

APPLICATION DATE: 9.12.24

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):

- 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: 2242-2246 MONROE STREET HOLLYWOOD, FL 33020

Lot(s): 17 Block(s): 3 Subdivision: _____

Folio Number(s): 514216012010

Zoning Classification: DH-2 Land Use Classification: RAC

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: UNKNOWN

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): N/A

DEVELOPMENT PROPOSAL

Explanation of Request: NEW CONSTRUCTION OF A 4 STORY MULTI FAMILY APARTMENT BUILDING

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="24"/> #Rooms <input type="text" value="N/A"/>
Proposed Non-Residential Uses	<input type="text" value="N/A"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="20%"/> (Area: <input type="text" value="3,292 SF"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="30"/>)
Height (# of stories)	(# STORIES) <input type="text" value="4"/> (<input type="text" value="45'"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="16,887"/> FT.)

Name of Current Property Owner: Cruzcielo Pereira

Address of Property Owner: 2242 MONROE STREET HOLLYWOOD, FL 33020

Telephone: 561-702-3534 Email Address: shaunanthony@yahoo.com

Applicant JOSEPH B. KALLER, AIA, LEED BD+C Consultant Representative Tenant

Address: 2417 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 Telephone: 954-920-5746

Email Address: JOSEPH@KALLERARCHITECTS.COM

Email Address #2: ROCKY@KALLERARCHITECTS.COM

Date of Purchase: TBD - Nov-Feb Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

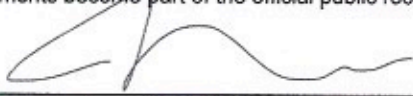
Noticing Agent (FTAC & Board submissions only) : TBD

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. 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: 9/12/2024

PRINT NAME: Cruzcielo Pereira Date: 9/12/2024

Signature of Consultant/Representative:  Date: 9.12.24

PRINT NAME: Mike Kaplun Date: 9.12.24

Signature of Tenant: _____ Date: _____

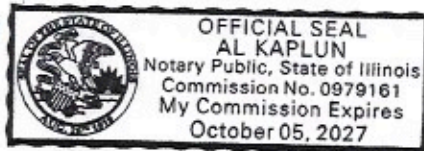
PRINT NAME: _____ Date: _____

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 NEW CONSTRUCTION OF A 4 STORY BUILDING to my property, which is hereby made by me or I am hereby authorizing Mike Kaplun - 2242 Monroe LLC to be my legal representative before the Hollywood Florida (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
 this 12 day of September 2024

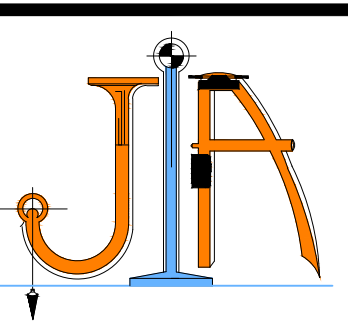

 Notary Public




 Signature of Current Owner

Cruzcielo Pereira
 Print Name

State of Illinois - County of Cook
 My Commission Expires: 045 (Check One) Personally known to me; OR Produced Identification 2027



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers

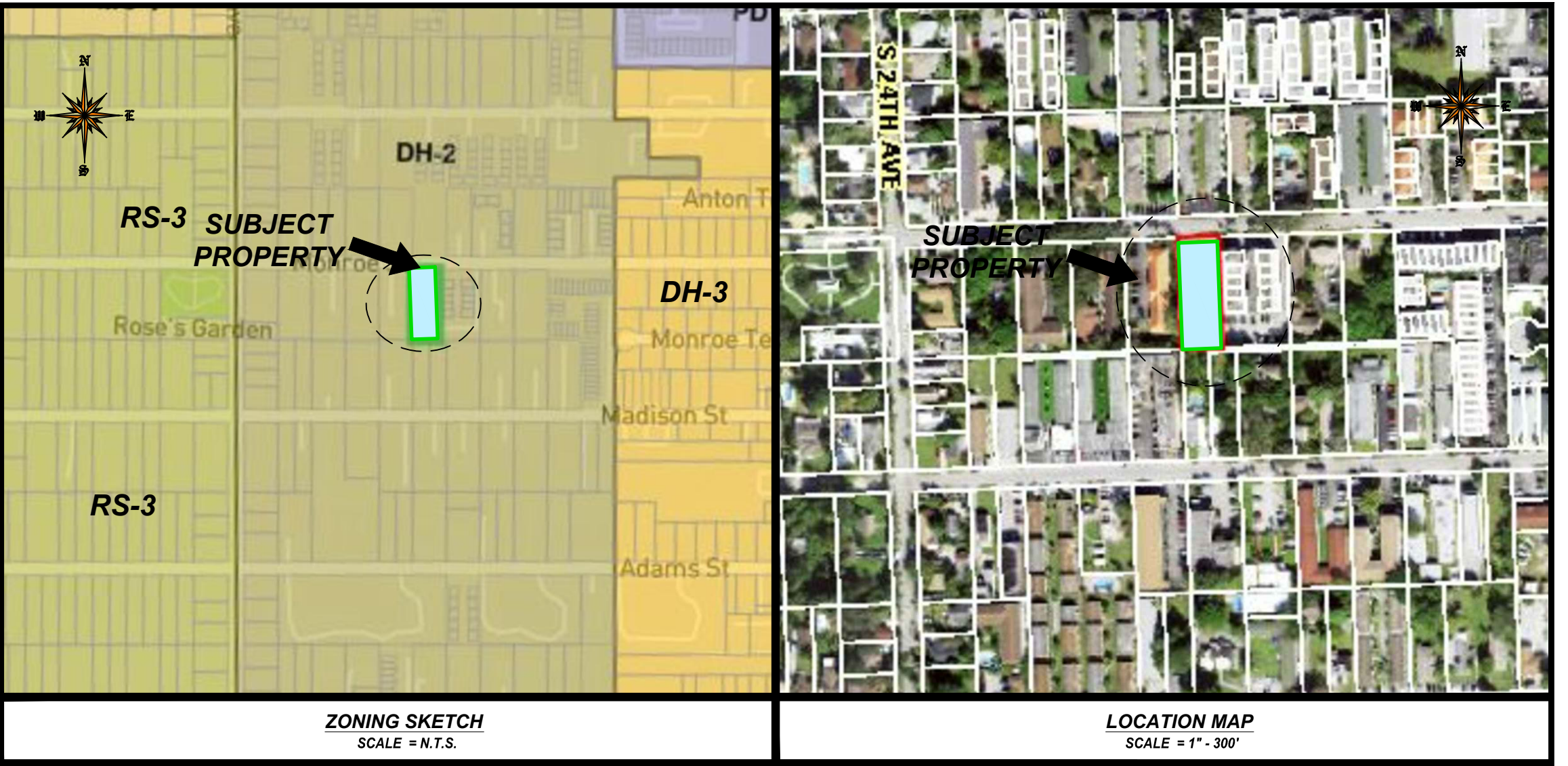
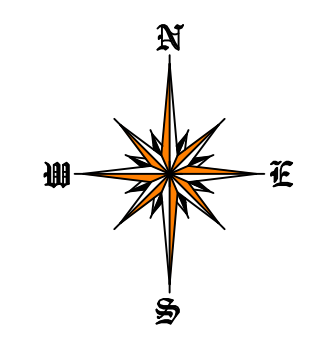
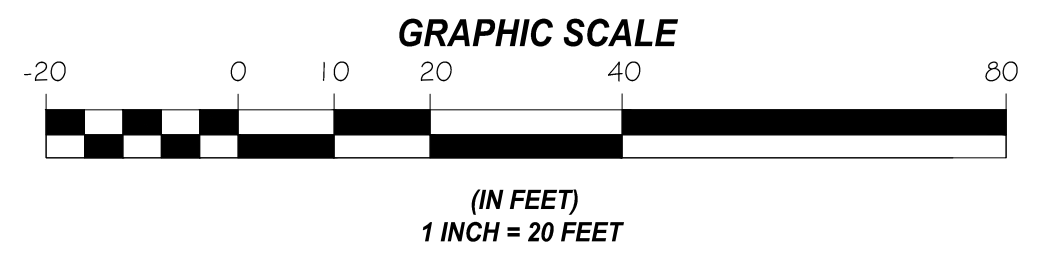
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126
PH: (305) 262-0400 FAX: (305) 262-0401

