

## PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# 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: 8-27-23

Location Address: 2328 JACKSON ST, HOLLYWOOD FL 33020  
Lot(s): 13 Block(s): 4 Subdivision: HOLLYWOOD LITTLE RANCHES

Folio Number(s): 5142 16 01 2260

Zoning Classification: DH-2 (RAC) Land Use Classification: RESIDENTIAL

Existing Property Use: MULTIFAMILY Sq Ft/Number of Units: 3 UNITS

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: NEW CONSTRUCTION 33 UNIT RENTAL APARTMENT BUILDING

Number of units/rooms: 33 UNITS Sq Ft: 34,600 SQ. FT. FAR

Value of Improvement: \$4,500,000 Estimated Date of Completion: 2026

Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: QUINTANA, ANGEL & VILLA, REYNALD

Address of Property Owner: 2328 JACKSON ST #3 HOLLYWOOD FL 33020

Telephone: 954-920-5746 Fax: \_\_\_\_\_ Email Address: joseph@kallerarchitects.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH B KALLER, AIA, LEED BD+C

Address: 2417 HOLLYWOOD BLVD, HOLLYWOOD FL Telephone: 954-920-5746

Fax: \_\_\_\_\_ Email Address: JOSEPH@KALLERARCHITECTS.COM

Date of Purchase: 4-27-23 Is there an option to purchase the Property? Yes (X) No ( )

If Yes, Attach Copy of the Contract. see attached.

List Anyone Else Who Should Receive Notice of the Hearing: MENACHEM TRIETEL AND

HEN VAKNIN

Address: \_\_\_\_\_

Email Address: menachem@capitalgroup.com

hen@bridgeasset-mgmt.com



# 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](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: \_\_\_\_\_

Date: 9-1-23

PRINT NAME: Monarches Triced / BTRAC

Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_

Date: 9-1-23

PRINT NAME: JOSEPH B. KALLER

Date: 9-1-23

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 Technical Advisory 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.

