

**ATTACHMENT A**  
**Application Package**

# PLANNING DIVISION



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

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION

**Hollywood**

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: \_\_\_\_\_

Lot(s): 20 Block(s): 22 Subdivision: BEVERLY PARK

Folio Number(s): 514124144181 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 home 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: ABBAS ARABZADEH

Address of Property Owner: 1500 Funston St., Hollywood FL 33020

Telephone: 786 419 5550 Fax: N/A Email Address: HatamF@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



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

## 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 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: Abbas Arabzadeh

Date: 04/08/2019

PRINT NAME: ABBAS ARABZADEH

Date: 04/08/2019

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 \_\_\_\_\_

Letter of Intent

To: Planning and Development Board

City of Hollywood Florida

From: Building Express CO

Subject: Variance request

Subject Property: Lot 20, 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 since I acquired this vacant lot, I have been working hard to maintain it properly concerning the appearance and the safety of surrounding nieborhood, but unfortunately it has been subject to illegal dumping and hid-out for drug users that disturb local residents in adjacent area.

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 nieborhood.

Sincerely Abbas Arabzadeh

*Abbas Arabzadeh* 04, 08, 2019

## 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*

Prepared by: Return to:

ERICA L. DESANTI, ESQ.  
STRALEY | OTTO  
2699 STIRLING ROAD, SUITE C-207  
FORT LAUDERDALE, FLORIDA 33312  
(954) 962-7367

ENHANCED LIFE ESTATE DEED

This Indenture made this 26<sup>th</sup> day of February 2018, between BUILDING EXPRESS CO., A FLORIDA CORPORATION, GRANTORS to ABBAS ARABZADEH, A SINGLE MAN, AS TO A LIFE ESTATE AND THE REMAINDER INTEREST TO MOHAMMAD R. RONIZI, GRANTEEES whose address is 287 190 Street, Sunny Isles Beach, FL 33160.

WITNESSETH, That said Grantors, for and in consideration of the sum of love and affection, and other good and valuable consideration to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantees' heirs forever the following described land located in the County of Broward, State of Florida, to-wit:

Lot 20 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 taxes for the year 2018 not yet due and payable.  
Subject to all Conditions, Easements, Restrictions and Limitations of Record.  
Folio No. 5141 24 14 4181

Abbas Arabzadeh reserves for and during his lifetime the exclusive possession, use, and enjoyment of the subject property, without any liability for waste, and further reserve for and during his lifetime the right to sell, lease, convey, mortgage, pledge, lien, manage and dispose of the subject property, in fee simple, with or without consideration, unilaterally and without the joinder or consent of the remainderperson, and the right to retain any and all proceeds generated thereby. The rights reserved hereunder shall terminate upon the death of Abbas Arabzadeh.

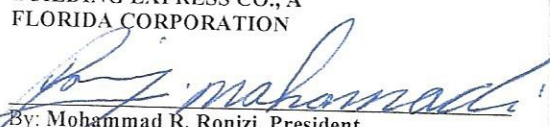
THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AT REQUEST OF GRANTORS, and said grantors do hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

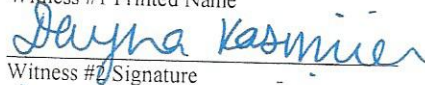
IN WITNESS WHEREOF, Grantors has hereunto set their hand and seal this day and year first above written.

BUILDING EXPRESS CO., A  
FLORIDA CORPORATION

  
Witness #1 Signature

Erica L. DeSanti  
Witness #1 Printed Name

  
By: Mohammad R. Ronizi, President  
287 190<sup>th</sup> Street  
Sunny Isles Beach, FL 33160

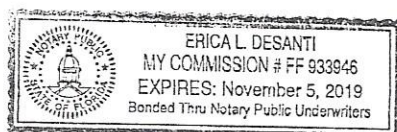
  
Witness #2 Signature

Dayna Kasimier  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February 2018, by Mohammad R. Ronizi, as President of BUILDING EXPRESS CO., a Florida Corporation who is personally known to me or who has produced FL DL as identification.

SEAL



  
Notary Signature  
My Commission Expires:



Prepared by: Return to:

ERICA L. DESANTI, ESQ.  
STRALEY | OTTO  
2699 STIRLING ROAD, SUITE C-207  
FORT LAUDERDALE, FLORIDA 33312  
(954) 962-7367

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WITNESSETH, That said Grantors, for and in consideration of the sum of love and affection, and other good and valuable consideration to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantees' heirs forever the following described land located in the County of Broward, State of Florida, to-wit:

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Folio No. 5141 24 14 4181

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THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AT REQUEST OF GRANTORS, and said grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

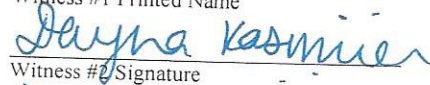
IN WITNESS WHEREOF, Grantors has hereunto set their hand and seal this day and year first above written.

