

PLANNING AND URBAN DESIGN DIVISION



File No. (internal use only): _____

PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



Tel: (954) 921-3471
Option 3

Schedule an appointment with
a planner for all submittals.

This application shall be
completed in full and
submitted with all applicable
documents digitally to the
Planning Division.



A complete PACO submittal includes: Application, Survey, Preliminary Site Plan, and Elevations.

An incomplete submittal will not be accepted. The deadline for all PACO submissions is the Monday before the meeting. All submittals shall be digital and consolidated as one PDF file (25 MB max.).

Site and Project Data

Proposed Project Name: POLK APARTMENTS

Proposed Project Address: 2455 Polk St., Hollywood, FL 33020

Folio Number(s): 514216016470

Proposed Project located within: ☐ CRA - Beach District ☐ CRA - Downtown District
☐ State Road 7 Corridor ☐ Other: _____

Land Use Designation: RAC Zoning District: MC-1

Gross Lot Area: 20,500 SF Net Lot area: 19,989 SF

Existing Use of Property: Residential

Existing Number of Units: 1 (Single Family) Existing Commercial Area: _____

Current Assessed Value of: Land: \$ 820,600 Building(s): \$ 0

Proposed Use: Residential

Total Number of Residential Units: 30 Units Average Size of Units: 735 SF

Estimated Average Sale Price/Rent per Unit: \$ _____ ☐ Sale ☐ Rent

Total Number of Hotel Rooms: _____ Average Size of Hotel Rooms: _____

Area of Commercial/Retail Use: N/A Area of Restaurant Use: N/A

Area of Office Use: N/A Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ N/A

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): N/A

Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ _____

Permitted Building Height: 45 FT. Proposed Building Height: 45 FT.

Required Setbacks: Front: 20 FT. Proposed Setbacks: Front: 20 FT.

Sides: 10 FT. Sides: 10 FT.

Rear: 20 FT. Rear: 20 FT.

Required Parking Spaces: 41 Proposed Parking Spaces: 48

Name of Developer/Property Owner: Mike Kaplun

Address of Developer/Property Owner: 1028 W Leland Ave Chicago IL 60640

Telephone: 312.927.9724 Fax: N/A Email Address: kaplun.mike@gmail.com

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

Telephone: _____ Email Address: _____

2600 Hollywood Blvd, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045

Phone (954) 921-3471, Option 3 • Email development@hollywoodfl.org

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

PRE-APPLICATION CONCEPTUAL OVERVIEW

Site and Project Description

Describe Existing Use of Property and Buildings (Example: Site currently contains 40 residential units for rent; 10,000 s.f. of retail; vacant lot; etc.) Use additional Sheets if Necessary.

Single Family Home

Describe all applicable requests for this project, such as variances, flex or reserve units, zoning changes, special exceptions, or incentives. If applicable, provide justification for each. Use additional sheets if necessary.

By Right Development of 30 unit multifamily building with 48 parking spots. 4 floors. 29,905 Square Foot.

Provide any additional information about the proposed project. Use additional sheets if necessary.

Ownership and Encumbrance Report

First American Issuing Office:

First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123

Customer Reference Number: 24-1223A

First American File Number: 110670961

Prepared For:

Snyder International Law Group, P.A.
21500 Biscayne Blvd Ste 401
Aventura, FL 33180

Legal Description:

Lot 7, in Block 17, of HOLLYWOOD LITTLE RANCHES, being a subdivision of all of Section 16, Township 51 South, Range 42 East, and Block 96 of the original Plat of Hollywood, according to the amended plat of HOLLYWOOD LITTLE RANCHES, as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

1. Grantee(s) In Last Deed of Record:

2455 Polk LLC, a Florida limited liability company

2. Encumbrances/Matters Affecting Title (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary)):

(X) Exhibit Attached () Exhibit Not Attached.

Type of Instrument

NONE

Recording Information

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 514216-01-6470 for tax year 2024

Gross Tax: \$ 17,186.23 PAID.

Unpaid Taxes for Prior Years: None

Customer Reference Number:
First American File Number: 110670961

Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from December 31, 2024 to March 03, 2025 at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of BROWARD County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

A handwritten signature in black ink, appearing to read "Michael Abbey", written in a cursive style.

Michael Abbey, as Sr. VP

Dated: 03/14/2025

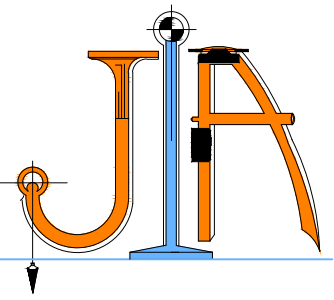


First American

First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123

Illegal Restrictive Covenants

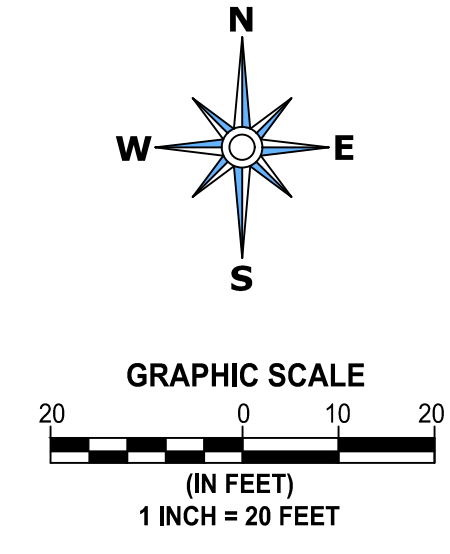
Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.



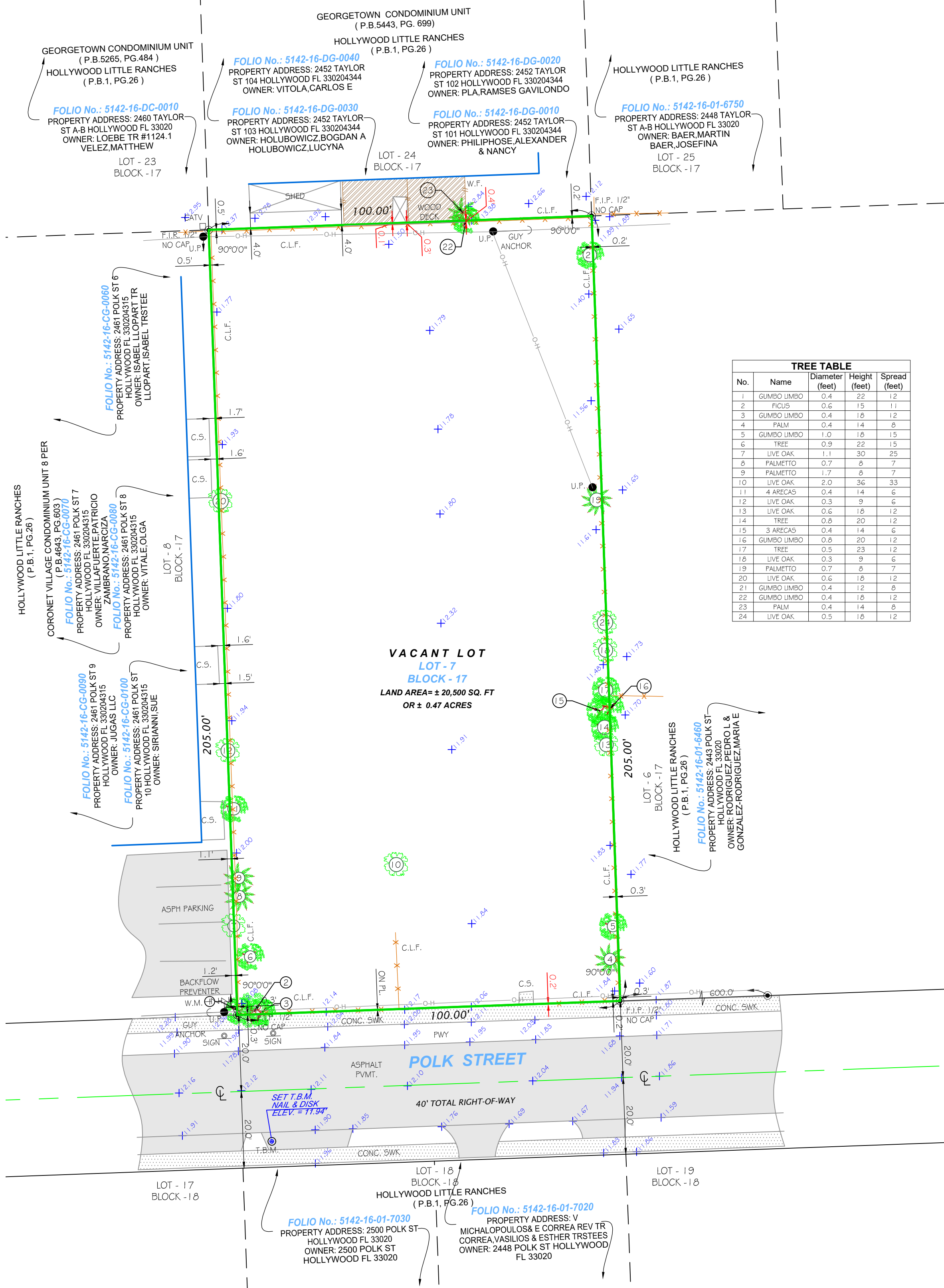
JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

