

# 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: \_\_\_\_\_

Location Address: 1651 Diplomat Parkway  
 Lot(s): 1 Block(s): 16 Subdivision: Diplomat Golf Estates Addition  
 Folio Number(s): 5142-23-08-0340 + 5142-23-08-0341

Zoning Classification: RS-10 Land Use Classification: Single Family  
 Existing Property Use: Single Family Sq Ft/Number of Units: 13,293

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: Variance to 100-foot wide regulation to permit construction of single family residence on 88-foot wide lot

Number of units/rooms: \_\_\_\_\_ Sq Ft: \_\_\_\_\_

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: Irving Cowan  
 Address of Property Owner: 3725 S. Ocean Drive #207, Hollywood FL 33019

Telephone: (954) 457-2007 Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): Jeremy Shriv, Esq.

Address: 1651 Brainerd Blvd, #1800 Ft. Lauderdale Telephone: (954) 364-6028

Fax: \_\_\_\_\_ Email Address: Jshir@bp1legal.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: \_\_\_\_\_

Michael Herdt Esq. Address: 4000 Hollywood Blvd.  
#735 South Hollywood FL Email Address: mherdt@aol.com



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: 11/9/17

PRINT NAME: IRVING GOWAN

Date: 11/9/17

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 \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public  
State of Florida

\_\_\_\_\_  
Print Name

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

1 East Broward Blvd., Suite 1800  
Ft. Lauderdale, FL 33301

March 8, 2018

Leslie A. Del Monte  
Planning Manager  
City of Hollywood  
2600 Hollywood Blvd, Room 315  
Hollywood, FL 33021

***RE: Criteria Statement for Lot 1, Block 16 of Diplomat Golf Estates Addition Plat (1651 Diplomat Parkway) Variance Application***

Dear Mrs. Del Monte:

Please allow this letter to serve as the Criteria Statement for the variance application for Lot 1, Block 16 of the Diplomat Golf Estates Addition Plat (1651 Diplomat Parkway), which is located in the RS-10 Zoning District. Our application includes two related variance requests:

- Area variance: The RS-10 Zoning District requires a minimum of 15,000 sq. ft. lot square footage whereas this parcel has 13,283 sq. ft.
- Width variance: The RS-10 Zoning District requires a minimum of 100 lot width whereas this parcel has 88.62 feet lot width.

Section 6.10 of the Hollywood Zoning and Land Development Regulations includes the standards for the granting of a variance request:

1. That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands;

***There are special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands. The parcel for which we are seeking a variance is Lot 1, Block 16 of Diplomat Golf Estates Addition, recorded in Plat Book 46, Pg. 43 of Broward County Public Records.***

***The Zoning is RS-10, which requires a minimum lot square footage of 15,000 sq. ft. and minimum lot width of 100 ft. This parcel has 13,283 sq. ft. area and 88.62 ft. width, which is the reason we are requesting the variances.***

*The reason this parcel does not meet the minimum code requirements is the way it was platted; Lot 6, Block 7 of the same subdivision Diplomat Golf Estates Addition has 114 ft. of width with the same length of 150 ft. as the other parcels for a total of 17,175 sq. ft. This parcel is located in Hallandale. If the extra 13 feet of width were conveyed to Lot 1, Block 16, they would both have 101 feet of width and slightly over 15,000 square feet of area. As this parcel is in Hallandale, the option to deed back the extra square footage or enter into an inter-local agreement was explored but ultimately nixed as it would become much more complicated and costly.*

2. That a literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties;

*A literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties. The requirements of this Zoning District would deny the applicant all economically viable use of the land. The only compatible development in this Zoning District is a single-family home.*

3. That the special conditions and circumstances do not result from actions of the applicant;

*The special conditions and circumstances do not result from actions of the applicant. The reason this parcel does not meet the minimum code requirements is the way it was platted; Lot 6, Block 7 of the same subdivision Diplomat Golf Estates Addition has 114 ft. of width with the same length of 150 ft. as the other parcels for a total of 17,175 sq. ft. This parcel is located in Hallandale. If the extra 13 feet of width were conveyed to Lot 1, Block 16, they would both have 101 feet of width and slightly over 15,000 square feet of area. The Broward County Planning and Plat Sections do not have additional information on this recorded plat.*

4. That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this Article to other lands. No pre-existing conditions on neighboring land which are contrary to this Article shall be considered grounds for the issuance of a variance.

