

ATTACHMENT A

Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: _____

Location Address: 2900 Taylor Street Hollywood, FL 33020

Lot(s): 16, 17, 18 Block(s): 41 Subdivision: Hollywood Little Ranches
Folio Number(s): 5142 16 02 6560

Zoning Classification: RM-18 Land Use Classification: 77- Clubs, Lodges, Union Halls

Existing Property Use: Clubs, Lodges, Union Halls Sq Ft/Number of Units: 6,172

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): No, not applicable.

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

Explanation of Request: Waiver from Section 113.03.B.1 to waive 395 feet of the minimum 500 feet separation between an established school and a waiver to waive 385 feet of the minimum 500 feet separation between an established school to place an 11C alcoholic beverage license.

Number of units/rooms: 0 Sq Ft: Not applicable

Value of Improvement: Not applicable Estimated Date of Completion: Not applicable

Will Project be Phased? () Yes () No If Phased, Estimated Completion of Each Phase
Not applicable

Name of Current Property Owner: Hollywood Shrine Bldg Corp.

Address of Property Owner: P.O. Box 668977 Miami, FL 33166

Telephone: (305) 789-2766 Fax: (305) 537-3937 Email Address: Kim.Rasnake@gmlaw.com

Name of Consultant/Representative/Tenant (circle one): Louis J. Terminello, Esq. for the firm

Address: Greenspoon Marder LLP, 600 Brickell Av, 36FL Telephone: (305) 789-2766

Fax: (305) 537-3937 Email Address: Kim.Rasnake@gmlaw.com

Date of Purchase: Not applicable Is there an option to purchase the Property? Yes () No () N/A

If Yes, Attach Copy of the Contract. Not applicable

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: 8/6/2018

PRINT NAME: JOHN W. BURSA JR.

Date: _____

Signature of Consultant/Representative: _____

Date: 8-6-2018

PRINT NAME: Louis J. Terminello, Esq. for the Firm

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 SEE Exhibit A to my property, which is hereby made by me or I am hereby authorizing Louis J. Terminello, Esq. for the Firm to be my legal representative before the Planning & Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 6th day of 2018 August

Kimberly Rasnate-Bringuez
Notary Public

State of Florida

My Commission Expires: 3-19-20 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Kimberly Rasnate-Bringuez
Commission # GG 197695
Expires: March 19, 2022
Bonded thru Aaron Notary

John W. Bursa Jr
Signature of Current Owner

JOHN W. BURSA JR
Print Name

EXHIBIT "A"

- Section 113.03 (B)(1): Waive three hundred and eighty five (385) feet of the minimum five hundred (500) foot distance separation from a place of worship to place an 11C alcoholic beverage license (Club License) for consumption on the premises
- Section 113.03 (B)(1): Waive three hundred and eighty five 395 feet of the minimum five hundred (500) foot distance separation from a school to place an 11C alcoholic beverage license (Club License) for consumption on the premises

LEGAL DESCRIPTION

2900 Taylor Street
Hollywood, FL 33020

All of Lot 17 and the West Half of Lot 18 in Block 41 of
HOLLYWOOD LITTLE RANCHES, recorded in Plat Book 1, Page 26
of the public records of Broward County, Florida.

August 21, 2018

Via Hand Delivery

Ms. Alexandra Carcamo, Planning & Development Services Administrator
City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33020

**Re: Hollywood Shrine Building Corporation d/b/a Broward Shrine Club
2900 Taylor Street, Hollywood, FL 33020
Letter of Intent**

Dear Ms. Carcamo,

The undersigned represents Hollywood Shrine Building Corporation d/b/a Broward Shrine Club ("Applicant"), the owner of the establishment located at the above referenced address. Please allow this correspondence to serve as the Applicant's Letter of Intent along with the additional materials in support of this application for the following waivers:

- Section 113.03 (B)(1): Waive three hundred and eighty five (385) feet of the minimum five hundred (500) foot distance separation from a place of worship to place an 11C alcoholic beverage license (Club License) for consumption on the premises
- Section 113.03 (B)(1): Waive three hundred and ninety five 395 feet of the minimum five hundred (500) foot distance separation from a school to place an 11C alcoholic beverage license (Club License) for consumption on the premises

The establishment occupies a total space of 6,172 square feet and is operated by the National Fraternal Organization of the Mahi Shriners, which has approximately 195 temples (also known as chapters) within the USA, Canada, Germany, Mexico, the Philippines, Puerto Rico and the Republic of Panama, which support the Shriners Hospitals for Children (a health system of 22 hospitals dedicated to providing medical care, world-class research and educational opportunities for medical professionals.) The establishment contains a bar area, a lounge with seating, dining/meeting hall with seating, restrooms, lobby, storage area, a pantry, and a kitchen.