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

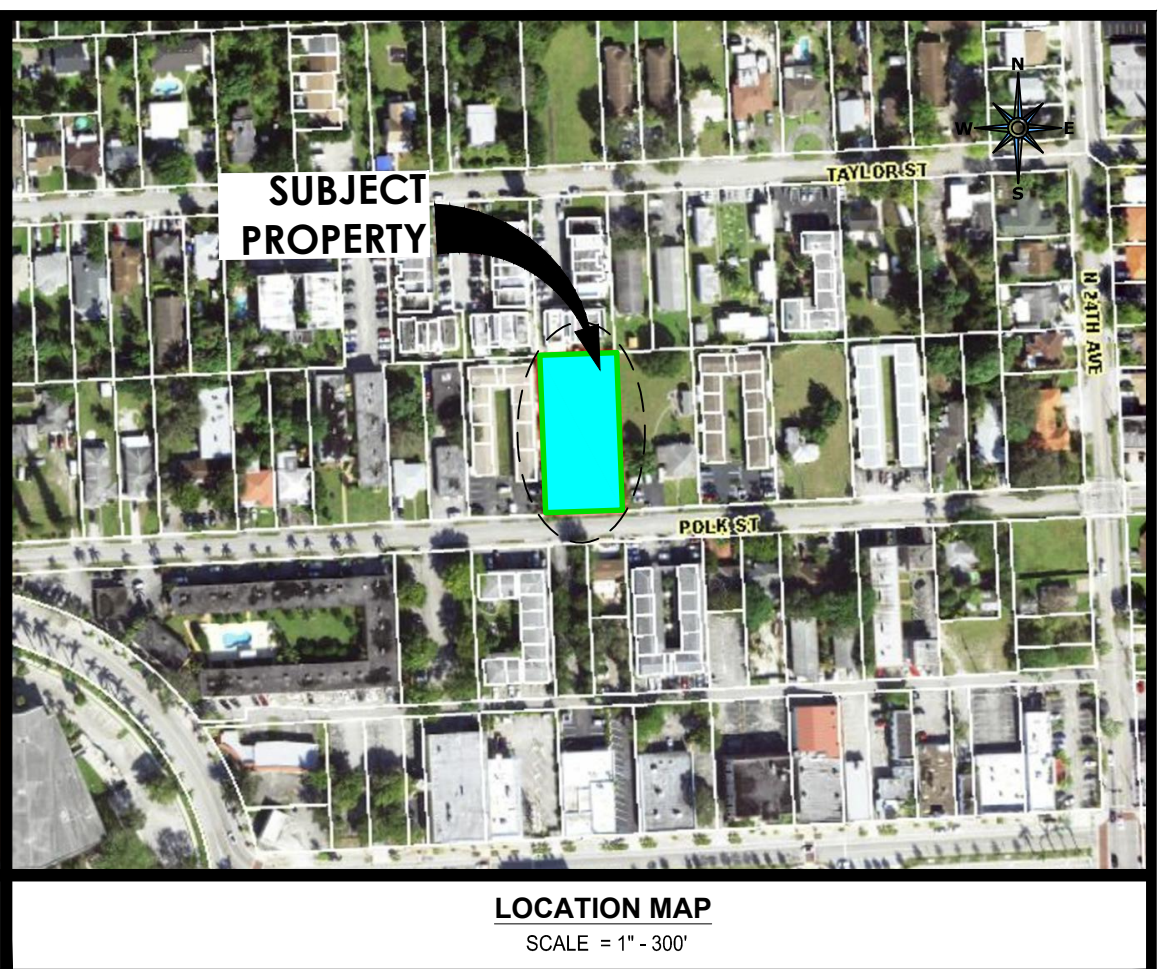
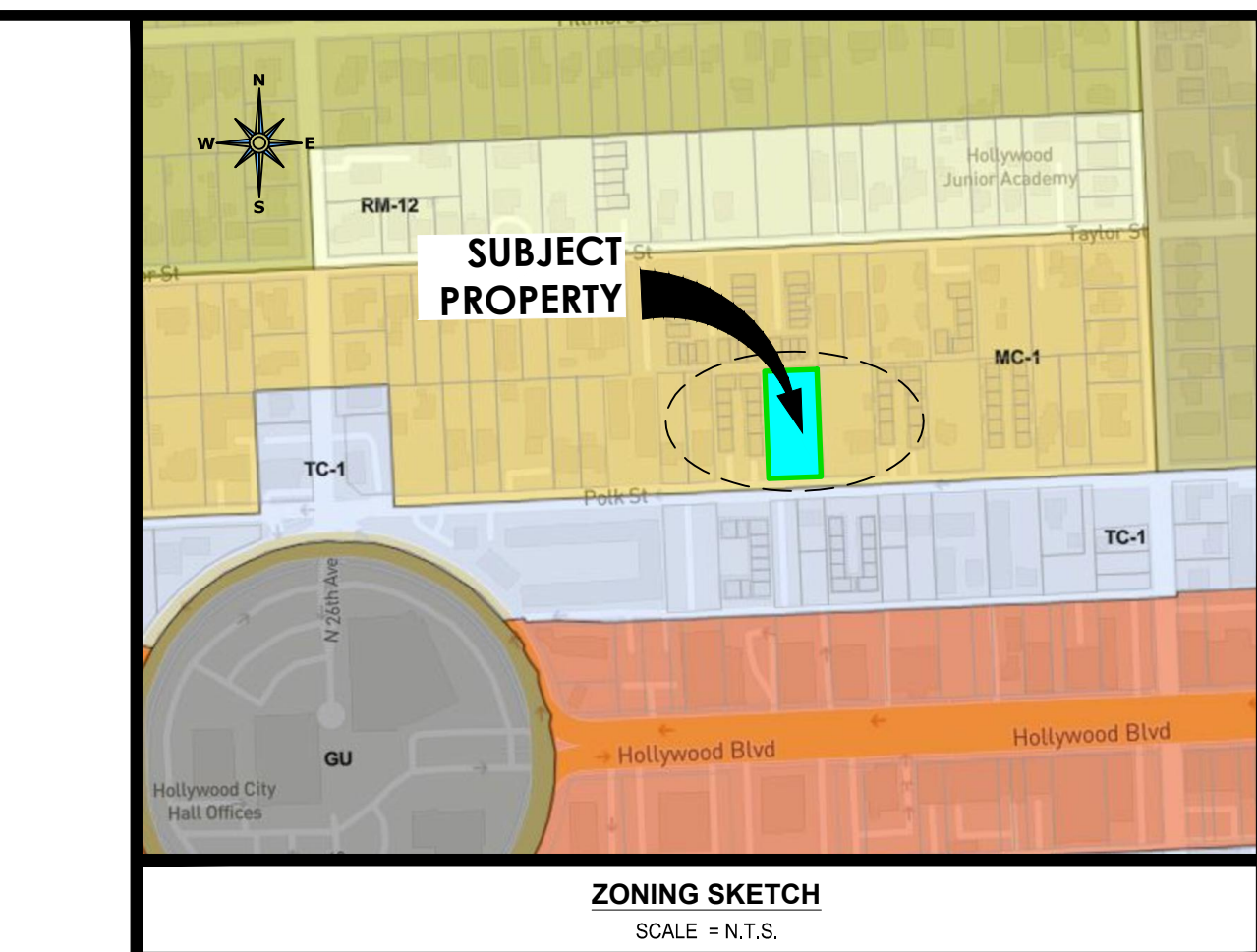
3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660



ALTA/NSPS LAND TITLE SURVEY



TREE TABLE				
No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
1	GUMBO LIMBO	0.4	22	12
2	FIGS	0.6	15	11
3	GUMBO LIMBO	0.4	15	12
4	PAU	0.4	14	8
5	GUMBO LIMBO	1.0	15	15
6	TREE	0.9	22	15
7	LIVE OAK	1.1	30	25
8	PALMETTO	0.7	8	7
9	PALMETTO	1.7	8	7
10	LIVE OAK	2.0	36	33
11	4 ARECAS	0.4	14	6
12	LIVE OAK	0.3	9	6
13	LIVE OAK	0.5	18	12
14	TREE	0.9	20	12
15	3 ARECAS	0.4	14	6
16	GUMBO LIMBO	0.9	20	12
17	TREE	0.5	23	12
18	LIVE OAK	0.3	9	6
19	PALMETTO	0.7	8	7
20	LIVE OAK	0.6	15	12
21	GUMBO LIMBO	0.4	12	8
22	GUMBO LIMBO	0.4	15	12
23	PALM	0.4	14	8
24	LIVE OAK	0.5	15	12



- ABBREVIATIONS:**
- A.C. AIR CONDITIONER PAD
 - A.E. ANCHOR EASEMENT
 - A.R. ALUMINUM ROOF
 - A.S. ALUMINUM SHED
 - ASPH. ASPHALT
 - B.C. BLOCK CORNER
 - B.M. BENCHMARK
 - B.O.B. BASIS OF BEARINGS
 - B.S.L. BUILDING SETBACK LINE
 - (C) CALCULATED
 - C.B. CATCH BASIN
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - CBW. CONCRETE BLOCK WALL
 - CH. CHORD
 - CHB. CHORD BEARING
 - CL. CLEAR
 - C.L.F. CHAIN LINK FENCE
 - C.M.E. CANAL MAINTENANCE EASEMENT
 - CONC. CONCRETE
 - C.P. CONCRETE PORCH
 - C.S. CONCRETE SLAB
 - C.U.P. CONCRETE UTILITY POLE
 - C.W. CONCRETE WALK
 - D.E. DRAINAGE EASEMENT
 - D.M.E. DRAINAGE MAINTENANCE EASEMENT
 - D.M.H. DRAINAGE MANHOLE
 - EB. ELECTRIC BOX
 - E.T.P. ELECTRIC TRANSFORMER PAD
 - ELEV. ELEVATION
 - F.H. FIRE HYDRANT
 - F.I.P. FOUND IRON PIPE
 - F.I.R. FOUND IRON ROD
 - F.F.E. FINISHED FLOOR ELEVATION
 - F.N.D. FOUND NAIL 4 DISK
 - F.B. FOUND NAIL
 - F.D.H. FOUND DRILL HOLE
 - I.C.V. IRRIGATION CONTROL VALVE
 - I.F. IRON FENCE
 - L. LENGTH OF ARC
 - LB. LICENSE BUSINESS
 - L.F. LIGHT POLE
 - L.F.E. LOWEST FLOOR ELEVATION
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - (M) MEASURED DISTANCE
 - M.D. MAIL BOX
 - M1. MANHOLE
 - M.F. METAL FENCE
 - N.A.P. NOT A PART OF
 - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - N.T.S. NOT TO SCALE
 - O.H.L. OVERHEAD UTILITY LINES
 - O.R.B. OFFICIAL RECORDS BOOK
 O.V.H. OVERHANG | P.V.M.T. PAVEMENT | P.L. PLASTER | P.L. PROPERTY LINE | P.C. POINT OF CURVE | P.T. POINT OF TANGENCY | P.O.C. POINT OF COMMENCEMENT | P.O.B. POINT OF BEGINNING | P.B. PLAT BOOK | P.G. PAGE | P.W. PARKWAY | P.R.M. PERMANENT REFERENCE MONUMENT | P.L.S. PROFESSIONAL LAND SURVEYOR | (R) RECORDED DISTANCE | R.R. RAIL ROAD | R.S. RESIDENCE | R.W. RIGHT-OF-WAY | RGE. RANGE | SEC. SECTION | SITY. STORY | SWK. SIDEWALK | S.I.P. SET IRON PIPE | S.P. SCREENED PORCH | T. TANGENT | T.B. TELEPHONE BOX | T.S.B. TRAFFIC SIGNAL BOX | T.S.P. TRAFFIC SIGNAL POLE | TWP. TOWNSHIP | UTL. UTILITY | U.P. UTILITY POLE | W.M. WATER METER | W.V. WATER VALVE | W.F. WOOD FENCE | & ZELIA |

- SURVEYOR'S CERTIFICATE:**
1. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
 2. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 3. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 4. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 5. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 6. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 7. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 8. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 9. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 10. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 11. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 12. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 13. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 14. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 15. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 16. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 17. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 18. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 19. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 20. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 21. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 22. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 23. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
 24. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR

- LEGAL DESCRIPTION:**
- THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
- LOT 7, IN BLOCK 17, OF HOLLYWOOD LITTLE RANCHES, BEING A SUBDIVISION OF ALL OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AND BLOCK 96 OF THE ORIGINAL PLAT OF HOLLYWOOD, ACCORDING TO THE AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- TITLE COMMITMENT NOTES:**
- THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY.
- THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-4 OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 110496967, ISSUING OFFICE FILE NUMBER: 24-1223, DATED SEPTEMBER 27, 2024 AT 8:00 A.M.
- ITEM No. 9: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGES 26, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C) DOES AFFECTS THE PROPERTY, LOT LINES & ROAD LINES AS SHOWN ON PLAT.
- ITEM No. 10: RESOLUTION NO. 20-02-27 AS RECORDED IN INSTRUMENT NO. 117259880, DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE.

