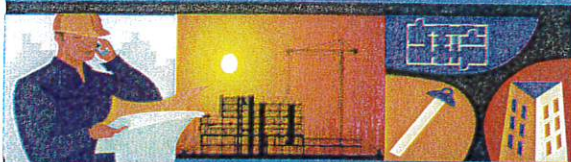


**ATTACHMENT A**  
**Application Package**



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

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SEP 26 2019

## GENERAL APPLICATION

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

CITY OF HOLLYWOOD  
PLANNING DIVISION



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: 9/24/2019Location Address: 1924 Tyler St, Hollywood FL 33020Lot(s): 37 Block(s): 24 Subdivision: Hollywood JFolio Number(s): 514215014510Zoning Classification: ND-3 Land Use Classification: \_\_\_\_\_Existing Property Use: Parking Lot Sq Ft/Number of Units: 3025 SF

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): N/A

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development

Explanation of Request: Special exception zoning to offer temporary use of shipping containers for art, retail, cafe, Restroom and stageNumber of units/rooms: 5 shipping container Sq Ft: 800 SFValue of Improvement: ± 300,000 Estimated Date of Completion: 4/1/2000

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

Name of Current Property Owner: Sip Urban Cafe LLCAddress of Property Owner: 1657 Tyler St #300, Hollywood, FL 33020Telephone: 954-922-4625 Fax: 866-742-9376 Email Address: 9224625@gmail.comName of Consultant/Representative/Tenant (circle one): JACK J. FARMADARAddress: 1657 Tyler St #300, Hollywood Telephone: 954-922-4625Fax: 866-742-9376 Email Address: 9224625@gmail.comDate of Purchase: 7/10/2019 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: \_\_\_\_\_

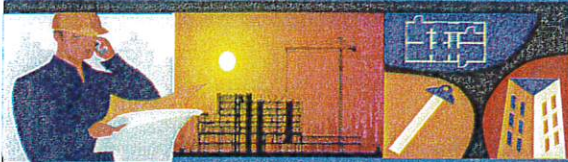
N/A

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](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: 9/24/2019

PRINT NAME: Chasem Jack Jaformader

Date: 9/24/2019

Signature of Consultant/Representative: \_\_\_\_\_

Date: 9/24/2019

PRINT NAME: Chasem Jack Jaformader

Date: 9/24/2019

Signature of Tenant: N/A

Date: \_\_\_\_\_

PRINT NAME: N/A

Date: \_\_\_\_\_

### Current Owner Power of Attorney

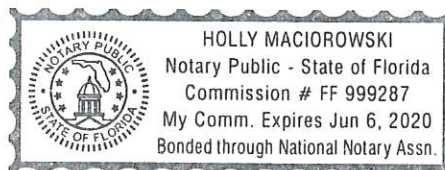
I am the current owner of the described real property and that I am aware of the nature and effect the request for Improvements to my property, which is hereby made by me or I am hereby authorizing SELF to be my legal representative before the Planning (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 26 day of September

Signature of Current Owner

Print Name

Notary Public  
State of Florida



My Commission Expires: 06/06/2020 (Check One) ☐ Personally known to me; OR ☒ Produced Identification FL DL.  
J165-290-57241-0.

## **PROJECT INFORMATION**

September 24, 2019

**Owner :** Sip Urban Café LLC

**Address:** 1924 Tyler Street, Hollywood FL 33020

**Legal Description:** Lot 37 Blk 24, Hollywood

**Folio #:** 514215014510

**Zoning:** ND-3

**Lot size:** 3025 SF

The project consist the use of shipping containers to offer Art, Music, Retail and Food and create a destination point in Downtown Hollywood.

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**SEP 26 2019**

**CITY OF HOLLYWOOD  
PLANNING DIVISION**



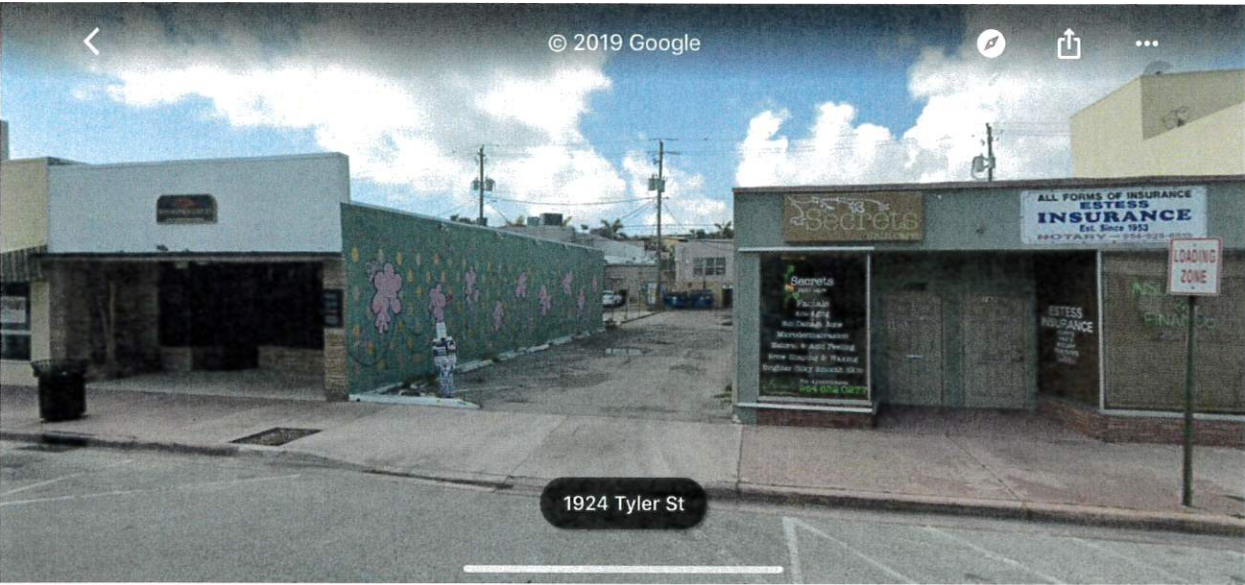
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LOCATION MAP

