

**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: 1657 Tyler St, Hollywood, FL 33026  
Lot(s): 1-4 Block(s): 74 Subdivision: Town of Hollywood  
Folio Number(s): 514215023740

Zoning Classification: LT Land Use Classification: RAC  
Existing Property Use: Mixed Use Sq Ft/Number of Units: 11907 SF / 14 units

Is the request the result of a violation notice? ( ) Yes (X) 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: SPECIAL EXCEPTIONS FOR  
HAIR SALON USE / PERSONAL CARE

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

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

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

Name of Current Property Owner: Imperial Gardens of Young Circle Inc

Address of Property Owner: 1657 Tyler St #300, Hollywood, FL 33020

Telephone: 954-922-4625 Fax: 866-742-9376 Email Address: 9224625@gmail.com

Name of Consultant/Representative/Tenant (circle one): Jack J. Farmer

Address: 1657 Tyler St #300, Hollywood Telephone: 954-922-4625

Fax: 866-742-9376 Email Address: 9224625@gmail.com

Date of Purchase: 1999 Is there an option to purchase the Property? Yes ( ) No (X)

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): \_\_\_\_\_

## GENERAL APPLICATION

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](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: [Signature]

Date: 2/6/18

PRINT NAME: Ghosem Jafarmoder

Date: 2/6/18

Signature of Consultant/Representative: [Signature]

Date: 2/6/18

PRINT NAME: Ghosem Jafarmoder

Date: 2/6/18

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 \_\_\_\_\_



SUBJECT PROPERTY



WEST



NORTH



SOUTH



EAST



1657 TYLER ST HAIR SALON

SPECIAL EXEPTION CRITERIA

- 1- The proposed use is consistent with the principles of the City's Comprehensive plan in promoting mixed uses within the area.
- 2- The proposed use is compatible with the existing land use and it will have positive impact on other real properties within the vicinity by contributing to urban setting of the area.
- 3- The proposed use is within a developed area with existing roads and wide sidewalks and will have positive impact in the area which will serve by promoting foot traffic.
- 4- The proposed use is located within a development that complies with all setbacks and will not have any adverse effects of noise, light, dust or any other nuisances.
- 5- The proposed use will not change the appearances of the existing development and it will be an improvement to the area by promoting urban mixed uses.
- 6- The subject parcel is an existing development and there will not be any changes to its size and shapes of the existing development
- 7- The proposed use is constant with the special exception for hair Salon and will meet the existing zoning classification and all other requirements.

