

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



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: March 3rd, 2020

Location Address: 5623 McKinley Street
Lot(s): 16 Block(s): 4 Subdivision: Hollywood Country Estates
Folio Number(s): 5141 12 10 1060
Zoning Classification: RM-9 Land Use Classification: L(M)RESIDENTIAL
Existing Property Use: RESIDENTIAL 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 Number(s) and Resolution(s): _____

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

Explanation of Request: TECHNICAL ADVISORY COMMITTEE

Number of units/rooms: 5 Sq Ft: 1,426 SQFT
Value of Improvement: 1.5 MIL Estimated Date of Completion: 08.2021
Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: INFINITY R E INVESTMENTS II LLC
Address of Property Owner: 268 W MASHITA DR, KEY BISCAYNE, FL 33149
Telephone: 786.534.9988 Fax: N/A Email Address: ABERNAL@KEYPLATINUM.COM
Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER
Address: 2417 HOLLYWOOD BLV Telephone: 954.920.5746
Fax: N/A Email Address: JOSEPH@KALLERARCHITECTS.COM
Date of Purchase: 10.13.17 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: _____
Address: _____
Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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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 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: _____

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

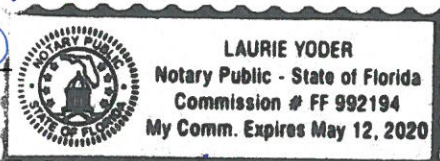
I am the current owner of the described real property and that I am aware of the nature and effect the request for Preliminary TAC Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kauer to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 24th day of February 2020.

Notary Public
State of Florida

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



Signature of Current Owner

Print Name

RECEIVED

MAR 2 2020

CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION

CITY OF HOLLYWOOD
PLANNING DIVISION

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes ☒ No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: Infinity R.E. Investments II LLC
2. Project Name: 5033 McKinley Street townhomes
3. Project Address: 5033 McKinley Street
4. Contact person: Joseph B. Kaller - Architect
5. Contact number: 954-920-5746
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 5 (1456 sq ft)
8. Unit Fee per residential dwelling based on sq. ft.: \$2175.00
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$10,875.00 Date: 2/28/20

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.

ALTA/NSPS LAND TITLE SURVEY

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0564 H
ZONE	0.2PCT
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 0166 ELEVATION=8.86' (NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY INSURANCE COMPANY, ORDER NO.: WITH AN EFFECTIVE DATE OF 2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO MCKINLEY STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 24, PAGE 9, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE ARE NO WELLS, SEPTIC TANKS, DRAINFIELDS, OR BODIES OF WATER WITHIN 75 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN.

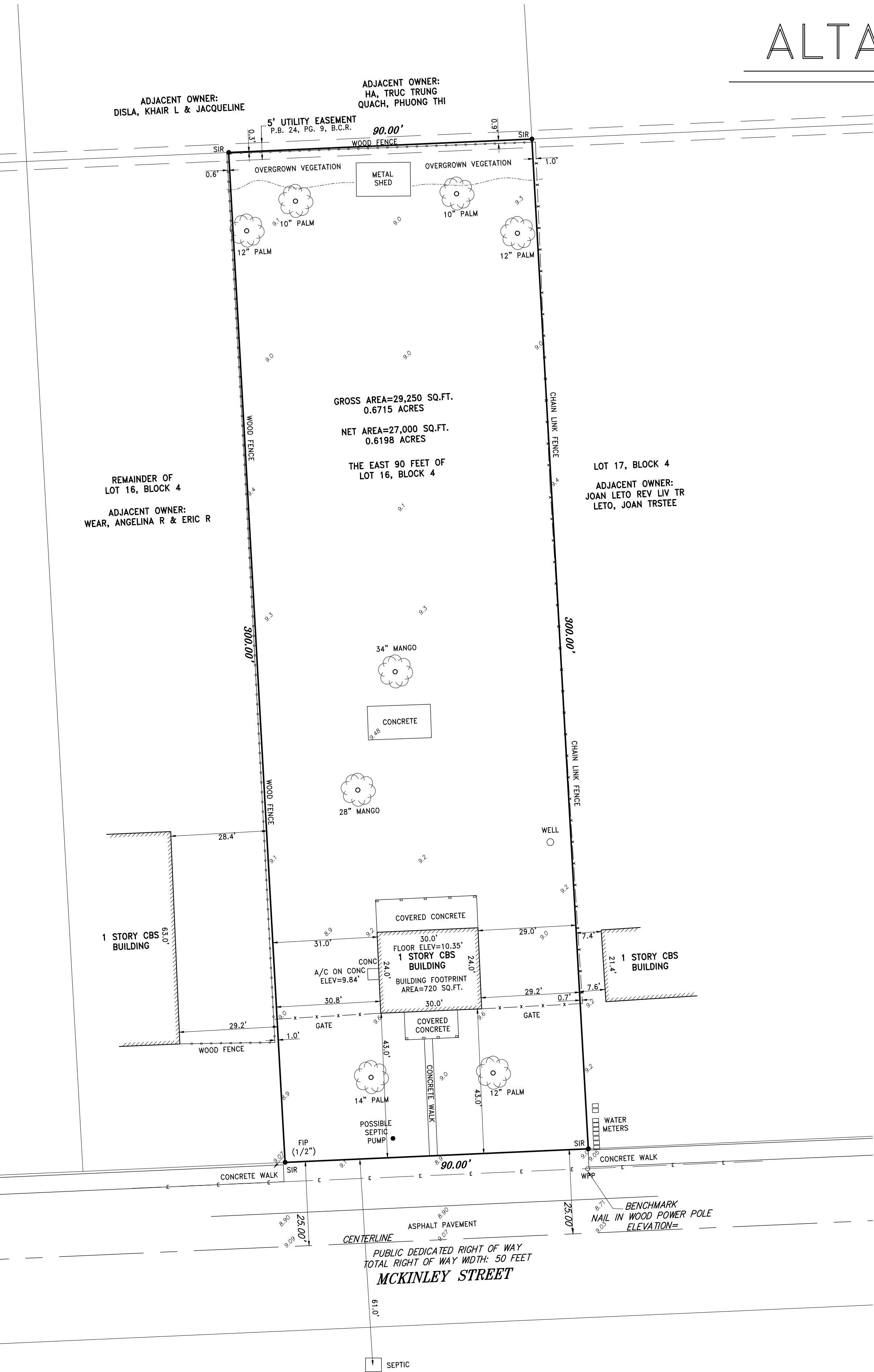
LAND DESCRIPTION:

THE EAST 90 FEET OF LOT 16, BLOCK 4 OF "HOLLYWOOD COUNTRY ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 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, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 28, 2019.

