

**ATTACHMENT I**  
Application Package

RECEIVED

DEPARTMENT OF PLANNING



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

MAY 17 2016

CITY OF HOLLYWOOD  
OFFICE OF PLANNING

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022



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: 05/17/2016

Location Address: 2327 Lincoln Street, Hollywood Fl 33020

Lot(s): 10 & 11 Block(s): 12 Subdivision: Hollywood Little Ranch

Folio Number(s): 5142-16-01-4550; 5142-16-01-4570 & 5142-16-01-4541

Zoning Classification: RM-18 Land Use Classification: R.A.C

Existing Property Use: Vacant Land Sq Ft/Number of Units: 12 Townhouses

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): 13-DPV-61

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

Explanation of Request: Dissolution of Unity of Title, Unity of Title

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

Value of Improvement: N/A Estimated Date of Completion: N/A

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

Name of Current Property Owner: Lincoln West LLC

Address of Property Owner: 345 NE 194th lane, Miami FL 33179

Telephone: (786) 273-1307 Fax: \_\_\_\_\_ Email Address: Fito@miamiliferealty.com

Name of Consultant/Representative/Tenant (circle one): Ari Sklar

Address: 2310 Hollywood Blvd, Hollywood FL 33020 Telephone: (954) 925-9292

Fax: \_\_\_\_\_ Email Address: arisklar@sklarchitect.com

Date of Purchase: 08/23/2013 Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

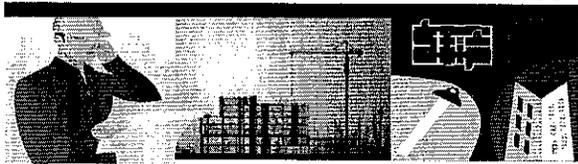
List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Serber & Associates Pa Address: 2875 NE 191 st Suite 801, Aventura Fl 33180

Email Address: NB@serberlawfirm.com

Jplessis@serberlawfirm.com

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**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 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: 05/17/2016

**PRINT NAME:** Adolfo Rascovsky Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_ Date: 05/17/2016

**PRINT NAME:** Ari Sklar Date: \_\_\_\_\_

Signature of Tenant: N/A 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 (project description) \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

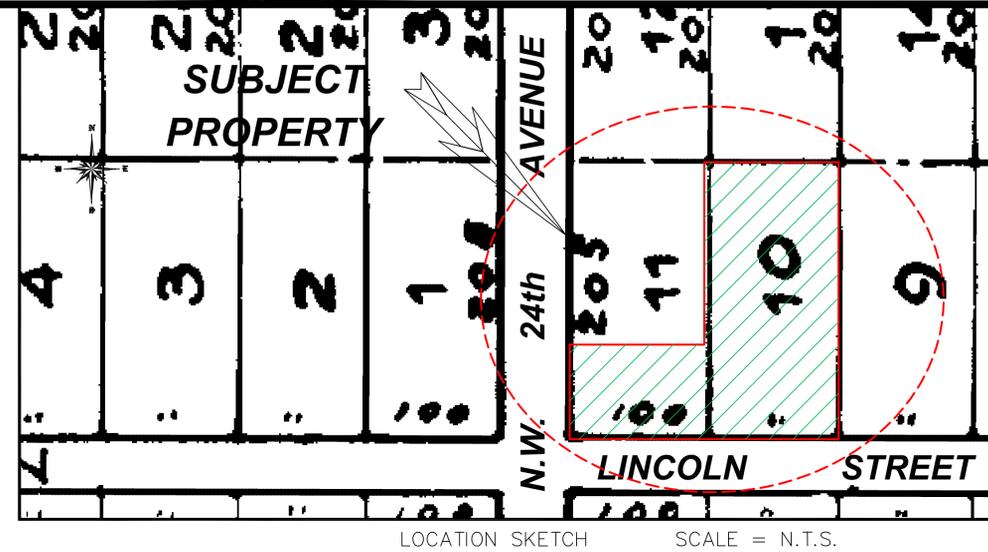
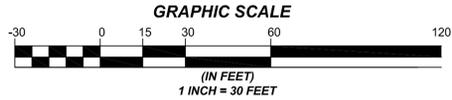
\_\_\_\_\_  
**SIGNATURE OF CURRENT OWNER**

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
**PRINT NAME**

My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_

# ALTA/ACSM Land Title Survey



LOCATION SKETCH SCALE = N.T.S.

