

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

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:

- ☒ Technical Advisory Committee
☐ City Commission

☐ Variance/Special Exception Requested

- ☐ Administrative Approvals
☐ Historic Preservation Board
☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 2011 Plunkett ST , Hollywood FL 33020

Lot(s): 14,15 Block(s): 1 Subdivision: Hollywood South Side Add No2
Folio Number(s): 5142 22 10 0100

Zoning Classification: PS-1 Land Use Classification: RAC-MULTIFAMILY

Existing Property Use: 01-01 House Sq Ft/Number of Units: 1

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/Resolution/Ordinance No.:

DEVELOPMENT PROPOSAL

Explanation of Request: PRE-TAC SUBMITTAL FOR NEW MULTIFAMILY APARTMENT BUILDING - 18 UNITS.

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

Project	Proposal
Units/rooms (# of units)	16 (Area: S.F.)
Proposed Non-Residential Uses	S.F.
Open Space (% and SQ.FT.)	31% (Area: 3,406 S.F.)
Parking (# of spaces)	18 (Area: S.F.)
Height (# of stories)	4 (42 FT.)
Gross Floor Area (SQ. FT)	14,595 SFT

Name of Current Property Owner: Plunkett Apt LLC

Address of Property Owner: 3330 NE 190th ST #1010 , Miami FL 33180

Telephone: 954-673-6951 Email Address: Isaac.bachar@outlook.com

Applicant SILVIA LLORCA ☐ Consultant | ☒ Representative | ☐ Tenant (check one)

Address: 1141 ADAMS ST, HOLLYWOOD 33019 Telephone: 386-366-3254

Email Address: SILVIALLORCAG@GMAIL.COM

Email Address #2: _____

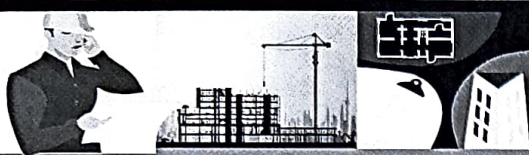
Date of Purchase: 07-26-2022 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

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 as approved by the Division of Planning & Urban Design. 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: *Yitzhak Bachar* Date: _____

PRINT NAME: Plankett Apt LLC Date: 03/28/24

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

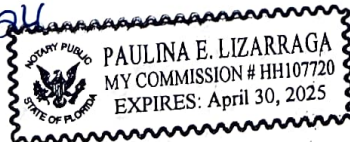
PRINT NAME: _____ Date: _____

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 28 day of March, 2024

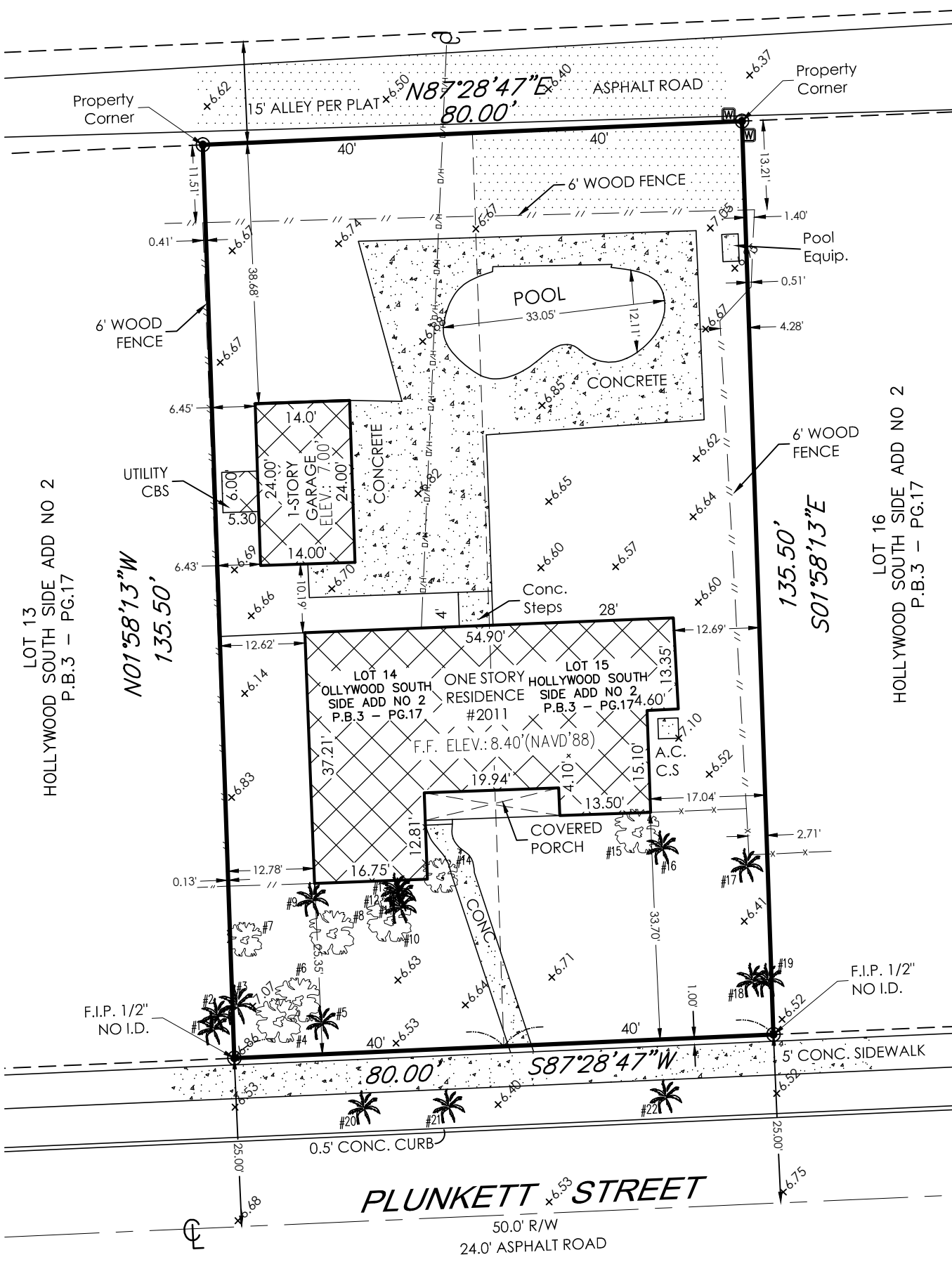
[Signature]
Notary Public
State of Florida



Yitzhak Bachar
Signature of Current Owner

Yitzhak Bachar
Print Name

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



BOUNDARY SURVEY

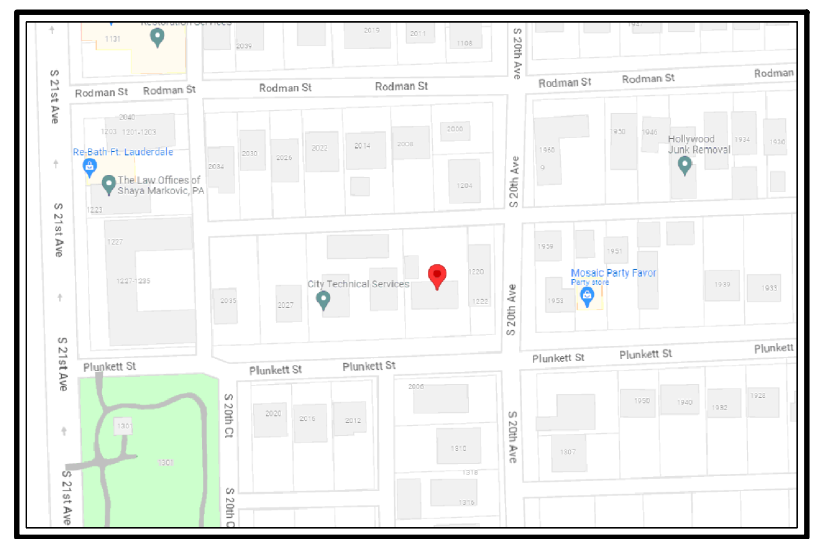
SCALE: 1" = 20'