FIRST AMERICAN TITLE INSURANCE COMPANY 2455 POLK STREET HOLLYWOOD, FLORIDA 33020 BASED UPON TITLE COMMITMENT ISSUING OFFICE FILE NUMBER: 24-1223 COMMITMENT NUMBER: 110496967 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2024 AT 8:00 AM		JOHN IBARRA & ASSOC., INC. Professional Land Surveyors & Mappers 777 N.W. 72nd AVENUE, SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 262-0400	
SURVEYOR'S CERTIFICATION TO: FIRST AMERICAN TITLE INSURANCE COMPANY, LAES LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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)-1),8,9,13,16,19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 21, 2024.		Project Address: 2455 POLK STREET HOLLYWOOD, FL. 33020	
11/21/2024 JOHN IBARRA (DATE OF SURVEY) 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 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.		Project Location: BROWARD COUNTY SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST	
		Folio Number: 5142-16-01-6470	
		Drawn By: LK	
		Job Number: 24-001446-1	
		LB 7806 SEAL	

POLK STREET APARTMENTS

2455 POLK ST.
HOLLYWOOD, FL 33020

LEGAL DESCRIPTION
LOT 7, IN BLOCK 17, OF HOLLYWOOD LITTLE RANCHES, BEING A SUBDIVISION OF ALL OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AND BLOCK 96 OF THE ORIGINAL PLAT OF HOLLYWOOD, ACCORDING TO THE AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

OWNER
2455 POLK LLC
1028 W LELAND AVE.
CHICAGO, IL 60640

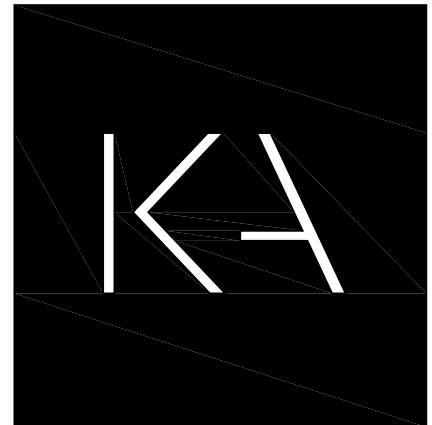
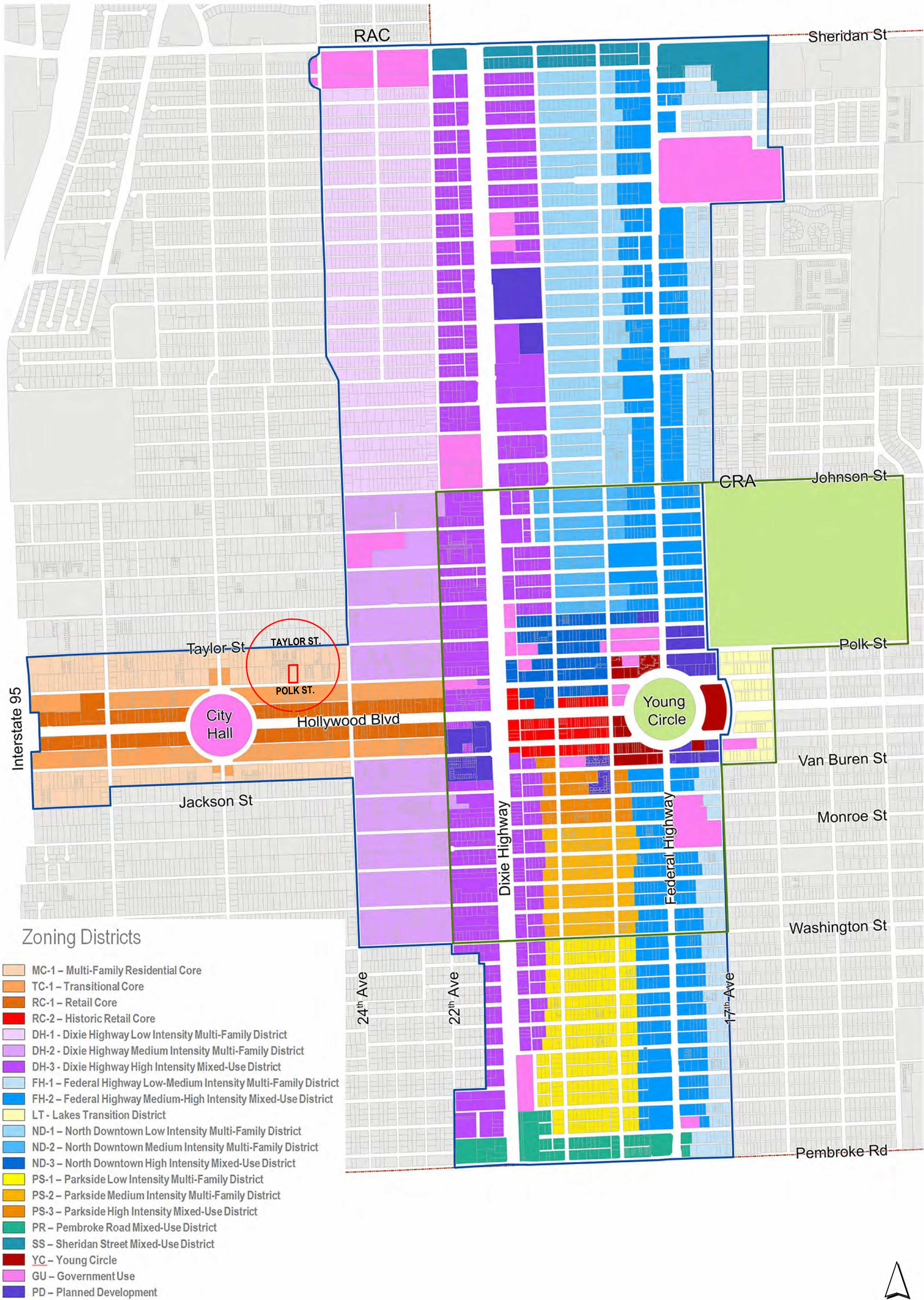
ARCHITECT
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: Mr. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019
PHONE: (954)-920-5746
FAX: (954)-926-2841
EMAIL: joseph@kallerarchitects.com

SURVEYOR
JOHN IBARRA & ASSOC., INC.
ADDRESS: 777 N.W. 72nd AVENUE, SUITE 3025
MIAMI, FL 33126
PHONE: (305)-262-0400

PACO • 03/10/25
PRE TAC • 04/07/25
FINAL TAC • T.B.D.
P&D BOARD • T.B.D.

ARCHITECTURE	
A-0.0	COVER
A-R.1	AERIAL RENDERING 1
A-R.2	AERIAL RENDERING 2
A-R.3	AERIAL RENDERING 3
A-R.4	AERIAL RENDERING 4
A-0.1	SITE DATA / AREA CHART
A-0.2	FAR DIAGRAM CALCULATION
A-0.3	OPEN SPACE CALCULATION / DEDICATION & TRAFFIC PLAN
A-1.1	GROUND FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD & FORTH FLOOR PLAN
A-1.4	TERRACE FLOOR PLAN
A-2.1	FRONT & REAR FACADE ELEVATIONS
A-2.2	EAST & WEST SIDE ELEVATIONS
A-3.1	DETAILS

RAC



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



PROJECT TITLE
POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

SHEET TITLE
COVER / LOCATION MAP

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.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

SHEET
A-0.0



SEAI

Copy the C

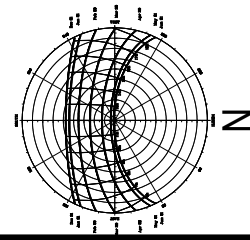
ICT

REVISIONS

ing bids.

SHEET

school us



ZONING INFO

Municipal Future Land Use:	Regional Activity Center (RAC)
Zone:	MC-1
Existing Building Use:	RESIDENTIAL LOT
Existing Land Use:	Residential
County Future Land Use:	Regional Activity Center
Allowed Use(s) - Primary:	Residential, Civic, Educational

New Flood Zone:	X - 0.2% Annual Chance Flood Hazard
New NAVD 88 Elevation:	N/A
Old Flood Zone:	X

Future Conditions 100-Year Flood Elevation (Feet NAVD88)
Elevation: 13.5

Maximum Lot Coverage:	N/A
Maximum Building Height:	45 ft
Maximum Height - Stories:	4
Floor Area Ratio (FAR):	1.50
Maximum Built Area Allowed:	30,000 ft²
Minimum Open Space:	25%
Maximum Residential Area Allowed:	30,000 ft²
Residential Units Allowed:	Unlimited

Minimum Primary Frontage Setback:	20.00 ft
Minimum Side Setback:	10.00 ft
Minimum Rear Setback:	20.00 ft
Minimum Water Setback:	N/A

SETBACK REQUIREMENTS

Front:	20 feet
Interior:	10 feet
Alley:	20 feet

Amount of Required Off-Street Parking

Units of one bedroom or less;

1 space per unit; Units exceeding one bedroom
(including dens): 1.5 space per unit; plus 1 space
per 10 units for guest parking

Multiple Family or Apt./Hotel Bldg:
50-100 Units - 1 space + 1 space for each
additional 100 units or major fraction.

514216016470

LOT 7, IN BLOCK 17, OF HOLLYWOOD LITTLE RANCHES, BEING A SUBDIVISION OF ALL OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AND BLOCK 96 OF THE ORIGINAL PLAT OF HOLLYWOOD, ACCORDING TO THE AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF

Allowed:	45 ft
Proposed:	45 ft

Allowed:	30,000 sf (1.50)
Proposed:	29,571 sf (1.49)

Minimum:	25% (5,000 sf)
Proposed:	25.99% (5,198 sf)

Minimum:	20'-0"
Proposed:	20'-0

Minimum:	20'-0"
Proposed:	20'-0"

Minimum:	10'-0"
Proposed:	10'-0"

Rear Setback:

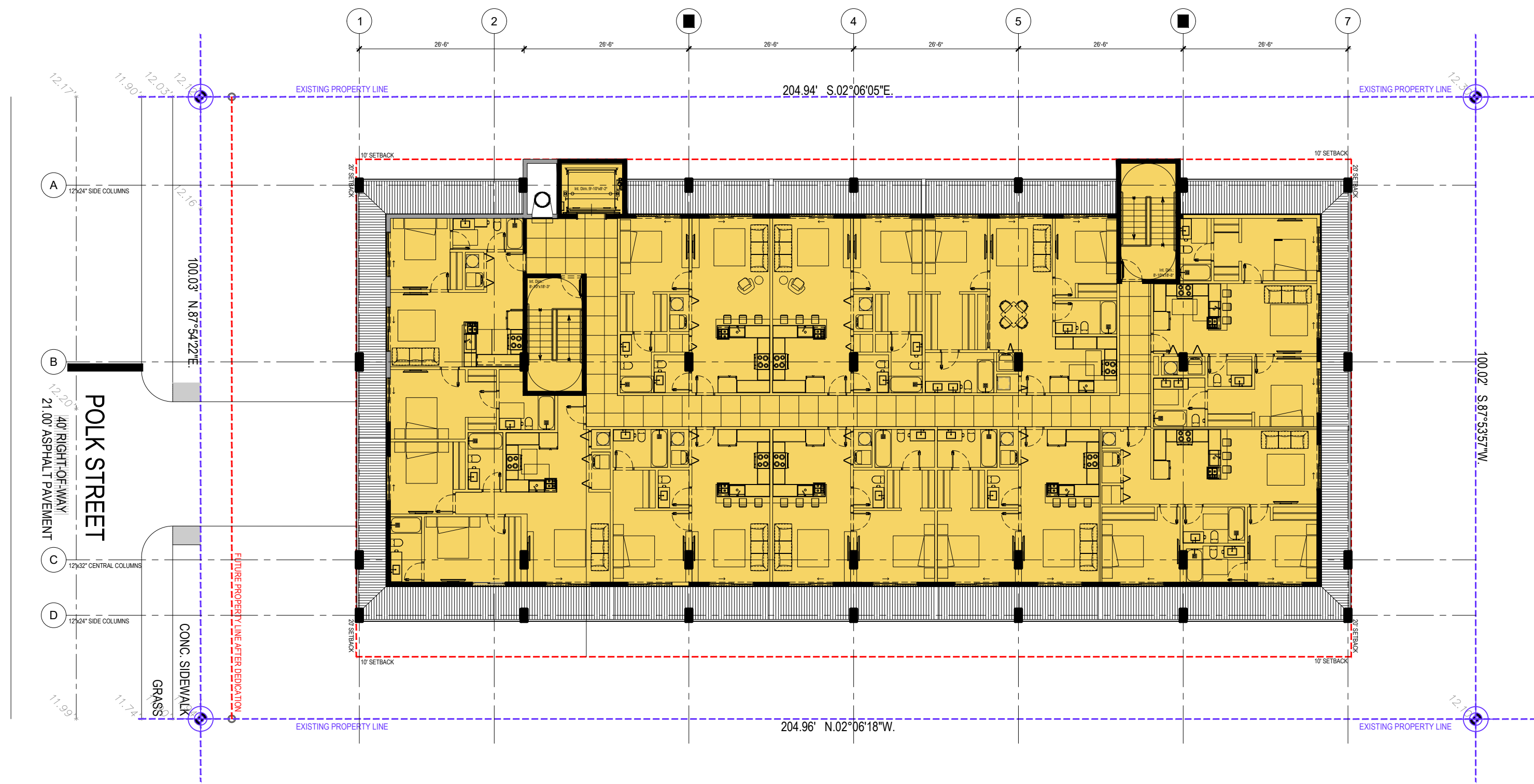
Minimum:	20'-0"
Proposed:	20'-0"

