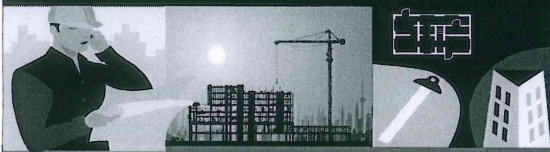


PLANNING DIVISION



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

Date of Application: February 27, 2023

Location Address: 1914-1920 Pierce Street

Lot(s): LOT 19,20 E1/2 Block(s): BLK 20 Subdivision: HOLLYWOOD 1-21 B

Folio Number(s): 5142 15 01 3490

Zoning Classification: ND2 Land Use Classification: Residential

Existing Property Use: multi family Sq Ft/Number of Units: _____

Is the request the result of a violation notice? () Yes (X) 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): PACO 23-DP-20

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

Explanation of Request: request for site plan approval

Number of units/rooms: 32 Sq Ft: 31,238

Value of Improvement: _____ Estimated Date of Completion: 2024

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

Name of Current Property Owner: AIR ABODES LLC

Address of Property Owner: 8201 PETERS RD #1000 FORT LAUDERDALE FL 33324

Telephone: 786-252-9459 Fax: _____ Email Address: sindig@barmiholdings.com

Name of Consultant/Representative/Tenant (circle one): Alexis Bogomolni (under contract)

Address: 2980 NE 207 Street SUITE 603 Telephone: (786) 252-9459

Fax: _____ Email Address: alexisbogo@abhre.com

Date of Purchase: 01/06/2022 Is there an option to purchase the Property? Yes (X) No ()

If Yes, Attach Copy of the Contract. Pierce St, LLC currently under contract to purchase from Air Abodes, LLC

List Anyone Else Who Should Receive Notice of the Hearing: Alexis Bogomolni

alexisbogo@abhre.com (786) 252-9459

Address: 2980 NE 207 Street SUITE 603

Pamela Butler (954) 471-6177

Email Address: choicepermitting@hotmail.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: _____

Date: _____

PRINT NAME: _____

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 site plan and design approval _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the TAC & Planning & Development Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 28th day of February, 2023

[Signature]
Notary Public

State of Florida

My Commission Expires: 4/10/26 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



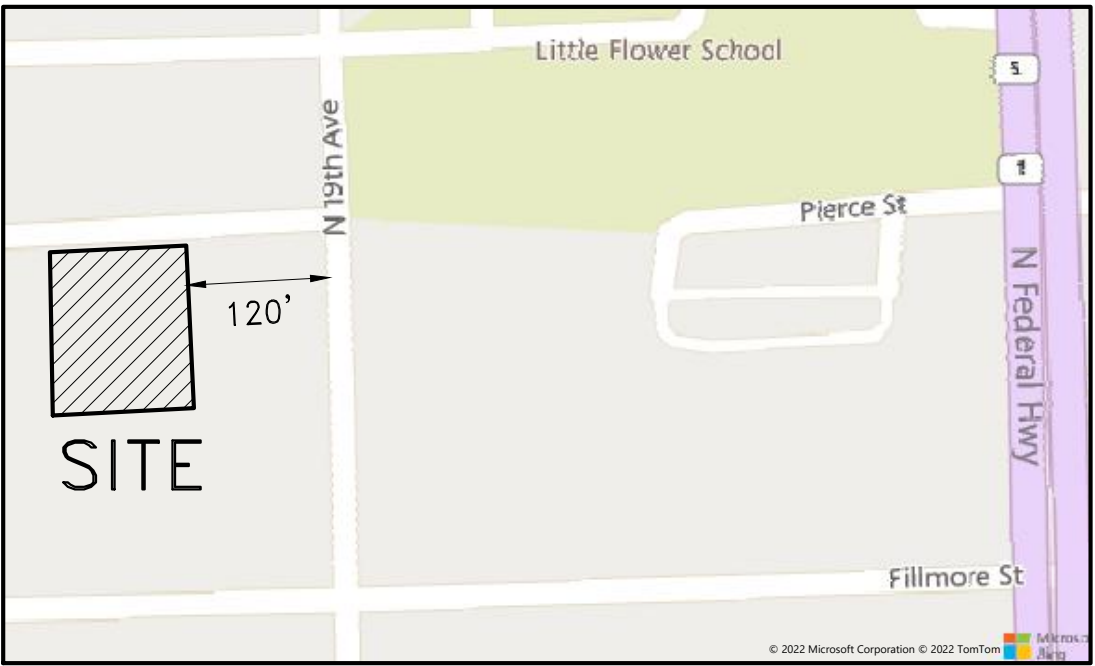
Signature of Current Owner

Print Name

ALTA/NSPS LAND TITLE SURVEY

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. BENCHMARK REFERENCE : CITY OF HOLLYWOOD BENCHMARK: SQUARE CUT AT NW CORNER OF 24TH AVENUE AND POLK STREET. ELEVATION=10.50' (NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY INSURANCE COMPANY, ORDER NO.: WITH AN EFFECTIVE DATE OF 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO PIERCE STREET, DEDICATED PUBLIC STREETS AS SHOWN ON PLAT BOOK 1, PAGE 21, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.



LOCATION MAP (NTS)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
BFP	BACK FLOW PREVENTER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CPP	CONCRETE POWER POLE
0.00	ELEVATIONS
UNK	UNKNOWN TREE TYPE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

SURVEYOR'S 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, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON FEBRUARY 04, 2023.

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

LAND DESCRIPTION:

LOTS 19, 20 AND 21, BLOCK 20 OF "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER: 9818-22

CLIENT :

MG3 GROUP

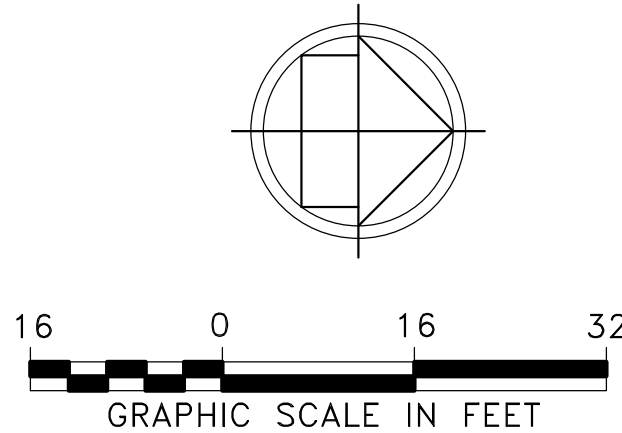
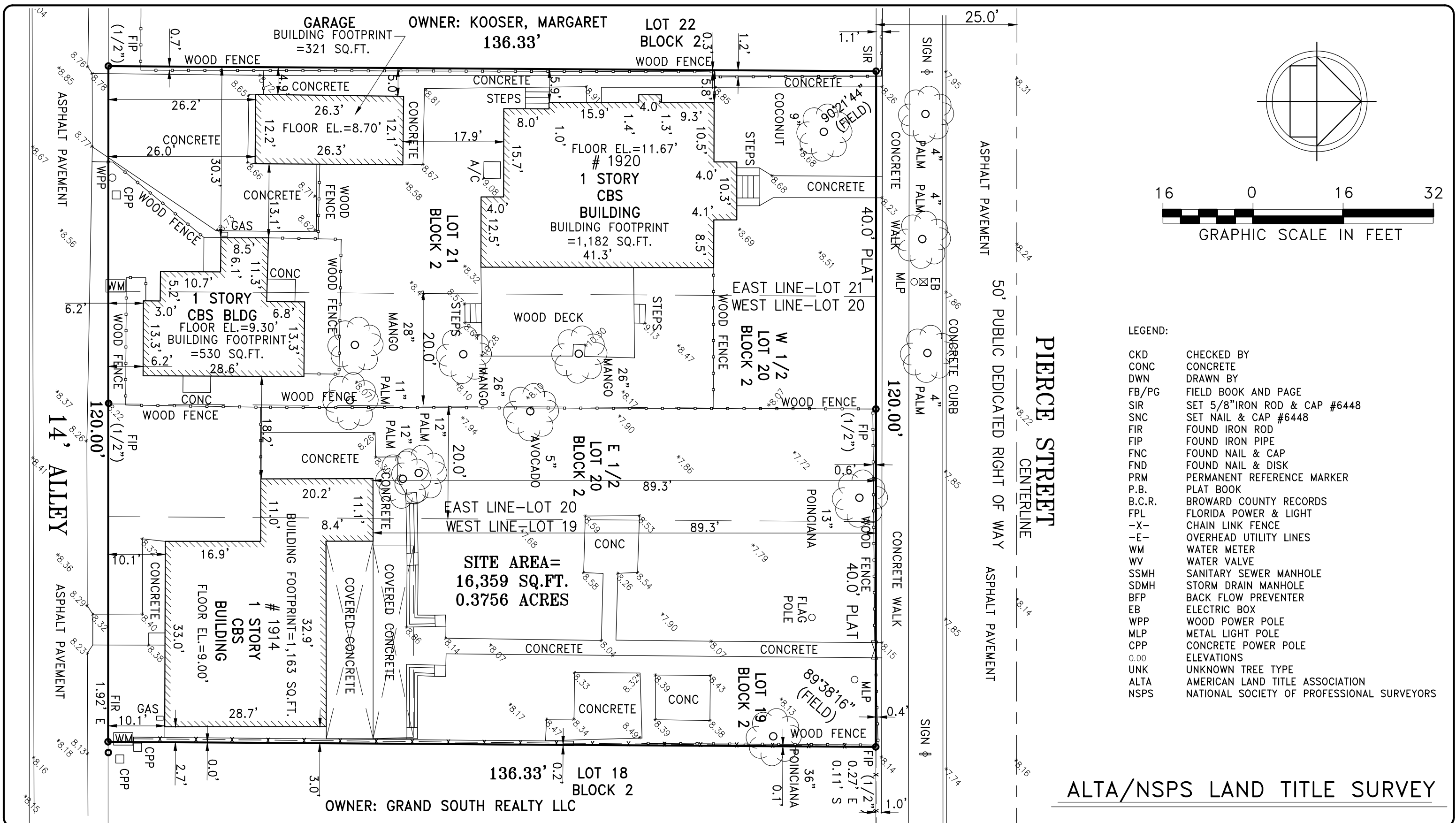
REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	06/28/22	SKETCH	AM	REC
UPDATE SURVEY	02/04/23	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569H
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
1914 & 1920 PIERCE STREET

