

ATTACHMENT "C"

LETTERS OF PROTEST

Protest

5/15/26

Mr. Adrian Montoya

Planning Division

2600 Hollywood Boulevard

Hollywood, FL 33020

Dear Mr. Montoya,

I am writing regarding Administrative Variance Request File No. 26-V-35 for 315 South 56th Terrace. As the adjacent property owner at 307 South 56th Terrace, I would like to respectfully express my opposition to the requested reduction of the required side yard setback from 18.75 feet to 15 feet.

I fully support homeowners improving, expanding, and beautifying their homes. Property improvements are important and contribute positively to the neighborhood when completed within the zoning and land development regulations established by the City of Hollywood. My concern is not with the homeowner making improvements, but rather with reducing the required setback standards that help preserve the character and spacing of the neighborhood.

After reviewing the submitted plans, I have several specific concerns regarding the proposed variance and its impact on adjacent properties:

- Drainage and runoff concerns associated with the expanded building footprint
- Possible impacts to existing septic systems and drain fields serving nearby properties, including future access and maintenance concerns
- Potential construction impacts involving the shared side yard and existing fence line
- Reduction of open space between neighboring homes
- Increased visual crowding and reduced neighborhood spacing
- Reduced privacy due to the closer proximity of the structure and proposed side-facing windows

In addition, I am concerned that the reduced spacing between homes may negatively affect the future marketability and perception of my own property.

I respectfully ask that the City carefully consider the purpose of the existing setback requirements and the long-term impact that approving variances of this nature may have on the character of the Lawn Acres neighborhood and surrounding properties.

Thank you for your time and consideration.


Waleska Oquendo

Protest

Johany Vargas

308 South 56th Ter

Hollywood, FL 33023

jayvargas10@gmail.com

516-301-0529

May 16th 2026

Adrian Montoya, Planning Division

City of Hollywood

2600 Hollywood Boulevard

Hollywood, FL 33020

Email: amontoya@hollywoodfl.org

Subject: Strong Opposition to Administrative Variance File No. 26-V-35 – 315 South 56th Terrace

Dear Mr. Montoya and Planning Staff,

I am writing as a concerned neighboring resident to formally oppose the Administrative Variance request (File No. 26-V-35) submitted by Trevor Paul Munnial for the property at 315 South 56th Terrace. This application seeks to reduce the required side yard setback from 18.75 feet to 15 feet, with no side yard less than 7.5 feet, in the RS-5 zoning district. I strongly believe this variance should be denied.

Reducing the side yard setback would place any new construction or addition significantly closer to neighboring homes. This would diminish privacy, natural light, and airflow for surrounding residents and negatively affect our quality of life.

The property appears to be operated as a rental with frequent tenant turnover rather than an owner-occupied single-family home. This situation has already contributed to increased traffic, parking issues, and instability in the neighborhood. Additionally, there has been recent police activity at the property, which further raises concerns about the potential impact of intensified development on the peace and safety of this residential area.

The RS-5 zoning district's established setback requirements are in place to preserve spacing, light, privacy, and the overall single-family character of the neighborhood. Granting this variance on a high-turnover rental property would undermine these standards

and could set a harmful precedent for future requests in the area. The applicant has not demonstrated any unique or special hardship that would justify deviating from the established code—mere convenience or investment preferences are not valid grounds for such a variance.

I respectfully urge the City of Hollywood to deny this Administrative Variance request and uphold the current 18.75-foot side yard setback requirement. Thank you for your attention to this matter. I request to be notified of any hearings, meetings, or decisions related to File No. 26-V-35. I am available to provide additional information if needed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Johany Vargas', with a long horizontal flourish extending to the right.

Johany Vargas

Protest

PROTEST

**City of Hollywood
Department of Development Services
Planning Division
2600 Hollywood Boulevard
Hollywood, FL 33020**

**Re: Petition #26-V-35
Property: 315 South 56th Terrace
Applicant: Trevor Paul Munnial**

To Whom It May Concern,

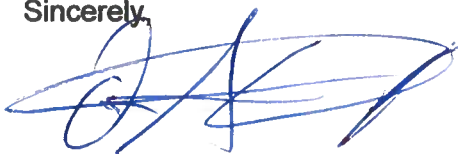
I am submitting this letter as a formal protest to the requested Administrative Variance for Petition #26-V-35.

