



DEVELOPMENT SERVICES
PLANNING DIVISION

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.

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☒ Technical Advisory Committee ☐ Art in Public Places Committee ☐ Variance
☐ Planning and Development Board ☐ Historic Preservation Board ☐ Special Exception
☐ City Commission ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 2241 MADISON STREET

Lot(s): 6 E1/2 Block(s): 3 Subdivision: HOLLYWOOD LITTLE PL

Folio Number(s): 5142 16 01 1860

Zoning Classification: DH-2 Land Use Classification: 01-01

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 649 / 1

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): NO

DEVELOPMENT PROPOSAL

Explanation of Request: PRELIMINARY TAC MEETING

Phased Project: Yes ☐ No ☒ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>12</u> #Rooms <u>12</u>
Proposed Non-Residential Uses	<u>0</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>0</u> (Area: <u>0</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>14</u>)
Height (# of stories)	(# STORIES) <u>4</u> (<u>47</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>16,094</u> FT.)

Name of Current Property Owner: 260 191 TER LLC

Address of Property Owner: 260 191 TER, SUNNY ISLES BEACH, FL 33160

Telephone: 954-271-2631 Email Address: 9073103@GMAIL.COM

Applicant ALEKSEJ BEREZNOJ Consultant ☒ Representative ☒ Tenant ☐

Address: 200 SE 4 ST, HALLANDALE BEACH, FL 33009 Telephone: 954-907-3103

Email Address: 9073103@GMAIL.COM

Email Address #2: NONE

Date of Purchase: 05/19/2023 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Notifying Agent (FTAC & Board submissions only): _____

E-mail Address: _____

CLICK HERE FOR
FORMS CHECKLISTS
MEETING DATES

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: _____

PRINT NAME: ARTHUR ABRAMCHAEV _____ Date: 12/06/2024

Signature of Consultant/Representative: _____ Date: 12/5/24

PRINT NAME: ALEKSEJ BEREZNOJ _____ 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 the proposed project _____ to my property, which is hereby made by me or I am hereby authorizing ALEKSEJ BEREZNOJ 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 9 day of December, 2024

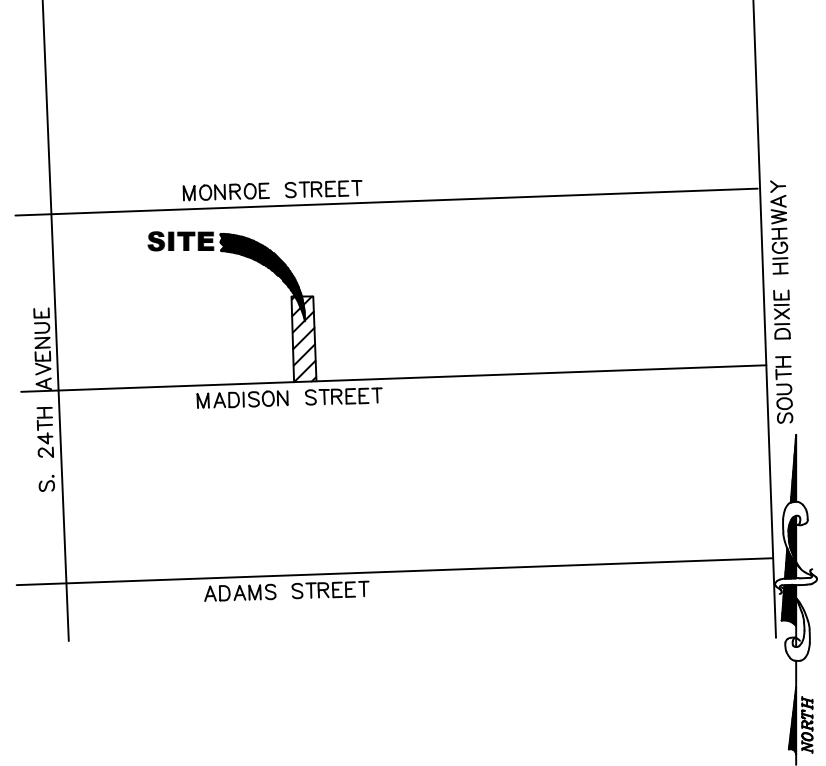
Notary Public
State of Florida NY

Ekaterina Permyakova-Guzikov
Notary Public - State of New York
No. 01PE6382194
Qualified in Queens County
My Commission Expires 10/22/2026

Signature of Current Owner

ARTHUR ABRAMCHAEV
Print Name

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

VICINITY MAP:
NOT TO SCALE

TREE TABLE:

TREE	DBH (INCHES)	DESCRIPTION
T1	8.2	COCOS NUCIFERA, COCONUT
T2	1.5 + 2.5 + 4	MANGIFERA INDICA, MANGO
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T11	15	DYSPIS LUTESCENS, ARECA PALM

NOTE: DBH REPRESENTS DIAMETER AT BREAST HEIGHT

LEGEND:

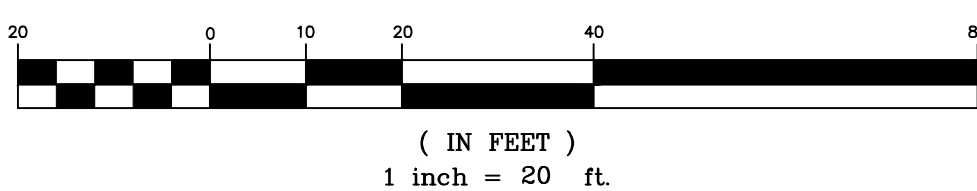
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C.B.	=	CATCH BASIN
C.B.S.	=	CONCRETE BLOCK STRUCTURE
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P.P.	=	POWER POLE
TYP.	=	TYPICAL
W.M.	=	WATER METER
o/s	=	OFFSET
A/C	=	AIR CONDITIONING UNIT
Handi	=	HANDI-CAPPED PARKING
Hydrant	=	FIRE HYDRANT
Utility Pole	=	UTILITY POLE
Ingress/Egress	=	LOCATION OF INGRESS/EGRESS
Building Height Measurement	=	LOCATION OF BUILDING HEIGHT MEASUREMENT
Encroachment Reference	=	ENCROACHMENT REFERENCE
Spot Elevation	=	SPOT ELEVATION
Tree	=	TREE AND TREE NUMBER

SOUTH 24th AVENUE

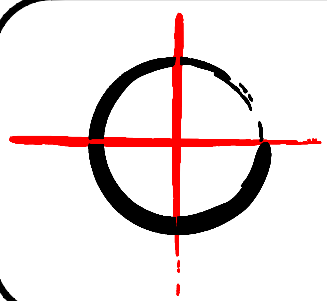
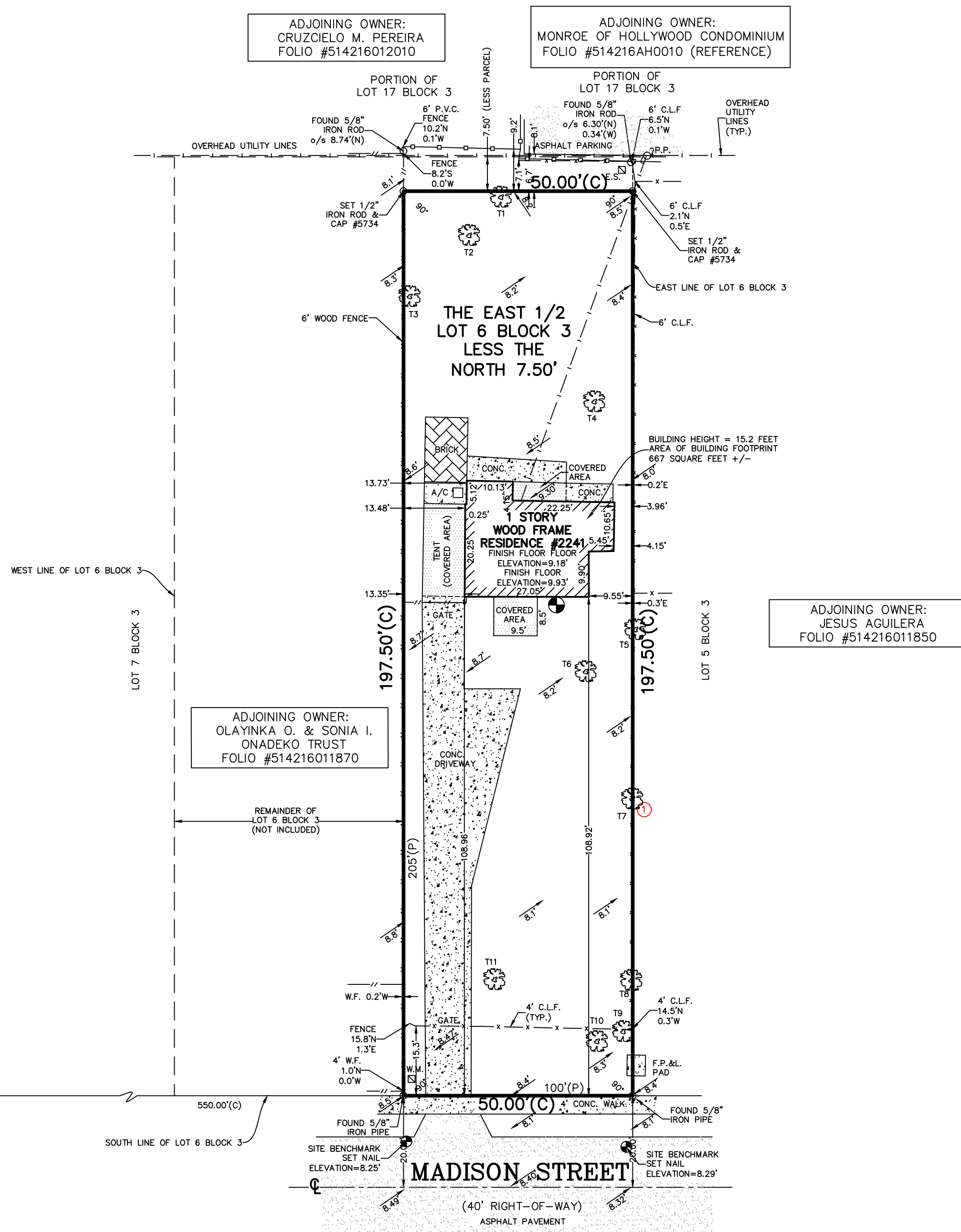
BLOCK CORNER