TREE TABLE

No.	NAME (Common)	DIA. (feet)	HEIGHT (feet)	CANOPY (feet)
1	PALM	0.8	24	5
2	PALM	0.6	25	6
3	PALM	1	30	5
4	UNKNOWN	1	24	7
5	PALM	0.5	16	10
6	UNKNOWN	0.4	1	2
7	UNKNOWN	5.5	55	15
8	UNKNOWN	0.6	2	2
9	PALM	0.5	20	10
10	UNKNOWN	0.7	25	15
11	PALM	0.5	20	10
12	PALM	0.5	20	10
13	PALM	0.5	20	10
14	UNKNOWN	0.7	16	8
15	UNKNOWN	0.8	16	8
16	PALM	1	40	5
17	PALM	0.4	20	8
18	PALM	0.4	40	6
19	PALM	0.9	25	5
20	PALM	0.9	20	1
21	PALM	0.3	12	3
22	PALM	0.3	12	3

NOTES:
Before any construction the setbacks must be checked
The certificate does not extended to any unnamed party
Elevations are referred to Broward County
BM: #1135, Elev= 9.24' of N.A.V.D. of 1988
There may be Easements recorded in Public
Records not shown on this Survey.



LOCATION MAP

NOT TO SCALE

PROPERTY ADDRESS: 2011 PLUNKETT STREET, HOLLYWOOD, FLORIDA, 33020

LEGAL DESCRIPTION: Lots 14 and 15, Block 1 of **HOLLYWOOD SOUTH SIDE ADDITION NO. 2** according to the Plat thereof, as recorded in Plat Book 3, at Page 17, of the Public Records of Broward County, Florida.
Parcel I.D #5142 22 10 0100

LEGEND AND ABBREVIATIONS

- A= ARC DISTANCE
AC= AIR CONDITIONED UNIT
ADJ.= ADJACENT
B.C.= BLOCK CORNER
BLDG.= BUILDING
B.O.B.= BASIS OF BEARINGS
CL.= CLEAR
C.L.F.= CHAIN LINK FENCE
CONC.= CONCRETE
D.M.E.= DRAINAGE MAINT. EASEMENT
ENC.= ENCROACHMENT
FD.= FOUND
F.F.ELEV.: FINISHED FLOOR ELEVATION
I.F.= IRON FENCE
L.F.ELEV.: LOWEST FLOOR ELEVATION
- P.B.= PLAT BOOK
P.C.P.= PERMANENT CONTROL POINT
P.G.= PAGE
P.O.B.= POINT OF BEGINNING
P.O.C.= POINT OF COMMENCE
P.P.= POOL PUMP
R.= RADIUS
RES.= RESIDENCE
R/W= RIGHT-OF-WAY
TYP.= TYPICAL
U.E.= UTILITY EASEMENT
W.F.= WOOD FENCE
W.M.= WATER METER
Ø= DIAMETER
C= CENTER LINE
- +0.00'= ELEVATION
W= WATER METER
P= POWER POLE
L= LIGHT POLE
F= FIRE HYDRANT
M= MANHOLE
- CATCH BASIN
SANITARY SEWER
WATER VALVE
TV BOX
FPL TRANS.
CONC. POWER POLE

JOB NUMBER: 230910

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 8-18-14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE X-AH BASE FLOOD ELEV. N/A - 8' COMMUNITY NUMBER: 125113 PANEL NUMBER 0569 SUFFIX H

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:
Plunkett Apt, LLC

DATE OF FIELD WORK: September 3, 2023

REVISED ON:

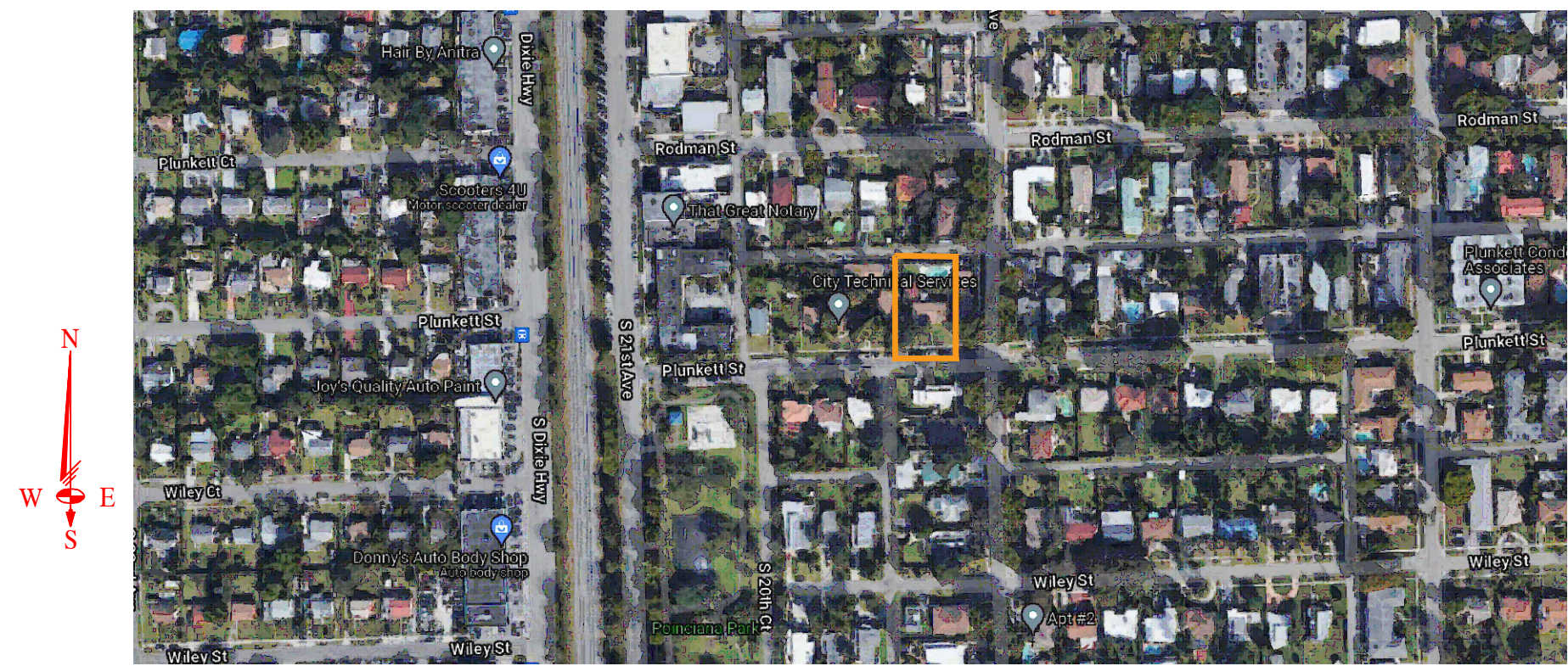
I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

STATE OF

ARTURO R. TOIRAC
PROFESSIONAL LAND SURVEYOR & MAPPER
14317 S.W. 45th Terrace Miami, Florida 33175
Tel: (305) 552-7504 Fax: (305) 229-8068
E-mail: enpav@yahoo.es

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

LOCATION MAP



PROJECT DIRECTORY

OWNER: PLUNKETT APT LLC
ADDRESS: 2011 PLUNKETT ST
HOLLYWOOD FL 33020

ENGINEER: JOSE ANTONIO MENDEZ
P.E. No: 53288

MENDEZ PROFESSIONAL ENGINEERING CORP.
1385 CORAL WAY # 203, MIAMI, FL 33141
Phone: 386-366-3254
Email : silviallorcag@gmail.com

CODE SUMMARY

PROPERTY INFORMATION:

- FOLIOS: 5142 22 10 0100
- PROPERTY ADDRESS: 2011 PLUNKETT ST
HOLLYWOOD FL 33020

- MILLAGE CODE: 0513
- USE CODE: 01
- CITY ZONING CODES: PS-1
- CURRENT LAND USE: RAC - MULTIFAMILY
- EXISTING UNITS: 1
- PROPOSED USE: NEW MULTIFAMILY BUILDING, 18 UNITS
- LOT AREA: 10,840 Sq.Ft = 0.25 ACRES
- SUBDIVISION: HOLLYWOOD SOUTH SIDE ADD No 2