3725 DEL PRADO BLVD. S. SUITE B CAPE CORAL, FL 33904
PH: (239) 540-2660 FAX: (239) 540-2664

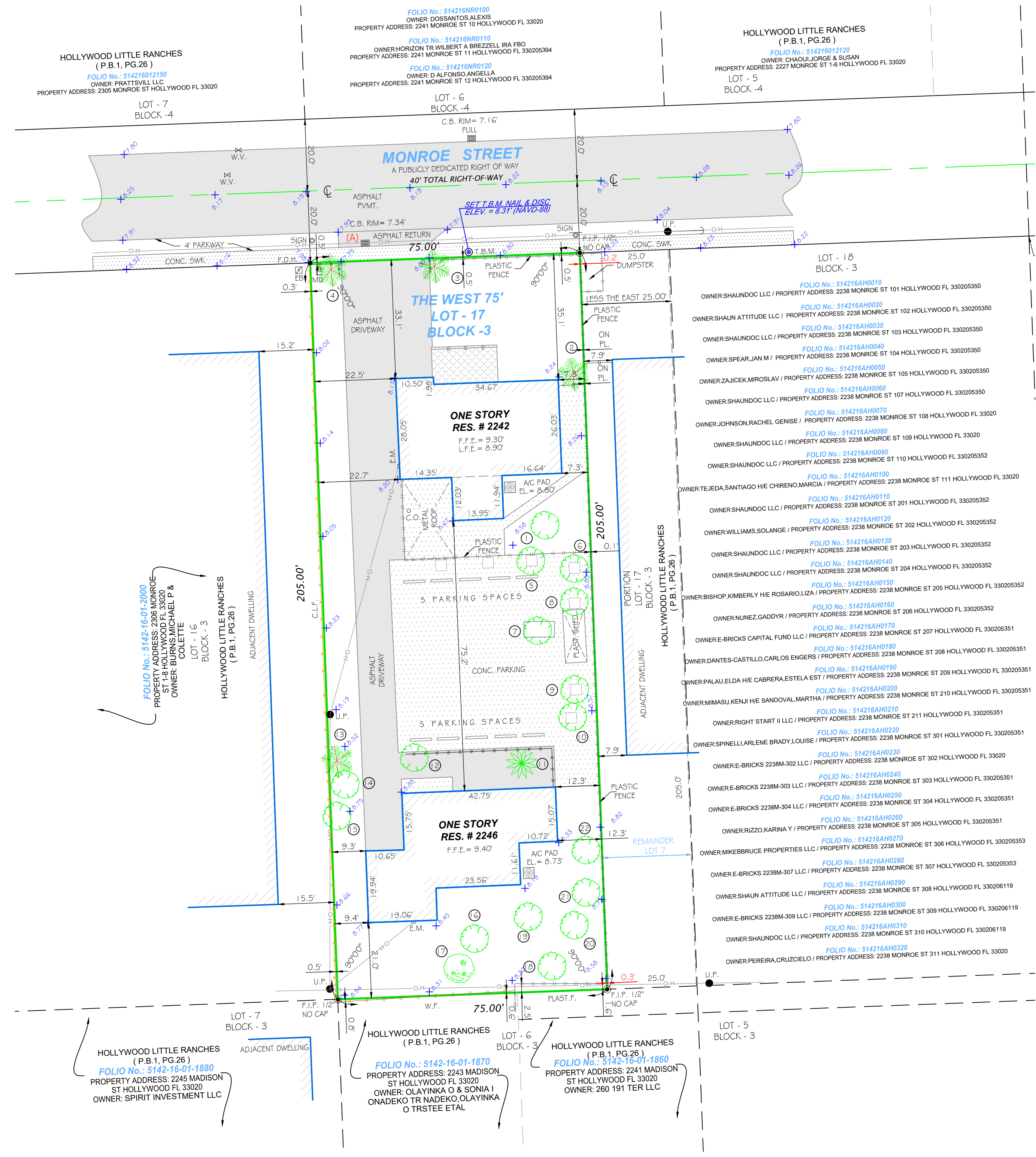


ALTA/NSPS Land Title Survey



TREE TABLE

No.	Name	Diameter (I.D.)	Height (ft.)	Spread (ft.)
1	MANGO TREE	0.8	50.0	25.0
2	PINE TREE	0.15	7.0	1.5
3	PINE TREE	0.4	25.0	2.0
4	PINE TREE	0.4	20.0	2.0
5	TRIEE	0.6	25.0	2.0
6	TRIEE	0.9	25.0	15.0
7	MANGO TREE	2.0	35.0	25.0
8	SOUR ORANGE	0.1	6.0	6.0
9	TRIEE	0.7	20.0	12.0
10	SOUPHERN PALM	0.2	25.0	15.0
11	COCONUT PALM	0.9	25.0	15.0
12	TRIEE	0.7	15.0	15.0
13	PINE TREE	3.0	70.0	30.0
14	TRIEE	0.4	20.0	15.0
15	TAMARIND TREE	2.0	60.0	40.0
16	MANGO TREE	3.5	70.0	40.0
17	TRIEE	0.2	12.0	10.0
18	TRIEE	0.4	15.0	10.0
19	TRIEE	0.5	12.0	10.0
20	TRIEE	0.6	25.0	25.0
21	TRIEE	0.2	4.0	4.0
22	TRIEE	0.2	3.0	3.5



ABBREVIATIONS

- A = ARC
- AC = AIR CONDITIONER PAD
- AE = ANCHOR EASEMENT
- AK = ALUMINUM KNEED
- AS = ASPHALT
- ASPH = ASPHALT
- B.C. = BLOCK CORNER
- B.D.M. = BUILDING
- B.M. = BENCH MARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.O.B. = BASIS OF BEARING
- B.S.L. = BUILDING SETBACK LINE
- CG = CALCULATED
- CB = CATCH BASIN
- CBS = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CH = CHORD
- CH.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- CL = CLEAR
- C.O. = CLEAN OUT
- C.O.C. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- C.S. = CONCRETE SLAB
- C.P. = CONCRETE PAD
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- DIVE = DRIVEWAY
- EB = ELECTRIC BOX
- E.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- ENC. = ENCROACHMENT
- F.H. = FIRE HYDRANT
- F.F. = FOUND IRON PIPE
- F.F.R. = FOUND IRON ROD
- F.F.E. = FOUND FLOOR ELEVATION
- F.F.D. = FOUND NAIL DISK
- FT. = FEET
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- H. = HIGH OR HESHT
- I.M.E. = INGRESS AND EGRESS EASEMENT
- I.C.V. = IRRIGATION CONTROL VALVE
- I.F. = IRRIGATION
- L.B. = LICENSED BUSINESS
- L.P. = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M. = LAKE MAINTENANCE EASEMENT
- M. = MINUTES
- M.E. = MEASURED DISTANCE
- M.B. = MAIL BOX
- M.C.R. = MIAMI DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENT
- M.A. = MANHOLE
- N.A. = NOT A PART OF
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- N.W. = NUMBER
- OS = OFFSET
- O.H. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.M.T. = PLASTER
- P.L. = PLANTER
- P.P. = PROPERTY LINE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.W.Y. = PARKWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.F. = POLE FANP PAD
- P.U. = PUBLIC UTILITY EASEMENT
- R.D. = RECORD DISTANCE
- R.R. = RAILROAD
- RES. = RESIDENCE
- R.W. = RIGHT-OF-WAY
- RAO. = RADIUS OR RADIAL
- R.O.E. = RANGE
- R.O.E. = ROOF OVERHANG EASEMENT
- SEC. = SECTION
- S.T. = STORY
- SW. = SUBWAY
- S.I.P. = SET IRON PIPE
- S. = SOUTH
- S.P. = SCHEDULED PORCH
- S.V. = SEWER VALVE
- S. = SECONDS
- T. = TANGENT
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- T.M. = TOWNSHIP
- U.T.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- W.A. = WATER METER
- W.F. = WOOD FENCE
- W.P. = WOOD PORCH
- W.R. = WOOD ROOF
- W.V. = WATER VALVE
- M. = MONUMENT LINE
- C. = CENTERLINE
- Δ = DELTA

SURVEYOR'S CERTIFICATE:

1. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS." OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

2. ADDRESSES OF THE SURVEYED PROPERTY: 2242 - 2246 MONROE STREET HOLLYWOOD FLORIDA 33020

THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS AND VEHICULAR ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS MONROE STREET.

3. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIES WITHIN ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 125113 PANEL NO. 0569, SUFFIX "J", AND HAVING A BASE FLOOD OF 9 FEET, BEARING AN EFFECTIVE DATE OF 07/31/2024.

4. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE DH-2, DIXIE HIGHWAY MEDIUM INTENSITY MULTI-FAMILY DISTRICT. SETBACKS ARE AS PER CITY OF HOLLYWOOD.

5. ELEVATIONS ARE REFERRED TO CITY OF HOLLYWOOD BENCHMARK BM 189B, ELEVATION 9.322 FEET N.A.V.D. OF 1929 LOCATED.

6. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE DH-2, DIXIE HIGHWAY MEDIUM INTENSITY MULTI-FAMILY DISTRICT. SETBACKS ARE AS PER CITY OF HOLLYWOOD.

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

(DH-2)

FRONT = 15 FEET
SIDE (INTERIOR) = 10 FEET (PLATTED AND RECORDED LOTS OF 50 FT. OR LESS IN WIDTH MAY HAVE A 5 FT. SETBACK).
REAR = 20 FEET

7. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IN SQUARE FEET.

RES # 2242 = 1302.55 SQUARE FEET
RES # 2246 = 1303.78 SQUARE FEET

FLOOR ELEVATION OF EXISTING BUILDING IN FEET.

RES # 2242 = 9.73 FEET.
RES # 2246 = 9.84 FEET.

THE HIGHEST PART OF ROOF HAS AN ELEVATION IN FEET N.A.V.D. 1898.
RES # 2242 = 21.15 FEET.
RES # 2246 = 20.84 FEET.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE), SHOWN ON THE SURVEY.

9. THERE ARE 5 REGULAR PARKING SPACES AND 0 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

10. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.

11. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS. IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE), SHOWN ON THE SURVEY.

12. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT (MANAGED LANDS), THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE. NOT APPLICABLE.

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, SHOWN ON THE SURVEY.

14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET SHOWN ON THE SURVEY.

15. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY, NOT APPLICABLE.

16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

17. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 75 FEET OF LOT 17, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND A LOT 17 LESS THE EAST 25 FEET THEREOF, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT

THAT I HAVE REVIEWED THE REPORT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER ENCUMBRANCES OF ATTORNEYS' TITLE FUND SERVICES, INC. REPORT NUMBER 1566130, AGENTS FILE REFERENCE: 2242 MONROE STREET, EFFECTIVE DATES: FROM JANUARY 1, 1900 AT 11:00AM TO SEPTEMBER 4, 2024 AT 11:00 PM

1. FINAL JUDGMENT RECORDED IN INSTRUMENT NUMBER 114159354, RELATED TO QUIET TITLE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 115117222, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES AFFECT THE PROPERTY, ITEM IS BLANKET IN NATURE.

2. MORTGAGE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. QUICKEN LOANS INC. (MORTGAGEE), RECORDED IN INSTRUMENT NUMBER 11649676, ASSIGNMENT OF MORTGAGE RECORDED IN INSTRUMENT NUMBER 11793976, MORTGAGE MODIFICATION AGREEMENT RECORDED IN INSTRUMENT NUMBER 11805965, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES AFFECT THE PROPERTY, ITEM IS BLANKET IN NATURE.

3. SUBORDINATE MORTGAGE TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, (MORTGAGEE), RECORDED IN INSTRUMENT NUMBER 11805964, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES AFFECT THE PROPERTY, ITEM IS BLANKET IN NATURE.

LEGEND

- OH- = OVERHEAD UTILITY LINES
- X-X-X-X- = CONCRETE BLOCK WALL
- X-X-X-X- = CHAIN LINK FENCE
- O-O-O-O- = IRON FENCE
- ||-||-||-||- = WOOD FENCE
- ||-||-||-||- = BUILDING SETBACK LINE
- ||-||-||-||- = UTILITY EASEMENT
- ||-||-||-||- = LIMITED ACCESS RW
- ||-||-||-||- = NON-VEHICULAR ACCESS RW
- ||-||-||-||- = EXISTING ELEVATIONS

Project Address: 2242 - 2246 MONROE STREET HOLLYWOOD, FLORIDA 33020

Project Location: BROWARD COUNTY

SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST

Folio No.: 51-42-1601-2010

DRAWN BY: LK

Job Number: 24-001006-1

ATTORNEYS' TITLE FUND SERVICES, INC.
2242 - 2246 MONROE STREET HOLLYWOOD, FLORIDA 33020

BASED UPON REPORT AGENT'S FILE REFERENCE: 2242 MONROE STREET REPORT NUMBER 1566130,
OF ATTORNEYS' TITLE FUND SERVICES, INC.,
EFFECTIVE DATES: FROM JANUARY 1, 1900 AT 11:00AM TO SEPTEMBER 4, 2024 AT 11:00 PM

SURVEYOR'S CERTIFICATION

TO: ATTORNEYS' TITLE FUND SERVICES, INC., TRAYER LAW GROUP P.A., ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR:

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, 5, 7(A), 7(B), 11, 13, 15, 16, 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 01, 2024.

08/01/2024
(DATE OF SURVEY)

JOHN IBARRA
PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).
REVISED SURVEY.

I HEREBY CERTIFY: THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 474.027, FLORIDA STATUTES.

SEAL

John Ibarra And Assoc., Inc.
LAND SURVEYORS

L.B.# 7806

OWNER

Mike Kaplun
 Uniconte LLC
 1028 W Leland Ave., Chicago IL 60640
 (312) 927-9724 | kaplun@uniconte.com

