

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: _____

Lot(s): 21 Block(s): 22 Subdivision: Beverly Park

Folio Number(s): 5141 24 14 4182 Plat Book 25 Page 144

Zoning Classification: RS-6 Land Use Classification: Low Density Residential

Existing Property Use: Vacant Lot Sq Ft/Number of Units: 5,302 Sq. Ft

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: Granting variance to allow construction of one single family home at the above subject property with the lot width of 50 feet (as Platted prior to April 6, 1994)

Number of units/rooms: one single family house Sq Ft: 1800

Value of Improvement: 160,000.00 Estimated Date of Completion: JAN. 2020

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

Name of Current Property Owner: Building Express Co

Address of Property Owner: 287 190 St. Sunny Isles, FL 33160

Telephone: 954 394 6556 Fax: N/A 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: _____

Date: 04/08/19

PRINT NAME: Building EXPRESS Co / Mohammad Reza Ronizi

Date: 04/08/19

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 21, 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.

A handwritten signature in black ink, appearing to read "J. Mohammed", written over the printed name "Truly Building Express Co.".

04/08/19

Criteria Statement for Variance Request

Subject Property: Lot 21, 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
R. J. Mahamad

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:

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

Michael E. Arsin
Witness #1 Printed Name

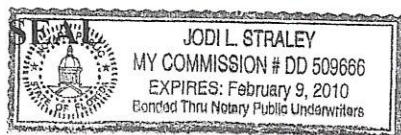
[Signature]
Witness #2 Signature

Jodi L. Straley
Witness #2 Printed Name

[Signature]
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.



[Signature]
Notary Public
Jodi L. Straley
Printed Notary Name

My Commission Expires: 2/9/10

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

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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)

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^{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.

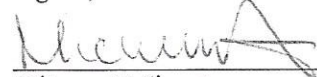
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

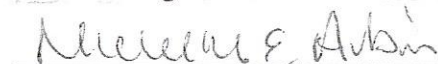
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IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

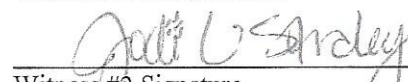
Signed, sealed and delivered in the presence of:



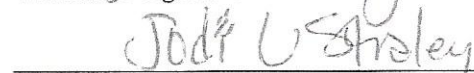
Witness #1 Signature



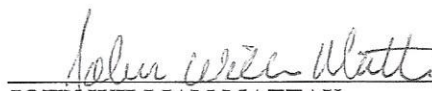
Witness #1 Printed Name



Witness #2 Signature



Witness #2 Printed Name

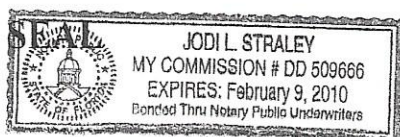


JOHN WILLIAM MATTAX

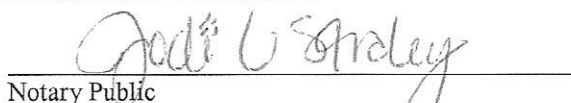
863 SPRING CIRCLE # 101, DEERFIELD BEACH,
FLORIDA 33441

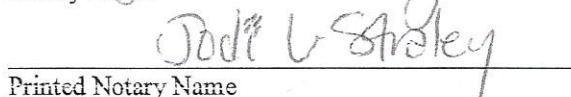
**STATE OF FLORIDA
COUNTY OF BROWARD**

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.