# 1657 TYLER ST HAIR SALON

PLANNING AND DEVELOPMENT BOARD



AERIAL MAP



SUBJECT PROPERTY

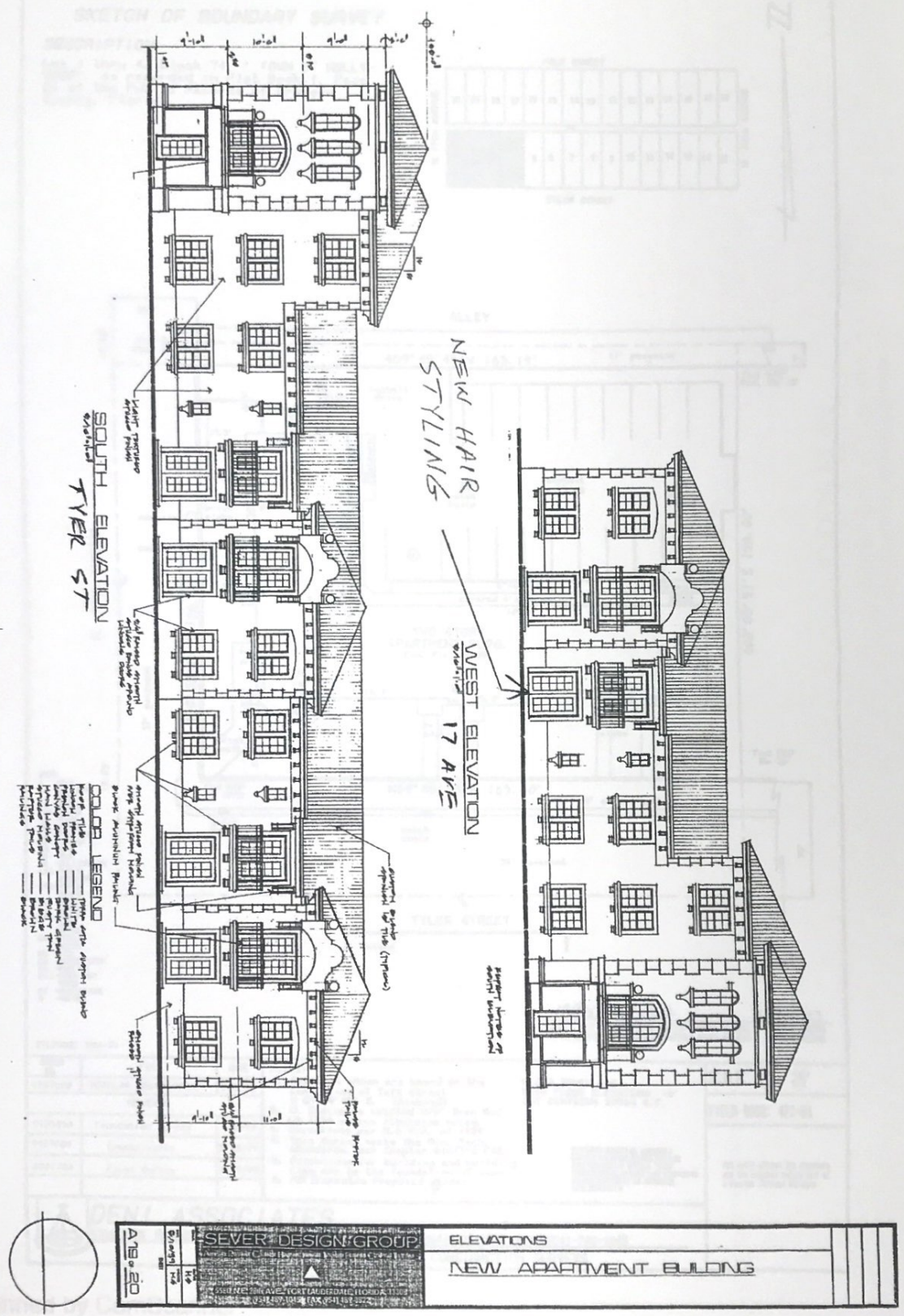
PROJECT ADDRESS: 1657 TYLER ST, HOLLYWOOD FL 33020

OWNER: IMPERIAL GARDENS AT YOUNG CIRCLE INC











**DESCRIPTION:**

POLK STREET

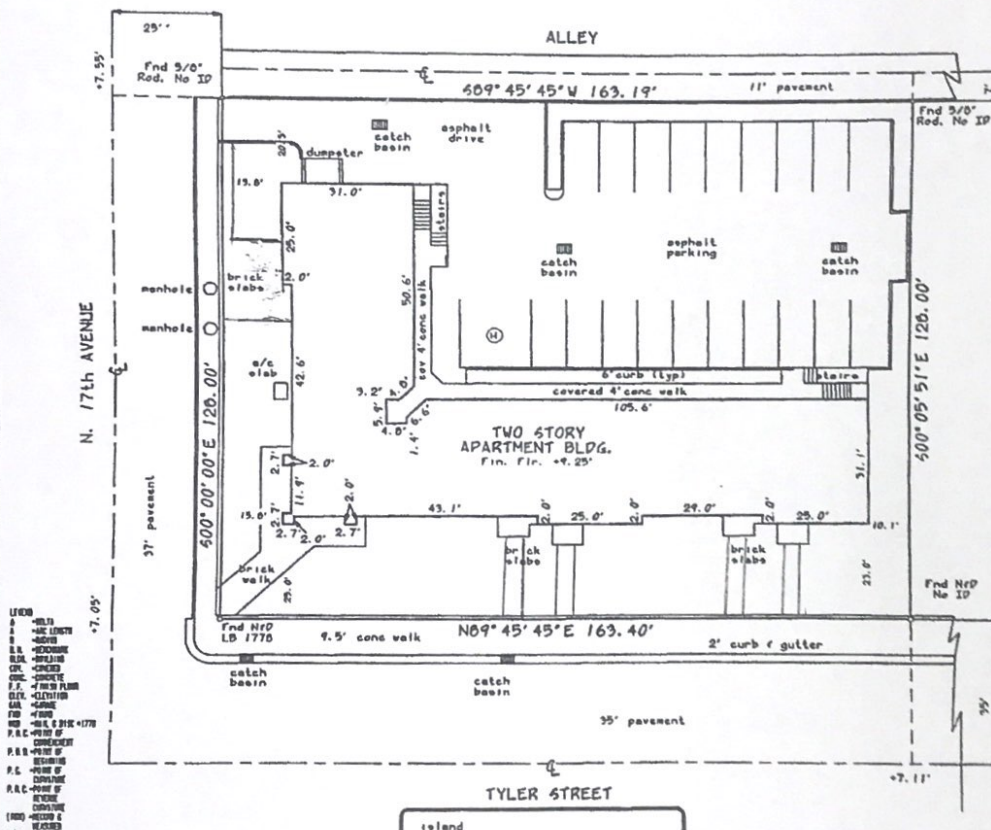
30	29	28	27	26	25	24	23	22	21	20	19	18	17	16
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18