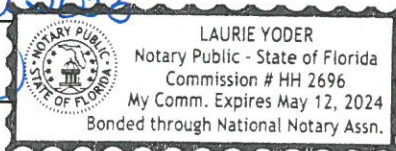
Sworn to and subscribed before me

this 1st day of September 2023

Notary Public

State of Florida

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



Signature of Current Owner

Print Name

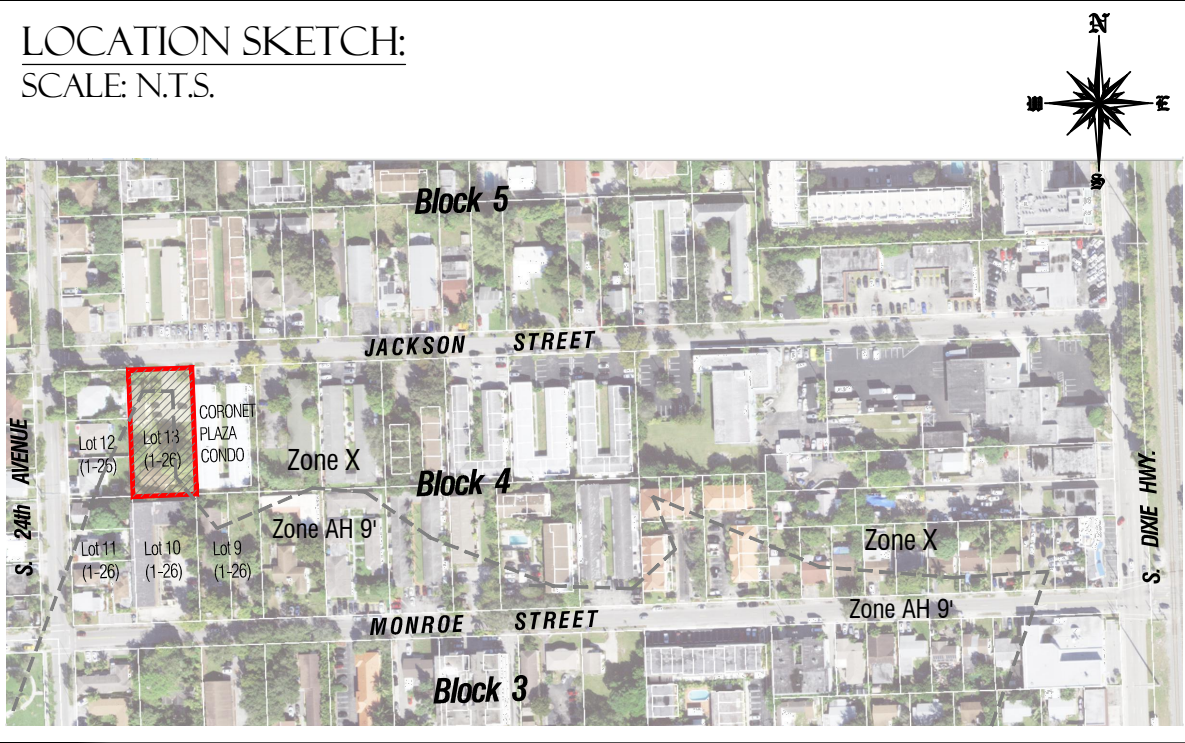


# ALTA / ACSM LAND TITLE SURVEY

LOTS 13 OF BLOCK 4 "HOLLYWOOD LITTLE RANCHES" (PLAT BOOK 1, PAGE 26)  
A SUBDIVISION OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
BROWARD COUNTY FLORIDA.

## LOCATION SKETCH:

SCALE: N.T.S.



## PROPERTY INFORMATION

- Parcel Identification Number: 11216-01-22600
- Property address: 2328 Jackson Street, Hollywood Florida 33020
- C.F.N. 103972546
- O.R. BK. 37414 Pg. 1413 (1 pg) Recorded 05/07/2004 03:25 pm

## TITLE COMMITMENT SCHEDULE A INFORMATION:

Old Republic National Title Insurance Company  
Issuing Agent: Madison Title Agency, LLC  
Issuing Office: 1125 Ocean Avenue, Lakewood, NJ 08701  
Issuing Office File Number: MTAFL-188130  
Commitment Date: May 01, 2023

## TITLE COMMITMENT SCHEDULE A

### LEGAL DESCRIPTION:

Lots 13, Block 4, Hollywood Little Ranches, according to the Plat thereof recorded at Plat Book 1, Page 26, in the Public Records of Broward County, Florida.

## TITLE COMMITMENT SCHEDULE B SECTION II

### EXCEPTIONS

The property depicted by this survey and described here is the same property designated in Old Republic National Title Insurance Company, Issuing Office File Number: MTAFL-188130, with effective commitment date of May 01, 2023.