SCALE: N/A

SHEET 1 OF 2



- LEGEND:
- | | |
|--------|--|
| CKD | CHECKED BY |
| CONC | CONCRETE |
| DWN | DRAWN BY |
| FB/Pg | FIELD BOOK AND PAGE |
| SIR | SET 5/8" IRON ROD & CAP #6448 |
| SNC | SET NAIL & CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL & CAP |
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| WV | WATER VALVE |
| SSMH | SANITARY SEWER MANHOLE |
| SDMH | STORM DRAIN MANHOLE |
| BFP | BACK FLOW PREVENTER |
| EB | ELECTRIC BOX |
| WPP | WOOD POWER POLE |
| MLP | METAL LIGHT POLE |
| CPP | CONCRETE POWER POLE |
| 0.00 | ELEVATIONS |
| UNK | UNKNOWN TREE TYPE |
| ALTA | AMERICAN LAND TITLE ASSOCIATION |
| NSPS | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |

ALTA/NSPS LAND TITLE SURVEY

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

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CLIENT :
MG3 GROUP

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	06/28/22	SKETCH	AM	REC
UPDATE SURVEY	02/04/23	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569H
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
1914 & 1920 PIERCE STREET

SCALE: 1"= 16'

SHEET 2 OF 2



**NEW 32 UNITS
DEVELOPMENT AT:
DOWNTOWN
HOLLYWOOD**

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

PROPOSED GROUND FLOOR /
SITE PLAN.

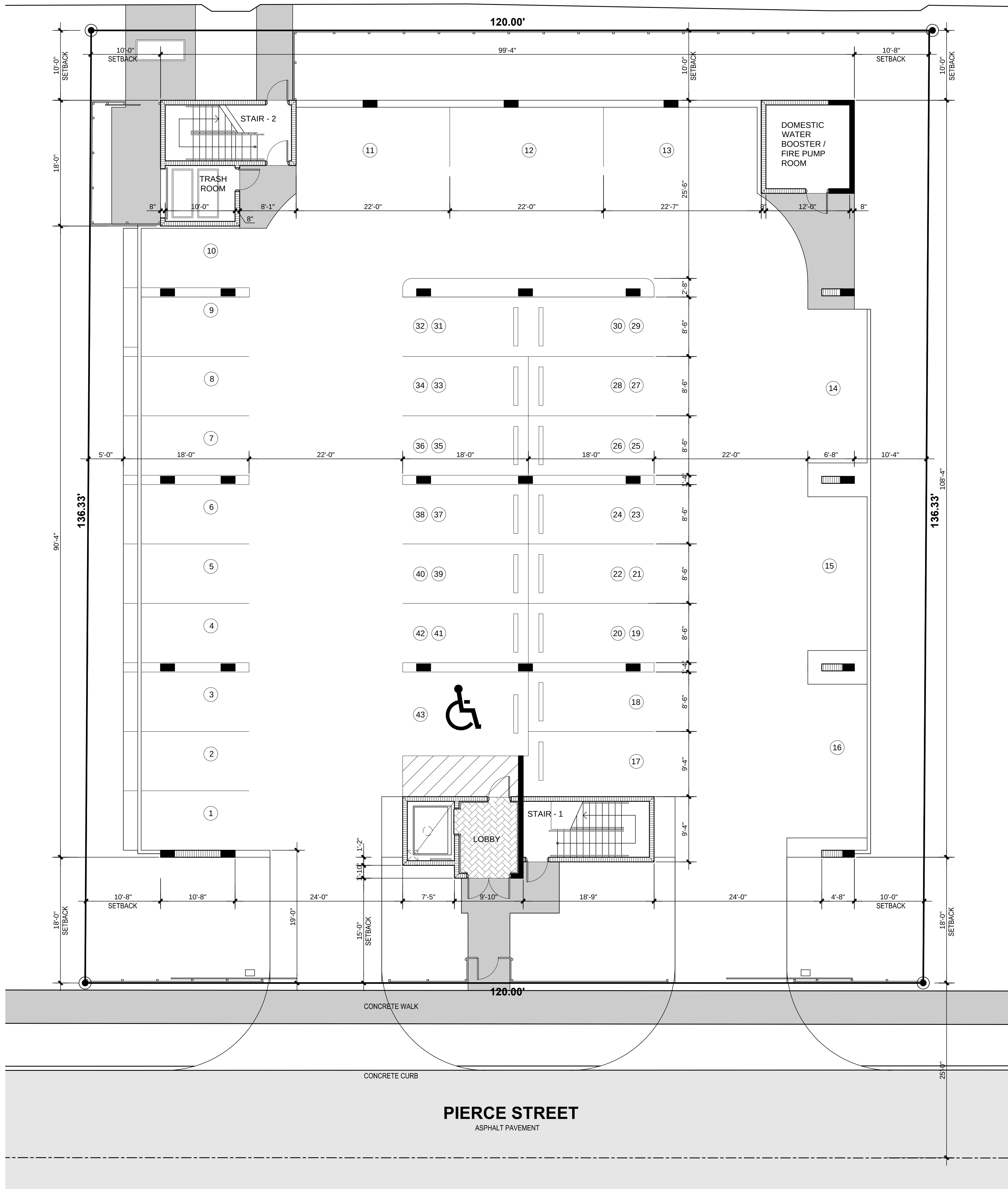
02.13.23

J.B.

A.L.L.

A100

1 OF 6



GENERAL ZONING REQUIREMENTS

BUILDING ADDRESS:
ADDRESS: 1914-1920 PIERCE STREET HOLLYWOOD, FLORIDA

BUILDING ZONING:
EXISTING ZONING DESIGNATION: ND-2

LAND AREAS:
LAND AREA NET SF. 16,360 SF.
LAND AREA NET ACRES 0.3755

BUILDING FAR:
ALLOWED: 2 16,360 X 2 = 32,720 SF.
PROVIDED: 1.91 31,238 SF.

LOT COVERAGE:
PROPOSED LOT COVERAGE: 11,533 SF. / **70.49%**

PAVED AREA:
PROPOSED PAVED AREA 688 SF. / **4.20%**

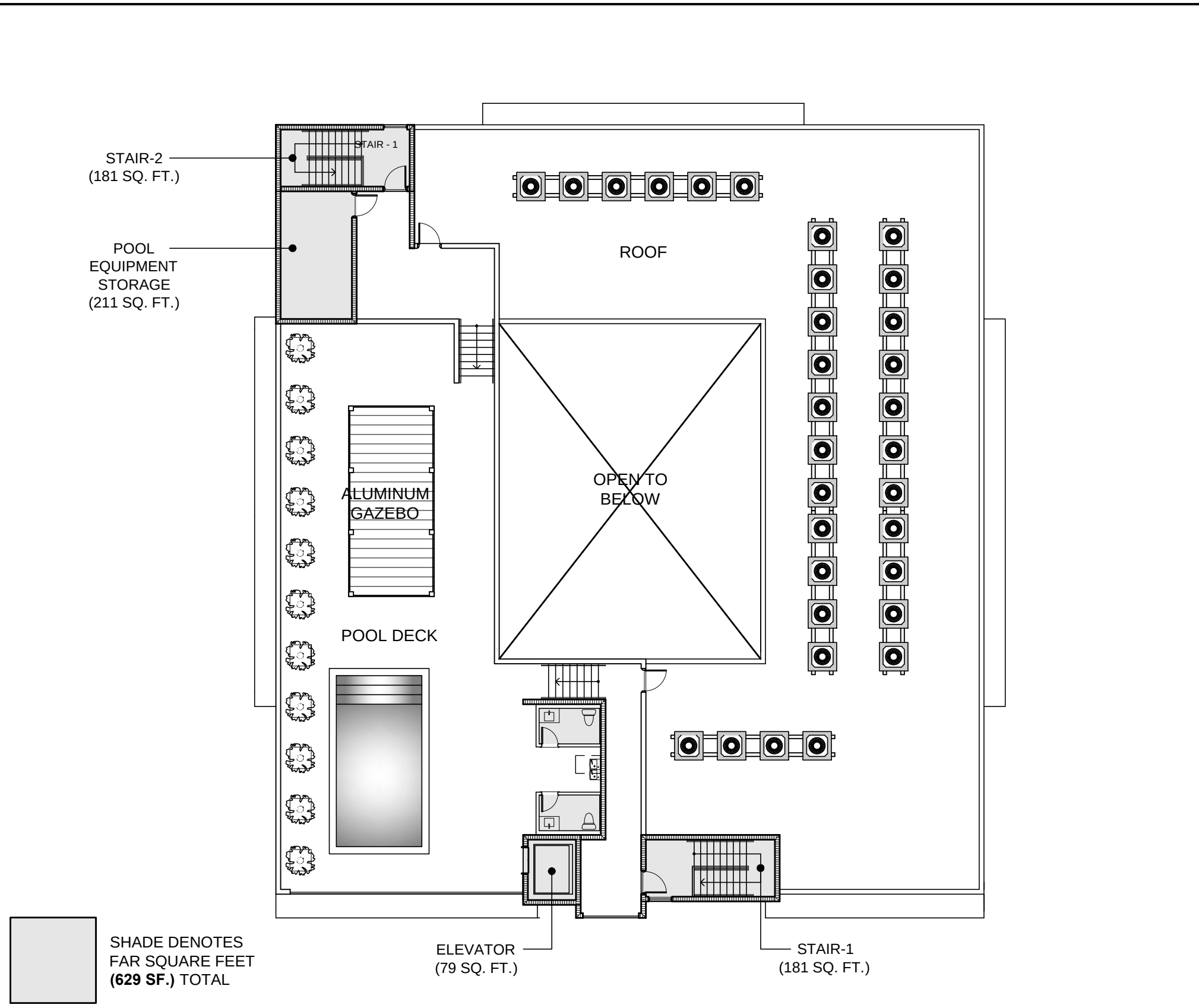
LANDSCAPE AREAS:
PROPOSED LANDSCAPED AREA 4,136 SF. / **25.31%**

