

DEPARTMENT OF PLANNING



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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: 11.07.16

Location Address: 5515 PLUNKETT STREET HOLLYWOOD FL

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

Folio Number(s): _____

Zoning Classification: RM 18 Land Use Classification: MEDIUM RES

Existing Property Use: _____ Sq Ft/Number of Units: 22 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): _____

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

Explanation of Request: _____

Number of units/rooms: _____ Sq Ft: _____

Value of Improvement: _____ Estimated Date of Completion: _____

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

Name of Current Property Owner: BRYAN GROSMAN

Address of Property Owner: 1051 NW 3RD ST. HALLANDALE FL 33181

Telephone: 954 458 2828 Fax: _____ Email Address: BG@BRYCORHOLDINGS.COM

Name of Consultant/Representative/Tenant (circle one): RUBEN D. BOLANOS

Address: 6285 PINETER PLANTATION Telephone: 954 579 7819

Fax: _____ Email Address: FL. ROBARCHITECT@GMAIL.COM

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

DEPARTMENT OF PLANNING



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Hollywood, FL 33022

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: [Handwritten Signature]

Date: 11/14/16

PRINT NAME: BRYAN GROSMAN / Rep. Islander Apartments LLC

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 (project description) Parking lot expansion to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Ruben Delacruz to be my legal representative before the TAC (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 14th day of November 2016

[Handwritten Signature]

SIGNATURE OF CURRENT OWNER

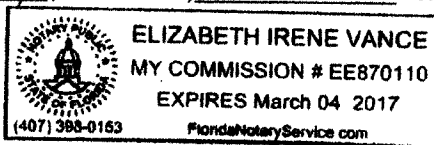
BRYAN GROSMAN

PRINT NAME

[Handwritten Signature]