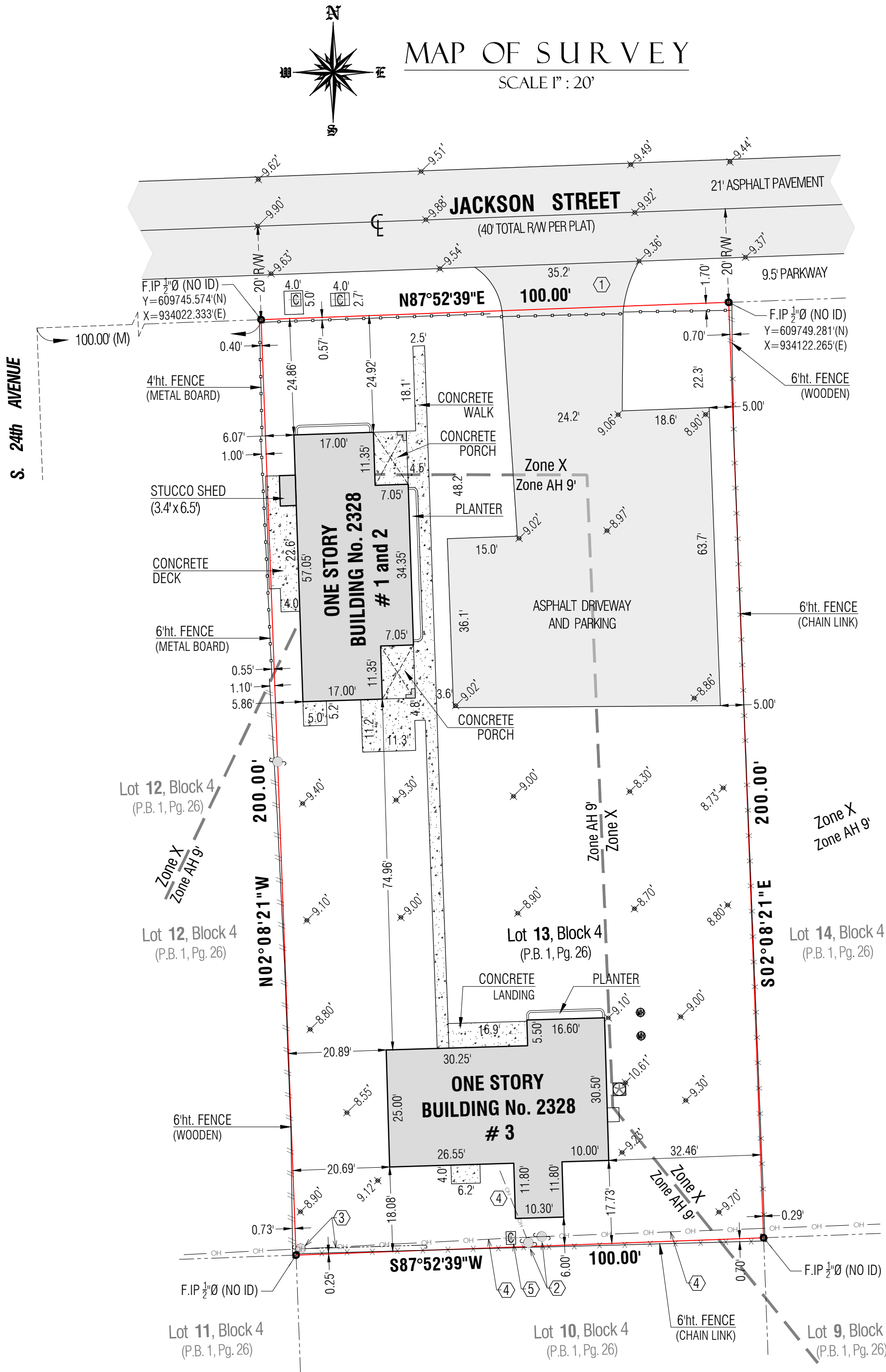
This commitment does not republish any covenant, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, condition, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Any Defects, liens, encumbrances, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. *(not graphically plottable)*
- Rights or claims of parties other than Insured in actual possession of any or all of the property. *(not graphically plottable)*
- Any lien, mechanic's lien or materialman's lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. *(not graphically plottable)*
- Public or private easements, or claims of easements, not shown by the public record. *(Does not affect the property)*
- Rights of tenants as tenants only under recorded leases. *(not graphically plottable)*
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. *(Affects the property and is shown hereon)*
- 
- 
- Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid charges for service by any water, sewer or gas system supplying the insured land. *(not graphically plottable)*
- 
- Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. *(not graphically plottable)*

Note: In the event that the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.

Note: All recording references in this commitment/policy shall refer to the Public Records of Broward County, Florida, unless otherwise noted



## LIST OF POSSIBLE ENCROACHMENTS:

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing:

- Concrete approach encroaches into the parkway of Jackson Street;
- Wood power pole encroaches into the subject property.
- Wood power pole and anchor encroaches into the subject property.
- Overhead electric line encroaches into the premise.
- Communication box encroaches into the subject property.

## FLOOD INFORMATION:

Said described property is located within an area having a Zone Designation "X and AH 9.0" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12011C0569 H, with a date of identification of August 18 2014, for Community of City of Hollywood No. 125113, in Broward County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

## ZONING INFORMATION

Zoning District: DH-2 (Dixie Highway Medium Intensity Multi-Family District Development)

Land Use: Residential Income (General \ Multi-family)

THE DISTRICT ZONE consists of the least regulated Building and accommodates commercial and industrial Uses of a scale and with a Street scape that facilitate vehicular access.