TREE TABLE			
No.	TREE NAME	DIAMETER (")	HEIGHT (')
1	SAND LIVE OAK	1.00	25.00
2	GUMBO LIMBO	1.30	30.00
3	OAK	2.50	50.00
4	MAMMEE SAPOTE	1.00	15.00
5	COCO PALM	1.00	25.00
6	CUBAN LAUREL	3.00	40.00
7	OAK	0.70	20.00

**LEGAL DESCRIPTION:**

PARCEL 2: LOT 10, BLOCK 12, OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PG 26, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA

PARCEL 3: THE SOUTH 70 FEET OF LOT 11, BLOCK 12, OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PG 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL.

**SURVEYOR'S CERTIFICATE:**

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF FLORIDA CERTIFIES TO GFK INVESTMENTS LLC.

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11(A) OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS DETAIL AND REQUIREMENTS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS AND AMERICAN CONGRESS OF SURVEYING AND MAPPING AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT

- 1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE;
- 1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS;" OR
- 1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
2. THE SURVEY WAS MADE ON THE GROUND ON MARCH 25, 2013 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDING, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS AND FENCES) SITUATED ON THE SUBJECT PROPERTY.
3. THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE-GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS OR RIGHT-OF-WAY OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.
4. THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER ABOVE THE GROUND AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. 5011412-2047 DATED JUNE 29, 2012, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCE, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED HAS BEEN PLOTTED ON THE SURVEY. IF THE EASEMENT HAS NOT BEEN PLOTTED, THERE IS A STATEMENT AS TO WHY NOT. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
5. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE "RM-18" MEDIUM HIGH MULTI FAMILY. SETBACKS ARE AS PER CITY OF HOLLYWOOD, BROWARD COUNTY:
  - (RM-18) FRONT = 20 FEET FOR STRUCTURES; 5 FEET FOR AT-GRADE PARKING LOTS
  - SIDE (INTERIOR) = THE SUM OF THE SIDE YARD SETBACKS SHALL BE AT LEAST 20% OF THE LOT WIDTH, BUT NOT TO EXCEED 50 FT. WITH NO SIDE YARD LESS THAN 7.5 FT.; ELATED AND RECORDED LOTS OF 50 FT. OR LESS IN WIDTH MAY HAVE A 5 FT. SETBACK WHEN AN EXISTING BUILDING HAS A 5 FT. SIDE YARD SETBACK, THE SETBACK OF NEW CONSTRUCTION MAY ALSO BE 5 FT. THIS APPLIES TO THE LINEAR OR VERTICAL EXTENSION OF A SINGLE STORY BUILDING.
  - SIDE (STREET) = 15 FEET EXCEPT AT-GRADE LOT 5 FEET.
  - REAR = 1 STORY BLDG (20 FEET), 2 STORY BUILDING OR HIGHER (15% OF THE LOT DEPTH; 20 FT MIN).
6. THE PROPERTY HAS DIRECT ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS LINCOLN STREET AND NW 24 AVENUE.
7. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.
8. THE SUBJECT PROPERTY DOES NOT SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.
9. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 125113 PANEL NO. 0316, SUFFIX "X", AND HAVING A BASE FLOOD OF N/A FEET, BEARING AN EFFECTIVE DATE OF 08/18/1997.
10. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL 127,500 SQUARE FEET OR 10.63 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.
11. VACANT LAND (NO BUILDINGS).
12. THERE ARE NO PARKING SPACES.
13. ELEVATIONS ARE REFERRED TO BROWARD COUNTY BENCHMARK LINCOLN ST AND 24 AVENUE, ELEVATION 13.88 FEET OF N.G.V.D. OF 1929.
14. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

**TITLE COMMITMENT NOTES:**

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B OF TITLE COMMITMENT NO. 5011412-2047 DATE JUNE 29, 2012;

