


**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: July 13, 2017 **FILE:** 15-V-82b
TO: Planning and Development Board
VIA: Alexandra Carcamo, Principal Planner 
FROM: Arceli Redila, Planning Administrator 
SUBJECT: Craig and Meredith Chassen requests a variance to reduce the required rear yard setback for a single-family home located at 305 Oak Street.

REQUEST:

To reduce the required rear yard setback (north) from 15 feet to allow 12 feet.

RECOMMENDATION:

Variance: Approval.

REQUEST

The subject site, 305 Oak Street is approximately 40 feet wide by 78 feet long. The Applicant is proposing a three-story single-family home. It is approximately 3,700 square feet and includes two bedrooms, three-and-a-half bathrooms, with a two-car garage.

In December 10, 2015, the Board granted several Variances for this site with regards to setback, height projections and reduction of required parking spaces. Variances previously granted were: 1.) to reduce the required front yard setback from 25 feet to allow 20 feet; 2.) to increase the height of allowable projections for the partially covered roof deck and elevator bulkhead from 25 percent, 8.3 feet to allow 9 feet; and 3.) to reduce the required number of parking spaces from five to four.

Construction has been underway since December of 2016 and has now been put on hold. At this time, the Applicant is requesting a Variance to reduce the minimum required rear yard setback (north) from 15 feet to allow 12 feet. The ground floor will be at 15 feet meeting the setback, the second floor and above will cantilever by three feet.

The design is modern with clean lines and modern finishes. The architectural treatment and materials include: smooth stucco finish with neutral color palette, stainless steel railings; impact resistant windows and doors accented with a decorative wall of copper panels with stainless steel rivets. The design is enhanced by a formal landscape plan which provides approximately 46 percent pervious areas and includes native trees, palms, and shrubs.

The surrounding neighborhood is a mixture of housing types ranging from single-family homes, townhouses, apartment buildings, and motel/hotels. Although it is residential, it is not suburban; it is quasi urban and pedestrian friendly. A number of properties located within this neighborhood, particularly on Oak Street, were previously granted approval for similar Variance request.

SITE INFORMATION

Owner/Applicant: Craig and Meredith Chassen
Address/Location: 305 Oak Street
Net Size of Property: 3,145 sq. ft. (0.07 acres)
Land Use: Medium/High Residential (17-25 units per acre)
Zoning: North Beach Development District Development Zone (NBDD-DZ)
Existing Use of Land: Single-family home (under construction)

ADJACENT LAND USE

North: Medium/High Residential (17-25 units per acre)
South: Medium/High Residential (17-25 units per acre)
East: Medium/High Residential (17-25 units per acre)
West: Medium/High Residential (17-25 units per acre)

ADJACENT ZONING

North: North Beach Development District – Development Zone (NBDD-DZ)
South: North Beach Development District – Development Zone (NBDD-DZ)
East: North Beach Development District – Development Zone (NBDD-DZ)
West: North Beach Development District – Development Zone (NBDD-DZ)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Medium/High Residential Use designation, the site on all sides is surrounded by Medium/High Residential uses. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. Development of this vacant site will enable the Applicant to maximize the use of their property that in turn will contribute to the enhancement of the surrounding properties in the neighborhood without adversely affecting the character of the neighborhood.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

Sub-Area 4, Hollywood Beach, is defined by the Atlantic Ocean to the east, the Intracoastal Waterway to the west, Hallandale Beach Boulevard to the south and Dania Beach Boulevard to the north. The Beach is comprised of three very distinct areas, North Beach (of which this project is located), Central Beach and South Beach which could be broken down further into sub-sectors of activity.

The following City-Wide Master Plan Policies are applicable to this project:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy 4.1: *Recognize and protect the unique character of Hollywood Beach and each of the three areas that comprise it; north, Central and South Beach; and provide a clear vision for creating a more harmonious and attractive community.*

Sub-Area 4 North Beach Existing Conditions: *“The North Beach area is comprised of conservation and open space areas and a mix of low scale residential and hotel uses. It contains some of the last vestiges of natural coastal vegetative communities and is the least intensely developed part of Hollywood Beach.”*

As presented, the proposed new single-family home is designed in a manner complementary to the development pattern and unique character of North Beach.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Variances as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

VARIANCE: To reduce the required rear yard setback (north) from 15 feet to allow 12 feet.

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: Setback requirements are established throughout the City to provide separation standards based on the desired character, scale and intensity of development appropriate to each neighborhood. The Applicant is proposing to provide a rear yard setback of 12 feet where 15 feet is required.

Considering the type, scale, and intensity of the proposed development, the stability and appearance of the neighborhood will not be affected by the issuance of this Variance request. In addition, the adjacent properties already reflect similar setback condition.

FINDING: Consistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: Although, the requested Variance would allow the property to be three (3) feet closer to the property line, the proposed project is compatible with the surrounding neighborhood, since there are other examples of similar setbacks. One of the objectives of North Beach Development District is to *encourage a desirable mix of development uses, types and intensities that are harmonious with each other and with the natural characteristics of the area*. The existing rear setbacks that occur along Oak Street range from 10 feet to 15 feet, with most of the sites having a rear setback of less than 15 feet. The proposed project is consistent with the existing development pattern within the neighborhood. Therefore, the requested variance would not be detrimental to the neighborhood.

FINDING: Consistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element in the Comprehensive Plan is to *promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property*. The Applicant's setback is reflective of the existing development pattern of the neighborhood. It will allow the proposed development to enhance the continuity of the streetscape while taking into consideration adjacent properties and the overall look of Oak Street. Therefore, the requested Variance allows for reasonable use of this property.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The need for the Variance is not economically based or self-imposed. The purpose of the requested Variance as stated by the Applicant, "is to align the house with the new homes to the west in a manner that create a dynamic, sculpted massing with well-proportioned interior spaces." The setback is comparable to the setbacks of the surrounding properties, particularly the properties to the west as they were previously granted approval for similar Variance request.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

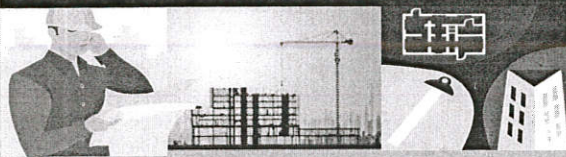
ATTACHMENTS

Attachment A:	Application Package
Attachment B:	Land Use & Zoning Map
Attachment C:	Previously approved Board Resolution No. 15-V-82

ATTACHMENT A

Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

RECEIVED



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: 5/11/17

MAY 15 2017
CITY OF HOLLYWOOD
OFFICE OF PLANNING

Location Address: 305 Oak Street

Lot(s): 15 Block(s): 194 Subdivision: _____

Folio Number(s): 5142 01 02 6631

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: Land/House Sq Ft/Number of Units: _____

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: To obtain variance for 12 ft setback rather than a 15 ft setback. An additional 3 ft

Number of units/rooms: _____ Sq Ft: 180 ft

Value of Improvement: 10,000.00 Estimated Date of Completion: 4/2018

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

Name of Current Property Owner: Craig Chassen

Address of Property Owner: 309 Oak Street

Telephone: 954-699-4105 Fax: _____ Email Address: Diverterell@BellSouth.net

Name of Consultant/Representative/Tenant (circle one): Scott Bakas

Address: _____ Telephone: 305-989-9953

Fax: _____ Email Address: Sabakos@outlook.com

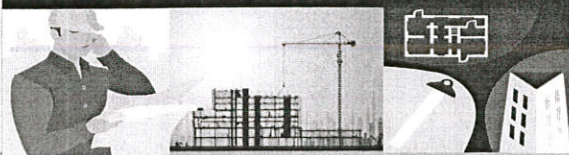
Date of Purchase: 6/5/2005 Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____



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 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: _____

PRINT NAME: _____

Date: _____

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 Variance to my property, which is hereby made by me or I am hereby authorizing _____ 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 8th day of May



Antoine Rose
State of Florida
My Commission Expires 11/03/2018
Commission No. FF 173711

Notary Public
State of Florida

My Commission Expires: _____ (Check One) _____ Personally known to me; OR _____ Produced Identification

Signature of Current Owner

Print Name

DL

Chassen Beach House (Request for 3'-0" Upper Rear Setback Variance)
305 Oak Street
Hollywood, FL 33019

LEGAL DESCRIPTION (NO CHANGE FROM PREVIOUS APPLICATION)

LOTS 15, IN BLOCK 194, OF 'HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT INFORMATION (NO CHANGE FROM PREVIOUS APPLICATION)

The design intent for this project is to develop a new (3) three Story home comparable in footprint, massing and height to the recent homes constructed west and north of the property. However, this design is more modern, with clean lines and expressive materials including:

- Smooth stucco beige walls
- White bands trim and frames that contract the beige walls
- Stone veneer finish at the ground floor, south, east and west walls,
- A Strong brown wood garage door;
- Dark wood soffits on all levels to contrasts with the beige and white;
- A Decorative wall of cooper panels with stainless steel rivets immediately below the main house entry, facing Oak Street.
- Stainless steel railings

With the request for a 3'-0" rear setback variance at the 2nd, 3rd and roof levels at the north (rear) side only. The new house is located on the east end of Oak Street with an existing small parking lot immediately to the east. The design creates a dynamic structure at the end of Oak with well-proportioned interior spaces and allows for the maximum use of the property.



Chassen Beach House (Request for 3'-0" Upper Rear Setback Variance)
305 Oak Street
Hollywood, FL 33019

Owner's Note:

Construction @ 305 Oak Street has been underway since December 2016 and has now been put on hold to seek this 3' rear (north) upper variance at the 2nd, 3rd and roof level. The ground floor will remain with 15' rear setback at the north. The applicant would like to set the upper floors of the house back only 12'-0" from the north property line which is consistent and in-line with the (5) five house under construction to the north of their property and (8) eight houses that were completed (2) two years ago to the west of their property.

Applicable Criteria

VARIANCE 1 - TO WAIVE THE REQUIRED REAR 15'-0" SETBACK TO ALLOW 12'-0"

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. The surrounding buildings have a density equal to or greater than this application. Almost all of the surrounding homes have (3) three stories with roof terrace like this application. All recent homes built west of this application on Oak Street and north of this application on Elm Street have successfully achieved the same rear setback variance. As such, the north rear elevation is "in-line" with the completed 3 story homes immediately west of this project and the homes under construction to the north. The request for a 3'-0" variance at the 2nd, 3rd and roof at the rear property is:

- Consistent with the type, scale, intensity and appearance of the surrounding homes and neighborhood.
- Has no adverse impact or negative effect of the neighborhood or surrounding homes, rather is more "in common" with the character of homes built in the north beach district.
- Equal to adjacent properties that have been granted similar rear setbacks and the rear yards in this neighborhood cannot be seen from the main streets.

CRITERIA 2

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Analysis:

The proposed design is not only compatible with the surrounding land uses but in fact, provides ample open space and sets backs to that of all surrounding recently completed and currently under construction. The project has a wide range of setbacks. It is carefully “sculpted” reducing in overall massing much more than the surrounding homes in the neighborhood. This house already:

- Sets back 3 times on the south / street façade (a wedding cake or non-boxy effect);
- Is “carved out” on the 3rd level of the west façade;
- Is “carved out” with balconies and setbacks on the east façade; which ultimately reduces massing and sculpts the house; and,
- The ground floor is setback 15’-0” from the property

CRITERIA 3

That the requested Variance is consistent with and in furthermore of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the city.

Analysis:

The city’s Comprehensive Plan addresses “a property owner’s ability to maximize the use of their land. The proposed 20’-0” front setback allows the new home to align with the recently completed house to the west. Unlike those homes, the south façade is sculpted and sets back at each level.

CRITERIA 4

That the need for requested Variance is not economically based or self-imposed.

Analysis:

The primary purpose for this request is to have the proposed 15’-0” rear (north) setback allow the house to align the home to the west and compatible with the homes to the north in a manner that create a dynamic, sculpted massing with well-proportioned interior spaces.

CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis: N/A

END OF APPLICABLE CRITERIA

Hollywood North Beach Association

5-11-17

Recipient Name: Letter of support for Craig Chassen

The Hollywood North Beach Association supports a 3' variance for the rear yard starting at the 2nd level on the building, with the understanding that the rear setback would be at least 12', which is what we've supported in the past.