- Net lot area: 20,000 sq ft OR 0.46 Acres.
- Existing Square Footage of building(s):
  - Unit 1 and 2 = 1217 square feet
  - Unit 3 = 1384 square feet
  - TOTAL = 2601 square feet
- The regulations contained herein are general in nature and are subject to change as deemed necessary by the Board of County Commissioners. More restrictive regulations may apply to specific developments.
- Zoning Source: Hollywood Muni-code

## GENERAL SURVEY NOTES:

- The North Arrow and Bearings as shown hereon are based of bearings value N87°52'39"E along the center line of Jackson Street, according to G.P.S. R.T.K., and conventional survey methods.
- Utility Note: The utilities shown have been located from field survey information. The surveyor has not physically located the underground utilities and no specific utility companies were contracted. **Notice** is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act", pursuant to Chapter 556.101-111 of the Florida Statutes.
- No excavation or determination was made as to how the Subject Property is served by utilities.
- No improvements were located, other than those shown.
- No underground foundations, improvements and/or utilities were located or shown hereon.
- This notice is required by the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.
- The property described hereon is the same as the property described in Old Republic National Title Insurance Company, The property depicted by this survey and described here is the same property designated in Old Republic National Title Insurance Company, Issuing Office File Number: MTAFL-188130, with effective commitment date of May 01, 2023, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- The Property has direct access to Jackson Street, dedicated public streets.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, according to Broward County. There is no observed evidence of recent street repairs.
- There is no observed evidence of site use as a solid waste dump, or hazardous materials.
- Bench Mark used: BCED BM 1944, STR 16-51-42, M 312 1970, Elevation (N.G.V.D. 29) = 15.039 feet
- Bench Mark used: BCED BM 1896, STR 15-51-42, P 239 1965, Elevation (N.G.V.D. 29) = 10.932 feet

## ABBREVIATIONS AND LEGEND:

A =arc	HT =high (height)	PRM =permanent reference monument	+ X.XX' _elevation NGVD29
ADJ =adjacent	L.F.E. =lowest floor elevation	PT =point of tangency	+ (X.XX)' _elevation NAVD88
A.E. =anchor easement	LME =lake maintenance easement	R =radius	fire hydrant
BBO =barbecue	LS =land surveyor	R/R =railroad	FPL FPL box
BOB =basis of bearings	M =measured distance	RW =right-of-way	covered / rofed
BM =bench mark	NA =not applicable	Sec =section	gas meter
BC =block corner	N&D =nail & disc	S =south	GT propane gas tank
CME =canal maintenance easement	NAV=national american vertical datum	T =tangent	manhole (unknown)
C =calculated	NGVD=national geodetic vertical datum	U.E. =utility easement	pool equipment
Ch =chord	N =north	W =west	pool water heater
CBS =concrete block structure	NTS =not to scale		concrete power pole
Ø =diameter	OH =overhang		wood power pole
D =central angle	O/S =offset		light pole
DH =drill hole	ORB =official record book		storm flow
DME =drainage maintenance easement	P =plat		valve
E =east	P.B. =plat book		water back flow
F.I.P. =found iron pipe no id	P.C. =point of curvature		well & electric pump
F.I.R. =found iron rebar no id	PC =page		
F.N&D =found nail and disc	PCP =permanent control point		
F.F.E. =finish floor elevation	PIL =property line		
	POB =point of beginning		
	POC =point of commencement		

## SURVEYOR'S CERTIFICATE:

BRIDGE ASSET MANAGEMENT;  
OLD REPUBLIC NATIONAL TITLE, INSURANCE CO.;  
ALTA SURVEY  
GROVE BANK AND TRUST Successor and/ or Assigns ISAOA.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 9, and 11 of Schedule B-II hereof.

The field work was completed on May 15, 2023.

Date of Map September 02, 2023.

