



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

**DATE:** October 19, 2017 **FILE:** 15-A-68  
**TO:** Planning and Development Board  
**VIA:** Leslie A. Del Monte, Planning Manager   
**FROM:** Deandrea Moise, Associate Planner   
**SUBJECT:** Simbron Group, LLC requests a Variance to decrease the required lot width from 60 feet to 56 feet for a Single Family District (RS-6) zoned property located at 6958 Park Street.

**REQUEST:**

Variance to decrease the required lot width from 60 feet to 56 feet.

**RECOMMENDATION:**

Variance: Approval, with the condition for a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

**REQUEST**

Section 4.1 of the City of Hollywood Zoning and Land Development Regulations, establishes lot widths for single family districts, which must be a minimum of 60 feet wide. Development patterns through the years have resulted in a residual lot which by Section 4.1 is non-conforming and therefore requires a variance. The code allows for such request to be approved through an Administrative Variance.

Following the regulations as outlined in the Zoning and Land Development Regulations, Simbron Group, LLC applied for an Administrative Variance to decrease the required lot width from 60 feet to 56 feet. Article 5.4 of the City of Hollywood Zoning and Land Development Regulations states that adjacent property owners shall be notified of the application, and have the right to protest such request in writing within ten calendar days of the mailing of such notice. The protest letter shall state the reasons and justification for the protest. Any protest received in response to such notice within ten calendar days of the date of mailing shall prohibit any administrative approval pursuant to this section. Due to protest letters received, the Applicant is requesting a regulatory Variance to be considered by the Board to decrease the lot width.

The request is compatible with the surrounding land use and community as a single-family home is the intended development for the property. Although the Applicant requests a reduction, the lot still meets the minimum lot size requirements and is subject to current setback requirements as outlined in the regulations. Furthermore, without this variance the lot will remain vacant and undevelopable, without consolidation of additional land.

## SITE INFORMATION

**Owner/Applicant:** Simbron Group, LLC  
**Address/Location:** 6958 Park Street  
**Net Size of Property:** 6000 sq. ft.  
**Land Use:** Low Residential (LRES)  
**Zoning:** Single-Family District (RS-6)  
**Existing Use of Land:** Vacant

## ADJACENT LAND USE

**North:** Single-Family District (RS-6)  
**South:** Single-Family District (RS-6)  
**East:** Single-Family District (RS-6)  
**West:** Single-Family District (RS-6)

## ADJACENT ZONING

**North:** Low Residential (LRES)  
**South:** Low Residential (LRES)  
**East:** Low Residential (LRES)  
**West:** Low Residential (LRES)

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Low Residential land use, the subject site is surrounded by residential properties. 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.*

**Objective 3:** *To revitalize and encourage re-investment in older neighborhoods in which housing conditions are in a state of decline.*

## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

Sub-Area 8 is the western-most part of the City. The sub-area, West Hollywood, is geographically defined by the Davie Road Extension and 72nd Avenue to the west, Stirling Road to the north, Florida's Turnpike to the east and Hollywood Boulevard to the south. This area includes the residential neighborhoods of Boulevard Heights and Driftwood and is adjacent to the Seminole Indian Reservation. The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

**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 CW.15:** *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

## APPLICABLE CRITERIA

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

**VARIANCE:** To decrease the required lot width from 60 feet to 56 feet.

**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 proposed variance maintains the basic intent of the regulations. Despite the variance, the Applicant will be required to meet the setback regulations as outlined in the Zoning and Land Development regulations, thus minimizing the effects of any impacts to the stability and appearance of the City. Although the Applicant requests a reduction in lot width, the lot still meets the minimum lot size requirements.

**FINDING:** Consistent.

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

**ANALYSIS:** The request to reduce the lot width is compatible with the surrounding land use and community as a single- family home is the intended development. Furthermore, without this variance the lot will sit vacant which may affect property values in various ways. Because the subject property is made up of portions of two lots staff recommends the condition for a **Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

**FINDING:** Consistent.

**CRITERIA 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:** It is the purpose of the Comprehensive Plan and City Wide Master Plan to encourage re-investment, protect and enhance residential neighborhoods. Without this variance the lot will remain vacant, unable to allow development on the site, which would discourage the purpose of the adopted plans.

**FINDING:** Consistent.

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

**ANALYSIS:** This variance is requested as means to allow further development of the site in line with the regulations. Therefore the request is not economically based or self-imposed.

**FINDING:** Consistent.

**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.

**FINDING:** Not applicable.

## **ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Land Use and Zoning Map  
ATTACHMENT C: Correspondence

# ATTACHMENT A

## Application Package

## PLANNING DIVISION



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

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# 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: 7/7/17

Location Address: 6958 Park Street  
Lot(s): 8 & 9 Block(s): 14 Subdivision: Driftwood Acres

Folio Number(s): 51411112061  
Zoning Classification: R5-6 Land Use Classification: Residential 1

Existing Property Use: Vacant Sq Ft/Number of Units: N/A  
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): Yes.