Sincerely,
Hollywood North Beach Association
John Passalacqua President & Directors



Project Name:
CHASSEN BEACH HOUSE
305 OAK STREET
HOLLYWOOD, FL 33019

Project Client:
Craig Chassen
309 Oak Street
Hollywood, Florida 33019

P&D BOARD PACKAGE
05.10.2017

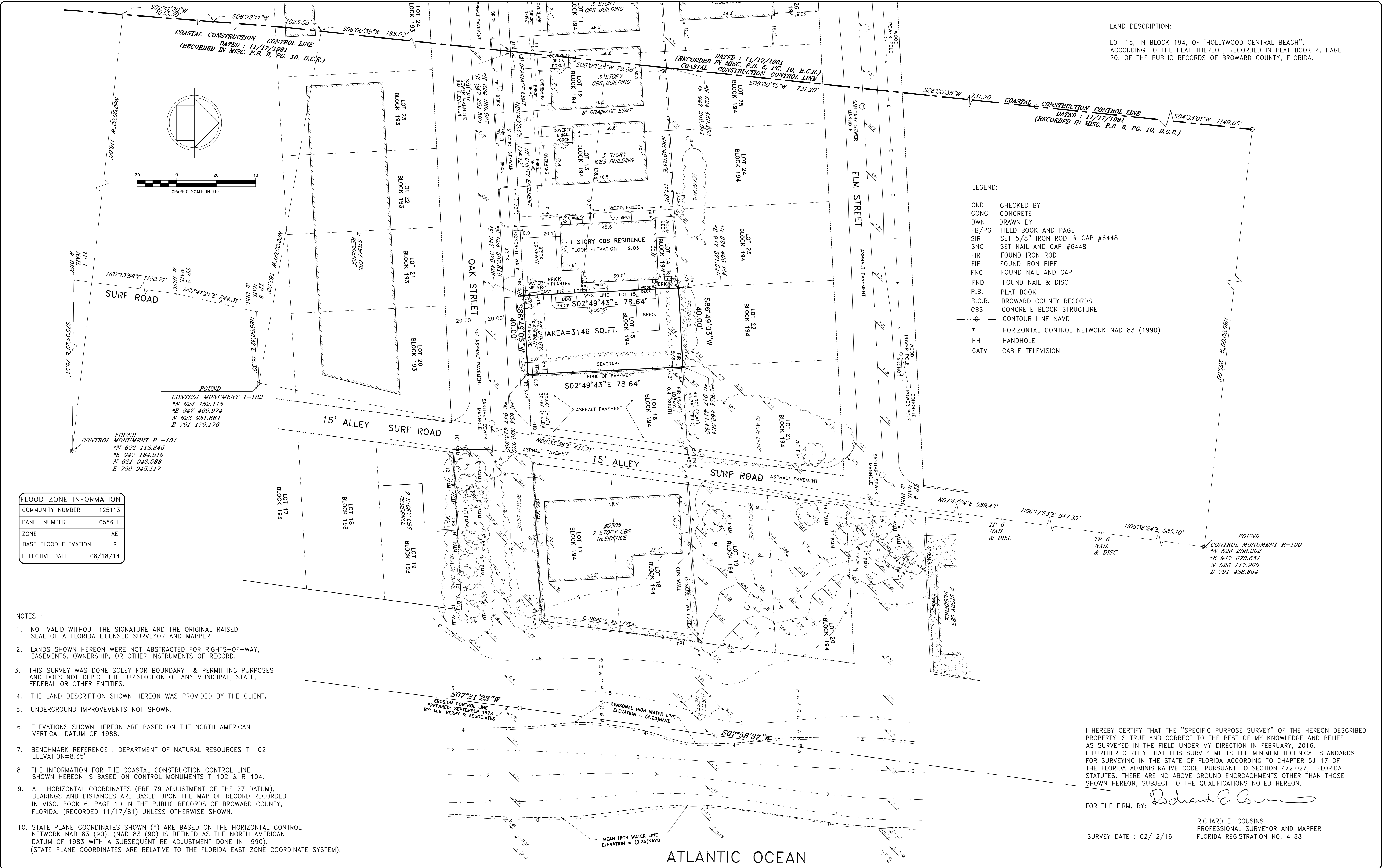
LAND DESCRIPTION:

LOT 15, IN BLOCK 194, OF 'HOLLYWOOD CENTRAL BEACH',
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4,
PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

Sheet #	Drawing Name
	Cover Sheet
SHEET 1 OF 1	Boundary Survey
A-0.0	Areas, Pervious & Context Site Plan (Previously Approved)
A-0.0A	Areas, Pervious & Context Site Plan
A-0.1	Context Site Plan (Previously Approved)
A-0.1A	Context Site Plan
A-1.1	Proposed Site Plan (Previously Approved)
A-1.1A	Proposed Site Plan
C-1.0	Drainage Plan (Previously Approved / No Change)
L-1.0	Landscape Plan (Previously Approved / No Change)
A-2.0	Proposed Ground Floor (Previously Approved Vs. Proposed)
A-2.1	Proposed Second Floor (Previously Approved Vs. Proposed)
A-2.2	Proposed Third Floor (Previously Approved Vs. Proposed)
A-2.3	Proposed Roof Plan (Previously Approved Vs. Proposed)
A-3.0	Proposed North & South Elevations (No Change)
A-3.1	Proposed East Elevation (Previously Approved Vs. Proposed)
A-3.2	Proposed West Elevation (Previously Approved Vs. Proposed)
A-4.0	3D Perspective View (Previously Approved Vs. Proposed)
A-4.1	3D Perspective View (Previously Approved Vs. Proposed)
A-4.2	3D Perspective View (Previously Approved Vs. Proposed)
A-5.0	Street Profile & Context Photos

NOTE TO CITY STAFF & BOARD MEMBERS

THE FOLLOWING DRAWING SET ILLUSTRATES THE REQUEST FOR
A 3' UPPER REAR PROPERTY SETBACK VARIANCE. FOR
PURPOSES OF ILLUSTRATING THE PREVIOUSLY APPROVED P&D
PACKAGE, THIS SET INCLUDES RELEVANT PREVIOUSLY
APPROVED DRAWINGS TO BE COMPARED WITH THE PROPOSED
3' UPPER SETBACK DRAWINGS.



LAND DESCRIPTION:
LOT 15, IN BLOCK 194, OF 'HOLLYWOOD CENTRAL BEACH',
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE
20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - B.C.R. BROWARD COUNTY RECORDS
 - CBS CONCRETE BLOCK STRUCTURE
 - 0 — CONTOUR LINE NAVD
 - * HORIZONTAL CONTROL NETWORK NAD 83 (1990)
 - HH HANDHOLE
 - CATV CABLE TELEVISION

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0586 H
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	08/18/14

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLEY FOR BOUNDARY & PERMITTING PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - BENCHMARK REFERENCE : DEPARTMENT OF NATURAL RESOURCES T-102 ELEVATION=8.35'
 - THE INFORMATION FOR THE COASTAL CONSTRUCTION CONTROL LINE SHOWN HEREON IS BASED ON CONTROL MONUMENTS T-102 & R-104.
 - ALL HORIZONTAL COORDINATES (PRE 79 ADJUSTMENT OF THE 27 DATUM), BEARINGS AND DISTANCES ARE BASED UPON THE MAP OF RECORD RECORDED IN MISC. BOOK 6, PAGE 10 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (RECORDED 11/17/81) UNLESS OTHERWISE SHOWN.
 - STATE PLANE COORDINATES SHOWN (*) ARE BASED ON THE HORIZONTAL CONTROL NETWORK NAD 83 (90). (NAD 83 (90) IS DEFINED AS THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 1990). (STATE PLANE COORDINATES ARE RELATIVE TO THE FLORIDA EAST ZONE COORDINATE SYSTEM).

I HEREBY CERTIFY THAT THE "SPECIFIC PURPOSE SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2016. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 02/12/16

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

CRAIG CHASSEN

305 OAK STREET
HOLLYWOOD, FLORIDA
(FOLIO NO. 514201026631)

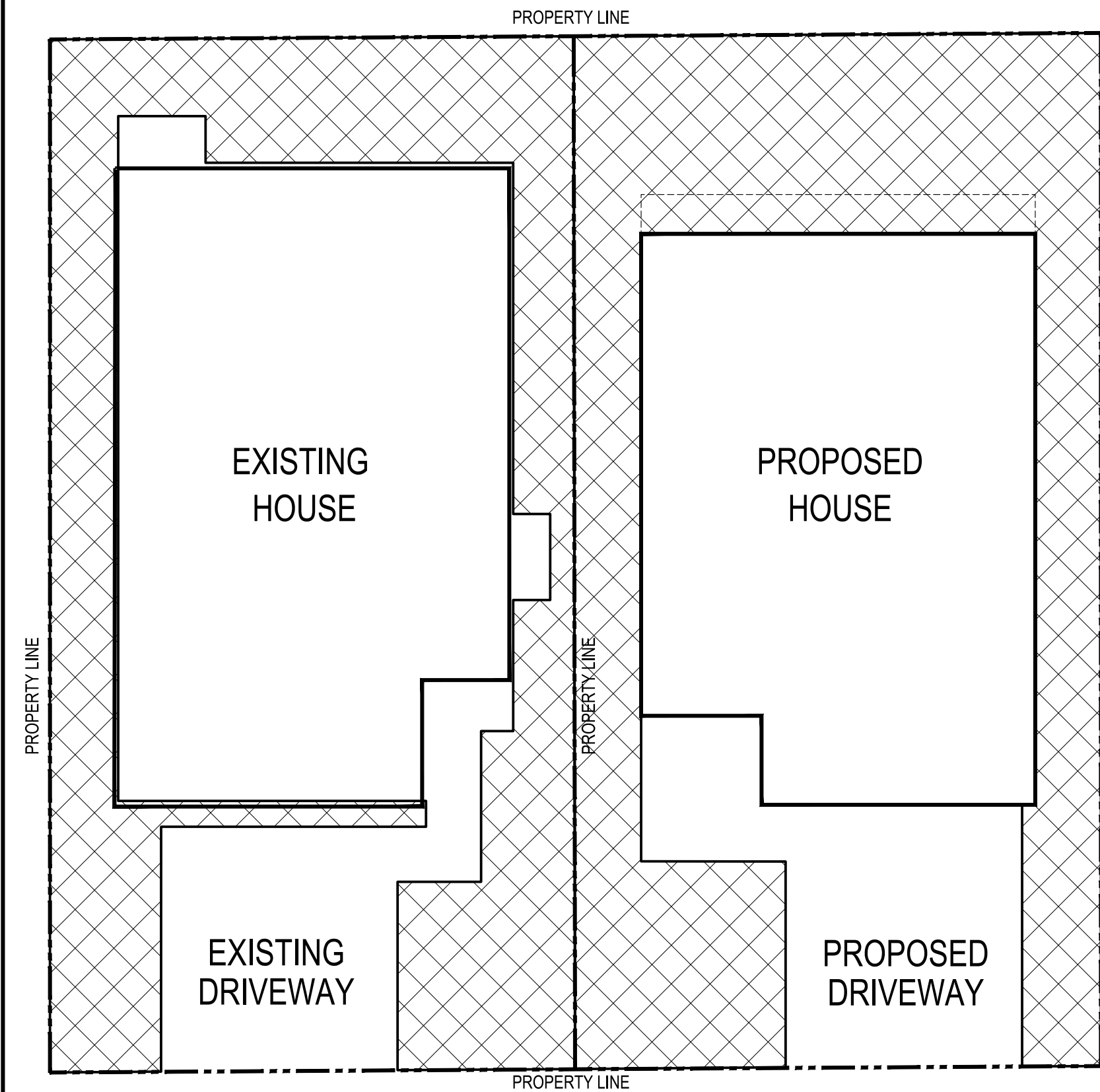
SPECIFIC PURPOSE SURVEY

REVISIONS		DATE	FB/PG	DWN	CKD
DEF COASTAL CONSTRUCTION SURVEY		07/24/15	DATA/COLL	AV	REC
ADDED EROSION CONTROL LINE		09/13/15	DATA/COLL	AV	REC
UPDATE SURVEY		02/12/16	SKETCH	CS	REC

PROJECT NUMBER : 5219-05

SCALE : 1" = 20'

SHEET
1
OF
1
SHEET



PROPERTY AREA (WEST SIDE)
3,152 S.F.
PERVIOUS AREA 1,280 S.F. (41%)

PROPERTY AREA (EAST SIDE)
3,152 S.F.
PERVIOUS AREA 1,439 S.F. (46%)

1

PERVIOUS DIAGRAMS

A-0.0

SCALE: NTS



2

NEW HOUSE FLOOR AREAS

A-0.0

SCALE: NTS



3

CONTEXT SITE PLAN

A-0.0

SCALE: NTS

Project Name:
CHASSEN BEACH HOUSE
305 OAK STREET
HOLLYWOOD, FL 33019

Project Client:
Craig Chassen
309 Oak Street
Hollywood, Florida 33019
TEL: (954) 699-4105
TEL: (954) 921-4105

Project Design Team:
TDD Consulting LLC
3484 Belmont Terrace
Davie, Florida 33328
TEL: (954) 881-3457

NOTE TO CITY STAFF
& BOARD MEMBERS

THIS DRAWING SHEET WAS
PREVIOUSLY APPROVED AND
INCLUDED FOR REFERENCE
ONLY FOR COMPARISON WITH
THE REQUESTED 3' UPPER REAR
PROPERTY SETBACK VARIANCE.
SEE SHEET A-0.0A FOR
COMPARISON.