*The granting of the variances requested will not confer on the applicant any special privilege that is denied by this Article to other lands. No pre-existing conditions on neighboring land which are contrary to this Article shall be considered grounds for the issuance. This parcel is part of an overall development plan for 4 single-family homes, including the southern parcel Lot 6, Block 7, as well as Lots 3 and 3, Block 16. All the other parcels meet the minimum requirements of Hollywood (or Hallandale's) Land Development Code for single-family homes. Additionally, the City has agreed to combine the folio #'s in Lot 1, Block 16 into 1 folio # contingent upon the variance being approved. If the variance request is not approved, all economic value of the land will be removed; it is zoned for single-family home and the adjacent parcels will have single-family homes constructed.*

March 8, 2018

Page 3

We hope you agree that we meet the criteria for the granting of the variances. We look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Shir". The signature is fluid and cursive, with the first name "Jeremy" and the last name "Shir" clearly distinguishable.

Jeremy Shir  
For the Firm

ACTIVE: 10673070\_1



# DIPLOMAT GOLF ESTATES ADDITION

SECTION 23-51-42, HOLLYWOOD, BROWARD COUNTY, FLORIDA

BY  
M.E. BERRY - SURVEYOR

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT Samuel Friedland and Hattie Friedland, his wife, are the owners in fee simple of the lands shown and described hereon, and have caused said lands to be subdivided and platted in the manner shown hereon, and to be known as "DIPLOMAT GOLF ESTATES ADDITION". All streets shown on said plat are hereby dedicated to the perpetual use of the public for proper purposes.

In Witness Whereof we hereunto set our hands and seals this 1<sup>st</sup> day of November, A.D. 1957.

Martin Samuel  
WITNESS

Samuel Friedland (SEAL)  
SAMUEL FRIEDLAND

Benj. G. Kline  
WITNESS

Hattie Friedland (SEAL)  
HATTIE FRIEDLAND

## ACKNOWLEDGMENT

STATE OF FLORIDA } S.S.  
COUNTY OF DADE }

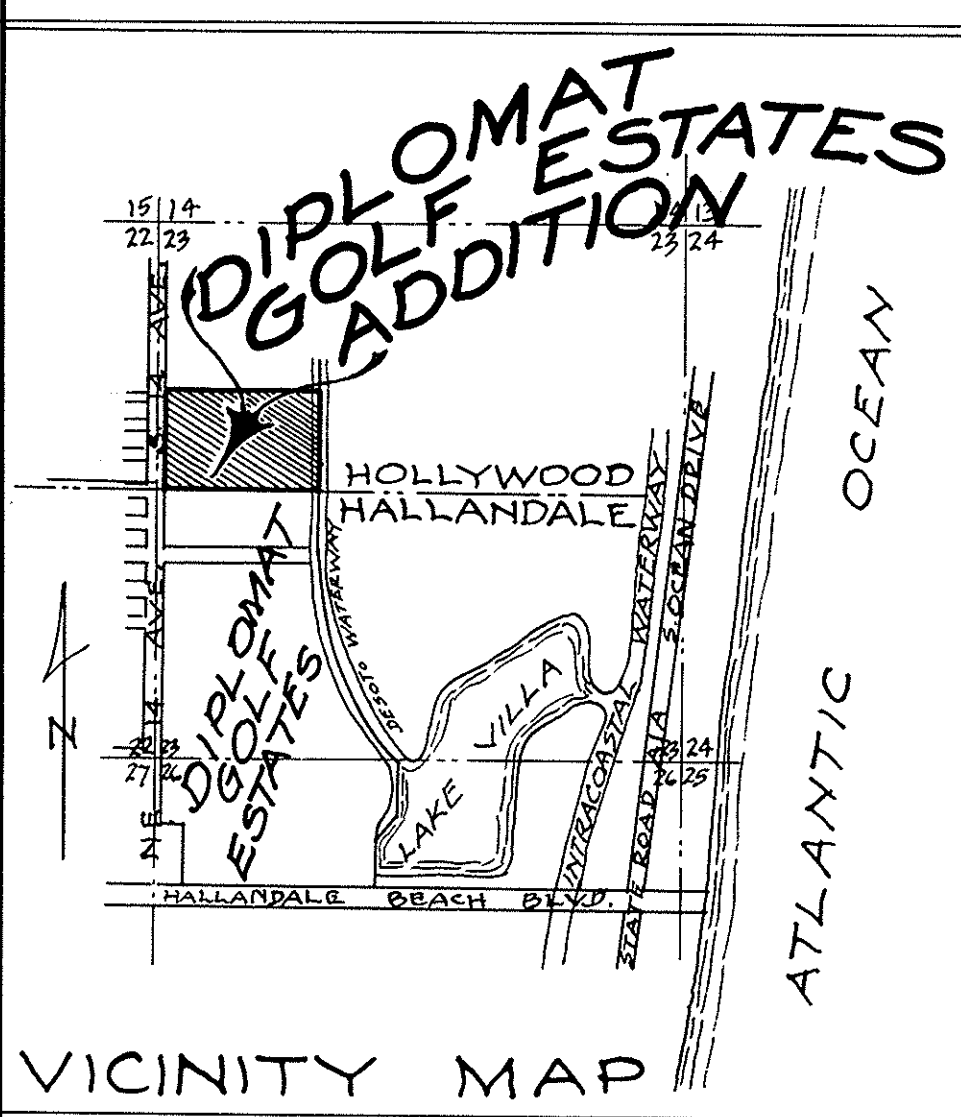
I, hereby certify that on this day personally appeared before me Samuel Friedland and Hattie Friedland, his wife, to me well known to be the persons described in and who executed the foregoing plat and instrument of dedication, and they severally acknowledged the execution thereof to be their free act and deed.

