

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: 04/08/19

Location Address: 6320 DAWSON ST. Hlwd FL 33024
Lot(s): 19 Block(s): 22 Subdivision: BEVERLY PARK
Folio Number(s): 514124144180 Plat Book 25, Page 44
Zoning Classification: RS-6 Land Use Classification: Low Density Residential
Existing Property Use: VACANT LOT Sq Ft/Number of Units: 5302 Sq. Ft

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: Granting Variance to allow construction of one story single family house at the above subject property with lot width of 50 feet (Platted prior to April 6, 1994)
Number of units/rooms: one single family home Sq Ft: 1800

Value of Improvement: \$160,000 Estimated Date of Completion: JAN 2020

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

Name of Current Property Owner: BUILDING EXPRESS CO

Address of Property Owner: 287 190 ST. SUITE 18128 FL 33160

Telephone: 954 394 6556 Fax: _____ Email Address: BuildingExpressCo@yahoo.com

Name of Consultant/Representative/Tenant (circle one): N/A

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

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. 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: *Alj. mohamed* Date: 04/08/19

PRINT NAME: Building EXPRESS CO Date: 04/08/19

Signature of Consultant/Representative: N/A 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 _____

Letter of Intent

To: Planning and Development Board

City of Hollywood Florida

From: Building Express CO

Subject: Variance request

Subject Property: Lot 19, Block 22, Beverly Park

Plat book 25, page 44 of Broward County public Records

Dear Distinguished Board

This proposal letter is to request the grant of a variance to allow construction of one-story single-family home at the above subject property with the lot width of 50 feet as it was platted prior to April 6, 1994 and recorded at the plat Book 25, page 44 of Broward county public records.

The proposed project involve construction of one affordable and energy efficient single- family home that is compatible with the surrounding land uses (all single-family houses built at the similar lot size). This project shall be consistence with all applicable codes, rules and regulations set forth in comprehensible plan including Article 5 of the Zoning and Land Development Regulations adopted by the City of Hollywood zoning and planning department and shall comply with all applicable codes required by the Building department.

Furthermore, the proposed project will enhance the living environment and the safety of the surrounding nieborhood, and also will result in increase of their property value.

I may acknowledge that I have been working with the city of Hollywood community Housing redevelopment, and the first-time homebuyer program for the past twenty years, and at year 2006 I purchased these lots for the sole purpose of building affordable single-family home for first-time homebuyers, but unfortunately due to the family tragedy and financial hardship I could not accomplish this task. In result, I have been maintaining this property with great difficulties and paying taxes since then. These vacant lots periodically become the subject of illegal dumping and hide-out for drug users and causes safety hazard and nuisance for the nearby residents.

I sincerely appreciate your consideration in granting a variance to facilitate the proposed improvement of the subject property and enhancing the living environment, appearance and the safety of surrounding neighborhood.

Truly Building Express Co.



04/08/19

Criteria Statement for Variance Request

Subject Property: Lot 19, Block 22 Beverly Park plat book 25 page 44 Of Broward county public records

The following statements indicate the consistency of the requested variance with all applicable criteria found in Article 5 of the Zoning and Land Development Regulations of City of Hollywood Florida

- A. The requested variance for the construction of a single-family home at the above subject property shall maintains the basic intent and purpose of all rules, regulations and the policies that effects the stability and appearance of the city of Hollywood.
- B. The requested variance for the improvement of the above subject property as a one-story single-family residence is consistence with the surrounding land uses which are all single-family houses built at the similar lot size, and shall not have any adverse effects on the surrounding neighborhood, but rather enhance the living environment and the safety of local residences.
- C. The requested variance is consistence with goals, objectives and policies of the adopted comprehensive plan, and the applicable plan of the neighborhood adopted by the City of Hollywood.
- D. The requested variance is for the sole purpose of improving the above subject property as a single-family residence and it is not economically based or self-imposed.
- E. For the construction of a single-family home at the above subject property it is necessary to obtain a variance in order to comply with State or Federal Law and is the minimum variance needed to comply with the applicable law.