P&D BOARD PACKAGE
05.10.2017

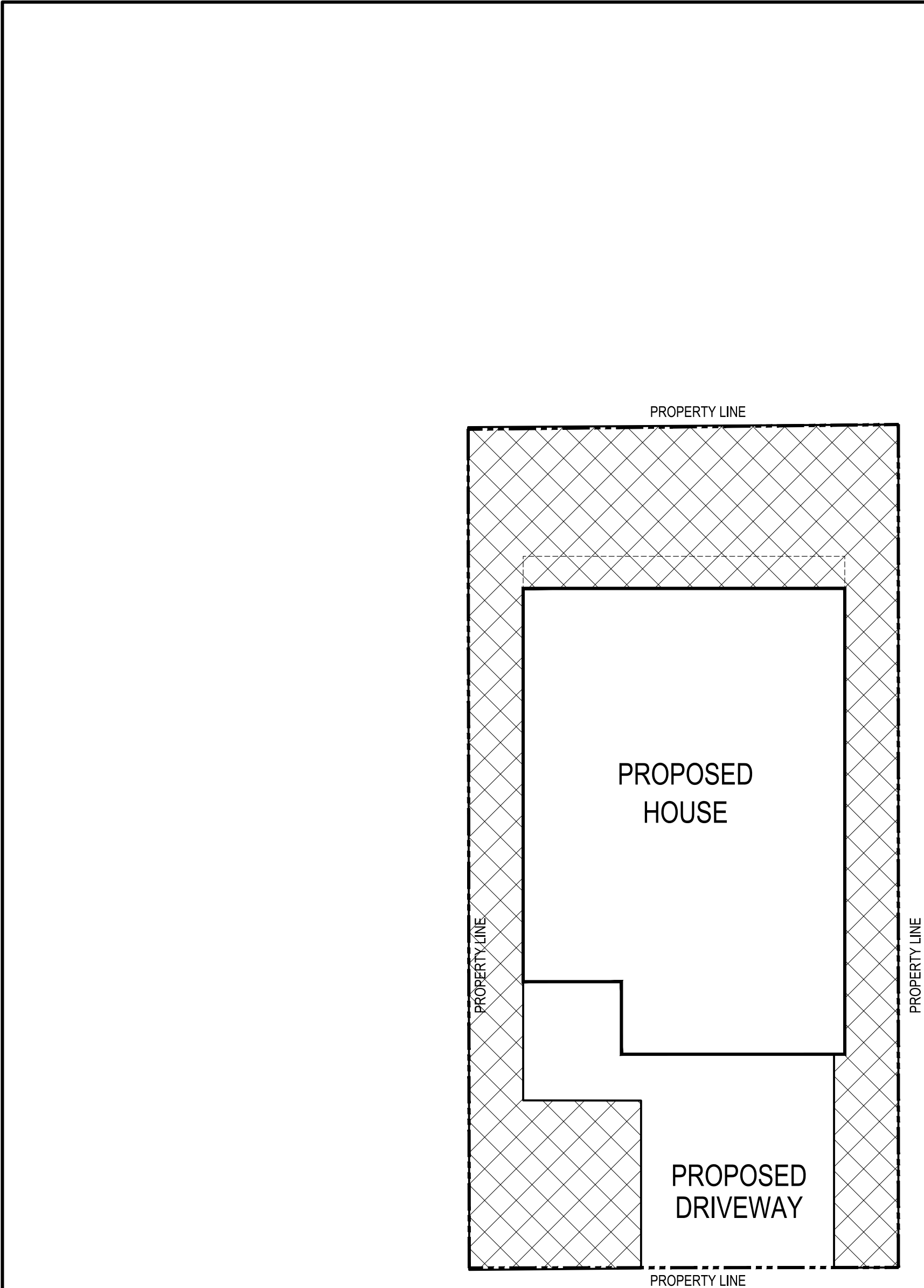
"PREVIOUSLY APPROVED"

AREAS, PERVIOUS &
CONTEXT SITE PLAN

Drawings Name:

A-0.0

Sheet Number:

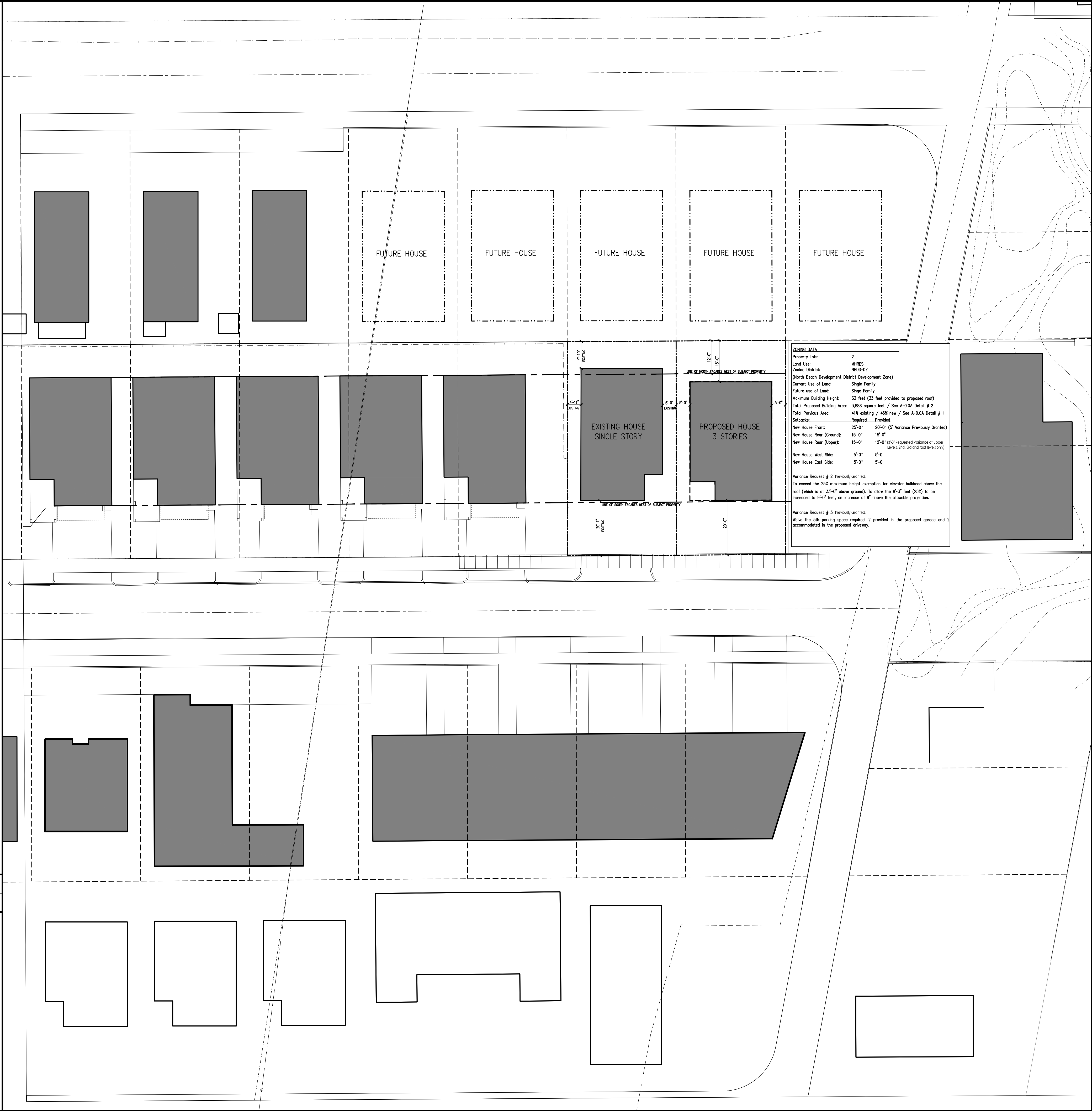


PROPERTY AREA (EAST SIDE)
3,152 S.F.
PERVIOUS AREA 1,439 S.F. (46%)

1 PERVIOUS DIAGRAMS
A-D.O SCALE: NTS



2 NEW HOUSE FLOOR AREAS
A-D.O SCALE: NTS



3 CONTEXT SITE PLAN
A-D.O SCALE: NTS

Project Name:
CHASSEN BEACH HOUSE
305 OAK STREET
HOLLYWOOD, FL 33019

Project Client:
Craig Chassen
309 Oak Street
Hollywood, Florida 33019
TEL: (954) 699-4105
TEL: (954) 921-4105

Project Design Team:
TDD Consulting LLC
3484 Belmont Terrace
Davie, Florida 33328
TEL: (954) 881-3457

ZONING DATA	
Property Lot:	2
Land Use:	MHRS
Zoning District:	NRD-02
(North Beach Development District Development Zone)	
Current Use of Land:	Single Family
Future use of Land:	Single Family
Maximum Building Height:	33 feet (33 feet provided to proposed roof)
Total Proposed Building Area:	3,888 square feet / See A-0.0A Detail # 2
Total Previous Area:	418 existing / 468 new / See A-0.0A Detail # 1
Setbacks:	Required: Provided
New House Front:	25'-0" 20'-0" (5' Variance Previously Granted)
New House Rear (Ground):	15'-0" 15'-0"
New House Rear (Upper):	15'-0" 12'-0" (15' Requested Variance at Upper Levels, 2nd, 3rd and roof levels only)
New House West Side:	5'-0" 5'-0"
New House East Side:	5'-0" 5'-0"
Variance Request # 2 Previously Granted	
To exceed the 25% maximum height exemption for elevator bulkhead above the roof (which is at 33'-0" above ground). To allow the 8'-5" feet (25%) to be increased to 8'-0" feet, an increase of 5" above the allowable projection.	
Variance Request # 3 Previously Granted	
Move the 5th parking space required, 2 provided in the proposed garage and 2 accommodated in the proposed driveway.	

P&D BOARD PACKAGE
05.10.2017

"PROPOSED"

AREAS, PERVIOUS &
CONTEXT SITE PLAN

Drawings Name:

A-0.0A

Sheet Number:

CHASSEN BEACH HOUSE
309 OAK STREET
HOLLYWOOD, FL 33019

Craig Chassen
1023 Polk Street
Hollywood, Florida 33019
TEL: (954) 699-4105
TEL: (954) 921-4105

TDO Consulting LLC
3484 Belmont Terrace
Davie, Florida 33328
TEL: (954) 881-3457

THIS DRAWING SHEET WAS
PREVIOUSLY APPROVED AND
INCLUDED FOR REFERENCE
ONLY FOR COMPARISON WITH
THE REQUESTED 3' UPPER REAR
PROPERTY SETBACK VARIANCE.
SEE SHEET A-0.1A FOR
COMPARISON.

[illegible]

A-0.1

CONTEXT SITE PLAN

ZONING DATA

Property Lots:	2	
Land Use:	MHRES	
Zoning District:	NBDD-DZ	
(North Beach Development District Development Zone)		
Current Use of Land:	Single Family	
Future use of Land:	Single Family	
Maximum Building Height:	33 feet (33 feet provided to proposed roof)	
Total Proposed Building Area:	3,677 square feet / See A-0.0 Detail # 2	
Total Pervious Area:	41% existing / 46% new / See A-0.0 Detail # 1	
Setbacks:	Required	Provided
Existing Front:	25'-0"	20'-1" (Legal Non-Confirming)
New House Front:	25'-0"	20'-0" (5'-0" Variance Request # 1)
Existing Rear:	15'-0"	9'-10" (Legal Non-Confirming)
New House Rear:	15'-0"	15'-0"
Existing West Side:	5'-0"	4'-11" (Legal Non-Confirming)
New House West Side:	5'-0"	5'-0"
Existing East Side:	5'-0"	5'-0"
New House East Side:	5'-0"	5'-0"

Variance Request # 2:
To exceed the 25% maximum height exemption for elevator bulkhead above the roof (which is at 33'-0" above ground). To allow the 8'-3" feet (25%) to be increased to 9'-0" feet, an increase of 9" above the allowable projection.

Variance Request # 3: Waive the 5th parking space required. 2 provided in the proposed garage and 2 accommodated in the proposed driveway.