Witness my signature and official seal at Miami, Dade County, Florida, this 1<sup>st</sup> day of November, A.D. 1957.

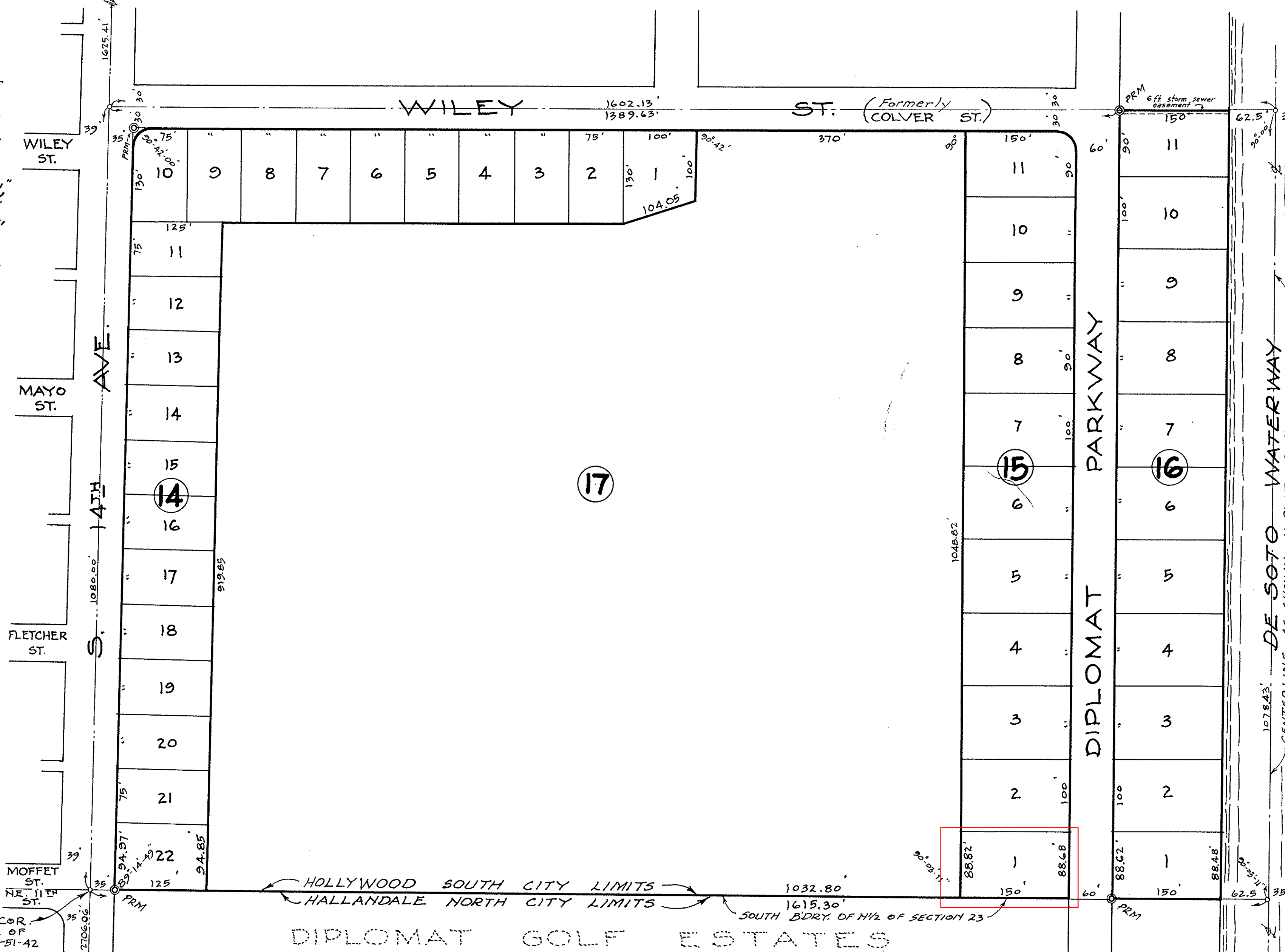
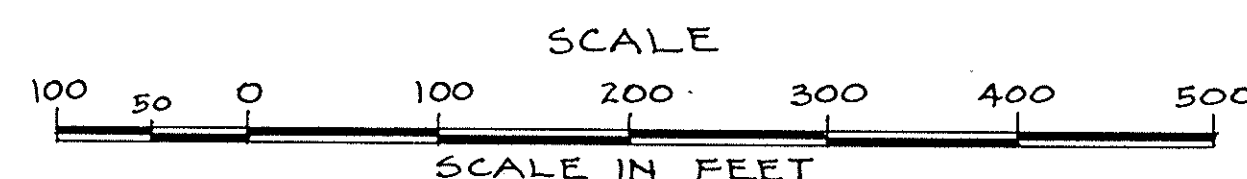
Louaine Beaver  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 7, 1959