5	6	7	8	9	10	11	12	13	14	15
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TYLER STREET

N 17th AVENUE



L FIC000  
 A +MOLTA  
 A +MAG LENGTH  
 A +MAG/IN  
 R.N. +REMARKS  
 R.N. +REF/IN  
 C/P. +CONCRETE  
 CONC. +CHANGED  
 J.F. +IN FLOW PLUMB  
 C/PX. +CLEAN/FIN  
 GAL. +GARANTEE  
 FWD +BY BOND  
 FWD +MIL. G. 019C +1770  
 P. & R. +PROPERTY  
 P. & R. +CONCREMENT  
 P. & R. +PROPERTY  
 P. & R. +REPAIRING  
 P. & R. +CONCRETE  
 P. & R. +PROPERTY  
 P. & R. +REPAIRING  
 (RND) +REPAIRING &  
 C/D. +REPAIRING  
 C/D. +CONCRETE REPAIRMENT  
 C.D. +REPAIR PERK  
 R.F. +REPAIR COUNTY  
 R.F. +REPAIR  
 C/P. +CONCRETE PERK  
 C/P. +REPAIR PERK

Maria K. Hill 1/26/00  
BRIAN L. HITT PROFESSIONAL SURVEYOR & MAPPER NO. 5853 STATE OF FLORIDA  
JEFFREY J. HITT PROFESSIONAL SURVEYOR & MAPPER NO. 4217 STATE OF FLORIDA

FILENAME: TORI-74

ORDER NO.	FOR	DATE
9707200	MODULAR CONSTRUCTION	8/6/97
REVISIONS		
9906230	Foundation Survey	7/2/99
9907004	locate walls	7/15/99
0001126	Final Survey	1/19/00

Notes:

1. Bearings shown are based on the Centerline of Taft Street N 69° 35' 42" E. (Assumed)
2. O Indicates section 5" Iron Rod LB 1778 unless otherwise noted.
3. Elevations per N.G.V.D. of 1929.
4. This Survey meets the Min. Tech. Standards, per Chapter 61G17-6 FAC.
5. Dimensions for building and building ties are to the foundation of same.
6. ☐ Indicates Proposed grades.

FLOOD ZONE: A-E  
BASE FLOOD ELEVATION: +6'  
LOT CONTAINS 20064 S.F.

THIS SURVEY REFLECTS ALL EXISTING RIGHTS OF WAY AS PER RECORDED PLAT AND TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE ENGINEER. TITLE COMMITMENT: C

SCALE: 1" = 25'