I have concerns regarding reducing the required side yard setback from 18.75 feet to 15 feet. The existing setback requirements help preserve spacing between homes, maintain neighborhood character, and protect neighboring properties. Reducing these requirements may create impacts related to privacy, drainage, crowding, and overall compatibility with surrounding homes.

I also ask the City to carefully consider the long-term impact this request may have on the neighborhood and surrounding residents before granting an exception to established standards.

Please accept this letter as my formal objection in accordance with the notice requirements.

Sincerely,



**Orlando F, Averoff
308 S 56th Terrace
Hollywood, FL 33023
305 282 2398**

PROTEST

May 16, 2026

Mr. Adrian Montoya

Planning Division

City of Hollywood

2600 Hollywood Boulevard

Hollywood, FL 33020

RE: Opposition to Variance Request File No. 26-V-35

315 South 56th Terrace

Dear Mr. Montoya,

I am writing to respectfully express my opposition to the requested variance for 315 South 56th Terrace to reduce the required side yard setback from 18.75 feet to 15 feet.

I have lived across the street in the Lawn Acres neighborhood for more than forty years and have watched this community maintain its charm and identity because homes have traditionally followed the established zoning standards and spacing requirements.

I support homeowners maintaining and improving their homes, and I appreciate investments that enhance the neighborhood. However, I believe it is important that improvements remain consistent with the zone and land development regulations that help preserve the overall appearance and balance of the community.

My concern is that approving setback reductions of this nature gradually changes the character of the neighborhood over time. Lawn Acres has always stood out because the homes are not built too closely together, giving the area a more open and comfortable residential feel compared to many surrounding neighborhoods.

I am also concerned about the precedent that may be created if setback reductions become more common. Over time, repeated variances can slowly alter the original design and spacing standards that residents have valued for decades.

As a longtime resident, I respectfully ask the city to carefully consider the long-term impact this variance may have on the overall character and planning consistency of the Lawn Acres neighborhood.

Sincerely,


Irene Rodriguez

Protest

May 16, 2026

Mr. Adrian Montoya

Planning Division

City of Hollywood

2600 Hollywood Boulevard

Hollywood, FL 33020

RE: Opposition to Variance Request File No. 26-V-35

315 South 56th Terrace

Dear Mr. Montoya and Dept of Planning,

My name is Onesis De La Cruz and my property 307 S 56th Ter sits next to 315 South 56th Terrace. I am writing to express my opposition to reducing the required side yard setback from 18.75 feet to 15 feet. My home is my sanctuary, my quiet and safe place. I am concerned that my space is going to be jeopardized.

After reviewing the plans, I am concerned for many reasons. Reduced privacy and transfer of noise between the properties, septic and drain fields being impacted as Lawn Acres is still a community that utilizes this system are just a few. I'm also concerned that the standards set by the city will begin to diminish and our space will be jeopardized by making Lawn Acres lose its appeal. This will hurt other owners who potentially want to sell their property as buyers see openness and space appealing.

I ask the board to keep the 18.75 ordinance in place. Please keep me informed about any meeting and updates concerning this proposal.

Sincerely,



Onesis De La Cruz

9545487942

PROTEST

City of Hollywood
Department of Development Services
2600 Hollywood Boulevard
Hollywood, FL 33020

RE: Petition #26-V-35 – Protest to Requested Side Yard Setback Variance
Property Address: 315 South 56th Terrace, Hollywood, FL

To Whom It May Concern,

I am formally submitting this letter in protest of Petition #26-V-35 concerning the requested side yard setback variance for the property located at 315 South 56th Terrace, Hollywood, Florida.

I respectfully object to the request to reduce the required side yard setback from 18.75 feet to 15 feet. Approval of this variance would reduce the separation between neighboring properties and may negatively impact the privacy, quiet enjoyment, and overall character of the surrounding residential neighborhood.

In addition, I have concerns regarding increased lot overcrowding, reduced light and airflow between homes, potential drainage and water runoff issues, and the precedent that approval of this request may create for future setback reductions within the area.

The existing setback requirements were established to preserve adequate spacing, privacy, and neighborhood consistency. Granting this variance appears inconsistent with those objectives and may adversely affect nearby property owners.

For these reasons, I respectfully request that the City deny the requested variance.

Sincerely,

Kyla Ferguson-Lewis
307 South 57th Ave
Hollywood, FL 33023