

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|---|---|--|
| <input type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

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): _____

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes ☐ No ☐ Number of Phases: _____

Project	Proposal	
Units/rooms (# of units)	# UNITS:	#Rooms
Proposed Non-Residential Uses		S.F.)
Open Space (% and SQ.FT.)	Required %:	(Area: S.F.)
Parking (# of spaces)	PARK. SPACES:	(#)
Height (# of stories)	(# STORIES)	(FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant ☐ Representative ☐ Tenant ☐

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

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: 4-11-24

PRINT NAME: Gail Ovadia

Date: 4-11-24

Signature of Consultant/Representative: _____

Date: 4-11-24

PRINT NAME: JOSEPH B. KALLER

Date: 4-11-24

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

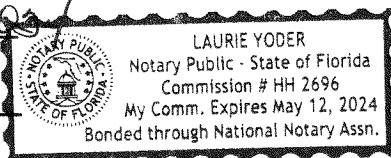
Date: _____

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 Preliminary TAC Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 11th day of April 2024

Notary Public
State of Florida



Signature of Current Owner

Print Name

My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

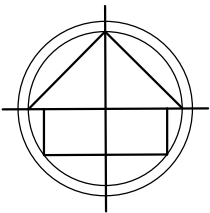
SCHEDULE B-II REVIEW:

8. RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), COVENANTS, EASEMENT(S), SETBACK(S), IF ANY, AS MAY BE SHOWN ON THE PLAT OF HOLLYWOOD HOMESITES, REVISED PLAT OF FIRST UNIT, RECORDED IN PLAT BOOK 11, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AS TO LOTS 7, 8, 9 AND 10, BLOCK 2 (AFFECTS/PLOTTED).
9. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND ALL EXHIBITS ATTACHED THERETO, RECORDED IN OFFICIAL RECORDS BOOK 22801, PAGE 974, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BUT DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(a). AS TO LOTS 7 AND 8, BLOCK 2 (AFFECTS/NOT PLOTTABLE).
10. TERMS AND CONDITIONS CONTAINED IN ORDINANCE NO. 2002-61, BY THE DEPARTMENT OF COMMUNITY AFFAIRS, BROWARD COUNTY, FLORIDA, AND ALL EXHIBITS ATTACHED THERETO, RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AS TO LOTS 7, 8, 9 AND 10, BLOCK 2 (AFFECTS/NOT PLOTTABLE).
11. TERMS AND CONDITIONS CONTAINED IN RESOLUTION NO. 07-SE-58, BY THE CITY OF HOLLYWOOD, PLANNING AND ZONING BOARD, RECORDED IN OFFICIAL RECORDS BOOK 45005, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AS TO LOTS 9 AND 10, BLOCK 2 (AFFECTS/NOT PLOTTABLE).
12. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF UNITY OF TITLE, RECORDED IN OFFICIAL RECORDS BOOK 46948, PAGE 655, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AS TO LOTS 9 AND 10, BLOCK 2 (AFFECTS/NOT PLOTTABLE).

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OCTOBER 25, 2023. (ORT FILE NO. 23109523)
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
7. BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK #1895, ELEVATION = 9.56' (NAV88)

SKETCH OF SURVEY



LOCATION MAP (NTS)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
CBS	CONCRETE BLOCK STRUCTURE
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
BFP	BACK FLOW PREVENTER
DDCV	DOUBLE DETECTOR CHECK VALVE
CO	CLEAN OUT
A/C	AIR CONDITIONER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
0.00	ELEVATIONS
ELEV	ELEVATION
GV	GAS VALVE
R	RADIUS
Δ	DELTA ANGLE
A	ARC DISTANCE
NTS	NOT TO SCALE

LAND DESCRIPTION :

LOTS 7 AND 8, BLOCK 2, "HOLLYWOOD HOMESITES REVISED PLAT OF FIRST UNIT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 9 AND 10, BLOCK 2, "HOLLYWOOD HOMESITES REVISED PLAT OF FIRST UNIT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN MARCH, 2023. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 03/03/23