Michael Caray, S. No. 6594

Michael Caray, S. No. 6594

NOTICE:

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

8801 NW 176th Street, Miami Lakes Fl. 33108

P. 305.362.7926 P. 305.305.4143

M. madelin @ surveyinflorida . com

Job No.22-11731F

Sheet No. 1 of 1

SURVEYOR AND MAPPERS

north central and south florida

PRISMA LAND SURVEYORS LLC

LB. 8036

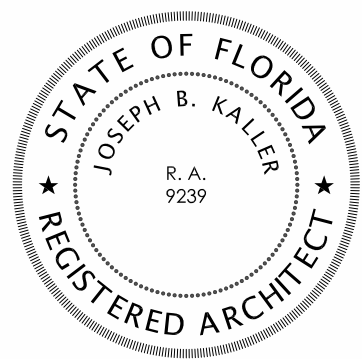


OWNER

MENACHEM TRIETEL  
CAPITALL GROUP

ARCHITECT

JOSEPH KALLER  
  
AA#26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com  
[www.kallerarchitects.com](http://www.kallerarchitects.com)



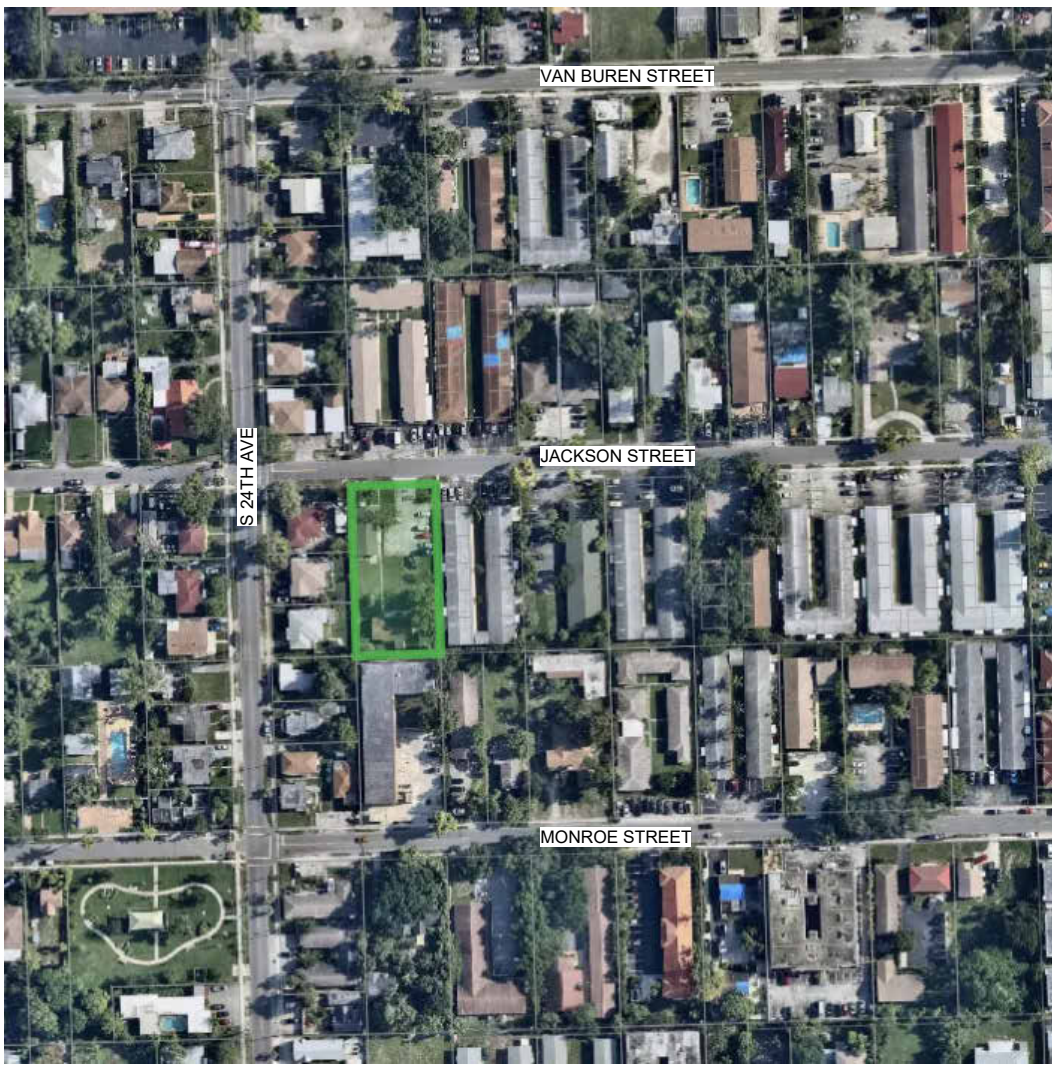
**Kaller Architecture**  
2417 Hollywood Blvd.  
Hollywood Florida 33020