Project Name:

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305 OAK STREET
HOLLYWOOD, FL 33019

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P&D BOARD PACKAGE
05.10.2017

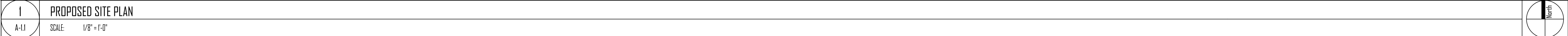
"PROPOSED"

CONTEXT
SITE PLAN

Drawings Name:

A-0.1A

Sheet Number:



Sheet Number



Project Name:
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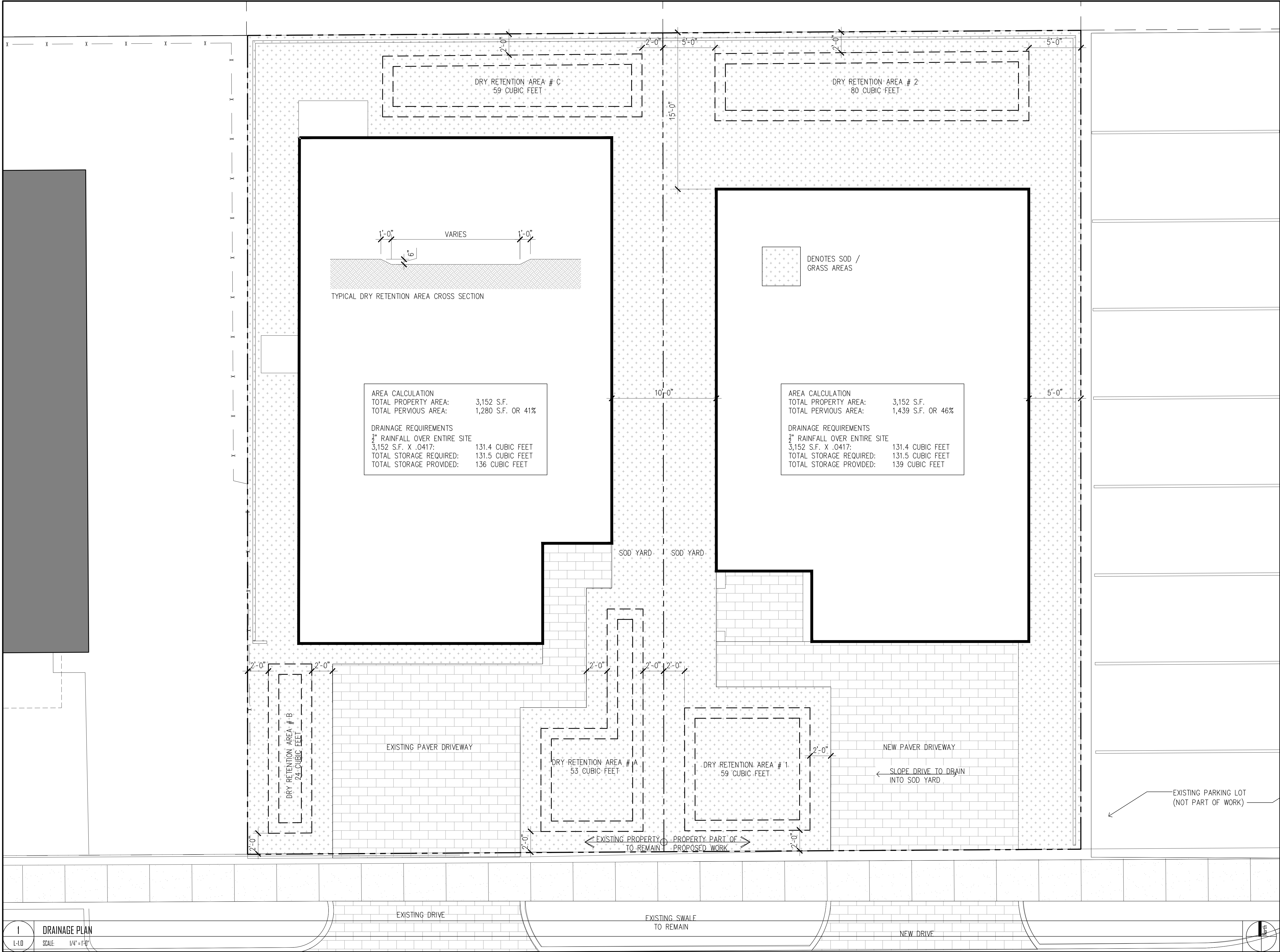
Project Design Team:
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05.10.2017

"PROPOSED"

PROPOSED
SITE PLAN

Drawings Name:
A-1.1A
Sheet Number:



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**NOTE TO CITY STAFF
& BOARD MEMBERS**

**THIS DRAWING SHEET WAS
PREVIOUSLY APPROVED. NO
CHANGE REGARDING THE
PROPOSED 3' UPPER REAR
PROPERTY SETBACK VARIANCE.**

P&D BOARD PACKAGE
05.10.2017

"PREVIOUSLY APPROVED"

DRAINAGE PLAN

Drawings Name:
C-1.0

Sheet Number:

LANDSCAPE NOTES:

1. ALL PROPOSED LANDSCAPING TO BE FLORIDA GRADE #1 OR BETTER.
2. 100% IRRIGATION SHALL BE PROVIDED WITH RAIN GAUGE (SUB-PERMIT).
3. EXISTING TREES IN SWALE SHALL REMAIN

LANDSCAPE NOTES:

1. ALL PROPOSED LANDSCAPING TO BE FLORIDA GRADE #1 OR BETTER.
2. 100% IRRIGATION SHALL BE PROVIDED WITH RAIN GAUGE (SUB-PERMIT).
3. EXISTING TREES IN SWALE SHALL REMAIN

DENOTES NEW SYLVESTRIS PALM (PVT)

DENOTES EXISTING PERIMETER
SEAGRAPE TREES TO REMAIN

— EXISTING
PALMS TO
REMAIN

—EXISTING PARKING LOT
(NOT PART OF WORK)

CHASSEN BEACH HOUSE
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NOTE TO CITY STAFF
& BOARD MEMBERS

THIS DRAWING SHEET WAS
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CHANGE REGARDING THE
PROPOSED 3' UPPER REAR
PROPERTY SETBACK VARIANCE.

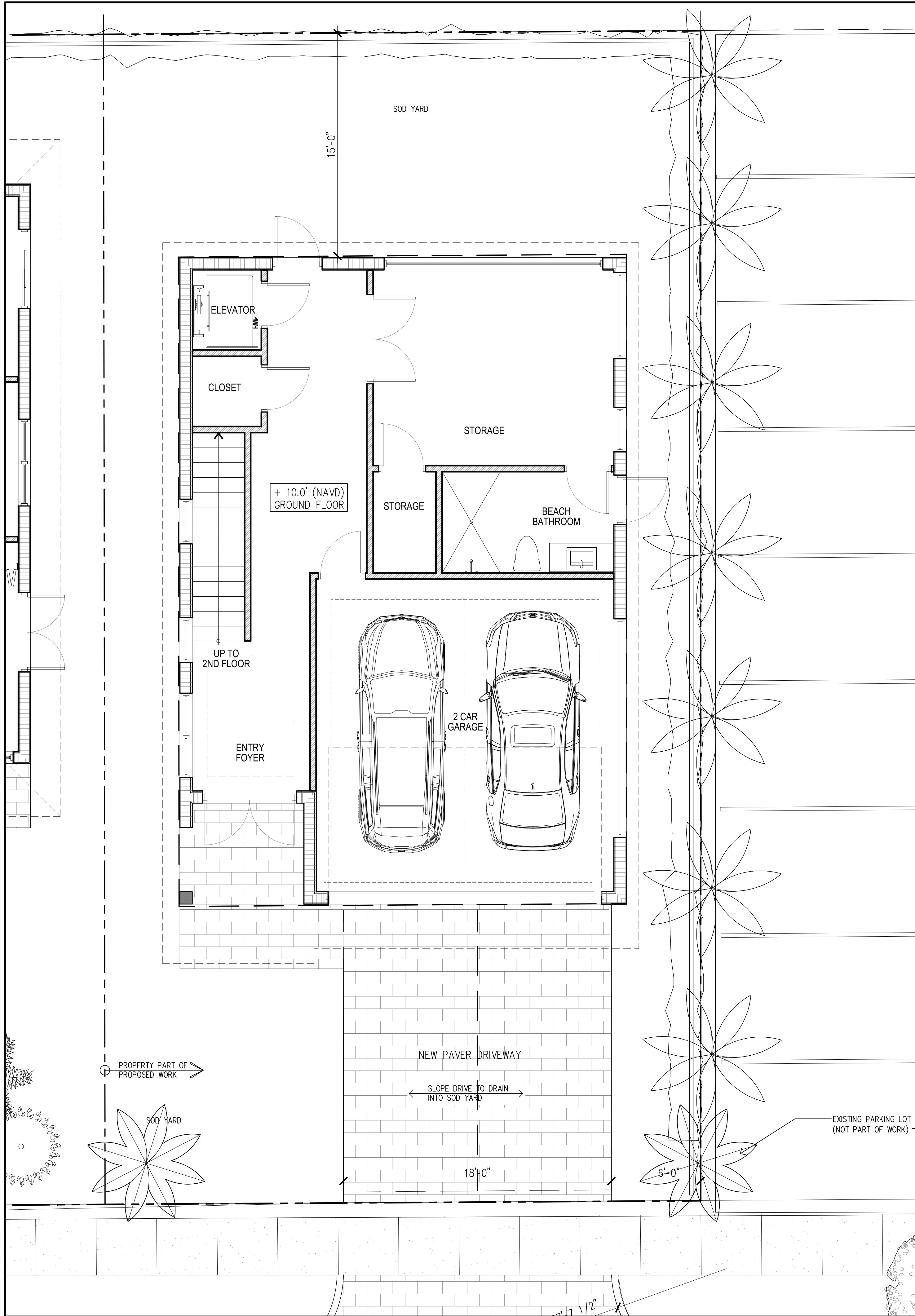
P&D BOARD PACKAGE
05.10.2017

"PREVIOUSLY APPROVED"

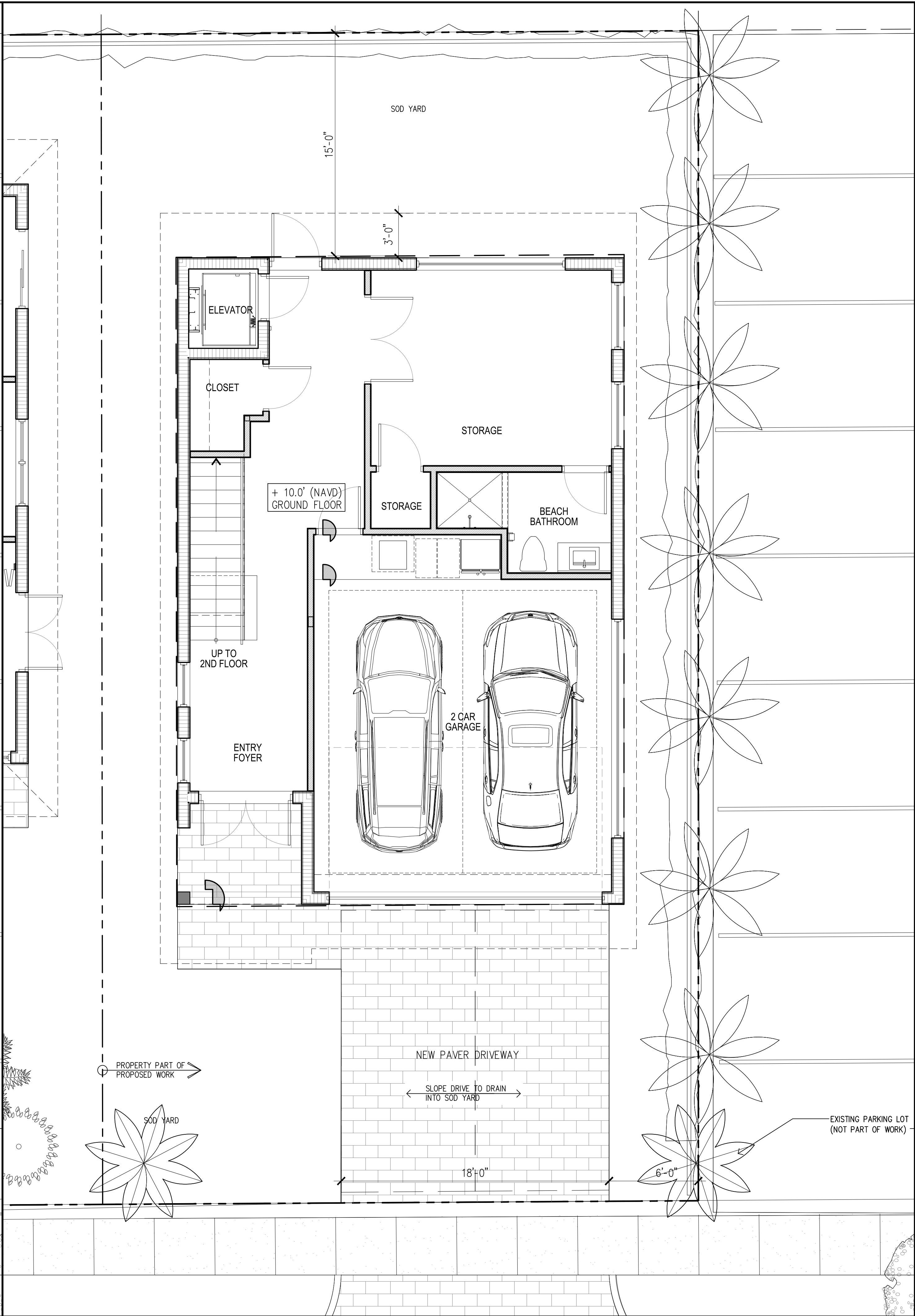
LANDSCAPE PLAN

L-1.0

Sheet Number:



1 PROPOSED GROUND FLOOR PLAN (PREVIOUSLY APPROVED)
A-2.0 SCALE: 1/4" = 1'-0"



2 PROPOSED GROUND FLOOR PLAN
A-2.0 SCALE: 1/4" = 1'-0"

Project Name:
CHASSEN BEACH HOUSE
305 OAK STREET
HOLLYWOOD, FL 33019

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NOTE TO CITY STAFF
& BOARD MEMBERS
THIS DRAWING SHEET
ILLUSTRATES "SIDE BY SIDE"
GROUND FLOOR PLANS FOR
COMPARISON PURPOSES.

