

# 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](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:

*S. Izgarsheva*

Date:

*04/07/2025*

PRINT NAME: Svetlana Izgarsheva

Date: 04/07/2025

Signature of Consultant/Representative:

*Joseph B. Kaller*  
*JOSEPH B. KALLER*

Date:

*4-7-2025*

PRINT NAME: JOSEPH B. KALLER

Date:

*4-7-2025*

Signature of Tenant:

Date:

PRINT NAME:

Date:

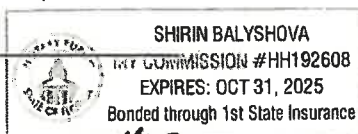
**Current Owner Power of Attorney**

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 *7<sup>th</sup>* day of *April, 2025*

Notary Public  
State of Florida



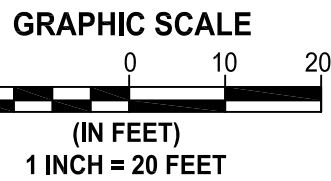
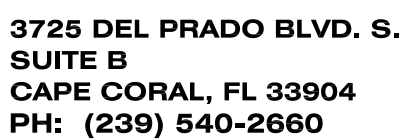
My Commission Expires *10/31/25* (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_

Signature of Current Owner

Print Name

*Svetlana Izgarsheva*



**SEAL**



OWNER

GEORGE TYCHALSKI  
CHILDRENS LAND LEARNING  
CENTER

ARCHITECT

JOSEPH KALLER  
  
AA#26001212  
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Hollywood Florida 33020  
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CITY OF HOLLYWOOD MEETING DATES

PACO	MARCH 17TH, 2025
PRELIMINARY TAC	APRIL 21ST, 2025
FINAL TAC	TBD
SIGN OFF	TBD

SITE MAP



KA

Kaller Architecture

2417 Hollywood Blvd.  
Hollywood Florida 33020

PRESCHOOL (PRE-K)  
1040 SOUTH FEDERAL HWY HOLLYWOOD, FL



VIEWING NORTHWEST AT THE CORNER OF FEDERAL HWY AND FUNSTON STREET

1. PROPERTY INFORMATION		2. SITE INFORMATION		3. GENERAL PRESCHOOL INFORMATION		5. PARKING CALCULATION	
<b>ADDRESS</b> 1040 S FEDERAL HWY HOLLYWOOD, FL 33020 <b>FOLIO</b> 514222102090, 514222102081 <b>LEGAL DESCRIPTION</b> HOLLYWOOD SOUTH SIDE ADD NO 2 3-17 B LOT 12 TO 14, 15 LESS E 7 & LESSPT INC IN EXT AREA FORMED BY 15 FT RAD ARC WHICH IS TANG TO S/L LOT 15 & TANG TO LINE WHICH IS 7 FT W OF E/L OF LOT 15 BLK 11		EXISTING	PROPOSED	PROPOSED		REQUIRED	PROPOSED
		ZONING	FH-2	FH-2	22		
		SUB-DISTRICT	N/A	N/A	2		
		BUILDING USE	COMMERCIAL	EDUCATION (PRE K)	7,800 SF		
		NET LOT AREA	26,596 SF	EXISTING	2		
		100 YEAR FEMA	9.5' NAVD	10.5' NAVD	2		
2. BUILDING INTENSITY				4. SETBACKS			
		ALLOWED	PROPOSED	REQUIRED		PROPOSED	
FLOOR AREA RATIO:		3.00 (79,788 SF)	27,271 SF	FRONTAGE (S FEDERAL HWY) (EAST)		10' 00"	
NUMBER OF STORIES:		14	3	SECONDARY FRONTAGE (FUNSTON) (SOUTH)		10' 00"	
BUILDING HEIGHT:		140 FEET	38' - 8"	SIDE INTERIOR (WEST)		5' 00"	
ACTIVE USE:		60% (FEDERAL HWY) (70 FEET REQUIRED)	85'-8"	ALLEY (NORTH)		5' 00"	
NOTE: LUNCH WILL BE CATERED FROM A CONTRACTED THIRD PARTY. THERE WILL NOT BE ANY INTERNAL COOKING ON SITE UNLESS FOR WARMING ONLY (I.E MICROWAVE).							
NOTE: LOADING VEHICLE SIZE ON SHEET A-01. THE ONLY LOADING FOR THIS PROJECT WILL BE WHEN DELIVERING LUNCHES							
REGULAR SPACES:		29 FACULTY MEMBERS = 29 SPACES		43 SPACES			
ADA:		2 SPACES		2 SPACES			
LOADING:		1 SPACE		1 SPACE			
TOTAL		32 SPACES		46 SPACES			
PERVIOUS AREA		0%		28% (7,604 SF) (INCLUDES PLAYGROUND ON 2ND FLOOR)			
LANDSCAPE AREA							