FOR THE FIRM BY: _____
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
PM	PARKING METER
MLP	METAL LIGHT POLE
EB	ELECTRIC BOX
5.40	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

ALEJANDRO BERNAL

5623 MCKINLEY STREET
HOLLYWOOD, FLORIDA 33021

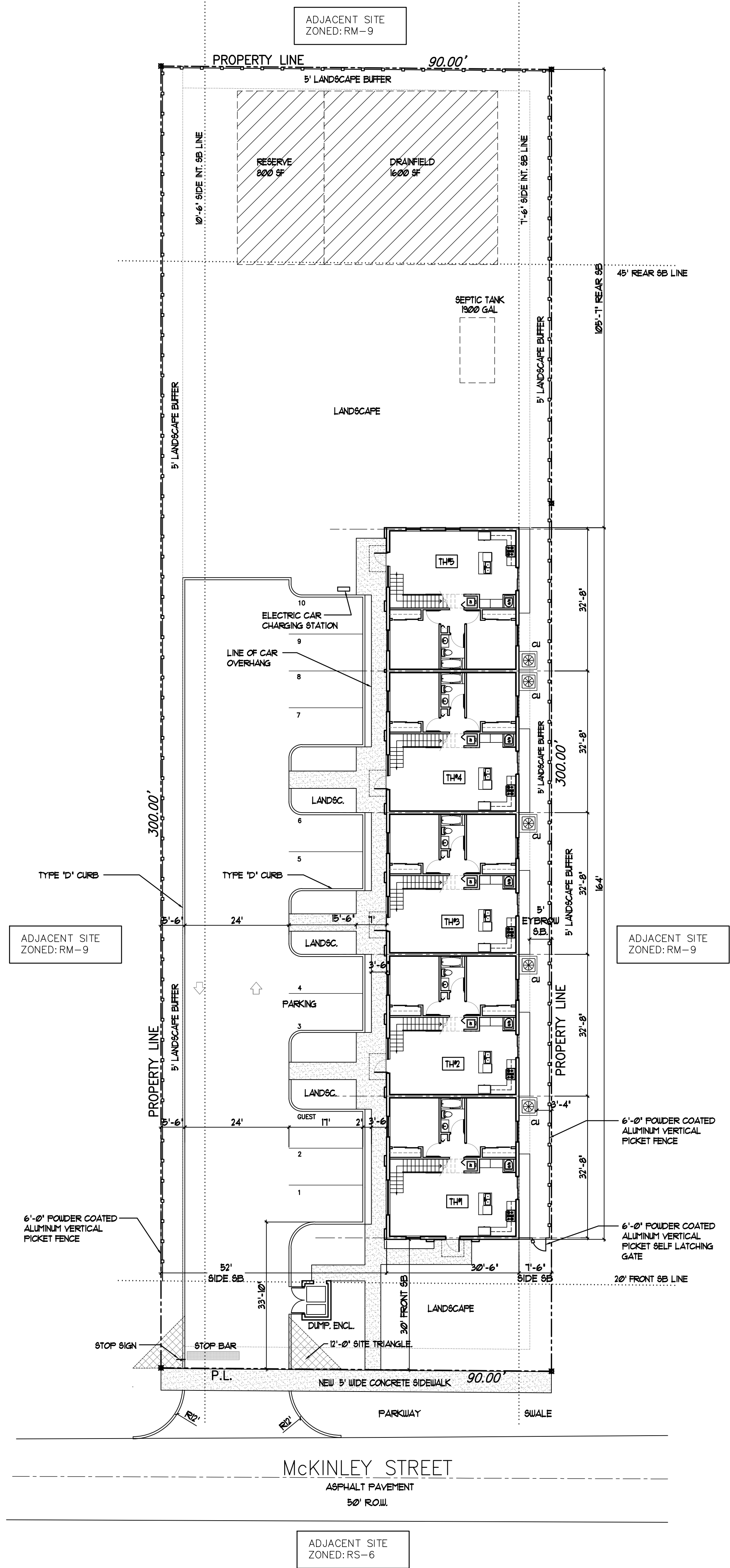
ALTA/NSPS LAND TITLE SURVEY

R E V I S I O N S		DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY		09/28/19	SKETCH	AM	REC

PROJECT NUMBER : 9070-19

SCALE : 1" = 20'

SHEET
1
OF
1
SHEET



SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

CURB CUT:
MAX. WIDTH OF CURB CUT ALLOWED = 30% X 90.0' = 27.0'
WIDTH OF CURB CUT PROVIDED = 24'-0"

LEGAL DESCRIPTION:
THE EAST 90 FEET OF LOT 16, BLOCK 4, HOLLYWOOD COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS
5623 MCKINLEY ST
HOLLYWOOD, FL 33021

SITE INFORMATION/ BUILDING SUMMARY
SITE INFORMATION:

1)– ZONING:	RESIDENTIAL MULTI-FAMILY DISTRICT RM–9	
LAND USE DESIGNATION: RESIDENTIAL MULTI-FAMILY		
2)– NET LOT AREA:	27,000.0 S.F. (0.62 ACRES)	
3)– GROSS LOT AREA:	29,250.0 S.F. (0.67 ACRES)	
4)– DENSITY:	<u>ALLOWED</u> 9 UNITS PER AC: 0.67 X 9 = 6 UNITS	<u>PROVIDED</u> 5 UNITS
5)– PARKING	<u>REQUIRED</u> 2 PER UNIT 1 GUEST	<u>PROVIDED</u> 2 PER UNIT 1 GUEST
6)– SETBACKS	<u>REQUIRED</u>	<u>PROVIDED</u>
(a) FRONT (MCKINLEY)	20'–0"	30'–0"
(b) SIDE INTERIOR (EAST)	7'–6"	7'–6"
(c) SIDE INTERIOR (WEST)	10'–6"	52'–0"
(d) REAR	45'–0"	105'–7"
7)– PERVIOUS AREA:	<u>REQUIRED</u> 20,000 (40%) =8,000.0 S.F.	<u>PROVIDED</u> 14,227.0 S.F. (52.7%)
– LANDSCAPED AREA AT 5' BUFFER =		3,656.0 S.F.
– VEHICULAR PAVED AREA =		5,972.0 S.F.
– PROVIDED LANDSCAPING = (NOT INCLUDING 5' BUFFER)		10,571.0 S.F.