LEGAL DESCRIPTION:
HOLLYWOOD SOUTH SIDE ADD No 2
3-17 B LOT 14,15 BLK 1

CODES & CITY:

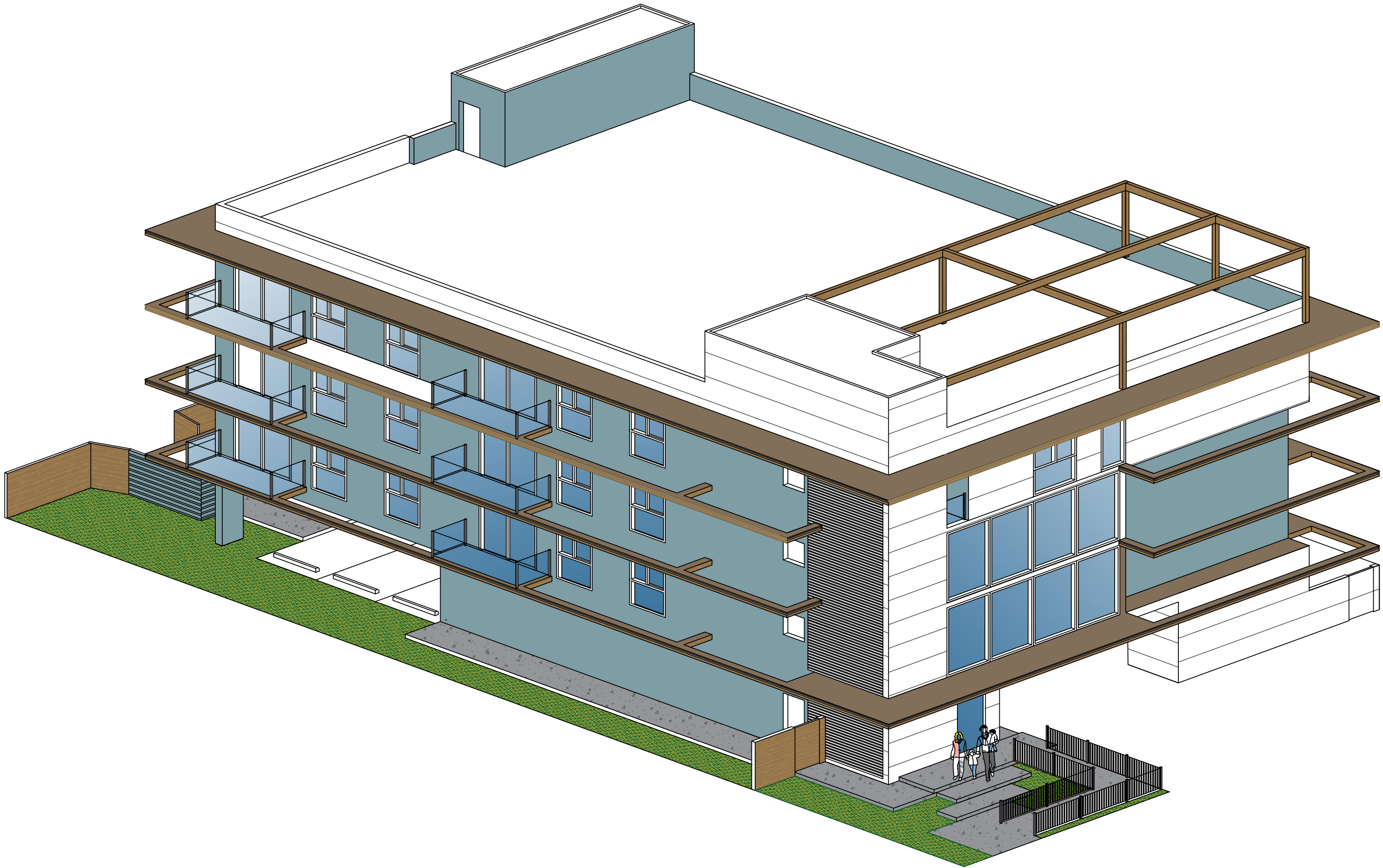
-2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION
-2022 FLORIDA PLUMBING CODE
-2022 FLORIDA ELECTRICAL CODE
-2022 FLORIDA ENERGY CODE
-CITY OF HOLLYWOOD BUILDING DEPT.
-CITY OF HOLLYWOOD ZONING & PLANNING DPT.
-FLORIDA FIRE PREVENTION CODE (7TH EDITION)
-FLORIDA FIRE PREVENTION CODE
-2022 NFPA-1: UNIFORM FIRE CODE. (2018 INITIAL)
-2022 NFPA-101: LIFE SAFETY CODE. (2018 INITIAL)
-2021 NFPA-13: SPRINKLER SYSTEM. (2019 INITIAL)
-2021 NFPA-72: FIRE ALARM & SIGNALING CODE. (2019 INITIAL)
-2022 NFPA-24: PRIVATE FIRE SERVICE MAINS. (2019 INITIAL)

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ANNEX:

ANNEX I: GENERAL APPLICATION
ANNEX II: SURVEY



SUBMITTAL TO P.A.C.O. MEETING ON12/18/2023.....
SUBMITTAL TO PRELIMINARY TAC MEETING ON
SUBMITTAL TO FINAL TAC MEETING ON.....
SUBMITTAL TO PDB MEETING ON.....

NEW MULTI-FAMILY APARTMENT BUILDING FOR: PLUNKETT APT LLC.

LOCATED AT:
2011 PLUNKETT ST, HOLLYWOOD, FL 33020

COVER SHEET
N.S.