SEP 26 2019

CITY OF HOLLYWOOD  
PLANNING DIVISION

Address: 1924 Tyler St, Hollywood FL 33020



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CITY OF HOLLYWOOD  
PLANNING DIVISION





## **SPECIAL EXCEPTION CRITERIA**

**CRITERIA 1-** THE PROPOSED PROJECT IS CONSISTANT WITH THE PRINCIPLES OF THE CITY'S COMPREHENSIVE PLAN BY OFFERING AND PROMOTING ART, SHOPPING, FOOD AND ENTERTAINMENT.

**CRITERIA 2-** THE PROPOSED PROJECT IS COMPATIBLE WITH THE EXISTING LAND USE, DESIGNATED FUTURE USES AND WITH THE EXISTING NATURAL ENVIRONMENT AND OTHER REAL PROPERTIES WITHIN THE VICINITY, BY OFFERING ART, SHOPPING, FOOD AND ENTERTAINMENT.

**CRITERIA 3-** THE PROJECT WILL NOT IMPACT TRAFFIC MOVEMENTS AND WILL PROMOTE SAFE PEDESTRIAN ACTIVITIES BOTH INTERNAL TO THE USE AND IN THE AREA WHICH WILL SERVE THE USE.

**CRITERIA 4-** THE PROJRCT IS LOCATED IN DOWNTOWN SHOPPING AND ENTERTAINMENT DISTRICT AND IT IS CONSISTANT WITH THE PRINCIPLES OF THE CITY'S COMPREHENSIVE PLAN AND IT WILL NOT HAVE ANY ADVERSE EFFECTS OF NOISE, LIGHT, DUST AND OTHER POTENTIAL NUISANCES.

**CRITERIA 5-** THE PROPOSED PROJECT LOCATION, HIGHT, INTENSITY AND RELATION IS CONSISTANT WITH NEIGHBORHOOD APPEARANCE, USES WITHIN DOWNTOWN HOLLYWOOD AND ADJACENT PROPERTIES.

**CRITERIA 6-** THE SUBJECT PARCEL IS ADEQUATE IN SHAPE AND SIZE TO ACCOMIDATE THE PROPOSED USES.

**CRITERIA 7-** THE PROPOSED USE WILL BE CONSISTANT WITH THE DEFINITION OF A SPECIAL EXCEPTION AND WILL MEET THE STANDARDS AND CRITERIA OF THE ZONING CLASSIFICATION BY CREATING ART, SHOPPING, FOOD AND ENTERTAINMENT DESTINATION.

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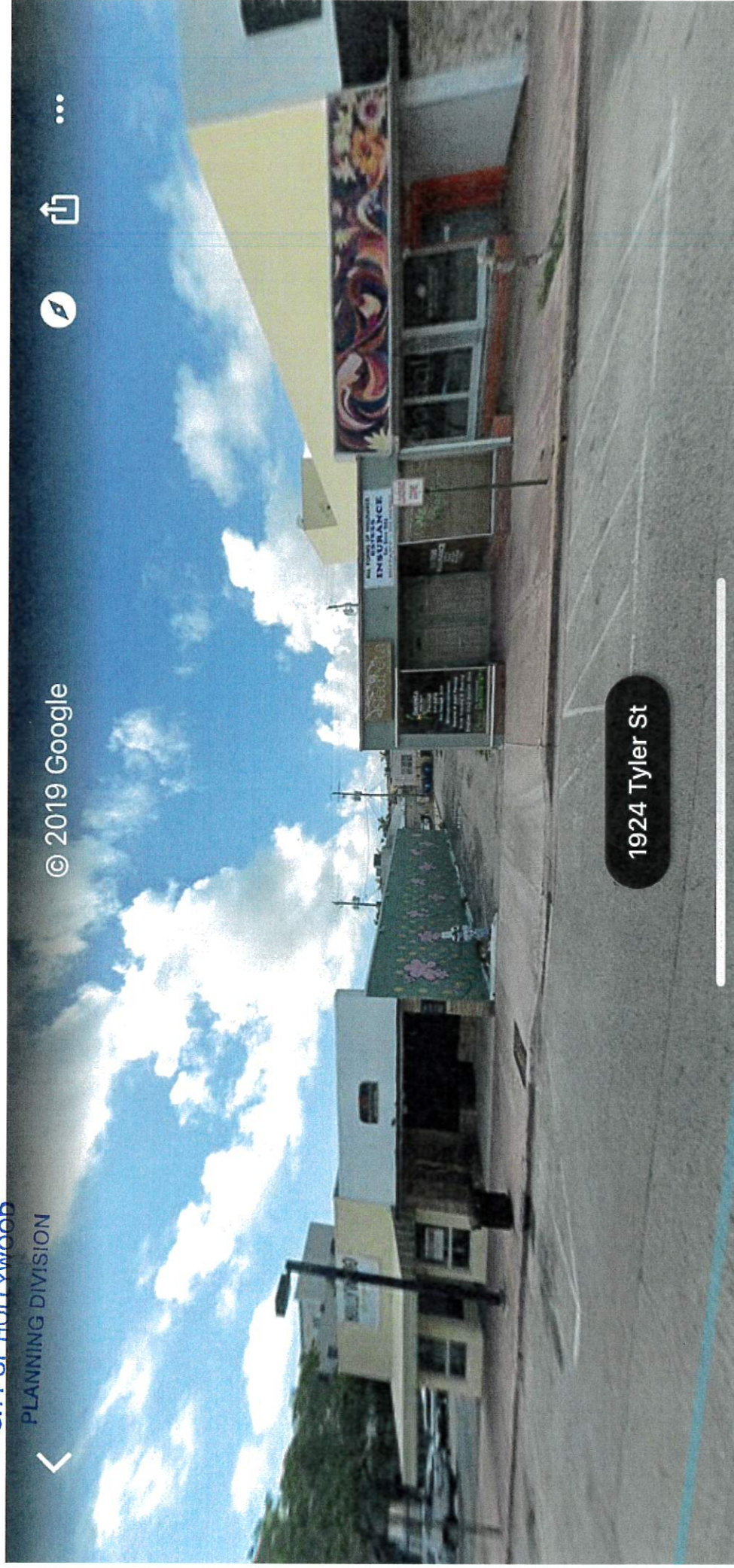
CITY OF HOLLYWOOD  
PLANNING DIVISION