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 9956-23

CLIENT :
GIL OVADIA

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	03/03/23	SKETCH	AM	REC
UPDATE SURVEY	10/30/23	SKETCH	JD	REC

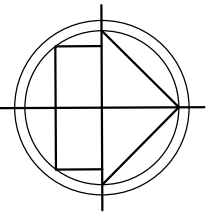
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	AE
BASE FLOOD ELEV	5
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
2101 N 16TH AVENUE

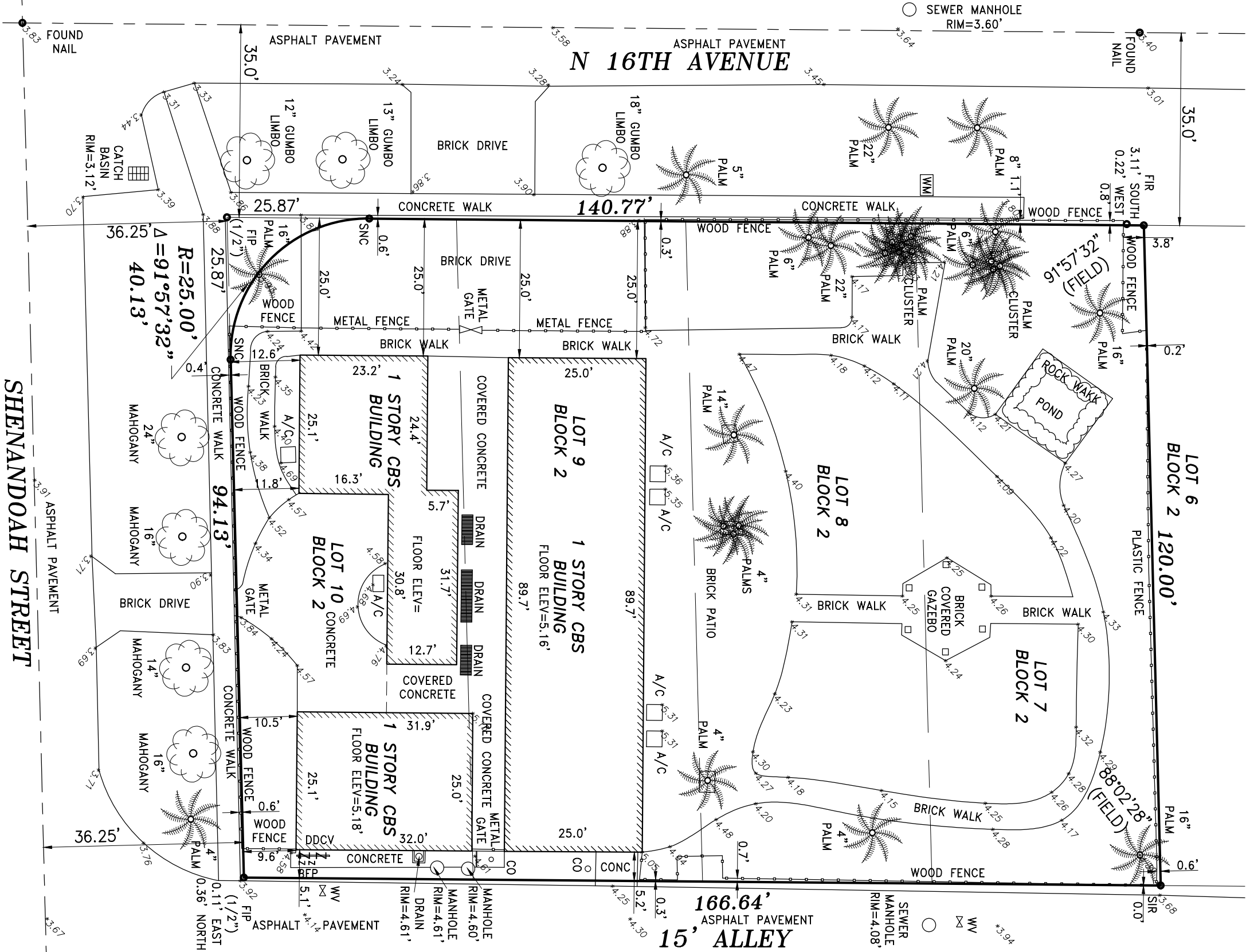
SCALE: 1"= 20'