REVISIONS	BY

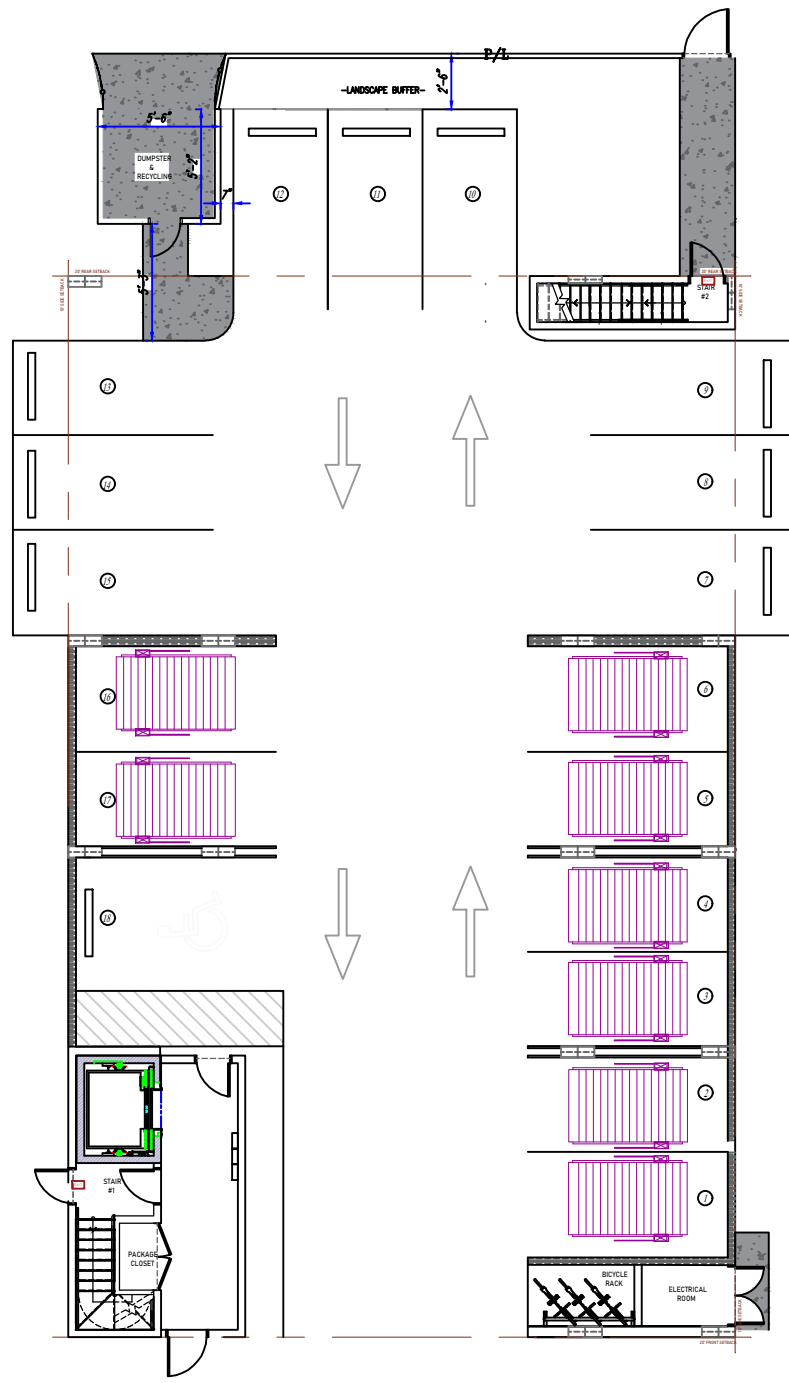
PLUNKETT APT
2011 PLUNKETT ST.
HOLLYWOOD, FL, 33020

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Date	SEPT. 2019
Scale	AS NOTED
Drawn	E.V.
Proj.	2019-34
Drawing	CS-1

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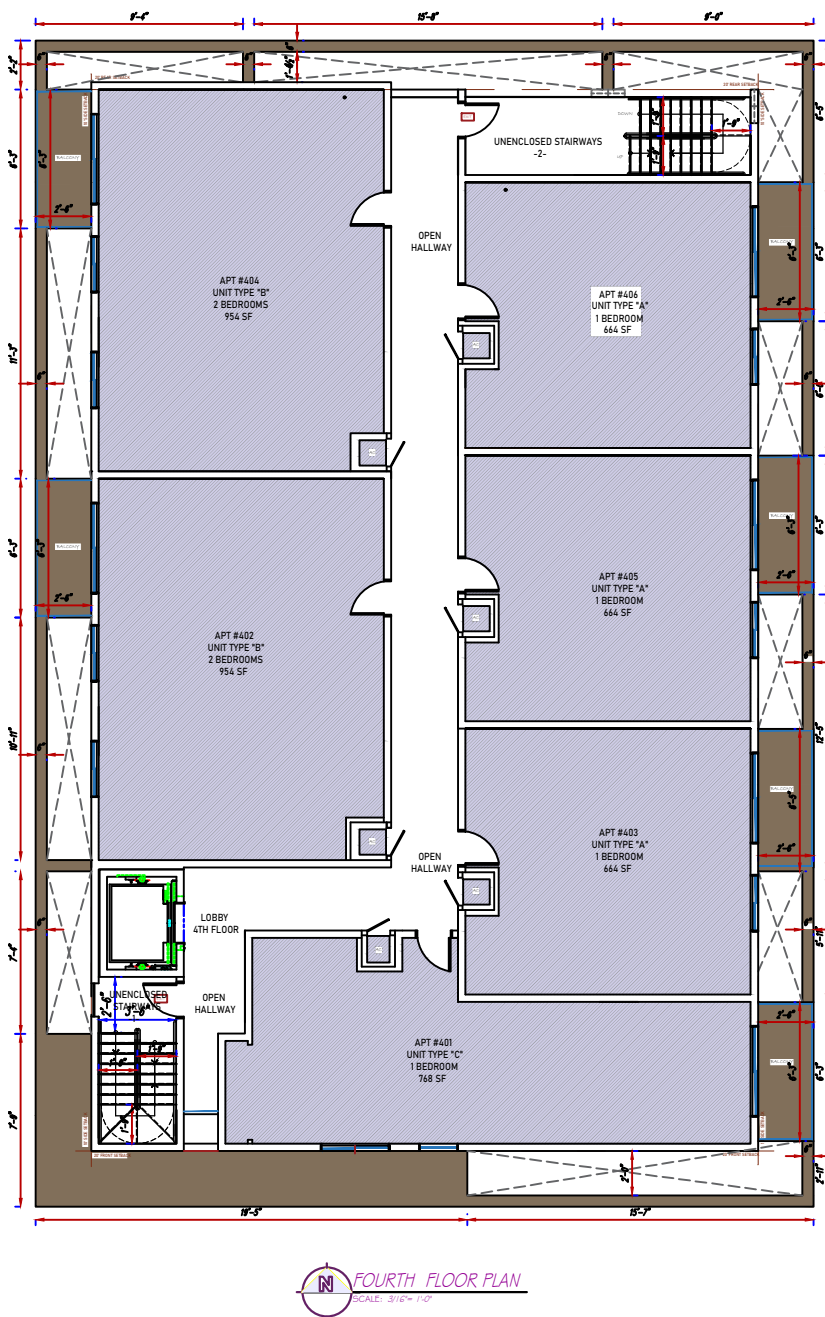


ROOF FLOOR AREA RATIO (FAR) CALCULATION:

Lobby	215 sft
Elevator	88 sft
Unenclosed Stairways #1	108 sft
Unenclosed Stairways #2	90 sft

Total F.A.R @ 3rd Floor= 303 sft

Note: Unenclosed stairways and Open hallways are not counted as part of the FAR calculation.



FOURTH FLOOR AREA RATIO (FAR) CALCULATION:

Apt. #401	768 sft	Balcony	62.50 sft
Apt. #402	954 sft	Balcony	62.50 sft
Apt #403	664 sft	Balcony	62.50 sft
Apt #404	954 sft	Balcony	62.50 sft
Apt #405	664 sft	Balcony	62.50 sft
Apt #406	664 sft	Balcony	62.50 sft
Open Hallway	643 sft		
Elevator	88 sft		
Unenclosed Stairways #1	125 sft		
Unenclosed Stairways #2	216 sft		

