1990 OCT 31 PM 3:24

BK 17881 PG 0743

LEGAL DESCRIPTION

LOT 18, BLOCK 11, OF HOLLYWOOD TERRACE
AMENDED PLAT OF DIXIE GARDENS, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3,
AT PAGE 12, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

RECEIVED

JAN - 7 2020

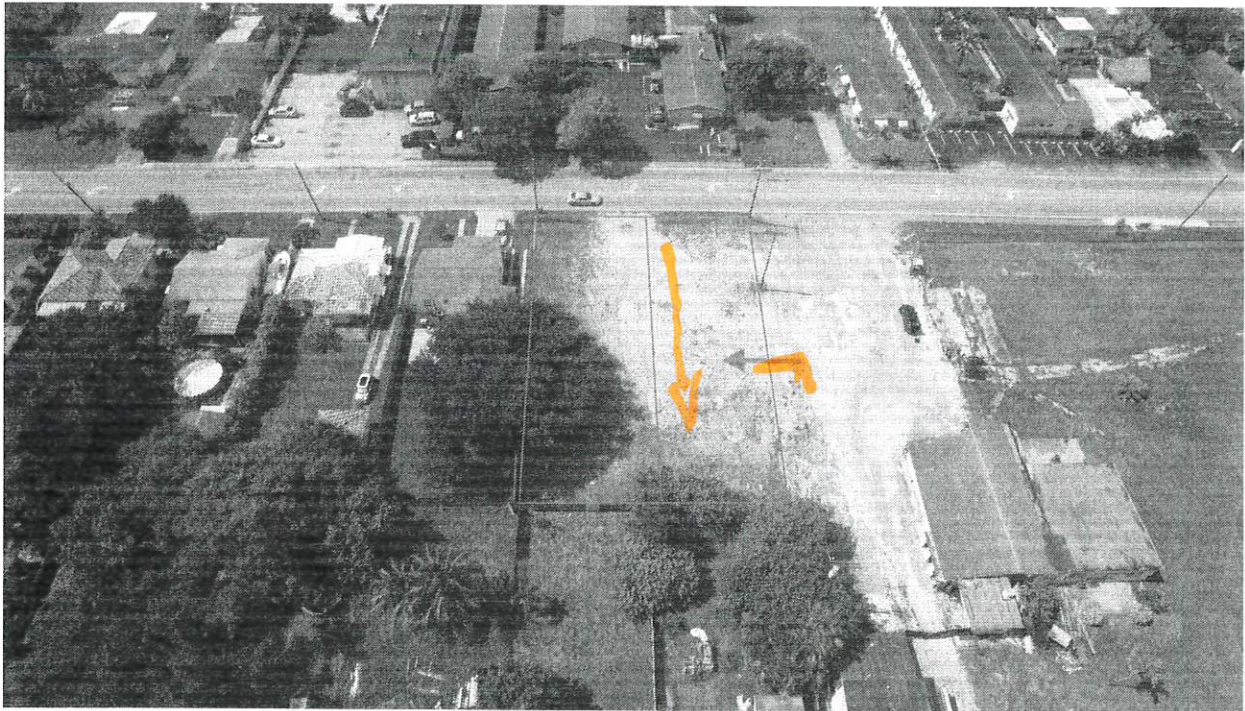
**CITY OF HOLLYWOOD
PLANNING DIVISION**

Johnson St Vacant Land Width Variance Petition

North side of Johnson St, East of 95.

LOT 18, BLOCK 11, OF HOLLYWOOD TERRACE AMENDED PLAT OF DIXIE GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Folio: 5142 09 03 2511



**CITY OF HOLLYWOOD
PLANNING DIVISION**

JAN - 7 2020

Johnson St
Single Family Home Development
Variance Justification

CITY OF HOLLYWOOD

PLANNING DIVISION

This proposal letter is to request and substantiate the grant of a variance for a residence on Johnson St in the City of Hollywood. The Variance requested is relatively minor. Further, if granted this variance will not bring anything but an improvement to the community where it's located.