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CITY OF HOLLYWOOD

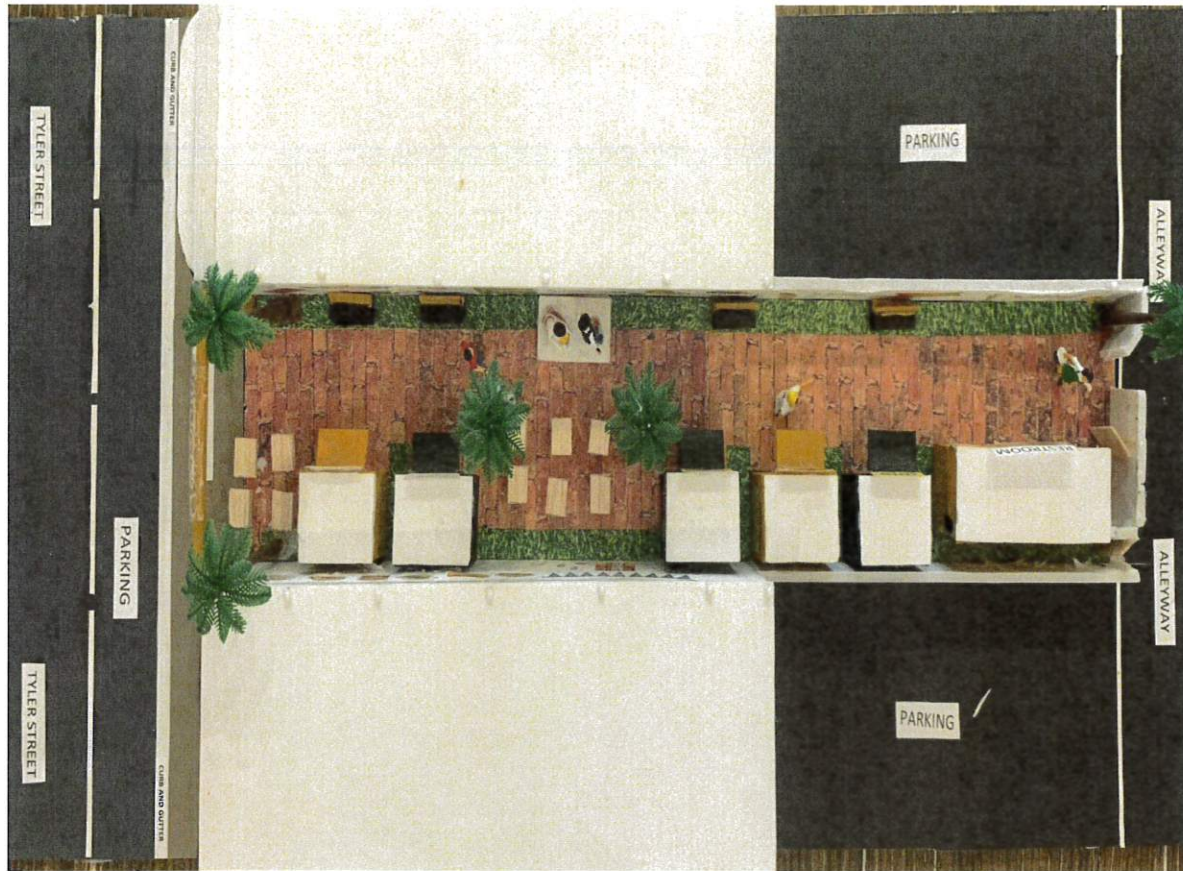
PLANNING DIVISION



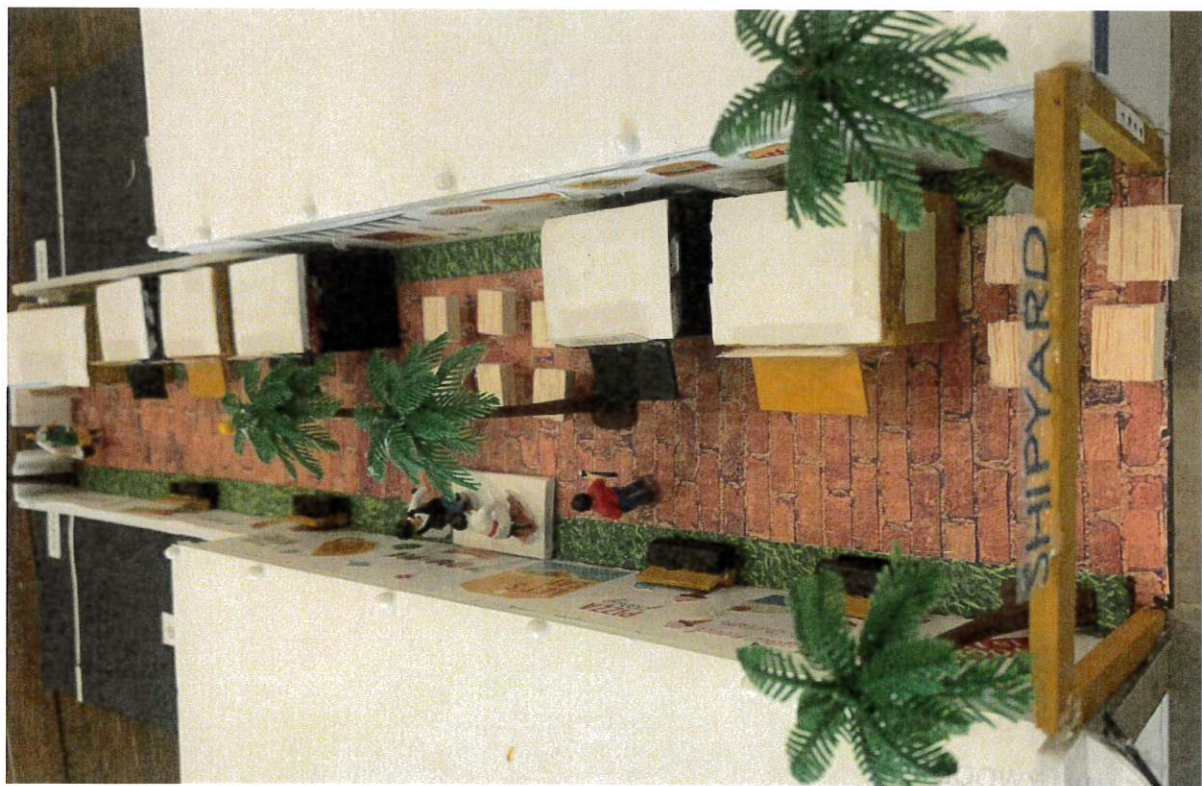
© 2019 Google

1924 Tyler St











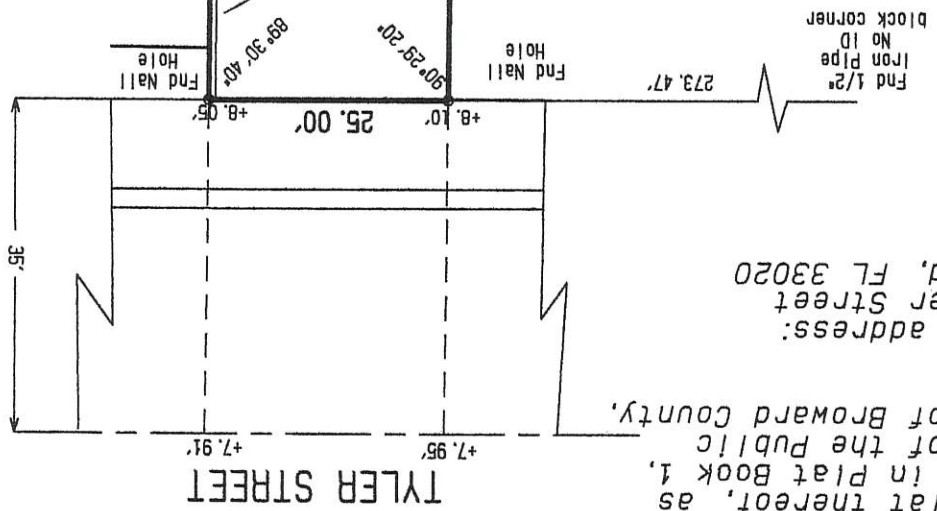
SKETCH OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

Lot 37, Block 24, HOLLYWOOD, according

to the plat thereof, as  
recorded in Plat Book 1,  
Page 21 of the Public  
Records of Broward County,  
Florida.