Total F.A.R @ 3rd Floor= 4,756 sft

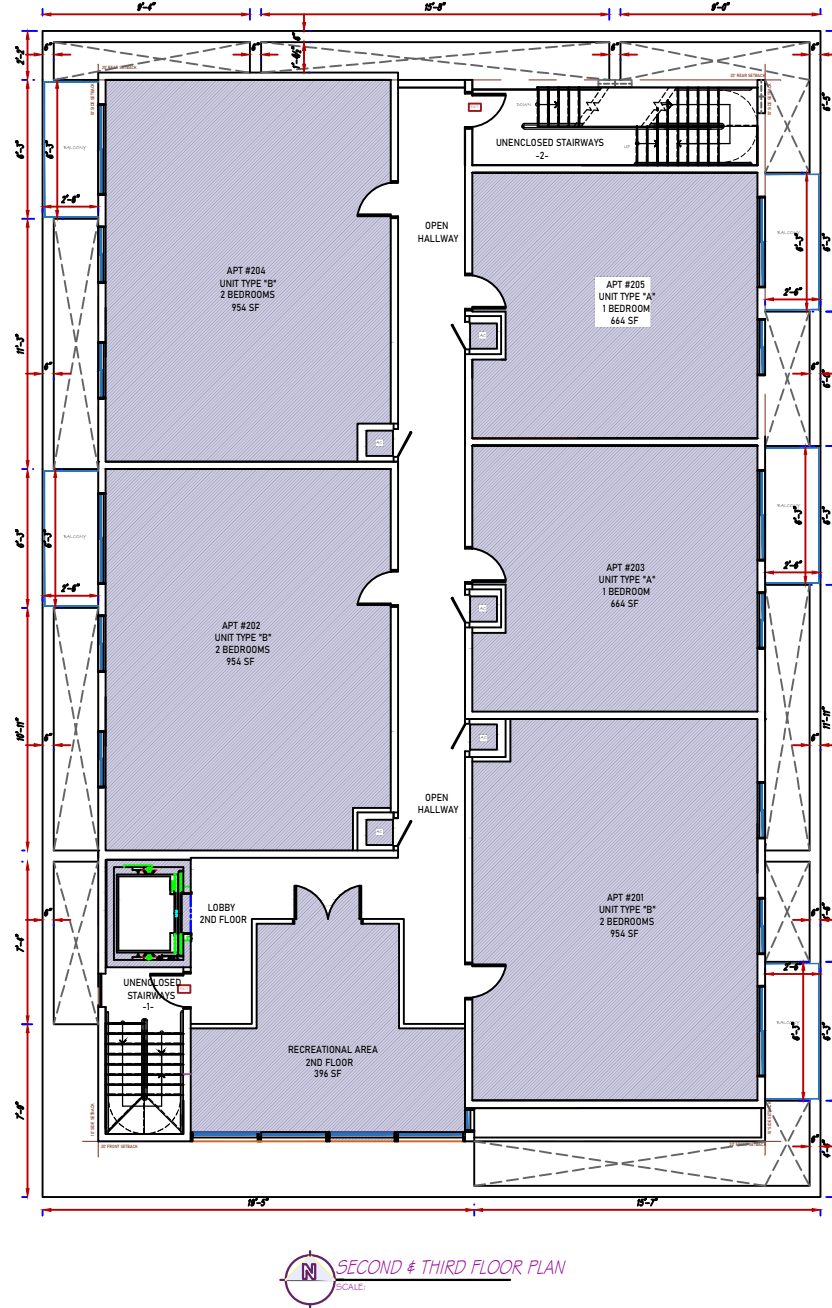
Note: Unenclosed stairways and Open hallways are not counted as part of the FAR calculation.

TOTAL FLOOR AREA RATIO (FAR) CALCULATION:

GROUND FLOOR	303 SFT
SECOND FLOOR	4,674 SFT
THIRD FLOOR	4,674 SFT
FOURTH FLOOR	4,756 SFT
ROOF FLOOR	188 SFT

TOTAL F.A.R= 14,595 SFT

Note: Unenclosed stairways and Open hallways are not counted as part of the FAR calculation.



SECOND FLOOR AREA RATIO (FAR) CALCULATION:

Apt. #201	954 sft	Balcony	62.50 sft
Apt. #202	954 sft	Balcony	62.50 sft
Apt #203	664 sft	Balcony	62.50 sft
Apt #204	954 sft	Balcony	62.50 sft
Apt #205	664 sft	Balcony	62.50 sft
Recreational Area	396 sft		
Open Hallway	660 sft		
Elevator	88 sft		
Unenclosed Stairways #1	125 sft		
Unenclosed Stairways #2	216 sft		

Total F.A.R @ 2nd Floor= 4,674 sft

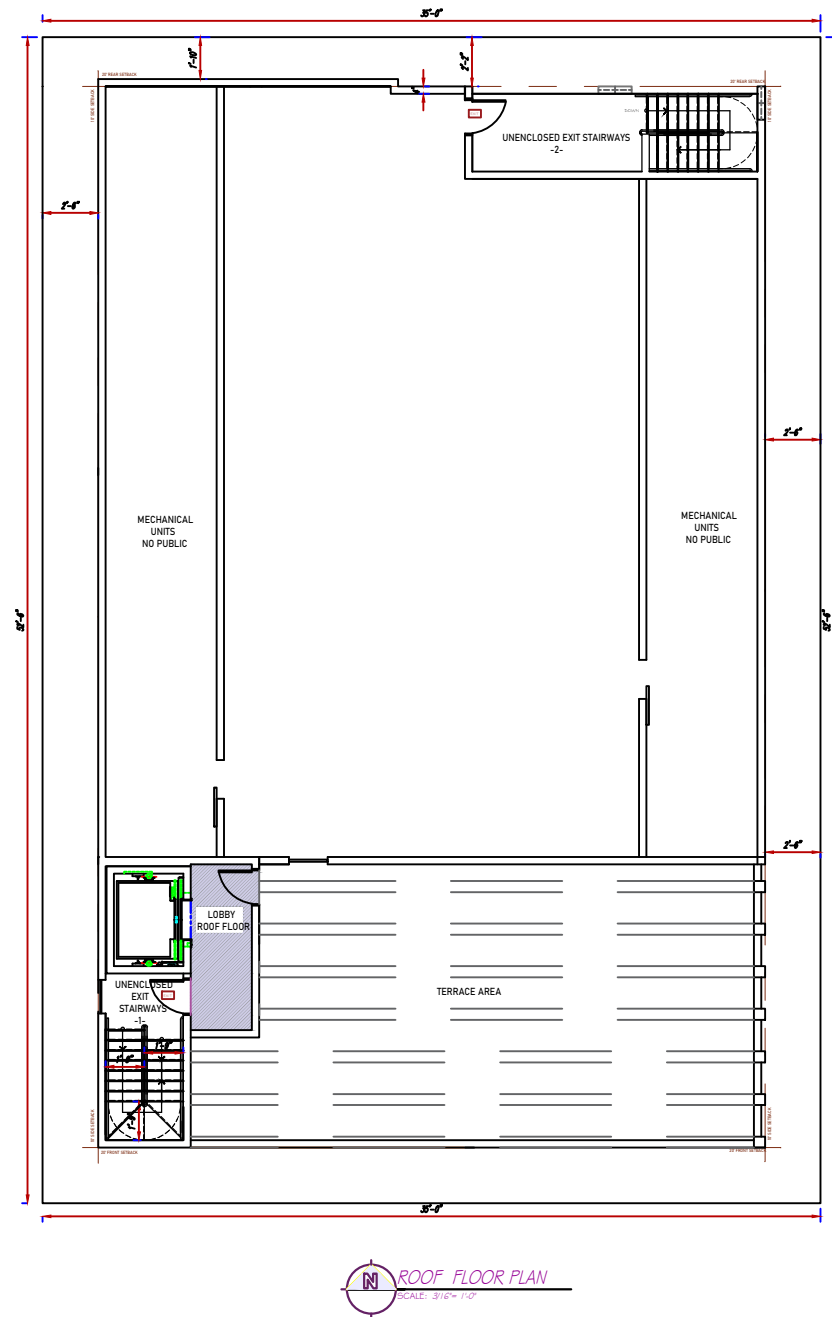
Note: Unenclosed stairways and Open hallways are not counted as part of the FAR calculation.

THIRD FLOOR AREA RATIO (FAR) CALCULATION:

Apt. #301	954 sft	Balcony	62.50 sft
Apt. #302	954 sft	Balcony	62.50 sft
Apt #303	664 sft	Balcony	62.50 sft
Apt #304	954 sft	Balcony	62.50 sft
Apt #305	664 sft	Balcony	62.50 sft
Recreational Area	396 sft		
Open Hallway	660 sft		
Elevator	88 sft		
Unenclosed Stairways #1	125 sft		
Unenclosed Stairways #2	216 sft		

Total F.A.R @ 3rd Floor= 4,674 sft

Note: Unenclosed stairways and Open hallways are not counted as part of the FAR calculation.



ROOF FLOOR AREA RATIO (FAR) CALCULATION:

Lobby	100 sft
Elevator	88 sft
Unenclosed Stairways #1	125 sft
Unenclosed Stairways #2	216 sft

Total F.A.R @ 3rd Floor= 188 sft

Note: Unenclosed stairways and Open hallways are not counted as part of the FAR calculation.

SITE DATA

NTS.