NORTH

GRAPHIC SCALE



ALTA/NSPS LAND TITLE SURVEY



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 2241 MADISON STREET
HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION:

THE EAST 1/2 LOT 6, LESS THE NORTH 7.5 FEET THEREOF, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENT NOTES:

① - 4 FOOT CHAIN LINK FENCE CROSSES OVER THE EASTERLY PROPERTY LINE.

SCHEDULE "B" TITLE NOTES:

THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO.: 021-7017856, DATED MAY 26, 2023 @ 10:46 A.M.

ITEMS 1 THROUGH 6 IN SCHEDULE B ARE STANDARD EXCEPTIONS, MORTGAGES, TERMS AND CONDITIONS AND LIENS THAT ARE NOT MATTERS OF SURVEY.

ITEM 7:
ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 8:
ORDINANCE NO. 2005-18 RECORDED IN O.R. BOOK 40082, PAGE 1783, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 9:
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GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THE BROWARD COUNTY TAX I.D. NUMBER FOR THE PROPERTY SHOWN HEREON IS 5142-16-01-1860 AND IS CURRENTLY OWNED BY 260 191 TER LLC.
- 4) THE AREA OF THE PROPERTY SHOWN HEREON IS 9,875 SQUARE FEET (0.2267 ACRES) MORE OR LESS.
- 5) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
- 6) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- 7) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AH" WITH A BASE FLOOD ELEVATION OF 9 FEET, AS SHOWN ON F.I.R.M. MAP 125113-0569-J, BEARING A MAP REVISION DATE OF 07/31/24.
- 8) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 9) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 10) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSSCON 6.0.1.
- 11) REFERENCE BENCHMARK: CITY OF HOLLYWOOD "MADISON ST. & 24TH AVE" ELEVATION=10.35' NGVD 1929/ELEVATION=8.15' NAVD 1988.
- 12) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 13) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 14) TREE DESCRIPTIONS SHOWN HEREON ARE PER AN ARBORIST REPORT PROVIDED BY CLIENT.
- 15) DATE FIELDWORK PERFORMED: 06/18/24 (FIELD BOOK 670, PAGE 28)
- 16) DRAWN BY: Q.D.J. CHECKED BY: K.M.

CERTIFICATION:

TO:
260 191 TER, LLC., A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8(LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 18, 2024.

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

REVISIONS:

REVISION	DATE	CHECKED BY
ADD ELEVATIONS AND TRESS (24-1465)	10/03/24	K.M.

PROJECT NAME: 260 191 TER, LLC.

