



CITY OF  
**DEVELOPMENT SERVICES  
PLANNING DIVISION**

# GENERAL APPLICATION

APPLICATION DATE: 04.12.2024

**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):

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Technical Advisory Committee   | <input type="checkbox"/> Art in Public Places Committee | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board    | <input type="checkbox"/> Special Exception   |
| <input type="checkbox"/> City Commission                | <input type="checkbox"/> Administrative Approval        |  |

### PROPERTY INFORMATION

Location Address: 2226 CON ST.  
Lot(s): 24 Block(s): 8 Subdivision: LIBERIA 1-34B  
Folio Number(s): 670192

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): \_\_\_\_\_

### DEVELOPMENT PROPOSAL

Explanation of Request: \_\_\_\_\_

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="02"/> #Rooms <input type="text" value="04"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="03"/> )
Height (# of stories)	(# STORIES) <input type="text"/> ( <input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text"/> FT.)

Name of Current Property Owner: PROSPEROUS RE, LLC

Address of Property Owner: 11360 NW 83RD WAY PARKLAND FL 33076

Telephone: 954-3097077 Email Address: VERONICALONGART@HOTMAIL.COM

Applicant VERONICA LONGART (OWNER) Consultant ☐ Representative ☐ Tenant ☐

Address: 11360 NW 83RD WAY PARKLAND Telephone: 954-3097077

Email Address: VERONICALONGART@HOTMAIL.COM

Email Address #2: \_\_\_\_\_

Date of Purchase: 09.23.21 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): CUTRO & ASSOCIATES

E-mail Address: CUTROPLANNING@YAHOO.COM



**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: VERONICA LONGART Date: 04.12.24

PRINT NAME: VERONICA LONGART Date: 04.12.24

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 \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Signature of Current Owner

\_\_\_\_\_  
Notary Public  
State of Florida

\_\_\_\_\_  
Print Name

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

## **LEGAL DESCRIPTION AND PROJECT INFORMATION**

2226 Cody Street, Hollywood, FL 33020.

Lot 24, Block 8, Liberia, a subdivision according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 34, of the Public Records of Broward County, Florida.

This property was legally a Duplex but was converted illegally into a Triplex before I acquired it. I am converting it back to a Duplex and the 3rd unit which was being used as a 3rd unit, it is going to be used as a storage and laundry room for the other 2 units. The project consists basically on legalizing all the issues that the property currently has.








**N. 23rd AVE.**



AERIAL MAP (NOT TO SCALE)

b LOCATION MAP (NOT TO SCALE) 

 VIZCAYA SURVEYING AND MAPPING, INC.  
Land Surveyors & Mapper  
LB #8000  
CARLOS@CBSSERVICESMIAMI.COM  
13217 SW 46 LANE, MIAMI, FL. 33157  
(786) 290-4184

## LEGEND OF SURVEY ABBREVIATIONS

[illegible]

Survey is not covered by  
Professional Liability  
Insurance

ORIGINAL	
FIELD DATE	08-04-2023
REVISIONS:	11-02-2023
	01-24-2024

UDMS

DRAWN J.V.D. M.R  
SHEET No 1/1

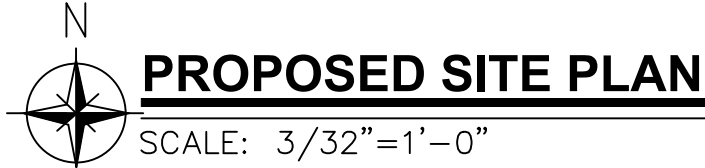
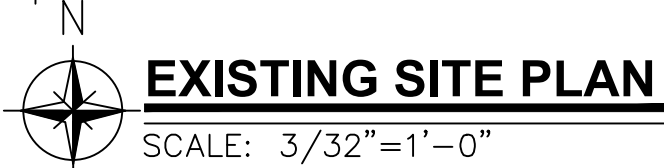
IOB No. :

JOB NO.:	
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23509-B

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[illegible]

**WOOD FENCE (TYP)**  
SECTION 1/A101  
SCALE: 1/2"=1'-0"

<b>LEGAL DESCRIPTION</b>
ABBR. LEGAL DESCRIPTION: LIBERIA 1-34 B LOT 24 BLK 8 PROPERTY USE: 08-03 MULTI-FAMILY 3 UNITS -TRIPLEX
<b>FLOOD DATA LEGEND</b>
HIGHEST CORN OF ROAD = +5.47' NGVD(29) ADJACENT GRADE ELEVATION = +6.25' NAVD OUTSIDE EQUIPMENT ELEVATION = +6.07' NAVD FLOOD ZONE AH BASE FLOOD ELEV. = 7' NAVD

SITE PLAN GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.
2. PROVIDE FULL SOD ALL AREAS NOT LANDSCAPED OR HARDSAPED.
3. EXTERIOR DECKS, DRIVEWAY, PORCH FLOORS, AND WALKWAYS TO BE SLOPED AWAY FROM THE BUILDING A MINIMUM SLOPE OF  $\frac{1}{8}$ " PER FOOT.