NOTE: OWNERS BUSINESS PLAN AND EXPERIENCE ON SHEET A-01



### Owners Experience and Number of Current Pre K Schools:

## Current Schools (11) - Chicago & Suburbs

- ### Upcoming Schools:

- ### Pick-up and Drop-off Times Utilize a Staggered Arrival System:

**Standard School Facility Student-to-staff Numbers:**

- General Staff Count:**

- Plan Regarding Events or Graduations:**

- ### Parking-to-Student Ratios for Other School Operations:

- Information on Feeding, Catering and Warming-Kitchen:**

- Each school is equipped with a warming kitchen, which is designed specifically for maintaining food at serving temperatures. These kitchens include:**

- ## LOADING TRUCK EXAMPLE

**Trash and Refuse Plan:**

KA

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SEAL

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FLORIDA R.A. #0009239

ECT TITLE

**PRESCHOOL (PRE-K)**

1040 SOUTH FEDERAL HWY HOLLYWOOD,  
FL

**BUSINESS PLAN &  
EXPERIENCE**

## REVISIONS

[illegible]

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PROJECT No.: 23-056

DATE: 12/2/22

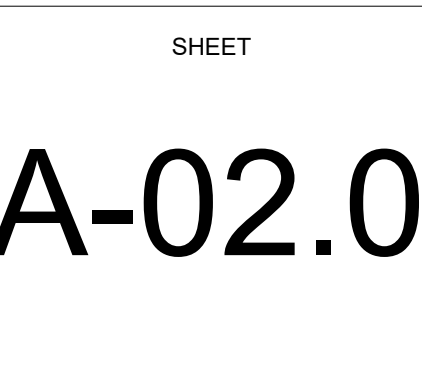
DRAWN BY: MF

CHECKED BY: JBK

SHEET

# A-01









SECOND FLOOR - OUTDOOR PLAYGROUND AREA (VIEWING EAST)



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PROJECT TITLE  
**PRESCHOOL (PRE-K)**  
1040 SOUTH FEDERAL HWY HOLLYWOOD,  
FL

SHEET TITLE  
**RENDERING**

REVISIONS		
No.	Description	Date

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SHEET

A-02.1





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**PROJECT TITLE**  
**PRESCHOOL (PRE-K)**  
1040 SOUTH FEDERAL HWY HOLLYWOOD, FL

**SHEET TITLE**  
**SITE PLAN**

REVISIONS		
No.	Description	Date

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SHEET

**A-03**



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1 SECOND 02  
1/8" = 1'-0"



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SEAL

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PROJECT TITLE  
**PRESCHOOL (PRE-K)**  
1040 SOUTH FEDERAL HWY HOLLYWOOD,  
FL

SHEET TITLE  
**SECOND FLOOR**

REVISIONS		
No.	Description	Date

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SHEET

A-04





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SEAL

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**PROJECT TITLE**  
**PRESCHOOL (PRE-K)**