Property address:  
1924 Tyler Street  
Hollywood, FL 33020



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CITY OF HOLLYWOOD  
PLANNING DIVISION

THIS SURVEY MEETS THE MINIMUM TECHNICAL  
STANDARDS AS SET FORTH BY THE FLORIDA  
BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPERS IN CHAPTER 61G17-6, FLORIDA  
ADMINISTRATIVE CODE, PURSUANT TO SECTION  
472.027, FLORIDA STATUTES.

DANIEL L. CARNAHAN  
PROFESSIONAL SURVEYOR AND MAPPER  
NO. 3002, STATE OF FLORIDA  
FILENAME: H37-24

SCALE: 1" = 20'

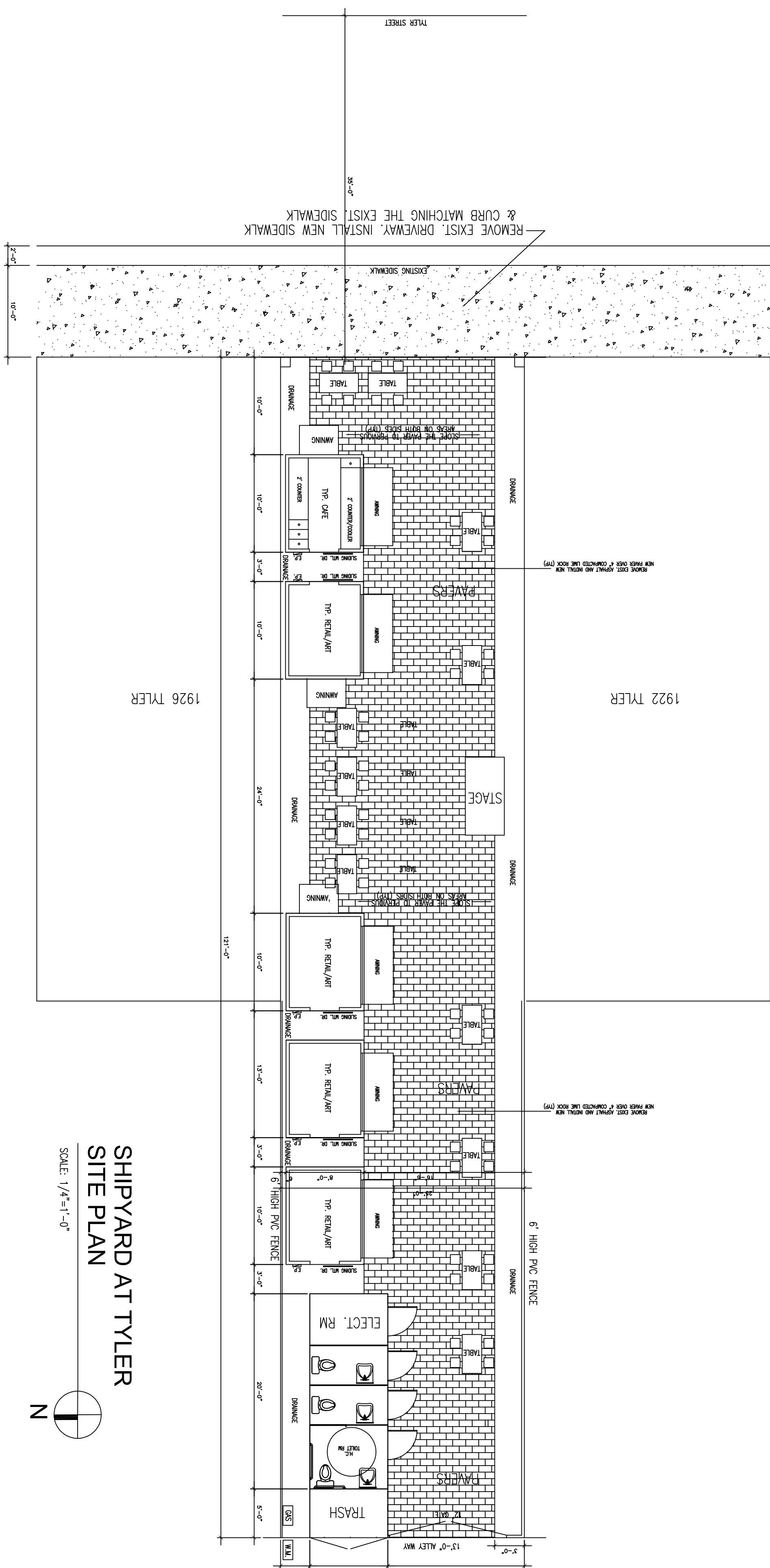
- LEGEND:
- Δ = CENTRAL ANGLE (DELTA)
  - A = ARC LENGTH
  - A/C = AIR CONDITIONER
  - BCR = BROWARD COUNTY RECORDS
  - BM = BENCHMARK
  - CL = CENTERLINE
  - (C) = CALCULATED
  - (D) = DEED
  - FND = FOUND
  - FPL = FLORIDA POWER & LIGHT
  - H = HANDICAP PARKING SPACE
  - O/S = OFFSET
  - (P) = PLAT
  - PB = PLAT BOOK
  - P.C. = POINT OF CURVATURE
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - PCC = POINT OF COMMENCEMENT
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - SF = SQUARE FEET

- NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERLINED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
  2. ANGLES SHOWN HEREON ARE BASED ON PB 1, PG 21, BCR.
  3. ELEVATION SHOWN HEREON ARE BASED ON 1988 (NAD 1988) NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 1988).
  4. SUBSURFACE FEATURES NOT LOCATED.
  5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