SETBACKS:
FRONT REQUIRED: 15'-0" PROVIDED: 15'-0"
REAR REQUIRED: 10'-0" PROVIDED: 10'-0"
SIDES REQUIRED: 10'-0" PROVIDED: 10'-0"

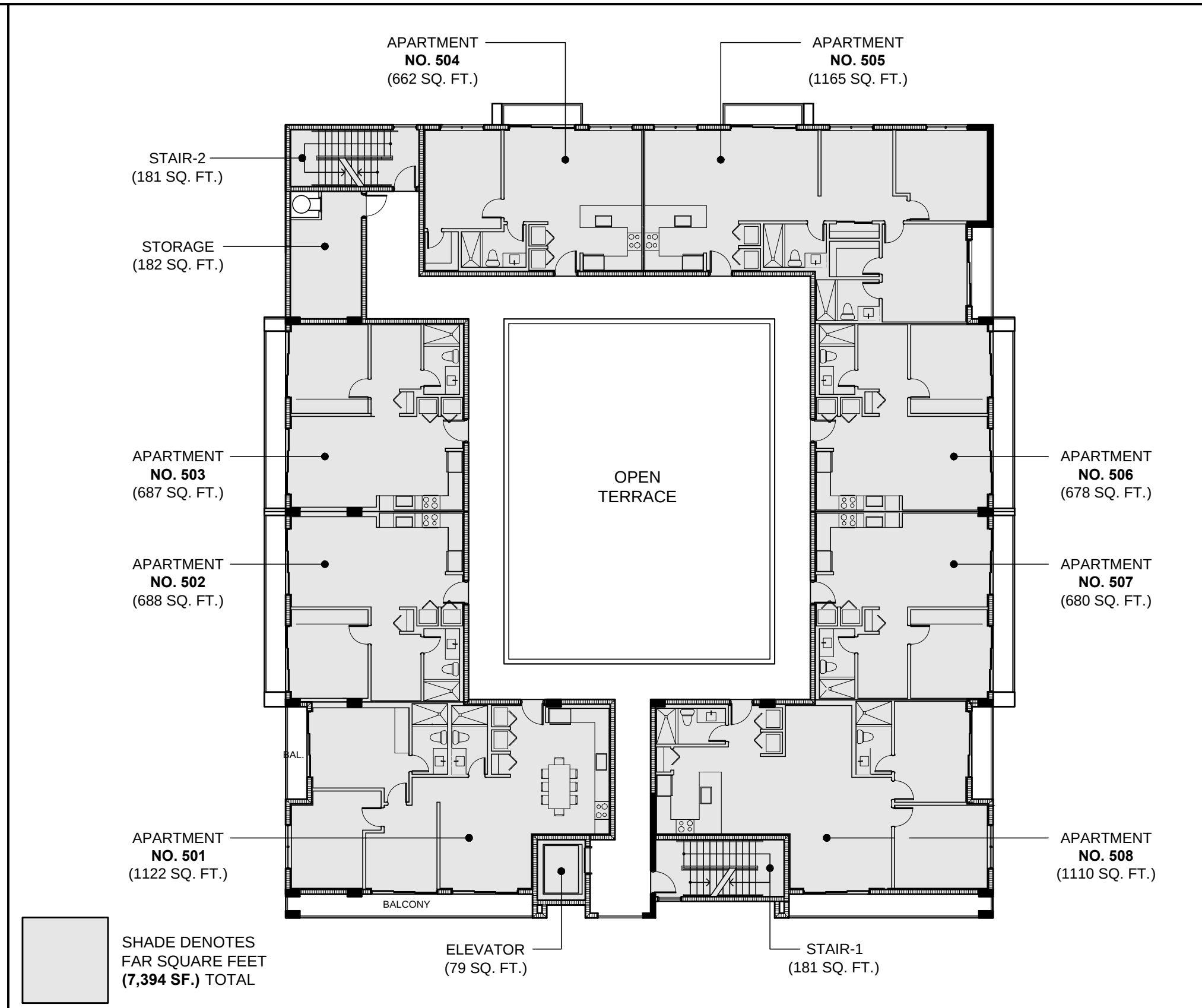
BUILDING HEIGHT LIMITATIONS:
ALLOWED 5 STORIES 55'-0" PROVIDED 5 STORIES 55'-0"
ROOF TOP AMENITIES PERMITTED TO EXCEED 15'-0" = 70'-0"
POOL DECK PROVIDED 65'-0"
TOP OF STAIR / ELEVATOR PROVIDED 69'-6"

PARKING REQUIREMENTS FOR 32 APARTMENTS
REQUIRED 1 PER 1 BEDROOM (20) 1 BEDROOM = 20 SPACES
REQUIRED 1.5 PER 2 BEDROOMS (12) 2 BEDROOMS = 18 SPACES
REQUIRED FOR GUEST 1 PER 10 = 4 (4) SPACES REQUIRED