ARCHITECT

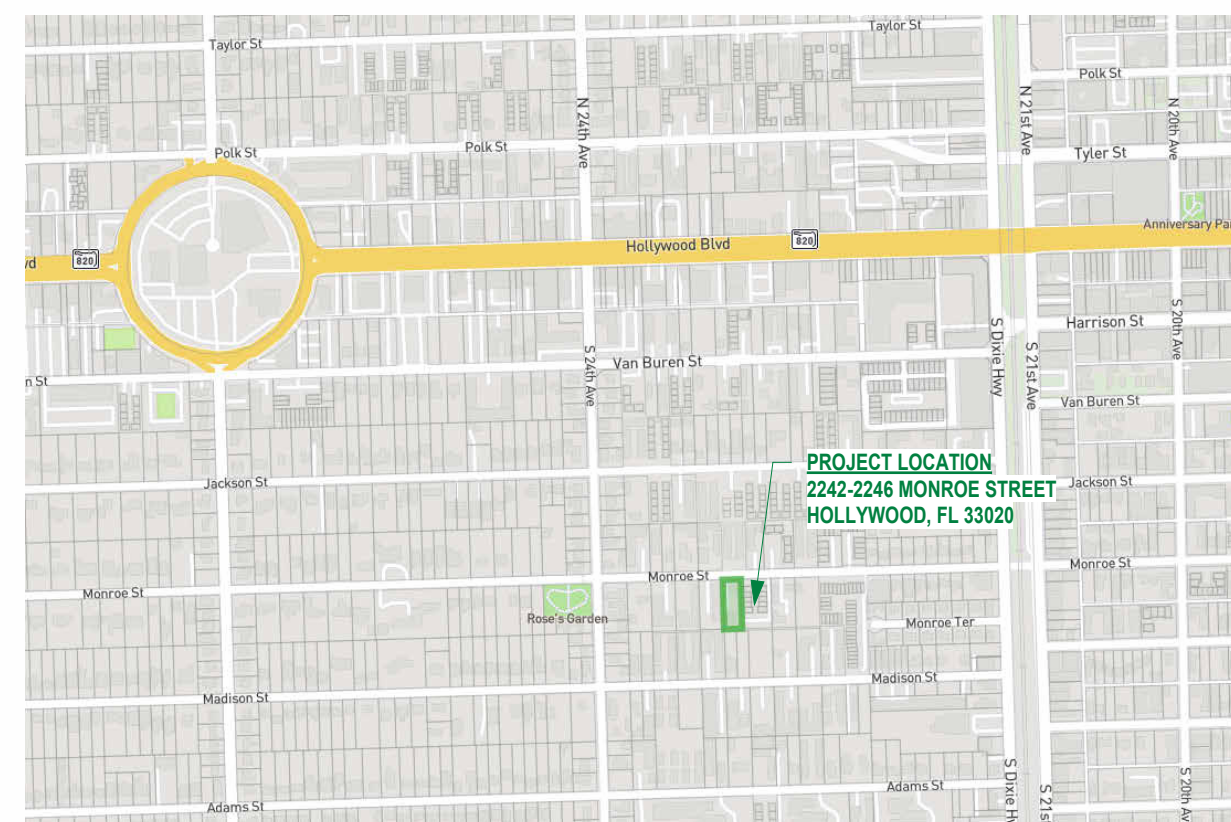
JOSEPH KALLER

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

CITY OF HOLLYWOOD MEETING DATES

PACO	SEPTEMBER 3RD, 2024
PRELIMINARY TAC	TBD
FINAL TAC	TBD
SIGN OFF	TBD

SITE MAP



MULTI-FAMILY APARTMENTS

2242-2246 MONROE STREET, HOLLYWOOD, FL 33020



PROPERTY ADDRESS

2242-2246 MONROE ST HOLLYWOOD, FL 33020

FOLIO

514216012010

LEGAL DESCRIPTION

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 17 LESS E 25 BLK 3

SITE INFORMATION

	EXISTING	PROPOSED
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	MULTIFAMILY DWELLING	MULTIFAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	15,387 SQFT- 0.35 ACRES	N/A
GROSS LOT AREA:	16,887 SQFT- 0.38 ACRES	N/A
BASE FLOOD ZONE:	A / VE - 9.0 NAVD	

UNIT TYPE:

	PROVIDED
1 BED / 1 BATH	17
2 BED / 2 BATH	7
TOTAL	= 24 UNITS

PARKING CALCULATION:

	REQUIRED	PROVIDED
MIN REQ. PER UNIT (1) PARKING SPACE PER UNIT		
UNITS EXCEEDING ONE BED, INCLUDING DENS (1.5) PARKING PER UNIT		
UNITS (24)	28	28
GUESTS - 1 SPACE PER EVERY 10	2	2
TOTAL	= 30 SPACES	= 30 SPACES
ADA:		
HANDICAPPED SPACE	2	2
LOADING:		
RESIDENTIAL 1 FOR (50-100 UNITS)	NOT REQ. LESS THAN 50 UNITS	0 SPACE

BUILDING INTENSITY

	ALLOWED	PROVIDED
LOT COVERAGE	N/A	N/A
FAR:	1.75 (26,927 SF)	1.75(26,920 SF)
A/O AREA:	N/A	24,507 SF
BUILDING FOOT PRINT	N/A	7,387 SF (DECKS NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	24 UNITS
NUMBER OF FLOORS:	N/A	4
BUILDING HEIGHT	45 FEET	45 FEET
ALLOWABLE ELEVATOR & STAIR HEIGHT ENCROACHMENT (25%)		

SETBACKS:

	REQUIRED	PROVIDED
ALLOWABLE BALCONY ENCROACHMENT (75%)		
ALLOWABLE ELEVATOR ENCROACHMENT (25%)		
ALLOWABLE STAIR ENCROACHMENT @ FRONT (-%)		
(a) FRONTAGE (MONROE) (NORTH)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (SOUTH)	20'-0"	22'-6"

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
(a) FRONTAGE (MONROE) (NORTH)	19'-0" (QUEING)	19'-0" (QUEING)
(b) SIDE INTERIOR (EAST)	5'-0"	10'-6"
(c) SIDE INTERIOR (WEST)	5'-0"	6'-4"
(d) REAR (SOUTH)	5'-0"	5'-6"

LANDSCAPE

	REQUIRED	PROVIDED
IMPERVIOUS AREA PARKING, SIDEWALKS & DRIVES	N/A	12,201 S.F. (79.2%)
PERVIOUS AREA/OPEN SPACE LANDSCAPE AREAS: (TOTAL)	3,077 S.F. (20%)	3,292 S.F. (20.8%)
VEHICULAR USE AREA:	185 S.F.	585 S.F.

BUILDING AREA:

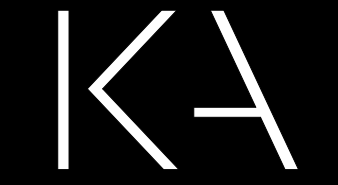
	REQUIRED	PROVIDED
GROSS BUILDING AREA: ENCLOSED AREAS (TOTAL)		
FIRST FLOOR		1,152 SF
SECOND FLOOR		8,817 SF
THIRD FLOOR		8,817 SF
FOURTH FLOOR		8,817 SF
ROOFTOP		1,111 SF
TOTAL		28,714 SF

SITE PLAN NOTES:

- a) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- b) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- c) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE.
- d) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE REVELED TO MEET ADA REQUIREMENTS.
- e) PROPOSED SIGNAGE + ART SCULPTURE TO BE SUBMITTED AS A SEPERATE PERMIT



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

MULTI-FAMILY APARTMENTS
2242-2246 MONROE STREET, HOLLYWOOD,
FL 33020

SITE PLAN

REVISIONS

No.	Description	Date

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

SHEET

A-01



1 PROPOSED SITE PLAN
1/8" = 1'-0"

PROPERTY ADDRESS		
2242-2246 MONROE ST HOLLYWOOD, FL 33020		
FOLIO		
514216012010		
LEGAL DESCRIPTION		
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 17 LESS E 25 BLK 3		
SITE INFORMATION		
	EXISTING	PROPOSED
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	MULTIFAMILY DWELLING	MULTIFAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	15,387 SQFT- 0.35 ACRES	N/A
GROSS LOT AREA:	16,887 SQFT- 0.36 ACRES	N/A
BASE FLOOD ZONE :	A / VE - 9.0' NAVD	

UNIT TYPE:			PROVIDED	
1 BED / 1 BATH			17	
2 BED / 2 BATH			7	
TOTAL			= 24 UNITS	
PARKING CALCULATION:			REQUIRED	PROVIDED
MIN REQ. PER UNIT (1) PARKING SPACE PER UNIT UNITS EXCEEDING ONE BED, INCLUDING DENS (1.5) PARKING PER UNIT				
UNITS (24)	28			28
GUESTS : 1 SPACE PER EVERY 10	2			2
TOTAL	= 30 SPACES			= 30 SPACES
ADA:				
HANDICAPPED SPACE	2			2
LOADING:				
RESIDENTIAL 1 FOR (50-100 UNITS)	NOT REQ. LESS THAN 50 UNITS			0 SPACE