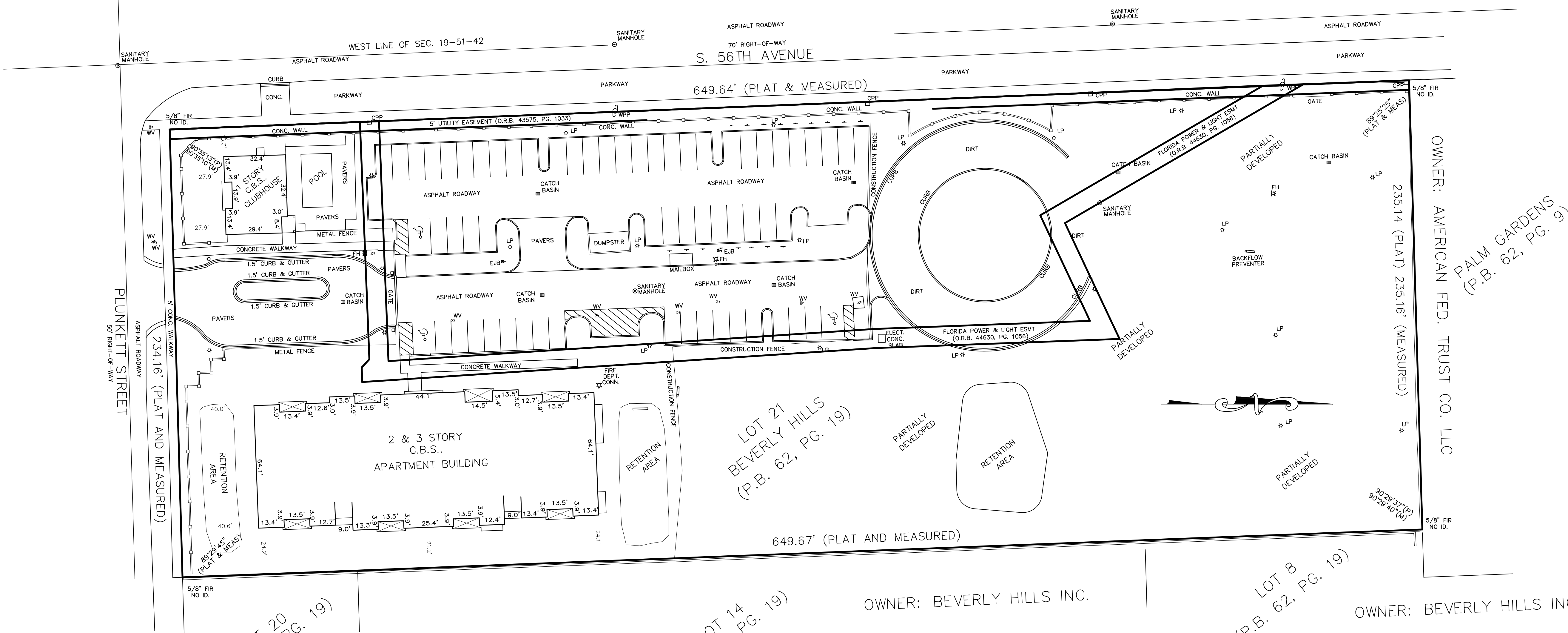
Notary Public State of Florida

My Commission Expires: 3/4/17 (Check One) Personally known to me; OR _____



ALTA/NSPS LAND TITLE SURVEY

- LEGEND**
- A.C. = Air Conditioner
 - A.E. = Access Easement
 - ASPH. = Asphalt
 - B.C. = Broward County
 - BLDG. = Building
 - B.M. = Bench Mark
 - B.S. = BellSouth
 - C.B. = Catch Basin
 - C.B.S. = Concrete Block Structure
 - C.S. = Concrete Structure
 - (C) = Calculated
 - C/L = Center Line
 - C.L.F. = Chain Link Fence
 - C.L.P. = Concrete Light Pole
 - C.U.P. = Concrete Utility Pole
 - CONC. = Concrete
 - C.T.V. = Cable TV
 - D.C. = Dade County
 - D.E. = Drainage Easement
 - (D) = Deed
 - Δ = Delta
 - D.H. = Drill Hole
 - DIST. = Disturbed
 - E.O.W. = Edge Of Water
 - ESMT. = Easement
 - E.M. = Electric Meter
 - EL. = Elevation
 - E.P. = Edge of Pavement
 - E.S. = Electric Service
 - F.F. = Finish Floor
 - F.I.P. = Found Iron Pipe
 - F.I.R. = Found Iron Rod
 - F.N. = Found Nail
 - FND. = Found
 - F.P.L. = Florida Power & Light
 - GAR. = Garage
 - I&E = Ingress & Egress Easement
 - L = Arc Distance
 - L.A.E. = Limited Access Easement
 - L.M.E. = Lake Maintenance Easement
 - L.P. = Lamp Pole
 - (M) = Measured
 - M.H. = Man Hole
 - M.L.P. = Metal Light Pole
 - M.U.P. = Metal Utility Pole
 - N/A = Not Applicable
 - N.G.V.D. = National Geodetic Vertical Datum
 - N&D = Nail & Disc
 - N&T = Nail & Tab
 - O.H.U.L. = Over Head Utility Lines
 - O/L = On Line
 - O.R.B. = Official Records Book
 - O/S = Offset
 - (P) = Plat
 - P/L = Property Line
 - P.C. = Point of Curvature
 - P.C.C. = Point of Compound Curvature
 - P.K. = Parker Kallen
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.R.C. = Point of Reverse Curvature
 - P.R.M. = Permanent Reference Monument
 - (R) = Record
 - R = Radius
 - R/W = Right of Way
 - S.M.H. = Sanitary ManHole
 - S.I.R. = Set Iron Rod
 - STM. M.H. = Storm ManHole
 - S.V. = Sewer Valve
 - U.E. = Utility Easement
 - U.P. = Utility Pole
 - W.U.P. = Wood Utility Pole
 - W.M. = Water Meter
 - W.V. = Water Valve
 - x 0.00 = Elevation Spot



LOT 20
(P.B. 62, PG. 19)

OWNER: BEVERLY HILLS INC.