BUILDING SUMMARY:

1)- <u>BUILDING HEIGHT:</u>	<u>ALLOWED</u> 3 STORIES 33'-0"	<u>PROVIDED</u> 2 STORIES 24'-0"
2)- <u>BUILDING AREAS:</u>		
FIRST FLOOR	5002 S.F.	
SECOND FLOOR	4619 S.F.	
TOTAL	9621 S.F.	
2)- <u>UNIT AREA:</u>	INTERIOR 1426 S.F. AC	

GREEN BUILDING PRACTICES
FROM CITY OF HOLLYWOOD ORDINANCE #0-2015-06

1. RADIANT BARRIER
ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE.
WALLS - AL-FOIL REFLECTIVE
2. WINDOWS AND GLAZING
LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56,
SHGC 0.25
3. DOORS
INSULATED AND FIRE RATED
4. ENERGY STAR ROOFING
SEALOFLEX COOL ROOF - REFLECTO WHITE.
5. PROGRAMMABLE THERMOSTATS
6. OCCUPANCY SENSORS
7. DUAL FLUSH TOILETS
8. 80% OF PLANT MATERIAL NATIVE
9. ENERGY EFFICIENT OUTDOOR LIGHTING
10. INSULATED PIPING
11. RECYCLING AREA
12. ENERGY STAR APPLIANCES
13. ONE LOW FLOW SHOWERHEAD
14. ENERGY EFFICIENT OUTDOOR LIGHTING
15. ENERY EFFICIENCY 10% BETTER THAN STANDARD
ESTABLISHED BY ASHRAE.
16. MERV 8 AC FLTERS

ADDITIONAL PRACTICES

1. 8" REINFORCED CONCRETE ROOF STRUCTURE
2. ICYNENE SOY BASED CLOSED CELL SPRAY INSULATION

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RM-9 (RESIDENTIAL MULTI-FAMILY) ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLERED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

NOTE:
PRIOR TO POURING THE FIRST FLOOR TIE BEAM A SPOT SURVEY OF THE FINISHED FLOOR ELEVATION MUST BE SUBMITTED TO THE BUILDING DEPT.

NOTE:
DUMPSTER ENCLOSURE IS REQUIRE TO HAVE SEPERATE SUB PERMIT.

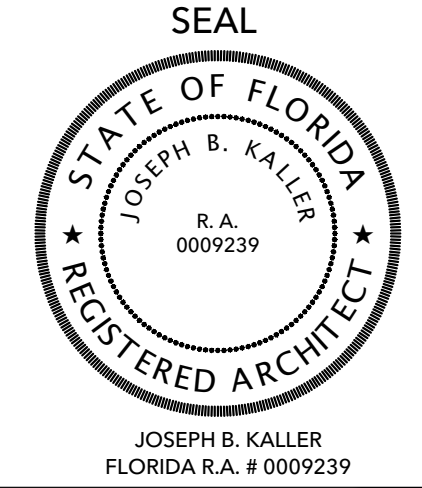
NOTE:
ROOFING IS REQUIRED TO HAVE SEPERATE PERMIT APPLICATION AND A HIGH VELOCITY ROOFING FORM FILLED OUT.



1 SITE PLAN
SCALE: 1/16" = 1'-0"



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



PROJECT TITLE
MCKINLEY TOWNHOMES
5623 MCKINLEY STREET
HOLLYWOOD FLORIDA 33021

SHEET TITLE
SITE PLAN

REVISIONS
No. DATE DESCRIPTION

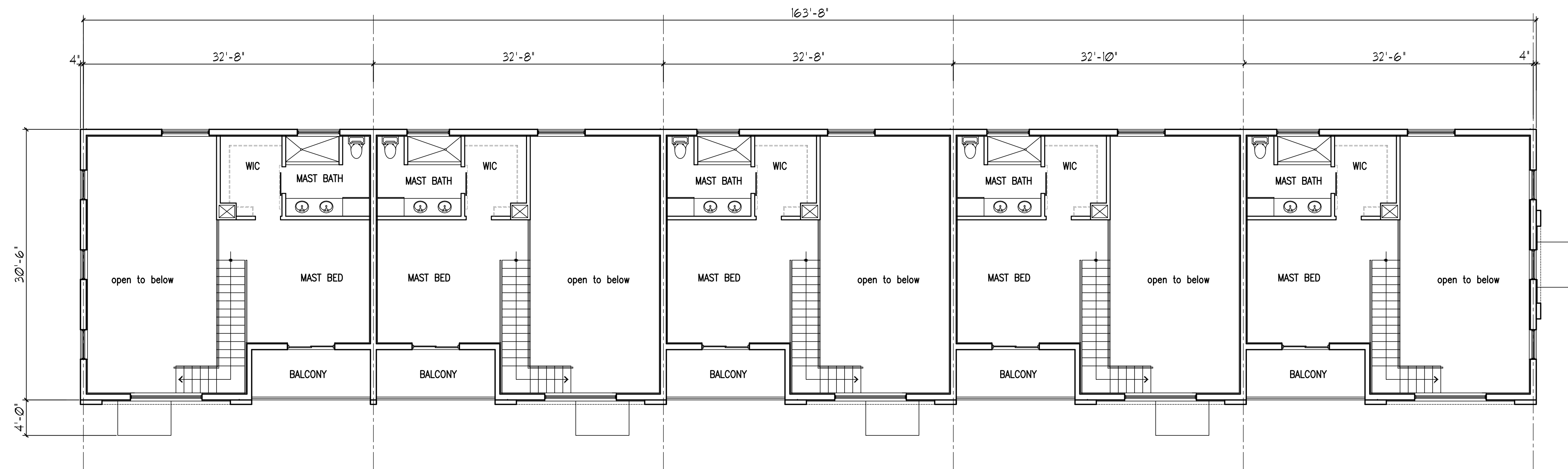
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PROJECT No.: 18103
DATE: 9-10-19
DRAWN BY: TMS
CHECKED BY: JBK