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

Explanation of Request: Variance for the legalization of a non-conforming lot width located at 6958 Park St.

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

Value of Improvement: \_\_\_\_\_ Estimated Date of Completion: \_\_\_\_\_

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

Name of Current Property Owner: Simbron Group LLC  
Address of Property Owner: 100 N. Federal Hwy #1025 Ft. Lauderdale 33301  
Telephone: 954-822-7596 Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): Joseph B. Kaller  
Address: 2417 Hollywood Blvd. Hollywood Telephone: 954-920-5746  
Fax: 954-926-2841 Email Address: Joseph@kallerarchitects.com

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ( ) No (✓)

If Yes, Attach Copy of the Contract.

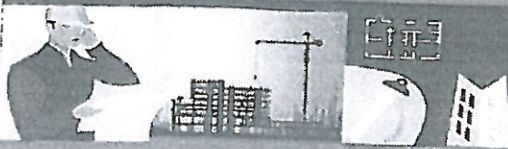
List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



# 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](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_

Date: 07/12/2017

PRINT NAME: \_\_\_\_\_

Date: 07/12/2017

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 Planning & Development Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kauter 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 12 day of July 2017

Maria A. Betancur  
Notary Public  
State of Florida



MARIA A. BETANCUR  
MY COMMISSION # FF 924226  
EXPIRES: October 5, 2019  
Bonded Thru Budget Notary Services

Signature of Current Owner

Print Name

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

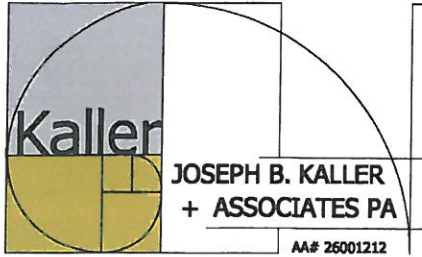
**RESIDENTIAL LOT LEGALIZATION**  
**6958 PARK STREET**  
**HOLLYWOOD                      FLORIDA**

**PROJECT INFO:**

LEGALIZATION OF A NON—CONFORMING  
SINGLE FAMILY RESIDENTIAL LOT

**LEGAL DESCRIPTION**

THE EAST 22.61 FEET OF LOT 8 AND THE WEST  
ONE—HALF OF LOT 9, BLOCK 14, DRIFTWOOD  
ACRES NO. 20, ACCORDING TO THE MAP OR  
PLAT THEREOF AS RECORDED IN PLAT BOOK 42,  
PAGE 18, PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA.



## architecture - interiors - planning

### VARIANCE CRITERIA STATEMENT 6958 PARK STREET – NON-CONFORMING LOT July 6, 2017

- A. 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:

The Requested Variance of 3.39' in the width of the frontage of the Lot still maintains the Basic intent and purpose of the subject regulations by providing the minimum 6,000 Sq. Ft. Lot Area and by still being able to comfortably place a new Single-Family Residence on the Lot and yet be in compliance with all of the required setbacks.

- B. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community:

The Requested Variance would be compatible with the surrounding land uses by providing all of the required setbacks within the subject Property and yet be in compliance with the Zoning Code. In addition, the side setbacks of the abutting homes to the west and east of the subject Property are 10.0' and 30.0'+/- respectively, providing sufficient distances between building structures.

- 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:

The requested Lot Width Variance is consistent with and in furtherance of the goals and objectives of the adopted City's Comprehensive Plan. The proposed lot's slightly smaller frontage of 56.61' (instead of 60.0') would definitely fit contextually within the neighborhood.



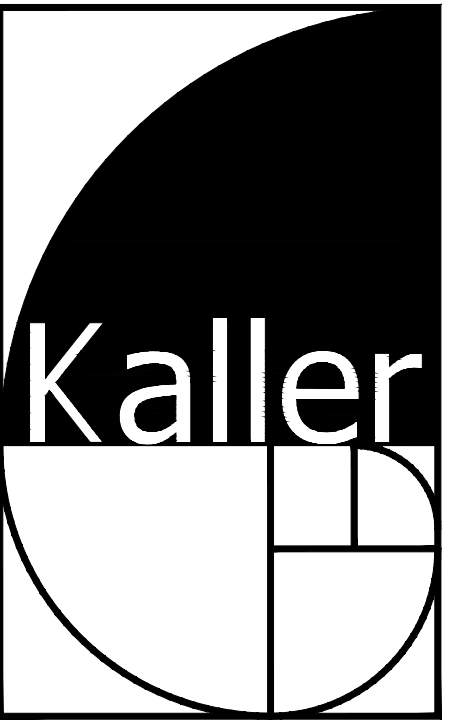
- D. That the need for the requested Variance is not economically based or self-imposed.