Therefore, in this request, AFAA Construction Consulting & Services Inc. ("Petitioner") is the owner of a 5,882 square foot parcel located on Johnson St just east of 95, legal description HOLLYWOOD TERRACE 3-12 B LOT 18 BLK 11, identified by folio# 5142 09 03 2511 ("Property") in the City of Hollywood ("City").

As indicated in the Plat, which dates back to 1923 and has all records regarding the property, identifies the parcel boundaries for the Property as it continues to exist today, with a width of forty two feet (42'). The City's Land Development Code ("Code") has been amended over the years and the RS-3 zoning district, which applies to the Property, now requires a minimum lot width of fifty feet (50').

The goal of the development is to construct a single family home similar to ones next to the parcel. As it stands it's currently a vacant lot. The single family home will be priced to sell inline with current comparable home prices. The joy of home owner ship is a feeling that all should be able to live it. What is even better is buying a brand new home in a great city!

As proud residents of Hollywood, AFAA Construction Consulting & Services Inc's goal is to only better and build up the city. We've worked on substantial remodels, additions and new construction in Hollywood. A true gem in south Florida, Hollywood is ever growing and better it's self. We are proud to be a part of that development.

The variance maintains the basic intent and purpose of the subject regulations, as it affects the stability and appearance of the City. The purpose of the single family zoning districts is to protect the character of the single family neighborhoods. In this request Petitioner is proposing to develop the property with a beautiful single family home, as permitted in the RS-3 zoning district and consistent with the purpose of the subject regulations. Further, as the surrounding community is developed mostly with lots of a similar width, the stability of this area within the City will not only be maintained but improved with the constructions of a new beautiful single family home.

Further, Petitioner is proposing to develop the Property with a single family home which is consistent with uses existing within the neighborhood. As such the variance is compatible with the surrounding land uses.

In addition, the variance is not detrimental to the community. Rather, the variance will allow for development of this vacant parcel with a new single family home. The new development in the area will enhance the appearance of the community and may help increase property values in the area. This will also add to the tax base of the City.

LEGEND

- CABLE JUNCTION BOX
- ▢ CATCH BASIN
- CLEAN OUT
- ⊗ CONTROL VALVE
- ⊗ ELECTRIC SERVICE
- ⊗ FIRE HYDRANT
- FP&L PAD
- GUY ANCHOR
- ⊗ MANHOLE
- ⊗ POOL EQUIPMENT
- ⊗ POWER/LIGHT POLE
- ⊗ SPRINKLER SYSTEM
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ WELL

- ▨ BRICK PAVERS
- +—+—+— CENTERLINE
- ▨ CONCRETE/CHAT
- ▨ CONCRETE WALL
- 0.00 ELEVATION
- x—x— METAL FENCE
- |—|—|— OVERHEAD WIRES
- ▨ WOOD DECK/DOCK
- +—+—+— WOOD FENCE

ABBREVIATIONS

- BC BUILDING CORNER
- BW BACK OF WALK
- C CALCULATED
- M MEASURED
- N.T.S. NOT TO SCALE
- OP OPEN PORCH
- ORB OFFICIAL RECORDS BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- EF/F END OF FENCE
- EP/F EDGE OF PAVEMENT
- EW/F EDGE OF WATER
- F/C FENCE CORNER
- F/L FENCE LINE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FP&L FLORIDA POWER AND LIGHT
- R RECORD
- RAD RADIAL
- SN&D SET NAIL & DISC # 5495
- SP SCREENED PORCH
- SP&C SET 1/2" PIN & CAP # 5495
- CNF CORNER NOT FOUND

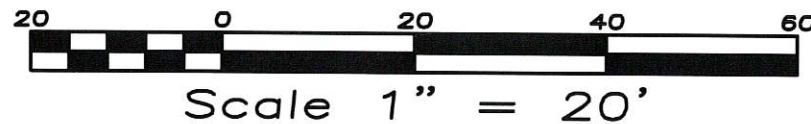
LEGAL DESCRIPTION
LOT 18, BLOCK 11, OF HOLLYWOOD TERRACE AMENDED PLAT OF DIXIE GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
AFAA CONSTRUCTION CONSULTING & SERVICES INC