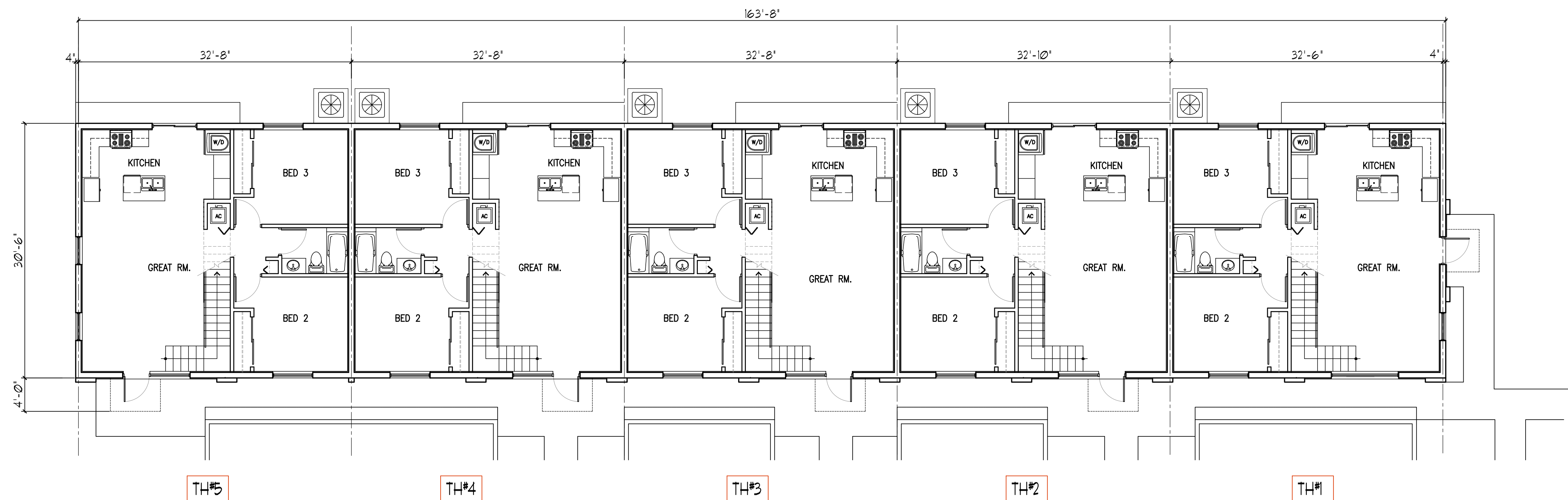
SHEET

SP-1

SHEET 1 OF 4



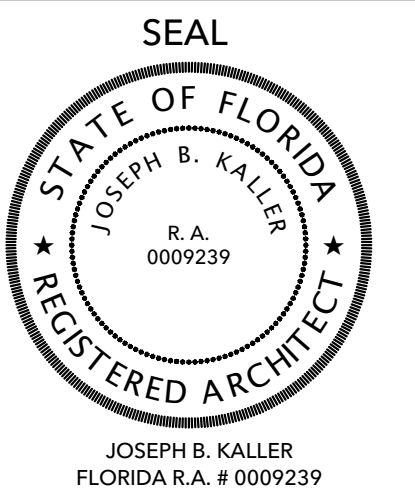
SECOND FLOOR PLAN



FIRST FLOOR PLAN



KallerArchitecture
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2417 Hollywood Blvd.
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954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
McKINLEY TOWNHOMES
2449 TAYLOR STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
FLOOR PLANS

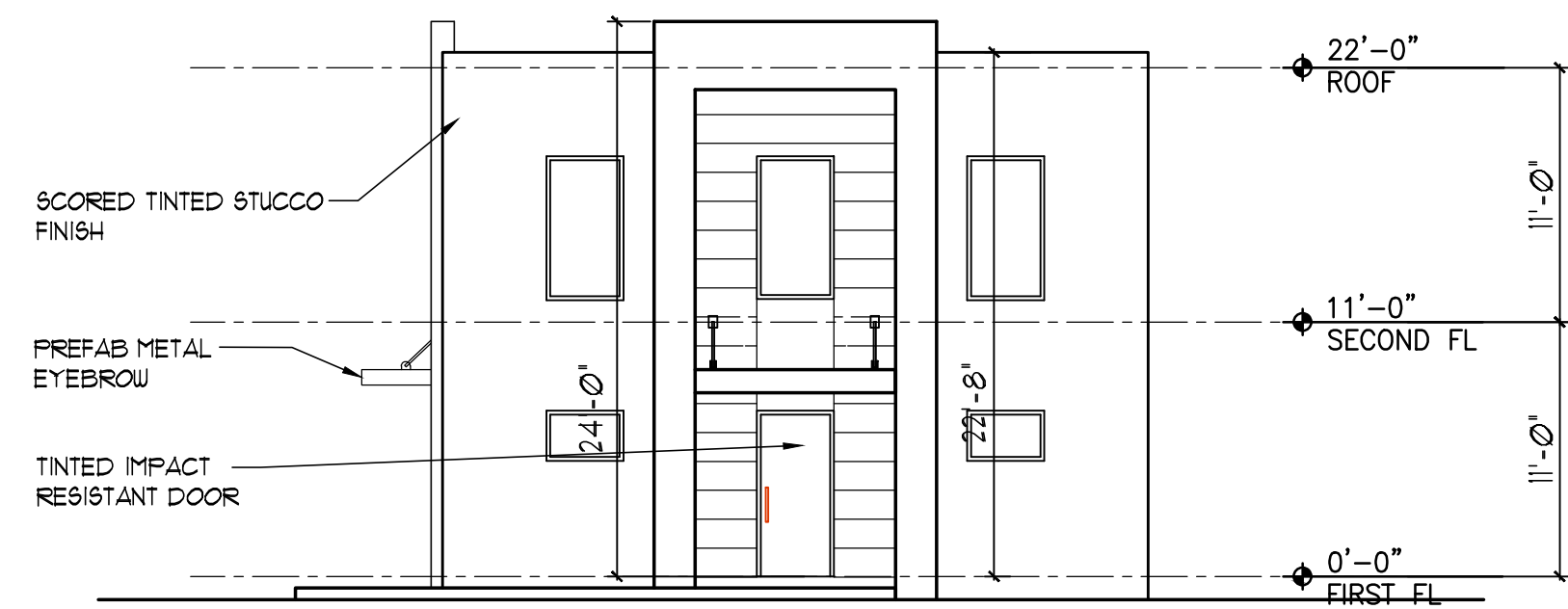
REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 18100
DATE: 7-1-19
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CHECKED BY: JBK