- ITEM NO 9. IT STATES EASEMENTS RESERVED IN WARRANTY RECORDED IN DEED BOOK 16 PG 371, RESERVATION ON REAR OF LOT 4 BLOCK 12 FOR F.P.L. (AFFECTS PROPERTY NOT PLOTTABLE).
- ITEM NO 10. IT STATES EASEMENTS RESERVED IN WARRANTY RECORDED IN DEED BOOK 42 PG 305, RESERVATION ON REAR OF LOT 3 BLOCK 12 FOR F.P.L. (AFFECTS PROPERTY NOT PLOTTABLE).
- ITEM NO 11. IT STATES EASEMENTS RESERVED IN WARRANTY RECORDED IN DEED BOOK 223 PG 33. (NOT LEGIBLE).
- ITEM NO 12. IT STATES EASEMENTS GRANTED TO F.P.L. RECORDED IN OFFICIAL BOOK 369 PG 125 (SHOWN ON SURVEY)
- ITEM NO 13. IT STATES EASEMENTS GRANTED TO F.P.L. RECORDED IN OFFICIAL BOOK 368 PG 127 (SHOWN ON SURVEY)
- ITEM NO 14. IT STATES COVENANT OF UNITY OF TITLE RECORDED IN OFFICIAL BOOK 41176 PG 1211 (AFFECTS PROPERTY NOT PLOTTABLE).
- ITEM NO 15. IT STATES DEVELOPMENT REVIEW RECORDED IN OFFICIAL BOOK 42035 PG 877 (AFFECTS PROPERTY NOT PLOTTABLE).
- ITEM NO 16. IT STATES CONVEYANCE AGREEMENT RECORDED IN OFFICIAL BOOK 44047 PG 1990 (AFFECTS PROPERTY NOT PLOTTABLE).
- ITEM NO 17. IT STATES EASEMENTS GRANTED TO F.P.L. RECORDED IN OFFICIAL RECORDS BOOK 3092 PG 580 (SHOWN ON SURVEY)
- ITEM NO 18. IT STATES COVENANT OF UNITY OF TITLE RECORDED IN OFFICIAL BOOK 41176 PG 1213 (AFFECTS PROPERTY NOT PLOTTABLE).
- ITEM NO 19. IT STATES DEVELOPMENT REVIEW RECORDED IN OFFICIAL BOOK 41539 PG 1983 (AFFECTS PROPERTY NOT PLOTTABLE).
- ITEM NO 20. IT STATES CONVEYANCE AGREEMENT RECORDED IN OFFICIAL BOOK 44048 PG 1 (AFFECTS PROPERTY NOT PLOTTABLE).
- ITEM NO 21. IT STATES CONVEYANCE AGREEMENT RECORDED IN OFFICIAL BOOK 44047 PG 1982 (AFFECTS PROPERTY NOT PLOTTABLE).
- ITEM NO 22. IT STATES ENCROACHMENTS DEPICTED ON THE SURVEY OF PARCELS 2 AND 3 PREPARED BY NOVA SURVEYORS INC SURVEY NO. 12-000607-1 DATED JUNE 14, 2012.
- ITEM NO 23. IT STATES MORTGAGE BY GFK INVESTMENTS LLC RECORDED IN OFFICIAL BOOK 48870 PG 241 (AFFECTS PROPERTY NOT PLOTTABLE).