P&D BOARD PACKAGE
05.10.2017

"PREVIOUSLY APPROVED"
VERSUS
"PROPOSED"

PROPOSED
GROUND FLOOR PLAN

Drawings Name:
A-2.0

Sheet Number:

CHASSEN BEACH HOUSE
305 OAK STREET
HOLLYWOOD, FL 33019

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THIS DRAWING SHEET
ILLUSTRATES "SIDE BY SIDE"
SECOND FLOOR PLANS FOR
COMPARISON PURPOSES.

"PREVIOUSLY APPROVED"
VERSUS
"PROPOSED"

A-2.1

1
A-21
SCALE: 1/4" = 1'-0"

PROPOSED SECOND FLOOR PLAN (PREVIOUSLY APPROVED)

2
A-21
SCALE: 1/4" = 1'-0"

PROPOSED SECOND FLOOR PLAN

Dimensions for Plan 1:
15'-0"
10'-3"
6'-6 1/2"
9'-10 1/2"
3'-5 1/2"
14'-10 1/2"
18'-8 1/2"
8'-8 1/2"
12'-10 1/2"

Dimensions for Plan 2:
12'-0"
2'-2"
3'-11 1/2"
2'-4"
6'-7 1/2"
9'-5"
13'-10 1/2"
20'-6"
9'-9"
13'-1"

CHASSEN BEACH HOUSE
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THIS DRAWING SHEET
ILLUSTRATES "SIDE BY SIDE"
THIRD FLOOR PLANS FOR
COMPARISON PURPOSES.

"PREVIOUSLY APPROVED"
VERSUS
"PROPOSED"

A-2.2

CHASSEN BEACH HOUSE
305 OAK STREET
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THIS DRAWING SHEET
ILLUSTRATES "SIDE BY SIDE"
ROOF FLOOR PLANS FOR
COMPARISON PURPOSES.

"PREVIOUSLY APPROVED"
VERSUS
"PROPOSED"

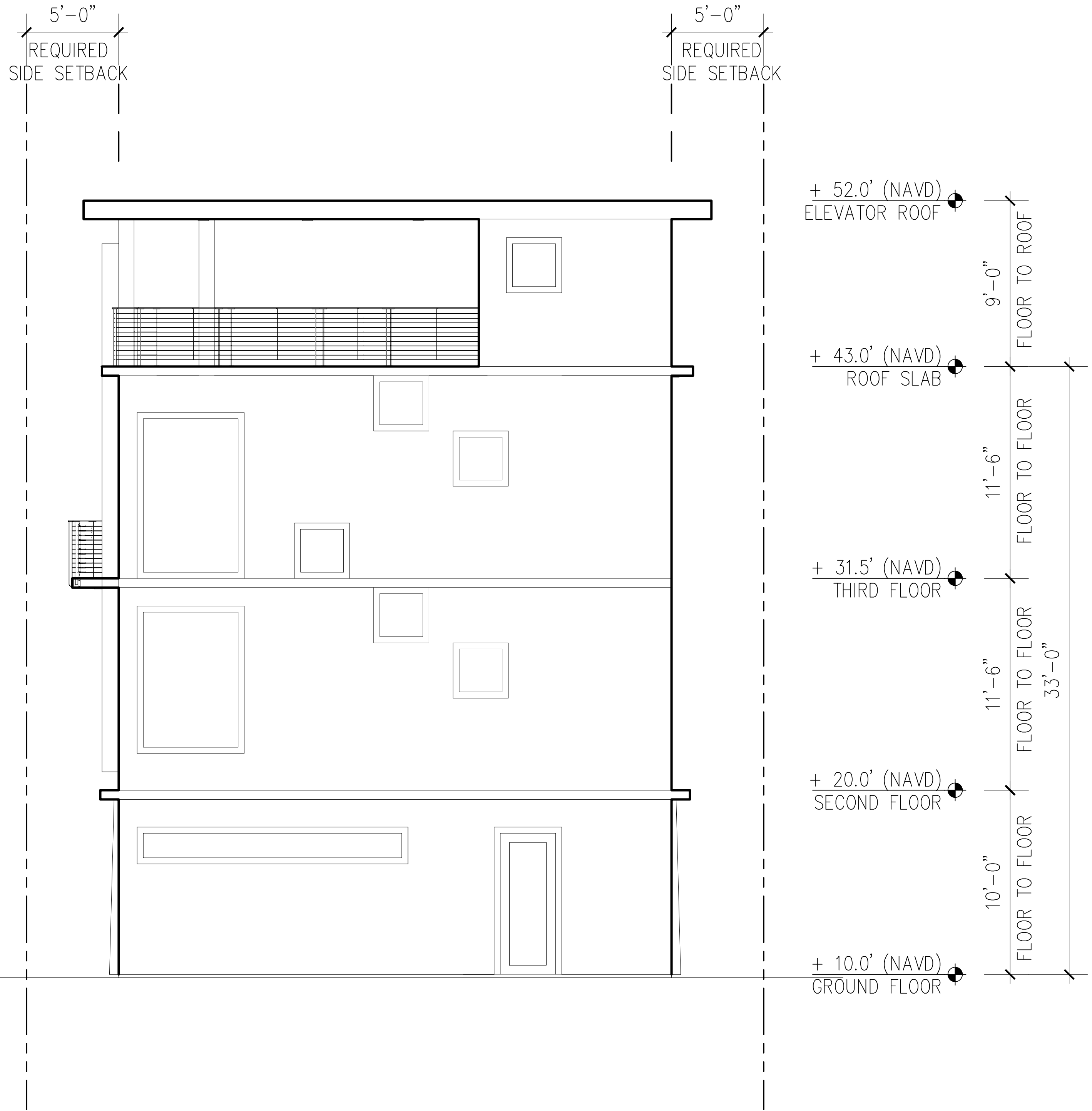
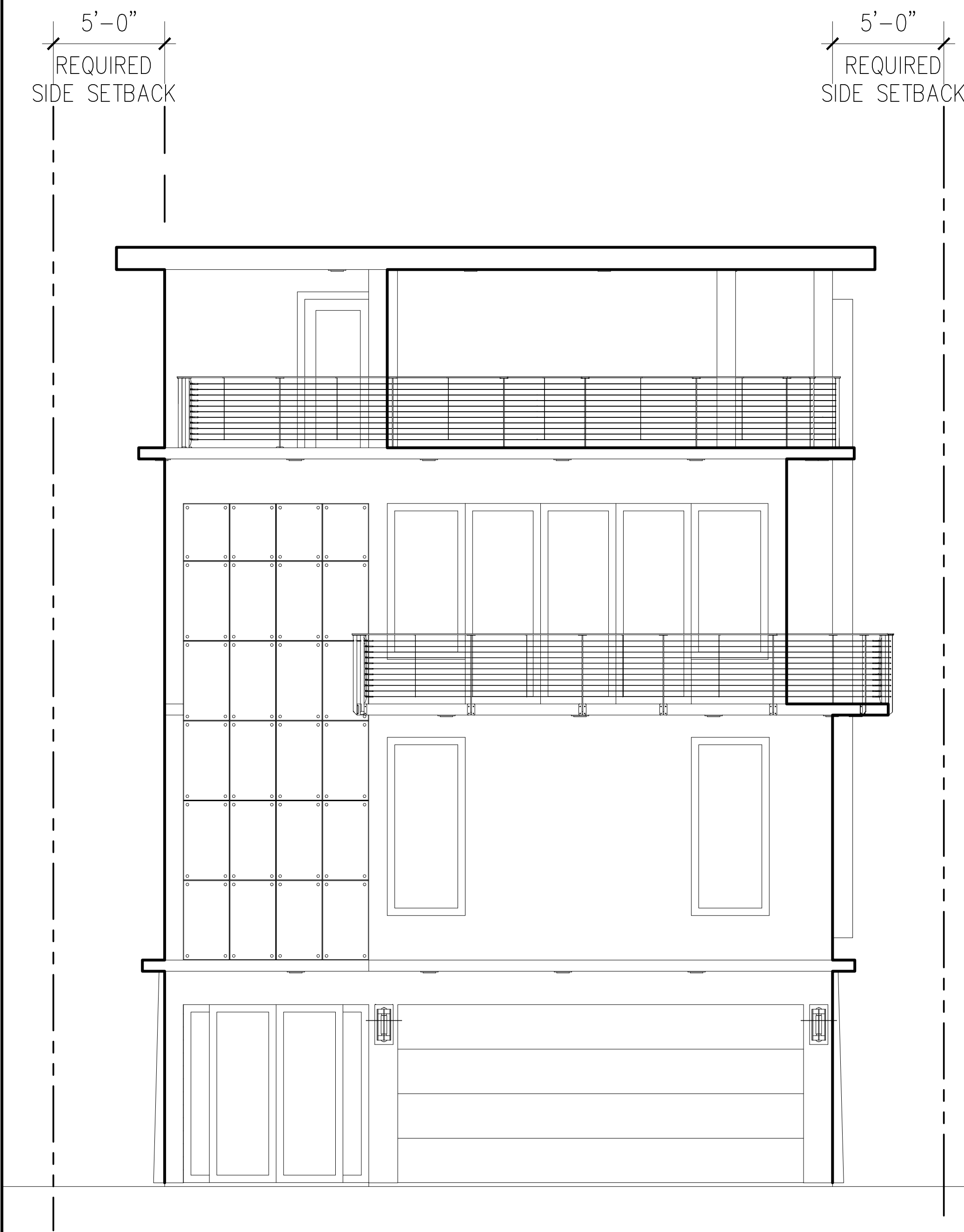
A-2.3

The image displays two architectural floor plans for proposed roof spaces, labeled 1 and 2. Both plans are oriented vertically and show a rectangular building footprint with internal furniture layouts and dimensions.

Plan 1 (Left): Labeled "1" in a small circle. The title is "PROPOSED ROOF FLOOR PLAN (PREVIOUSLY APPROVED)". The scale is "1/4\" = 1'-0\"". The overall width is dimensioned as 15'-0\". The plan shows a large central area with a long rectangular table and chairs, a smaller table with chairs, and a kitchen area with a stove and sink. There are also two circular tables with chairs. The plan is surrounded by a dashed line indicating the building footprint.

Plan 2 (Right): Labeled "2" in a small circle. The title is "PROPOSED ROOF FLOOR PLAN". The scale is "1/4\" = 1'-0\"". The overall width is dimensioned as 12'-0\". The plan shows a similar layout to Plan 1, but with a different furniture arrangement. It includes a long rectangular table and chairs, a smaller table with chairs, a kitchen area with a stove and sink, and two circular tables with chairs. The plan is surrounded by a dashed line indicating the building footprint.

Both plans include decorative elements such as stylized trees and shrubs along the bottom edge. The drawing is presented in a clean, technical style with black lines on a white background.



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NOTE TO CITY STAFF
& BOARD MEMBERS

THIS DRAWING SHEET
ILLUSTRATES THE SOUTH AND
NORTH ELEVATIONS. NO
CHANGES HAVE OCCURRED
FROM THE PREVIOUSLY
APPROVED.

P&D BOARD PACKAGE
05.10.2017

"PREVIOUSLY APPROVED"
VERSUS
"PROPOSED"

SOUTH AND NORTH
ELEVATIONS

Drawings Name:

A-3.0

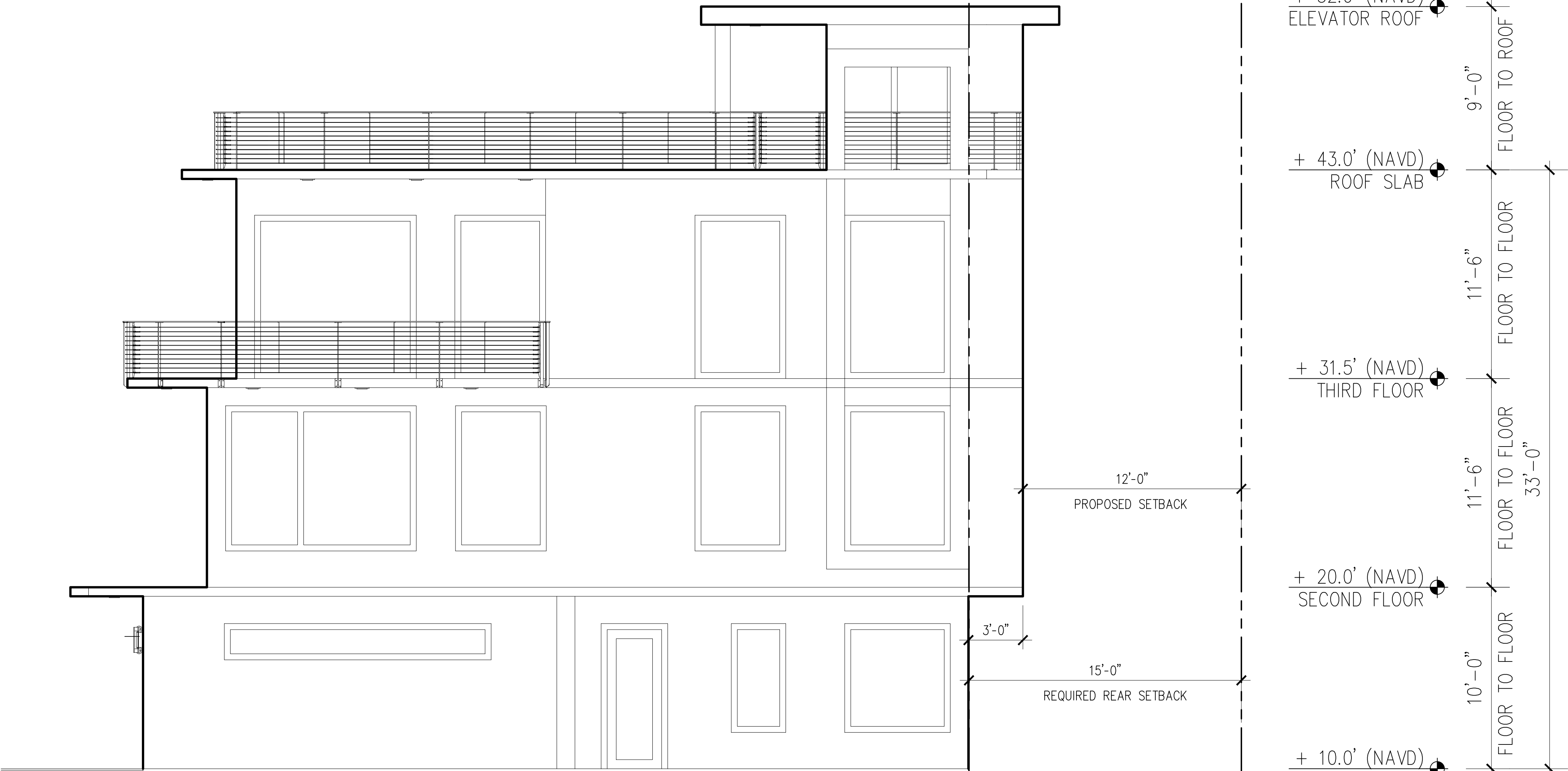
Sheet Number:

1 SOUTH ELEVATION (NO CHANGE)
A-3.0 SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION (NO CHANGE)
A-3.0 SCALE: 1/4" = 1'-0"

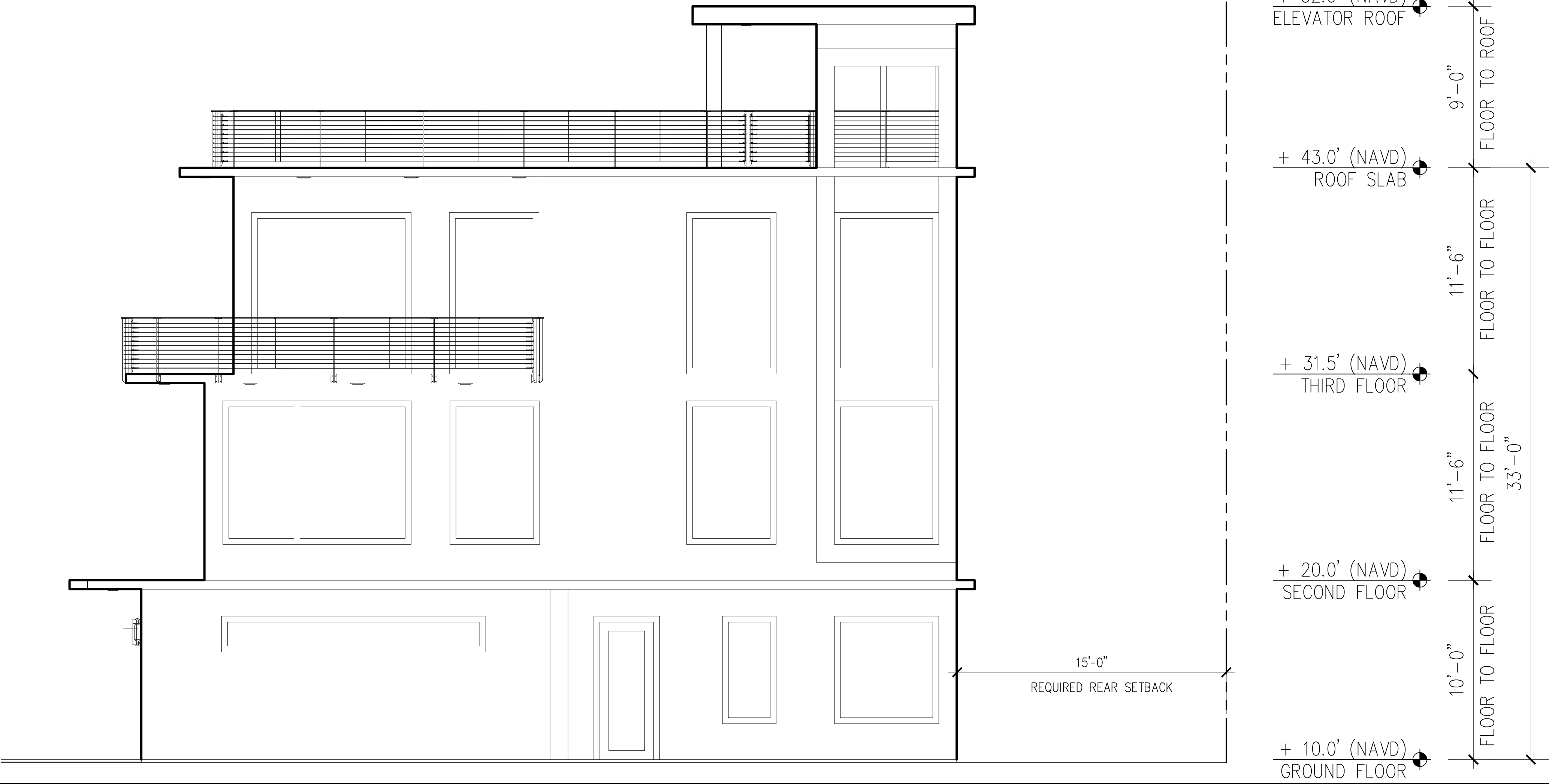
I
A-3.1

EAST ELEVATION
SCALE: 1/4" = 1'-0"



I
A-3.1

EAST ELEVATION (PREVIOUSLY APPROVED)
SCALE: 1/4" = 1'-0"



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NOTE TO CITY STAFF
& BOARD MEMBERS
THIS DRAWING SHEET
ILLUSTRATES "SIDE BY SIDE"
EAST ELEVATIONS (PREVIOUSLY
BELOW AND PROPOSED ABOVE)
FOR COMPARISON PURPOSES.

P&D BOARD PACKAGE
05.10.2017

"PREVIOUSLY APPROVED"
VERSUS
"PROPOSED"

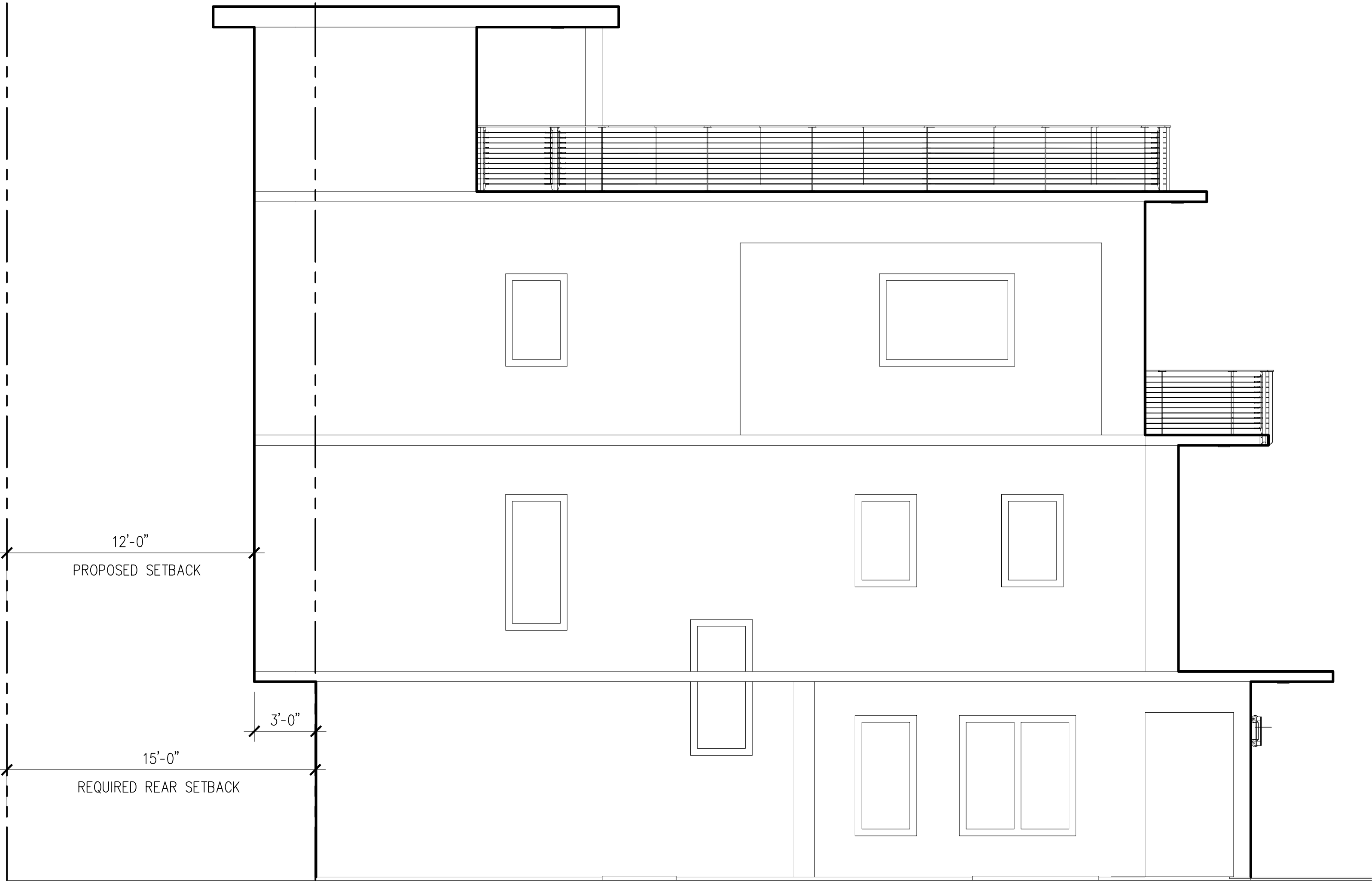
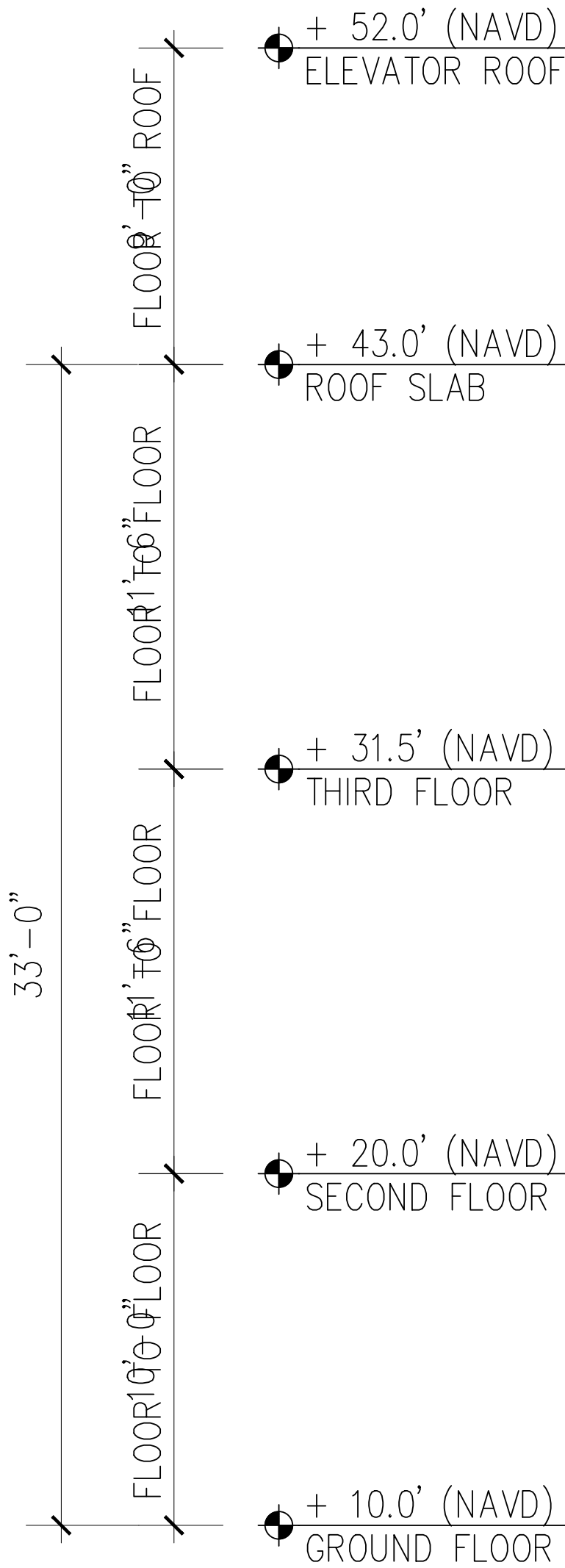
EAST
ELEVATIONS
Drawings Name:
A-3.1
Sheet Number:

1

A-3.2

WEST ELEVATION

SCALE: 1/4" = 1'-0"

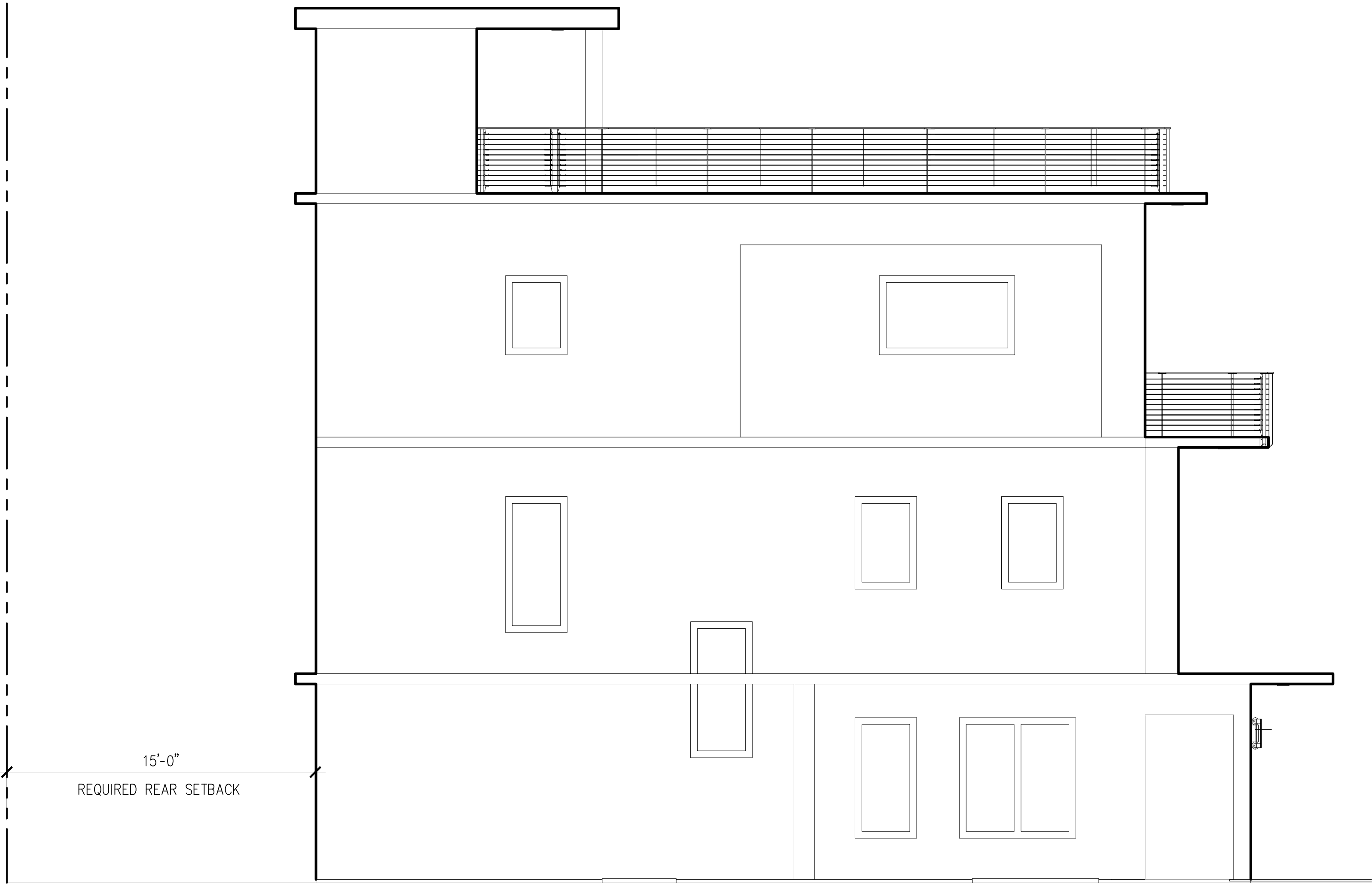
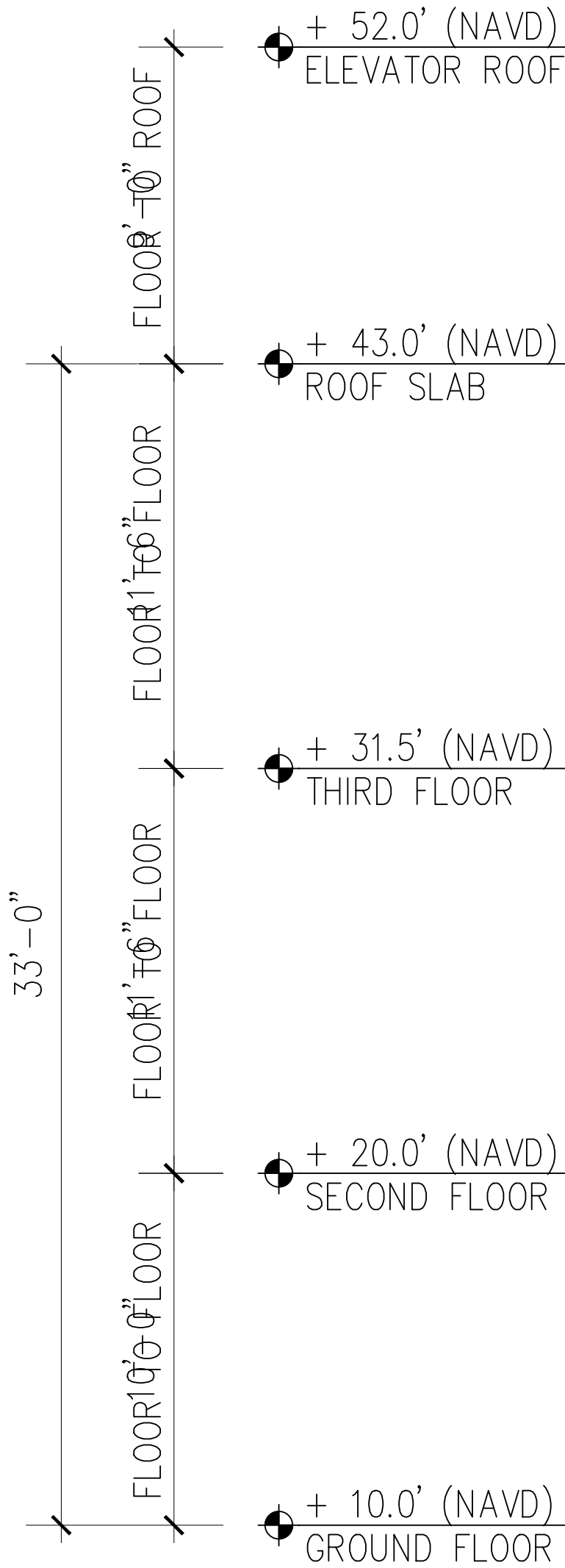


1

A-3.2

WEST ELEVATION (PREVIOUSLY APPROVED)

SCALE: 1/4" = 1'-0"



Project Name:

CHASSEN BEACH HOUSE
305 OAK STREET
HOLLYWOOD, FL 33019

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309 Oak Street
Hollywood, Florida 33019
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Project Design Team:

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3484 Belmont Terrace
Davie, Florida 33328
TEL: (954) 881-3457

NOTE TO CITY STAFF
& BOARD MEMBERS

THIS DRAWING SHEET
ILLUSTRATES "SIDE BY SIDE"
WEST ELEVATIONS (PREVIOUSLY
BELOW AND PROPOSED ABOVE)
FOR COMPARISON PURPOSES.

P&D BOARD PACKAGE
05.10.2017

"PREVIOUSLY APPROVED"
VERSUS
"PROPOSED"

WEST
ELEVATIONS

Drawings Name:

A-3.2

Sheet Number:



2 3D PERSPECTIVE VIEW
A-4.0 SCALE: NTS



1 3D PERSPECTIVE VIEW (PREVIOUSLY APPROVED)
A-4.0 SCALE: NTS

Project Name:
CHASSEN BEACH HOUSE
305 OAK STREET
HOLLYWOOD, FL 33019

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NOTE TO CITY STAFF
& BOARD MEMBERS
THIS DRAWING SHEET
ILLUSTRATES "SIDE BY SIDE"
3D SKETCHUP VIEWS FOR
COMPARISON PURPOSES.

P&D BOARD PACKAGE
05.10.2017

"PREVIOUSLY APPROVED"
VERSUS
"PROPOSED"

3D SKETCHUP
PERSPECTIVE VIEWS

Drawings Name:

A-4.0
Sheet Number:



2

3D PERSPECTIVE VIEW



1

3D PERSPECTIVE VIEW (PREVIOUSLY APPROVED)

Project Name:

CHASSEN BEACH HOUSE
305 OAK STREET
HOLLYWOOD, FL 33019

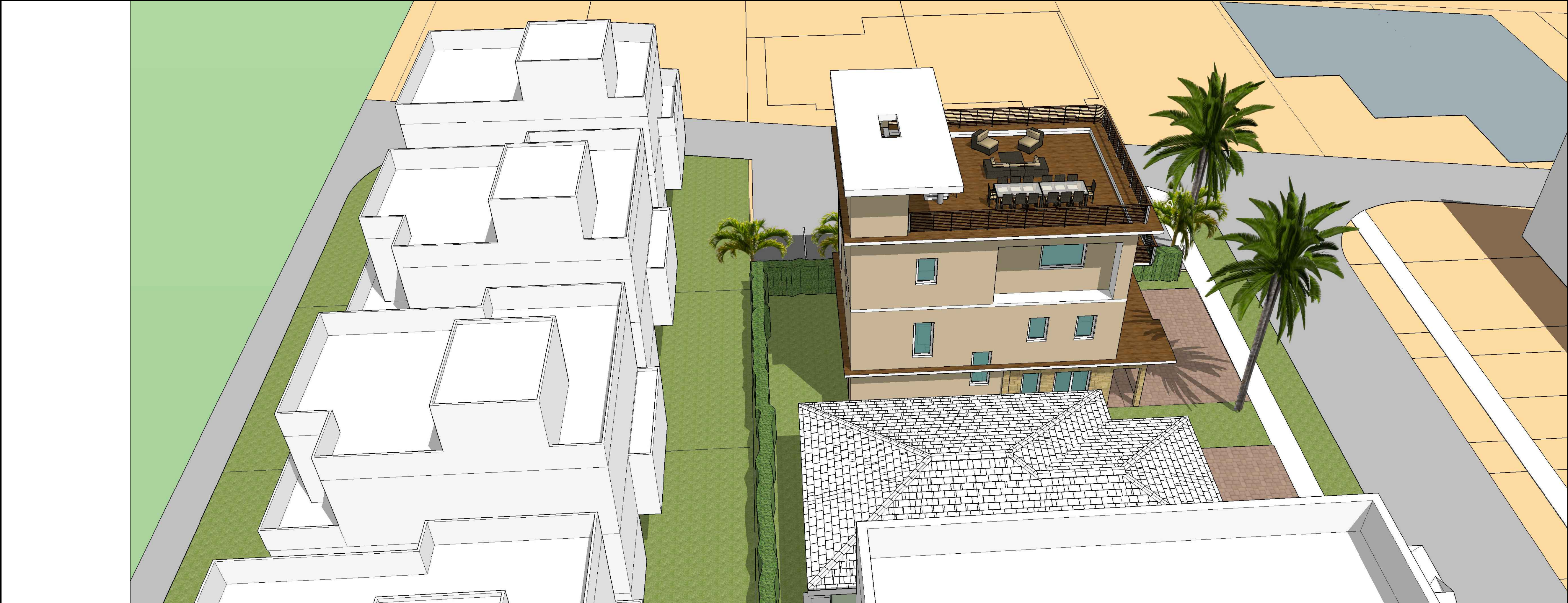
Project Design Team:

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3484 Belmont Terrace
Davie, Florida 33328
TEL: (954) 881-3457

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05.10.2017



2 3D PERSPECTIVE VIEW
SCALE: NTS



1 3D PERSPECTIVE VIEW (PREVIOUSLY APPROVED)
SCALE: NTS

Project Name:
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NOTE TO CITY STAFF
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3D SKETCHUP VIEWS FOR
COMPARISON PURPOSES.