The Frontage Width Variance being requested on the 6958 Park Street Lot is not the only Lot in the neighborhood that is non-conforming to the Zoning Standards. The Lot to the east on 6886 Park Street (Folio #54111060405) contains a house on a Lot with 5,459 Sq. Ft. with a lot frontage of 51.5'. Our Subject Lot is 6,000 Sq. Ft. with a small deficiency in the required width of the Lot 56.61.

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

The subject Property is in compliance with the minimum lot area of 6,000 Sq. Ft. in accordance with the Hollywood Zoning Code. The minimum Variance necessary is the 3.39' in the required frontage of the Lot from 60.0' to 56.61'.





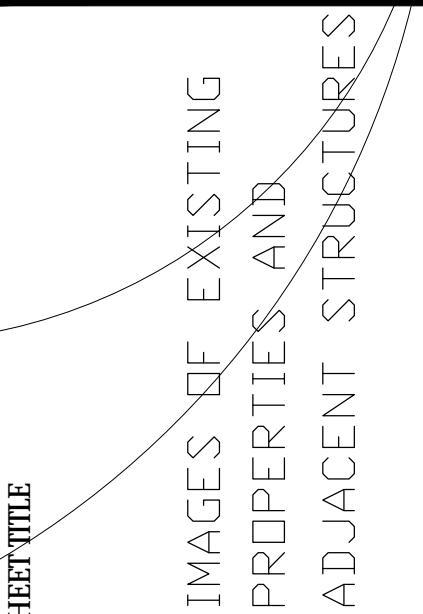
JOSEPH B. KALLER  
+  
ASSOCIATES PA

AA# 26001212  
2417 Hollywood Blvd. Hollywood, Florida 33020  
(954) 920 5746 phone - (954) 926 2841 fax  
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
LOT LEGALIZATION  
6958 PARK STREET  
Hollywood Fl 33024



**SHEET TITLE**

IMAGES OF EXISTING  
PROPERTIES AND  
ADJACENT STRUCTURES

REVISIONS		
No.	DATE	DESCRIPTION

1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20

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PROJECT No.: 15053  
DATE: 08-03-15  
DRAWN BY: MN  
CHECKED BY: JBK