(SEAL)



VICINITY MAP



## DESCRIPTION

That portion of the North Half (N1/2) of Section 23, Township 51 South, Range 42 East, Broward County, Florida, described as follows: Beginning at the southwest corner of the North Half (N1/2) of said Section 23; thence, run east along the south line of said North Half (N1/2) of Section 23 a distance of 1615.30 feet, more or less to the centerline of De Soto Waterway as shown on the plat of "ATLANTIC SHORES," Plat Book 10, pages 16 and 40, of the Broward County, Records; thence, run north along the centerline of said De Soto Waterway 1078.43 feet, more or less, to the point of intersection with the centerline of Colver Street produced easterly, as said street is shown on the plat of "ATLANTIC SHORES"; thence, run west along the centerline of said Colver Street produced, 1602.13 feet, more or less, to the west line of said Section 23; thence, run south along the west line of Section 23 a distance of 1080 feet to the point of beginning.

## NOTES

All radii are 25-ft. and dimensions are to intersection of tangents produced.  
© = Iron Pipe set in concrete (PRM).

## CITY PLANNING BOARD

This is to certify that the Planning Board of the City of Hollywood has approved and accepted this plat this 9th day of September, A.D. 1957.

Lew V. Meyerson  
LEW V. MEYERSON - Secy.

## CITY COMMISSION

This is to certify that the attached plat was approved and accepted by the City Commission of Hollywood, Florida, by Resolution No. 2266, adopted this 19th day of November, A.D. 1957, and that by said Ordinance all streets were accepted in the name of said city.

James E. Mann  
CITY CLERK

APPROVED: Jarrett C. White  
JARRETT C. WHITE - CITY ENGR.

## COUNTY COMMISSION

This plat was approved and accepted for record by the Board of Commissioners of Broward County, Florida, this 30th day of December, A.D. 1957, and in accepting this plat all previous plats of said lands are hereby cancelled and superseded.

ATTEST: Frank H. Marks  
CLERK OF CIRCUIT COURT

BY: J. K. Collins  
DEPUTY CLERK

APPROVED: F. R. Davis  
F. R. DAVIS - COUNTY ENGINEER

## CIRCUIT COURT CLERK

Filed for record this 3rd day of January, A.D. 1958, in Plat Book 45, page 43, of the public Records of Broward County, Florida. This plat complies with the provisions of Chapter 10275 (No. 253) Laws of the State of Florida.