BUILDING INTENSITY			ALLOWED	PROVIDED
LOT COVERAGE	N/A			N/A
FAR:	1.75 (26,927 SF)			1.75 (26,927 SF)
A/C AREA:	N/A			24,507 SF
BUILDING FOOT PRINT	N/A		7,387 SF	(DECKS NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED			24 UNITS
NUMBER OF FLOORS	N/A			4
BUILDING HEIGHT	45 FEET			45 FEET
ALLOWABLE ELEVATOR & STAIR HEIGHT ENCROACHMENT (25%)				
SETBACKS:			REQUIRED	PROVIDED
ALLOWABLE BALCONY ENCROACHMENT (75%) ALLOWABLE ELEVATOR ENCROACHMENT (25%) ALLOWABLE STAIR ENCROACHMENT @ FRONT (-%)				
(a) FRONTAGE (MONROE) (NORTH)	15'-0"			15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"			10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"			10'-0"
(d) REAR (SOUTH)	20'-0"			22'-6"
AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS				
(a) FRONTAGE (MONROE) (NORTH)	19'-0"(QUEUING)			19'-0"(QUEUING)
(b) SIDE INTERIOR (EAST)	5'-0"			10'-6"
(c) SIDE INTERIOR (WEST)	5'-0"			6'-4"
(d) REAR (SOUTH)	5'-0"			5'-6"

LANDSCAPE			REQUIRED	PROVIDED
IMPERVIOUS AREA PARKING, SIDEWALKS & DRIVES	N/A			12,201 S.F. (79.2%)
PERVIOUS AREA/OPEN SPACE LANDSCAPE AREAS (TOTAL)	3,077 S.F. (20%)			3,292 S.F. (20.8%)
VEHICULAR USE AREA:	185 S.F.			585 S.F.
BUILDING AREA:			REQUIRED	PROVIDED
GROSS BUILDING AREA: ENCLOSED AREAS (TOTAL)				
			INTERIOR	
	FIRST FLOOR			1,152 SF
	SECOND FLOOR			8,817 SF
	THIRD FLOOR			8,817 SF
	FOURTH FLOOR			8,817 SF
	ROOFTOP			1,111 SF
	TOTAL			28,714 SF
SITE PLAN NOTES:				
a) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL. b) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS c) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE. d) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS e) PROPOSED SIGNAGE + ART SCULPTURE TO BE SUBMITTED AS A SEPARATE PERMIT				



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PROJECT TITLE
MULTI-FAMILY APARTMENTS
2242-2246 MONROE STREET, HOLLYWOOD, FL 33020

SHEET TITLE
4TH FLOOR

REVISIONS

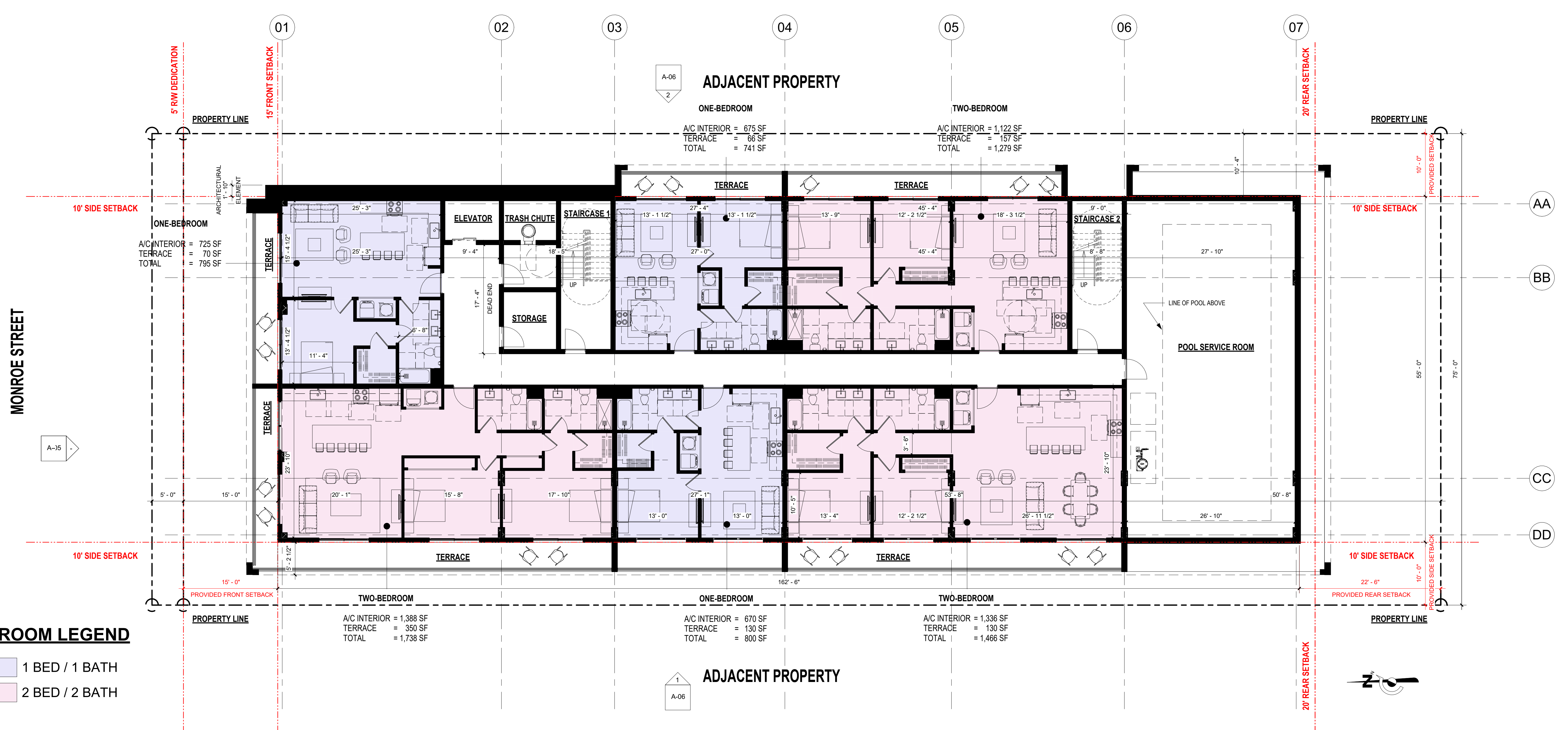
No.	Description	Date

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SHEET

A-03



ROOM LEGEND

- 1 BED / 1 BATH
- 2 BED / 2 BATH

1 FOURTH 004
 1/8" = 1'-0"

PROPERTY ADDRESS		
2242-2246 MONROE ST HOLLYWOOD, FL 33020		
FOLIO		
514216012010		
LEGAL DESCRIPTION		
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 17 LESS E 25 BLK 3		
SITE INFORMATION		
	EXISTING	PROPOSED
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	MULTIFAMILY DWELLING	MULTIFAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	15,387 SQFT- 0.35 ACRES	N/A
GROSS LOT AREA:	16,887 SQFT- 0.36 ACRES	N/A
BASE FLOOD ZONE :	A / VE - 9.0' NAVD	N/A

UNIT TYPE:	PROVIDED
1 BED / 1 BATH	17
2 BED / 2 BATH	7
TOTAL	= 24 UNITS
PARKING CALCULATION:	
REQUIRED	PROVIDED
MIN REQ. PER UNIT (1) PARKING SPACE PER UNIT	
UNITS EXCEEDING ONE BED, INCLUDING DENS (1.5) PARKING PER UNIT	
UNITS (24)	28
GUESTS : 1 SPACE PER EVERY 10	2
TOTAL	= 30 SPACES
ADA:	
HANDICAPPED SPACE	2
LOADING:	
RESIDENTIAL 1 FOR (50-100 UNITS)	NOT REQ. LESS THAN 50 UNITS
	0 SPACE