PROPERTY ADDRESS
JOHNSON STREET
HOLLYWOOD, FL 33020

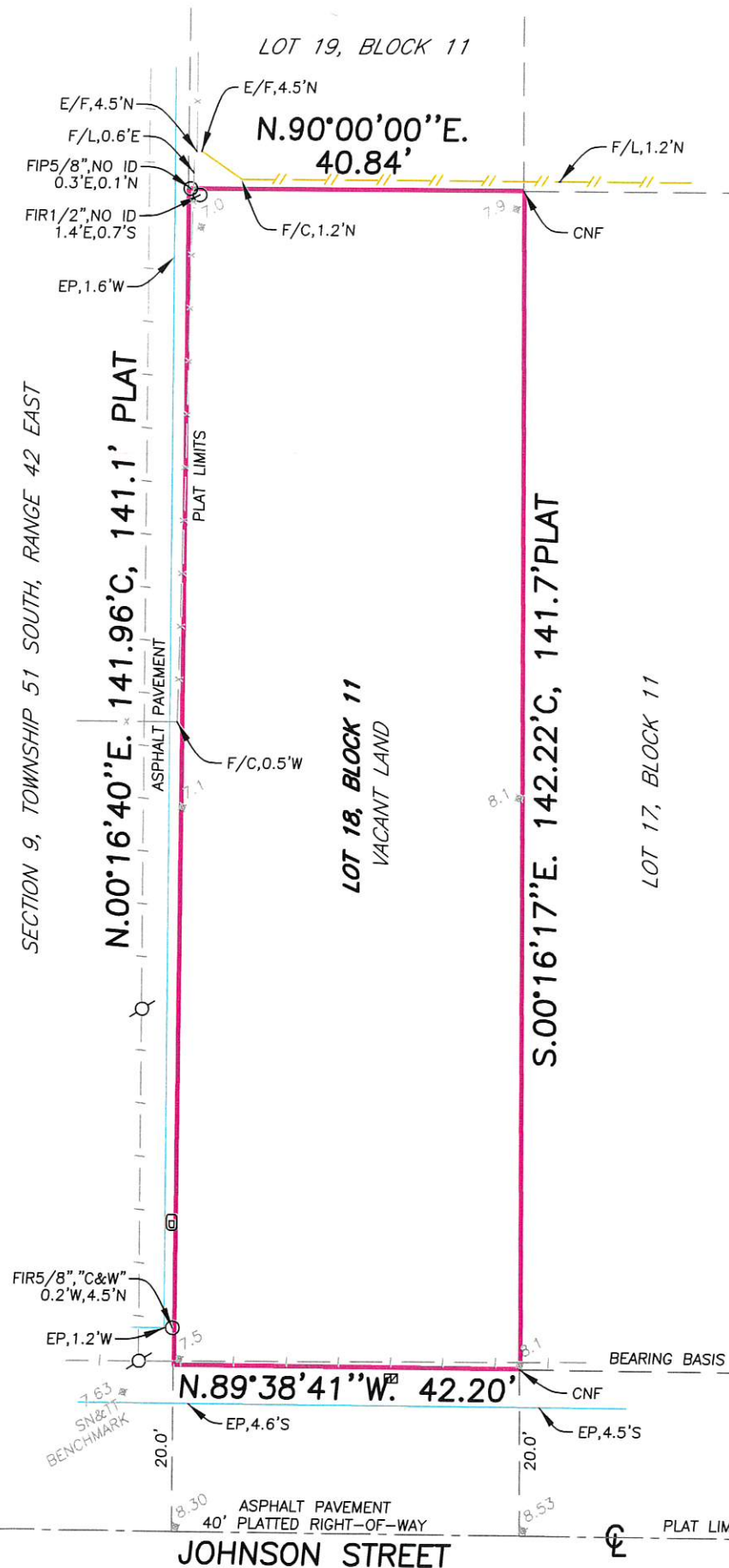
BOUNDARY SURVEY
INVOICE # 42028U
SURVEY DATE 08/20/19
UPDATED SURVEY DATE 12/20/19

FLOOD ZONE X0.2%
MAP DATE 08/18/14
MAP NUMBER 125113 0569H



SURVEYOR'S NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.



