

ATTACHMENT A

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 (☒)

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. 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

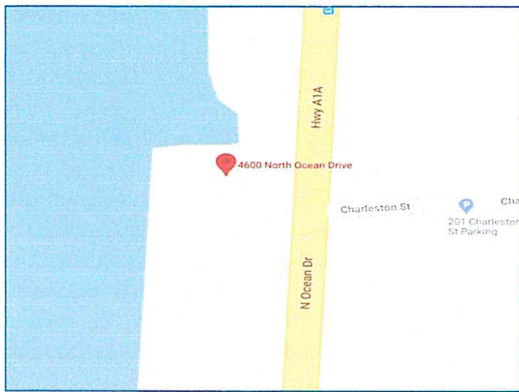
State of Florida New York, County: New York

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



LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

CERTIFIED TO:

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.

FLOOD INFORMATION:

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

LEGAL DESCRIPTION: LOT 36, BLOCK 177, OF HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Surveyor's Legend

PROPERTY LINE	TREE	L.M.E.	LAKE or LANDSCAPE MAINT. ESMT.	ESMT.	EASEMENT
STRUCTURE	P.P.	R.O.E.	ROOF OVERHANG EASEMENT	D.E.	DRAINAGE EASEMENT
CHAIN-LINK or WIRE FENCE	C.B.	P.P.	POOL PUMP	L.B.E.	LANDSCAPE BUFFER ESMT.
WOOD FENCE	C.U.E.	P.L.	PLANTER OR PROPERTY LINE	L.A.E.	LIMITED ACCESS EASEMENT
IRON FENCE	I.E./E.E.	I.D.	IDENTIFICATION	TEL.	TELEPHONE FACILITIES
EASEMENT	U.E.	B.C.	BLOCK CORNER	U.P.	UTILITY POLE
CENTER LINE	FND. OR F.	B.R.	BEARING REFERENCE	E.U.B.	ELECTRIC UTILITY BOX
WOOD DECK	LB#	R.	CENTRAL ANGLE or DELTA	SEP.	SEPTIC TANK
CONCRETE	LS#	RAD.	RECORD OR RADIUS	D.F.	DRAIN FIELD
ASPHALT	CALC	N.R.	NON RADIAL	AC	AIR CONDITIONER
BRICK/TILE	SET	TYP.	TYPICAL	CSW	CONC SIDEWALK
WATER	CONC. MONUMENT	I.R.	IRON ROD	DWY	DRIVEWAY
APPROXIMATE EDGE OF WATER	ELEV	I.P.	IRON PIPE	SCR.	SCREEN
COVERED AREA	P.T.	N&D	NAIL & DISK	GAR.	GARAGE
	P.C.	PK NAIL	PARKER-KALON NAIL	ENCL.	ENCLOSURE
	P.R.M.	D.H.	DRILL HOLE	N.T.S.	NOT TO SCALE
	P.C.C.	WELL	FIRE HYDRANT	F.F.	FINISHED FLOOR
	P.R.C.	Q.M.H.	MAN HOLE	T.O.B.	TOP OF BANK
	P.O.B.	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	P.O.C.	TX	TRANSFORMER	E/P OR E.O.P.	EDGE OF PAVEMENT
	P.C.P.	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER
	M	W.M.	WATER METER	B.S.L.	BUILDING SETBACK LINE
	P	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE
	D	CNC	CONCRETE SLAB	E	CENTER LINE
	C			R/W	RIGHT OF WAY
				R.O.E.	PUBLIC UTILITY EASEMENT
				C.M.E.	CANAL MAINTENANCE EASEMENT
				A.E.	ANCHOR EASEMENT

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN 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.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
- 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.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

Florida Land Title Association

Affiliate Member

Printing to Scale:

- Select "None" from Page Scaling
- Deselect "Auto-Rotate and Center"
- Select "Choose paper source by PDF page size"

Page Handling

Copies: 1 ☐ Collate

Page Scaling: ☒ None

☐ Auto-Rotate and Center

☒ Choose paper source by PDF page size

☐ Use custom paper size when needed

FIELD WORK: 9/3/2020

DRAWN BY: V.P.

CHECKED BY: M.E.