FIELD BOOK: 427-51

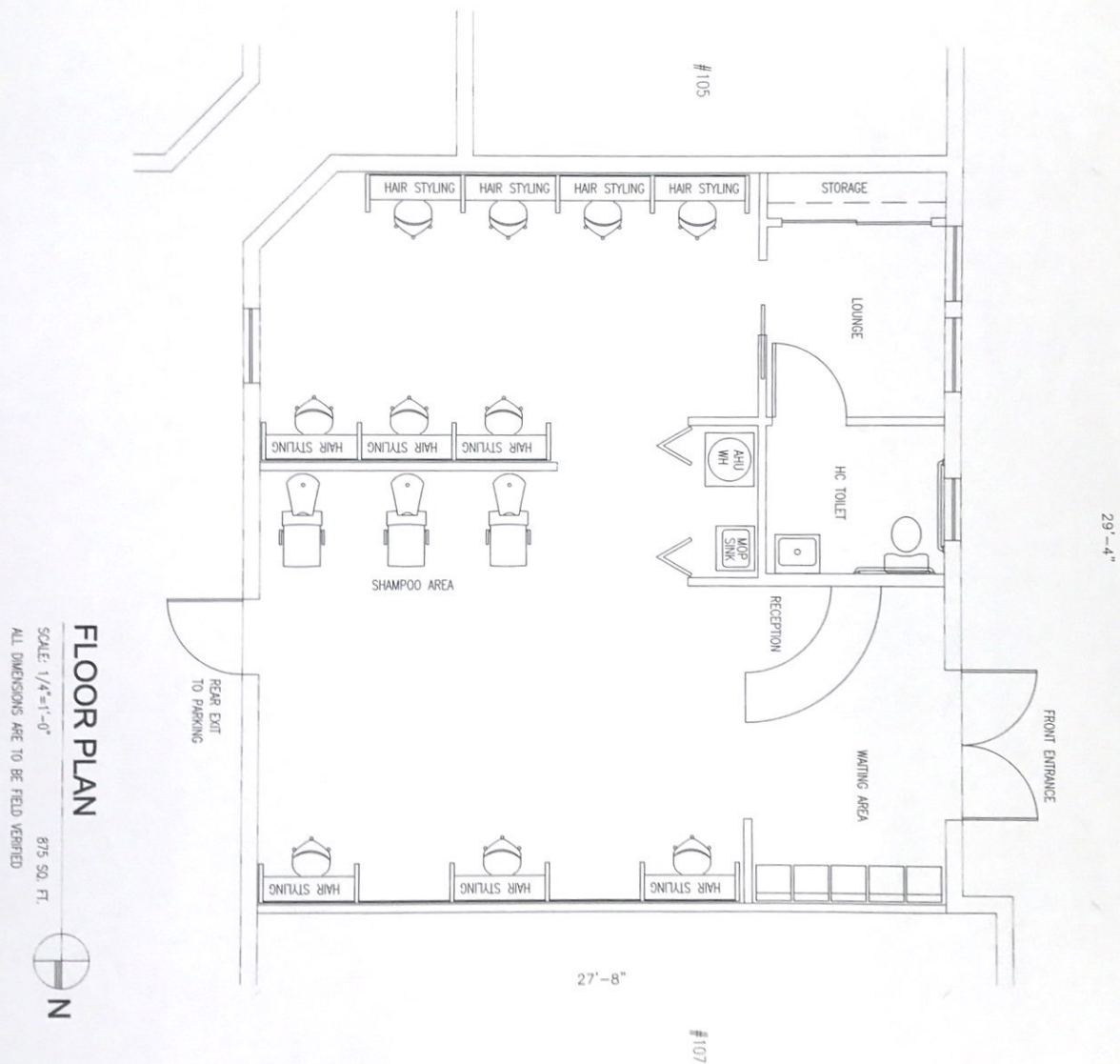
Not valid without the signature  
and the original raised seal of  
a Florida licensed surveyor.



DENI ASSOCIATES

5701 PINE ISLAND ROAD, SUITE 260, TAMARAC, FL. 33321 (954)-720-1042 FAX (954)-720-1045

LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS





# Miguel de Diego Architect P.A.

1657 Tyler Street . Suite 107 . Hollywood, Florida 33020 . Phone (954) 926-3358

Fax (954) 926-2021 . [dediegoarch@aol.com](mailto:dediegoarch@aol.com) . AA-26001641

## PARKING CALCULATION.

PROJECT ADDRESS: 1657 TYLER STREET, HOLLYWOOD, FLORIDA 33020

<b>PARKING INFORMATION</b>			
<b>DESCRIPTION</b>	<b>UNITS / SF</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
APARTMENTS	11 UNITS ONE PARKING EACH	11 PARKING 1 GUEST PARKING	12 PARKING
OFFICE	720 S/F $720/1000=0.72$ $0.72 \times 2.5=1.8$	2 PARKING	3 PARKING
COMMERCIAL (CAFÉ & HAIR SALON)	1526 S/F $1526/1000=1.5$ 3 $1.53 \times 3=4.5$	5 PARKING	6 PARKING
<b>TOTAL PARKING</b>		<b>19 PARKING REQUIRED</b>	<b>21 PARKING PROVIDED</b>

Thank you

Miguel de Diego  
Architect P.A.