MULTI-FAMILY APARTMENTS  
2328 JACKSON ST. HOLLYWOOD, FL 33020

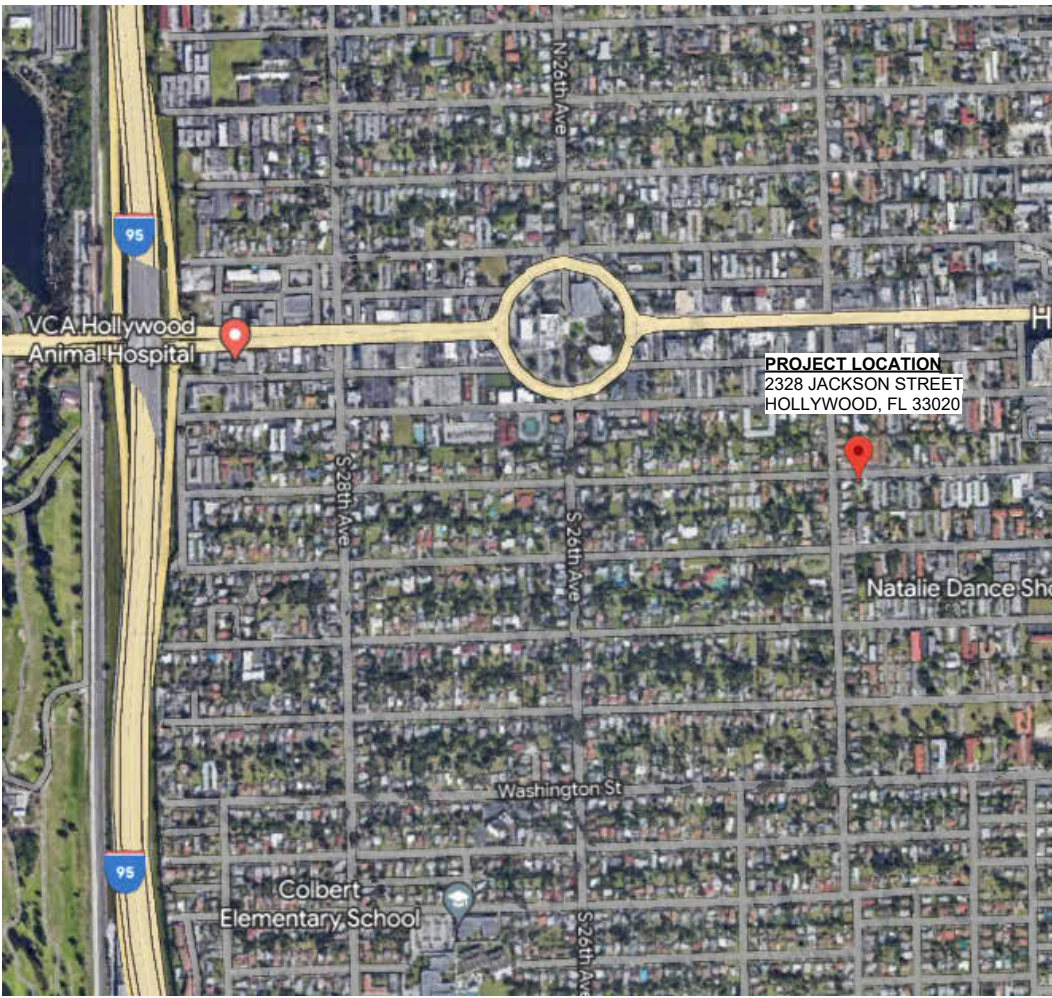


<b><u>2328 JACKSON STREET</u></b> <b><u>HOLLYWOOD, FL. 33020</u></b>		<b><u>ADDITIONAL ZONES</u></b>			<b><u>SETBACKS AT GROUND LEVEL</u></b>			<b><u>UNIT TYPE INFORMATION</u></b>		
Parcel ID:	514216012260	Opportunity Zone:	No		Minimum Primary Frontage Setback:	<b><u>ALLOWED</u></b> 15'-0"	<b><u>PROPOSED</u></b> 16'-0"	<b><u>UNIT TYPE</u></b>	<b><u>QUANTITY</u></b>	
Lot Area - Public Records:	20,005 SF	FEMA Flood Zone:	AH		Minimum Side Setback:	10'-0"	10'-0"	STUDIO	3	
Legal Description:	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 13 BLK 4	Future Conditions 100-Year Flood Elevation (Feet NAVD88)	10'		Minimum Rear Setback:	20'-0"	20'-0"	ONE BED	24	
		<b><u>BUILDING INTENSITY</u></b>	<b><u>ALLOWED</u></b>	<b><u>PROPOSED</u></b>	<b><u>EXTERNAL LIGHTING</u></b>			TWO BED	6	
<b><u>BASIC ZONING</u></b>					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			<b>TOTAL</b>		<b>33 UNITS</b>
Municipal Future Land Use:	Regional Activity Center (RAC)	Maximum Building Height:	45 ft	45 ft				<b><u>NOTE:</u></b> - 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		
Zone:	DH-2	Maximum Height - Stories:	4	4						
Existing Building Use:	Single Family Residential	Floor Area Ratio:	1.75 (35,005)	34,600 SF						