BUILDING:  
2020 FLORIDA BUILDING CODE 7TH EDITION – EXISTING BUILDING  
2020 FLORIDA BUILDING CODE 7TH EDITION – RESIDENTIAL  
2020 FLORIDA BUILDING CODE 7TH EDITION – BUILDING  
MECHANICAL:  
2020 FLORIDA BUILDING CODE 7TH EDITION – MECHANICAL  
ELECTRICAL:  
NATIONAL ELECTRIC CODE 2017

CLASSIFICATION OF WORK:  
ADDITION & INTERIOR RENOVATION LEVEL 1 IN DUPLEX

## EXTERIOR AND INTERIOR ALTERATION IN DUPLEX RESIDENCE

1. EXTERIOR ALTERATION
  - 1.1. LAUNDRY
    - 1.1.1. STRUCTURE SYSTEM AFTER THE FACT TO BE PERMITTED (AREA 167 SQ. FT.)
    - 1.1.2. DOOR AND WINDOWS AFTER THE FACT TO BE PERMITTED
    - 1.1.3. ROOF AFTER THE FACT TO BE PERMITTED
    - 1.1.4. WALLS AFTER THE FACT TO BE PERMITTED
2. INTERIOR ALTERATION (AFTER THE FACT TO BE PERMITTED)
  - 2.1. PARTITION WALLS AFTER THE FACT TO BE PERMITTED
  - 2.2. AHU AFTER THE FACT TO BE PERMITTED
  - 2.3. ELECTRICAL PANEL AFTER THE FACT TO BE PERMITTED
  - 2.4. CU AND AHU AFTER THE FACT TO BE PERMITTED
3. INTERIOR ALTERATION (PROPOSED)
  - 3.1. UNIT 1 & UNIT 2
    - 3.1.1. KITCHEN
      - 3.1.1.1. KITCHEN COUNTER AND CABINET TO BE REPLACED (SAME LOCATION)
      - 3.1.1.2. ELECTRICAL PANELS TO BE UPDATED (SAME LOCATION)
    - 3.1.2. BATHROOM
      - 3.1.2.1. PLUMBING FIXTURES TO BE REPLACED (SAME LOCATION)
      - 3.1.2.2. WALL AND FLOOR TILE TO BE REPLACED
    - 3.1.3. LAUNDRY ROOM (COMMON AREA)
      - 3.1.3.1. WASHER AND DRYER TO BE RELOCATED
      - 3.1.3.2. WATER HEATERS TO BE RELOCATED

A-101	EXISTING AND PROPOSED SITE PLAN
A-201	EXISTING, DEMO & PROPOSED FLOOR PLAN
A-301	ELEVATION
A-501	DETAIL & NOTES
S-101	GENERAL NOTES AND DETAILS
S-201	FOUNDATION
S-301	FRAMING ROOF FLOOR PLAN
M-101	MECHANICAL FLOOR PLAN
E-101	ELECTRICAL FLOOR PLAN
P-101	PLUMBING SANITARY FLOOR PLAN
P-102	PLUMBING WATER FLOOR PLAN

PROPERTY INFORMATION			
Folio	514204012120		
LOT OCCUPATION	REQUIRED	PROVIDED	
		SQ. FT.	
LOT AREA	6000 SF	4,200	100%
LOT COVERAGE (everything under roof)	40 % MAX.	2,599	62%
BUILDING SETBACK	REQUIRED	PROPOSED	
Front	20 FT. MIN	20.50 FT.	
Sides	5 FT. MIN	5.9 FT. & 7 FT	
Rear	15 FT. MIN	15 FT.	
Building height		12 FT.	
SITE AREA BREAKDOWN			S.F.
UNIT 1 FOOTPRINT			696
UNIT 2 FOOTPRINT			738
LAUNDRY ROOM FOOTPRINT			195
LAUNDRY ROOM FOOTPRINT (TO BE PERMITTED)			168
COVERED PORCH FOOTPRINT			98
<b>BUILDING FOOTPRINT</b>			<b>1,895</b>
CONCRETE PADS			832
CONCRETE PADS (TO BE PERMITTED)			103
<b>TOTAL</b>			<b>2,830</b>
PERVIOUS / IMPERVIOUS CALCULATIONS			S.F.
LOT AREA		4,200	100%
PERVIOUS		2,830	67%
IMPERVIOUS		1,370	33%