REVISIONS	BY

PLUNKETT APT
2011 PLUNKETT ST.
HOLLYWOOD, FL, 33020

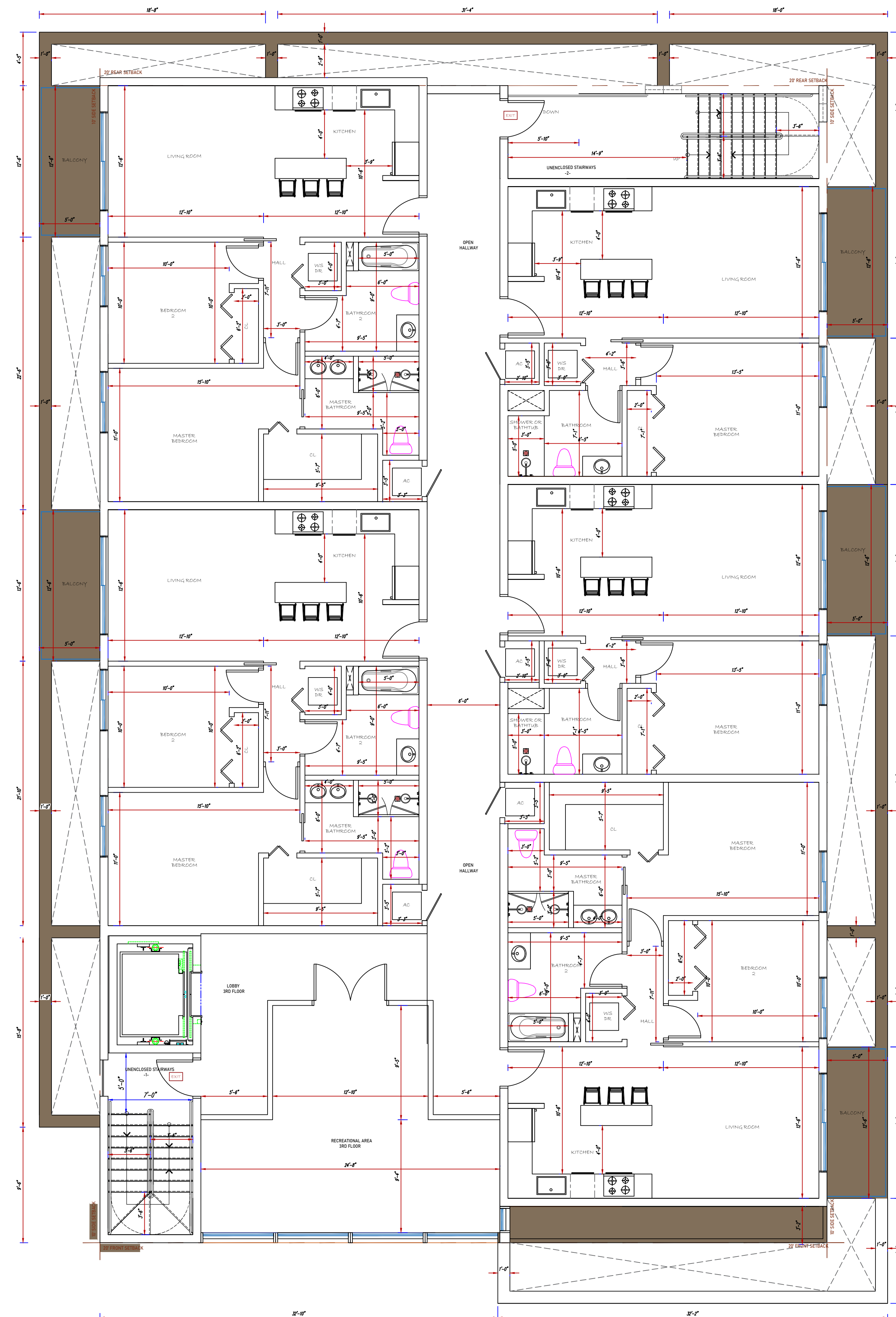
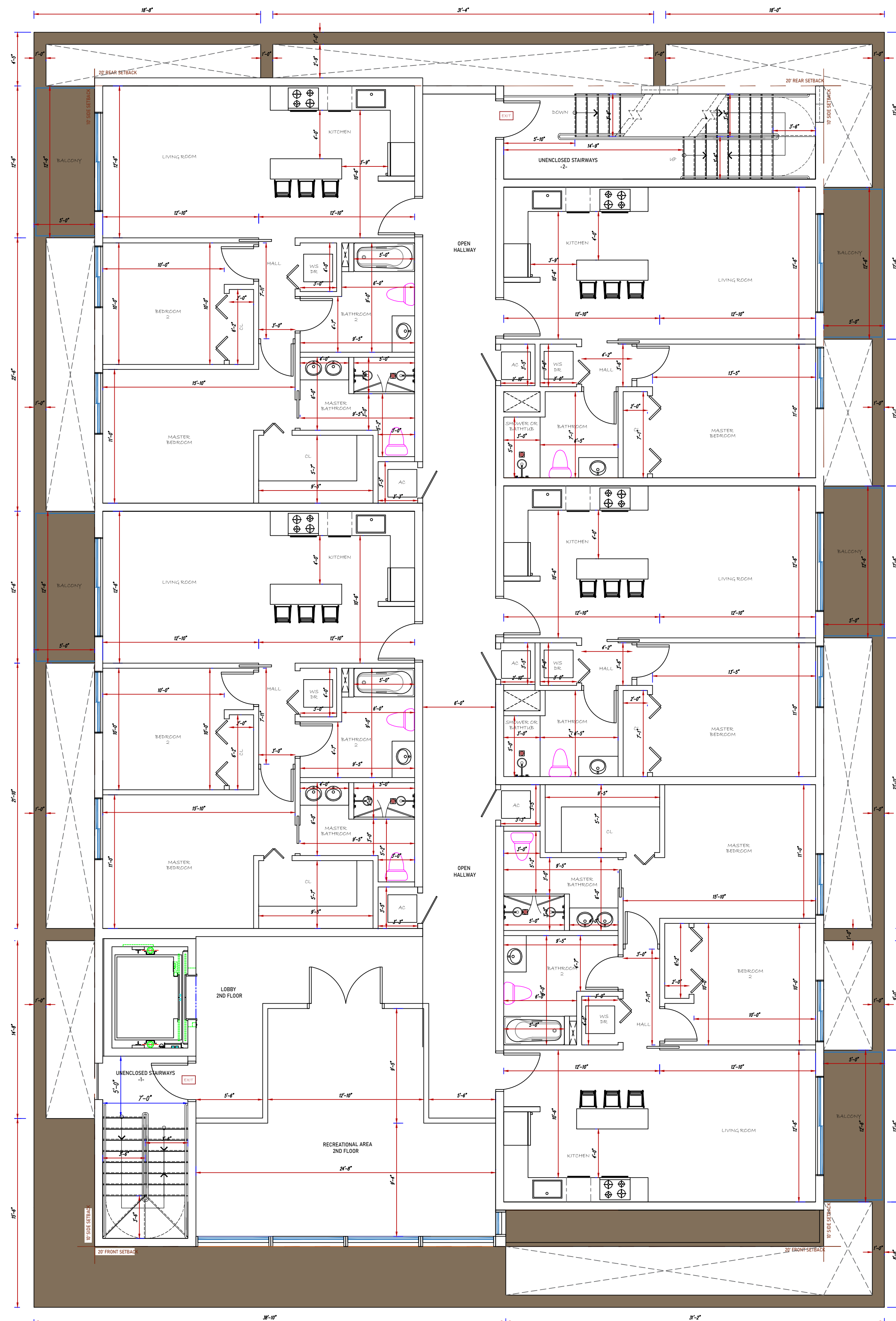
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jose0118@aol.com

Date	SEPT. 2019
Scale	AS NOTED
Drawn	E.V.
Proj.	2019-34

Drawing
A-101

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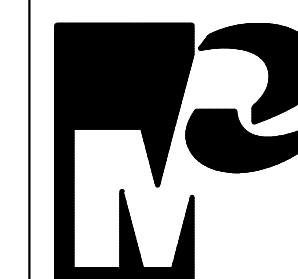


SECOND & THIRD FLOOR PLAN
3/16"=1'-0"

REVISIONS	B

PLUNKETT APT
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CA 00008324

P.E. No 53288
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PH:(305)854-9824
FAX(305)856-1797
jose0118@aol.com

