

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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: _____

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): _____

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

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: _____

Address of Property Owner: _____

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

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: _____

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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: *Varghese Ponmattam* Date: 2/21/2023

PRINT NAME: Varghese Ponmattam Date: 2/21/2023

Signature of Consultant/Representative: *Joseph B. Kauter* Date: 2/21/23

PRINT NAME: Joseph B. Kauter Date: 2/21/23

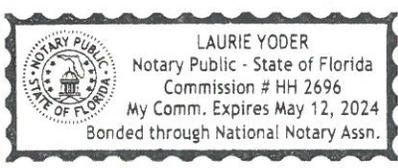
Signature of Tenant: _____ Date: _____

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. Kauter 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 21st day of Feb 2023



Laurie Yoder
Notary Public
State of Florida

Varghese Ponmattam
Signature of Current Owner

Varghese Ponmattam
Print Name

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

OWNER

PONMATTAM FAM REAL ESTATE TR
PONMATTAM, VARGHESE P TRSTEE

ARCHITECT

JOSEPH KALLER

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

www.kallerarchitects.com

FILLMORE STREET APARTMENTS

2215 FILLMORE ST. HOLLYWOOD, FL 33020

2215 FILLMORE ST. HOLLYWOOD, FL. 33020

Parcel ID: 514216014020
Lot Area - Public Records: 20,502 ft²
Legal Description: HOLLYWOOD LITTLE RANCHES
1-26 B LOT 2 BLK 10

BASIC ZONING

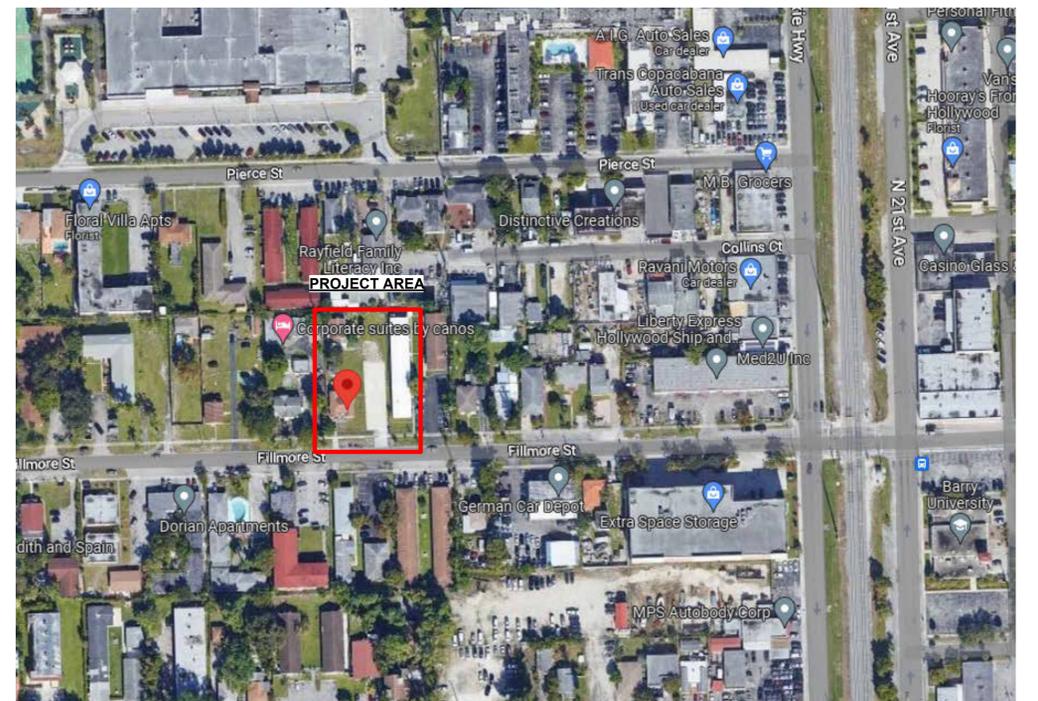
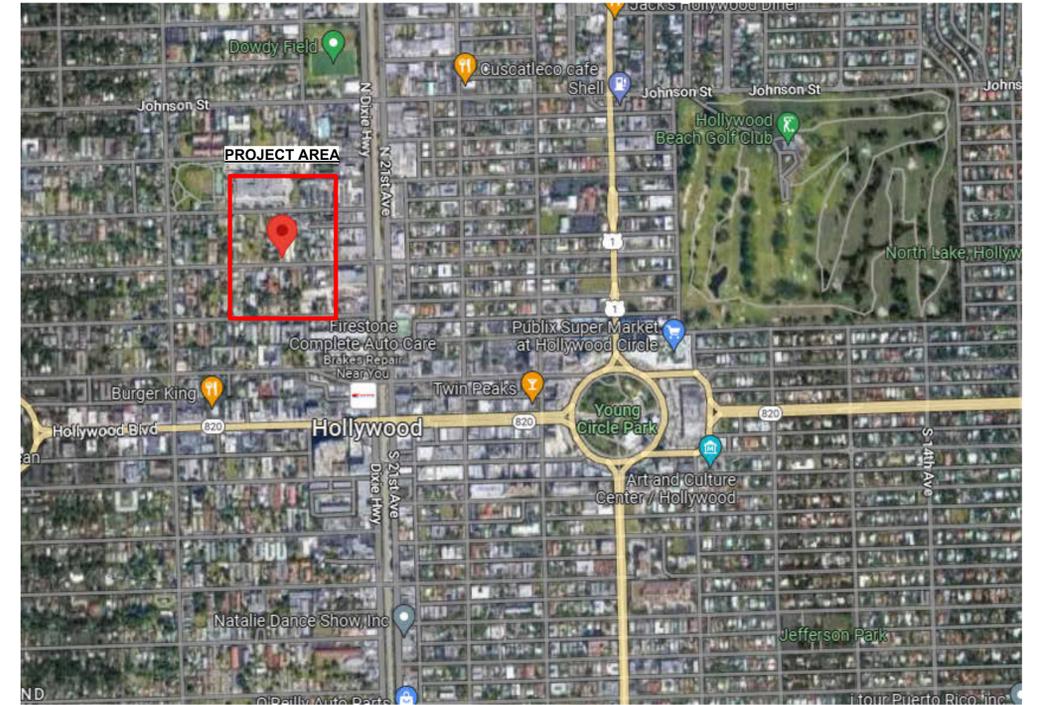
Municipal Future Land Use: Regional Activity Center (RAC)
Zone: DH-2
Existing Building Use: Single Family Residential
Existing Land Use: Residential
County Future Land Use: Regional Activity Center
Allowed Use(s) - Primary: Residential(2), Lodging(1), Office(1), Commercial(1), Civic(2), Educational(1)
Allowed Use(s) - Accessory: -