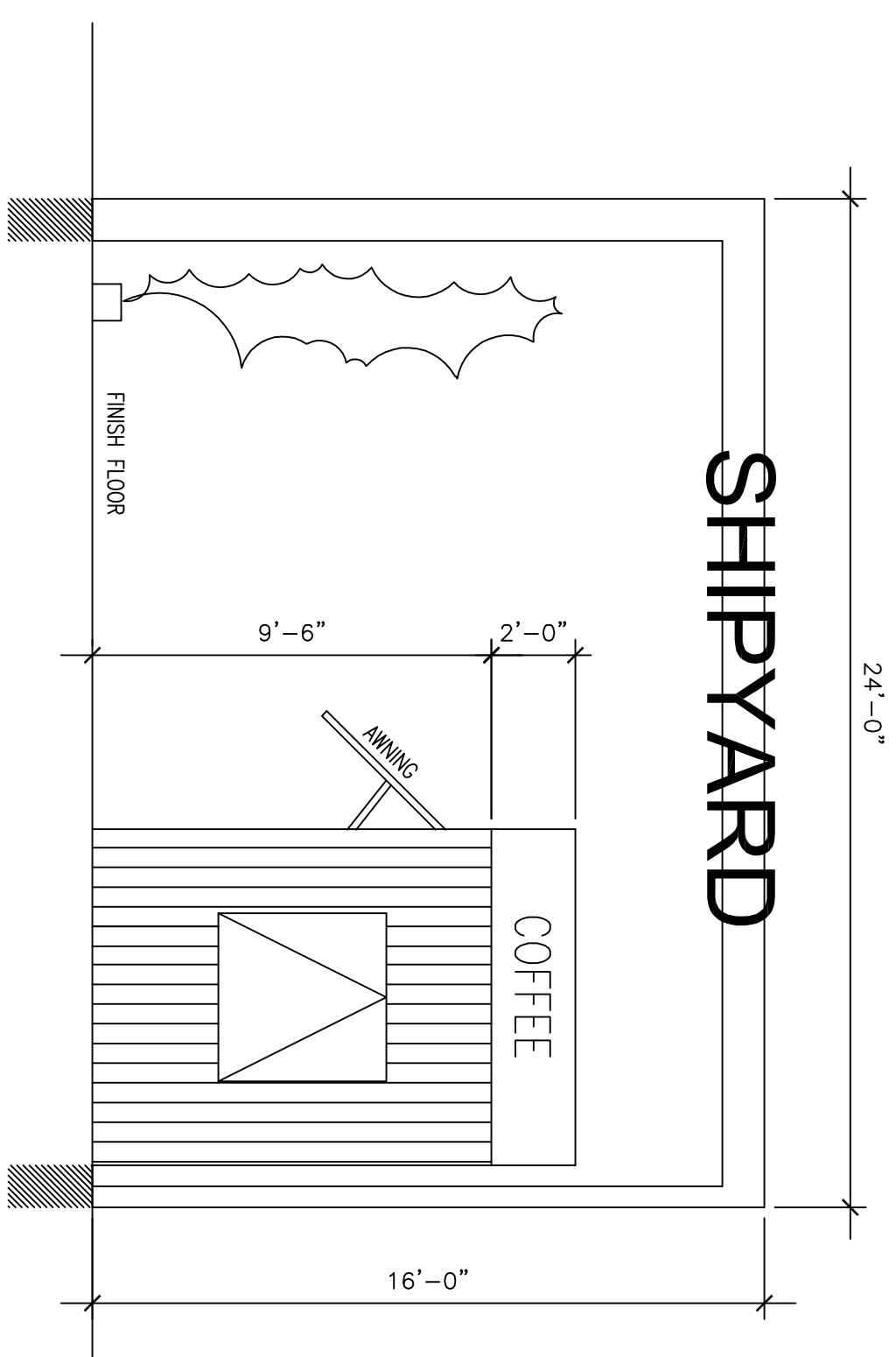
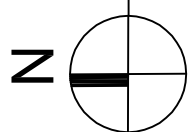
Not valid without the signature  
and the original raised seal of  
a Florida licensed surveyor and  
mapper.