SHEET

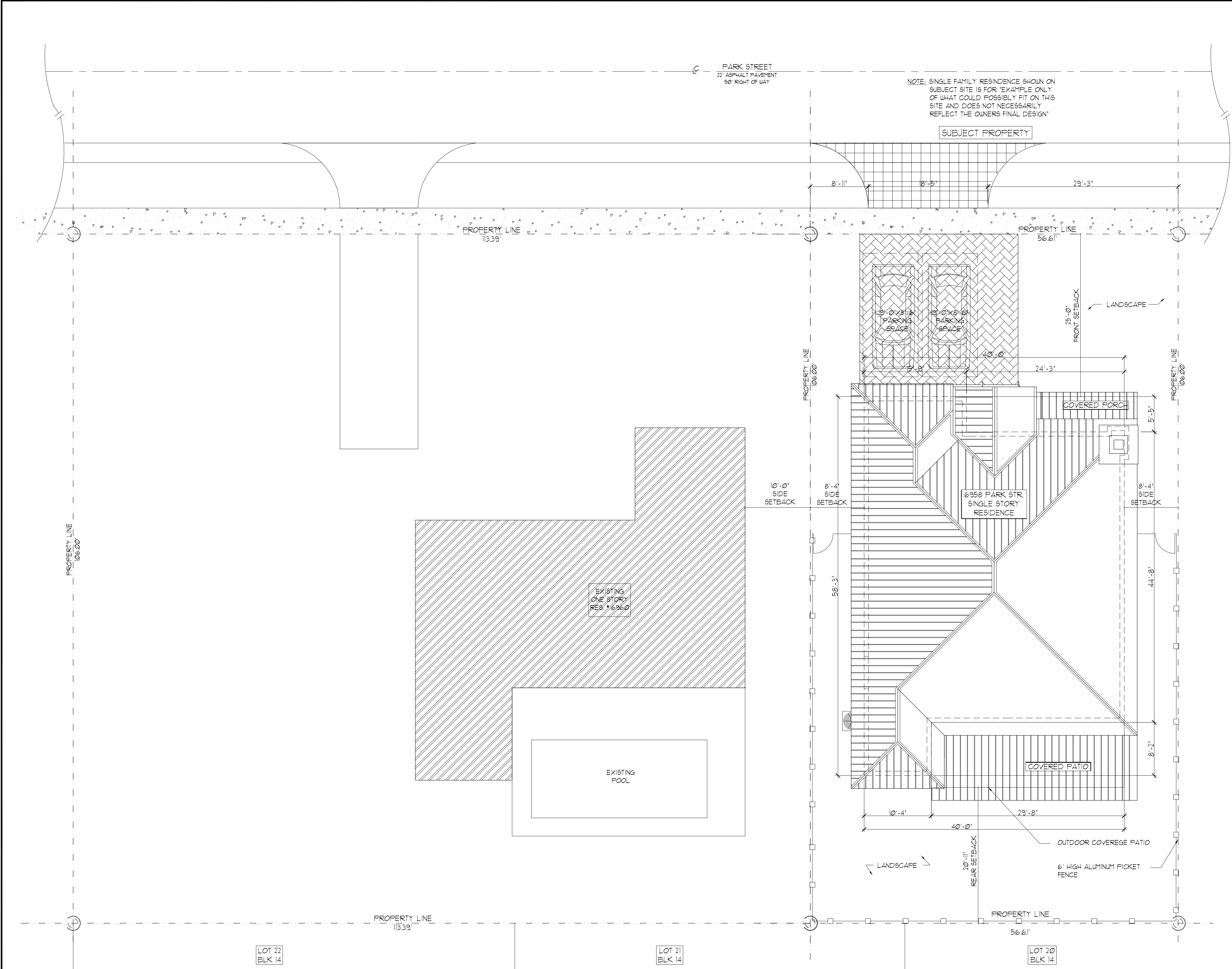
IM-1



VARIANCE FOR THE LEGALIZATION OF  
A NON-CONFORMING LOT WIDTH  
6958 PARK ST.  
HOLLYWOOD, FLORIDA 33024

DRAWING INDEX:

- TS-1 PROJECT INFORMATION, SITE PLAN  
IM-1 IMAGES OF SUBJECT PROPERTY AND ADJACENT STRUCTURES  
A-1 PROPOSED FLOOR PLAN  
A-2 ELEVATIONS  
A-3 COLOR RENDERING



PROPERTY OWNER:

SIMBRON GROUP LLC  
ADDRESS: 100 N. FEDERAL HWY #1025  
FORT LAUDERDALE FL 33301  
PHONE: (954) 769-9924

ARCHITECT:

JOSEPH B. KALLER ARCHITECT  
CONTACT: MR. JOSEPH B. KALLER  
ADDRESS: 2417 HOLLYWOOD BLVD.  
HOLLYWOOD, FL. 33020  
PHONE: (954) 920-5746  
FAX: (954) 926-2841  
E-MAIL: JOSEPH@KALLERARCHITECTS.COM

LEGAL DESCRIPTION:

PARCEL A  
THE WEST ONE HALF (W1/2) OF LOT 9, TOGETHER WITH THE  
EAST 22.61 FEET OF LOT 8, BLOCK 14 OF DRIFTWOOD ACRES  
NO. 20, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT  
BOOK 42, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA, CONTAINING 6,000 SQUARE FEET

PROPERTY ADDRESS

6958 PARK STREET  
HOLLYWOOD, FL 33024

SITE INFORMATION/ BUILDING SUMMARY:

SITE INFORMATION:

- 1)- ZONING: RS-6 (SINGLE FAMILY RESIDENTIAL)  
LAND USE DESIGNATION: RESIDENTIAL

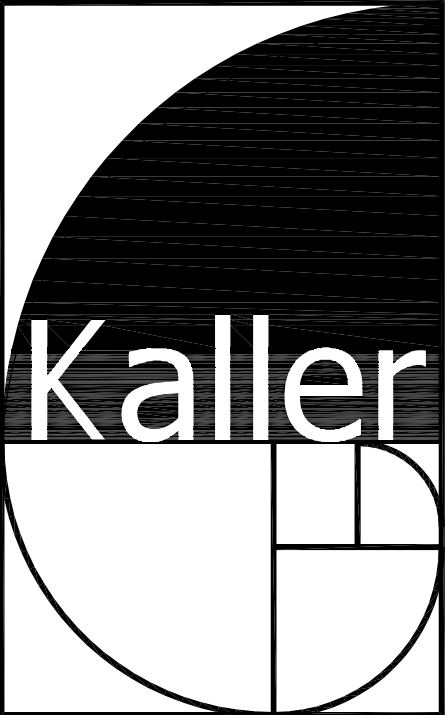
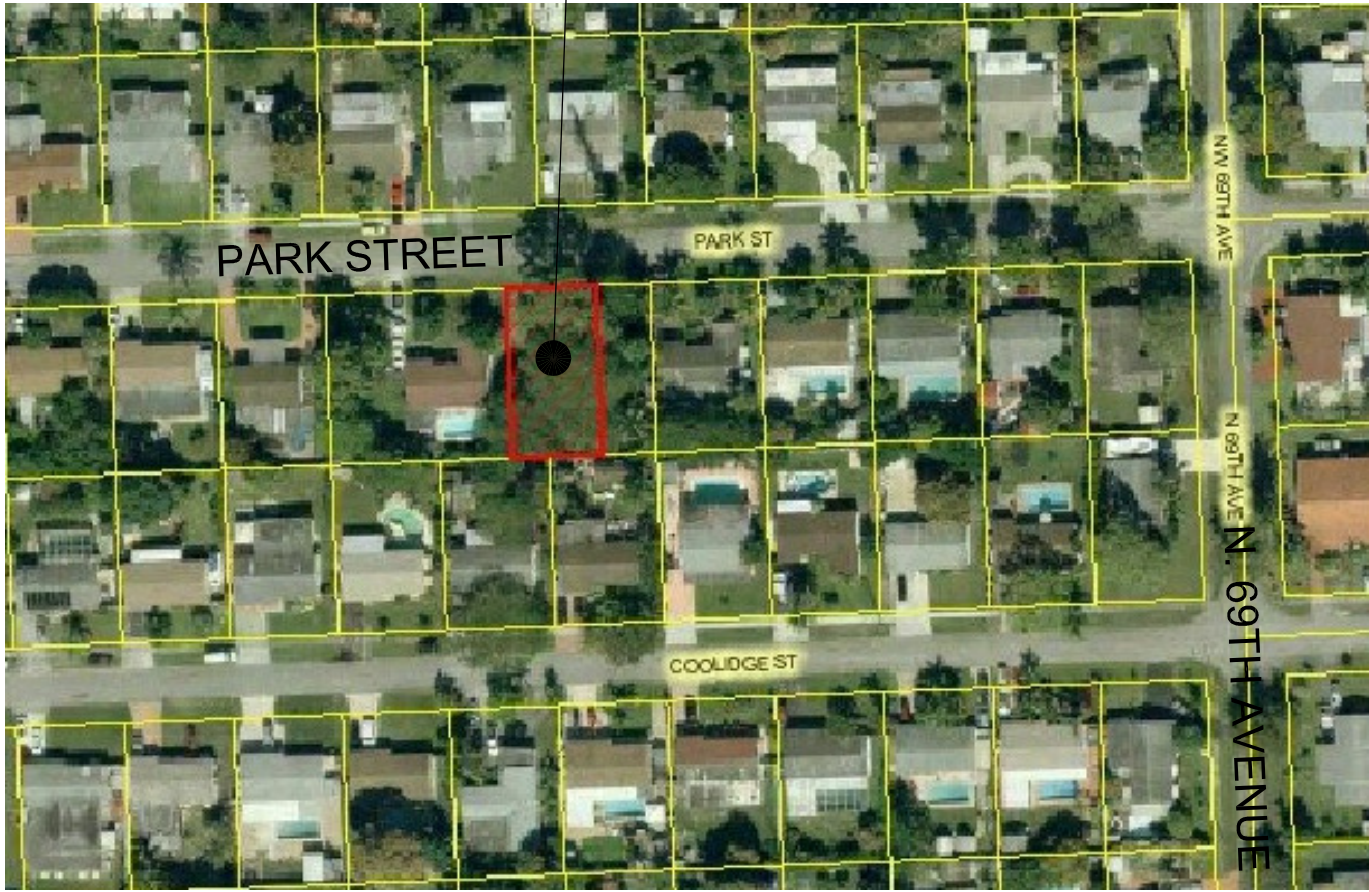
	REQUIRED	PROVIDED
2)- MIN. LOT AREA:	6,000 SQ. FT.	6,000 SQ. FT.
3)- MIN. LOT WIDTH:	60.00'	56.61' (3.39' VARIANCE REQUIRED)
4)- PARKING	2 SPACES	2 SPACES
5)- SETBACKS	REQUIRED	PROVIDED
(a) FRONT	25'-0"	25'-0"
(b) EAST SIDE	SUM OF SIDE YARDS TO BE 25% OF LOT WIDTH. 25% OF 56.61'=14.15' MIN. 7'-6"	8'-4"
(c) WEST SIDE	7'-6"	8'-4"
(d) REAR	15% OF LOT DEPTH 15% (106 FT) = 15.9' 15' MIN	20'-11"

BUILDING SUMMARY:

1)- BUILDING HEIGHT:	ALLOWED 30'-0"	PROVIDED 21'-11"
2)- BUILDING AREAS:	PROPOSED 1,963 SF	

3 SITE INFORMATION

PROJECT LOCATION:  
6958 PARK STREET  
HOLLYWOOD, FLORIDA



JOSEPH B. KALLER  
+  
ASSOCIATES PA  
AA# 26001212  
2417 Hollywood Blvd. Hollywood, Florida 33020  
(954) 920 5746 phone - (954) 926 2841 fax  
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
LOT LEGALIZATION  
6958 PARK STREET  
Hollywood FL 33024

SHEET TITLE  
SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION

This drawing, as an instrument of service, is and shall remain the  
property of the Architect and shall not be reproduced, published or  
used in any way without the permission of the Architect.