Building EXPRESS Co. 04/12/2019
Rj. mohamed

WILLIAM
THIS INSTRUMENT PREPARED BY AND RETURN TO:
STEPHEN J. STRALEY
ACTION TITLE COMPANY
3990 SHERIDAN STREET, SUITE 110
HOLLYWOOD, FL 33021
Property Appraisers Parcel Identification (Folio) Numbers: 11124-14-41800

INSTR # 106549568
OR BK 43014 Pages 338 - 338
RECORDED 10/27/06 09:55:27
BROWARD COUNTY COMMISSION
DOC STMP-D: \$1890.00
DEPUTY CLERK 3310
#1, 1 Pages

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 20th day of October, 2006 by **JOHN WILLIAM MATTAX, A SINGLE MAN**, herein called the grantor, to **BUILDING EXPRESS CO., A FLORIDA CORPORATION**, whose post office address is 287 190TH STREET, SUNNY ISLES BEACH, FLORIDA 33160, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, namely:

³⁰¹⁰
LOTS 19, 20 AND 21 IN BLOCK 22 OF BEVERLY PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25 AT PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
Subject to easements, restrictions and reservations of record and to taxes for the year 2006 and thereafter.

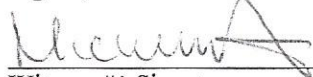
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

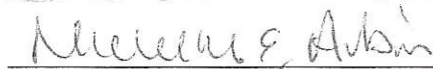
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



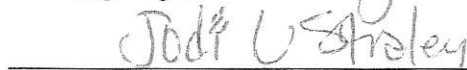
Witness #1 Signature



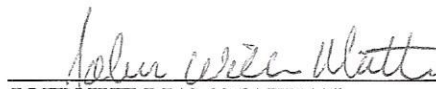
Witness #1 Printed Name



Witness #2 Signature



Witness #2 Printed Name

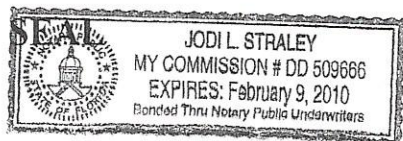


JOHN WILLIAM MATTAX

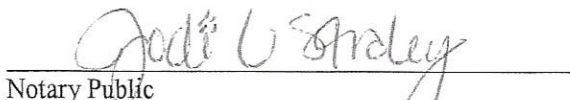
863 SPRING CIRCLE # 101, DEERFIELD BEACH,
FLORIDA 33441

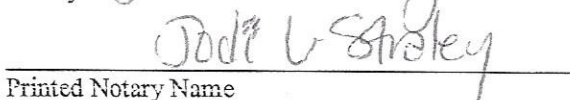
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20th day of October, 2006 by JOHN WILLIAM MATTAX who is personally known to me or has produced valid Dr Lic as identification.



My Commission Expires: 2/9/10


Notary Public


Printed Notary Name

WILLIAM
THIS INSTRUMENT PREPARED BY AND RETURN TO:
STEPHEN J. STRALEY
ACTION TITLE COMPANY
3990 SHERIDAN STREET, SUITE 110
HOLLYWOOD, FL 33021
Property Appraisers Parcel Identification (Folio) Numbers: 11124-14-41800

INSTR # 106549568
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BROWARD COUNTY COMMISSION
DOC STMP-D: \$1890.00
DEPUTY CLERK 3310
#1, 1 Pages

Space Above This Line For Recording Data

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(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, namely:

Sold
LOTS 19, 20 AND 21 IN BLOCK 22 OF BEVERLY PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25 AT PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
Subject to easements, restrictions and reservations of record and to taxes for the year 2006 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Nicole E. Arkin
Witness #1 Printed Name

Jodi L. Straley
Witness #2 Signature

Jodi L. Straley
Witness #2 Printed Name

John William Mattax
JOHN WILLIAM MATTAX
863 SPRING CIRCLE # 101, DEERFIELD BEACH,
FLORIDA 33441

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 20th day of October, 2006 by JOHN WILLIAM MATTAX who is personally known to me or has produced valid Dr Lic as identification.