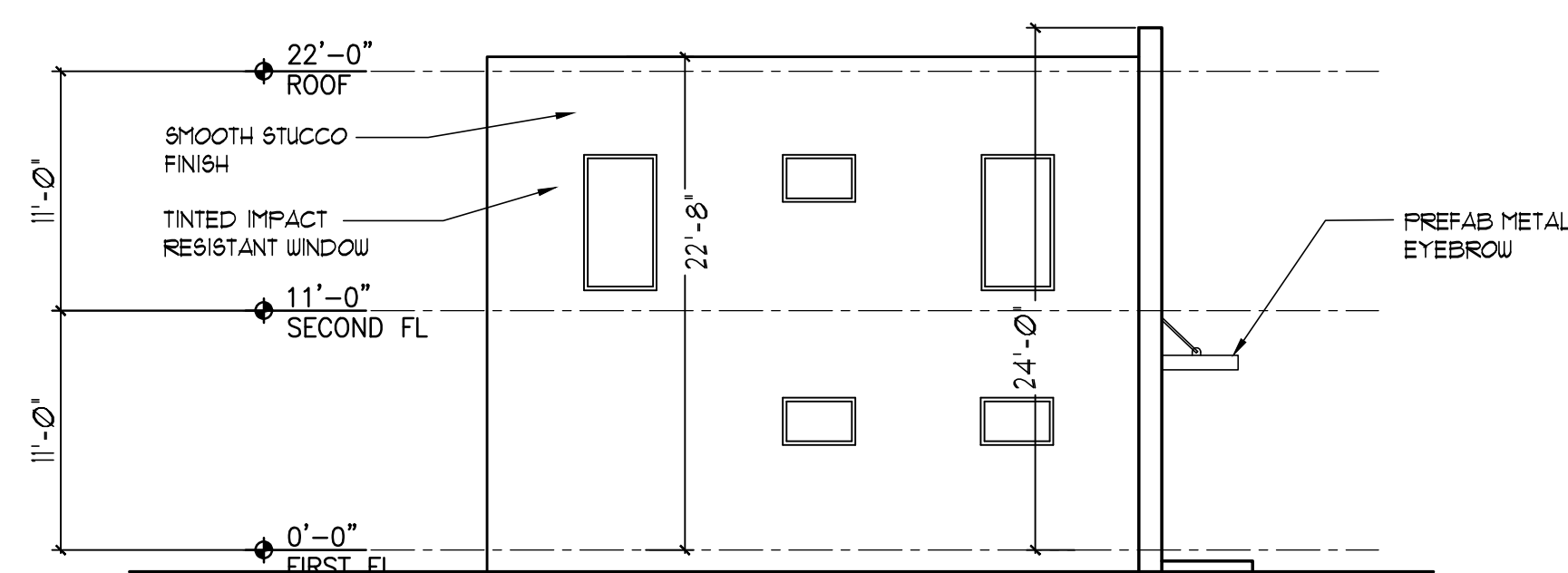
SHEET



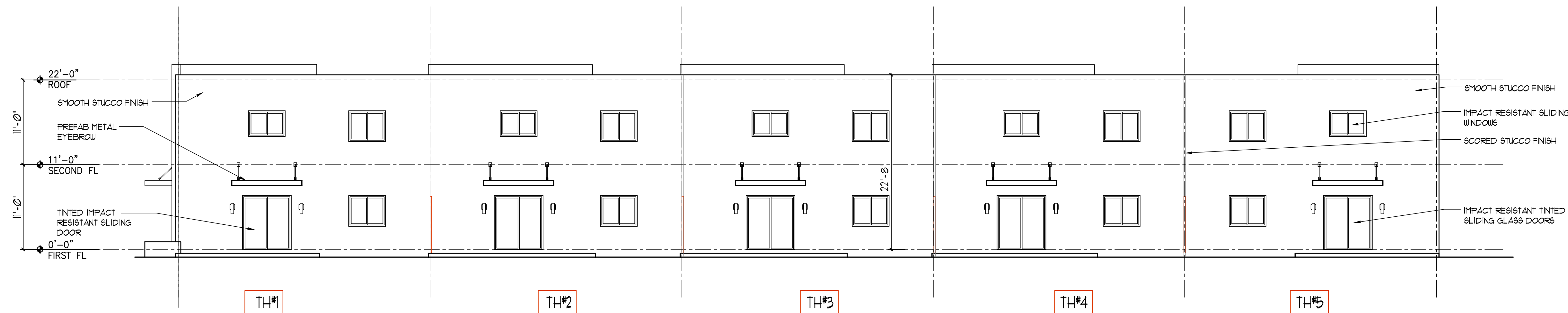
WEST ELEVATION



SOUTH ELEVATION



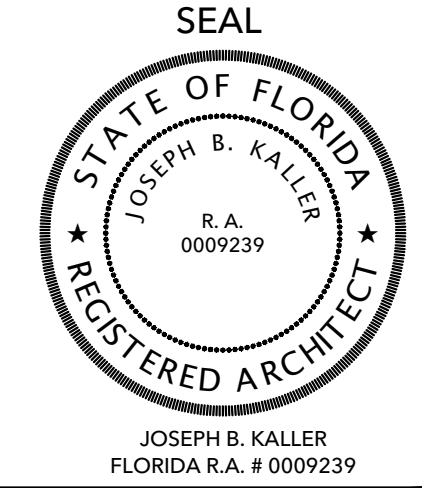
NORTH ELEVATION



EAST ELEVATION



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2449 TAYLOR STREET
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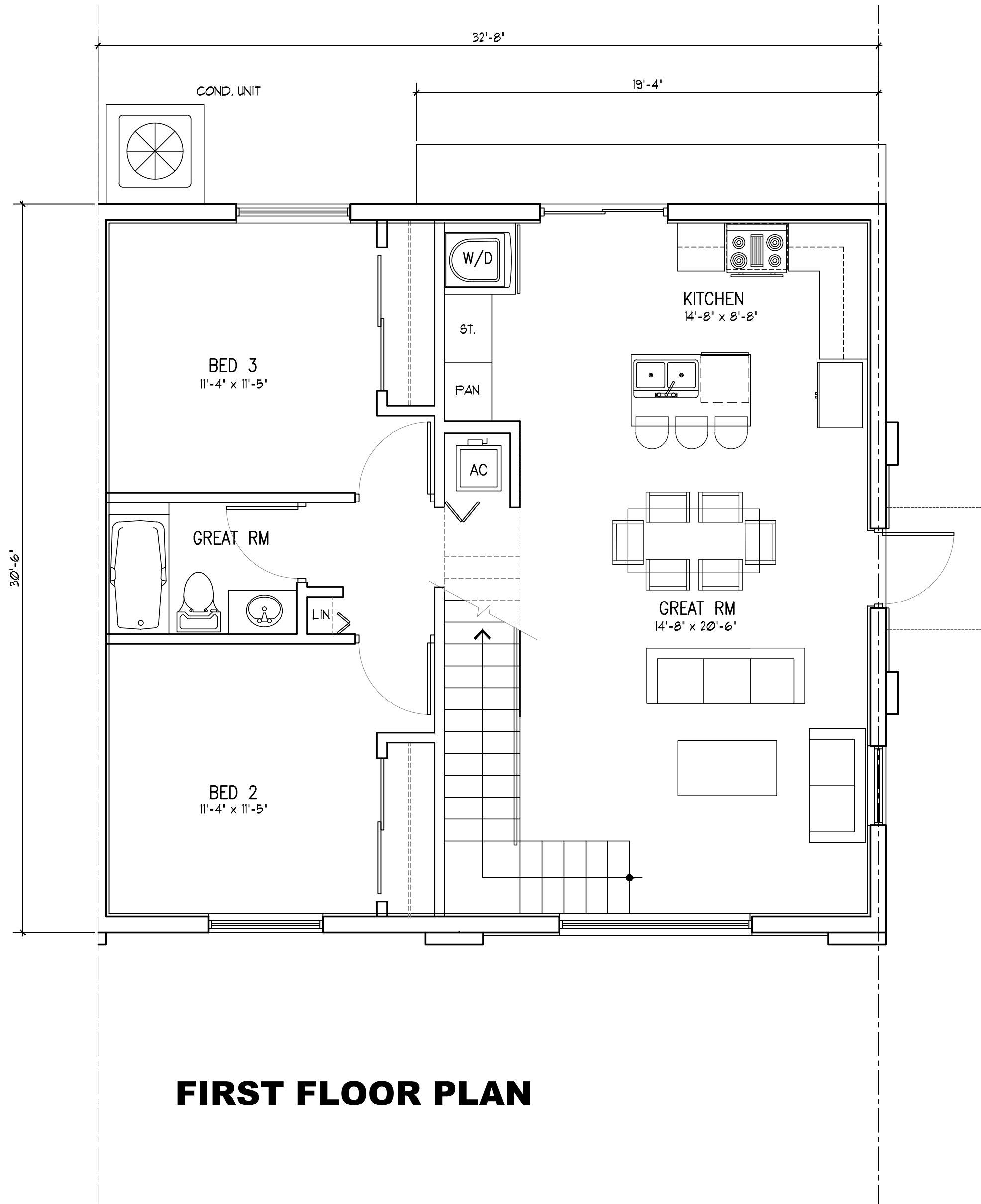
SHEET TITLE
ELEVATIONS