Minimum:	10'-0"
Proposed:	10'-0"

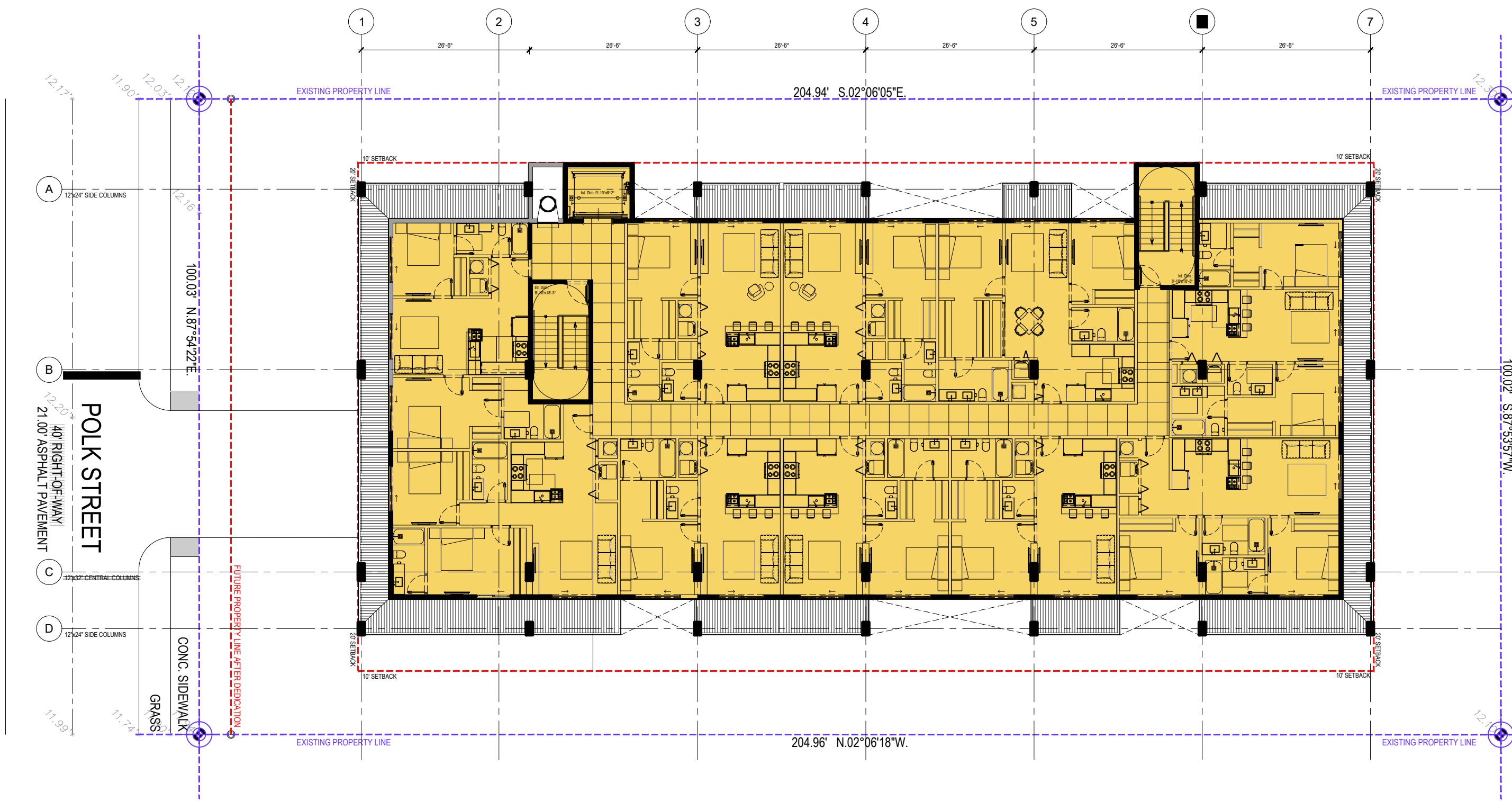
One Bed Unit (15un x 1):	15 spaces
Two Bed (15un x 1.5):	23 spaces

TYPE	TAG	A/C AREA	TERRACE	SELLABLE AREA	QTY.	%	REQ. PARKING
ONE BED	A1	716.75	133.43	850.18	1	3.33333	1
	A2	711.05	138.65	849.70	1	3.33333	1
	A3	654.65	145.13	799.78	1	3.33333	1
	A4	676.21	148.95	825.16	1	3.33333	1
	A5	675.14	150.60	825.74	1	3.33333	1
ONE BED	A6	716.75	77.78	794.53	2	6.66667	2
	A7	711.05	77.78	788.83	2	6.66667	2
	A8	654.65	77.78	732.43	2	6.66667	2
	A9	676.21	77.78	753.99	2	6.66667	2
	A10	675.14	81.32	756.46	2	6.66667	2
TWO BED	B1	817.63	331.55	1149.18	1	3.33333	1.5
	B2	910.11	347.52	1257.63	1	3.33333	1.5
	B3	891.89	353.88	1245.77	1	3.33333	1.5
	B4	883.65	326.48	1210.13	1	3.33333	1.5
	B5	907.96	179.34	1087.30	1	3.33333	1.5
TWO BED	B6	817.63	331.55	1149.18	2	6.66667	1.5
	B7	910.11	347.52	1257.63	2	6.66667	1.5
	B8	891.89	281.72	1173.61	2	6.66667	1.5
	B9	883.65	326.48	1210.13	2	6.66667	1.5
	B10	907.96	63.95	971.91	2	6.66667	1.5

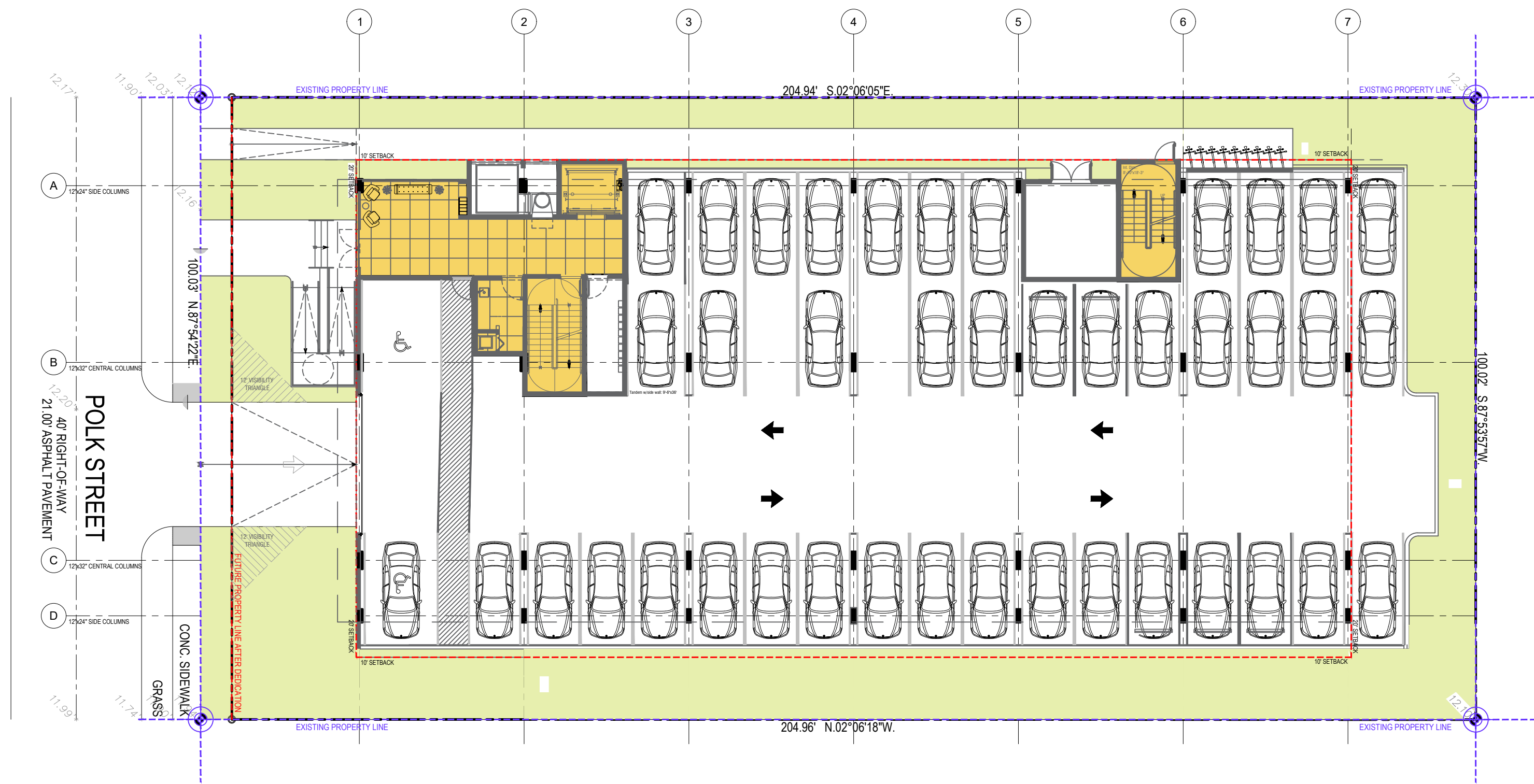
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
2. SUBJECT BUILDING TO BE GREEN CERTIFIED THROUGH THE FLORIDA GREEN BUILDING COALITION CERTIFICATION PROCESS (GREEN GLOBE).
3. MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYING WITH NFPA 72 (2016 EDITION). 80A SYSTEM MAY BE REQUIRED.
4. PER NFPA 1, 12.3.2.1 A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.
5. PER SECTION 7.1.1 PROVIDED TANDEM SPACE (VERTICAL OR HORIZONTAL) SHALL BE ASSIGNED TO AND FOR THE SOLE USE OF A SINGLE UNIT; NOT TO INCLUDE REQUIRED GUEST SPACES.
6. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS ARTICLE 8.0.
7. ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
8. MAXIMUM 0.5 FOOT CANDLE LEVEL AT ALL PROPERTY LINES.
9. ALL ROADS ADJACENT TO THE PROJECT AREA WILL BE FULLY MILLED AND RESTORED.
10. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I/J, OR V LICENSE PER FS 633.102.
11. NO SECURITY GATES TO BE INSTALLED AT THE DRIVEWAY ENTRANCE / EXIT.