The establishment is a *member only facility* and currently operates on the 2nd and 4th Tuesday of each month and the 2nd Thursday on alternating months from the hours of 5:00 p.m.

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.
In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.

to 1:00 a.m. The Applicant also occasionally holds special events for its members and their guests, such as a barbeque or a breakfast on the weekend.

The City's code establishes four (4) criteria by which request for waivers are evaluated. These criteria are listed below in bold text, with our response following each criteria in plain text. We believe that our responses below will show that in this instance the five hundred (500) foot separation is not required to protect the public health, safety and welfare of the occupants of the place of worship or school.

(1) That the actual location and distance of the alcoholic beverage establishment will not adversely impact the place of worship or school.

The actual location and distance of the Applicant's establishment will not adversely impact the place of worship or school. The Applicant operates a *member only facility* and only conducts meetings and an occasional special event a few times a month. During school hours and the majority of hours in which the place of worship hold services, the Applicant is not in operation. Enclosed please find Letters in Support of this application from both impacted properties, the Sha'arei Bina Torah Academy for Girls and St. Gregorios Orthodox Church of India.

(2) That the days and hours of operation of the alcoholic beverage establishment will not adversely impact the place of worship or school.

As stated above, the Applicant only operates on the 2nd and 4th Tuesday of each month and the 2nd Thursday on alternating months from the hours of 5:00 p.m. to 1:00 a.m. The Applicant also occasionally holds special events for its members and their guests, such as a barbeque or a breakfast on the weekend. Therefore, the Applicant's operations will not adversely impact the place of worship or school.

(3) That the alcoholic beverage establishment will not have an adverse impact based on the age group and number of persons attending the school and the nature and curriculum of the school.

The establishment is a *member only facility*. Further, the Applicant holds a nominal amount of monthly meetings, all of which take place after school hours. Neither the monthly meetings nor the occasional special event held for the Applicant's members and their guests will have an adverse impact based on the age group and number of persons attending the school and the nature and curriculum of the school.

- (4) All properties within 500 feet of the property requesting to reduce the required distance separation shall receive public notice and the appeal procedures for this section shall be the same as those provided for variances within Article 5 of the Zoning and Land Development Regulations.**

The Notification Package will be submitted to the City by Cutro & Associates and contains both a radius map and a list of all property owners within five hundred (500) feet of the subject property.

In light of the foregoing and the cumulative application materials submitted herewith, we respectfully request your favorable review and approval of this application.