REVISIONS
No. DATE DESCRIPTION

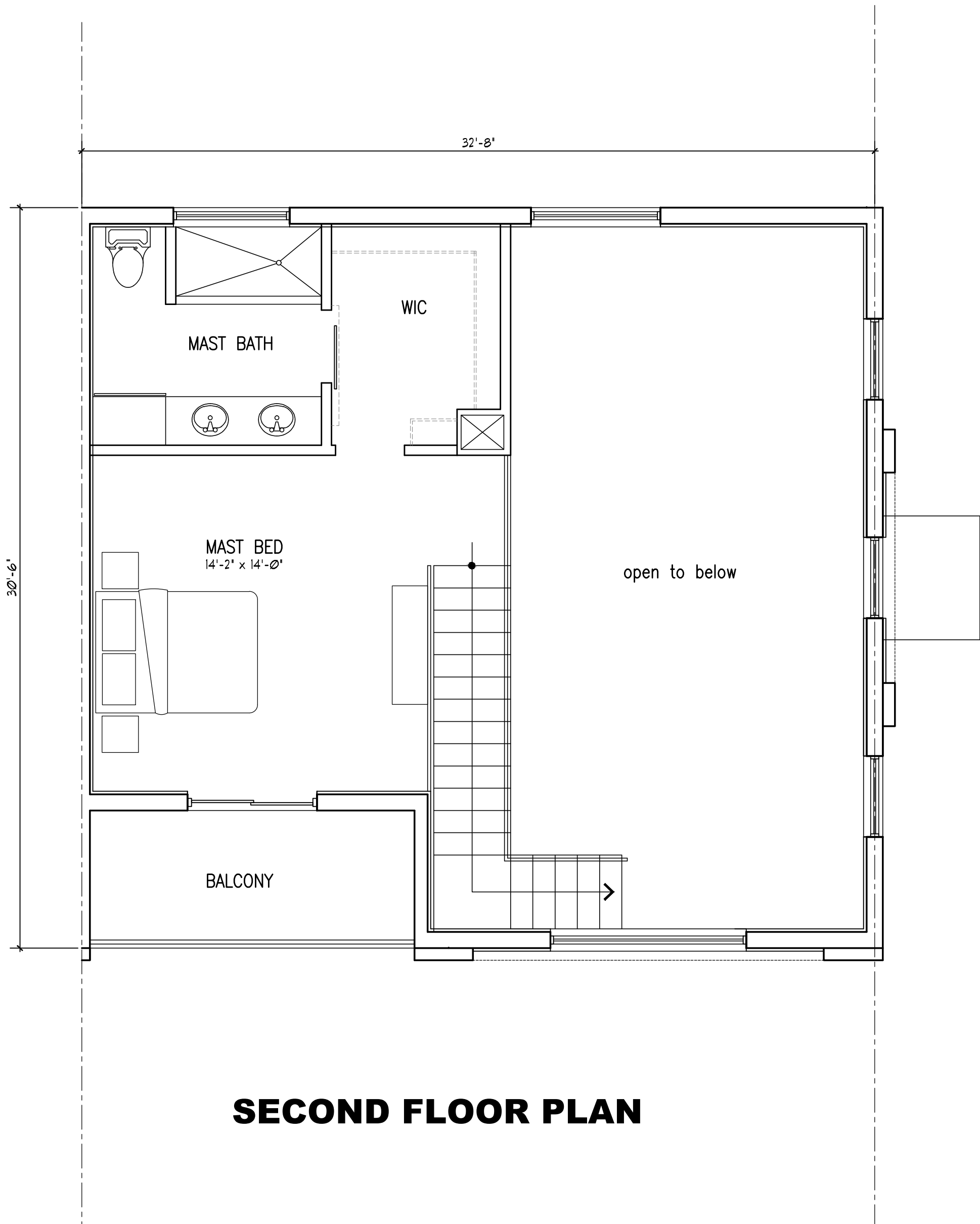
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DATE: 7-1-19
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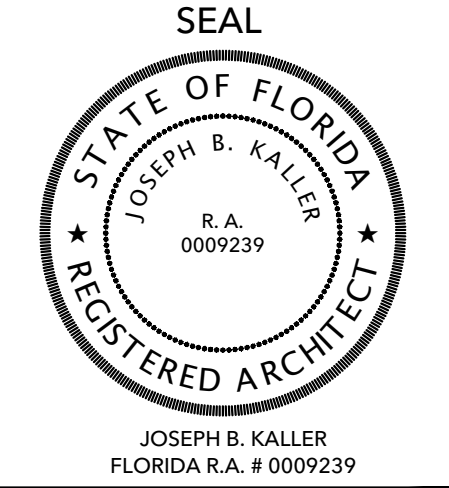
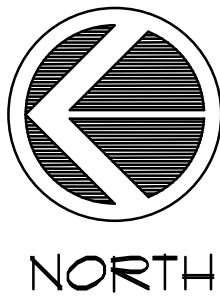
SHEET