**ABBREVIATIONS AND MEANINGS**

<p>A = ARC A/C = AIR CONDITIONER PAD. A.E. = ANCHOR EASEMENT. A/R = ALUMINUM ROOF. A/S = ALUMINUM SHED. ASPH = ASPHALT. B.C. = BLOCK CORNER. BLDG = BUILDING. B.M. = BENCH MARK B.O.B. = BASIS OF BEARINGS. C = CALCULATED C.B. = CATCH BASIN. C.B.S. = CONCRETE BLOCK STRUCTURE. CBW = CONCRETE BLOCK WALL. CH = CHORD. CH.B. = CHORD BEARING. CL = CLEAR C.L.F. = CHAIN LINK FENCE. C.M.E. = CANAL MAINTENANCE EASEMENTS. CONC. = CONCRETE</p>	<p>C.P. = CONC. PORCH. C.S. = CONCRETE SLAB. D.E. = DRAINAGE EASEMENT. D.M.E. = DRAINAGE MAINTENANCE EASEMENTS DRIVE = DRIVEWAY E = EAST. E.T.P. = ELECTRIC TRANSFORMER PAD. ELEV. = ELEVATION ENCR. = ENCROACHMENT. F.H. = FIRE HYDRANT. F.I.P. = FOUND IRON PIPE. F.L.S. = FOUND IRON ROD. F.F.E. = FINISHED FLOOR ELEVATION. F.N.D. = FOUND NAIL &amp; DISK. FR = FRAME. FT = FEET PROP. COR. = PROPERTY CORNER F.N.I. = FEDERAL NATIONAL INSURANCE F.N. = FOUND NAIL.</p>	<p>H. = HIGH (HEIGHT) IN. &amp; EG. = INGRESS AND EGRESS EASEMENT. L.P. = LIGHT POLE. L.F.E. = LOWEST FLOOR ELEVATION. L.M.E. = LAKE MAINTENANCE EASEMENT. M = MINUTES M = MEASURED DISTANCE MON. = MONUMENT LINE. M/H = MANHOLE. M/L = MONUMENT LINE. N.A.P. = NOT A PART OF. NGVD = NATIONAL GEODETIC VERTICAL DATUM. N. = NORTH. N.T.S. = NOT TO SCALE. #-NO. = NUMBER O/S = OFFSET. O.H. = OVERHEAD O.H.U. = OVERHEAD UTILITY LINES O.V. = OVERHANG P.V.M. = PAVEMENT.</p>	<p>PL = PLANTER. P/L = PROPERTY LINE. P.C.C. = POINT OF COMPOUND CURVE. P.C. = POINT OF CURVE. PT. = POINT OF TANGENCY. POC = POINT OF COMMENCEMENT. POB = POINT OF BEGINNING. P.R.C. = POINT OF REVERSE CURVE P.B. = PLAT BOOK. PG. = PAGE. PWY. = PARKWAY. M/L = MONUMENT REFERENCE MONUMENT. P.L.S. = PROFESSIONAL LAND SURVEYOR. R. = RECORDED DISTANCE. RR. = RAIL ROAD. RES. = RESIDENCE. R/O/S = RIGHT-OF-WAY. RAD. = RADIUS OF RADIAL. R.P. = RADIUS POINT. RGE. = RANGE.</p>	<p>SEC. = SECTION. STY. = STORY. S.C.C. = STREET TRAFFIC CONTROL S.W. = SIDEWALK. S.I.P. = SET IRON PIPE L.B. #6044. S. = SOUTH S. = SECONDS T = TANGENT TWP. = TOWNSHIP UTIL. = UTILITY. U.P. = UTILITY POLE. W.M. = WATER METER. W.F. = WOOD FENCE. W.S. = WOOD SHED. W. = WEST.</p>	<p>△ = CENTRAL ANGLE. + = CENTER LINE. ∠ = ANGLE. ≡ = WOOD FENCE. --- = CHAIN LINK FENCE. --- (C.B.S. WALL (C.B.W.)) = EXISTING ELEVATIONS. +0.00 = PROPOSED ELEVATIONS. → = TRAFFIC FLOW ⊙ = DRAINAGE MH ⊙ = SANITARY SEWER MANHOLE ⊙ = CATCH BASIN ⊙ = FIRE HYDRANT ⊙ = UTILITY POLE ⊙ = HANDICAPPED PARKING SPACE ⊙ = WATER METER</p>
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**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):**  
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.  
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED.  
- THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.  
- FENCE OWNERSHIP NOT DETERMINED.

Prepared For:  
**GFK INVESTMENTS LLC**

Client Ref. No: ADO16818

Project Address:  
**23XX LINCOLN ST**

Project Location:  
**HOLLYWOOD, FL 33020**

Job Number:  
**12-000607-2**

PROFESSIONAL LAND SURVEYOR & MAPPER

GEORGE IBARRA  
P.L.S. No. 2534 (STATE OF FLORIDA)

Drwn By:	Date:
Field Date:	Revision:
03/25/2013	Date:
	Revision:

PATH:  
5582 N.W. 7th STREET SUITE 202  
MIAMI, FLORIDA 33126  
TELEPHONE: (305) 220-3171 FAX (305) 264-0229

**Nova Surveyors Inc.**  
LAND SURVEYORS