ADDITIONAL ZONES

Opportunity Zone: No
FEMA Flood Zone: N/A
Future Conditions 100-Year
Flood Elevation (Feet NAVD88) 12.0'

BUILDING INTENSITY

	ALLOWED	PROPOSED
Maximum Lot Coverage:	N/A	13,071.06 ft ²
Maximum Building Height:	45 ft	45 ft
Maximum Height - Stories:	4	4
Floor Area Ratio:	1.75	
Maximum Built Area:	35,878 ft ²	31,822.44 ft ²
Maximum Building Footprint:	13,661 ft ²	13,071.06 ft ²
Minimum Open Space:	20%	23%
Maximum Residential Area:	35,878 ft ²	31,822.44 ft ²
Estimated Residential Units:	Unlimited	30 UNITS



Kaller Architecture

2417 Hollywood Blvd.
Hollywood Florida 33020

ALTA/NSPS LAND TITLE SURVEY

DESCRIPTION:

LOT 2, BLOCK 10, "AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES," ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

SURVEYOR NOTES:

- 1.) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
- 2.) THE BOUNDARY SURVEY OF THE REAL PROPERTY DEPICTED ON THIS SURVEY REPRESENTS THE PROFESSIONAL OPINION OF THE UNDERSIGNED, BASED ON THE DESCRIPTION ATTACHED HEREON.
- 3.) THE USE OF THE WORD "CERTIFY" AS USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- 4.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
- 5.) BENCHMARK REFERENCE - NATIONAL GEODETIC SURVEY DESIGNATION - M 312, PID - AD2500, ELEVATION = 13.44
- 6.) ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- 7.) THIS SURVEY REFLECTS OBSERVED EVIDENCE OF UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY AND COMPLETELY DEPICTED.
- 8.) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
- 9.) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF FILMORE STREET.
- 10.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- 11.) WATER SERVICE MAIN LOCATED NEAR REAR PROPERTY LINE UNABLE TO FIELD LOCATE UNKNOWN SIZE. CALL FOR LOCATES BEFORE DIGGING.
- 12.) UNRECORDED EASEMENTS OBSERVED ON THE NORTH PROPERTY LINE: OVERHEAD UTILITIES, WATER METERS AND WEST PROPERTY LINE, OVERHEAD UTILITY.