Date SEPT. 2019

Scale	AS NOTED
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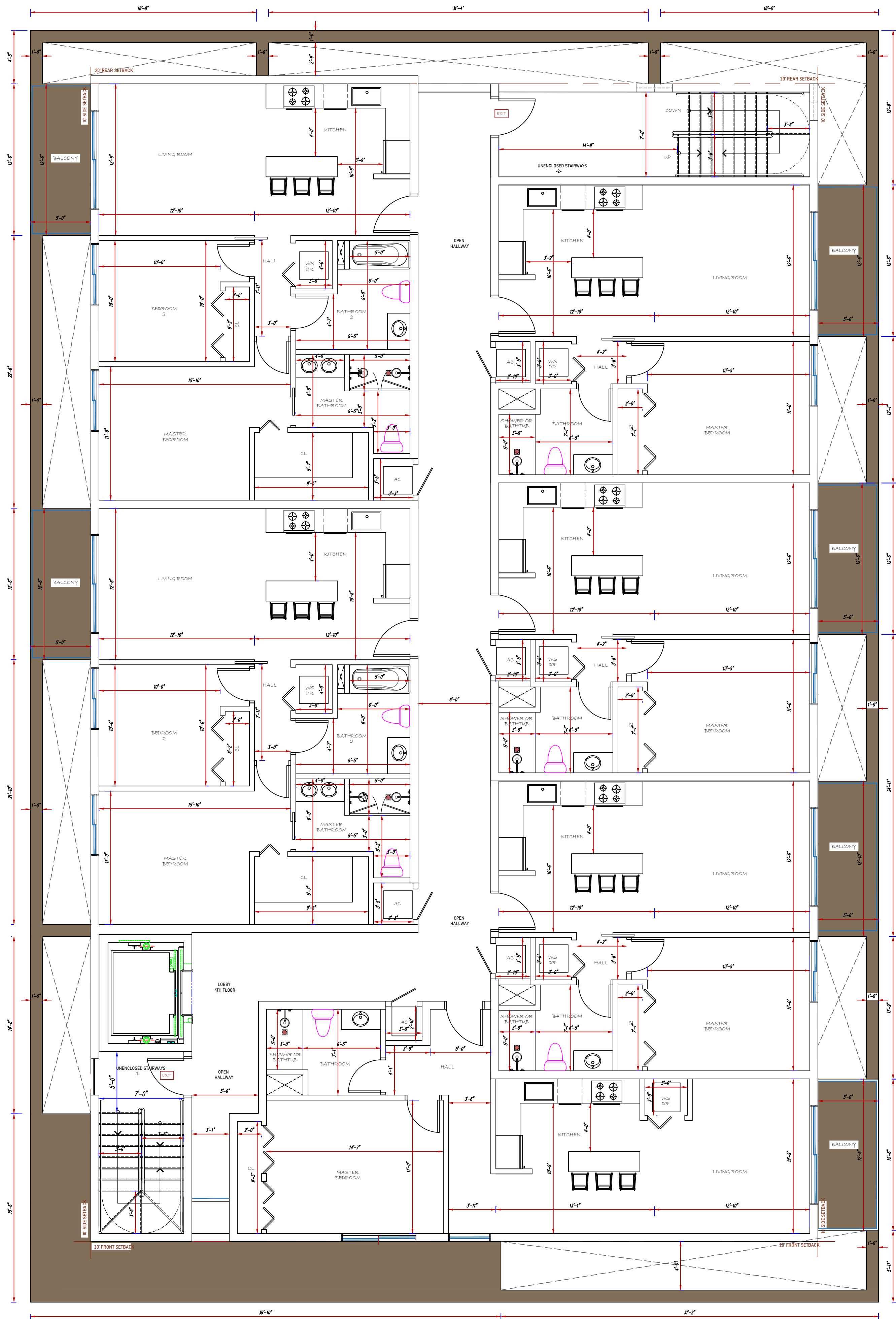
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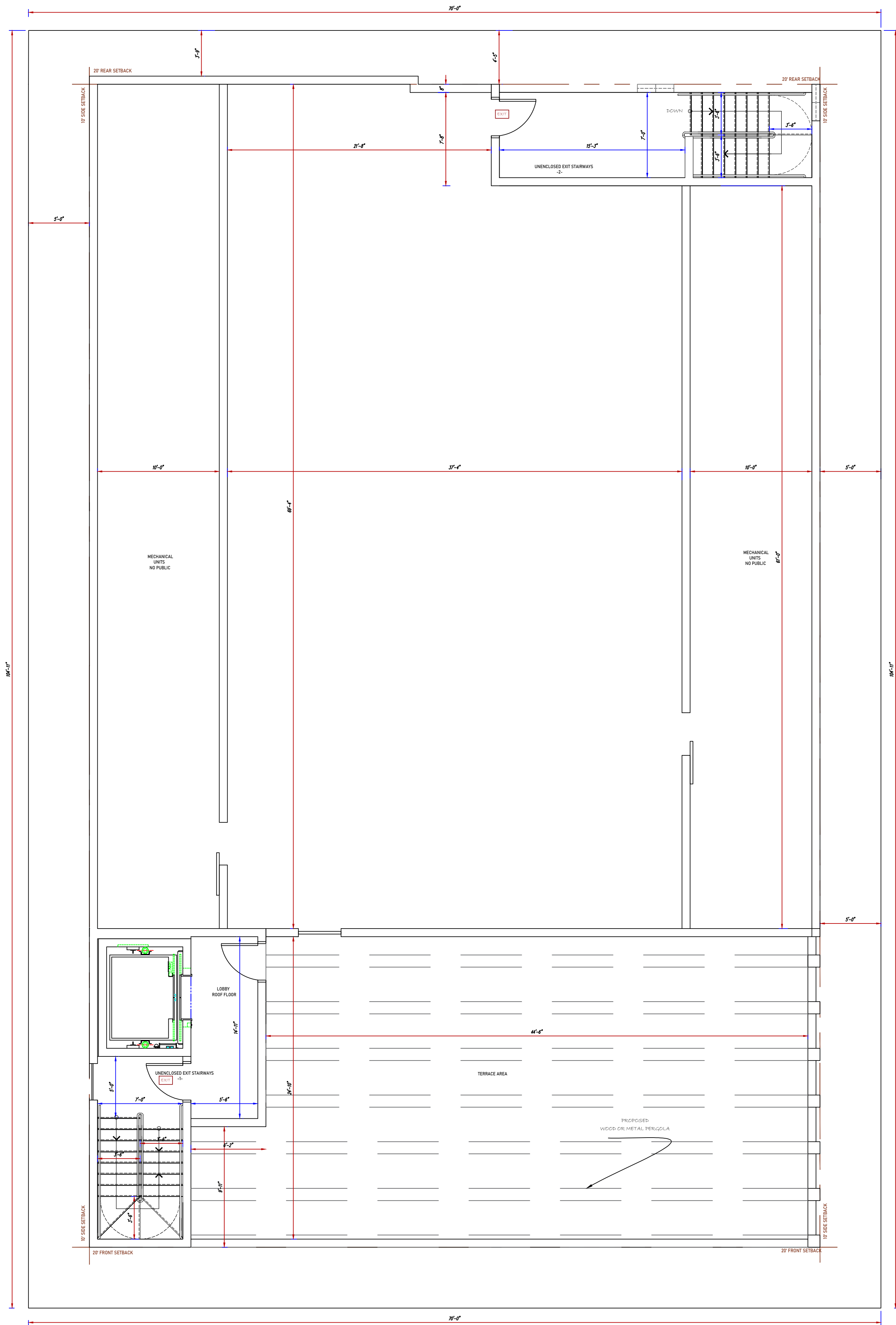
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FOURTH FLOOR PLAN
SCALE: 3/16"=1'-0"

FOURTH & ROOF FLOOR PLAN
3/16"=1'-0"



ROOF FLOOR PLAN
SCALE: 3/16"=1'-0"

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Date SEPT. 2019
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Drawn E.V.
Proj. 2019-34