Very Truly Yours,

GREENSPOON MARDER LLP



Louis J. Terminello, Esq.
For the Firm

LJT/krb

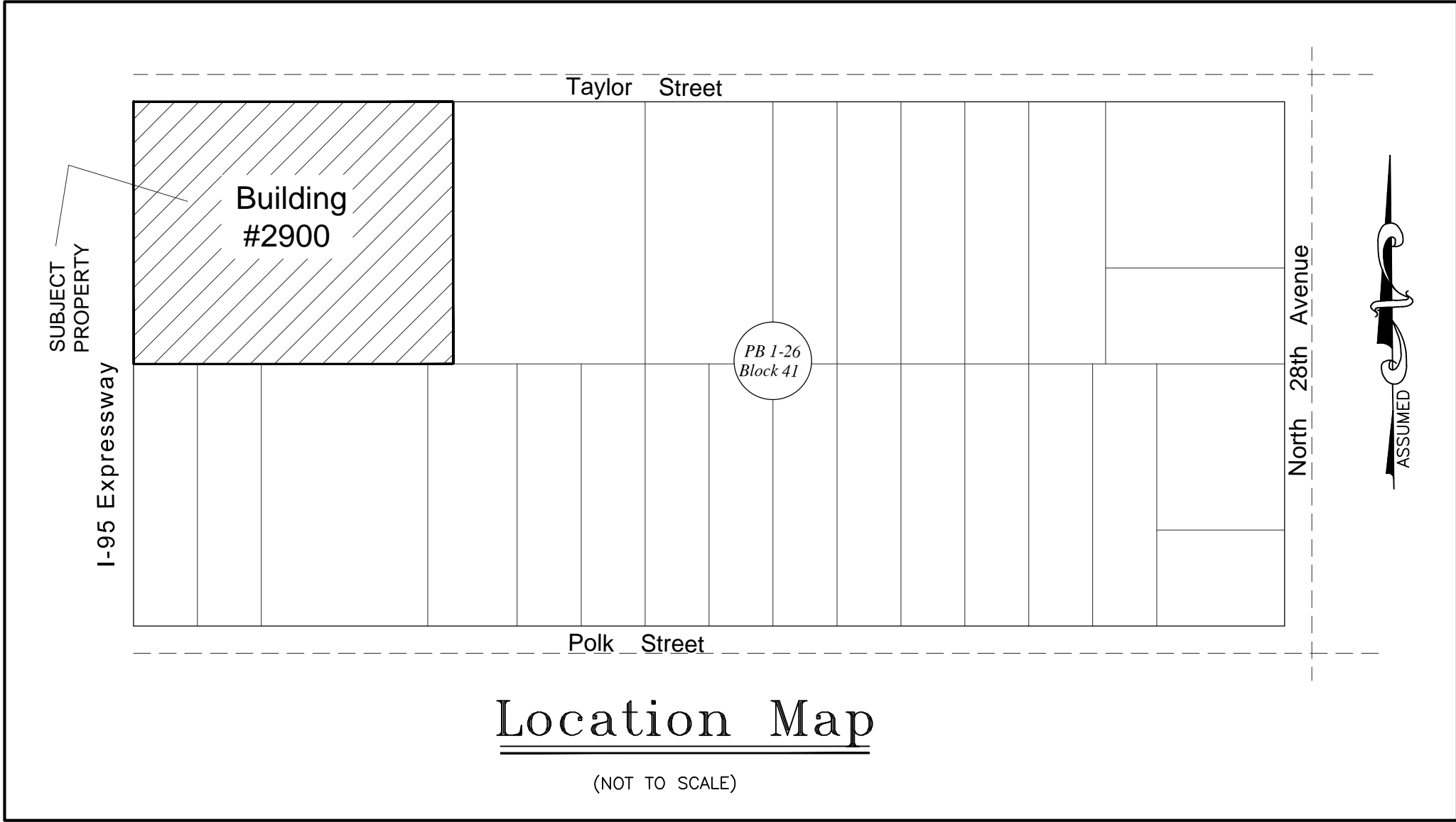
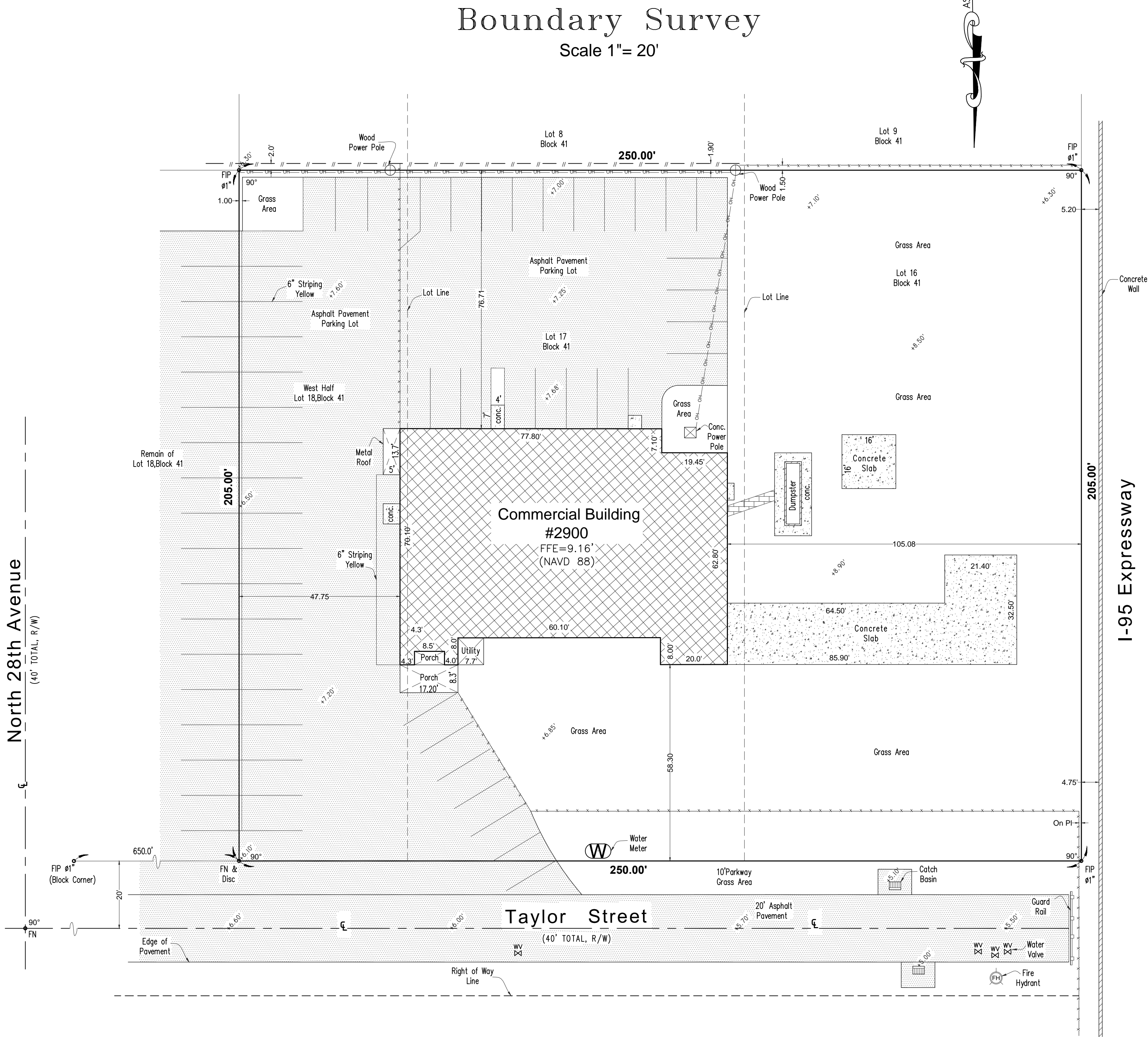
5102 SW 131st Avenue,
Miami, Florida 33175