ATTEST: Frank H. Marks  
CLERK OF CIRCUIT COURT

BY: Madeline Raskin  
DEPUTY

## SURVEYOR'S CERTIFICATE

I, Maurice E. Berry, hereby certify that I have made a recent survey of the hereon described property as indicated that Permanent Reference Monuments (PRM) were set at locations shown on the attached plat and that said plat is true and correct to the best of my knowledge and belief.

Dated at Hollywood, Broward County, Florida, this 15th day of November, A.D. 1957.

Maurice E. Berry  
MAURICE E. BERRY  
FLORIDA LAND SURVEYOR 371  
HOLLYWOOD, FLORIDA

M. E. BERRY  
SURVEYS-AERIAL PHOTOS-MAPS  
P. O. BOX 945  
HOLLYWOOD, FLORIDA



# 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

PROJECT NUMBER : 8449-17

CLIENT :

DACINCO HOMES LLC

## LAND DESCRIPTION AND SKETCH

### LAND DESCRIPTION:

LOT 1, BLOCK 16 OF "DIPLOMAT GOLF ESTATES ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 13,283 SQUARE FEET MORE OR LESS.

### LEGEND:

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
POT	POINT OF TERMINATION
REF.PT.	REFERENCE POINT

### NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN JULY, 2017. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: \_\_\_\_\_

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

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	07/25/17	----	AM	REC
REVISED LAND DESCRIPTION	12/20/17	----	REC	REC

LAND  
DESCRIPTION &  
SKETCH

PROPERTY ADDRESS :  
DIPLOMAT PARKWAY  
HOLLYWOOD, FLORIDA

SCALE: N/A

SHEET 1 OF 2



# COUSINS SURVEYORS & ASSOCIATES, INC.



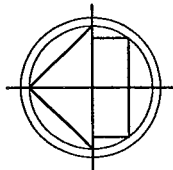
3921 SW 47TH AVENUE, SUITE 1011  
 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8449-17

CLIENT :

DACINCO HOMES LLC

## LAND DESCRIPTION AND SKETCH



### DE SOTO WATERWAY

88.48'

LOT 2  
 BLOCK 16  
 "DIPLOMAT GOLF ESTATES ADDITION"  
 P.B. 45, PG. 43, B.C.R.

150.00'

LOT 1  
 BLOCK 16  
 "DIPLOMAT GOLF ESTATES ADDITION"  
 P.B. 45, PG. 43, B.C.R.  
 AREA=13,283 SQ.FT.

HOLLYWOOD SOUTH CITY LIMITS  
 HALLANDALE NORTH CITY LIMITS

150.00'

LOT 6  
 BLOCK 7  
 "DIPLOMAT GOLF ESTATES"  
 P.B. 46, PG. 24, B.C.R.

90°00'00"

90°03'13"

89°56'47"

88.62'

30.0'

30.0'