Drawing
A-103

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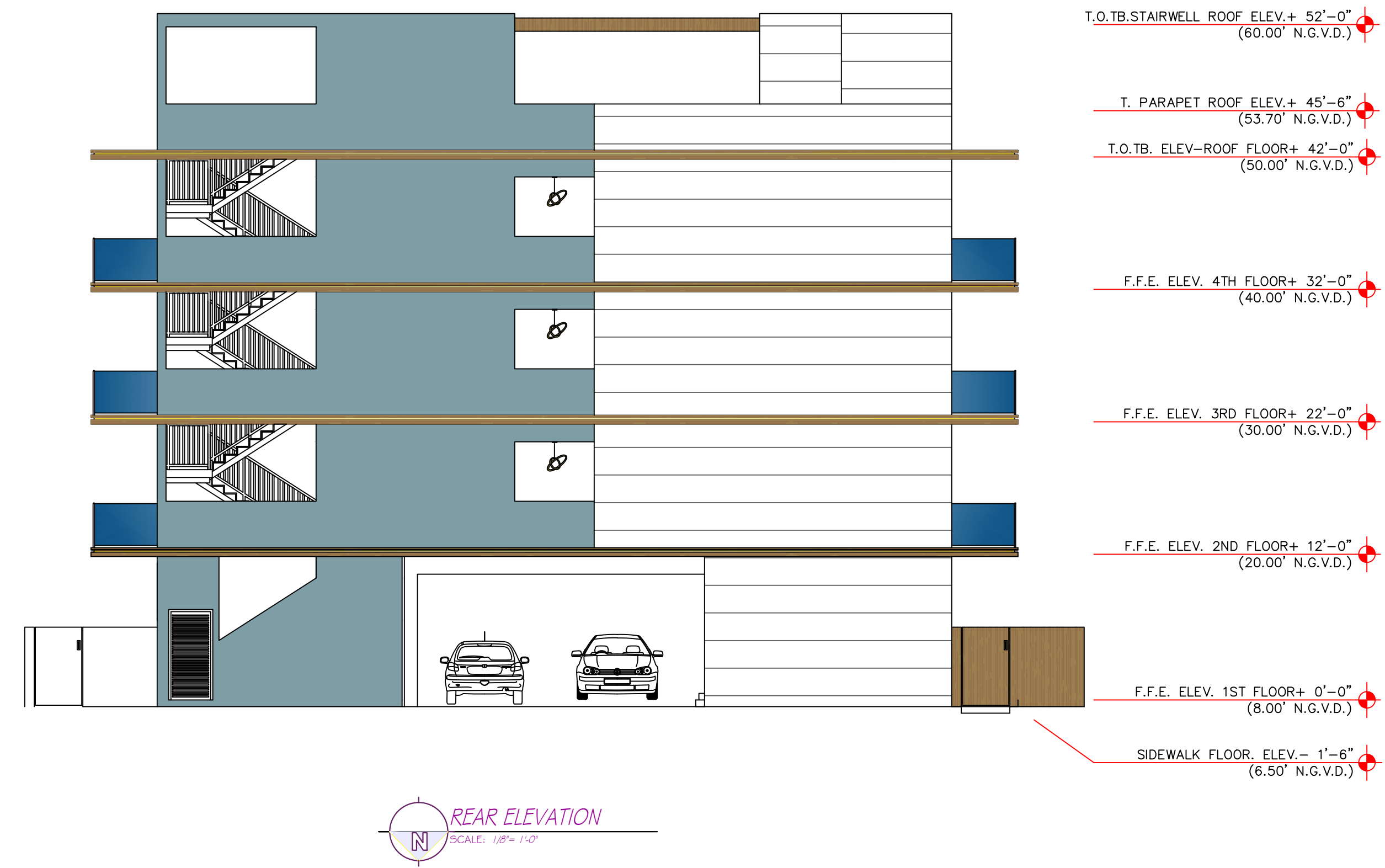
**PLUNKETT APT
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Drawing

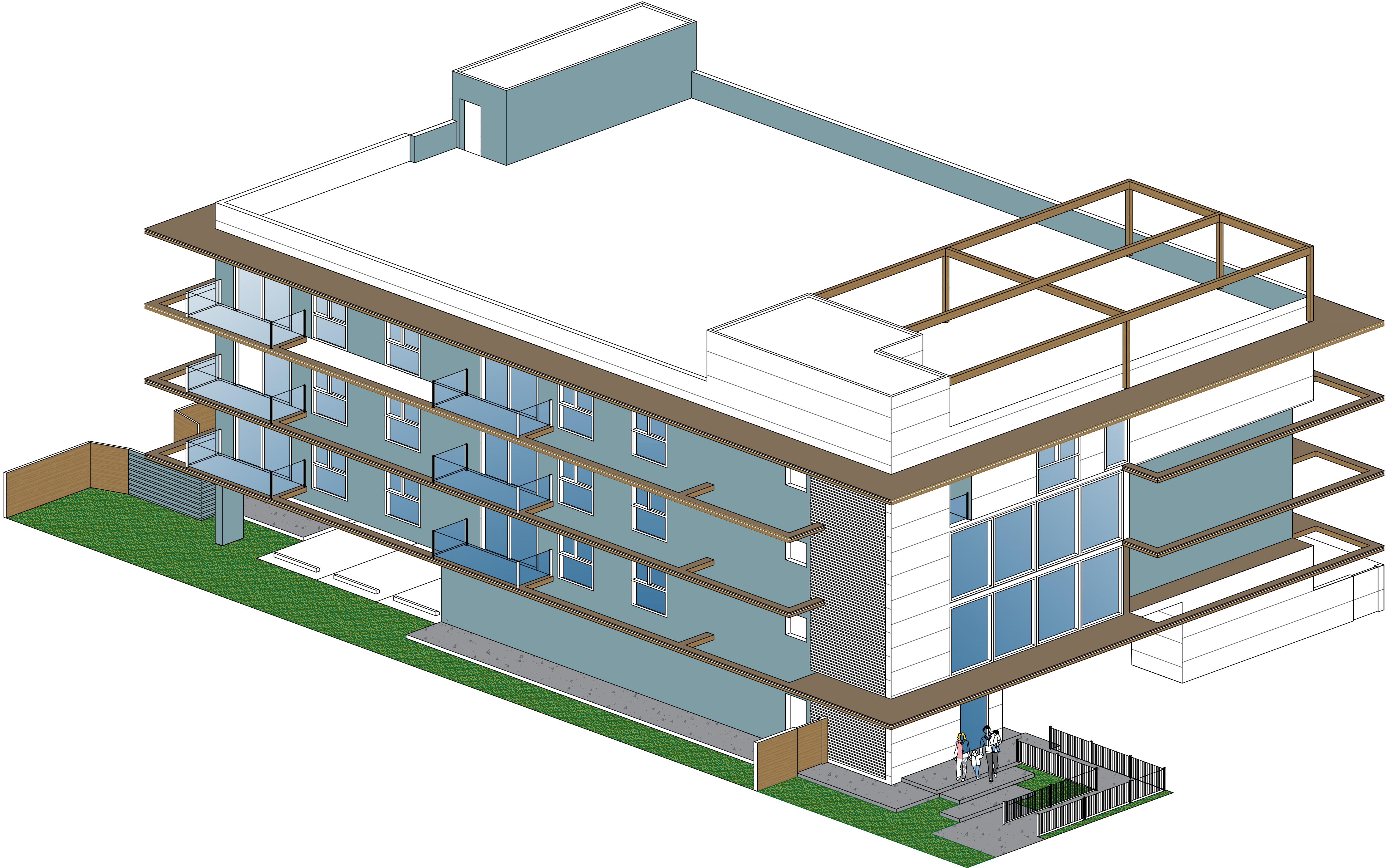
A-104



ELEVATIONS PLAN

1/4"=1'-0"

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3D PLAN

1/8"=1'-0"

REVISIONS	BY

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HOLLYWOOD, FL, 33020

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HOLLYWOOD, FL 33019
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Drawing	A-105

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