Existing Land Use:	Residential	Minimum Open Space:	20%	26%						
County Future Land Use:	Regional Activity Center									

SITE MAP



VICINITY MAP









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SHEET







1 NORTH ELEVATION  
1/8" = 1'-0"



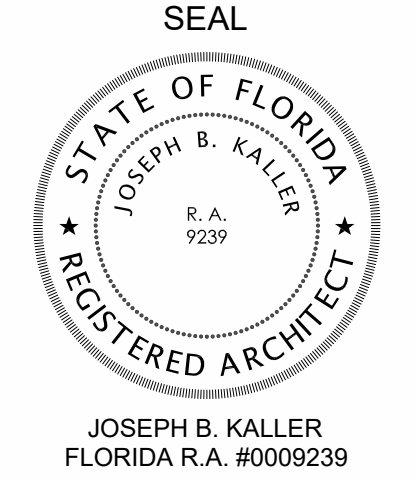
2 SOUTH ELEVATION  
1/8" = 1'-0"



Kaller Architecture

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

www.kallerarchitects.com



PROJECT TITLE  
**MULTI-FAMILY  
APARTMENTS**  
**2328 JACKSON ST. HOLLYWOOD, FL 33020**

SHEET TITLE  
**NORTH + SOUTH  
ELEVATION**

REVISIONS		
No.	Description	Date

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PROJECT No.: 23-056  
DATE: 12/2/22  
DRAWN BY: MF  
CHECKED BY: JBK

SHEET

A-03





① WEST ELEVATION  
1/8" = 1'-0"



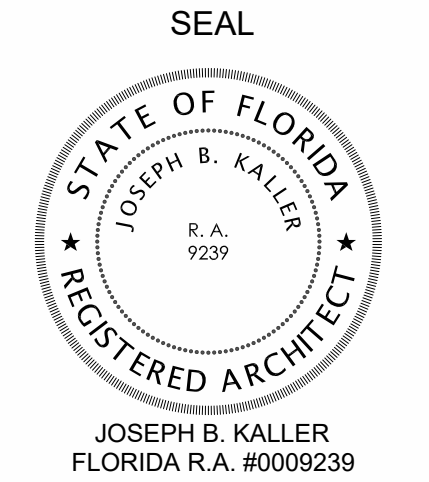
② EAST ELEVATION  
1/8" = 1'-0"



Kaller Architecture

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PROJECT TITLE  
**MULTI-FAMILY  
APARTMENTS**  
2328 JACKSON ST. HOLLYWOOD, FL 33020

SHEET TITLE  
**EAST + WEST  
ELEVATIONS**

REVISIONS		
No.	Description	Date

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PROJECT No.: 23-056  
DATE: 12/2/22  
DRAWN BY: MF  
CHECKED BY: JBK

SHEET  
**A-04**