

# 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: 12/19/16

Location Address: 5739 MCKINLEY ST. HOLLYWOOD FL 33021

Lot(s): 11 Block(s): 4 Subdivision: HOLLYWOOD COUNTRY ESTATE

Folio Number(s): 5141 121 00980

Zoning Classification: RM 9 Land Use Classification: RM 9

Existing Property Use: VACANT Sq Ft/Number of Units: 0/0

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): N/A

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

Explanation of Request: TO BUILD 7 TOWNHOMES

Number of units/rooms: 7 Sq Ft: LVA 1191 + 270 GARAGE

Value of Improvement: 700,000 Estimated Date of Completion: 6/1/2017

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

Name of Current Property Owner: JOSE THOMAS - PRESIDENT - KOLLAMANA CORP.

Address of Property Owner: 9710 STIRLING RD #101 COOPER CITY FL 33024

Telephone: 954 270 7848 Fax: 954 435 5558 Email Address: JOSECPA@JTCPCO.COM

Name of Consultant/Representative/Tenant (circle one): MIGUEL DE DIEGO

Address: 1657 TYLER ST #105 Hollywood FL 33321 Telephone: 954 926 3358

Fax: 954 926 3358 Email Address: 33320 deDiego@aol.com

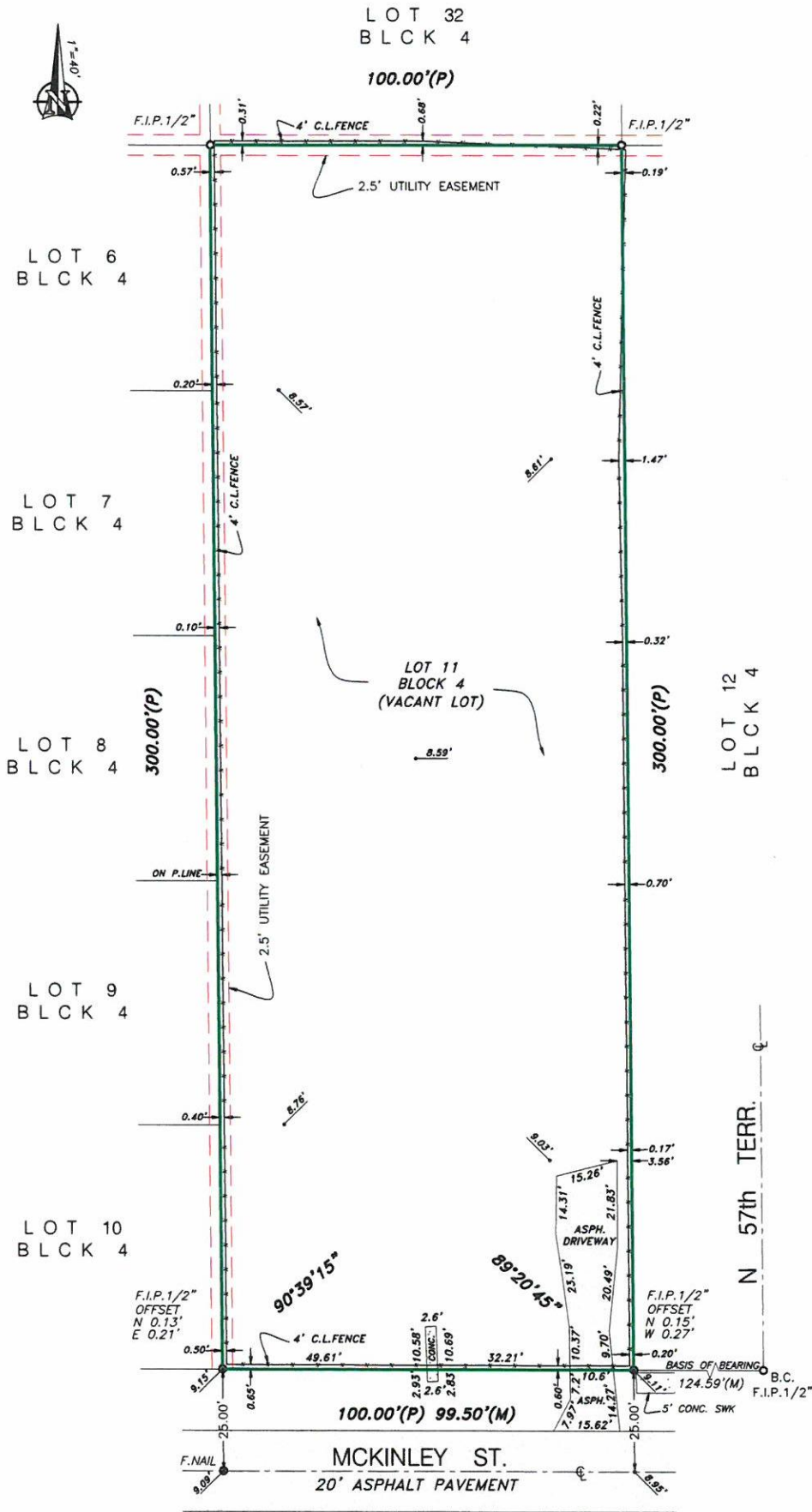
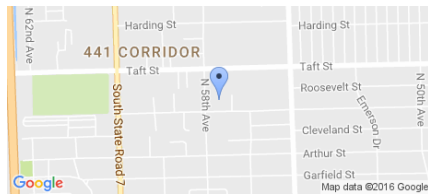
Date of Purchase: 4/18/2016 Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: SALIM HADDAD