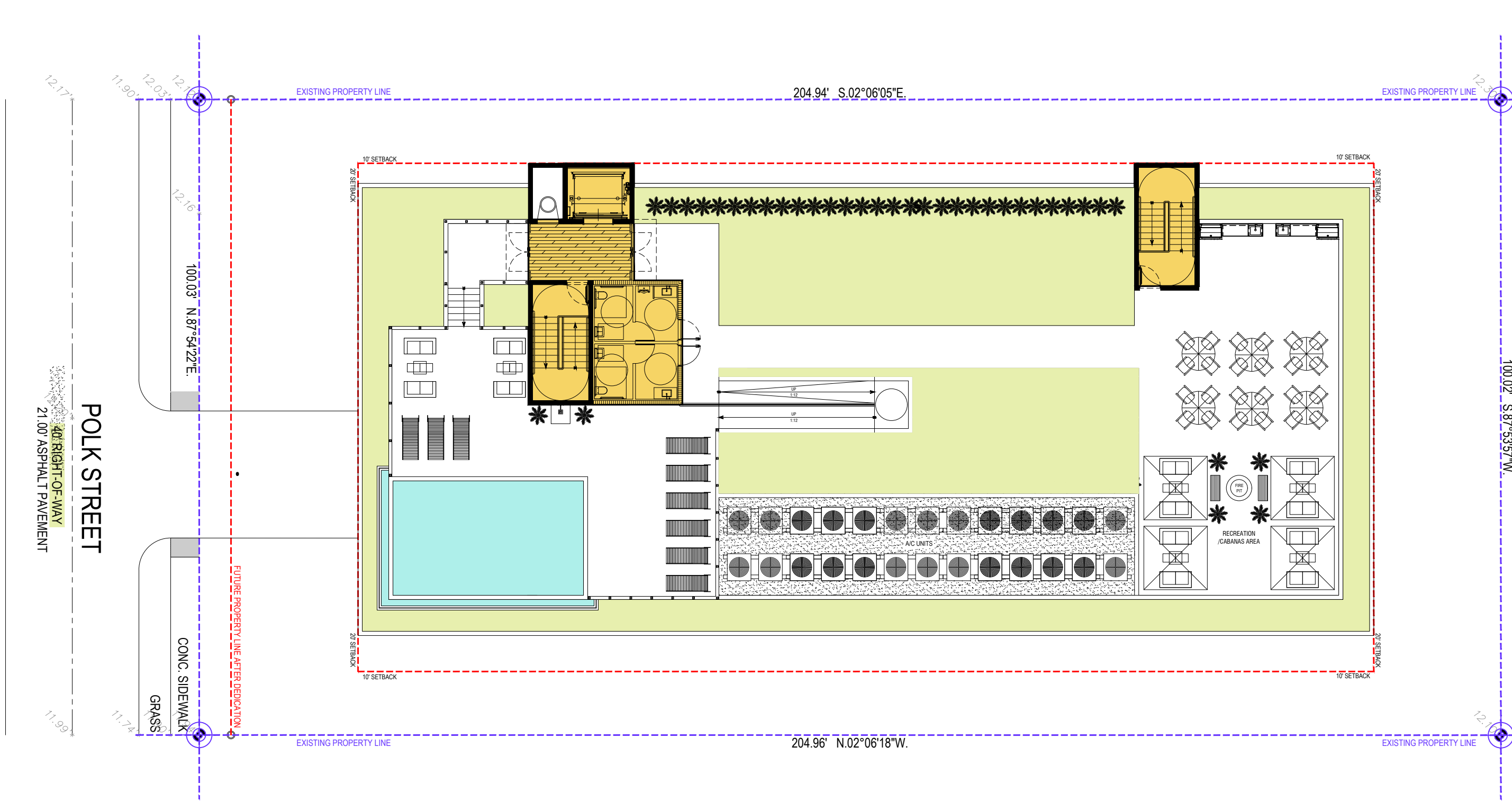
2ND FLOOR PLAN - FAR: 9,175 SF



3RD & 4TH FLOOR PLAN - FAR: 9,175 SF x 2 = 18,348 SF



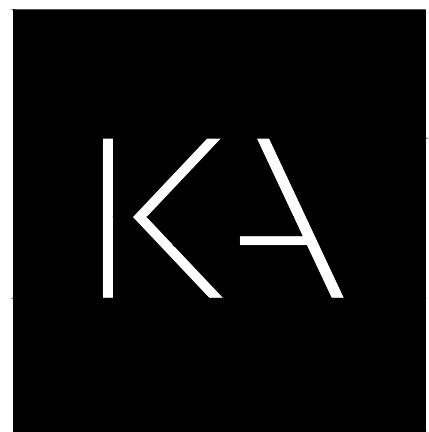
GROUND FLOOR - FAR: 1,114 SF



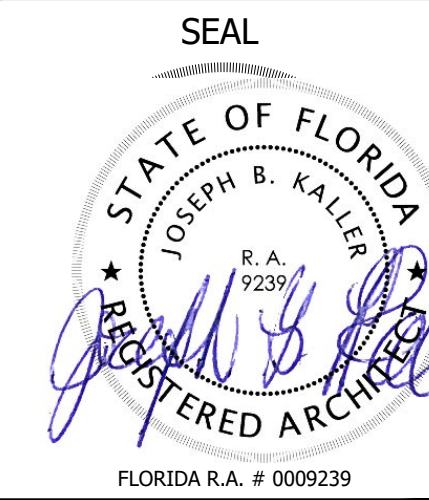
TERRACE - FAR: 881 SF

1 FAR DIAGRAM CALCULATION
1/16" = 1'-0"

TOTAL FAR ALLOWED: 30,000 SF (1.5) TOTAL FAR PROPOSED: 29,571 SF / 20,000 SF (1.48)



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



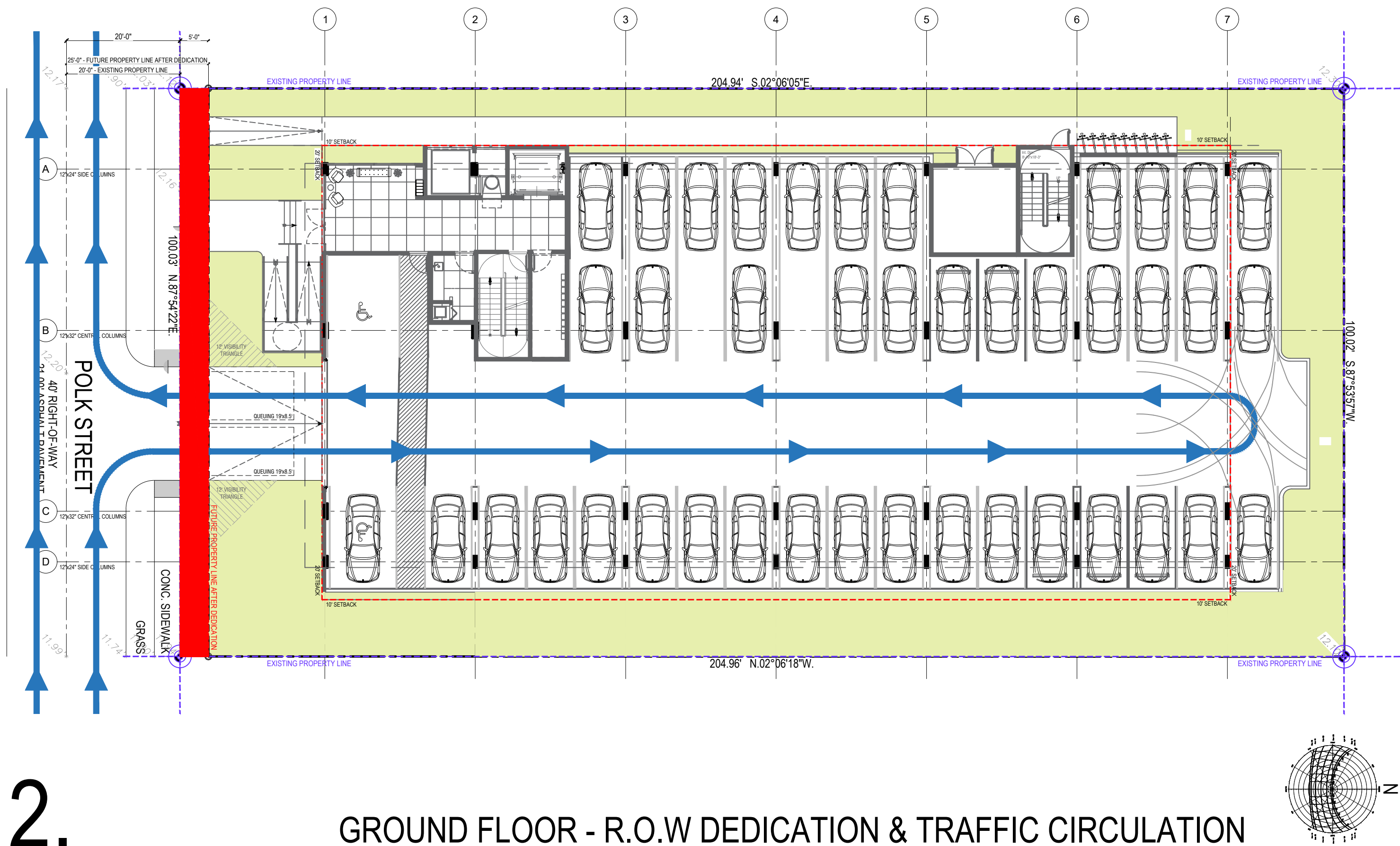
PROJECT TITLE
POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
FAR DIAGRAM CALCULATION