LOT 14
(P.B. 62, PG. 19)

OWNER: BEVERLY HILLS INC.

LOT 8
(P.B. 62, PG. 19)

OWNER: BEVERLY HILLS INC.

ALTA CERTIFICATION:

TO ISLANDER APARTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY
 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(b), 7(a), 7(b), 8, 9, 10(a), 11, 13, 16 AND 20 OF TABLE A THEREOF, THE FIELDWORK WAS COMPLETED ON JUNE 11, 2016 AND UPDATED ON DECEMBER 2, 2016.

LEGAL DESCRIPTION:

LOT 21, "BEVERLY HILLS" ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO: OF6-4114567, FUND FILE NO. 298145-2 WITH AN EFFECTIVE DATE OF JUNE 16, 2016 AT 2:15 PM HAS BEEN REVIEWED AND ALL SURVEY RELATED INFORMATION CONTAINED IN THE SCHEDULE B WITHIN SAID COMMITMENT HAS BEEN DEPICTED HEREON.

CERTIFIED TO: FOR CONVENANCE PURPOSES

ISLANDER APARTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY
 FIRST REPUBLIC BANL, A CALIFORNIA CORPORATION
 HARVEY MATTEL, ESQUIRE
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

EASEMENT NOTES:

THERE EXISTS A PARKING AGREEMENT/EASEMENT IN FAVOR OF THIS PROPERTY TO USE 18 PARKING SPACES LOCATED ON THE PROPERTY NORTH AND ADJACENT TO THE SUBJECT PROPERTY. SAID EASEMENT IS RECORDED IN O.R.B. 38965, PAGE 100, BROWARD COUNTY PUBLIC RECORDS.

THERE ARE MULTIPLE RESOLUTIONS AND DEVELOPERS CONTAINED IN O.R.B. 39756, PG. 1596, O.R.B. 43357, PG. 1407, O.R.B. 43575, PG. 1025 & O.R.B. 45564, PG. 31, BROWARD COUNTY RECORDS WHICH MAY ALTER THE SETBACK & DEVELOPMENT RESTRICTIONS AS SET FORTH IN THE CURRENT CITY CODES.

SITE DATA

TOTAL GROSS AREA: 181,896 S.F. (4.18 ACRES)
 FROM CENTERLINE OF STREETS
 TOTAL NET AREA: 152,435 S.F. (3.5 ACRES) FOR FIRST 100' OF LOT.
 FROM PROPERTY LINES

ZONING: MEDIUM HIGH DENSITY MULTIPLE FAMILY (RM-18)
 MINIMUM LOT AREA: 6000 SQUARE FEET
 MINIMUM LOT WIDTH: 60 FEET
 MAXIMUM BUILDING HEIGHT ALLOWED: (4) STORIES NOT TO EXCEED 45' EXCEPT 30'

SETBACK REQUIREMENTS: (AS SHOWN ON SITE PLAN SUPPLIED BY CLIENT)
 40' FRONT, 15' SIDE
 REQUIRED PARKING RATIO: 1.5 SPACES PER UNIT + 1 SPACE PER 5 UNITS
 BUILDING "A" (EXISTING) 22 UNITS

SETBACK REQUIREMENTS: (PER CITY DEVELOPMENT REGULATIONS, ALSO SUPPLIED BY CLIENT)
 FRONT: 20' FOR STRUCTURES; 5' FOR AT GRADE PARKING LOTS
 SIDE/INTERIOR: 20% OF THE LOT WIDTH BUT NOT TO EXCEED 50' WITH NO SIDE YARD LESS THAN 7.5' EXCEPT PLATTED AND RECORDED LOTS OF 50' OR LESS IN WIDTH MAY HAVE A 5' SETBACK
 SIDE/STREET: 15' EXCEPT AT-GRADE LOT 5'
 REAR: 1 STORY BLDG 20'; 2 STORY OR HIGHER-15% OF LOT DEPTH: 20' MINIMUM