BUILDING INTENSITY	ALLOWED	PROVIDED
LOT COVERAGE	N/A	N/A
FAR:	1.75 (26,927 SF)	24,507 SF
A/C AREA:	N/A	24,507 SF
BUILDING FOOT PRINT	N/A	7,387 SF (DECKS NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	24 UNITS
NUMBER OF FLOORS	N/A	4
BUILDING HEIGHT	45 FEET	45 FEET
ALLOWABLE ELEVATOR & STAIR HEIGHT ENCROACHMENT (25%)		
SETBACKS:		
REQUIRED	PROVIDED	
ALLOWABLE BALCONY ENCROACHMENT (75%)		
ALLOWABLE ELEVATOR ENCROACHMENT (25%)		
ALLOWABLE STAIR ENCROACHMENT @ FRONT (-%)		
(a) FRONTAGE (MONROE) (NORTH)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (SOUTH)	20'-0"	22'-6"
AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS		
(a) FRONTAGE (MONROE) (NORTH)	19'-0"(QUEING)	19'-0"(QUEING)
(b) SIDE INTERIOR (EAST)	5'-0"	10'-6"
(c) SIDE INTERIOR (WEST)	5'-0"	6'-4"
(d) REAR (SOUTH)	5'-0"	5'-6"

LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA		
PARKING, SIDEWALKS & DRIVES	N/A	12,201 S.F. (79.2%)
PERVIOUS AREA/OPEN SPACE	3,077 S.F. (20%)	3,292 S.F. (20.8%)
LANDSCAPE AREAS (TOTAL)		
VEHICULAR USE AREA:	185 S.F.	585 S.F.
BUILDING AREA:		
REQUIRED	PROVIDED	
GROSS BUILDING AREA:		
ENCLOSED AREAS (TOTAL)		INTERIOR
	FIRST FLOOR	1,152 SF
	SECOND FLOOR	8,817 SF
	THIRD FLOOR	8,817 SF
	FOURTH FLOOR	8,817 SF
	ROOFTOP	1,111 SF
	TOTAL	28,714 SF
SITE PLAN NOTES:		
a) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.		
b) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.		
c) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE.		
d) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.		
e) PROPOSED SIGNAGE + ART SCULPTURE TO BE SUBMITTED AS A SEPARATE PERMIT.		

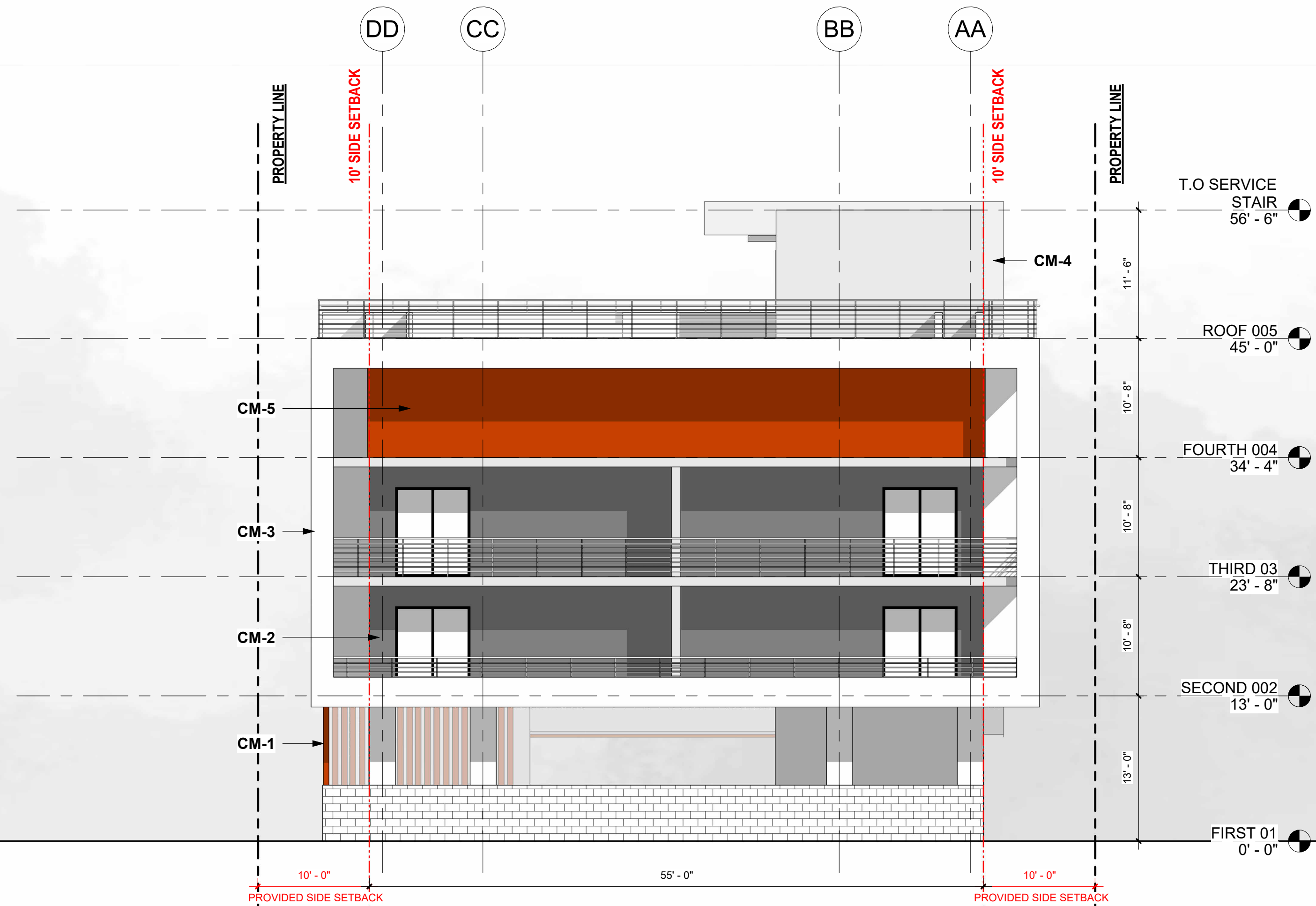
COLOR / MATERIALS

KEY NOTE	DESCRIPTION
CM-1	ALUMINUM SLATS (POWDER COATED IN ORANGE SW 6346) 
CM-2	SMOOTH STUCCO PAINTED IRON ORE SW-7069 
CM-3	SMOOTH STUCCO PAINTED PURE WHITE SW-7005 
CM-4	SMOOTH STUCCO PAINTED GREY CLOUDS SW-7658 
CM-5	SMOOTH STUCCO PAINTED FAME ORANGE SW-6346 
CM-6	SCORED STUCCO GEOMETRY 

① FRONT ELEVATION (MONROE STREET)
1/8" = 1'-0"

(NOTE: 1. BUILDING SIGNAGE UNDER SEPERATE PERMIT.
2. ART SCULPTURE UNDER SEPERATE PERMIT.)

② REAR ELEVATION
1/8" = 1'-0"



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SEAL

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MULTI-FAMILY APARTMENTS
2242-2246 MONROE STREET, HOLLYWOOD, FL 33020