Jodi L. Straley
Notary Public

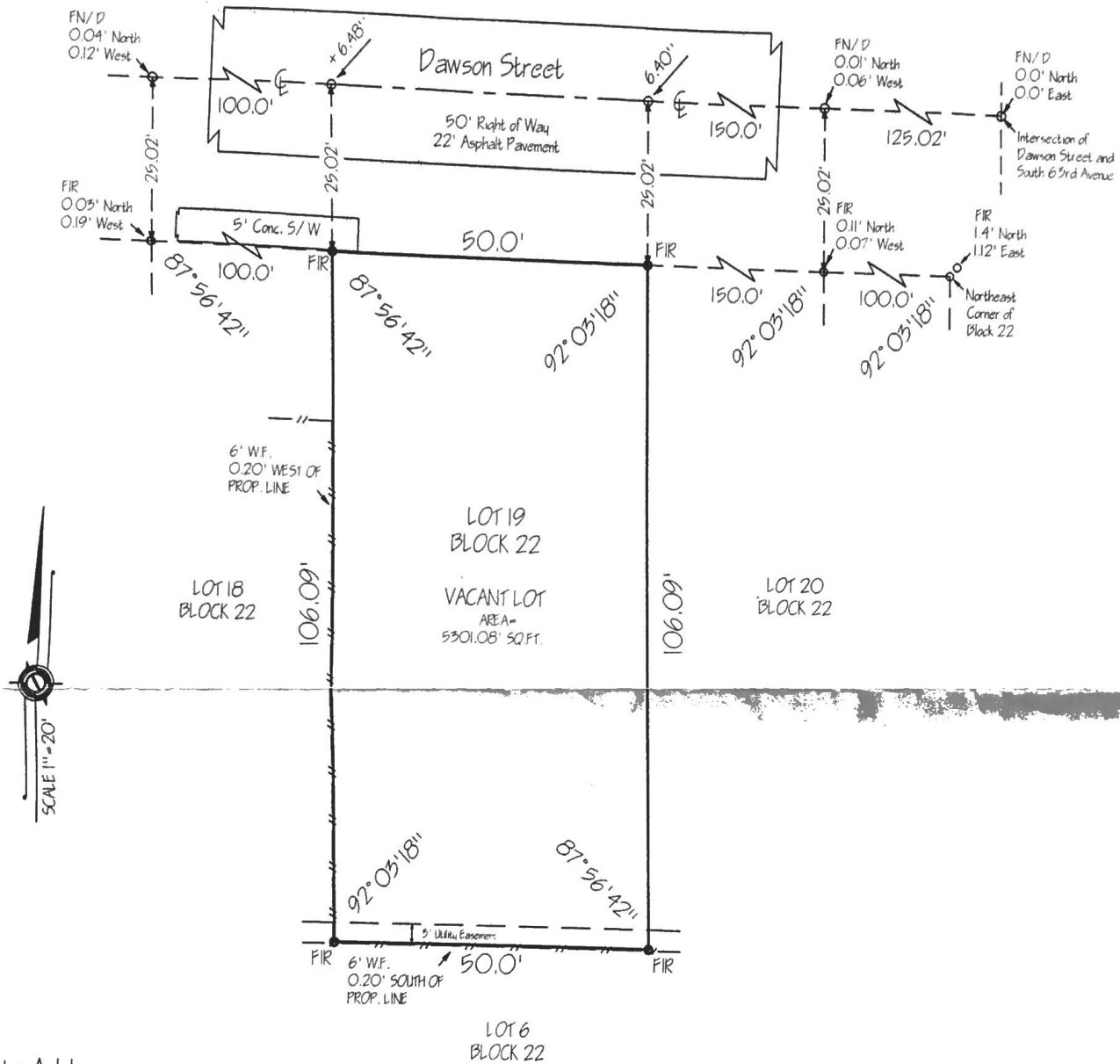
Jodi L. Straley
Printed Notary Name

My Commission Expires: 2/9/10

SKETCH OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

Lot 19, Block 22 "BEVERLY PARK", according to the plat thereof, as recorded in Plat Book 25, Page 44, of the Public Records of Broward County, Florida. Subject to easements, restrictions and reservations of record and to taxes for the year 2006 thereafter.