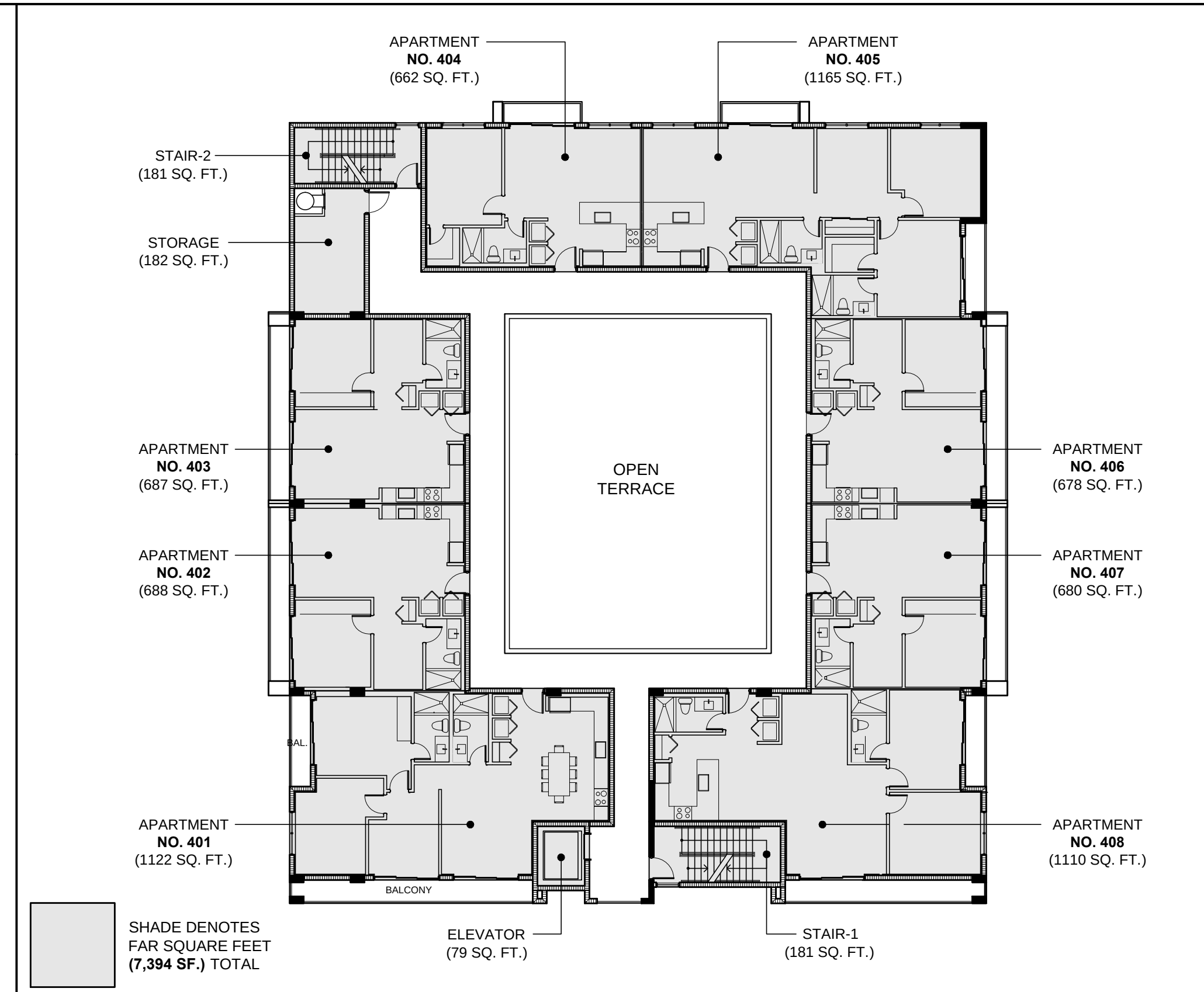
TOTAL PARKING SPACES REQUIRED 42 SPACES
TOTAL PARKING SPACES PROVIDED 43 SPACES



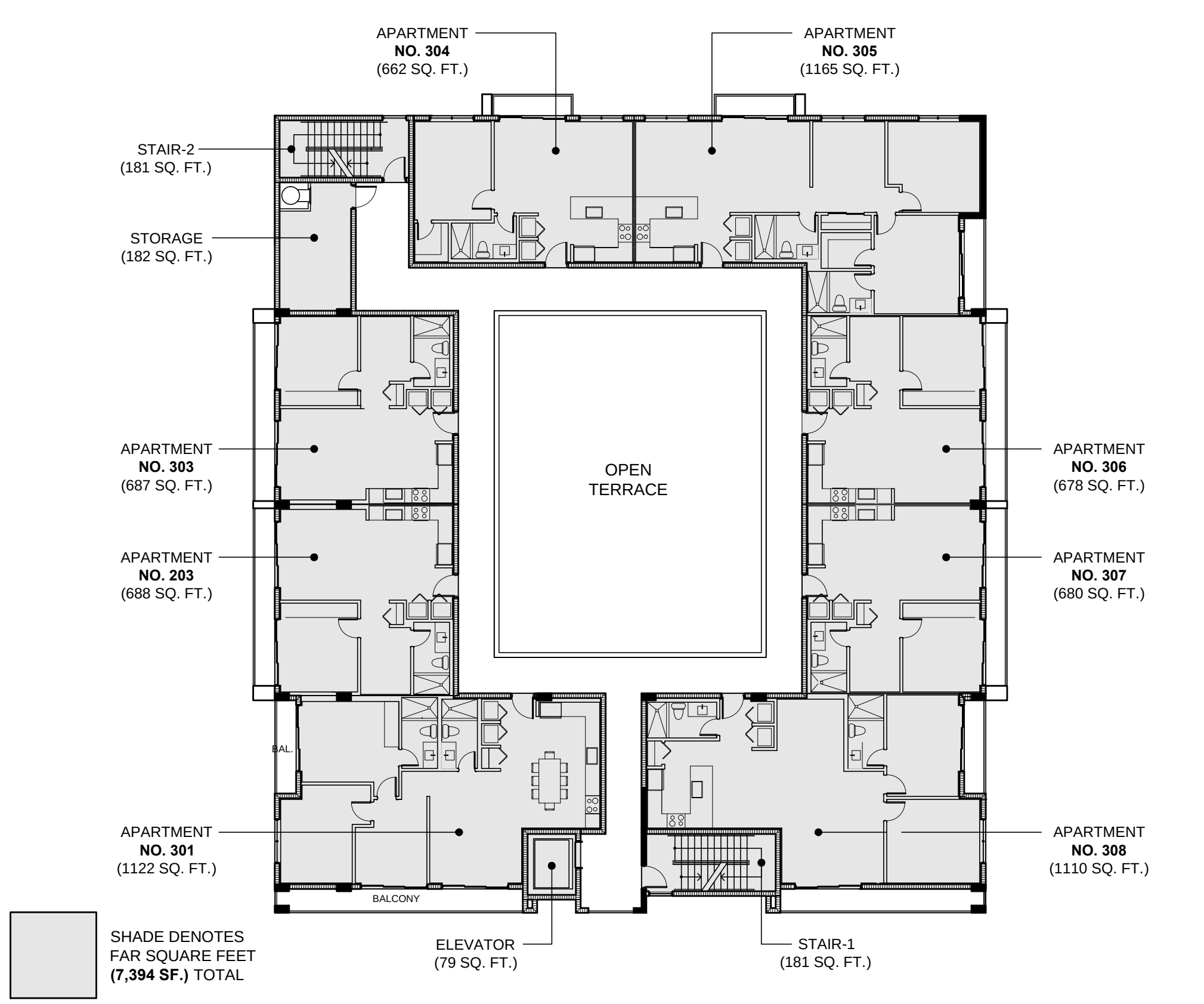
POOL / POOL DECK (FAR) PLAN SCALE: 1/16" = 1'-0"



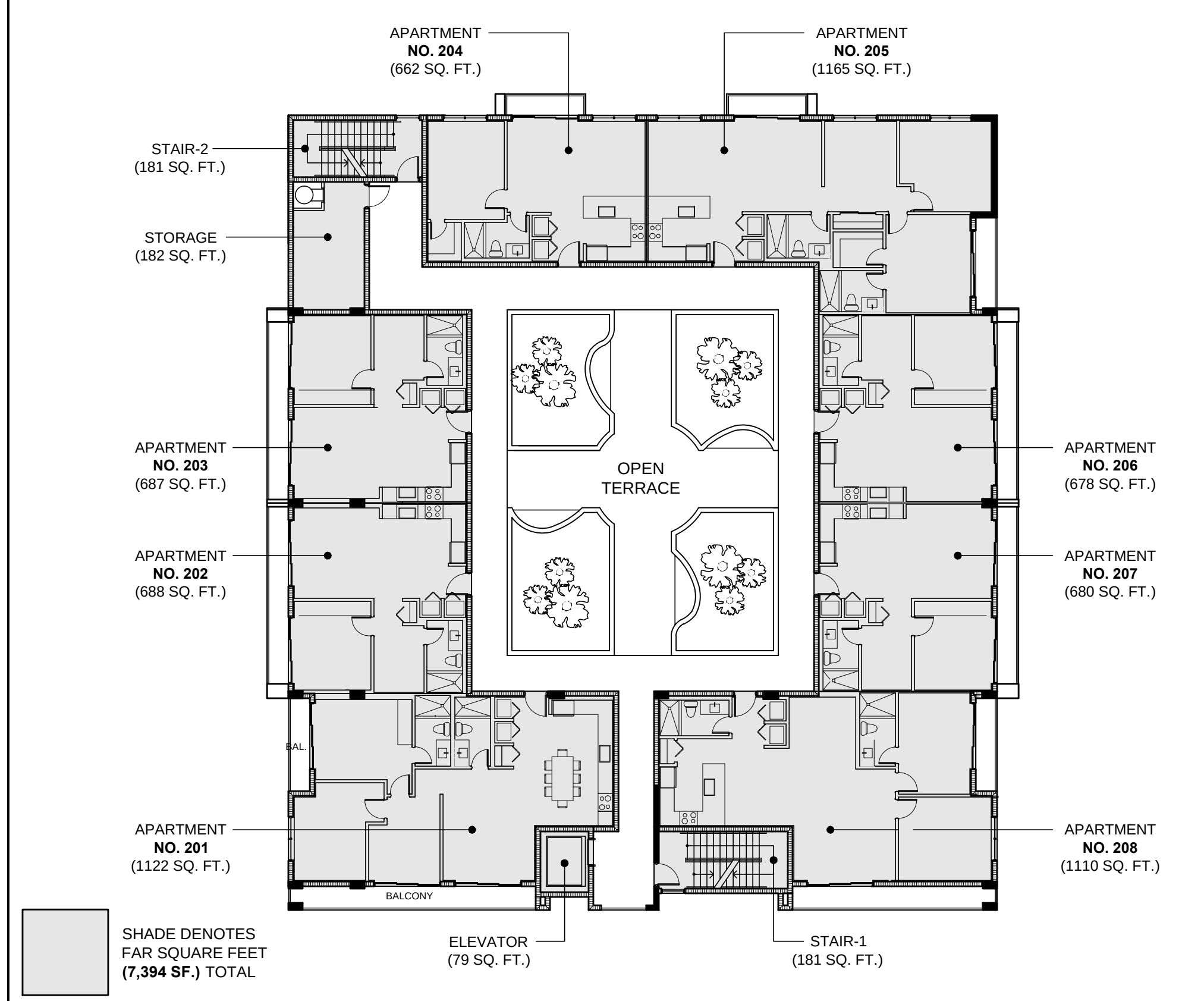
6 FIFTH (FAR) PLAN SCALE: 1/16" = 1'-0"