CITY OF HOLLYWOOD  
BOARD OF APPEALS AND ADJUSTMENT

RESOLUTION NO. V 01-09

A RESOLUTION OF THE CITY OF HOLLYWOOD BOARD OF APPEALS AND ADJUSTMENT APPROVING WITH CONDITIONS A REQUEST OF IMPERIAL GARDENS AT YOUNG CIRCLE, INC. FOR A REGULATORY VARIANCE PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD AND THE ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, Imperial Gardens at Young Circle, Inc., applied for the Regulatory Variance described below from provisions of the City of Hollywood Zoning and Land Development Regulations as they would apply to property located at 1657 Tyler Street; and,

WHEREAS, the applicant requested a Regulatory Variance to:

Waive seven (7) of the required 28 parking spaces in order to allow a total of 21 parking spaces on-site.

WHEREAS, the applicant previously requested, and the Board granted, a Regulatory Variance at its meeting of May 11, 2000 to:

Waive three required parking spaces in order to allow a 700 sq. ft. recreational room to be converted into leaseable office space.

with the following conditions:

1. The use of the space is limited to administrative and professional office only. No retail or personal service is permitted.
2. Days of operation shall be from Monday to Friday only.
3. The hours of operation shall be from 8 AM to 5 PM only.
4. Additional space conversions for the purpose of office space will require compliance with parking requirements.



5. Signage shall be limited to 1 sign per street frontage, located over the door, not to exceed 10-sq. ft. in area.

WHEREAS, the granting of this Regulatory Variance (V 01-09) necessitates the removal of conditions #1-4 above;

WHEREAS, the Community Planning Division Director recommended that to the Board approve the Regulatory Variance (V 01-09) request with the following conditions:

1. Signage shall be limited to 1 sign per street frontage, located over the door, not to exceed 10-sq. ft. in area;
2. Conditions 1-4 of Resolution No. V 00-38 shall be rescinded; and

WHEREAS, the Board at its meeting of April 12, 2001, held an advertised public hearing to consider the request. The Board made the following findings:

- a. The subject property has special conditions, not applying generally to other neighboring properties in the same zoning district, which occasion the necessity for the petitioned variance.
- b. The development resulting from the granting of such variance is in harmony with the policies embodied within the City Comprehensive Plan.
- c. The granting of such variance is consistent with the general purpose and intent of the applicable zoning district regulations governing the property on which approval is granted.
- d. The granting of such variance does not adversely affect the use or development of neighboring properties in accordance with the

applicable zoning district regulations nor hinder or discourage appropriate development and use of adjacent or nearby land and or buildings or impair the value thereof.

- e. That the literal and strict enforcement of the applicable provisions of the Zoning and Land Development Regulations and the City of Hollywood Code of Ordinances would result in an undue, unnecessary and exceptional hardship on the applicants.
- f. That the granting of the requested variance will provide substantial justice and not be contrary to the public interest as reflected in the applicable regulations.
- g. That the need for the variance does not arise from conditions which are personal to the owner but instead relate to the uniqueness of the property

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF APPEALS AND ADJUSTMENT OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That following review of the Community Planning Division staff report and all submitted written and oral testimony received during the public hearing, a Regulatory Variance to:

Waive seven (7) of the required 28 parking spaces in order to allow a total of 21 parking spaces on-site.

is hereby approved with the following conditions:


1. Signage shall be limited to 1 sign per street frontage, located over the door, not to exceed 10-sq. ft. in area.
2. Conditions 1-4 of Resolution No. V 00-38 shall be rescinded.



Section 2: That the Community Planning Division is hereby directed to forward a copy of this resolution to the applicant and the owner of the property upon which the request was made.

Section 3: That conditions 1-4 contained in the Resolution V 00-38 are hereby removed.

PASSED AND ADOPTED THIS 12th DAY OF APRIL, 2001.

  
ROBERT ISHMAN  
CHAIRMAN

ATTEST:

  
JAYE M. EPSTEIN, AICP, DIRECTOR  
COMMUNITY PLANNING DIVISION

H:/zoning files/archive/regulatory variance/2001/resolutions/V01-09reso.doc