Site Address:

Dawson Street
Hollywood, FL. 33023

Legend:

C.B.S. CONCRETE BLOCK STRUCTURE
CLF CHAIN LINK FENCE
WF WOOD FENCE
CONC CONCRETE
SIR/C SET IRON ROD & CAP
FIR/C FOUND IRON ROD & CAP
FN/D FOUND NAIL & DISK
SN/D SET NAIL & DISK
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
A/C CONCRETE AIR CONDITION SLAB
B.C.R. BROWARD COUNTY RECORDS
UE UTILITY EASEMENT
L.M.E. LAKE MAINTENANCE EASEMENT
OHV OVER HEAD WIRES
P.B. PLAT BOOK
WPP WOOD POWER POLE
WM WATER METER
S/W SIDEWALK
POC POINT OF CURVE
POT POINT OF TANGENT
R RADIUS
L LENGTH
D DELTA

BEARINGS SHOWN HEREON ARE
BASED ON AN ASSUMED DATUM.

UNLESS OTHERWISE NOTED,
ANGLES, BEARINGS AND
DISTANCES SHOWN ARE
RECORDED AND MEASURED.

THIS SKETCH REFLECTS ALL EASEMENTS &
RIGHTS OF WAY PER RECORDED PLAT
& / OR TITLE COMMITMENT IF SUPPLIED.
UNLESS OTHERWISE STATED, NO OTHER

PERFORMED BY THE UNDERSIGNED

DATE	
FOR: BUILDING EXPRESS	
DATE: 11/26/18	
ORDER #	
F.D.	

DANIEL L. CARNAHAN PROFESSIONAL SURVEYOR & MAPPER #3002
MARK A. HIGGINS PROFESSIONAL SURVEYOR & MAPPER #5549

NOTES
Certification of Authorization #7707
Dimensions for building and building
ties are to the foundation of same.
Certification to date of field
work & not signature date.

☐ Indicates proposed grades
Elevations per N.A.V.D. 1988.

Unless otherwise noted
Dimensions shown are
Record and Measured.

FLOOD ZONE:
BASE FLOOD ELEVATION:

SCALE: 1" = 20'
FILE NAME: 11-26-18
NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL
OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER

DENI CARNAHAN, INC.

P.O. Box 938858, MARGATE, FLORIDA 33093 TEL (954) 971 0540 FAX (954) 971-5980

LAND SURVEYS O SUBDIVISIONS O CONSTRUCTION SURVEYS

M. E. BERRY
LAND DEVELOPMENT
HOLLYWOOD
FORT LAUDERDALE

BEVERLY PARK

BROWARD COUNTY, FLA.
IN NW 1/4 OF SECTION 24-51-41

DEDICATION

STATE OF FLORIDA) S. KNOW ALL MEN BY THESE PRESENTS, THAT
COUNTY OF DADE)
H. R. FARRINGER and Elsie A. Farringer, his wife, are the owners
in fee simple of the lands shown and described herein, have
conceded, granted, sold and to be known as Beverly Park.
All streets, alleys and other grounds shown on said plat are
herby dedicated to the perpetual use of the public, reserving
therein whatever is necessary for the retention
of the lands shown and described by law.
Witness My hand and seal of said office, this 24th day of September, A.D. 1949.