SHEET 1 OF 2

SKETCH OF SURVEY



- LEGEND:
- | | |
|--------|------------------------------|
| CKD | CHECKED BY |
| CONC | CONCRETE |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET 5/8"IRON ROD & CAP #6448 |
| SNC | SET NAIL & CAP #6448 |
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| WV | WATER VALVE |
| BFP | BACK FLOW PREVENTER |
| DDCV | DOUBLE DETECTOR CHECK VALVE |
| CO | CLEAN OUT |
| A/C | AIR CONDITIONER |
| EB | ELECTRIC BOX |
| WPP | WOOD POWER POLE |
| MLP | METAL LIGHT POLE |
| CLP | CONCRETE LIGHT POLE |
| SDMH | STORM DRAIN MANHOLE |
| SSMH | SANITARY SEWER MANHOLE |
| 0.00 | ELEVATIONS |
| ELEV | ELEVATION |
| GV | GAS VALVE |
| R | RADIUS |
| Δ | DELTA ANGLE |
| A | ARC DISTANCE |
| NTS | NOT TO SCALE |



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PANEL NUMBER	0569 H
ZONE	AE
BASE FLOOD ELEV	5
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
2101 N 16TH AVENUE

SCALE: 1"= 20'

SHEET 2 OF 2

2101 NORTH 16TH AVE
HOLLYWOOD, FL. 33020

Parcel ID: 514210210110
Lot Area - Public Records: 20,400 SF
Legal Description: HOLLYWOOD HOMESITES REV PLAT FIRST
UNIT 11-9 B LOT 9,10 BLK 2

BASIC ZONING
Municipal Future Land Use: Regional Activity Center (RAC)
Zone: FH-1
Existing Building Use: Assisted Living
Existing Land Use: Residential
County Future Land Use: Regional Activity Center

ADDITIONAL ZONES
FEMA Flood Zone: AE
Future Conditions 100-Year
Flood Elevation (Feet NAVD88) 6.5'
BUILDING INTENSITY

	ALLOWED	PROPOSED
Maximum Building Height:	45 ft	TBD
Maximum Height - Stories:	4	4
Floor Area Ratio:	1.25 (25,500)	23,950 SF
Minimum Open Space:	20%	26%

SETBACKS AT GROUND LEVEL

	ALLOWED	PROPOSED
Minimum Primary Frontage Setback:	20'-0"	20'-0"
Minimum Side Setback:	10'-0"	10'-0"
Minimum Rear Setback:	20'-0"	20'-0"

EXTERNAL LIGHTING
Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:
-Parking Lots 3-5 foot candles
-Walking Surfaces 3 foot candles
-Recreational Areas 2-3 foot candles
-Building Entryways 5 foot candles
-Maximum 0.5 foot candle level at all property lines

UNIT TYPE INFORMATION		
UNIT TYPE	QUANTITY	
STUDIO	0	
ONE BED	13	
TWO BED	9	
TOTAL 22 UNITS		
NOTE: - ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL. - ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS. - ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS		

PARKING REQUIREMENTS	REQUIRED	PROVIDED
ONE BED UNIT (13 UNITS x 1)	13 SPACES	13 SPACES
TWO BED (9 UNITS x 2)	18 SPACES	18 SPACES
VISITORS (22 UNITS / 10)	3 SPACES	3 SPACES
TOTAL:		34 SPACES

ACCESSIBLE PARKING SPACES	REQUIRED	PROVIDED
	2 SPACES	2 SPACES

PARKING BREAKDOWN	PROVIDED
REGULAR SPACES:	16
TANDEM SPACES	(9) = 18
TOTAL: 34 SPACES	

SHENANDOAH STREET



Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

**MULTI-FAMILY
APARTMENTS**
2101 NORTH 16TH AVE. HOLLYWOOD, FL
33020

PROJECT TITLE

SHEET TITLE
SITE PLAN

REVISIONS		
No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22-263
DATE: 6-8-2023
DRAWN BY: MF
CHECKED BY: JBK