JOB NO.: 24-1019

PROPOSED MULTIFAMILY BUILDING – 2241 MADISON ST, HOLLYWOOD, FL 33020



INDEX OF DRAWINGS:

ARCHITECTURAL	
CS	COVER SHEET
A-0.2	GENERAL NOTES
	ALTA SURVEY
A-1.0	SITE PLAN
A-1.1	VEHICULAR USE AREA DIAGRAM /
	PERVIOUS VS IMPERVIOUS AREA PLAN
A-1.2	WASHINGTON STREET PROFILE (NORTH ELEVATION)
A-1.3	SUBJECT PROPERTY
A-1.4	F.A.R. CALCULATION
A-1.5	COLORED SITE PLAN
A-2.2	2ND FLOOR PLAN
A-2.3	3RD FLOOR PLAN
A-2.4	4TH FLOOR PLAN
A-2.5	ROOF PLAN
A-3.1	COLOR SAMPLES
A-3.2	ELEVATIONS
A-3.3	SECTIONS
A-9.1 – 9.5	RENDERINGS OF THE PROPOSED BUILDING FROM MADISON ST

LANDSCAPE	
L-01	PROPERTY SURVEY TREE DISPOSITION PLAN
L-02	LANDSCAPE PLAN
L-03	LANDSCAPE DETAILS & GENERAL NOTES
IR-01	IRRIGATION PLAN, DETAILS & GENERAL NOTES
CIVIL	
C-1	CIVIL ENGINEERING PLAN
C-1A	PAVING MARKING AND SIGNAGE PLAN
C-3	CONSTRUCTION DETAILS
C-4	EROSION AND SEDIMENT PLAN
C-5	STORMWATER POLLUTION PREVENTION DETAILS AND NOTES
C-6	STORMWATER POLLUTION PREVENTION DETAILS AND NOTES

PLUMBING

STRUCTURAL

MECHANICAL

FIRE PROTECTION

ELECTRICAL

OWNER:
PRIVATE CLIENT

ENGINEER OF RECORD:
VINCI ENGINEERS
200 SE 4TH STREET
HALLANDALE BEACH, FL 33009
(786) 607-3797

MEP & FIRE PROTECTION ENGINEERS:
VINCI ENGINEERS
200 SE 4TH STREET
HALLANDALE BEACH, FL 33009
(786) 607-3797

CIVIL ENGINEER:
GGB ENGINEERING, INC.
2699 STIRLING ROAD, SUITE C-202
FORT LAUDERDALE, FLORIDA 33312
(954) 986-9899

LANDSCAPE ARCHITECT:
ANDRES MONTERO LANDSCAPE
ARCHITECTURE
2208 NE 26 TH STREET, #1
FORT LAUDERDALE, FL 33305
(954) 533-8259

PACO MEETING: 08/18/2024

PRELIMINARY TAC MEETING: _____

FINAL TAC MEETING: _____

BOARD MEETING: _____



LOCATION OF THE SITE



VINCI
ENGINEERS

K-2 Design, Inc.
200 SE 4th Street,
Hallandale Beach, FL 33009
Phone: 786.607.3797
Fax: 954.212.0165
manager@vinciengineers.com
www.vinciengineers.com
www.k-2design.com

This item has been digitally signed and seal by
Aleksiej Bereznoi; and printed copies of this
document are not considered and sealed and the
signature must be verified on any electronic copies.



ALEKSEJ BEREZNOI
P.E. #74083, COA #31719

NEW RESIDENTIAL APARTMENTS
2241 MADISON ST
HOLLYWOOD, FL 33020

REVISIONS:

SCHEMATIC DESIGN ☐

CLIENT APPROVAL ☐

LANDLORD APPROVAL ☐

BIDDING ☐

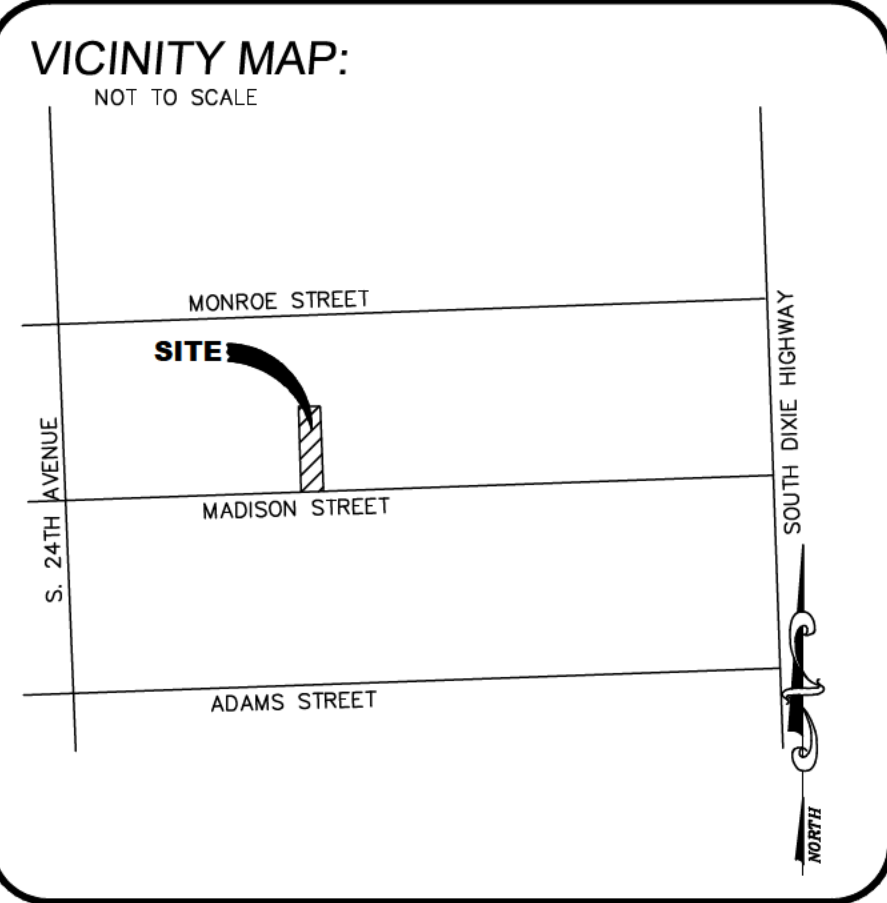
PERMIT SET ☒

FOR CONSTRUCTION ☐

OWNER REQUESTED REVISION ☐

SCALE	AS SHOWN
PROJECT NO.	24-73
DRAWN BY:	S.K.
CHECKED BY:	A.B.
DATE	12/4/2024

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. *2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