Notary Public
Dr. H. R. Farringer
Elsie A. Farringer
Richard W. Schulz
Witnesses
Richard W. Schulz
Witnesses
Dr. H. R. Farringer
Elsie A. Farringer
Richard W. Schulz

ACKNOWLEDGMENT

STATE OF FLORIDA) S. I, hereby certify that on this day personally
COUNTY OF DADE)
H. R. FARRINGER and Elsie A. Farringer, his wife, are the owners
in fee simple of the lands shown and described herein, have
conceded, granted, sold and to be known as Beverly Park.
All streets, alleys and other grounds shown on said plat are
herby dedicated to the perpetual use of the public, reserving
therein whatever is necessary for the retention
of the lands shown and described by law.
Witness My hand and seal of said office, this 24th day of September, A.D. 1949.
In Commission Expires: 5-19-50
Notary Public
Eugene T. Schulz

SURVEYOR'S CERTIFICATE

I, Maurice E. Berry, hereby certify that I have
made a recent survey of the herein described lands
shown and described herein, and that the same are
correctly shown on the attached plat and
that said plat is true and correct to the best of my
knowledge and belief, Broward County, Florida, this 27th
day of September, A.D. 1949.
Maurice E. Berry
Surveyor
Florida Land Surveyors 221
HOLLYWOOD, FLORIDA

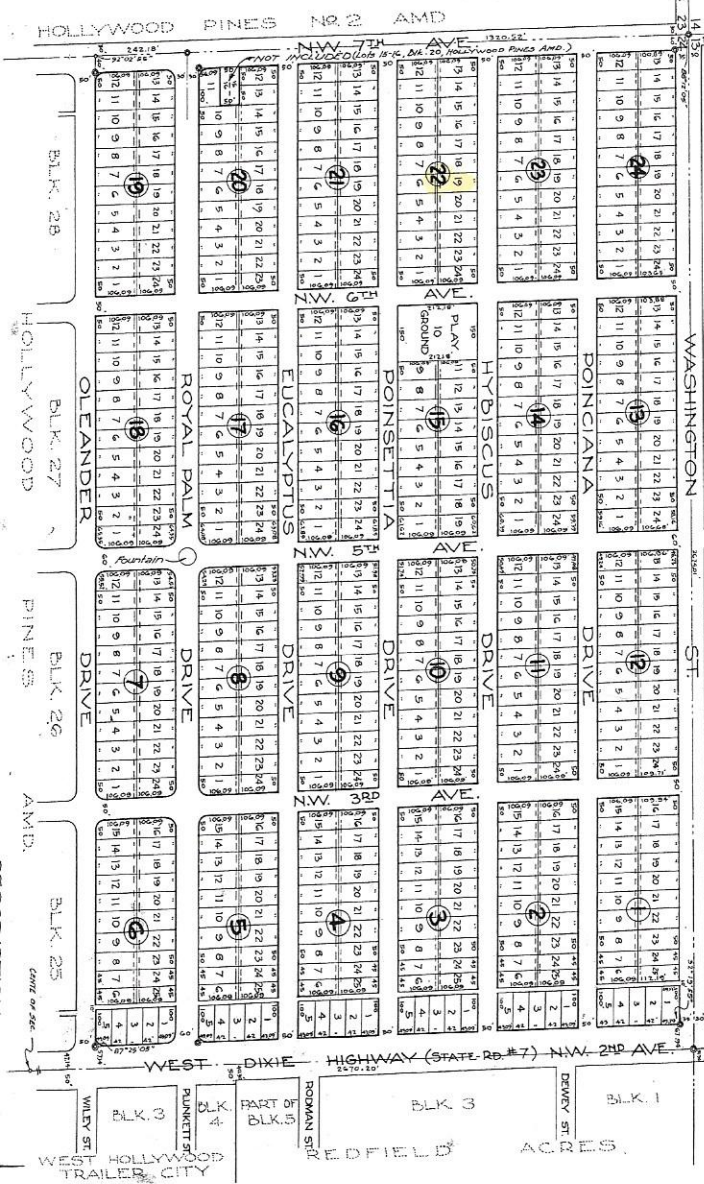
MORTGAGE HOLDER'S APPROVAL

This is to certify that the Dallas Agreement, Co. is the
holder of a mortgage on the lands embraced by this plat,
and that the Dallas Agreement Co. agrees to and
consents to the dedication herein.