**DENI/CARNAHAN, INC.**  
P.O. BOX 938858, MARGATE, FLORIDA 33093 (954) 971-0540 FAX (954) 971-5980  
LB # 7707

LAND SURVEYS & SUBDIVISIONS & CONSTRUCTION SURVEYS

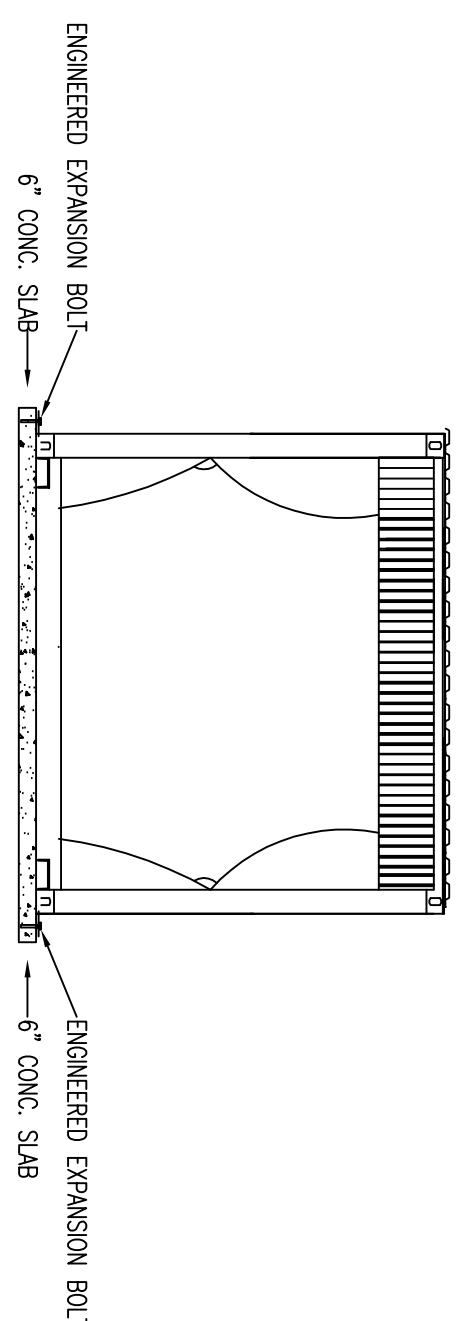
SHIPYARD AT TYLER  
SITE PLAN

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



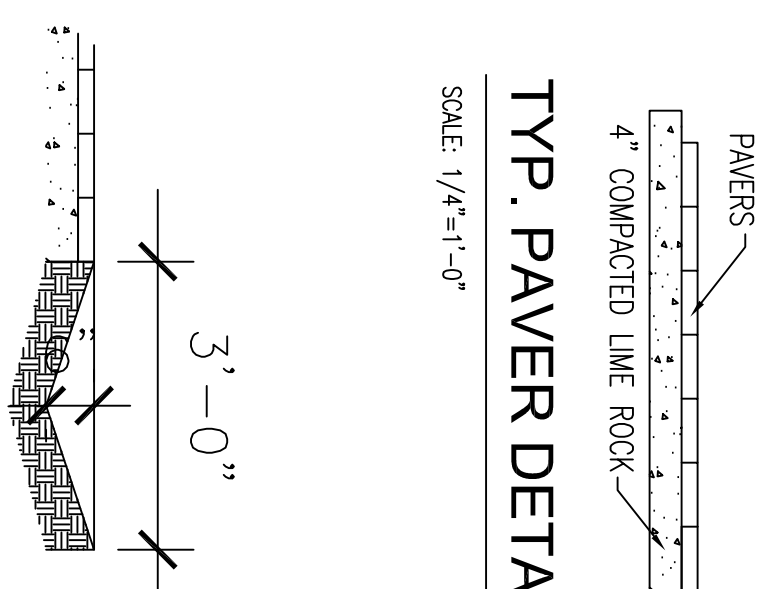
ENTRY SIGN ELEVATION

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



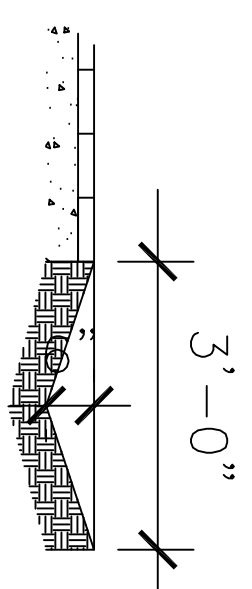
### STAGE FRONT ELEVATION

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



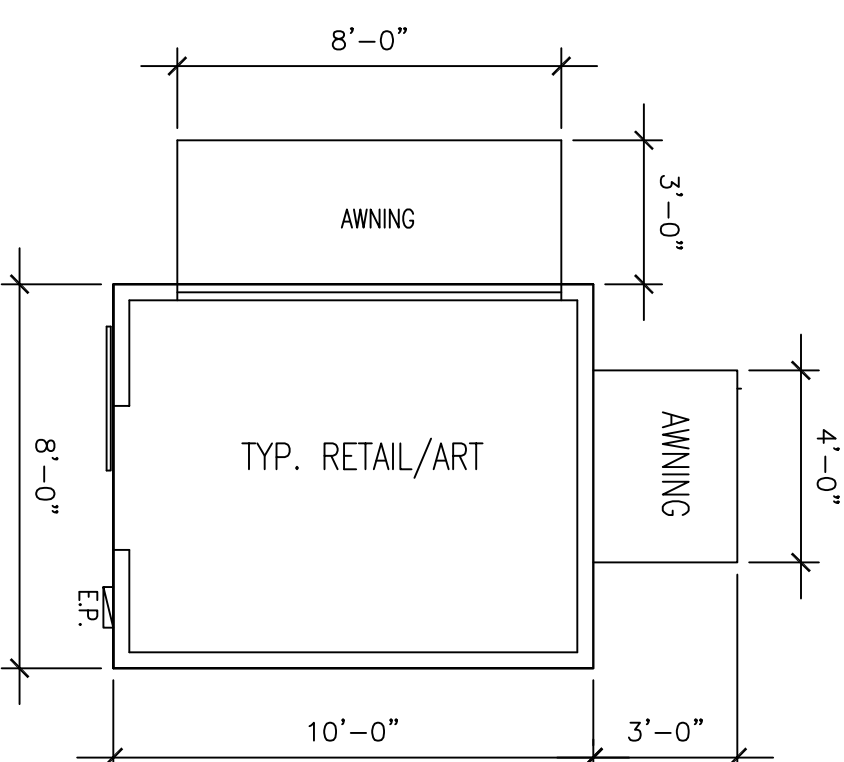
## TYP. PAVER DETAIL

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



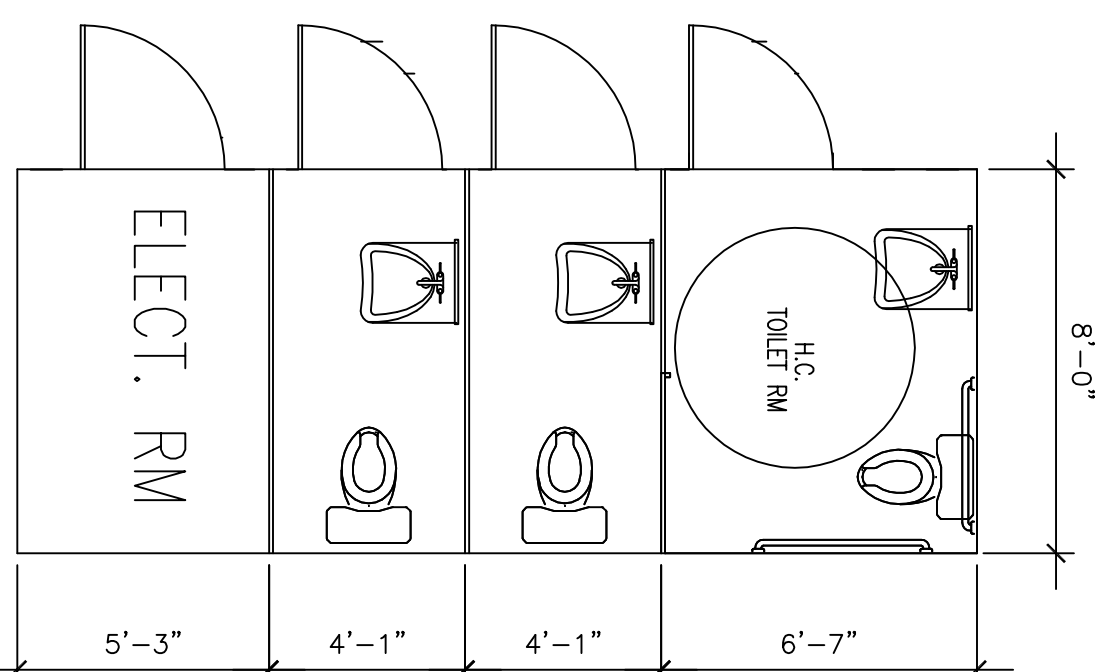
TYP. RETAINING AREA

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



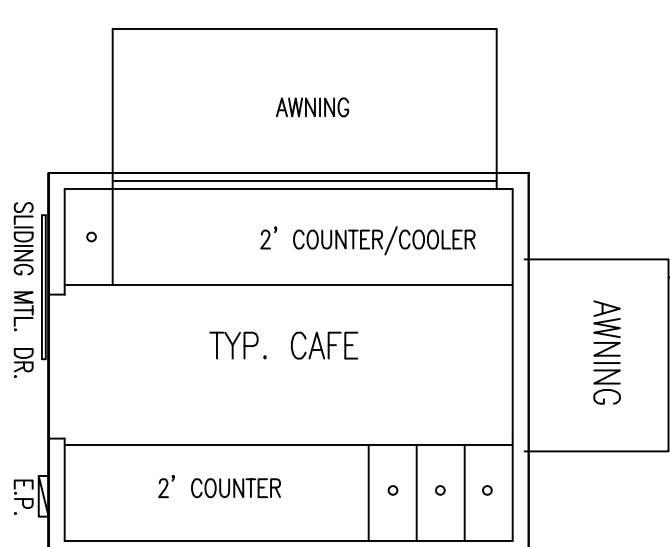
## TYPICAL RETAIL FLOOR PLAN

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



## BATHROOM FLOOR PLAN

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



## TYPICAL CAFE FLOOR PLAN

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

SITE INFORMATION:		
LEGAL: LOT-37 BLOCK-24 HOLLYWOOD		
ZONING: MD-3		
SITE AREA: 30.25 SF		
PAVER AREA: 22.99 SF		
PERVIOUS AREA: 7.26 SF		
HEIGHT & SETBACK		
DESCRIPTION	REQUIRED	PROVIDED
HEIGHT	14'0" MAX	12'
FRONT SETBACK	10' MIN.	10'
ALLEY SETBACK	5' MIN.	5'
SIDE SETBACK	0' MIN.	0'
PARKING:	REQUIRED: NONE	PROVIDED: NONE

[illegible]

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS THERETO. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

SHIPPING CONTAINER PROJECT  
AT  
TYLER STREET  
HOLLYWOOD, FLORIDA

Miguel de Diego  
ARCHITECT P.A.  
AA-26001641 AR 13378

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020  
PH. (954) 926-3358 EMAIL. DEDIEGOARCH@AOL.COM

CHECKED
DRAWN
DATE 9-25-2019
COMM. NO. 19-183

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