FINAL REVISION: 09/17/2020

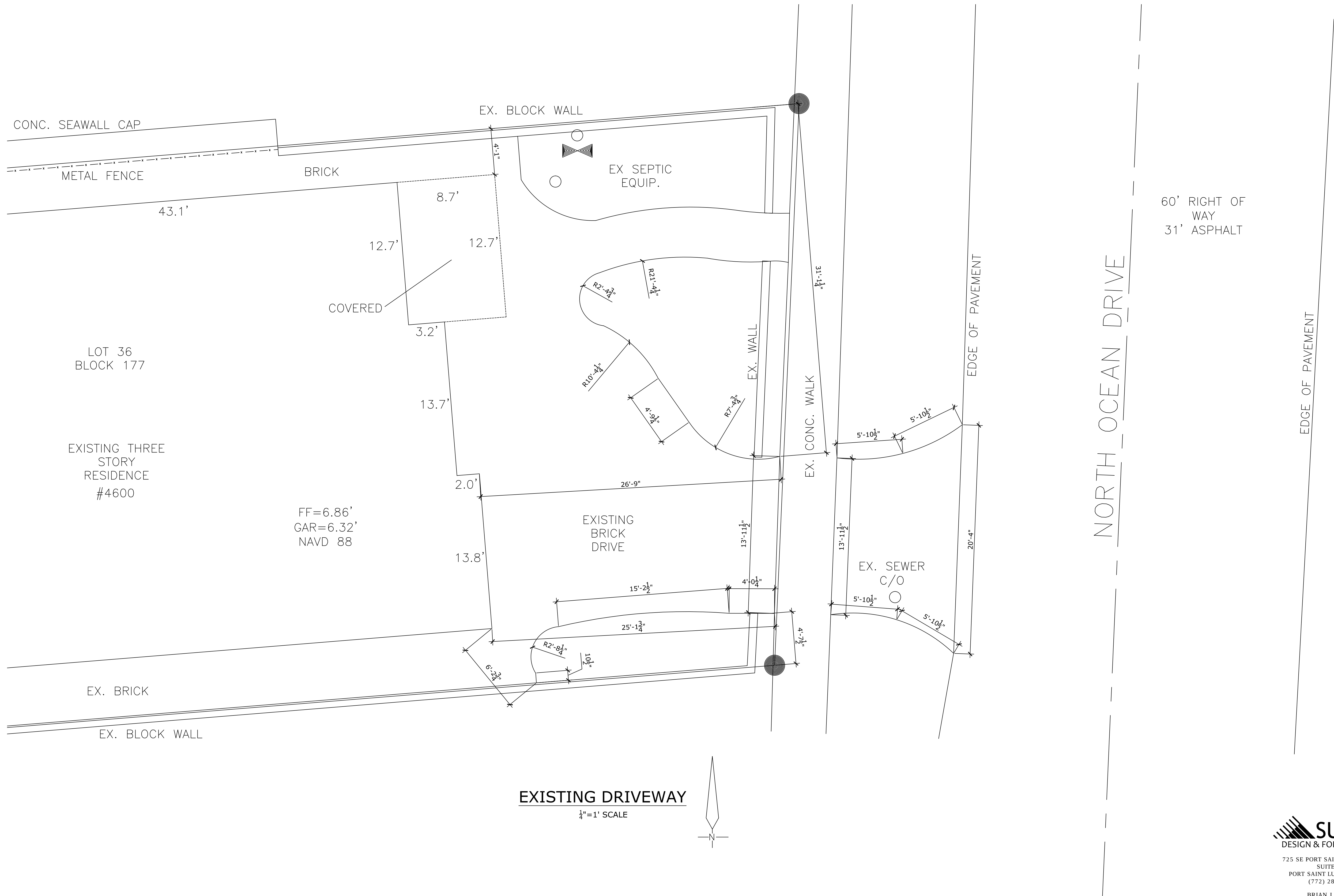
COMPLETED: 9/17/2020

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



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

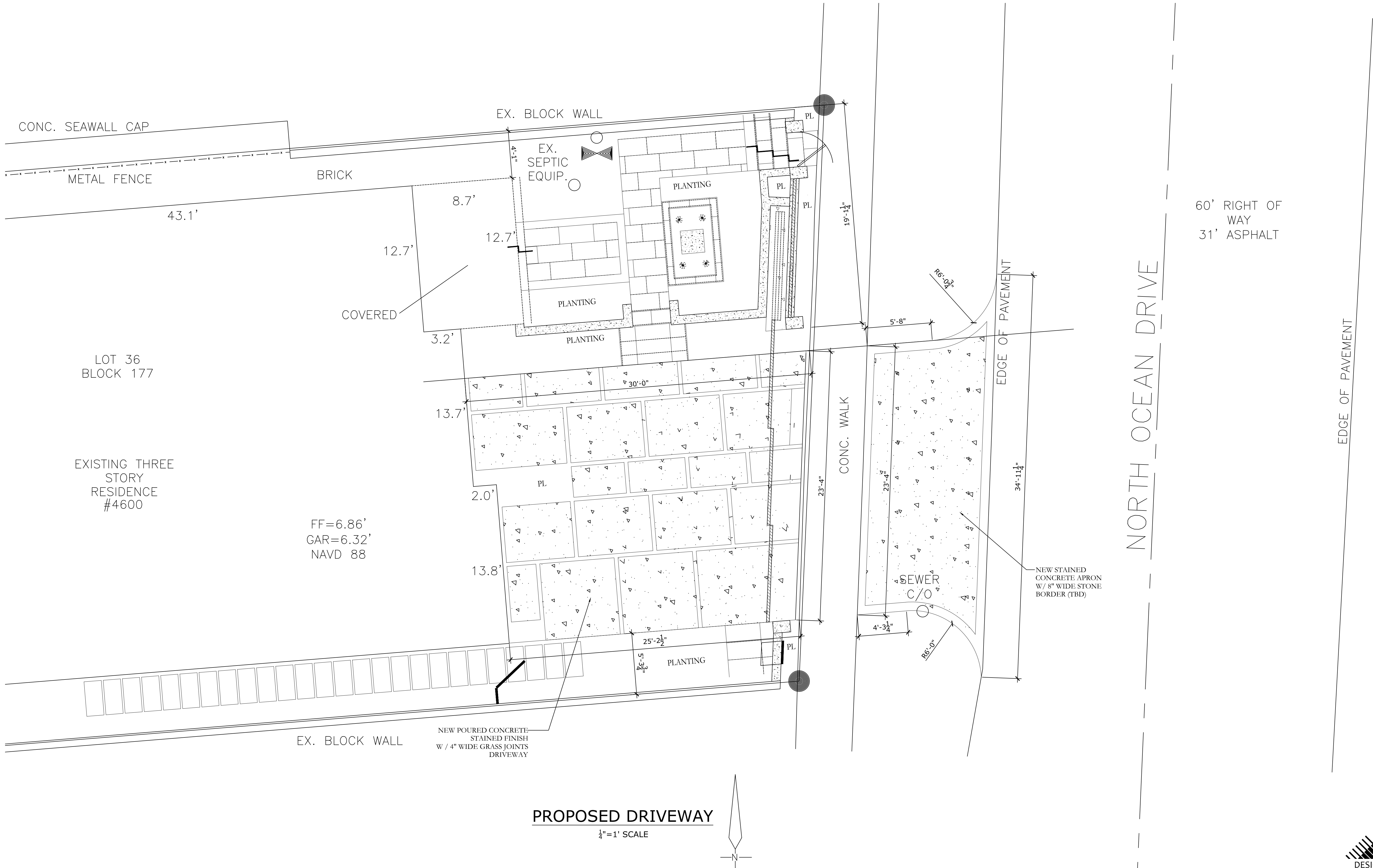
REVISION	DATE	DESCRIPTION
15	11/21/23	DRIVEWAY VARIANCE

SPEAR RESIDENCE
4600 NORTH OCEAN DRIVE
HOLLYWOOD, FL
EXISTING DRIVEWAY

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

JOB NO.
2021-266

D-1



PROPOSED DRIVEWAY
1/4"=1' SCALE

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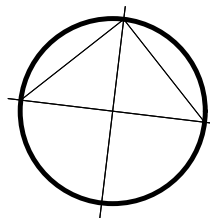
REVISION	DATE	DESCRIPTION
15	11/21/23	DRIVEWAY VARIANCE

SPEAR RESIDENCE
4600 NORTH OCEAN DRIVE
HOLLYWOOD, FL
PROPOSED DRIVEWAY

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

JOB NO.
2021-266

D-2

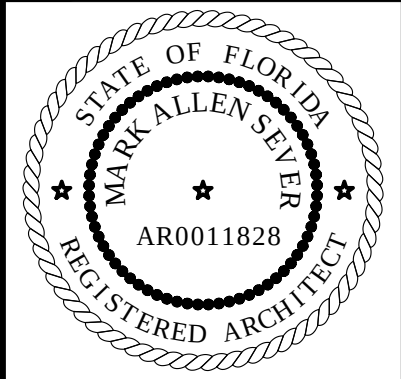

$$1/8'' = 1' - 0''$$

SEVER DESIGN

A R C H I T E C T S

Mark Sever Architect

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



Florida License No.
AR 0011828

COMM:
24000

DRAWN BY:

DATE: 1.8.2

CHECKED BY
MS

SHEET:

of

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

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(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



SUMMIT
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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

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
BENNY'S HOLEY