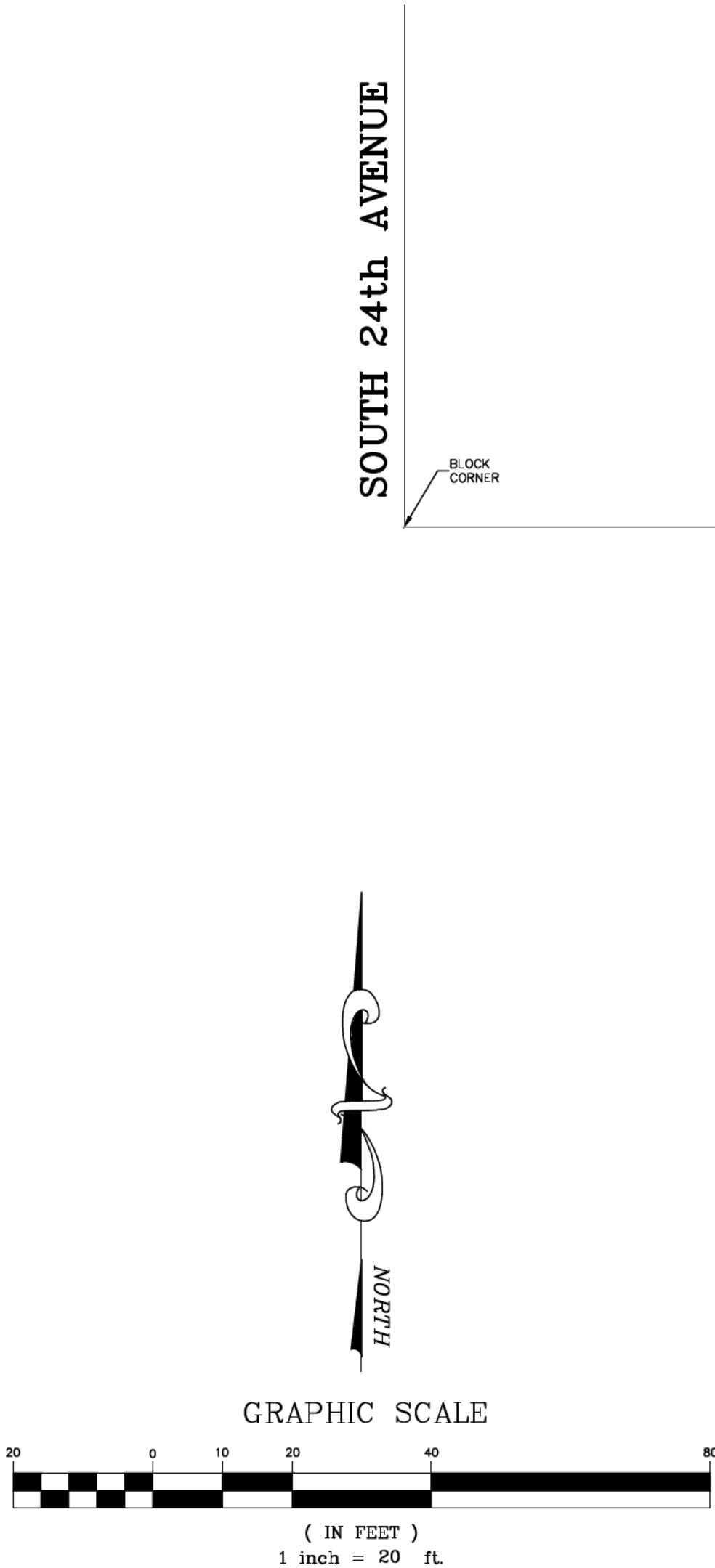
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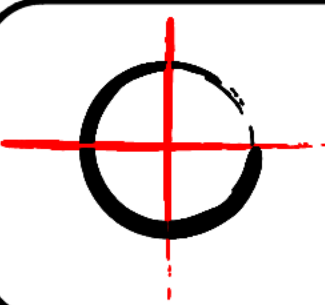
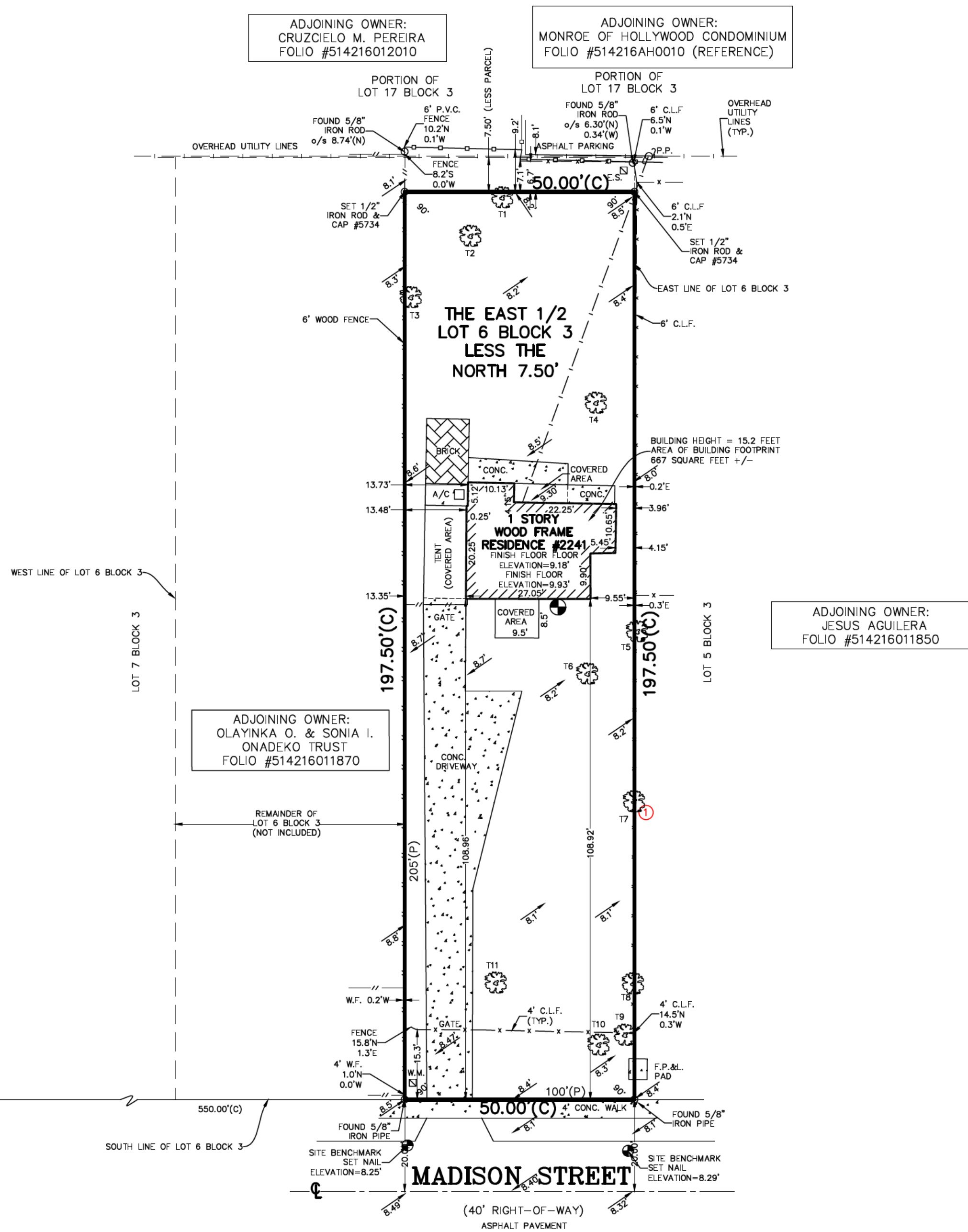
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TO:
260 191 TER, LLC., A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8(LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 18, 2024.