419 509 1015 Address: 4925 ROOSEVELT ST. HOLLYWOOD FL

Email Address: HADDADHOMES@YAHOO.CO



Accepted By: \_\_\_\_\_

Property Address:  
5739 McKinley Street  
Hollywood, FLORIDA 33021

Notes: **FENCES ENCROACH INTO EASEMENT ALONG  
NORTHWEST LOT LINE. FENCES ENCROACH OVER  
NORTHEAST LOT LINES.**

**SURVEYOR'S CERTIFICATION:** I HERBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS' RULES (CHAPTER 61-17-051 THROUGH 61-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 457.007 FLORIDA STATUTES.

SIGNED  
EFRAIN LOPEZ  
STATE OF FLORIDA

FOR THE FIRM  
P.S.M. No. 6792

NOT VALID WITHOUT AND AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, Inc.  
10665 SW 190th Street  
Suite 3110  
Miami, FL 33157  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989



Surveyor's Legend

	PROPERTY LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITIES	
	STRUCTURE	LB#	LICENSE # - BUSINESS		CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE	
	CONC. BLOCK WALL	LS#	LICENSE # - SURVEYOR	R	RADIUS OR RADIAL	E.U.B.	ELECTRIC UTILITY BOX	
	CHAIN-LINK FENCE OR WIRE FENCE	CALC	CALCULATED POINT	RAD.	RADIAL TIE	SEP.	SEPTIC TANK	
	WOOD FENCE	SET	SET PIN	N.R.	NON RADIAL	D.F.	DRAINFIELD	
	IRON FENCE	▲	CONTROL POINT	TYP.	TYPICAL	A/C	AIR CONDITIONER	
	EASEMENT	■	CONCRETE MONUMENT	I.R.	IRON ROD	S/W	SIDEWALK	
	CENTER LINE		BENCHMARK	I.P.	IRON PIPE	DWY	DRIVEWAY	
	WOOD DECK	ELEV	ELEVATION	N&D	NAIL & DISK	SCR.	SCREEN	
	CONCRETE	P.T.	POINT OF TANGENCY	PK NAIL	PARKER-KALON NAIL	GAR	GARAGE	
	ASPHALT	P.C.	POINT OF CURVATURE	D.H.	DRILL HOLE	ENCL.	ENCLOSURE	
	BRICK / TILE	P.R.M.	PERMANENT REFERENCE MONUMENT		WELL	N.T.S.	NOT TO SCALE	
	WATER	P.C.C.	POINT OF COMPOUND CURVATURE		FIRE HYDRANT	F.F.	FINNISHED FLOOR	
	APPROXIMATE EDGE OF WATER	P.R.C.	POINT OF REVERSE CURVATURE		M.H.	MANHOLE	T.O.B.	TOP OF BANK
	COVERED AREA	P.O.B.	POINT OF BEGINNING	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER	
	TREE	P.O.C.	POINT OF COMMENCEMENT	TX	TRANSFORMER	E.O.P	EDGE OF PAVEMENT	
	POWER POLE	P.C.P.	PERMANENT CONTROL POINT	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER	
	CATCH BASIN	M	FIELD MEASURED	W.M.	WATER METER	B.S.L.	BUILDING SETBACK LINE	
C.U.E.	COUNTY UTILITY EASEMENT	P	PLATTED MEASUREMENT	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE	
I.E./E.E.	INGRESS / EGRESS EASEMENT	D	DEED	CONC.	CONCRETE SLAB		CENTER LINE	
U.E.	UTILITY EASEMENT	C	CALCULATED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY	
		L.M.E.	LAKE OR LANDSCAPE MAINT. ESMT.	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT	
		R.O.E.	ROOF OVERHANG EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT	
				L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT	

Property Address:

5739 Mckinley Street  
Hollywood, FLORIDA 33021

Flood Information:

Community Number: 125113  
Panel Number: 12011C0564H  
Suffix: H  
Date of Firm Index: 08/18/2014  
Flood Zone: AH  
Base Flood Elevation: 10  
Date of Field Work: 12/02/2016  
Date of Completion: 12/09/2016