William A. Daulton
Dallas Agreement Co.
Dallas Agreement Co. agrees to and
consents to the dedication herein.

LYNDON ESTATES

(Unrecorded Plat)



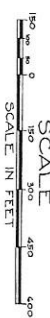
CIRCUIT COURT CLERK'S CERTIFICATE

I, Maurice E. Berry, hereby certify that I have
made a recent survey of the herein described lands
shown and described herein, and that the same are
correctly shown on the attached plat and
that said plat is true and correct to the best of my
knowledge and belief, Broward County, Florida, this 27th
day of September, A.D. 1949.
Maurice E. Berry
Surveyor
Florida Land Surveyors 221
HOLLYWOOD, FLORIDA

COUNTY COMMISSION

This plat was approved and accepted for record by the Board of Commissioners
of Broward County, Florida, this 11th day of October, A.D. 1949.
Maurice E. Berry
Surveyor
Florida Land Surveyors 221
HOLLYWOOD, FLORIDA

SCALE



M. E. BERRY
SURVEYOR
P. O. BOX 945
HOLLYWOOD, FLORIDA



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	6320 DAWSON STREET, HOLLYWOOD FL 33023	ID #	5141 24 14 4180
Property Owner	BUILDING EXPRESS CO	Millage	0513
Mailing Address	287 190 ST SUNNY ISLES BEACH FL 33160-2313	Use	00
Abbr Legal Description	BEVERLY PARK 25-44 B LOTS 19 BLK 22		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$26,510		\$26,510	\$24,760	
2018	\$26,510		\$26,510	\$22,510	\$492.16
2017	\$26,510		\$26,510	\$20,470	\$467.04

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$26,510	\$26,510	\$26,510	\$26,510
Portability	0	0	0	0
Assessed/SOH	\$24,760	\$26,510	\$24,760	\$24,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$24,760	\$26,510	\$24,760	\$24,760

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/20/2006	WD*	\$270,000	43014 / 338	\$5.00	5,302	SF
8/27/2004	WD	\$159,900	38146 / 765			
7/25/2000	SWD	\$86,500	30870 / 1120			
8/15/2000	ACT		30874 / 83			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								



Photographs for Parcel ID [514124-14-4180](#), displayed on 4/7/2019

Photo indexed on 6/14/2017



[illegible]

NEW RESIDENCE
LOT-21 BLOCK-22
HOLLYWOOD, FLORIDA

Miguel de Diego
ARCHITECT P.A.
AR-13378
AA-6601641
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358 FAX (954) 926-2021

CRYKID
 SHAWN
 MAY 1-25-2019
 COMM. NO. 19-102

FLOOR PLAN

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

CODE USED FL. HIG. CODE 2117 50TH EDITION
 100% PURE
 100% PURE

WASH VEHICLE
FLOOR: CERAMIC TILES
PROMOVE TILES AT BATHROOM OVER DUFFED ROCK
WALLS: PAINT OVER GYP. BOARD
PROMOVE TILES AT BATHROOM OVER DUFFED ROCK
CEILING: PAINT OVER GYP. BOARD

SITE PLAN

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

FCM: DESCRIPTION.

LEGAL DESCRIPTION:
LOT 21 BLOCK 22 BEVERLY PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25
PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA SUBJECT TO EASEMENTS RESTRICTIONS AND
RESERVATIONS OF RECORD AND TO TAXES FOR THE YEAR 2006 THEREAFTER

SITE CALCULATIONS		
LOT	5,300.00 S.F.	
BUILDING	1,633	
APPROVED	400	
ANIMAL	47	
APPROX.	30	
STANDARD	2,983	