### DIPLOMAT PARKWAY

#### REVISIONS

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	07/25/17	----	AM	REC

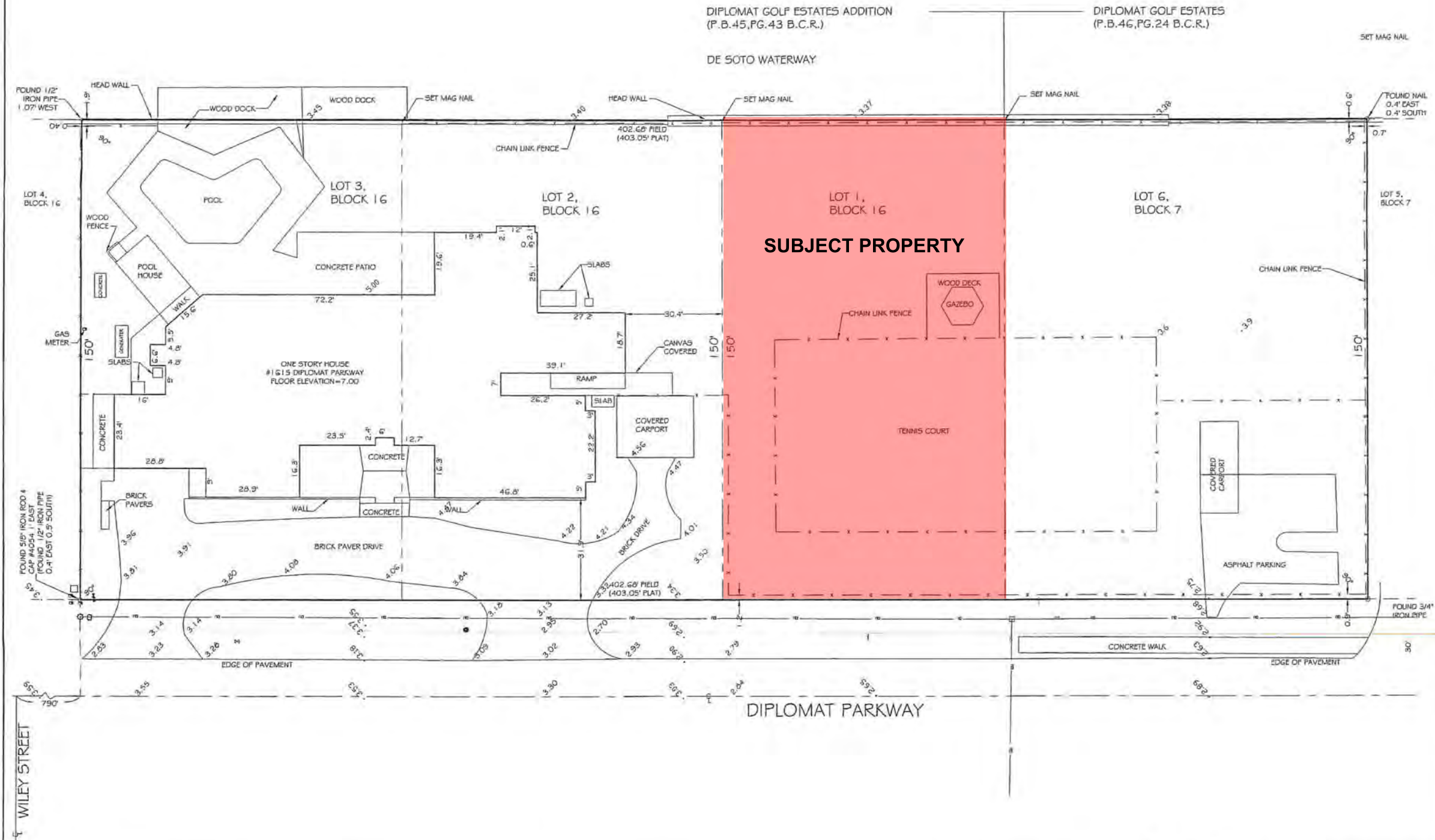
LAND  
 DESCRIPTION &  
 SKETCH

PROPERTY ADDRESS :  
 DIPLOMAT PARKWAY  
 HOLLYWOOD, FLORIDA

SCALE: 1" = 30'

SHEET 2 OF 2

DESCRIPTION: LOTS 1, 2, AND 3, BLOCK 16, "DIPLOMAT GOLF ESTATES ADDITION", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH LOT 6, BLOCK 7, "DIPLOMAT GOLF ESTATES", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



- NOTES
- 1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
  - 2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
  - 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
  - 4) NORTH ARROW RELATIVE TO ASSUMED NORTH, ALONG THE CENTERLINE OF DIPLOMAT PARKWAY.
  - 5) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

FEMA FLOOD INSURANCE RATE MAP				COMMUNITY	
CITY OF HOLLYWOOD				NO.	
BROWARD COUNTY, FLORIDA				000000	
PANEL NO.	SURVEY ZONE	FIRM DATE	BASE ELEV.		
0732	n	AE	8/18/14	7.5	

REVISION			DATE	BY

SKETCH OF BOUNDARY SURVEY			
JOB #:	RN	DATE:	11/03/2015
SCALE:	1"= 20'	FILE No.:	
CHECKED BY:	SKS	DRAWN BY:	

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

GIBBS LAND SURVEYORS  
2131 HOLLYWOOD BOULEVARD, SUITE 204  
HOLLYWOOD, FL 33020 (954) 923-7666  
LICENSED BUSINESS NO. 7016



# SUBJECT PROPERTY

**HOLLYWOOD**

**DIPLOMAT PKY**

**HALLANDALE BEACH**





# SUBJECT PROPERTY AND ADJACENT PROPERTIES





# SUBJECT PROPERTY AND ADJACENT PROPERTIES





# SUBJECT PROPERTY AND ADJACENT PROPERTIES