P&D BOARD PACKAGE
05.10.2017

"PREVIOUSLY APPROVED"
VERSUS
"PROPOSED"

3D SKETCHUP
PERSPECTIVE VIEWS

Drawings Name:
A-4.2
Sheet Number:



EXISTING TOWN HOUSES SOUTH OF PROJECT



PROPERTY (UNDER CONSTRUCTION) LOOKING WEST AND NORTH



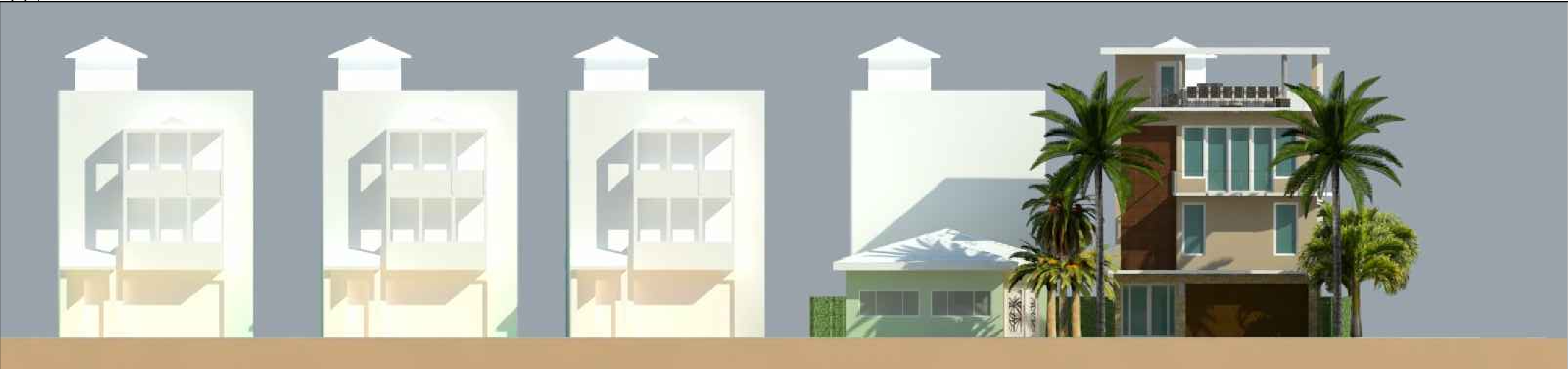
PROPERTY (UNDER CONSTRUCTION) LOOKING TOWARDS SURF ROAD



LOOKING EAST AT PROPERTY (TO RIGHT UNDER CONSTRUCTION AND NORTH PROPERTIES UNDER CONSTRUCTION)

2
A-5.0

CONTEXT PHOTOS
SCALE: NTS



1
A-5.0

STREET PROFILE (NO CHANGE)
SCALE: NTS

Project Name:
CHASSEN BEACH HOUSE
305 OAK STREET
HOLLYWOOD, FL 33019

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NOTE TO CITY STAFF
& BOARD MEMBERS

THE STREET PROFILE BELOW
WAS PREVIOUSLY APPROVED
(NO CHANGE) AND INCLUDED
FOR REFERENCE ONLY. THE
PHOTOS HAS BEEN UNDATED TO
CURRENT CONDITIONS.

P&D BOARD PACKAGE
05.10.2017

Revisions

STREET PROFILE &
CONTEXT PHOTOS

Drawings Name:

A-5.0

Sheet Number:

ATTACHMENT B


Land Use & Zoning Map


Address: 305 Oak Street



DEVELOPMENT SERVICES
PLANNING

Legend

 Subject Parcel

 Streets

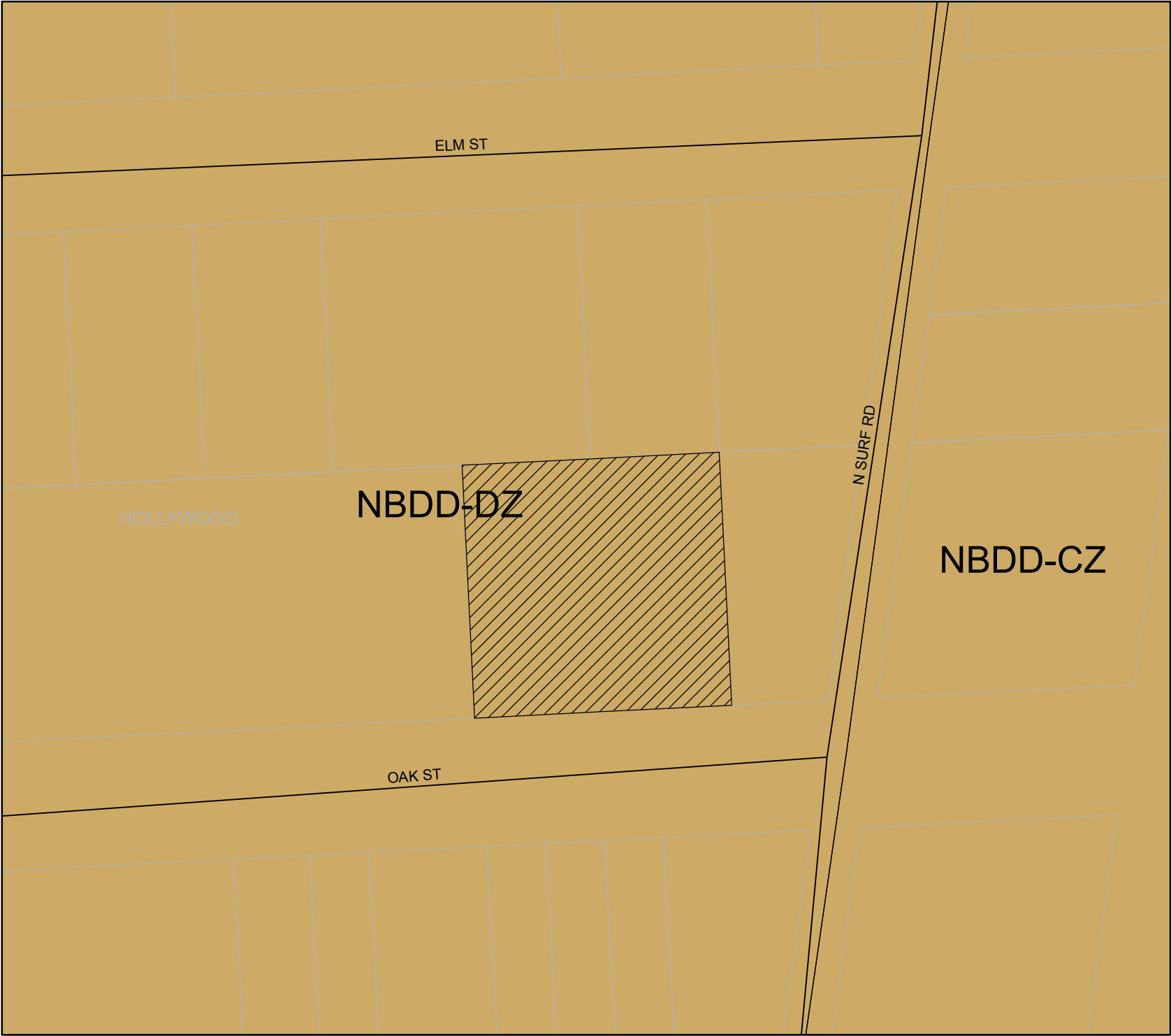
LAND USE

 MHRES

ZONING

 NBDD-DZ

 NBDD-CZ



0 10 20 40 Feet



ATTACHMENT C
Previously Approved
Board Resolution

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 15-V-82

INSTR # 113429102
Recorded 12/29/15 04:21:01 PM
Broward County Commission
Deputy Clerk 4015
#1, 6 Pages

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING THREE (3) VARIANCES REQUESTS TO WAIVE 5 FEET OF THE REQUIRED 25 FEET FRONT YARD SETBACK (SOUTH), TO INCREASE THE HEIGHT OF ALLOWABLE PROJECTIONS FOR THE PARTIALLY COVERED ROOF DECK AND THE ELEVATOR BULKHEAD FROM THE MAXIMUM 25% (8.3 FEET) TO ALLOW 9 FEET; AND REDUCE THE REQUIRED NUMBER OF PARKING SPACES FROM FIVE TO FOUR, FOR THE PROPERTY LOCATED ON THE VACANT EAST PORTION OF 309 OAK STREET, HOLLYWOOD, FLORIDA PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

INSTR # 113472399
Recorded 01/25/16 11:17:56 AM
Broward County Commission
Deputy Clerk 3110
#1, 6 Pages

WHEREAS, the Zoning and Land Development Regulations provide that an application for a Variance may be filed; and

WHEREAS, Craig and Meredith Chassen, as applicant/owner for the property located at 309 Oak Street, Hollywood, Florida, applied for three (3) Variances as set forth herein; and

WHEREAS, the Director of the Department of Planning and Development Services and Planning staff ("Staff"), following an analysis of the application and its associated documents have determined that the proposed request for a Variance for the waiver of 5 feet of the required 25 feet front yard setback on the south side does meet the criteria set forth in Section 5.3 F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended that the Variance be approved with the condition that all encroachments in the common side yards of Lots 14 and 16 shall be demolished and cleared prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and

WHEREAS, the Staff, following an analysis of the application and its associated documents have determined that the proposed request for a Variance to increase the height of allowable projections for the partially covered roof deck and the elevator bulkhead from 25% (8.3 feet) to 9 feet does meet the criteria set forth in Section 5.3 F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended that the Variance be approved with the condition that all encroachments in the common side yards of Lots 14 and 16 shall be demolished and cleared prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and

**Return to: Office of Planning
City of Hollywood
2600 Hollywood Boulevard
Rom 315
Hollywood, FL 33022-9045**

④

WHEREAS, the Staff, following an analysis of the application and its associated documents have determined that the proposed request for a Variance to reduce the required number of parking spaces from five to four does meet the criteria set forth in Section 5.3 F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended that the Variance be approved with the condition that all encroachments in the common side yards of Lots 14 and 16 shall be demolished and cleared prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and

WHEREAS, on December 10, 2015 the Planning and Development Board met and held an advertised public hearing to consider the three (3) Variance requests; and

WHEREAS, the Board reviewed the application for the three (3) Variances and determined the following:

(1) As to the Variance request to waive 5 feet of the required 25 feet front yard setback on the south side, the Variance request with Staff's condition, does meet the criteria set forth in Section 5.3.F.1. of the Zoning and Land Development Regulation and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;
- c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;
- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

(2) As to the Variance request to increase the height of allowable projections for the partially covered roof deck and the elevator bulkhead from 25% (8.3 feet) to allow 9 feet, the Variance request with Staff's condition, does meet the criteria set forth in Section 5.3.F.1. of the Zoning and Land Development Regulation and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;
- c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;
- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

; and

(3) As to the Variance request to reduce the required number of parking spaces from five to four, the Variance request with Staff's condition, does meet the criteria set forth in Section 5.3.F.1. of the Zoning and Land Development Regulation and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;
- c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;
- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property located on the vacant east portion of 309 Oak Street, to waive 5 feet of the required 25 feet front yard setback on the south side of the subject property, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved with the following condition: that all encroachments in the common side yards of Lots 14 and 16 shall be demolished and cleared prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property located on the vacant east portion of 309 Oak Street, to increase the height of allowable projections for the partially covered roof deck and the elevator bulkhead from 25% (8.3 feet) to 9 feet, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved with the following condition: that all encroachments in the common side yards of Lots 14 and 16 shall be demolished and cleared prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property located on the vacant east portion of 309 Oak Street, to reduce the number of required parking spaces from five to four, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved with the following condition: that all encroachments in the common side yards of Lots 14 and 16 shall be demolished and cleared prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

Section 4: That all three (3) Variances shall become null and void unless the Applicant has applied for all applicable building or other permits(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

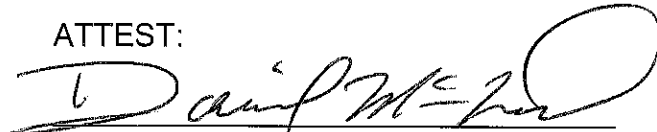
RESOLUTION No 15-V-82 FOR CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD FOR VARIANCES RELATING TO A SINGLE FAMILY HOME LOCATED ON THE VACANT EAST PORTION OF 309 OAK STREET.

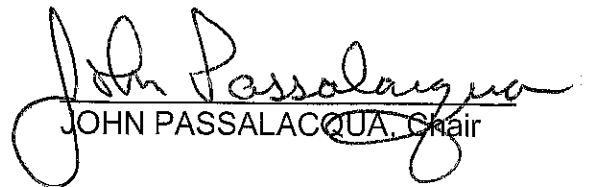
Section 5: That the Department of Planning and Development Services is hereby directed to forward a copy of this resolution to the applicant/owner of the property upon which the request was made and a copy shall be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations.

PASSED AND ADOPTED THIS 10TH DAY OF DECEMBER, 2015.

RENDERED this 22nd day of December, 2015.

ATTEST:


DAVID MCLEOD, Secretary


JOHN PASSALACQUA, Chair

APPROVED AS TO FORM & LEGALITY
for the use reliance of the Planning and
Development Board of the City of Hollywood,
Florida, only.


DEBRA-ANN REESE, BOARD COUNSEL

EXHIBIT "A"
Legal Description

LAND DESCRIPTION: LOT 15, IN BLOCK 194, OF 'HOLLYWOOD CENTRAL BEACH', ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.