BUILDING EXPRESS CO., A  
FLORIDA CORPORATION

  
Witness #1 Signature

Erica L. DeSanti  
Witness #1 Printed Name

  
By: Mohammad R. Ronizi, President  
287 190<sup>th</sup> Street  
Sunny Isles Beach, FL 33160

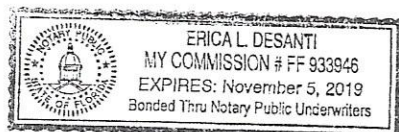
  
Witness #2 Signature

Dayna Kasimier  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February 2018, by Mohammad R. Ronizi, as President of BUILDING EXPRESS CO., a Florida Corporation who is personally known to me or who has produced FL DL as identification.

SEAL

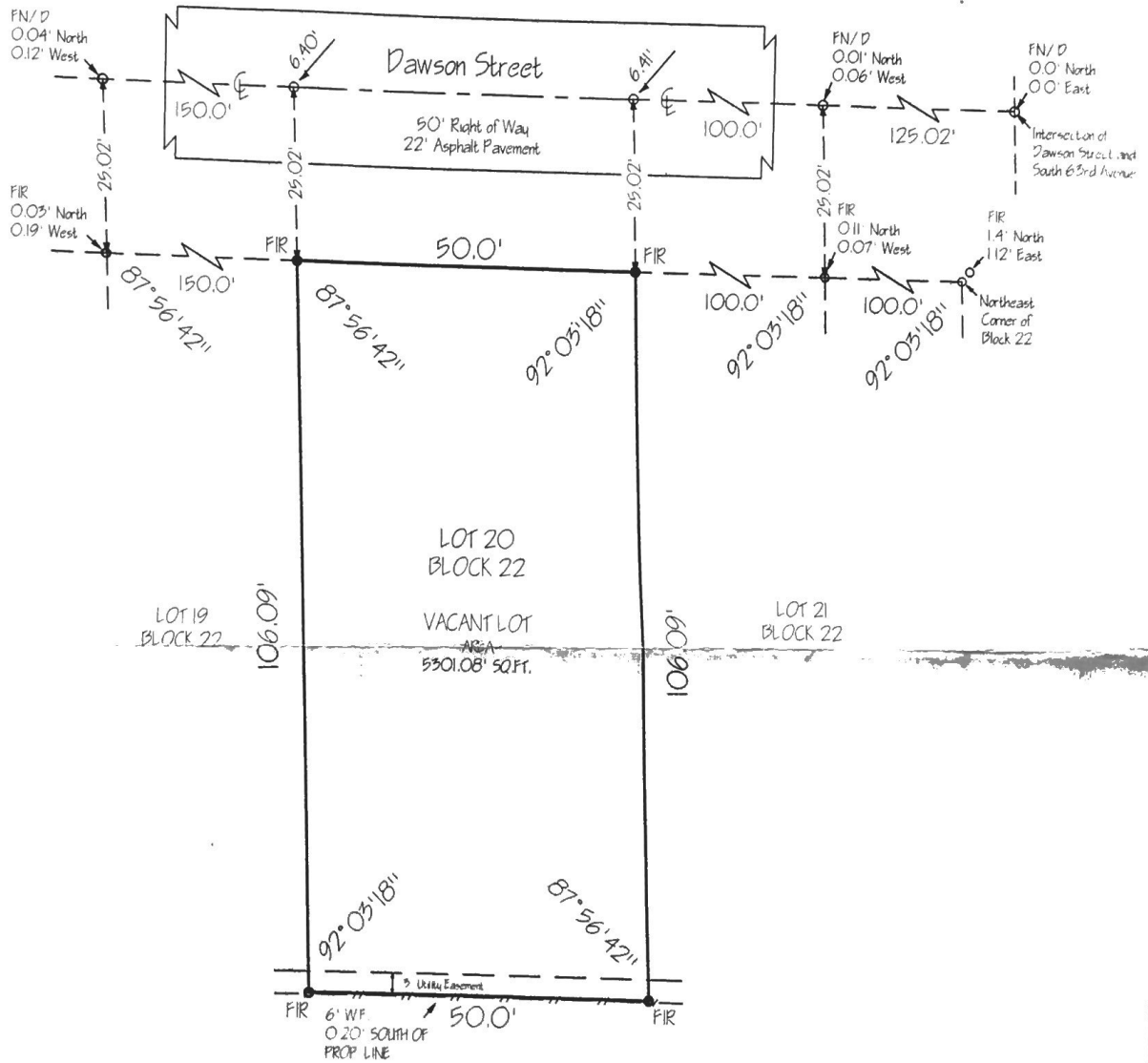


  
Notary Signature  
My Commission Expires:

# SKETCH OF BOUNDARY SURVEY

## LEGAL DESCRIPTION:

Lot 20, 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. 33025

## Legend:

C.B.S. CONCRETE BLOCK STRUCTURE  
CLF CHAIN LINK FENCE  
WF WOOD FENCE  
CONC CONCRETE  
SIR/C SET IRON ROD & CAP  
FIR/L FOUND IRON ROD & CAP  
FIR/D FOUND NAIL & DISK  
SIR/D SET NAIL & DISK  
FIR FOUND IRON PIPE  
FIR FOUND IRON ROD  
A/C CONCRETE AIR CONDITION SLAB  
B.C.R. BROWARD COUNTY RECORDS  
U.E. 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  
P.C. POINT OF CURVE  
P.O.T. 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

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.