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CITY OF HOLLYWOOD
PLANNING DIVISION



PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX: 954.587.5418

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CITY OF HOLLYWOOD
PLANNING DIVISION



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CITY OF HOLLYWOOD
PLANNING DIVISION





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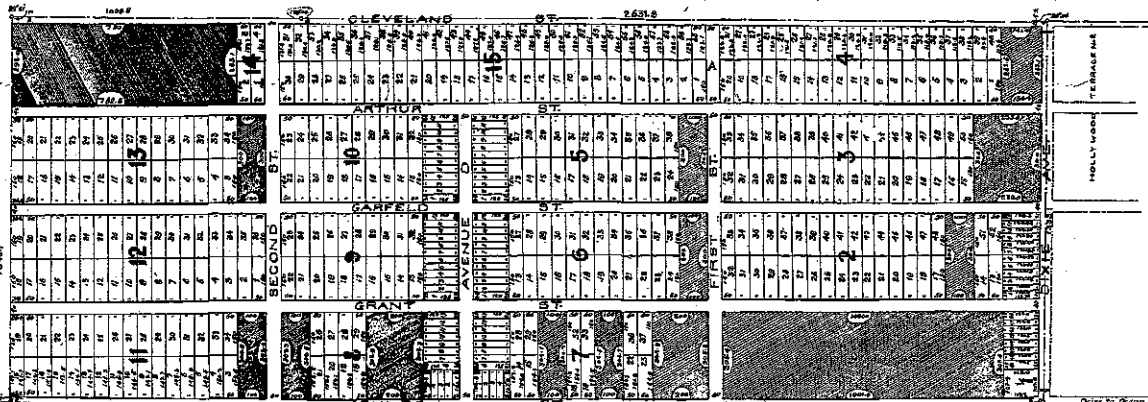
JAN - 7 2020

CITY OF HOLLYWOOD
PLANNING DIVISION

HOLLYWOOD TERRACE

AMENDED PLAT OF DIXIE GARDENS

3-12



Scale-1=200

STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears returned to this office, at Fort Lauderdale, FL, this 23rd day of May, A.D. 1923.
J. H. MEDLEY, County Administrator
JUL 1 1923

A subdivision of 5% of SE 1/4 and E 1/2 of SE 1/4 of SW 1/4 and E 1/2 of W 1/2 of SE 1/4 of SW 1/4 of Section Nine (9), Township Fifty one (51) South, Range Forty two (42) East, Broward County, State of Florida.

I, the undersigned, hereby certify, that the within plat shows a subdivision of the land described, as made under my direction in a recent survey, in due conformity with the established boundaries of such land, and that the dimensions shown are correct to the best of my knowledge and belief.
By *James C. Chasley* Engineer, License No 272

Know all men by these presents, that the Dixie Development Company, a corporation organized and existing under and by virtue of the Laws of the State of Florida, has caused to be made the above and foregoing plat of Hollywood Terrace, a subdivision of 5% of SE 1/4 and E 1/2 of SE 1/4 of SW 1/4 and E 1/2 of W 1/2 of SE 1/4 of SW 1/4 of Section Nine (9), Township Fifty one (51) South, Range Forty two (42) East, Broward County, State of Florida, and that said corporation hereby dedicates to the Public all streets, avenues, drives, ways and walks shown on said Plat.

State of Florida } ss.
County of Broward } ss.
Attest:
By *W. E. Turner* Secretary
By *W. E. Turner* President

I, *John H. Turner*, a Notary Public in and for said County and State do hereby certify that at the date hereof there personally appeared before me C. F. Turner and *W. E. Turner*, who are well known to be the President and Secretary of the Dixie Development Company, a corporation organized and existing under and by virtue of the Laws of the State of Florida, and in person acknowledged, that they executed in their official capacity the above and foregoing plat of Hollywood Terrace, together with all descriptive matter and dedications therein set forth, as their free and voluntary act and deed, and for the purposes therein set forth.

Witness my hand and notarial seal at Fort Lauderdale, in said County and State this 15th day of May, A.D. 1923. My Commission expires July 1, A.D. 1927.

I hereby certify this document to be a true and correct copy of the original and is my duty to do so.
J. H. MEDLEY
County Administrator