PROJECT No.: 15053  
DATE: 08-03-15  
DRAWN BY: MN  
CHECKED BY: JBK

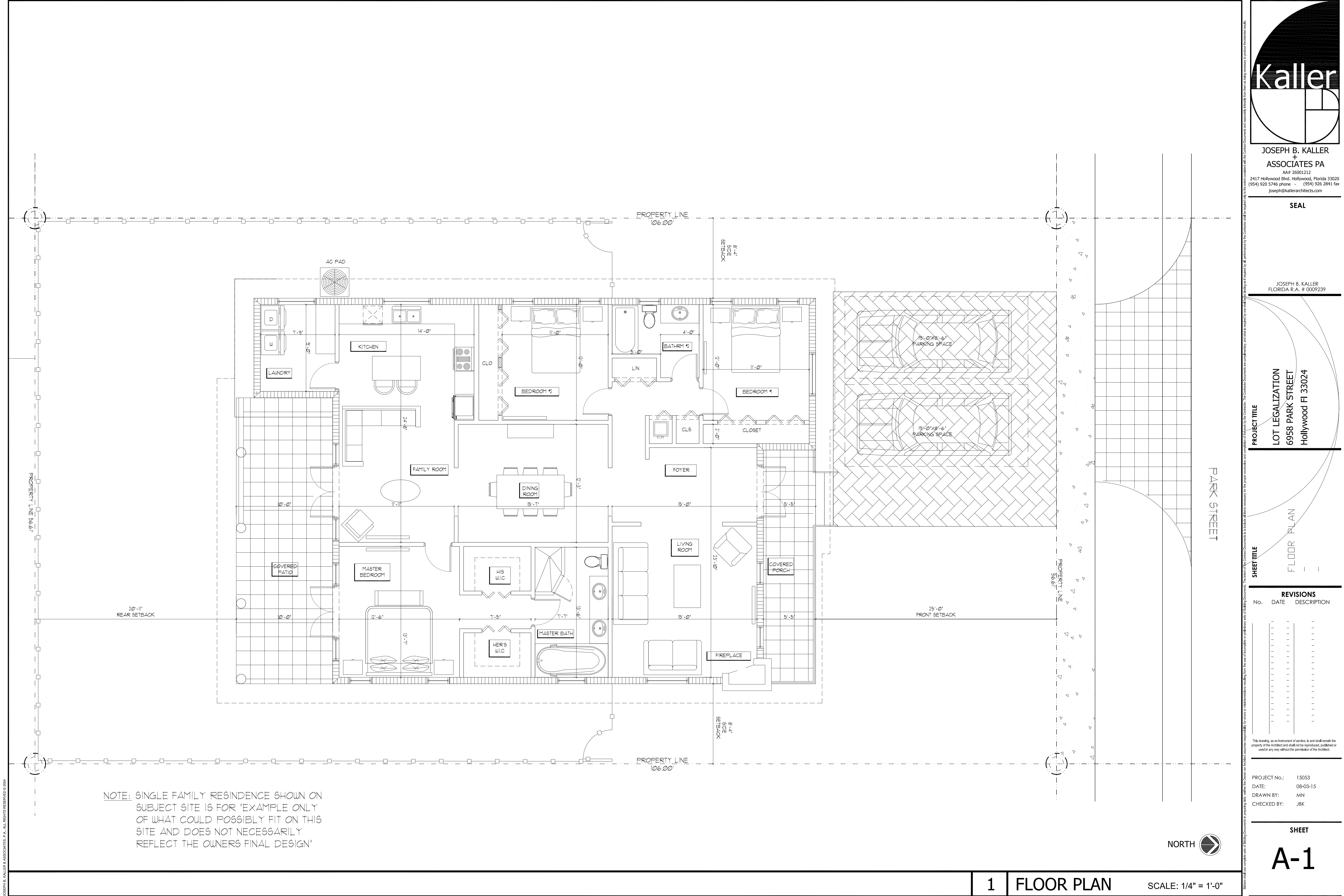
SHEET

TS-1







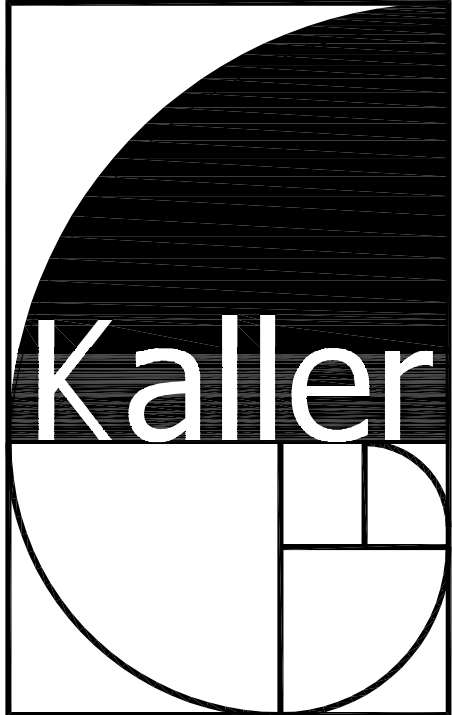


NOTE: SINGLE FAMILY RESIDENCE SHOWN ON  
SUBJECT SITE IS FOR 'EXAMPLE ONLY'  
OF WHAT COULD POSSIBLY FIT ON THIS  
SITE AND DOES NOT NECESSARILY  
REFLECT THE OWNERS FINAL DESIGN'