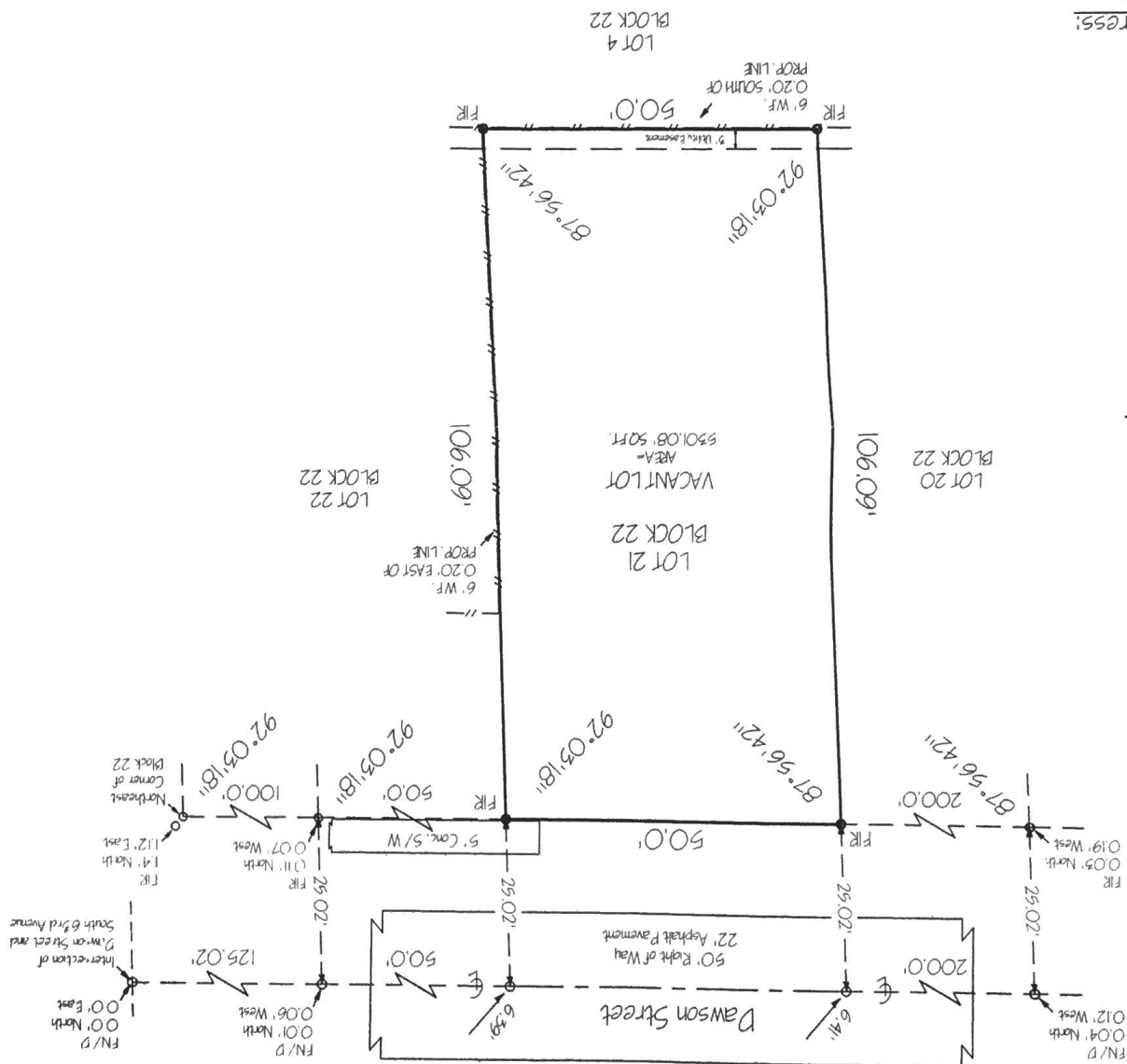


My Commission Expires: 2/9/10


Notary Public


Printed Notary Name

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 Address:
Dawson Street
Hollywood, FL. 33023

Legend:

- | | |
|-------|---------------------------|
| CB 5 | CONCRETE BLOCK STRUCTURE |
| WF | CHAIN LINK FENCE |
| CONC | WOOD FENCE |
| SIR/C | FOUND IRON ROD & CAP |
| FIR/C | FOUND IRON ROD & CAP |
| FN/7 | FOUND NAIL & DISK |
| SNL/7 | SET NAIL & DISK |
| FIR/P | FOUND IRON PIPE |
| FIR/R | FOUND IRON ROD |
| A/C | FOUND AIR CONVENTION SLAB |
| B/C R | BROWARD COUNTY RECORDS |
| UE | UTILITY EASEMENT |
| LME | LAKE MAINTENANCE EASEMENT |
| PB | PLAT BOOK |
| WPP | WOOD POWER POLE |
| WM | WATER METER |
| S/W | SIDEWALK |
| POC | POINT OF CURVE |
| POT | POINT OF TANGENT |
| R | RADIUS |
| L | LENGTH |
| 7 | 7 FEET |



LAND SURVEYS & SUBDIVISIONS & CONSTRUCTION SURVEYS

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

DE NI CARNAHAN, INC.

[illegible]

PERFORMED BY THE UNDERSIGNED

RIGHTS OF WAY PER RECORDED PLAN
8 / OR TITLE COMMITMENT IF SUPPLIED.
UNLESS OTHERWISE STATED, NO OTHER

THIS SKETCH REFLECTS ALL EASEMENTS &

BEARINGS SHOWN HEREON ARE
BASED ON AN ASSUMED DATUM.
UNLESS OTHERWISE NOTED,
ANGLES, BEARINGS AND
DISTANCES SHOWN ARE
RECORDED AND MEASURED.