GENERAL NOTES:

ELEVATIONS IF SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY

THIS SURVEY WAS PREPARED FOR CONVEYANCE, TITLE AND MORTGAGE FINANCING PURPOSES. IT IS NOT INTENDED FOR CONSTRUCTION AND PERMITTING. ADDITIONAL INFORMATION MAY BE OBTAINED FROM THIS OFFICE, IF REQUIRED. EXCEEDS THE ACCURACY REQUIRED FOR AN URBAN AREA. PLAT, DEED & MEASURED DIMENSIONS ARE THE SAME UNLESS OTHERWISE NOTED.

ERNEST W. DUNCAN P.S.M. 5182
 521 SE 5TH COURT
 POMPANO BEACH, FL. 33060
 (754) 264 2166 FAX (954) 827 0535

PROJECT 5515 PLUNKETT STREET
 HOLLYWOOD, FL.

FLOOD INFORMATION:
 FEMA FLOOD MAP: 12011C 0727 H
 COMMUNITY NO. 125113
 FLOOD ZONE: X DATE OF FIRM: 8/18/14
 BASE FLOOD EL. N/A

REVISIONS:

1	
2	
3	
4	
5	
6	

Ernest W. Duncan
ERNEST W. DUNCAN
 PROFESSIONAL SURVEYOR AND MAPPER #5182
 STATE OF FLORIDA

DATE: 12/2/16

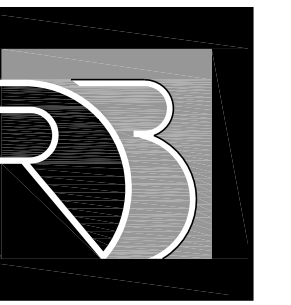
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SCALE: 1"=30'
DRAWN BY: EWD
CHECKED BY: ZTD
DATE: 6/11/16
PROJECT NO.: 6-1-16
SHEET 1 OF 1

F. B.	PG.

PARKING EXPANSION FOR THE PLUNKETT STREET APARTMENTS

5515 PLUNKETT STREET , HOLLYWOOD , FLORIDA 33021



RUBEN D. BOLANOS
ARCHITECT AR 95309
RDBARCHITECT@GMAIL.COM

REV.	DATE	DESCRIPTION	BY
00	06-27-16	CLIENT REVIEW	RB
00	07-13-16	ZONING PRELIM.	RB
00	08-11-16	ZONING MEETG	RB
00	12-05-16	TAC MEETG	RB

OWNER/TENANT
ISLANDER APARTMENTS LLC
1051 NW 3RD STREET
HALLANDALE BEACH, FL 33009

CONTACT: BRYAN GROSMAN
PH: (954) 588 3001

ARCHITECT:
RUBEN D BOLANOS ARCHITECTS LLC
6285 PINE TERRACE
PLANTATION, FL 33317

CONTACT: RUBEN BOLANOS
PH: (954)-579 7819

ALL DRAWINGS AND WRITTEN MATERIAL APPROVED HEREIN, CONSTITUTE THE UNFINISHED WORK AND PROPERTY OF RUBEN D. BOLANOS, ARCHITECT AND MAY NOT BE REPRODUCED, COPIED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF RUBEN D. BOLANOS.