1 FLOOR PLAN

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



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ASSOCIATES PA  
AA# 36001212  
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(954) 920 5746 phone • (954) 926 2841 fax  
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
LOT LEGALIZATION  
6958 PARK STREET  
Hollywood FL 33024

SHEET TITLE  
FLOOR PLAN

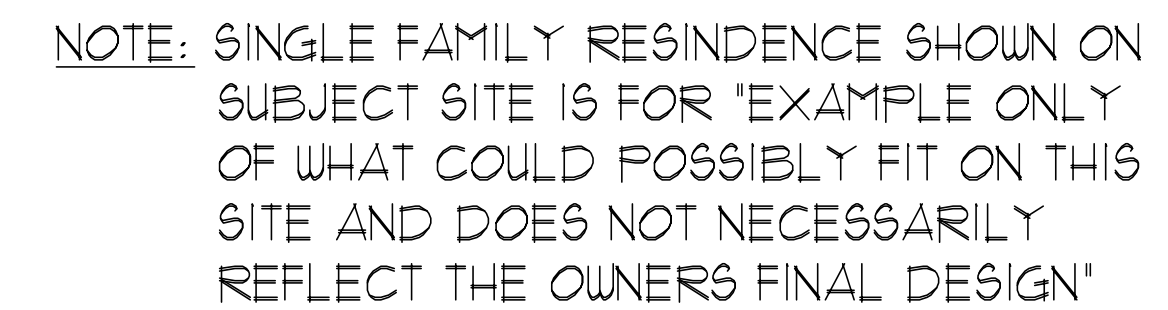
REVISIONS		
No.	DATE	DESCRIPTION

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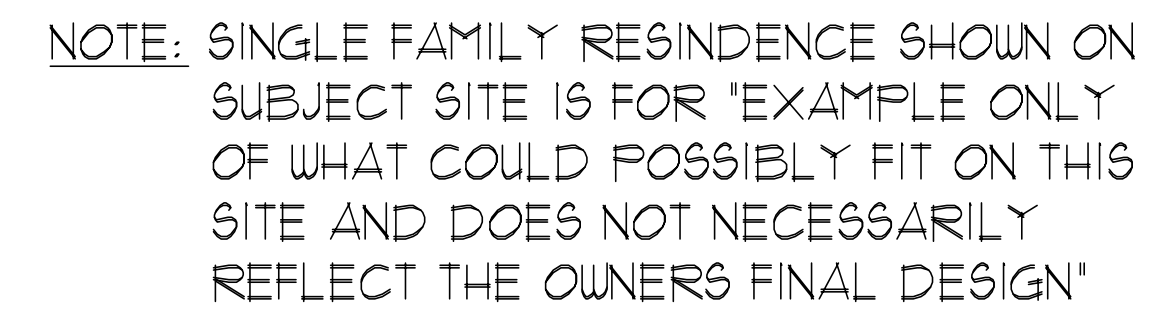
PROJECT No.: 15053  
DATE: 08-03-15  
DRAWN BY: MN  
CHECKED BY: JBK