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

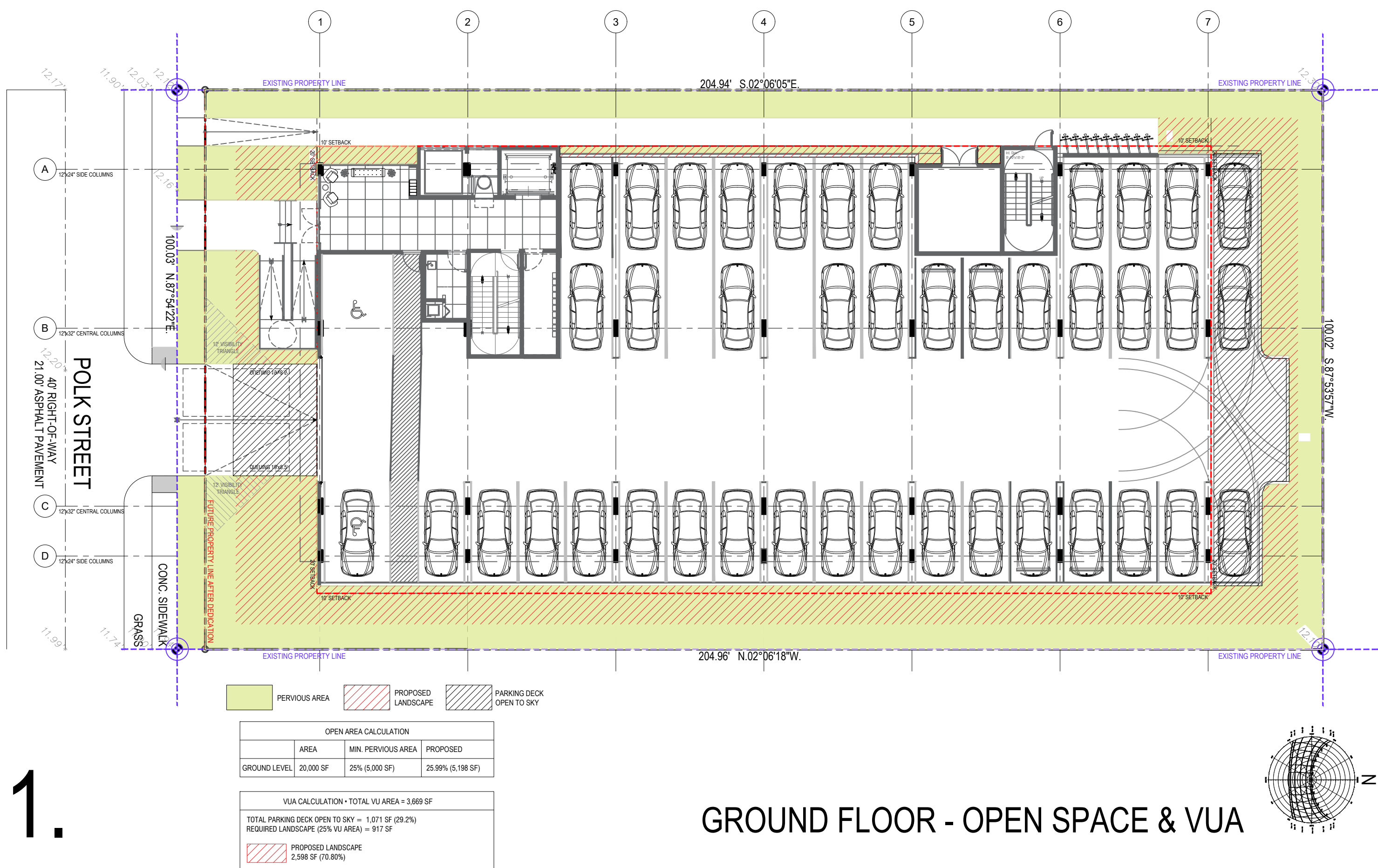
SHEET
A-0.2



2.

GROUND FLOOR - R.O.W DEDICATION & TRAFFIC CIRCULATION

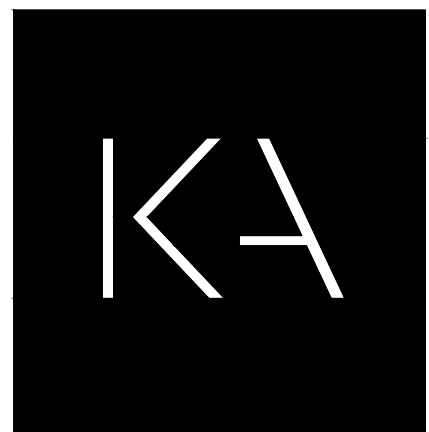
2 DEDICATIONS DIAGRAM & TRAFFIC STUDY
1/16" : 1'-0"



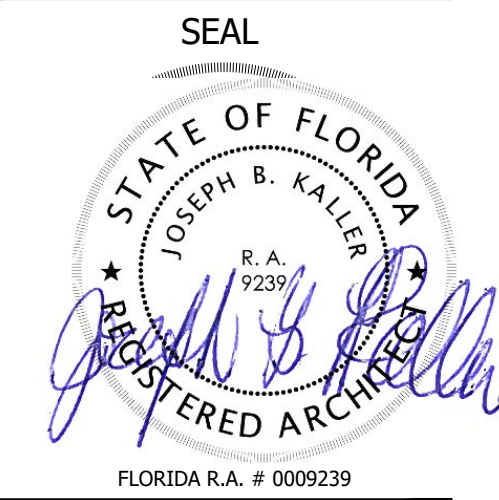
1.

GROUND FLOOR - OPEN SPACE & VUA

1 OPEN SPACE CALCULATION & VUA
1/16" : 1'-0"



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



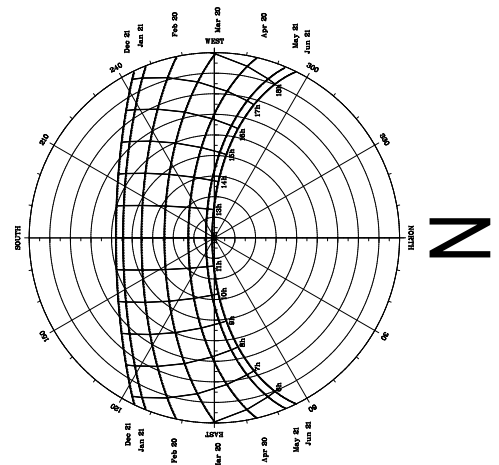
PROJECT TITLE
POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
OPEN SPACE CALCULATION
DEDICATION & TRAFFIC STUDY

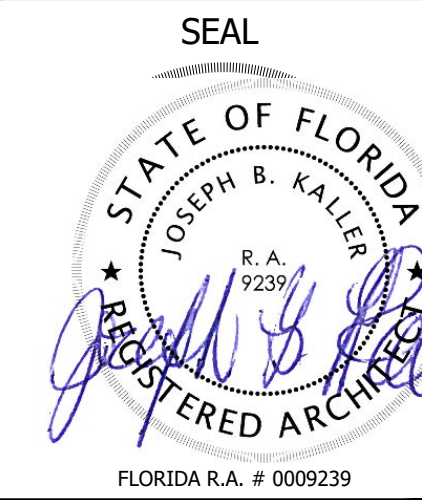
REVISIONS
No. DATE DESCRIPTION

PROJECT No.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

SHEET
A-0.3



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



PROJECT TITLE
POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

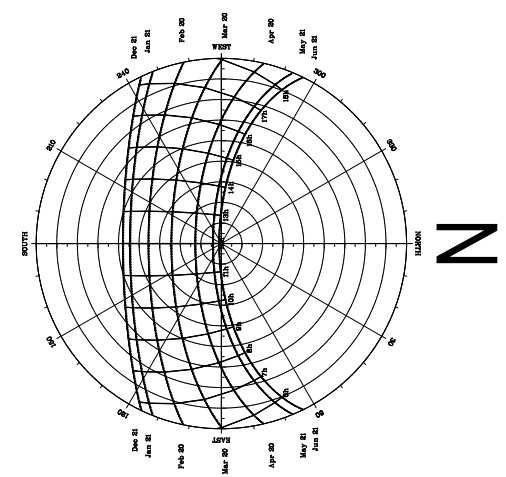
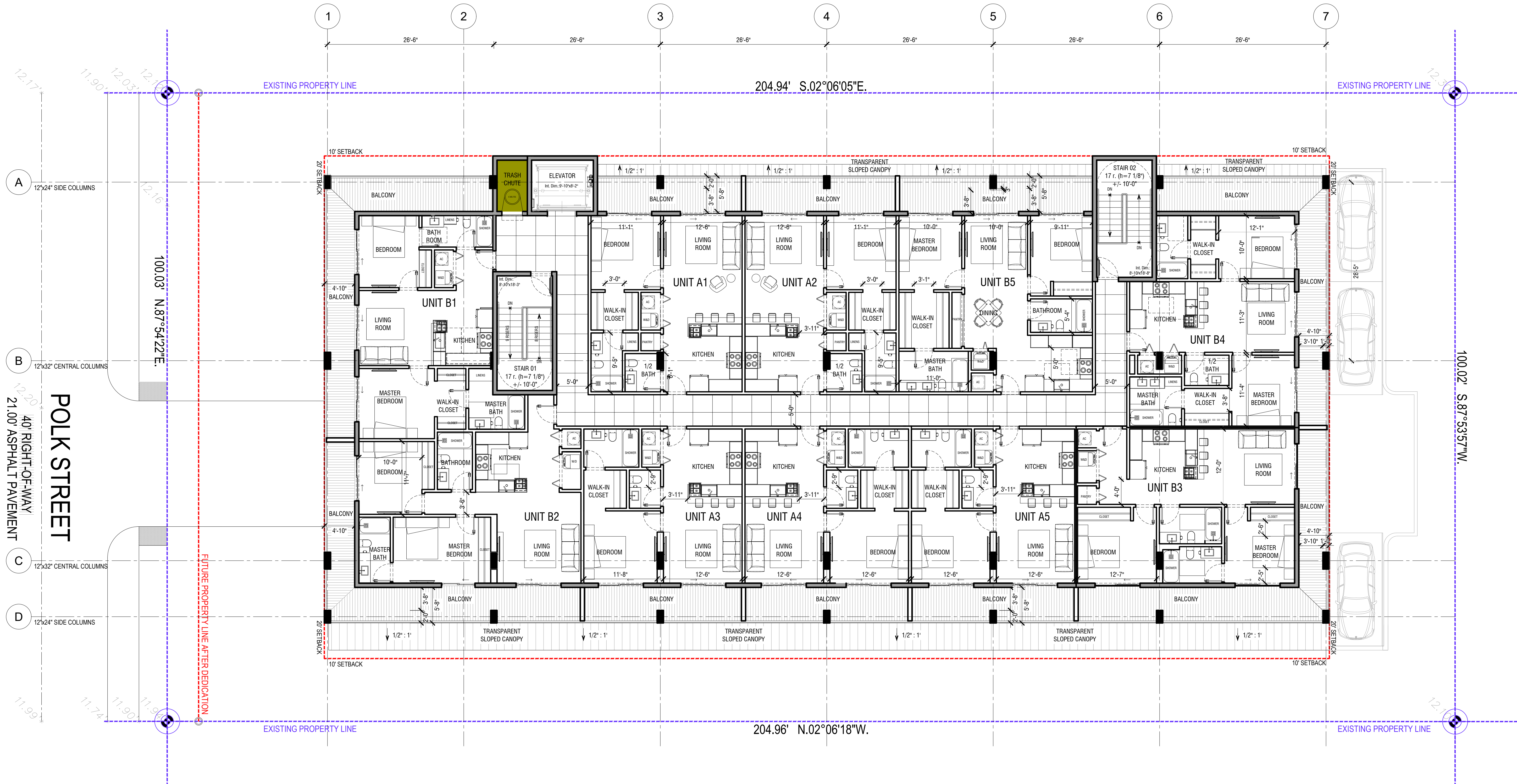
SHEET TITLE
SCHEMATIC DESIGN PACKAGE
GROUND FLOOR

REVISIONS
No. DATE DESCRIPTION

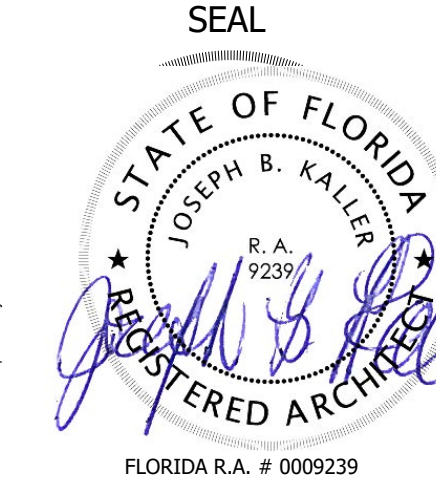
PROJECT No.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

SHEET
A-1.1

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.