DANIEL L. CARMAN 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.

Record and Measured

Dimensions shown are

Unless otherwise noted

☐ Indicates proposed grades

FLOOD ZONE:
BASE FLOOD ELEVATION:

NOT VALID WITHOUT THE
STANDARD AND THE
ORIGINAL RATED + A
OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER

Dimensions shown are
Record and Measured.



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	DAWSON STREET, HOLLYWOOD FL 33023	ID #	5141 24 14 4182
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 LOT 21 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			
Date	Type	Price	Book/Page or CIN
10/20/2006	WD*	\$270,000	43014 / 338

Land Calculations		
Price	Factor	Type
\$5.00	5,302	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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

BROWARD COUNTY, FLA.
IN NW¼ OF SECTION 24 - 51 - 41

LYNDON B. JOHNSON ESTATES

(Unrecorded Play)

Acresage

[illegible]

E. M. KATZ, D. P. SCHWARTZ
 1000 17th St.
 N.W., Washington, D.C. 20036
 DR. H. P. FANHOFFER (M.D.)
 1000 17th St., N.W.
 Washington, D.C. 20036
 E. M. KATZ, D. P. SCHWARTZ
 1000 17th St., N.W.
 Washington, D.C. 20036
 DR. H. P. FANHOFFER (M.D.)
 1000 17th St., N.W.
 Washington, D.C. 20036

STATE OF FLORIDA } S.S. I hereby certify that on this day personally
COUNTY OF DADE }

[illegible]

MY COMMISSION EXPIRES: 5-19-50

Ebouised / Eshaham
NOTARY PUBLIC

I authorize the Bureau to certify that I have

I have reviewed the above described article made a recent survey of the known objects known as "Piedmonters," that specimens referred to therein were set of headless shown on the attached plot and they said plot is true and correct to the best of my knowledge and belief.

Edward A. Hallowood, Professor Currier, Windsor, Minn., 27th Day of September, A.D. 1899.

MAURICE E. BERRY
FLORIDA LAND SURVEYOR, 317
300 LYWOOD, FLORIDA

This is to certify that the Dallas Investment Co. is the holder of a mortgage on the lands embraced by this plat and that the Dallas Investment Co. agrees to and joins in the attached plat.

Wm. L. Palot - Vice President
Emma S. Palmer - Secretary

filed for record this day of A.D. 1943, in Plat Book 11, page 11, of the public records of Broward County, Florida. This plat complies with the provisions of Chapter 10216 (N.S. 253), laws of the State of Florida.

Attest: *Wm. L. Wood*
CLERK OF CIRCUIT COURT

This plan was approved and accepted for record by the Board of Commissioners of Broward County, Florida, this 11th day of, October, A.D. 1949.

Approved: *[Signature]*
H.C. DAVIS - COUNTY TREASURER
STATE ROAD 101 # 40
(1997)
Checkbook
CLERK OF CIRCUIT COURT
By: *[Signature]* Clerk
cc

41, 53 and 54. Second amended list of persons of Holmwood placed according to place of birth, recorded in Atlas Book 19, page 4, of the public records of Broward County, Florida.