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 4.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat at
- 5.) Wall ties are done to the face of the wall.
- 6.) Fence ownership is not determined.
- 7.) Bearings referenced to line noted B.R
- 8.) Dimensions shown are platted and measured unless otherwise shown.
- 9.) No identification found on property corners unless noted.
- 10.) Not valid unless sealed with the signing surveyors embossed seal.
- 11.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale
- 12.) Elevations if shown are based upon NGVD 1929 unless otherwise noted
- 13.) This is a BOUNDARY SURVEY unless otherwise noted.
- 14.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 15.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

Lot 11, of Block 4, of HOLLYWOOD COUNTRY ESTATES, according to the plat thereof, as recorded in Plat Book 24, Page 9, of the public records of Broward County, FLORIDA

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.

Select ALL for Print Range, and the # of copies you would like to print out.

Under the "Page Scaling" please make sure you have selected "None".

Do not check the "Auto-rotate and Center" box.

Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Kollamulla Corporation  
PRINCE A. DONNAHUE IV, P.A.  
Old Republic National Title Insurance Company  
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:  
*This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by* EFRAIN LOPEZ *dated* 12/09/2016 *bearing Job #* B-23013 :  
a. *FENCES ENCROACH INTO EASEMENT ALONG NORTHWEST LOT LINE. FENCES ENCROACH OVER NORTHEAST LOT LINES.*



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LB#: 7989



SITE DESIGN  
FOR  
7 UNITS TOWNHOMES  
5739 McKINLEY STREET  
HOLLYWOOD, FLORIDA

Miguel de Diego

A R C H I T E C T P.A.