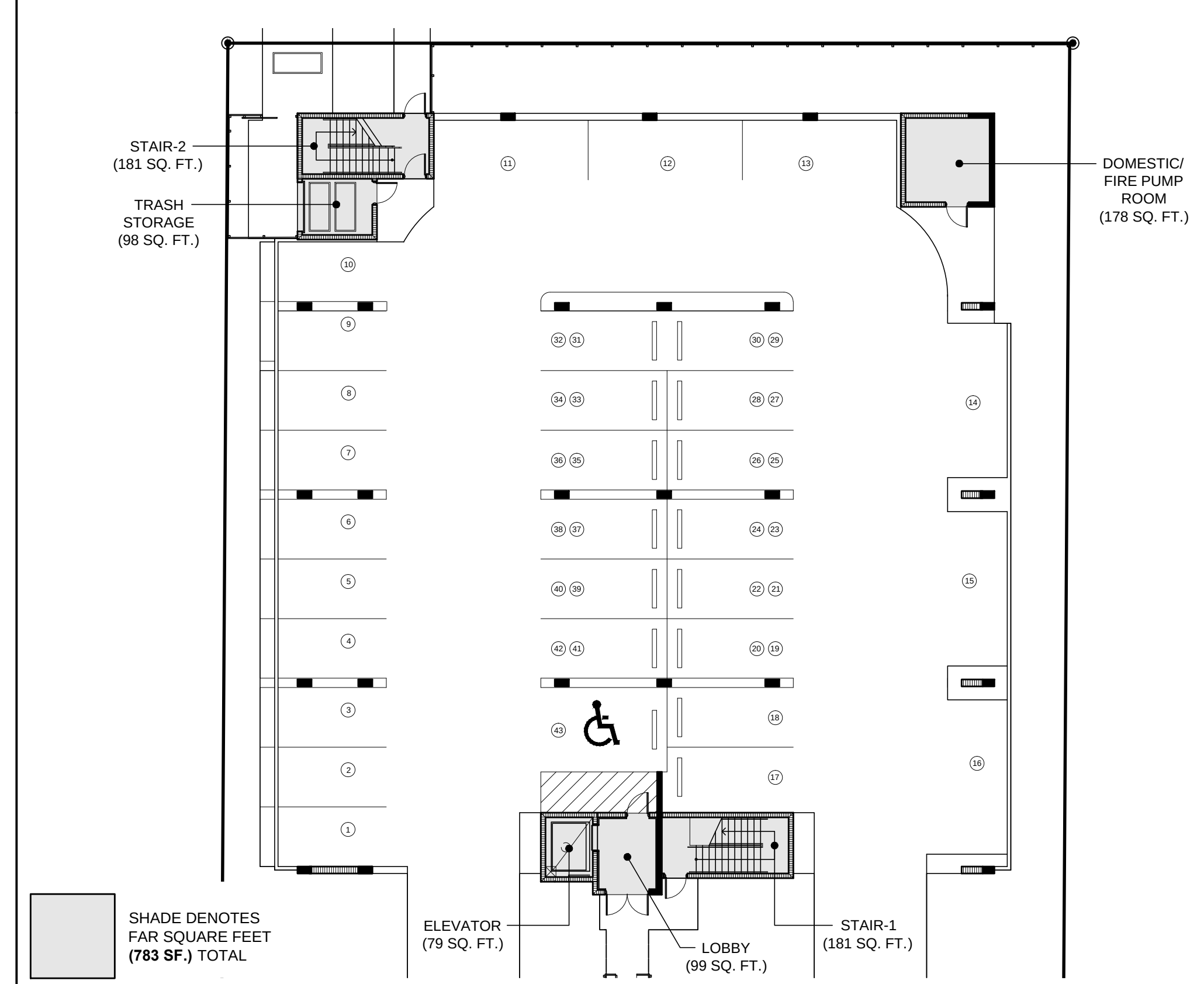
5 FOURTH (FAR) PLAN SCALE: 1/16" = 1'-0"



THIRD (FAR) PLAN SCALE: 1/16" = 1'-0"



3 SECOND (FAR) PLAN SCALE: 1/16" = 1'-0"



2 FIRST (FAR) PLAN SCALE: 1/16" = 1'-0"

PROFESSIONAL SEAL:



Alberto Llorente
AR-0012031

PROJECT:

NEW 32 UNITS
DEVELOPMENT AT:
**DOWNTOWN
HOLLYWOOD**

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE ISSUE DESCRIPTION

DATE	ISSUE	DESCRIPTION

DRAWING INFORMATION:

SHEET TITLE:

FAR AND OPEN AREAS
SQUARE FEET PLANS.

DELIVERY DATE: 02.13.23

DRAWN BY: J.B.

CHECKED BY: A.L.L.

REF NUMBER:

SHEET NO.

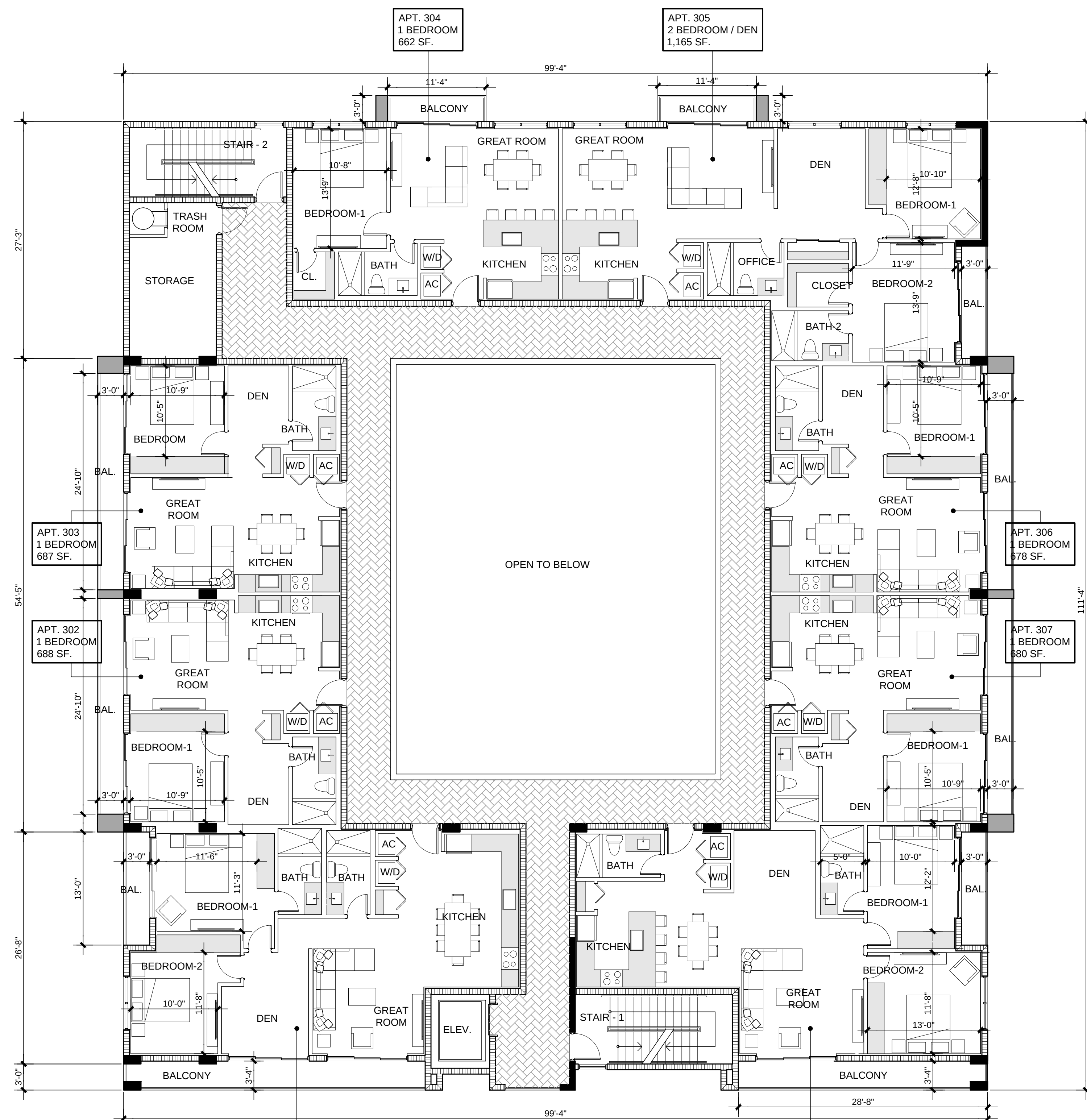
A101

2 of 6

FLOOR AREA RATIO CALCULATIONS (FAR)						
BUILDING FAR	FIRST FL. SF.	SECOND FL. SF.	THIRD FL. SF.	FOURTH FL. SF.	FIFTH FL. SF.	ROOF/POOL DECK SF.
LOBBY	99 SF.					99 SF.
ELEVATOR	80 SF.	80 SF.	80 SF.	80 SF.	80 SF.	480 SF.
STAIR NO. 1	181 SF.	181 SF.	181 SF.	181 SF.	181 SF.	1,086 SF.
STAIR NO. 2	181 SF.	181 SF.	181 SF.	181 SF.	181 SF.	1,086 SF.
TRASH STORAGE	90 SF.	182 SF.	182 SF.	182 SF.	182 SF.	728 SF.
DOMESTIC / FIRE PUMP ROOM	178 SF.					178 SF.
APARTMENT NO. 01		1,122 SF.	1,122 SF.	1,122 SF.	1,122 SF.	4,488 SF.
APARTMENT NO. 02		688 SF.	688 SF.	688 SF.	688 SF.	2,752 SF.
APARTMENT NO. 03		687 SF.	687 SF.	687 SF.	687 SF.	2,748 SF.
APARTMENT NO. 04		662 SF.	662 SF.	662 SF.	662 SF.	2,648 SF.
APARTMENT NO. 05		1,165 SF.	1,165 SF.	1,165 SF.	1,165 SF.	4,660 SF.
APARTMENT NO. 06		678 SF.	678 SF.	678 SF.	678 SF.	2,712 SF.
APARTMENT NO. 07		680 SF.	680 SF.	680 SF.	680 SF.	2,720 SF.
APARTMENT NO. 08		1,110 SF.	1,110 SF.	1,110 SF.	1,110 SF.	4,440 SF.
EQUIPMENT						194 SF.
POOL TOILETS						85 SF.
FAR TOTALS	809 SF.	7,416 SF.	7,416 SF.	7,416 SF.	7,416 SF.	31,194 SF.