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

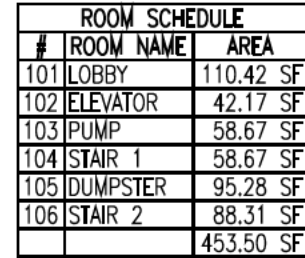
THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

REVISIONS:

REVISION	DATE	CHECKED BY
ADD ELEVATIONS AND TREES (24-1465)	10/03/24	K.M.

PROJECT NAME: 260 191 TER, LLC.

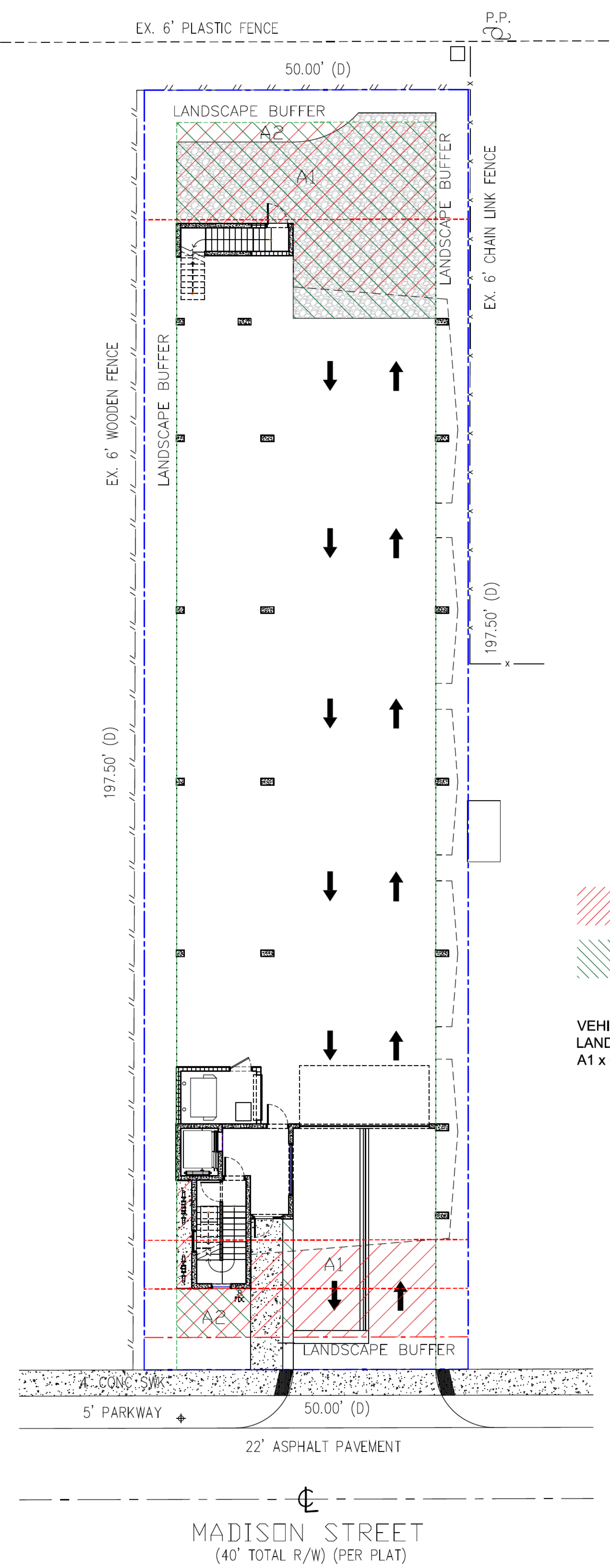
JOB NO.: 24-1019



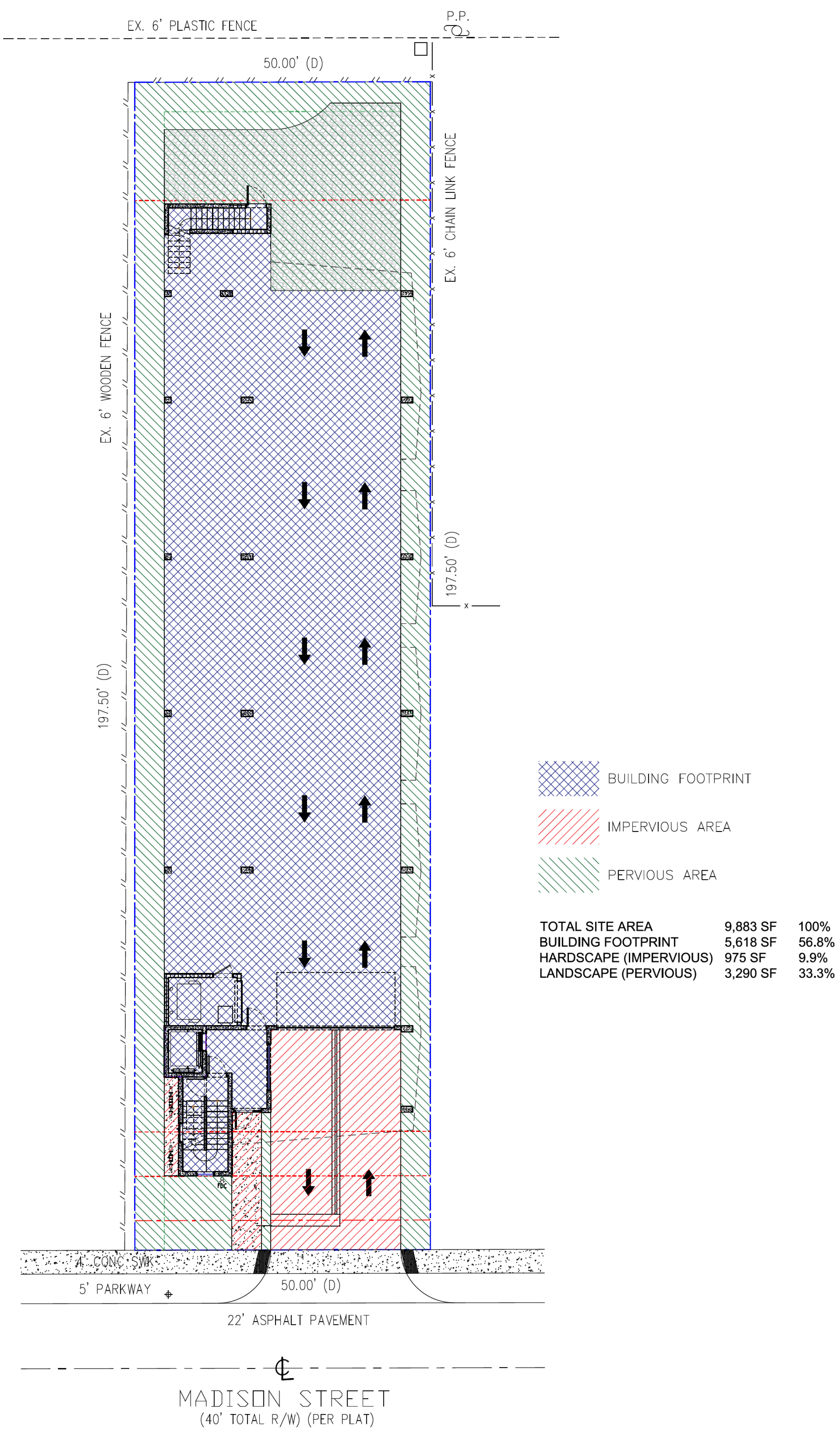
A-1.0

SITE PLAN

VEHICULAR/LANDSCAPE USE AREA DIAGRAM



PERVIOUS VS IMPERVIOUS AREA PLAN



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This item has been digitally signed and seal by
Aleksiej Bereznoi; and printed copies of this
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ALEKSEJ BEREZNOI
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NEW RESIDENTIAL APARTMENTS
2241 MADISON ST
HOLLYWOOD, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

SCALE 3/32"=1'-0"
PROJECT NO. 24-73
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 12/4/2024

A-1.1
vehicular use area diagram
pervious vs impervious area plan

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