## INTERIOR RENOVATION IN EXISTING DUPLEX

2226 CODY ST # 1-3

[illegible]

EAL



ENGINEERING  
LIC No. 73987  
12095 NW 44 STREET  
SUNRISE FL 33323  
PH: (754) 245-1623  
COPYRIGHT RESERVED:  
THESE DRAWINGS AND DESIGNS ARE  
THE PROPERTY OF  
FERNANDO MARQUEZ, P.E.  
AND SHALL NOT BE REPRODUCED  
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DESIGNED AND THE SEALED AND  
THE SIGNATURE MUST BE  
FIXED ON ANY ELECTRONIC COPIES.

## REVISIONS

No	DATE	
1		
2		
3		

## DESCRIPTION

ate:

CT 2023

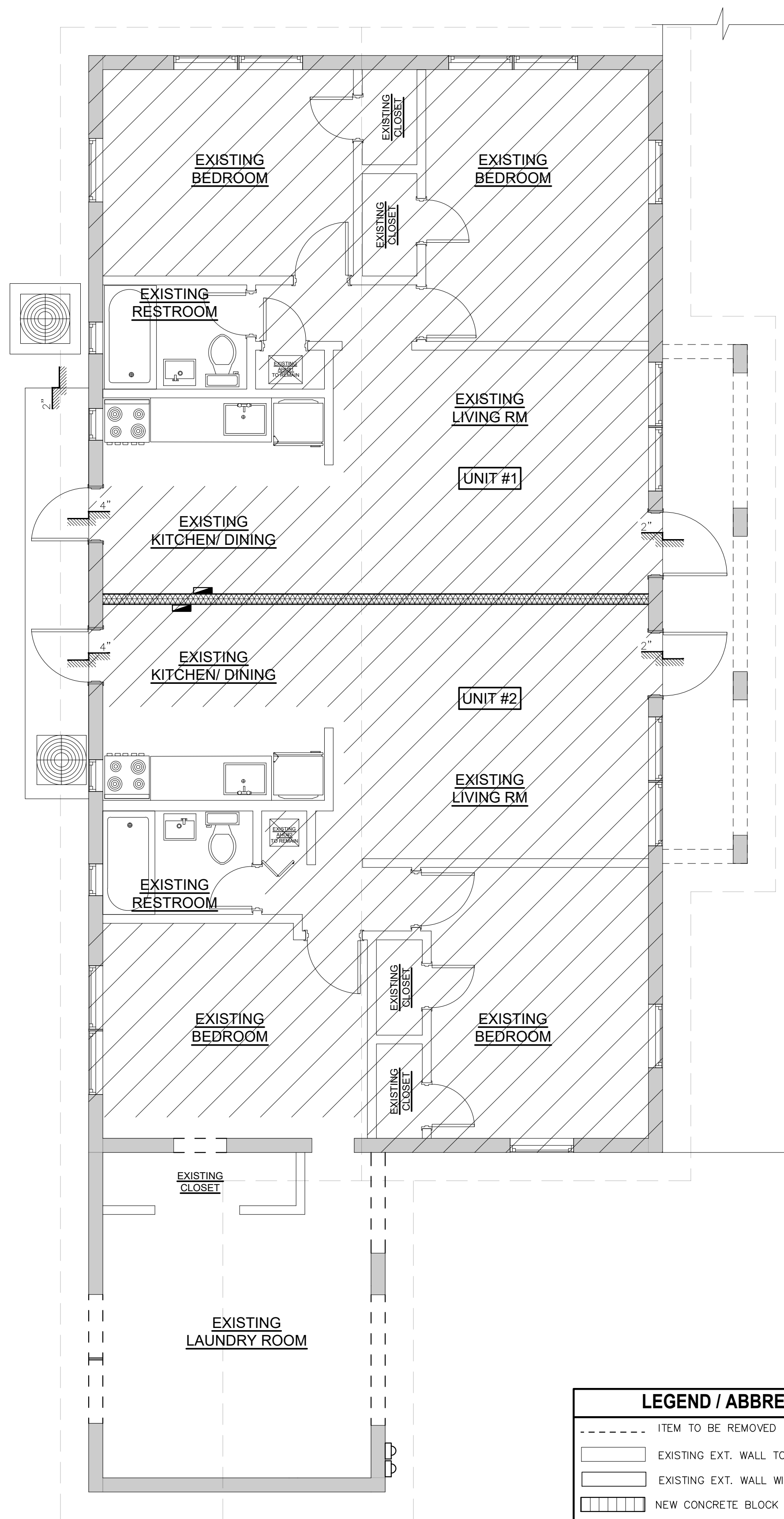
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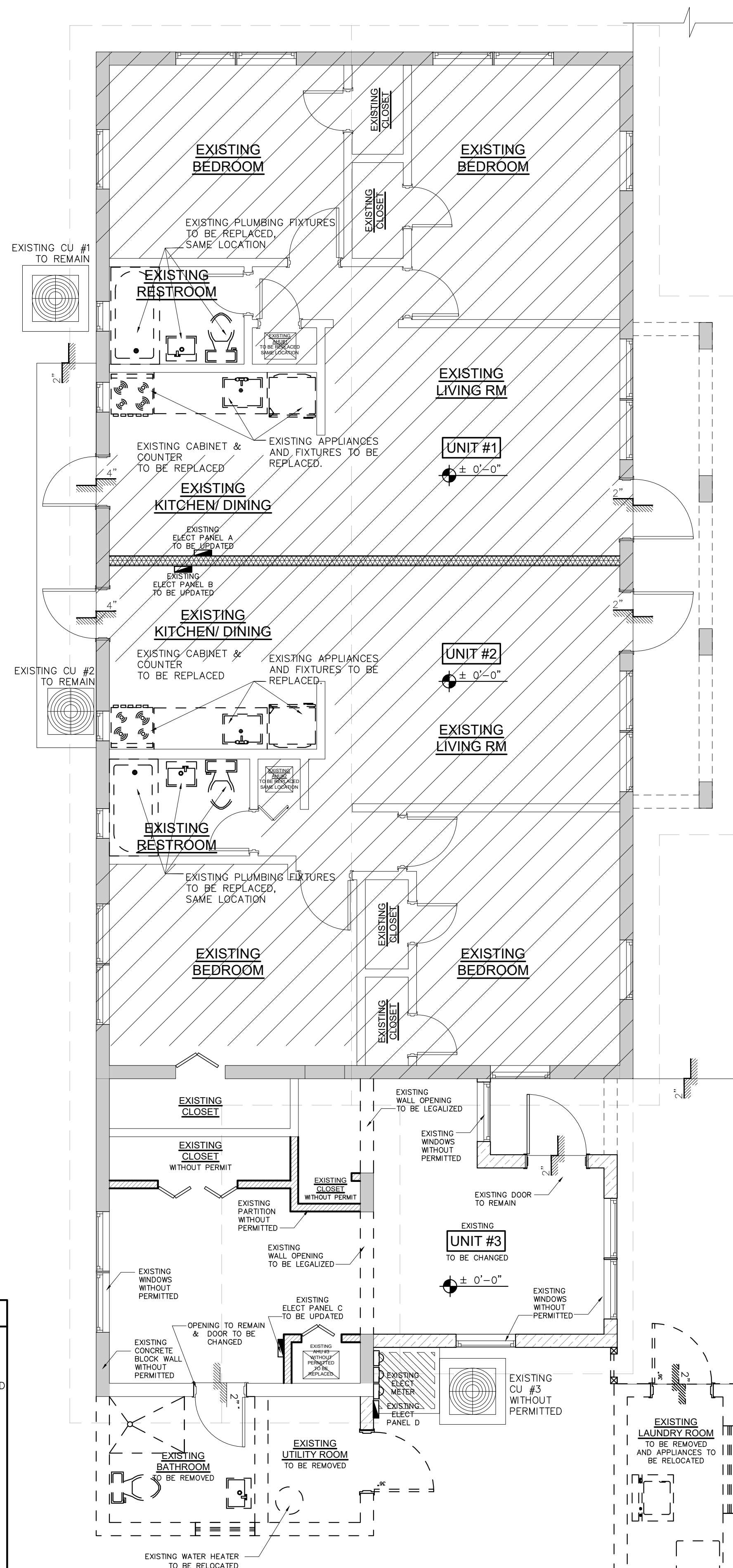
A-101