OPEN AREAS						
BUILDING FAR	FIRST FL. SF.	SECOND FL. SF.	THIRD FL. SF.	FOURTH FL. SF.	FIFTH FL. SF.	ROOF/POOL DECK SF.
SECOND FLOOR OPEN TERRACE AND WALKWAYS		3,352 SF.				3,352 SF.
OPEN WALKWAY			1,550 SF.	1,550 SF.	1,550 SF.	4,650 SF.
APARTMENT NO. 01 BALCONY		153 SF.	153 SF.	153 SF.	153 SF.	612 SF.
APARTMENT NO. 02 BALCONY		81 SF.	81 SF.	81 SF.	81 SF.	324 SF.
APARTMENT NO. 03 BALCONY		81 SF.	81 SF.	81 SF.	81 SF.	324 SF.
APARTMENT NO. 04 BALCONY		38 SF.	38 SF.	38 SF.	38 SF.	152 SF.
APARTMENT NO. 05 BALCONY		76 SF.	76 SF.	76 SF.	76 SF.	304 SF.
APARTMENT NO. 06 BALCONY		81 SF.	81 SF.	81 SF.	81 SF.	324 SF.
APARTMENT NO. 07 BALCONY		81 SF.	81 SF.	81 SF.	81 SF.	324 SF.
APARTMENT NO. 08 BALCONY		134 SF.	134 SF.	134 SF.	134 SF.	536 SF.
POOL AND POOL DECK						3,400 SF.
OPEN AREAS TOTALS		4,077 SF.	2,275 SF.	2,275 SF.	2,275 SF.	14,302 SF.
POOL						
BUILDING FAR AND OPEN AREAS						
FAR TOTALS	809 SF.	7,476 SF.	7,427 SF.	7,427 SF.	7,427 SF.	31,238 SF.
OPEN AREAS TOTALS		4,077 SF.	2,275 SF.	2,275 SF.	2,275 SF.	14,302 SF.
TOTAL	809 SF.	11,553 SF.	9,702 SF.	9,702 SF.	9,702 SF.	45,540 SF.

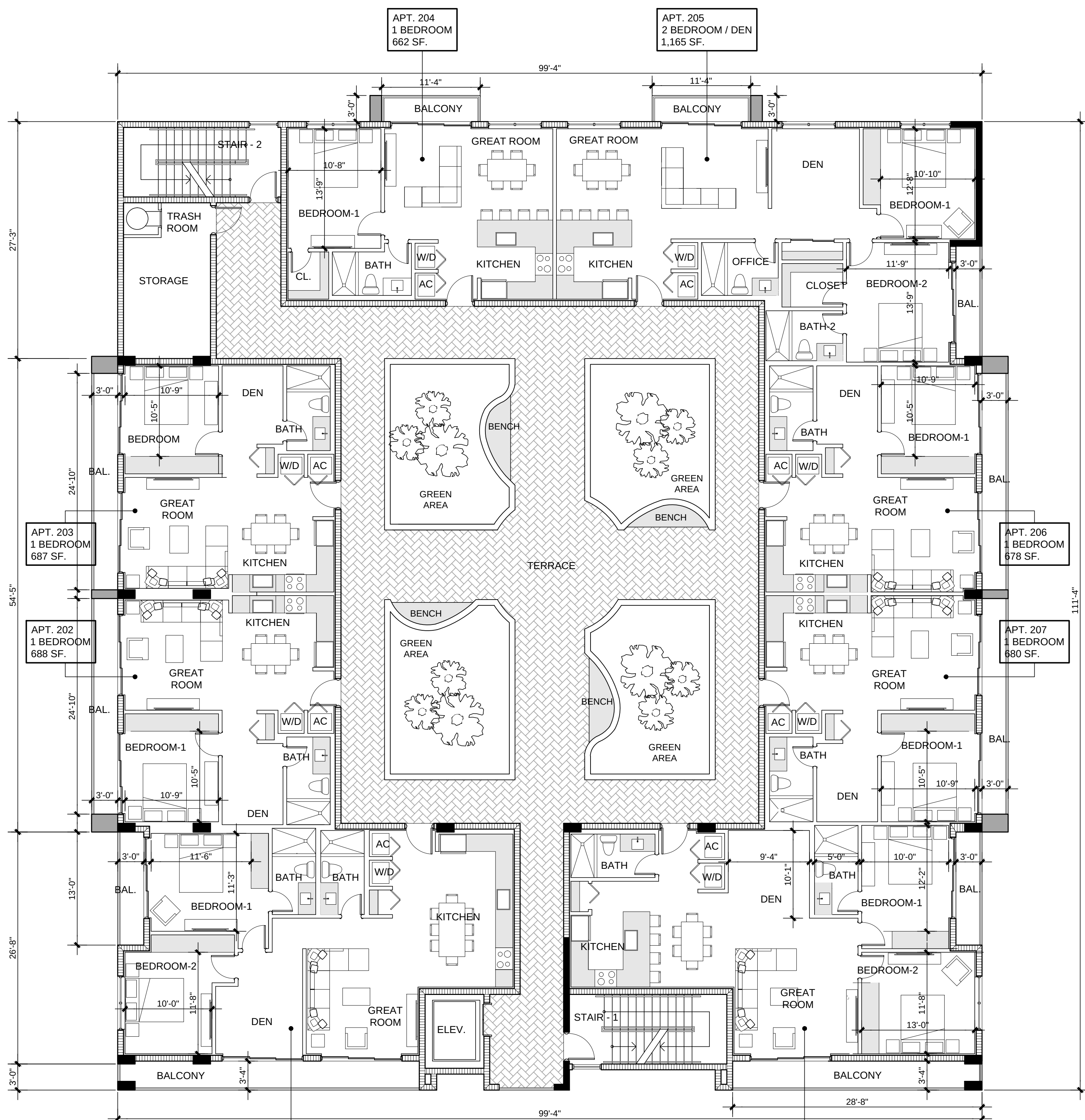




APT. 301
2 BEDROOM / DEN
1,122 SF.

APT. 308
2 BEDROOM / DEN
1,110 SF.

PROPOSED THIRD FLOOR PLAN SCALE: 1/8" = 1'-0"