ESTEBAN ORTIZ, PLSM
LAND SURVEYOR & PLANNER

Phone(786)541-4455
email:Survey.IG@yahoo.com

Property Address: 2900 Taylor Street,Hollywood,Florida,33020.
Legal Description: Lots 16,17 and the west 1/2 of lot 18,block 41,of "HOLLYWOOD LITTLE RANCHES" according to the Plat thereof,as recorded in Plat Book 1,Page 26, of the Public Records of Broward County, Florida.

ID # 5142-16-02-6560



SURVEYOR'S REPORT

-THE SUBJECT PROPERTY LIES WITHIN A ZONE DESIGNATED AS AH-8, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NO: 125113 (CITY OF HOLLYWOOD) AND PANEL NUMBER 0568-L, AS LAST REVISED IN AUGUST 18, 2014.

-ELEVATIONS ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF BROWARD COUNTY, FLORIDA.
BENCH MARK : # 191, ELEVATION=6.847'

-THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

-THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

-THE ATTACHED SKETCH OF SURVEY OF THE HEREIN DESCRIBED PROPERTY IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND CORRECT REPRESENTATION, OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND ALSO MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THRU 5J-17.05 2 F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
-ALL ELEVATIONS SHOWN ON PLAN NAVD 88

LEGAL NOTES:

This Survey does not reflect or determine ownership; Examination of the Abstract of Title will have to be made to determine Recorded Instruments, if any, affecting the property; This Survey is subject to dedications, limitations, restrictions, reservations or easements of rec.; Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929)

Not valid without the signature and the original raised seal
of a Florida licensed surveyor and mappers