1040 SOUTH FEDERAL HWY HOLLYWOOD,  
FL

**SHEET TITLE**  
**THIRD FLOOR**

**REVISIONS**

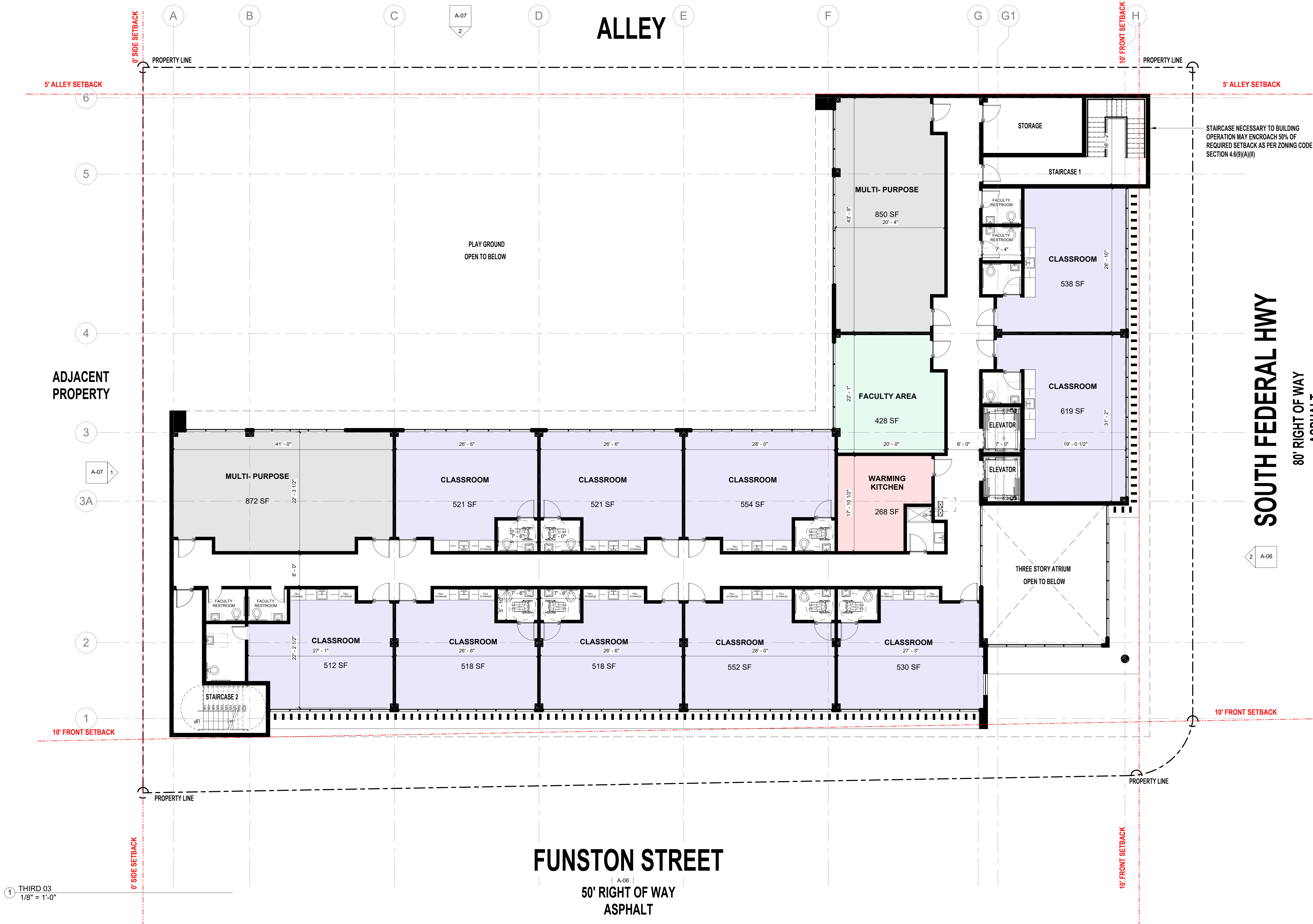
No.	Description	Date

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SHEET

**A-05**



1 THIRD 03  
1/8" = 1'-0"

**FUNSTON STREET**  
50' RIGHT OF WAY  
ASPHALT

**SOUTH FEDERAL HWY**

80' RIGHT OF WAY  
ASPHALT

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EAL

**PRESCHOOL (PRE-K)**  
**1040 SOUTH FEDERAL HWY HOLLYWOOD,**  
**FL**

## ELEVATIONS

## REVISIONS

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EET

A-07