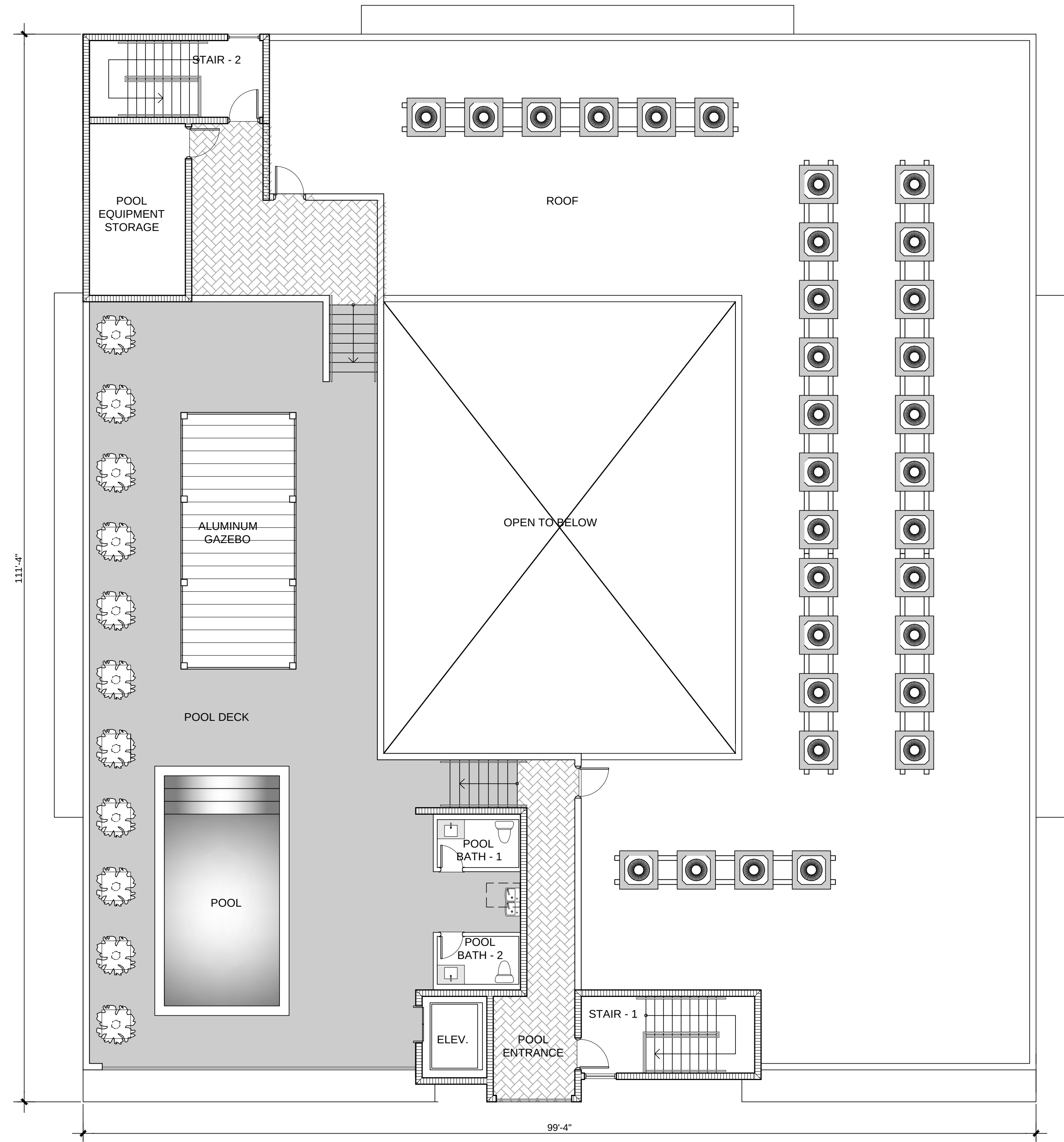


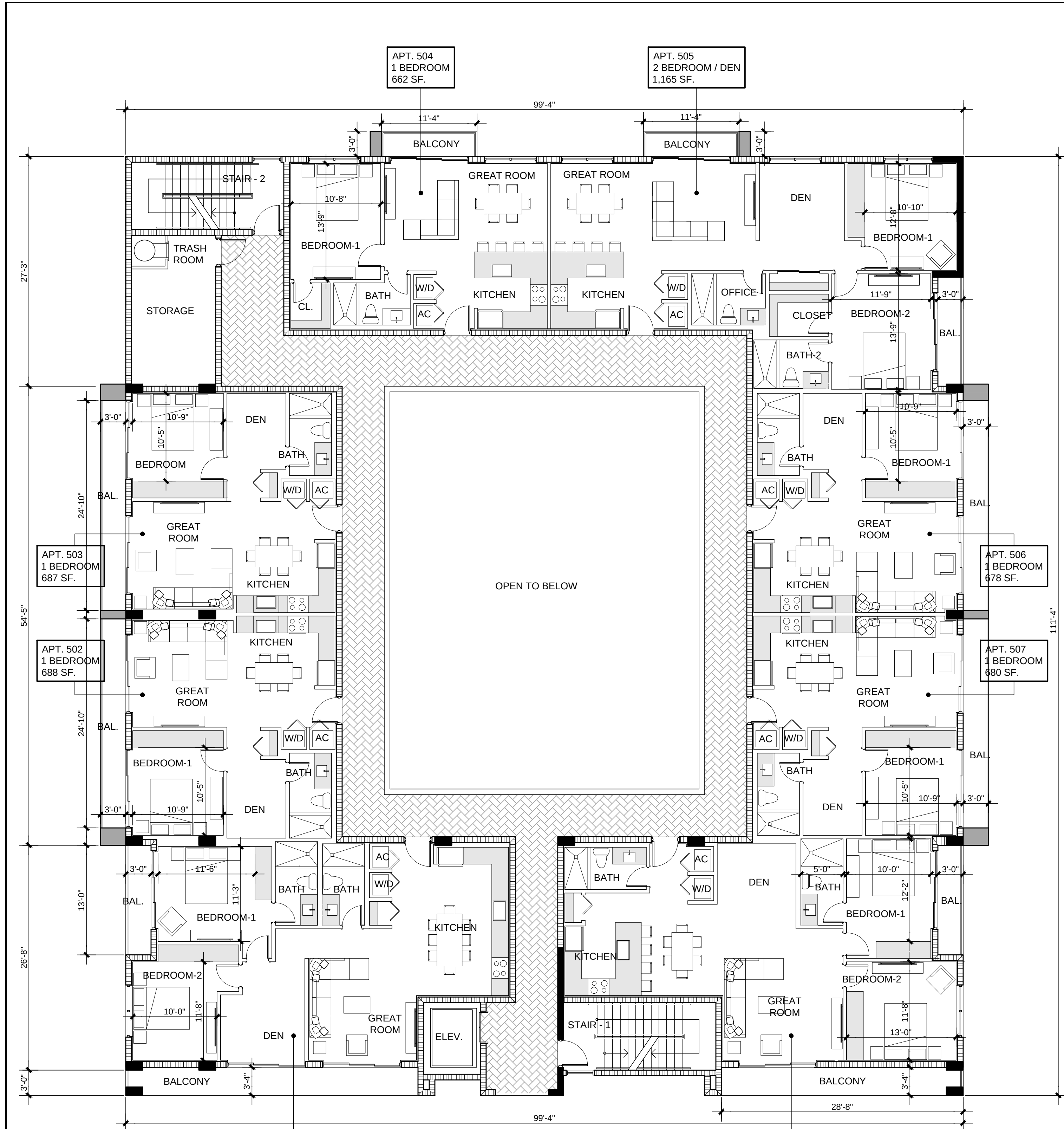
APT. 201
2 BEDROOM / DEN
1,122 SF.

APT. 208
2 BEDROOM / DEN
1,110 SF.

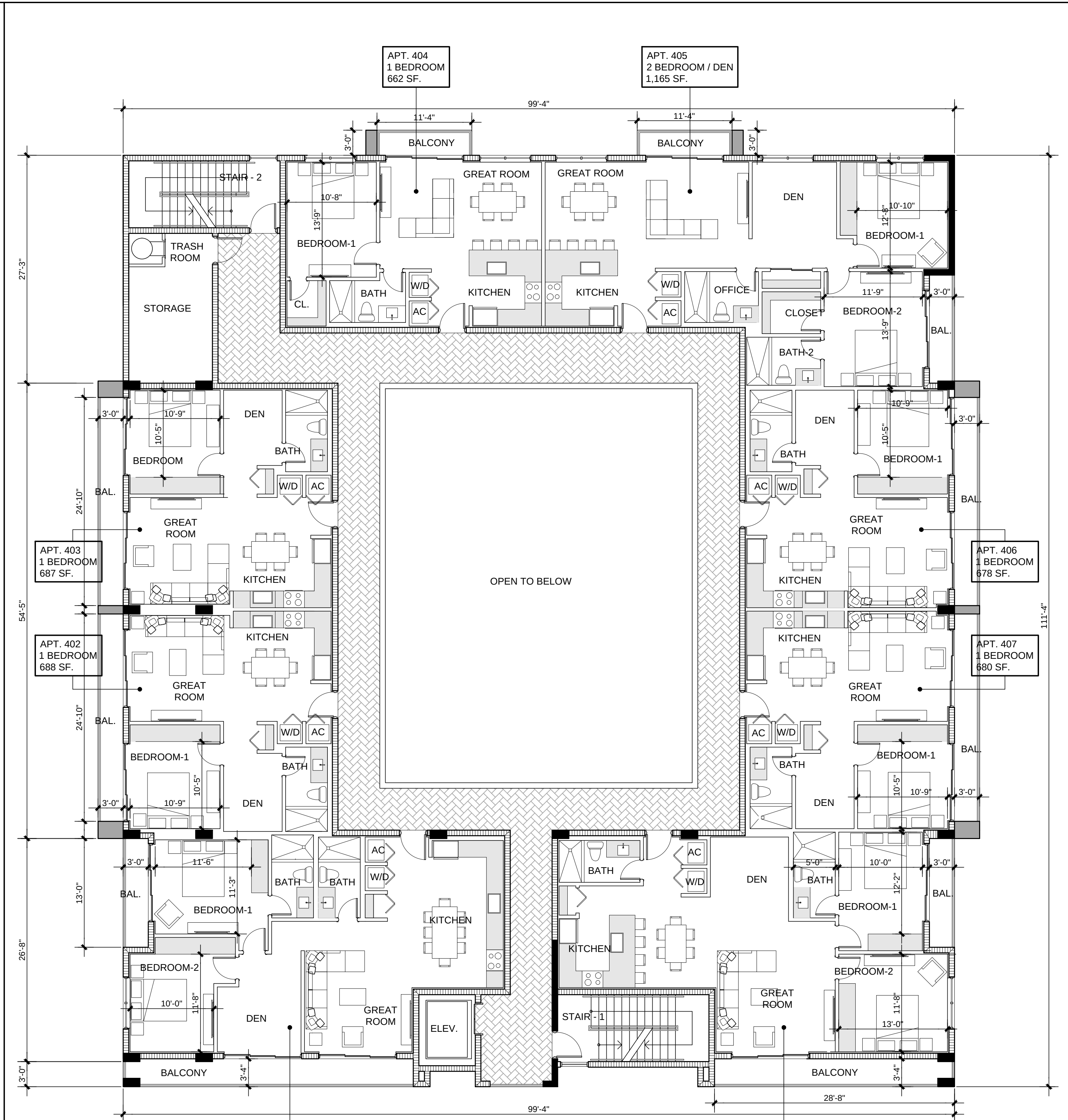
PROPOSED SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"