PROJECT TITLE

NORTH & SOUTH ELEVATION

SHEET TITLE

REVISIONS

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SHEET

A-05

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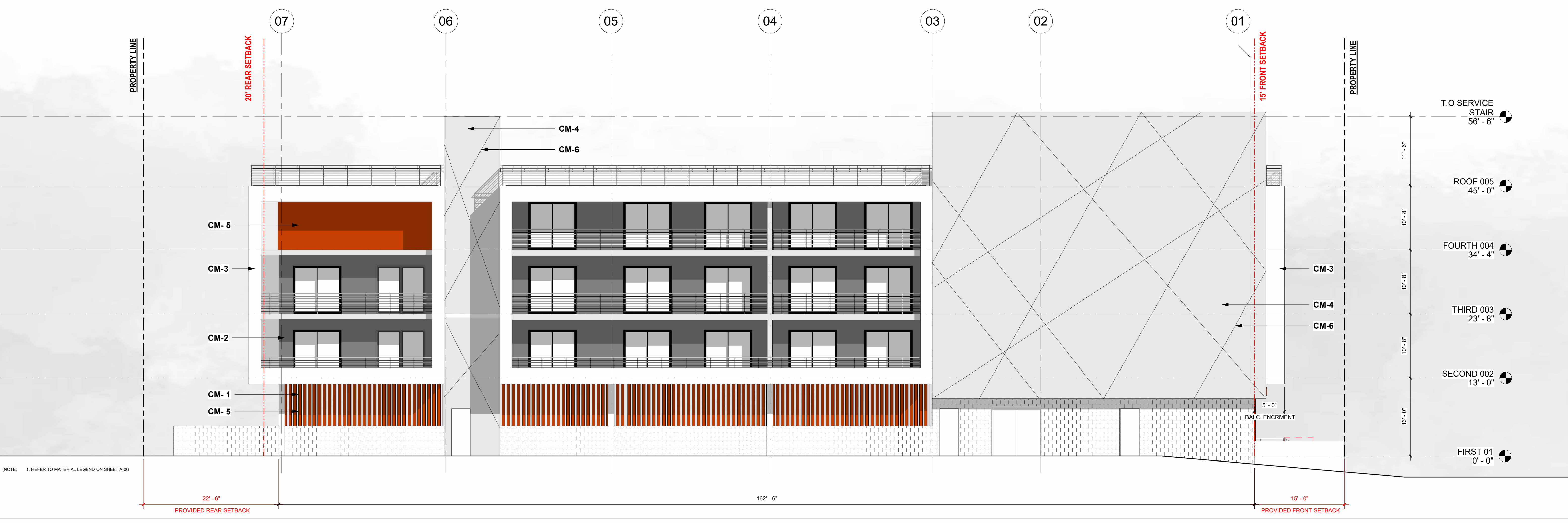
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MULTI-FAMILY APARTMENTS
2242-2246 MONROE STREET, HOLLYWOOD, FL 33020



① WEST ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"

PROJECT TITLE

SHEET TITLE
EAST + WEST ELEVATION

REVISIONS

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SHEET

A-06

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**MULTI-FAMILY
 APARTMENTS**
 2242-2246 MONROE STREET, HOLLYWOOD,
 FL 33020

PROJECT TITLE

SHEET TITLE
3D PERSPECTIVE

REVISIONS

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SHEET

A-07

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
**MULTI-FAMILY
APARTMENTS**
2242-2246 MONROE STREET, HOLLYWOOD,
FL 33020

SHEET TITLE
DIAGRAMS

REVISIONS

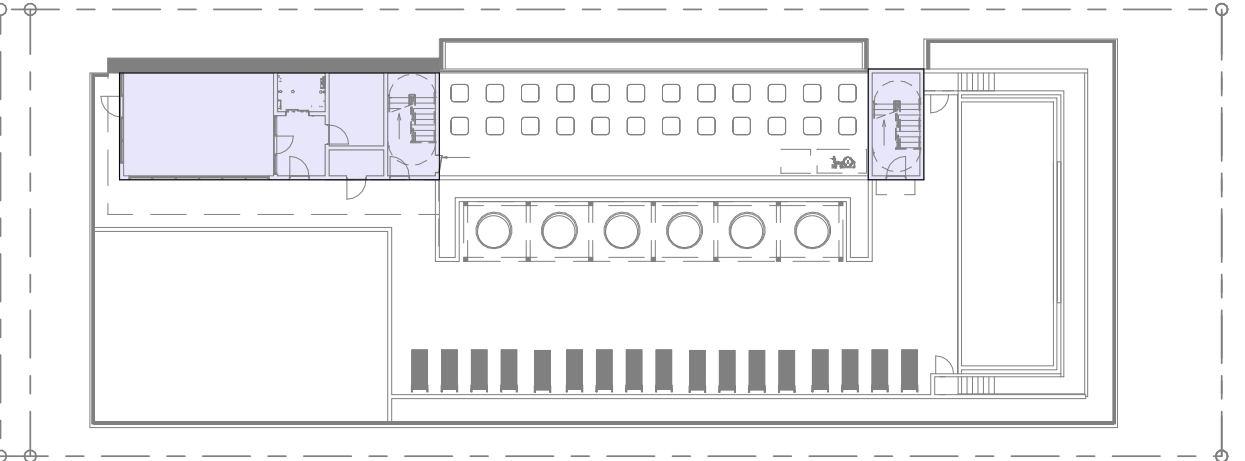
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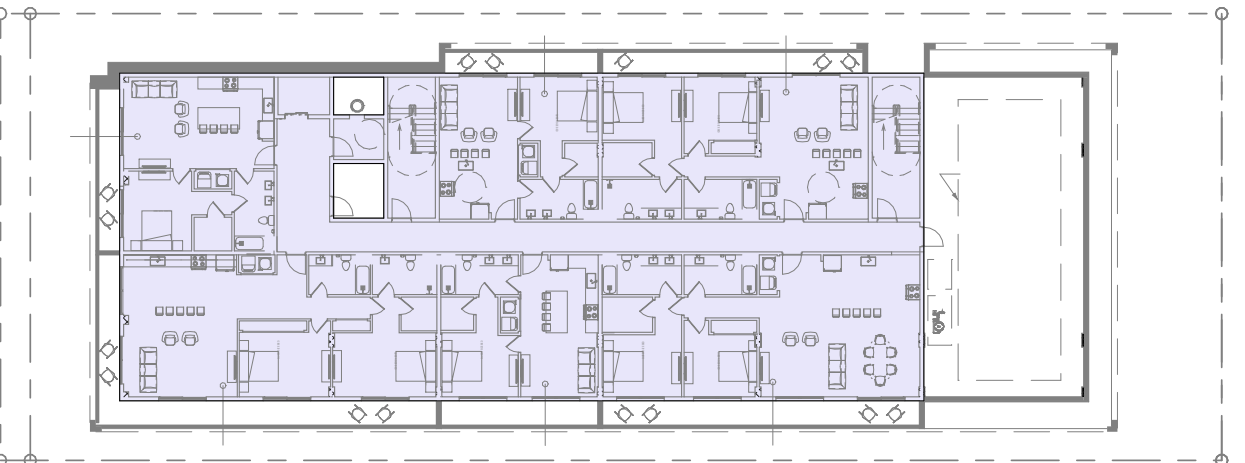
PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