SHEET

A-1



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



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









STREET PROFILE - 6958 PARK STREET





Kaller




# ATTACHMENT B

## Land Use and Zoning Map



DEVELOPMENT SERVICES  
PLANNING

Legend

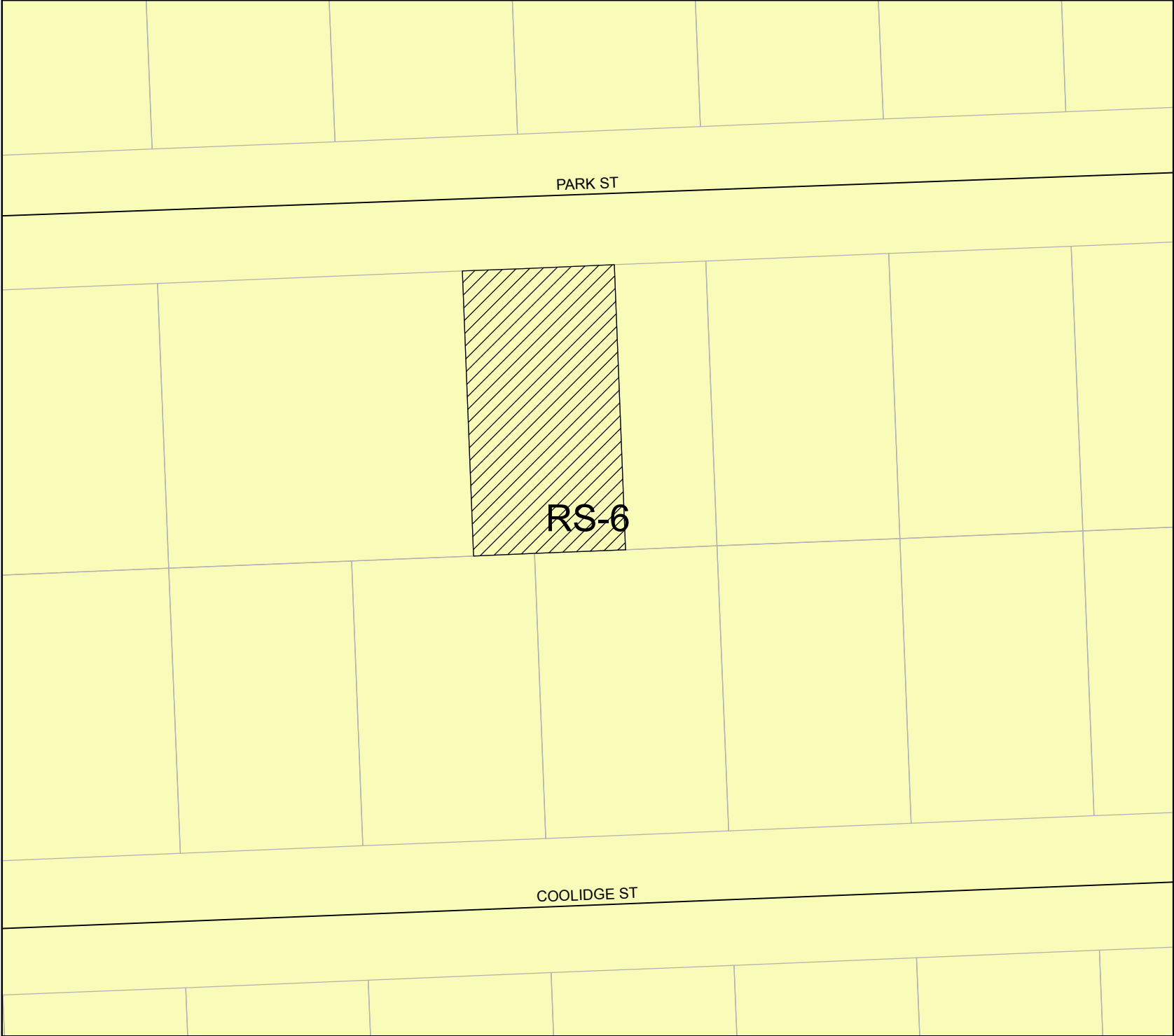
-  Subject Property
-  Streets
-  Major Roads

LAND USE

-  LRES

ZONING

-  RS-6



0 12.5 25 50 Feet



# ATTACHMENT C

## Correspondence



# PROTEST

To whom it may concern,

I am writing in Protest of the below.

Petitioner: Simbron Group, LLC  
Petition #: 15-A-68  
Property Location: 6958 Park Street  
Code Section: Article 4.1(B)

The reason for my protest is the possibility of decrease in surrounding property values. By allowing the lot size to decrease would hinder the properties around in value. The property being on a smaller lot would consist of smaller floor plan meaning smaller/less value home. The neighborhood is starting to increase in price due to recent purchases and renovations and allowing such building would disrupt the growth of the community.

If you have any further questions, please feel free to contact me

Sincerely,

Katie Hargreaves  
6881 Park Street  
Hollywood, fl 33024  
407-405-5530

JUN 8 '17 PM 4:38

# **PROTEST**

## **REASONS NOT TO GRANT THE VARIANCE**

**1) IT IS ONE OF THE FEW IF NOT ONLY  
OPEN SPACES LEFT IN OUR  
NEIGHBORHOOD.**

**2) IT IS HOME TO A LARGE VARIETY OF  
PLANTS, SHRUBS AND TREES (MANY OF  
WHICH ARE NATIVE).**

**3) BEING AN UNTOUCHED AND UNSPOILED  
PIECE OF LAND IT IS HOME TO MANY  
NATIVE WILDLIFE SPECIES. WE HAVE  
OBSERVED THE FOLLOWING:**

**OWLS**

**RED TAIL HAWK**

**RACOONS**

**FOXES**

**TORTOISES**

**NOT TO MENTION A LARGE VARIETY OF  
BIRD SPECIES THAT CALL THE PROPERTY**

JUN 8 '17 PM 4:42

**HOME.**

**4)FINALLY WE PURCHASED OUR HOME IN HOLLYWOOD BECAUSE OF THE FACT THAT THE HOMES WERE SPACED APART, UNLIKE THE HOMES BEING BUILT TODAY THAT ARE VIRTUALLY ON TOP OF EACH OTHER.**

**THEREFORE WE RESPECTFULLY REQUEST THE CITY TO NOT GRANT THIS VARIENCE AND KEEP THE ORIGINAL PLAN FOR HOLLYWOOD INTACT.**

**SINCERELY  
THOMAS DRISSEL**

*Thomas Drissel*

**MARIA DRISSEL**

*Maria Drissel*

JUN 8 '17 442