SITE DATA

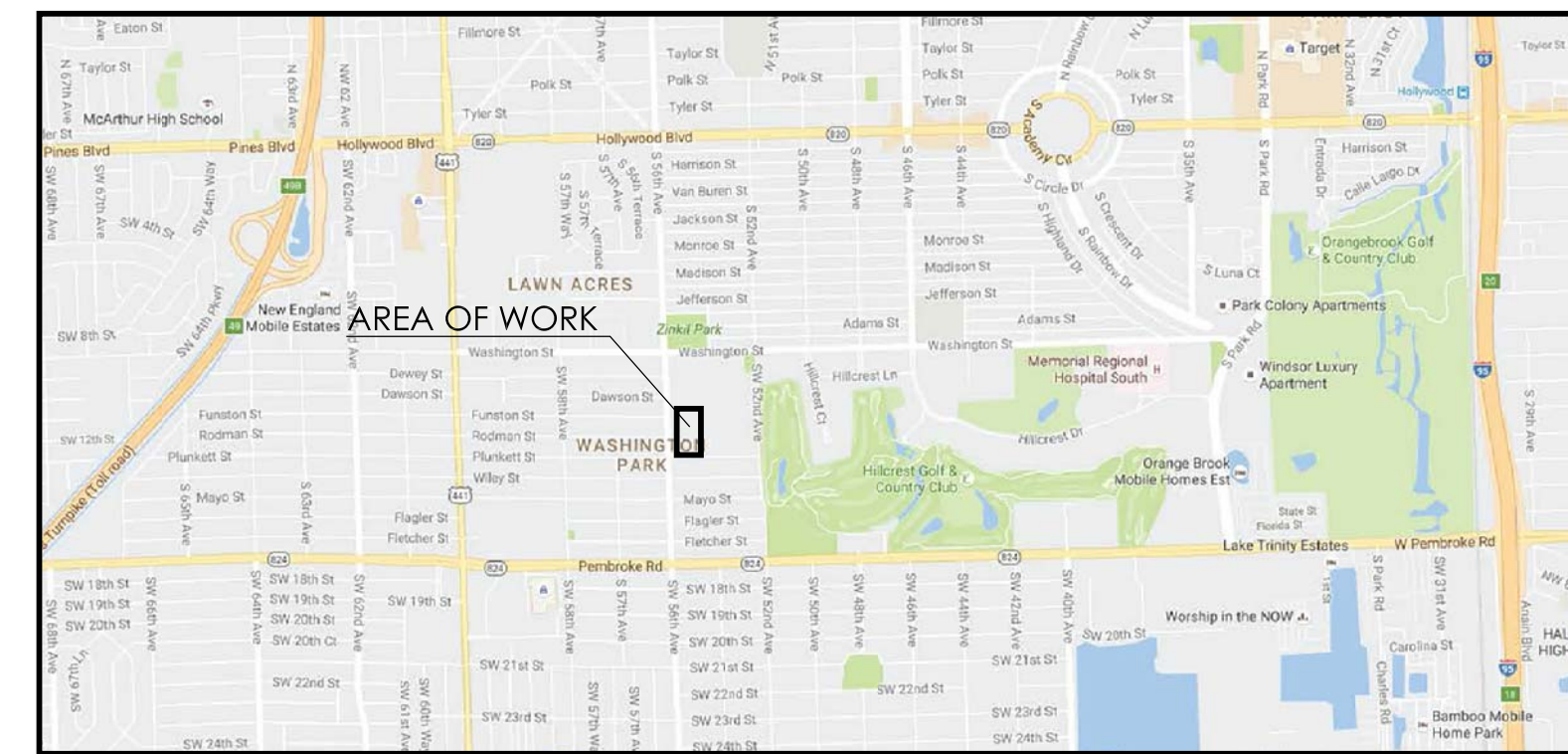
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SETBACK REQUIREMENTS (PER CITY DEVELOPMENT REGULATIONS)