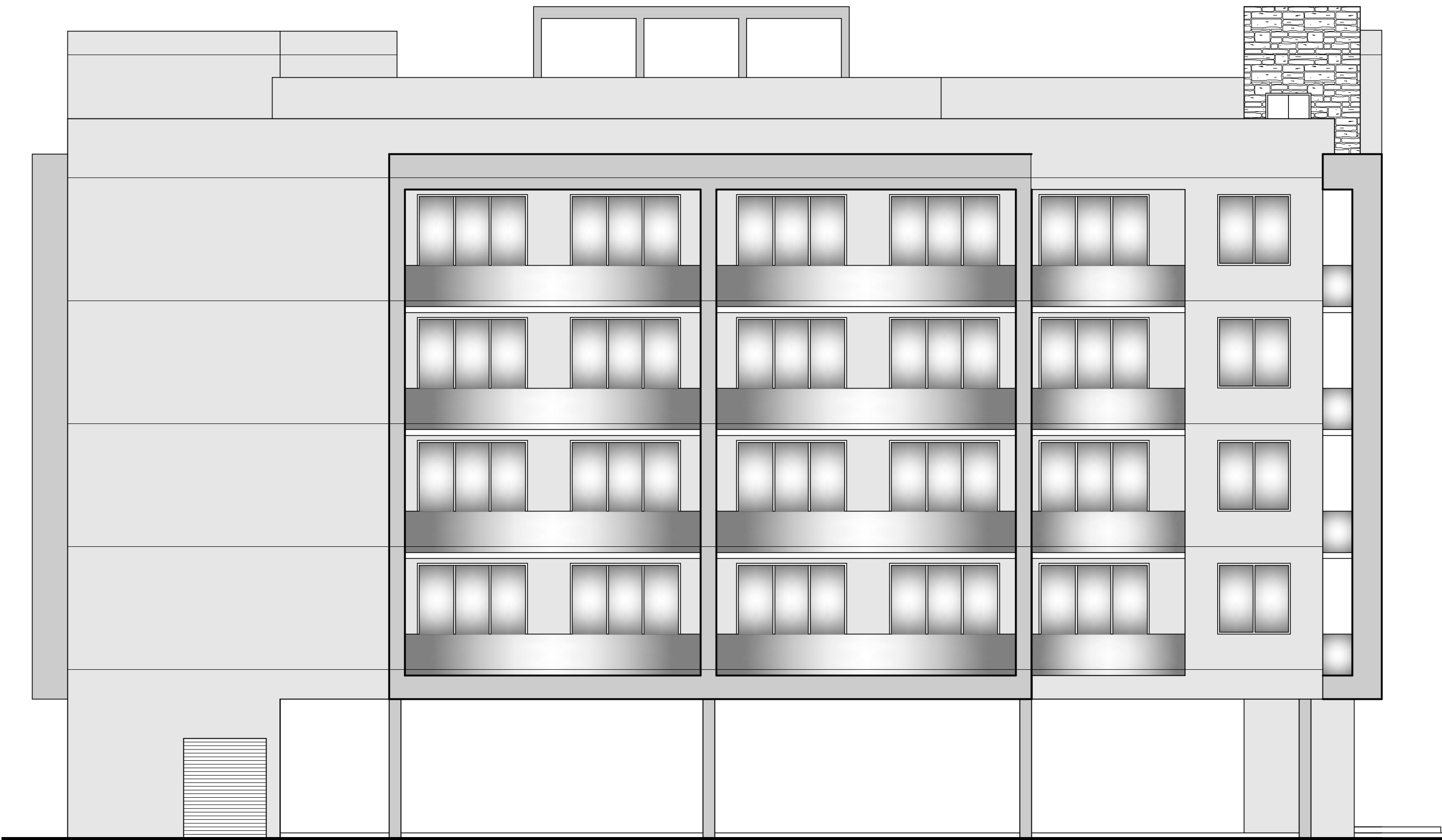




PROPOSED FIFTH FLOOR PLAN SCALE: 1/8" = 1'-0"



PROPOSED FOURTH FLOOR PLAN SCALE: 1/8" = 1'-0"



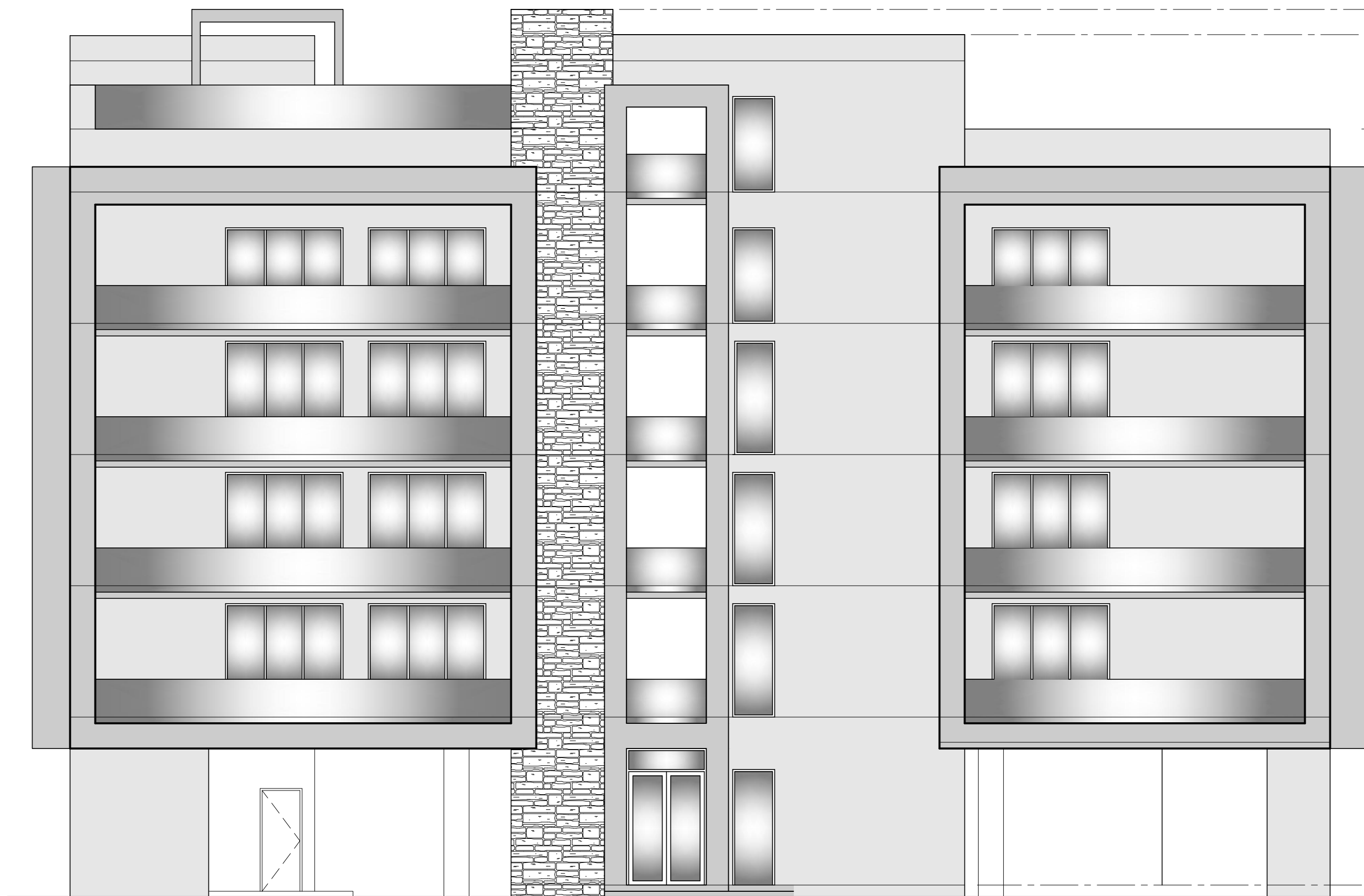
EAST ELEVATION



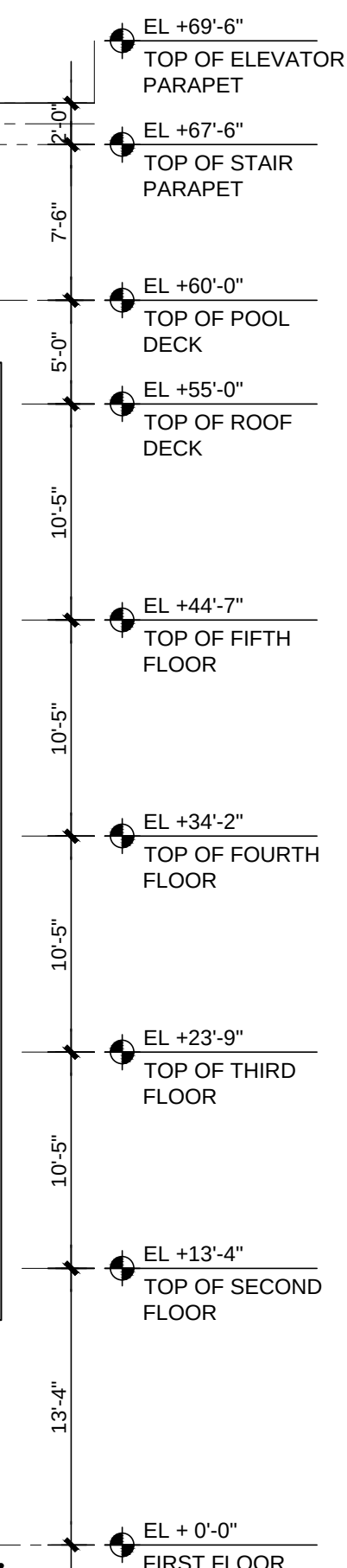
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



DATE	ISSUE	DESCRIPTION