LEGEND AND ABBREVIATIONS

A=Arc Length; AC=Air Conditioner; BC=Block Corner; BM=Bench Mark; BOB=Basis Of Bearings; CB=Catch Basin; Cl=Clear;Conc=Concrete; Dr=Drive; E=East; Elev=Elevation; FDH=Found Drill Hole; FIR=Finished Floor Elevation;FH=Fire Hydrant; FIP=Found Iron Pipe; FN=Found Nail; FT=Feet; LB=Licensed Business; LFE=Lowest Floor Elevation; LP=Light Pole; N=North; NGVD 1929=National Geodetic Vertical Datum of 1929; NTS=Not To Scale;OE=Overhead Cables; OH=Over Hang; Pb=Plat Book;PC=Point of Curvature; PCP=Permanent Control Point; PL=Planter or Property Line; PLS=Professional Land Surveyor; PLSM=Professional Land Surveyor and Mapper; POB=Point Of Beginning;PRM=Permanent Reference Monument; R=Radius; (R)=Recorded Dimension; R/R=Rail Road; R/W=Right OfWay; Sec=Section; T=Tangent; S=South;SIP=Set Iron Pipe With Cap Stamped PLS 5927; UE=Utility Easement;UP=Utility Pole; UTY=Utility;W=West; WF=Wood Fence; WM=Water Meter; WV=Water Valve; CL= Centerline;---x---=Chain Link; = Concrete Wall; ° =Degrees; Δ=Central Angle; Ø=Diameter; ' =Minutes; " =Seconds; ///= Wood Fence

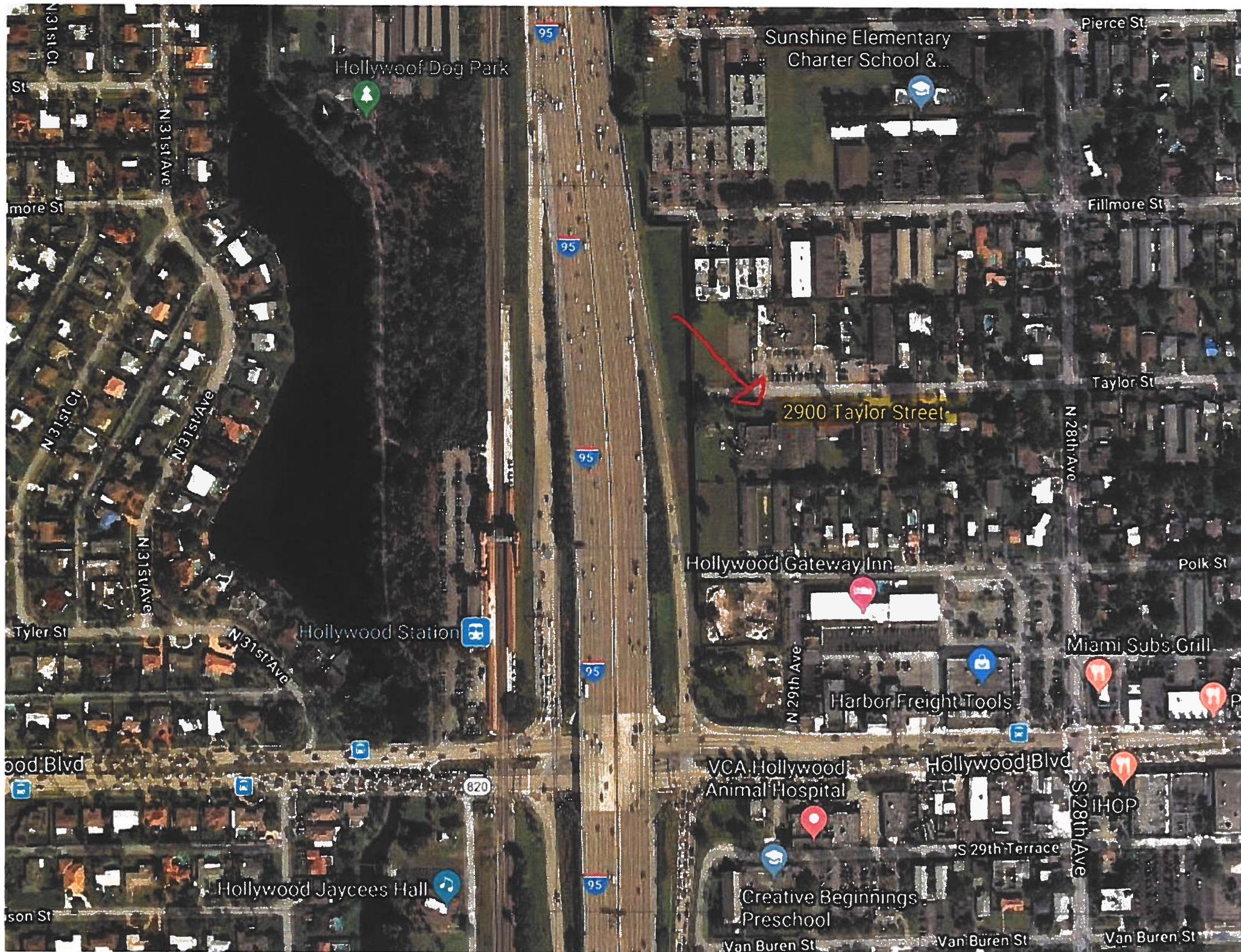
CERTIFIED TO:

HOLLYWOOD SHRINE BUILDING CORP.

Order No. 18-604

Date of Field Work 06-09-2018
Revised on

Esteban Ortiz, PLSM 5927





SHA'AREI-**שַׁעְרֵי**
בִּינָה BINA
TORAH ACADEMY FOR GIRLS

2907 Taylor Street, Hollywood, Florida 33020

P:(954) 927-5544 F: (954) 927-3444

E: Office@Shaareibina.org W: www.shareibina.org

Dr. Rochelle Brand
Head of School

July 25, 2018

Mrs. Tobin Wolf
Principal

Mrs. Rivkah Bodkins
Director of Student Life

OFFICERS
Dr. Gary Rosenbaum
President

Mr. Michael Bokor
Treasurer

Mrs. Hanna Rosenbaum
Recording Secretary

Rabbi Daniel Wolnerman
Director of Development

Rabbi Elchonon Abramchik
Principal Emeritus

City Of Hollywood
2600 Hollywood Boulevard
Room 215
Hollywood, Florida 33020

To Whom It May Concern;

I am writing to express that I do not have any objections in allowing our neighbors, The Shriners Club, to obtain a liquor license (11C) for the Broward Shrine Club, located at 2900 Taylor Street. This is with the understanding that liquor will only be dispensed in the evenings or weekends- when the school is not in session.

While we are concerned with the safety and security of our students, we wish to continue our positive relationship with our neighbors, The Shriners and wish them success in their endeavors.

If you need any further information please do not hesitate to call me at 954-927-5544.

Sincerely,

Rochelle Brand, Ed.D
Head of School

ST. GREGORIOS ORTHODOX CHURCH OF INDIA
South Florida.
2850 Taylor Street. Hollywood. FL 33320

To: City of Hollywood
2600 Hollywood Blvd. Room 215
Hollywood, FL 33020

From: Fr. George John
Vicar

Date: August 2, 2018

Re: State of Florida 11C Liquor License
Broward Shrine Club
2900 Taylor Street
Hollywood, FL.

To whom it may concern:

I have received a letter requesting a no objection letter to the city for the process of restoring the State of Florida 11C Liquor License for the Broward Shrine Club. From the letter I understand that this license gives the club the ability to sell alcohol only to its members, and not the public.

The St. Gregorios Orthodox Church of India, South Florida is a Christian Orthodox church under the South West Diocese of the Malankara Orthodox Church. Since the time the church obtained the building at 2850 Taylor St. in Hollywood, FL, we have maintained a very good relation with our neighbor the Broward Shrine Club. We have used the rental facility in the past and we hope to continue to do so.

As a church we have various services on weekends; Liturgy and Sunday school for the children on Sundays. On special occasions of the church we do have evening services on weekdays also. Until now we haven't had any disturbances to our services from anyone using the facilities of the Shrine Club. We have no objection with the city reinstating the State of Florida 11C Liquor License for the Broward Shrine Club at 2900 Taylor Street, Hollywood, FL under the conditions explained to us that alcohol won't be sold to the general public and there will be no disturbances to church services or facilities in the future also.

Sincerely,



Fr. George John

Cell: 954-701-3413

Broward Shrine Club
of Mahi Shriners