Kaller Architecture
AA# 26001312
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
2ND LEVEL FLOOR

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.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

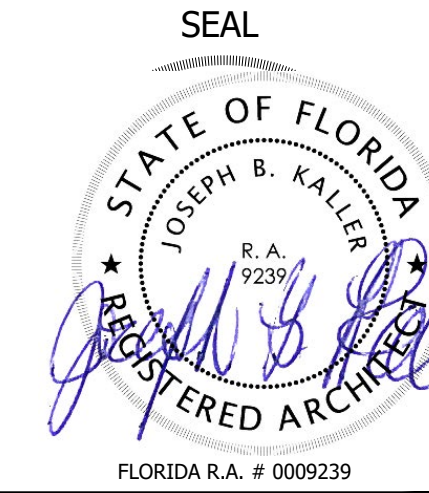
SHEET
A-1.2



KallArchitecture

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

www.kallerarchitects.com



POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

PROJECT TITLE

SCHEMATIC DESIGN PACKAGE
3RD & 4TH LEVEL FLOOR

SHEET TITLE

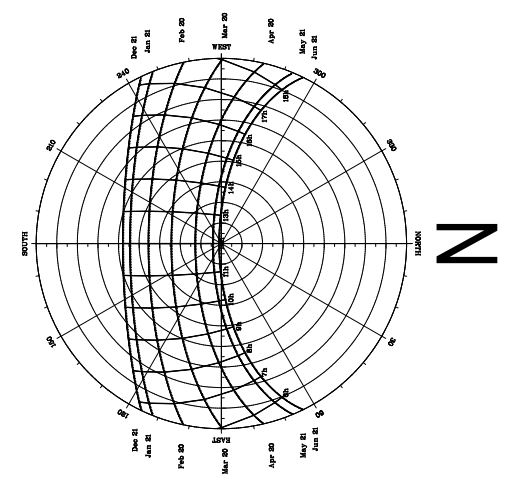
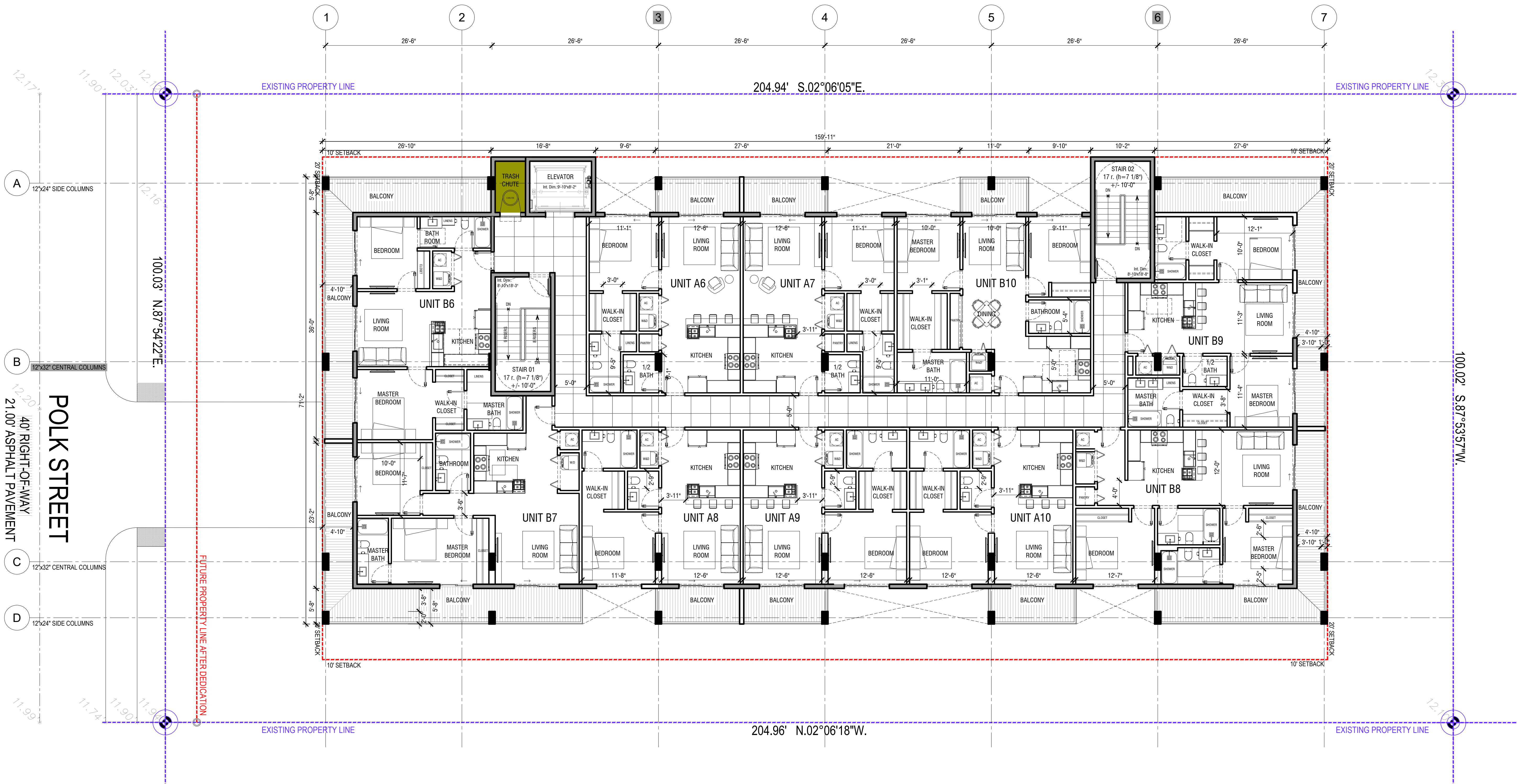
REVISIONS
No. DATE DESCRIPTION

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.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

SHEET

A-1.3



40' RIGHT-OF-WAY
21.00' ASPHALT PAVEMENT

POLK STREET

100.03' N.87°54.22"E.

FUTURE PROPERTY LINE AFTER DEDICATION

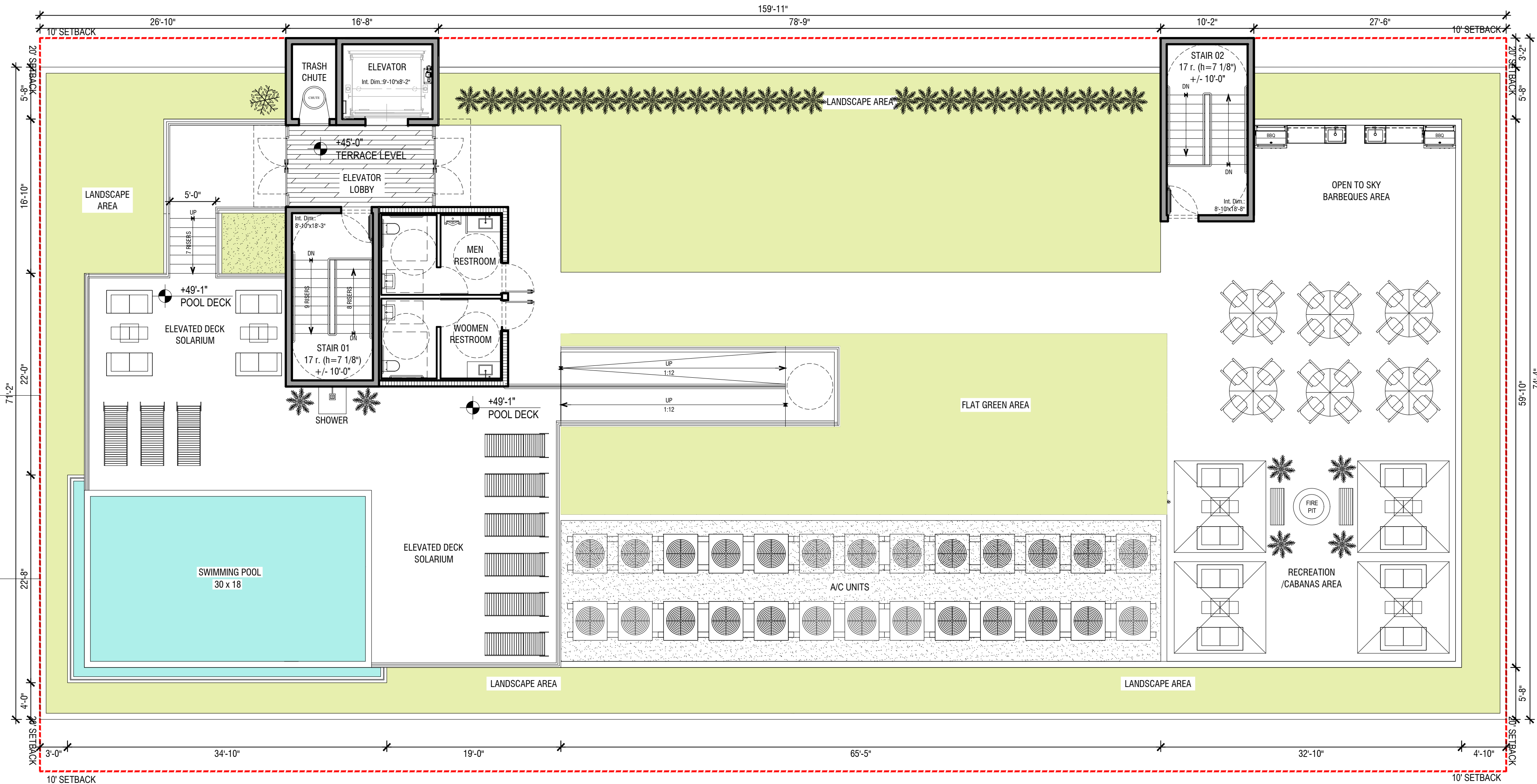
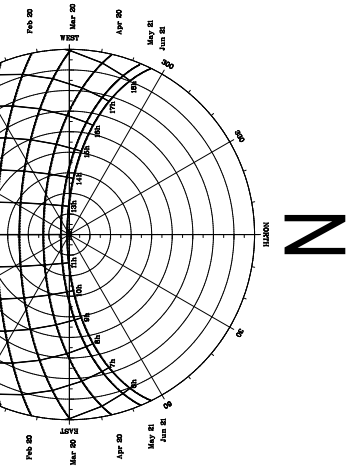
EXISTING PROPERTY LINE

204.94' S.02°06'05"E.

EXISTING PROPERTY LINE

100.02' S.87°53.57"W.