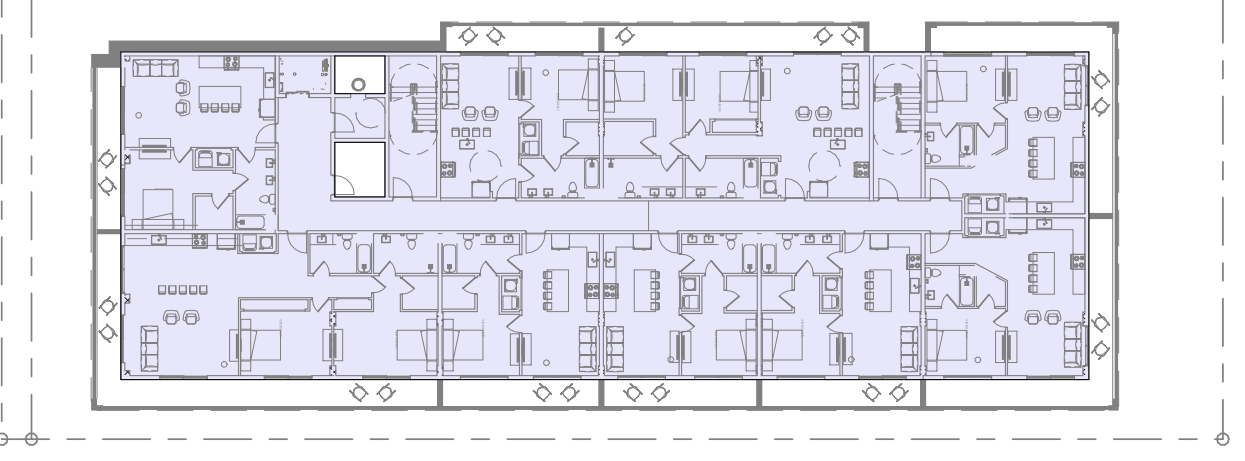
A-08



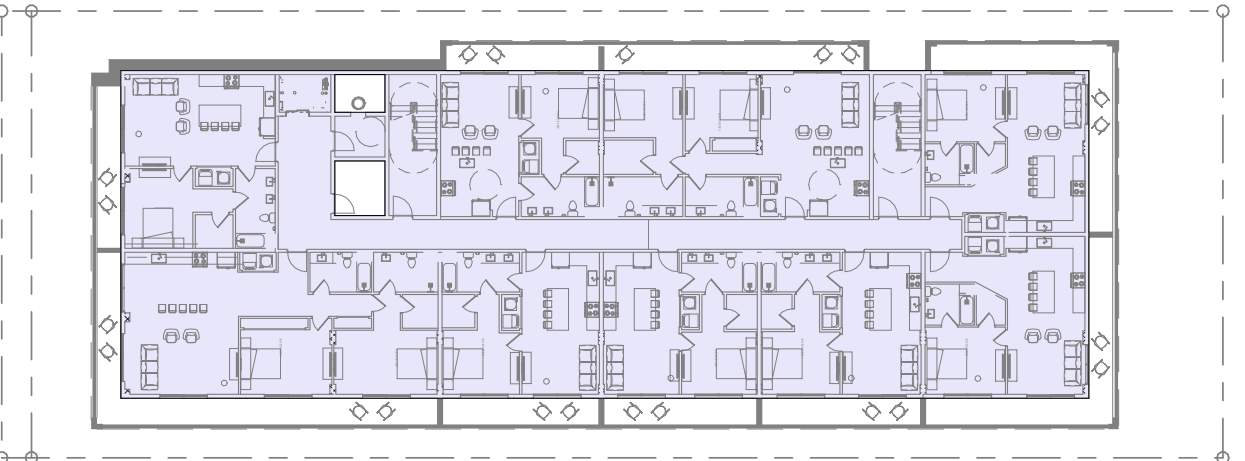
FOURTH FLOOR
FAR: 1,100.08 SF



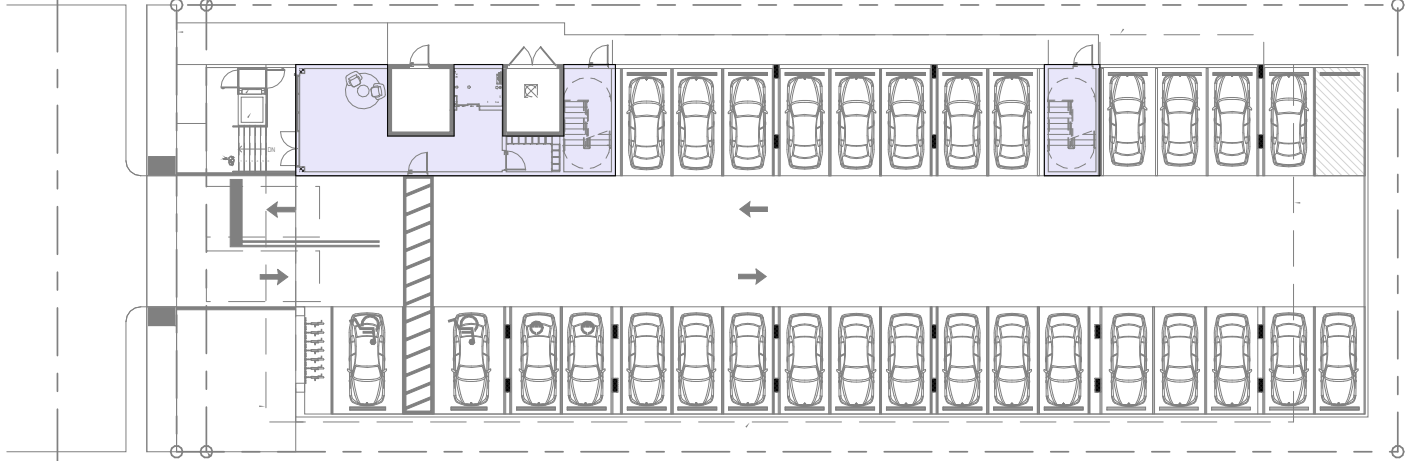
FOURTH FLOOR
FAR: 7,294.46 SF



THIRD FLOOR
FAR: 8,807.07 SF



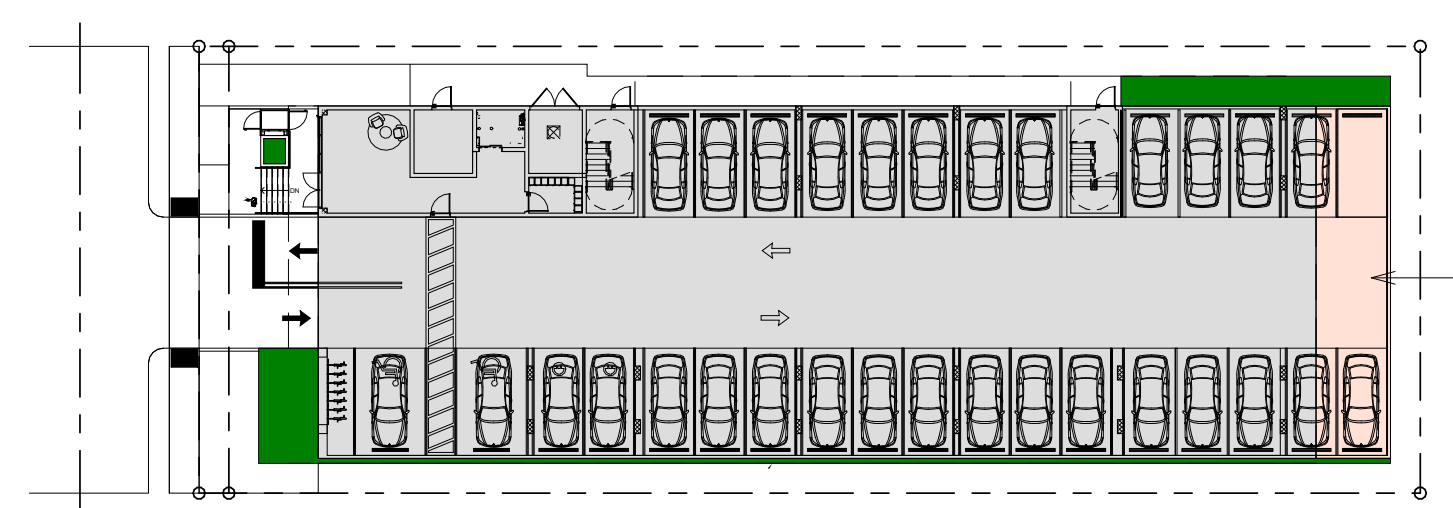
SECOND FLOOR
FAR: 8,807.07 SF



GROUND FLOOR
FAR: 919.08 SF

NET LOT AREA	15,387 SF	
FAR BREAKDOWN	GROUND FLOOR	= 919.08 SF
	SECOND FLOOR	= 8,807.07 SF
	THIRD FLOOR	= 8,807.07 SF
	FOURTH FLOOR	= 7,294.46 SF
	ROOFTOP FLOOR	= 1,100.08 SF
MAX FAR	REQUIRED	PROVIDED
	1.75(26,927 SF)	1.75(26,920 SF)

② FLOOR AREA RATIO
1/32" = 1'-0"



- LEGEND**
- ▒ BUILDING COVERAGE
 - ▒ UNCOVERED VEHICULAR USE - 1,025 SF
 - ▒ LANDSCAPE AREA - 585 SF (EXCLUDES LANDSCAPE BUFFERS)

TOTAL LOT AREA	15,387 SF	
VEHICULAR USE (V.U.A)	739 SF X 25% = 185 SF	
LANDSCAPE AREA	REQUIRED	PROVIDED
	185 SF	585 SF
NOTE: CALCULATION EXCLUDES LANDSCAPE BUFFERS		

① VEHICULAR USE AREA DIAGRAM
1/32" = 1'-0"

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