SUMMARY TABLE OF TITLE EXCEPTIONS

ORT FILE NUMBER 23005784 DATED: January 31, 2023

EXCEPTIONS	DESCRIPTION	COMMENTS
1-7)	STANDARD EXCEPTIONS	
8.)	Plat matters Hollywood Little Ranches, Plat Book 1, Pg. 26. B.C.R.	
9.)	Right-of-Way Map in Plat Book 8, Pg. 14	Shown on Survey Does not affect this property
10.)	Development Ordinance ORB 8136/244 Street Name Ordinance	Affects "Filmore Street"
11.)	Utility Easements ORB 40244/1465 and 38247/425	Does not affect this property
12.)	Ordinance No. 2002-61 ORB 34145/1891	Updated Wetlands Map Does not affect this property
13.)	Rights of Lessees under unrecorded leases	Does not affect this property

TITLE SEARCH REPORT

- FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- PROVIDED FOR: ATTORNEYS TITLE PARTNERS
- AGENT'S FILE#: 2215 FILMORE STREET TSR
- PREPARED DATE: JANUARY 31, 2023 ORT FILE No. 23005784

SURVEY CERTIFICATION:

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, EFFECTIVE FEBRUARY 23, 2021 AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(LIMITED), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 06, 2023

LAND AREA/PROPERTY SIZE:
GROSS: 22,500 SQUARE FEET - 0.52 ACRE
(TO RIGHT-OF-WAY CENTERLINE)
NET: 20,500 SQUARE FEET - 0.47 ACRE



LOCATION MAP
NOT TO SCALE



(IN FEET)
1 INCH = 20 FEET

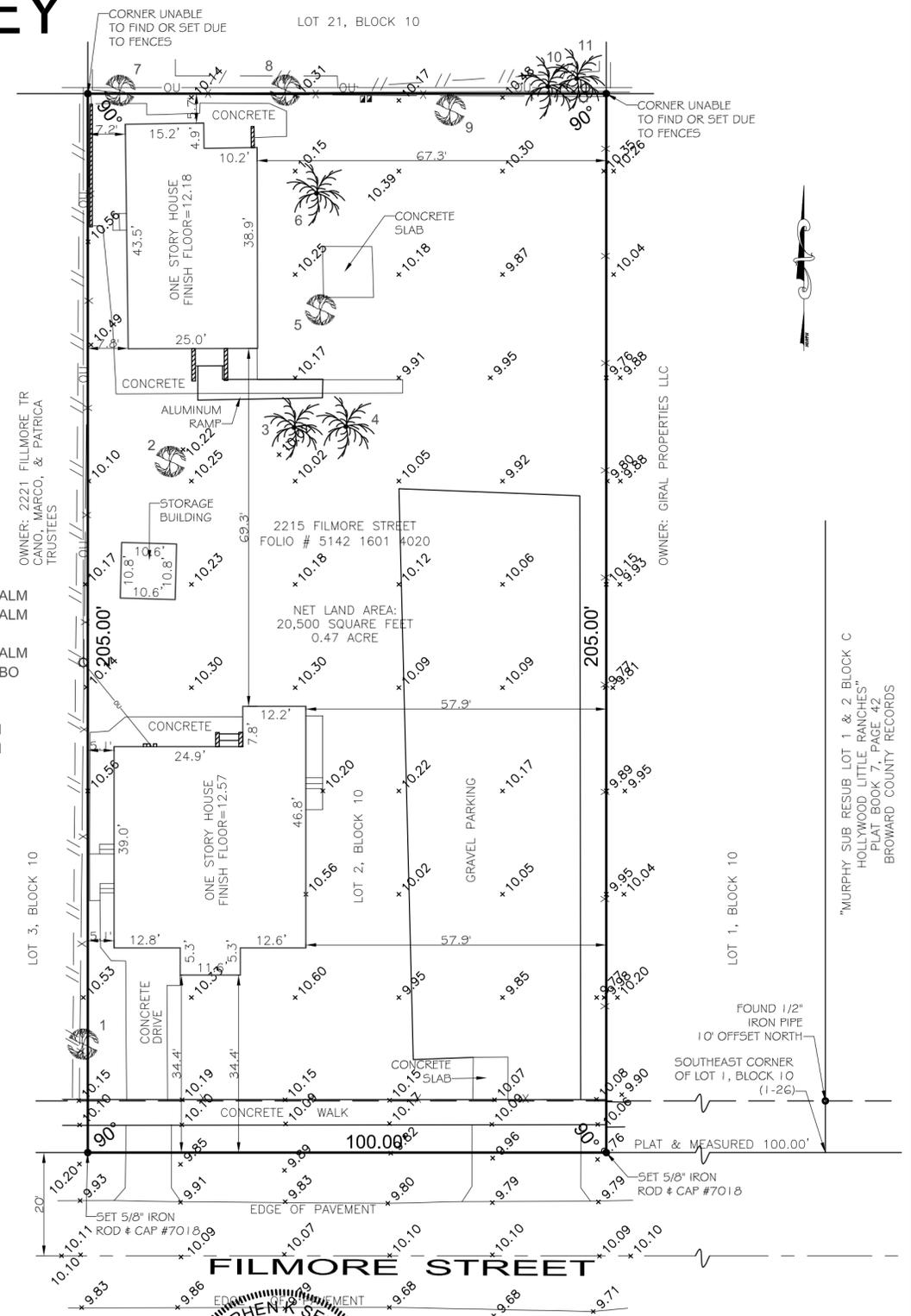
FEMA FLOOD INSURANCE RATE MAP
HOLLYWOOD
BROWARD COUNTY, FLORIDA
125113
ZONE X
BASE FLOOD ELEVATION=N/A
PANEL No. 12011 C0 569 H
FIRM DATE- 08/18/2014