Unless otherwise noted  
Dimensions shown are  
Record and Measured.

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

FLOOD ZONE  
BASE FLOOD ELEVATION:

SCALE: 1" = 20'  
FILED  
NOTED 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) 971-5930  
LAND SURVEYS O SUBDIVISIONS O CONSTRUCTION SURVEYS



LYNDON ESTATES  
(UNRECORDED PLAT)

[illegible][illegible]

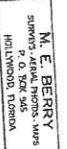
SURVEYOR  
I, Maurice E. Barry, hereby certify that I have made a recent survey of certain reference monument and as indicated, have been shown on the above map of my work as of said date. True and correct to the best of my knowledge and belief.  
Witness my hand and seal, August twenty-fourth, this 27th day of September, A.D. 1949.  
Maurice E. Barry

WILLIAM L. PALLOT - Vice President  
 EMMA CORDERMOSE - Secretary

of County, *1st*  
 APPROVED: *[Signature]*  
 H.C. DAVID COUNTY ENGINEER.  
 STATE REGISTRY # 48  
*(Recd)*  
 Filed with  
 Clerk of Circuit Court  
 by *[Signature]* County Clerk

of the public records of the  
provisions of Chapter 10216 (N.S. 223), laws of the  
of William D. Buchanan  
DEPUTY  
ATTORNEY GENERAL  
CLERK OF CIRCUIT COURT

② Permanent Reference Monument.  
3. Road Utility Easement provided as per  
of all lots where shown by dotted lines.  
Corner Radii are 25 feet where shown.







**MARTY KIAR**  
**BROWARD**  
COUNTY  
PROPERTY APPRAISER

|                               |   |                |                 |
|-------------------------------|---|----------------|-----------------|
| <b>Site Address</b>           | DAWSON STREET, HOLLYWOOD FL 33023       | <b>ID #</b>    | 5141 24 14 4181 |
| <b>Property Owner</b>         | ARABZADEH,ABBAS LE<br>RONIZI,MOHAMMAD R | <b>Millage</b> | 0513            |
| <b>Mailing Address</b>        | 287 190 ST SUNNY ISLES BEACH FL 33160   | <b>Use</b>     | 00              |
| <b>Abbr Legal Description</b> | BEVERLY PARK 25-44 B LOT 20 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            | \$26,510             |          |
| 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   | \$26,510 | \$26,510     | \$26,510  | \$26,510    |
| 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  | \$26,510 | \$26,510     | \$26,510  | \$26,510    |

| Sales History |      |           |                  | Land Calculations |        |      |
|---------------|------|-----------|------------------|-------------------|--------|------|
| Date          | Type | Price     | Book/Page or CIN | Price             | Factor | Type |
| 2/26/2018     | D-T  | \$100     | 114910794        | \$5.00            | 5,302  | SF   |
| 10/20/2006    | WD*  | \$270,000 | 43014 / 338      |                   |        |      |
|               |      |           |                  |                   |        |      |
|               |      |           |                  |                   |        |      |
|               |      |           |                  |                   |        |      |
|               |      |           |                  | Adj. Bldg. S.F.   |        |      |

\* Denotes Multi-Parcel Sale (See Deed)

\* Denotes Multi-Parcel Sale (See Deed)

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



Photographs for Parcel ID [514124-14-4181](#), displayed on 4/7/2019

Photo indexed on 6/14/2017





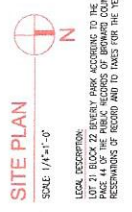
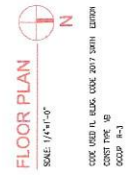
ALL OTHER DOCUMENTS, RECORDS, MAPS, NOTES AND OTHER DOCUMENTS PREPARED BY THE AGENCY SHALL BE DELETED FROM THE AGENCY SHALL BE DELETED FROM THE PROPERTY OF THE AGENCY. COPIES OF NOT BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PURPOSE AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE AGENCY SHALL BE DELETED FROM THE AGENCY AND OTHER RECORDS SHALL BE DELETED FROM THE AGENCY.

| NO. | DATE | REVISION |
|-----|------|----------|

NEW RESIDENCE  
LOT-21 BLOCK-22  
HOLLYWOOD, FLORIDA

**Miguel de Diego**  
ARCHITE CT P.A.  
AA-26001641  
AR-1378  
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020  
PH (954) 926-3358 FAX (954) 926-2021

CHECKED \_\_\_\_\_  
DRAWN \_\_\_\_\_  
DATE 1-25-2019  
COMM. NO. 19-102



|                   |                       |
|-------------------|-----------------------|
| SITE CALCULATIONS |                       |
| LOT 5,300.00 S.F. |                       |
| BUILDING          | 1,833.00 S.F. 34.64 % |
| DRIVEWAY          | 400.00 S.F. 7.54 %    |
| ENTRY             | 47.00 S.F. 0.89 %     |
| PORCHWAY          | 32.00 S.F. 0.56 %     |
| LANDSCAPE         | 2,988.00 S.F. 56.37 % |