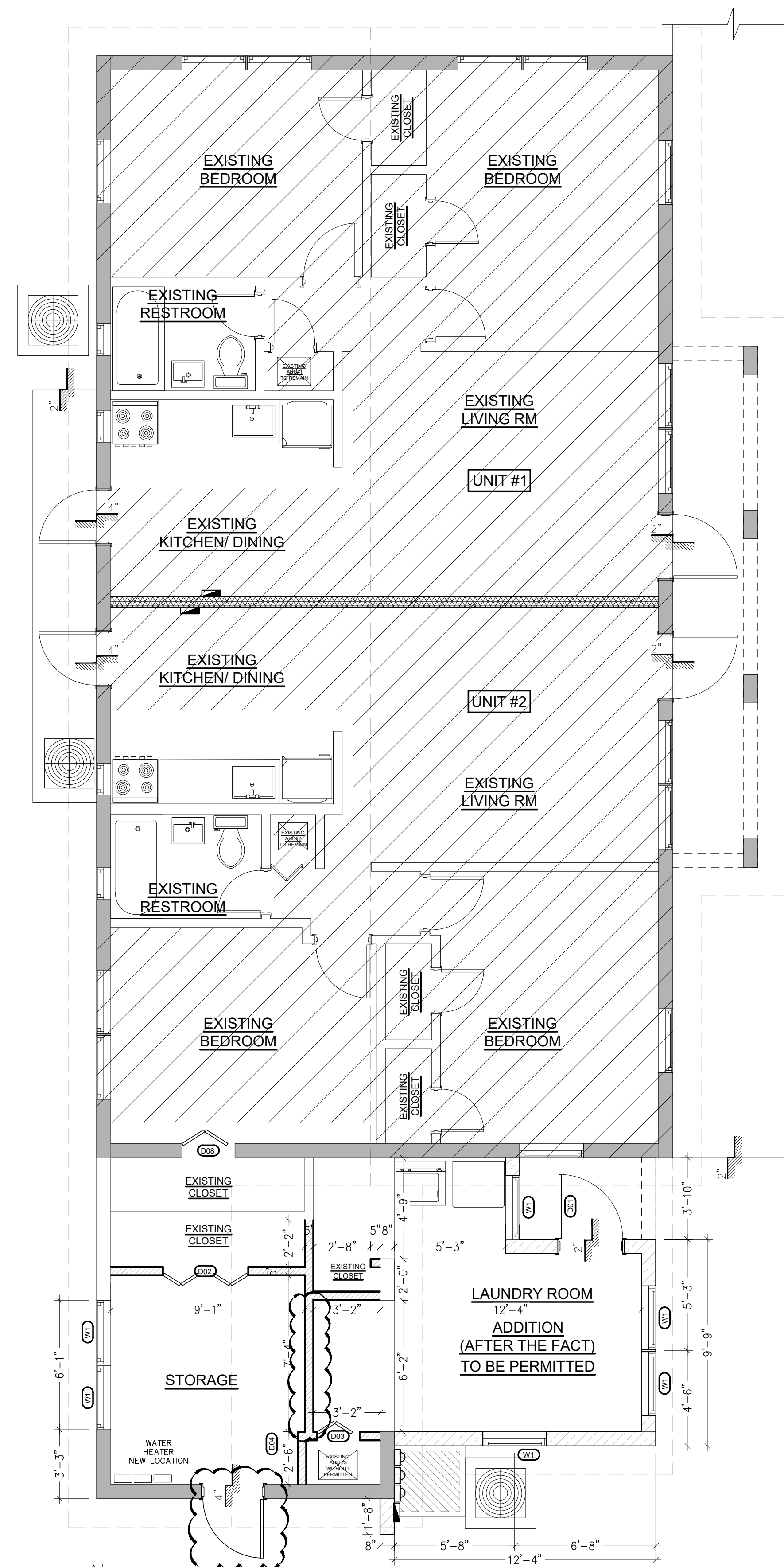
ORIGINAL FLOOR PLAN (PERMITTED)  
SCALE: 1/4" = 1'-0"