TREE #	TREE SIZE	TREE TYPE
1.	24"	FICUS
2.	18"	BISCHOFIA
3.	10"	COCONUT PALM
4.	10"	COCONUT PALM
5.	24"	AVOCADO
6.	10"	COCONUT PALM
7.	18"	GUMBO LIMBO
8.	8"	OAK
9.	4"	DEAD
10.	10"	SABLE PALM
11.	10"	SABLE PALM

LEGEND		
— x — x —	CHAIN/LINK FENCE	TRAFFIC SIGN POST
— // — // — // —	WOOD FENCE	CLEANOUT
////	CONCRETE WALL	CONC.
— ss —	SANITARY SEWER LINE	LARGE TREE
— wl —	WATER LINE	PALM
— ou —	OVERHEAD UTILITY	ELEVATION
— — —	CENTERLINE	WH
— - - -	RIGHT-OF-WAY LINE	B.C.R.
■	WATER METER	O.R.B.
⊙	WOOD POWER POLE	WATER HEATER STORAGE
CS	CONCRETE SLAB	BROWARD COUNTY RECORDS
		OFFICIAL RECORDS BOOK

CERTIFIED TO:

PONMATTAM FAMILY REAL ESTATE TRUST
THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO, FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT/AGREEMENT WITH THE AFOREMENTIONED CLIENT FOR THIS PROJECT, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL. COPYING, DISTRIBUTING OR RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION WILL BE AT THE RE-USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR.
NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEPHEN K SEELEY ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ALTA/NSPS LAND TITLE SURVEY

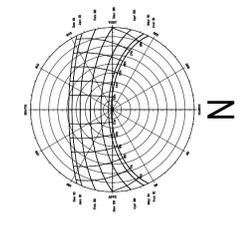
JOB #:RN9318	DATE: 02/02/2023	DRAWN BY: CM
SCALE: 1"=20'	SHEET 1 of 1	CHECKED BY: SKS

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

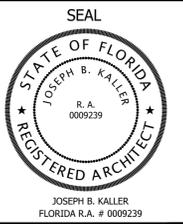
STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS

2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018



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 www.kallerarchitects.com



PROJECT TITLE
 2215 FILLMORE ST
 HOLLYWOOD, FL. 33020

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 TYPICAL FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22219
 DATE: 10.31.22
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET
A-1.2

FILLMORE STREET



TWO BED UNIT+DEN
 A/C AREA: 1,187.52 SF
 TERRACE: 239.50 SF
 TOTAL: 1,427.02 SF

ONE BED UNIT
 A/C AREA: 788.37 SF
 TERRACE: 159.00 SF
 TOTAL: 947.37 SF

ONE BED UNIT
 A/C AREA: 788.37 SF
 TERRACE: 159.00 SF
 TOTAL: 947.37 SF

TWO BED UNIT + DEN
 A/C AREA: 1,225.75 SF
 TERRACE: 246.50 SF
 TOTAL: 1,472.25 SF

TWO BED UNIT + DEN
 A/C AREA: 1,232.14 SF
 TERRACE: 248.50 SF
 TOTAL: 1,480.64 SF

ONE BED UNIT
 A/C AREA: 788.37 SF
 TERRACE: 159.00 SF
 TOTAL: 947.37 SF

ONE BED UNIT
 A/C AREA: 788.37 SF
 TERRACE: 159.00 SF
 TOTAL: 947.37 SF

ONE BED UNIT
 A/C AREA: 788.37 SF
 TERRACE: 159.00 SF
 TOTAL: 947.37 SF

ONE BED UNIT
 A/C AREA: 788.37 SF
 TERRACE: 159.00 SF
 TOTAL: 947.37 SF



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 www.kallerarchitects.com



JOSEPH B. KALLER
 FLORIDA R.A. #0009239

PROJECT TITLE
2215 FILLMORE ST. HOLLYWOOD, FL 33020

SHEET TITLE
SCHEMATIC 3D VIEWS

REVISIONS

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22-219
 DATE: 1/16/23
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET

A-1.4