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



Photographs for Parcel ID [514124-14-4182](#), displayed on 4/7/2019

Photo indexed on 6/14/2017



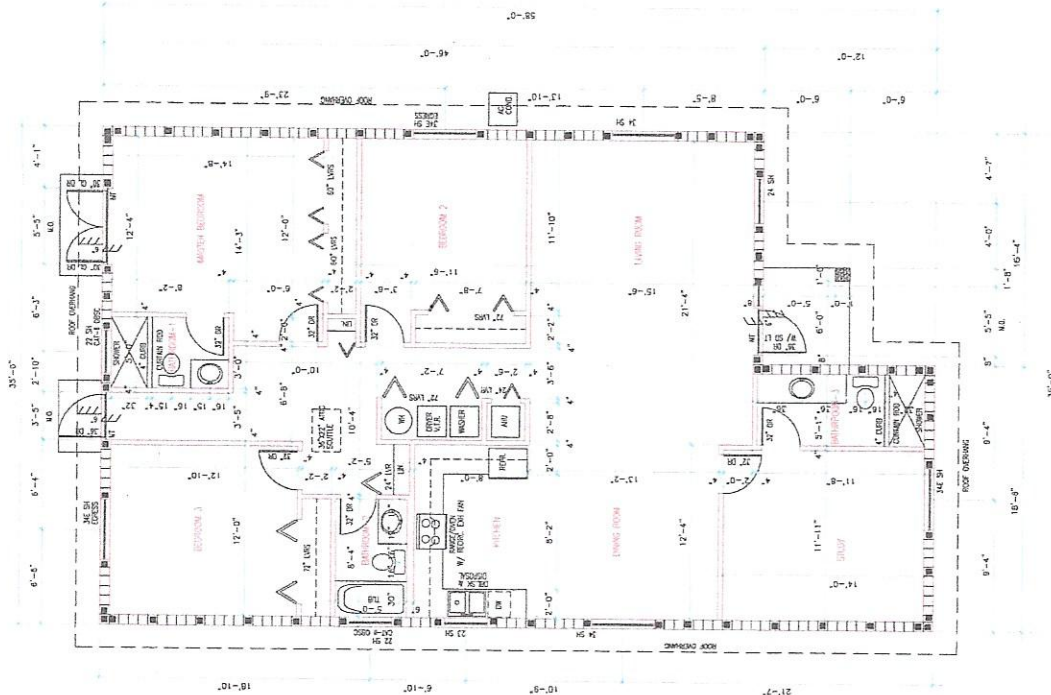
Proposed Plan for one-story Single-Family Home.

THE (MED
DRAWN
DATE 1-25-2019
10-103

Miguel de Diego ARCHITECT P.A.
AR-26001641 AR-13778
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH (954) 926-3358 FAX (954) 926-2021

Miguel de Diego
ARCHITECT P.A.
AA-36001641
AR-11378

NEW RESIDENCE
LOT-21 BLOCK-22
HOLLYWOOD, FLORIDA

[illegible][illegible]

FLOOR PLAN

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



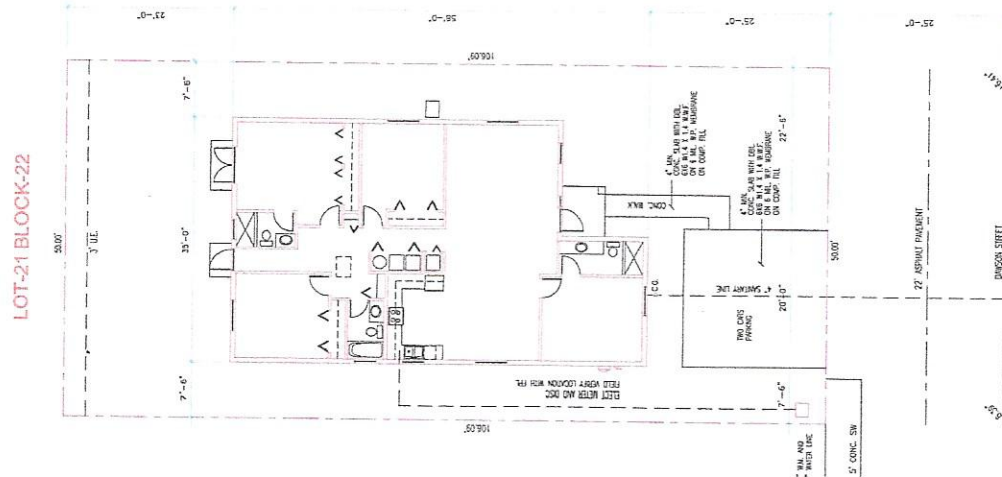
CODE USED IN LEGEND: CIRC 2017 SOUTH EDITION

COST TYPE: NO

CCOUP: 8-1

HIGH SCHOOL

FLOOR	CERAMIC TILES
PROVIDE TILES AT BATHROOM OVER DUNO ROCK	
WALLS	PART OVER CIP BOARD
PROVIDE TILES AT BATHROOM OVER DUNO ROCK	
CEILING	PART OVER CIP BOARD



SITE PLAN

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



The site plan shows a rectangular building footprint with a central courtyard. To the north of the building is a parking lot with several spaces. The building is situated between a street to the north and a street to the south. A north arrow is located in the upper right corner of the plan.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
 LOT 21 BLOCK 22 BENTLEY 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
 REPRESENTATIONS OF RECORD AND 10 TAXES FOR THE YEAR 2006 HEREAFTER

GR	5,300.00 S.F.		
BUILDING	1,025.00 S.F.	34.64 %	
APPURTENANCE	400.00 S.F.	7.34 %	
UTILITY	47.00 S.F.	0.88 %	
ASBESTOS	50.00 S.F.	0.26 %	
ASPHALT	2,958.00 S.F.	55.37 %	