LEGEND / ABBREVIATION	
---	ITEM TO BE REMOVED
[Solid Line]	EXISTING EXT. WALL TO REMAIN
[Dashed Line]	EXISTING EXT. WALL WITHOUT PERMITTED
[Hatched Box]	NEW CONCRETE BLOCK WALL
[Dotted Box]	EXISTING PARTITION
[Cross-hatched Box]	PARTITION WITHOUT PERMIT
[Diagonal Hatched Box]	EXISTING FIRE WALL PARTITION
⊙	DOOR NO
△	WINDOW
⚡	E.P. ELECTRICAL PANEL
⊙	DETAIL NUMBER
⊙	PAGE NUMBER
⊙	PROJECT LEVEL
EXISTING AREA (NOT PART OF THIS PERMIT)	
(E) EXISTING	(REF) REFRIGERATOR
(R) RELOCATE	(SINK) KITCHEN SINK
(N) NEW	(N) NEW
(RP) REPLACED	(RP) REPLACED
LV LAVATORY	LV LAVATORY
WC WATER CLOSET	WC WATER CLOSET
TUB BATHTUB	TUB BATHTUB



EXISTING AND DEMO FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DATA
WORK AREA
BATHROOMS AREA EACH UNIT=33.45x2=66.90 Sq.Ft
KITCHEN AREA EACH UNIT= 33.14x2=66.28 Sq.Ft
NEW COMMON AREA= 367.88 Sq.Ft
TOTAL: 500.16 Sq.Ft



PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

#### CONTRACTORS NOTE:

- THE CONTRACTOR SHALL BE RESPONSIBLE TO PRESENT AND TO BE APPROVED NOA & SHOP DRAWING FOR WINDOWS, RAILING, HANDRAIL & EXTERIOR DOORS DURING THE CONSTRUCTION.
- ALL DIMENSIONS ARE TO BE FIELD VERIFIED IF ANY DISCREPANCIES ARE FOUND ENGINEER IS TO BE NOTIFIED.
- REFER TO STRUCTURAL DRAWINGS FOR REINFORCING SIZES, NOTES, AND SPECS. ON FOUNDATION, TIE COLUMNS, COLUMNS, SLABS, STRUCTURAL BEAMS, DROP BEAMS AND REINFORCED MASONRY.
- DO NOT FABRICATE ANY ITEMS REQUIRING FABRICATION UNTIL APPROVED PLANS BY CITY.

#### LIMITATION OF DRAWINGS:

THESE DRAWINGS DELINEATE THE SCOPE OF THIS PROJECT AND ESTABLISH THE PERFORMANCE STANDARD, WHICH SHALL BE REQUIRED BY THE GENERAL CONTRACTOR. PRIOR TO SUBMITTING BIDS, THE GENERAL CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS, EXISTING FACILITIES AND ALL BUILDING STRUCTURES, EXTENT OF WORK TO BE DONE AND ANY OTHER CONDITIONS WHICH MAY AFFECT WORK TO BE DONE, EQUIPMENT, MATERIALS AND LABOR REQUIREMENTS IN THE CONTEXT OF INSTALLATION AND OTHER CONSTRUCTION ASPECTS. THESE DRAWINGS MAY NOT BE COMPLETE. IF SUCH IS THE CASE, THE GENERAL CONTRACTOR MUST SUPPLEMENT THE DRAWINGS WITH FIELD INVESTIGATION NOTES PRIOR TO SUBMITTAL OF BIDS. THE GENERAL CONTRACTOR SHALL ANTICIPATE VARIATIONS OF ROUTINES AND CONSTRUCTION, TO AVOID CONFLICT WITH OTHER TRADES. THIS EXTRA WORK SHALL BE INCLUDED AS PART OF THE REQUIRED WORK AT NO ADDITIONAL COST TO THE OWNER. ALL WORK AND/OR MATERIALS REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT SHALL IN NO WAY CAUSE FOR ADDITIONAL COMPENSATION. IGNORANCE SHALL IN NO WAY RELIEVE THE GENERAL CONTRACTOR OF HIS OBLIGATION AND RESPONSIBILITIES AS ESTABLISHED UNDER THE CONTRACT DOCUMENTS.

## INTERIOR RENOVATION IN EXISTING DUPLEX

CLIENT: PROPEROUS RE LLC

PROJECT LOCATION: 2226 CODY ST # 1-3 HOLLYWOOD, FL 33020

SEAL



THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF FERNANDO MARREROZ, P.E. AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.

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#### REVISIONS

No	DATE	BY
1		
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3		

#### DESCRIPTION

Date:

OCT 2023

DRAW BY:



SHEET NO.

A-201