SHEET

SP-1



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EAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

**MULTI-FAMILY
APARTMENTS**
2101 NORTH 16TH AVE. HOLLYWOOD, FL
33020

THIRD LEVEL

REVISIONS

[illegible]

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PROJECT No.: 22-263

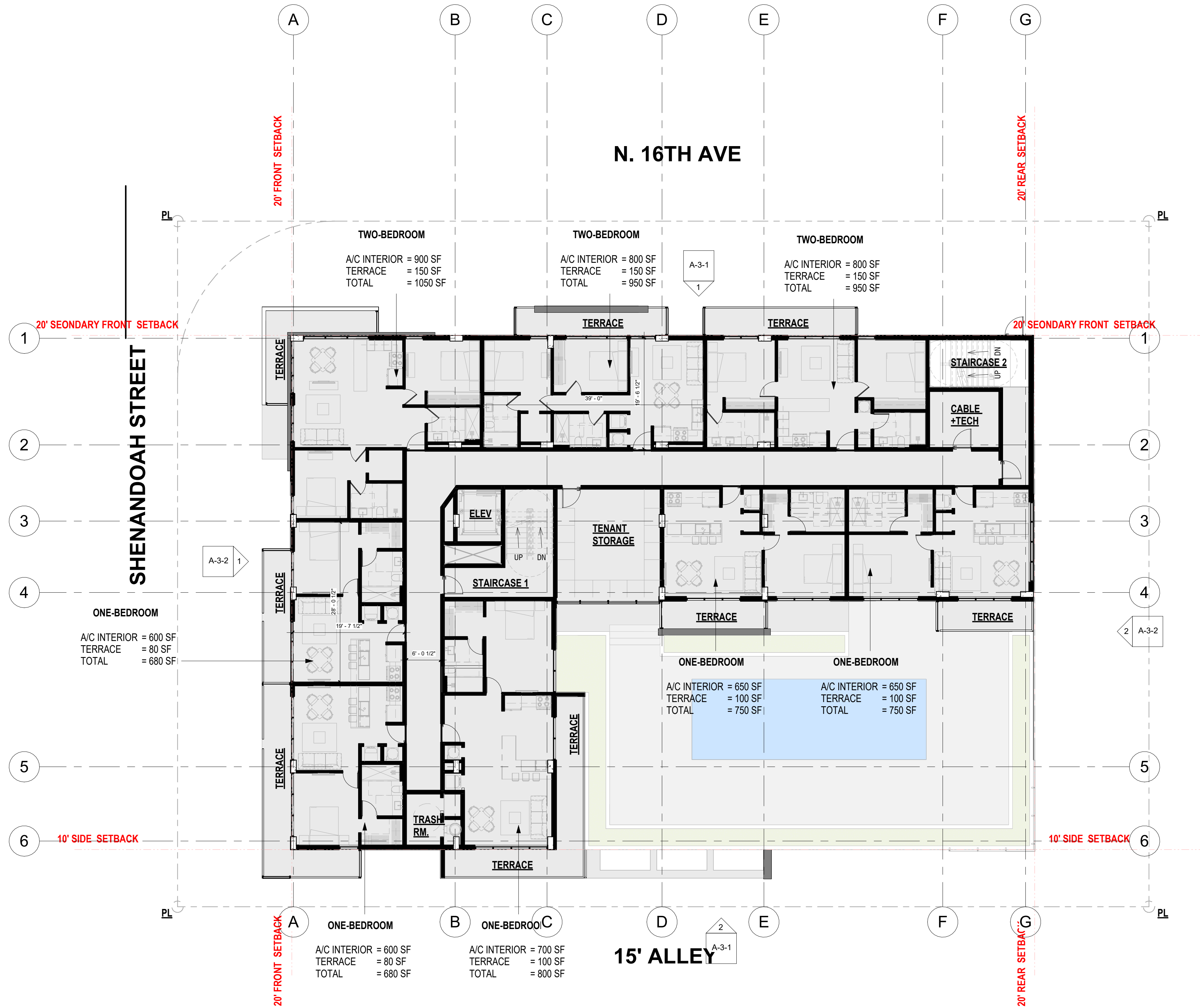
DATE: 6-8-2023

RAWN BY: MF

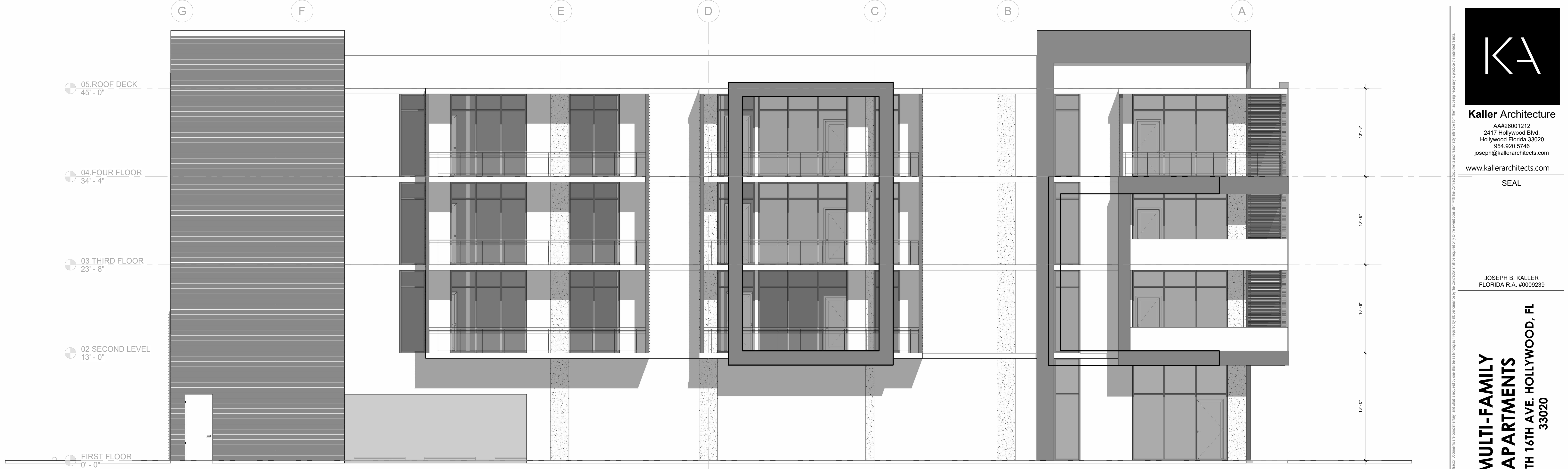
CHECKED BY: JBK

SHEET

A-2



① 03. THIRD FLOOR
3/32" = 1'-0"



1

ELEVATION NORTH
3/16" = 1'-0"



2

ELEVATION SOUTH
3/16" = 1'-0"



Kaller Architecture
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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

**MULTI-FAMILY
APARTMENTS**
**2101 NORTH 16TH AVE. HOLLYWOOD, FL
33020**

PROJECT TITLE

SHEET TITLE

**ELEVATION
NORTH/SOUTH**

REVISIONS

No.	Description	Date

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DATE: 6-8-2023
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CHECKED BY: JBK

SHEET

A-3-1

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

**MULTI-FAMILY
APARTMENTS**
2101 NORTH 16TH AVE. HOLLYWOOD, FL
33020

PROJECT TITLE

ELEVATION EAST / WEST

SHEET TITLE

REVISIONS

No.	Description	Date

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DATE: 6-8-2023
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SHEET

A-3-2



3 ELEVATION EAST
3/16" = 1'-0"



4 ELEVATION WEST
3/16" = 1'-0"