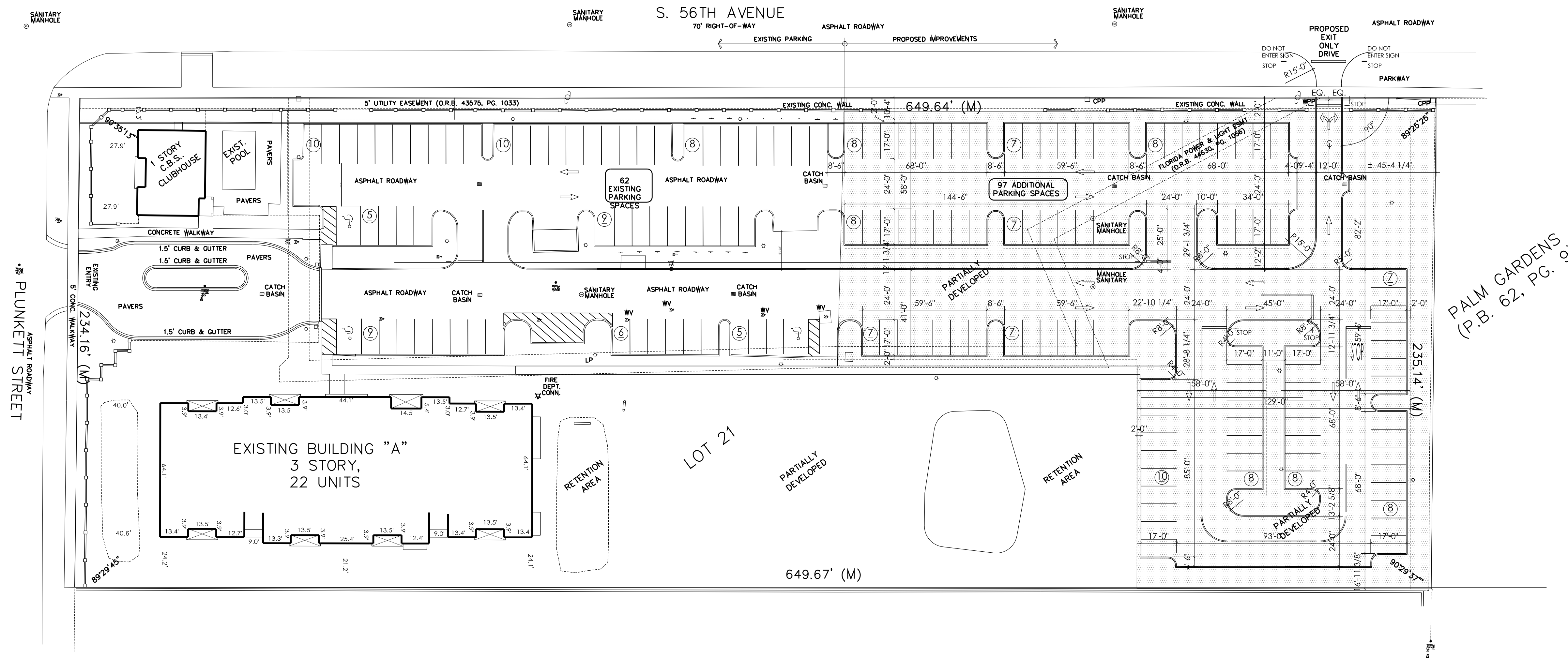
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"A" (EXISTING) 22 UNITS



LOCATION MAP

SCALE: NTS



01 SCHEMATIC SITE PLAN
S-1.0 SCALE: 1" = 30'-0"

PALM GARDENS
(P.B. 62, PG. 9)

PARKING LOT EXPANSION FOR
PLUNKETT STREET APARTMENTS
5515 PLUNKETT STREET, HOLLYWOOD, FLORIDA
RUBEN D. BOLANOS ARCHITECT
6285 PINE TERRACE PLANTATION, FLORIDA 33317 TEL: 954-579-7819

SEAL:
TITLE:
SCHEMATIC
SITE PLAN

110-16
COMMISSION:
05-18-16
DATE:
R.D.B.
DRAWN:
R.D.B.
CHECKED:

S-1.0