FIRST FLOOR PLAN



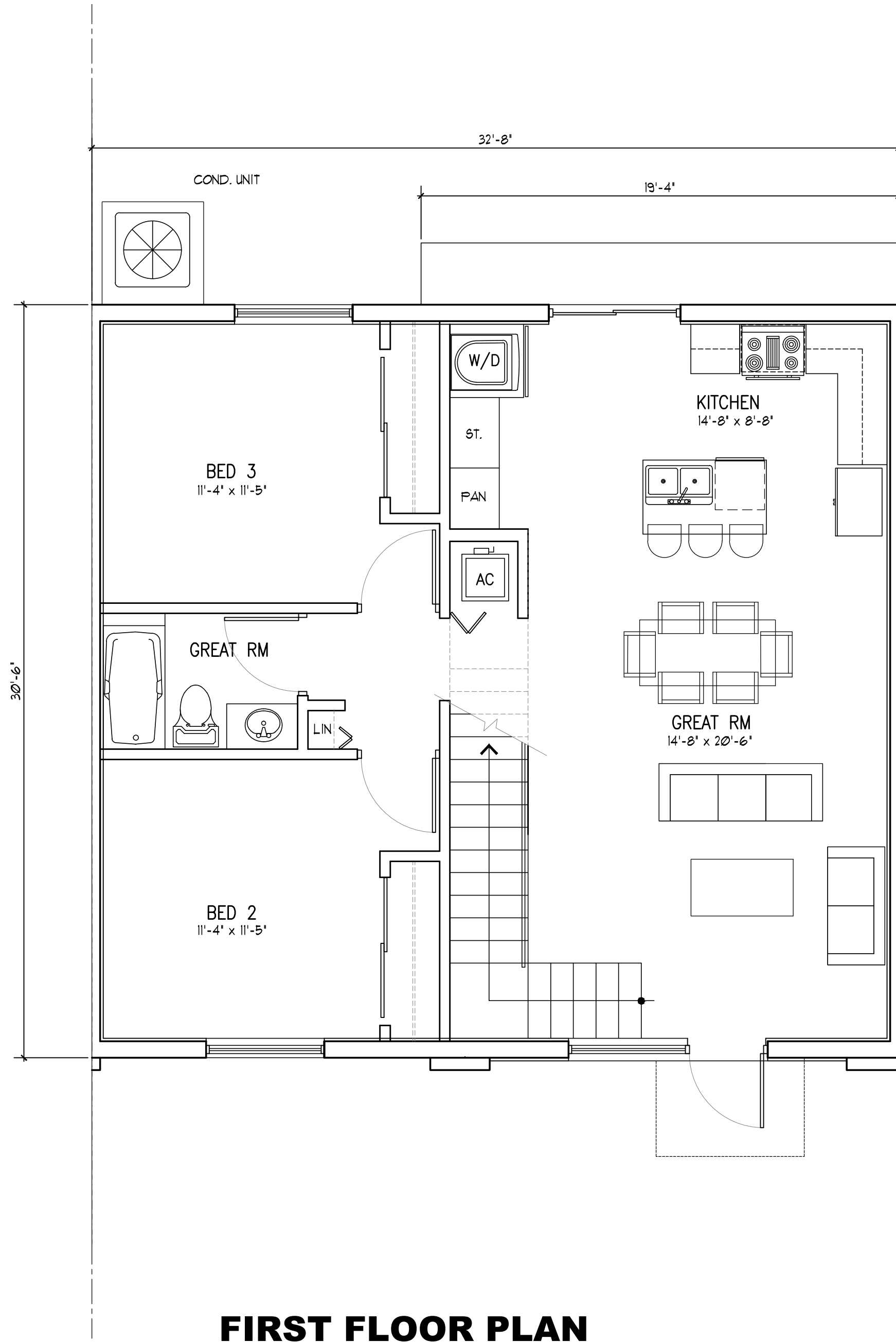
SECOND FLOOR PLAN



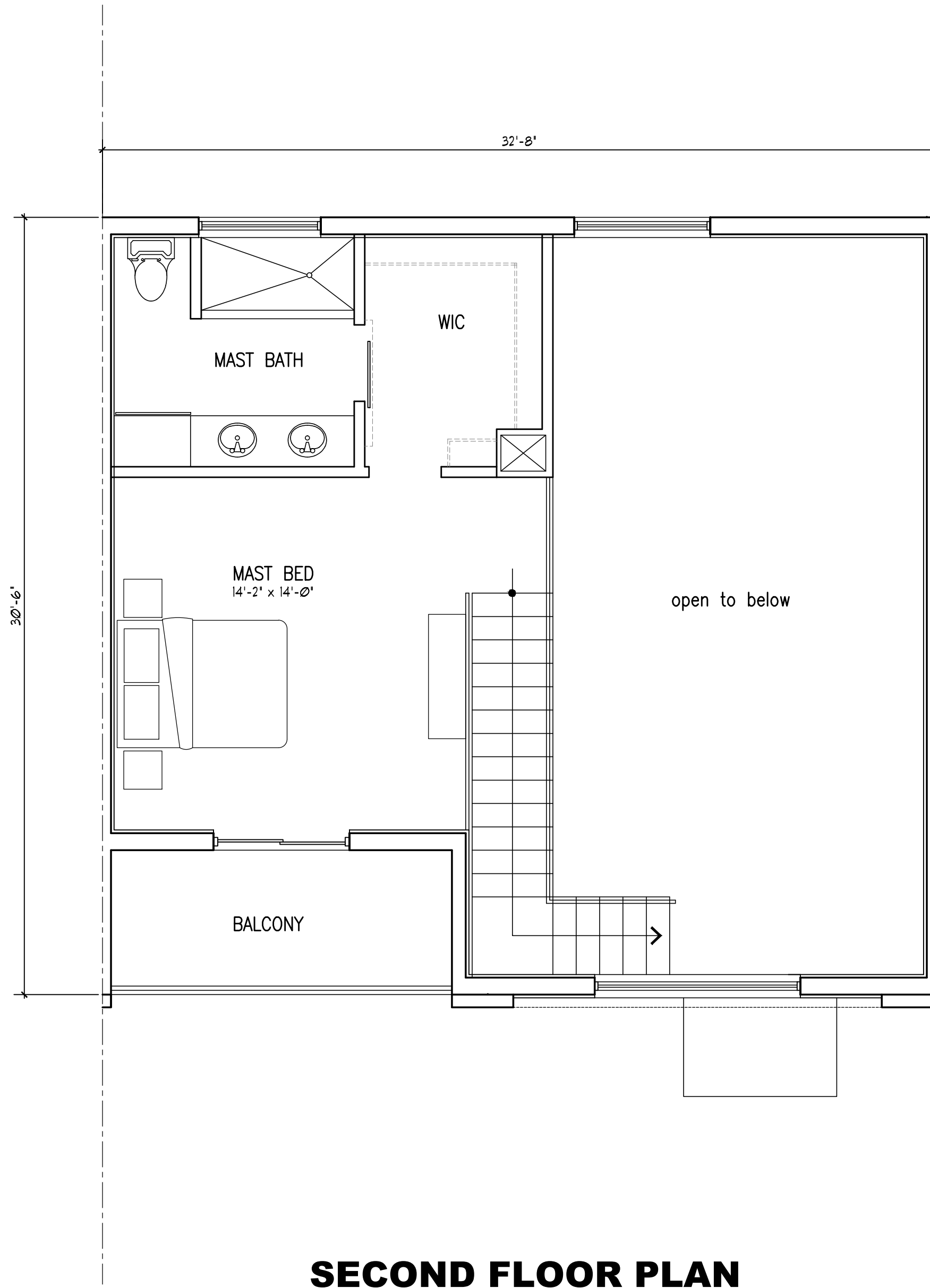
REVISIONS		
No.	DATE	DESCRIPTION

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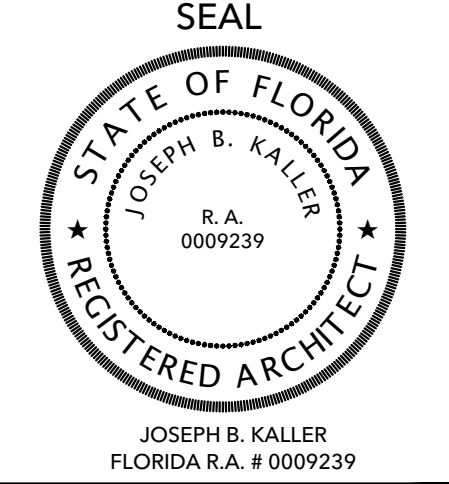
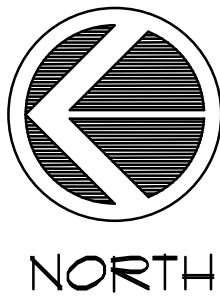
PROJECT No.: 18100
DATE: 7-1-19
DRAWN BY: TMS
CHECKED BY: JBK



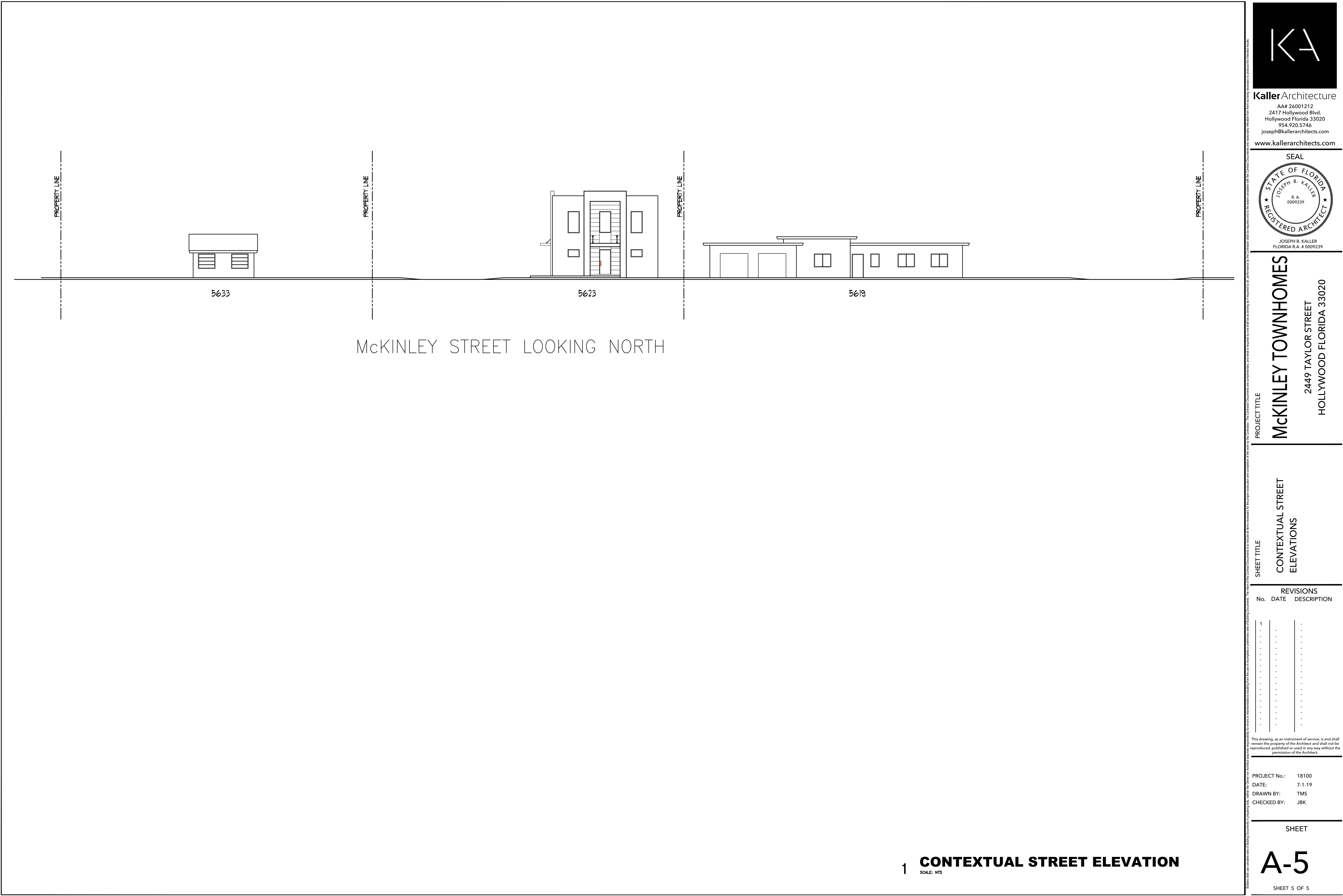
FIRST FLOOR PLAN



SECOND FLOOR PLAN



REVISIONS		
No.	DATE	DESCRIPTION



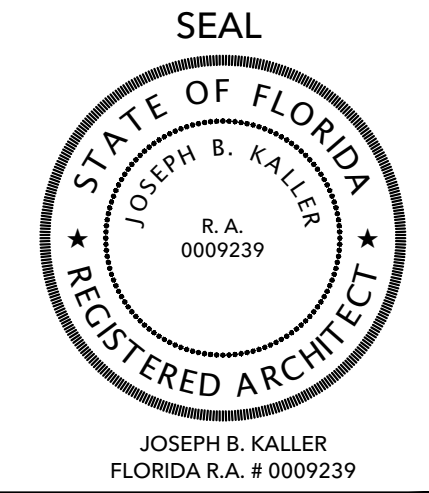
McKINLEY STREET LOOKING NORTH

1 **CONTEXTUAL STREET ELEVATION**

SCALE: NTS



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McKINLEY TOWNHOMES
2449 TAYLOR STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
CONTEXTUAL STREET ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

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PROJECT No.: 18100
DATE: 7-1-19
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CHECKED BY: JBK

SHEET

A-5

SHEET 5 OF 5