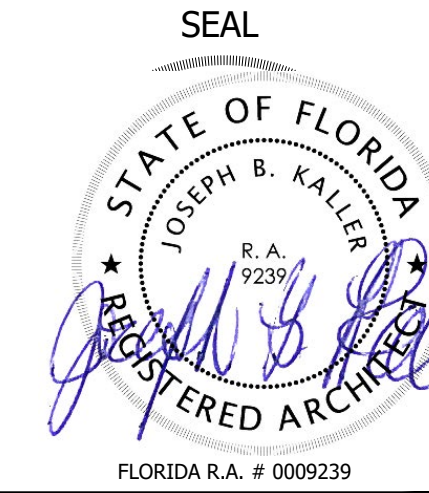
12.16'



KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE
POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
TERRACE LEVEL FLOOR

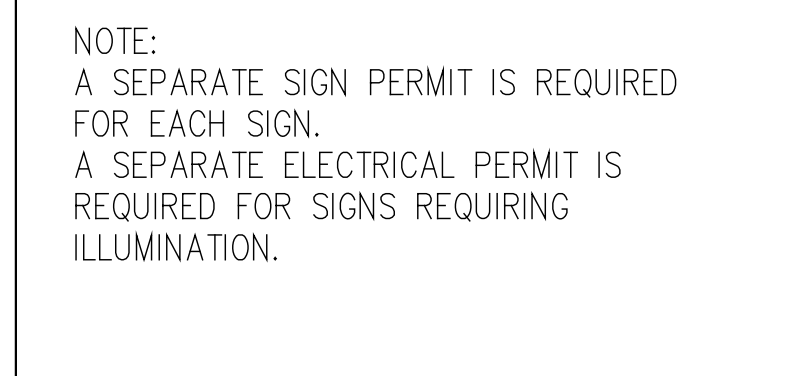
REVISIONS
No. DATE DESCRIPTION

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.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

SHEET

A-1.4





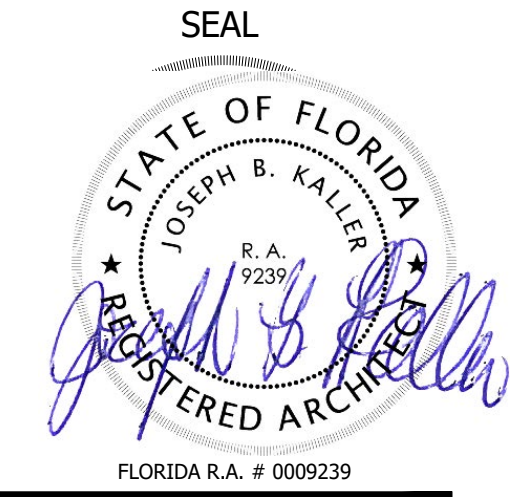
1 FRONT FACADE
1/8" = 1'-0"



2 REAR FACADE
1/16" = 1'-0"



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



POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

PROJECT TITLE

SCHEMATIC DESIGN PACKAGE
FRONT & REAR FACADE
ELEVATIONS

SHEET TITLE

REVISIONS
No. DATE DESCRIPTION

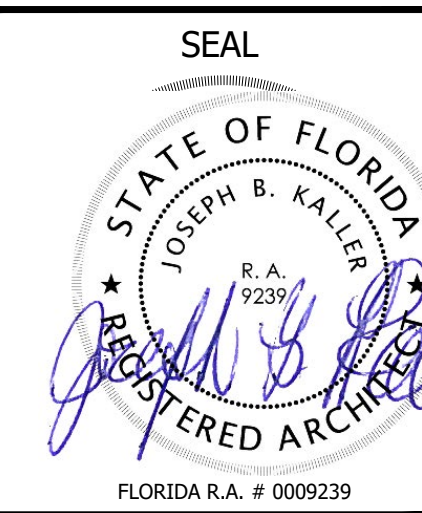
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

SHEET
A-2.1



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



PROJECT TITLE
POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
EAST SIDE & WEST SIDE
ELEVATIONS

REVISIONS
No. DATE DESCRIPTION

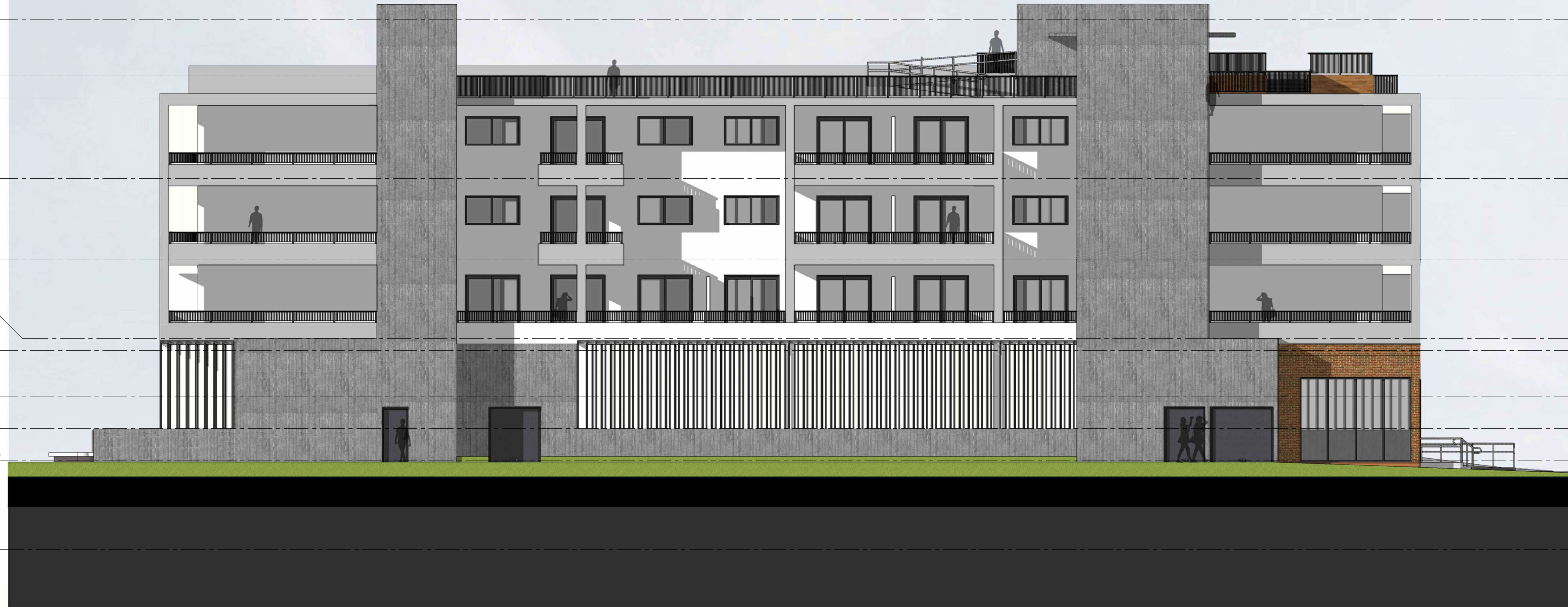
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

SHEET
A-2.2

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018

- +56'-0" TOP OF PARAPET
- +49'-4" POOL DECK
- +45'-0" TERRACE LEVEL
- +35'-0" 4TH LEVEL
- +25'-0" 3RD LEVEL
- +15'-2" 2ND LEVEL
- +15'-8" SPRINKLER CLEARANCE
- +8'-0" STOREFRONT HEADER
- +4'-0" TOP OF PARKING KNEE WALL
- +0'-0" (+15.5' NGVD) FINISHED INT. BLDG.
- 0'-0" NGVD.

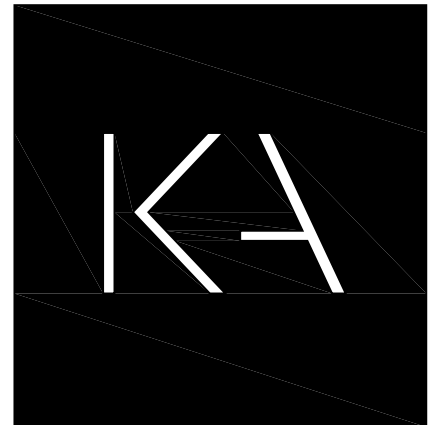


1 WEST SIDE ELEVATION
1/8" = 1'-0"

- +56'-0" TOP OF PARAPET
- +49'-4" POOL DECK
- +45'-0" TERRACE LEVEL
- +35'-0" 4TH LEVEL
- +25'-0" 3RD LEVEL
- +15'-2" 2ND LEVEL
- +15'-8" SPRINKLER CLEARANCE
- +8'-0" STOREFRONT HEADER
- +4'-0" TOP OF PARKING KNEE WALL
- +0'-0" (+15.5' NGVD) FINISHED INT. BLDG.
- 0'-0" NGVD.



2 EAST SIDE ELEVATION
1/16" = 1'-0"



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



POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

PROJECT TITLE

SCHEMATIC DESIGN PACKAGE
AERIAL RENDERING

SHEET TITLE

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.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

SHEET

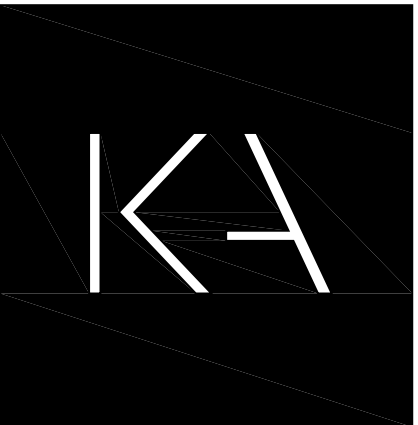
A-R.1



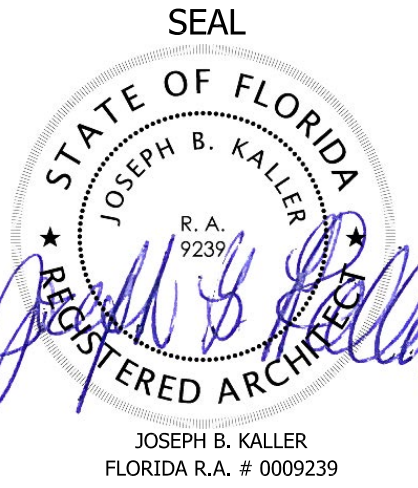
KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018

1

RENDERING 2 - STREET VIEW
N.T.S.



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



POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

PROJECT TITLE

SCHEMATIC DESIGN PACKAGE
AERIAL RENDERING

SHEET TITLE

REVISIONS		
No.	DATE	DESCRIPTION

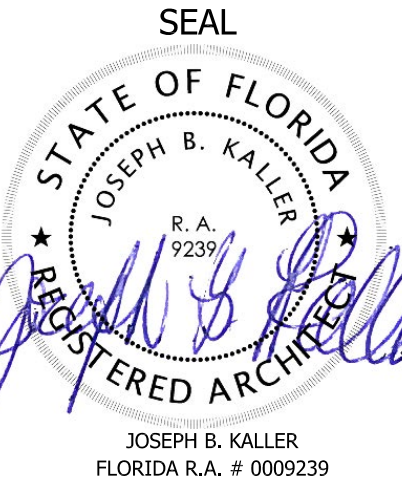
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

SHEET
A-R.2



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



POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

PROJECT TITLE

SCHEMATIC DESIGN PACKAGE
FRONT RENDERING

SHEET TITLE

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.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

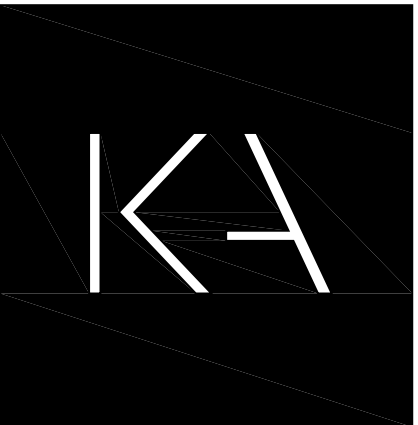
SHEET
A-R.3



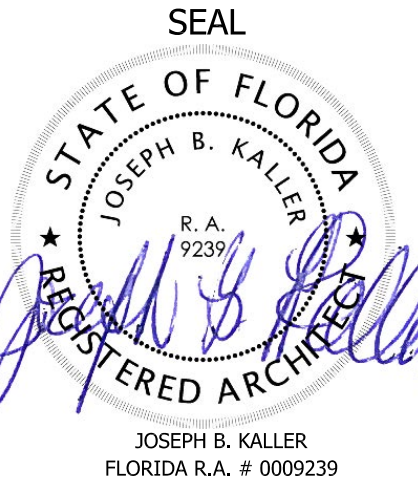
KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018

1

RENDERING 4 - REAR
N.T.S.



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



POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

PROJECT TITLE

SCHEMATIC DESIGN PACKAGE
FRONT RENDERING

SHEET TITLE

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.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

SHEET
A-R.4