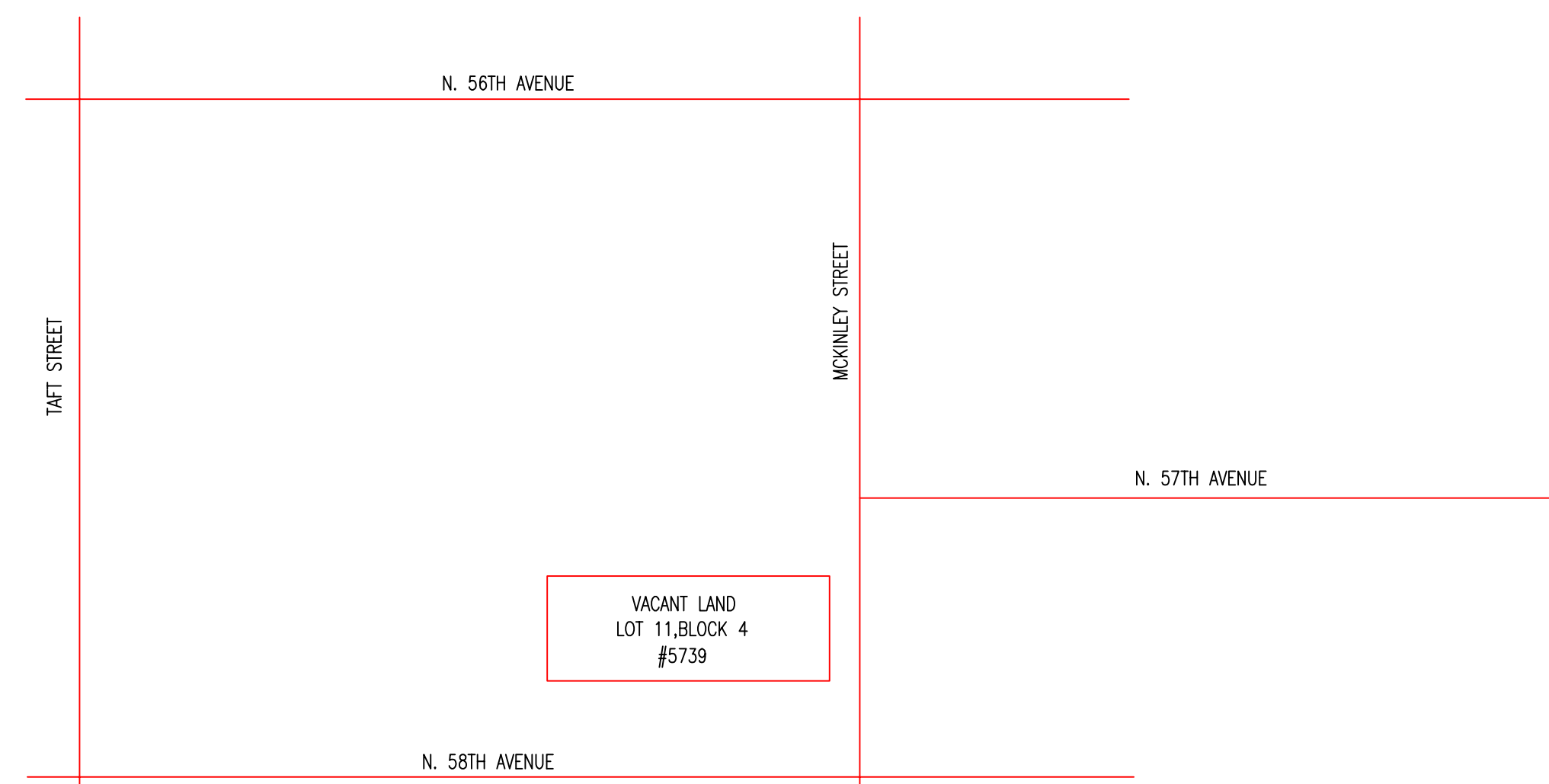
AA-26001641

AR 13378

1657 TYLER STREET SUITE 105 HOLLYWOOD, FLORIDA 33020

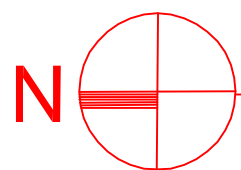
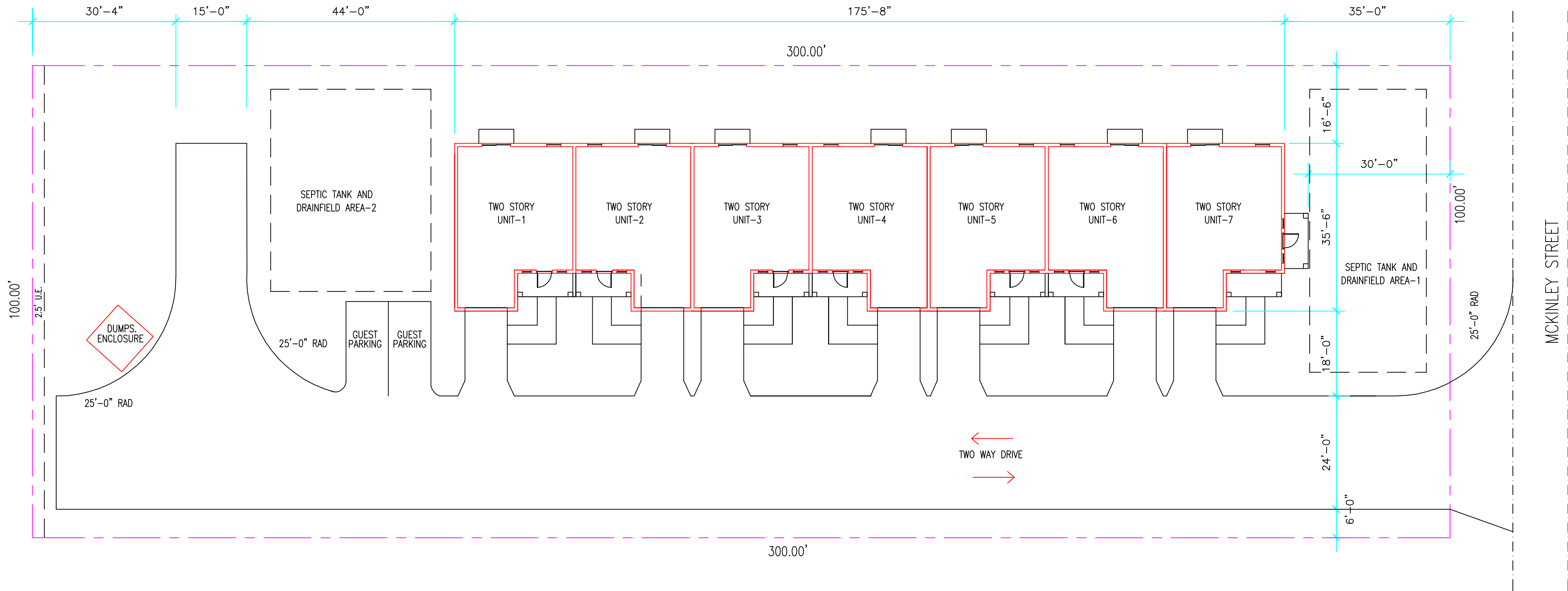
PH. (954) 926-3358 FAX (954) 926-2021

SHEET A-1 SITE PLAN  
SHEET A-2 FLOOR PLANS  
SHEET A-3 ELEVATIONS



LOCATION PLAN

N.T.S.



## SITE PLAN

SCALE: 1/16"=1'-0"

LEGAL DESCRIPTION:  
LOT 11 OF BLOCK 4 OF HOLLYWOOD COUNTRY ESTATES ACCORDING  
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24 PAGE 9 OF  
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### SITE CALCULATIONS

SITE	30,000.00	SQ. FT.	
BUILDING FOOT PRINT	5,565.00	S.F.	18.55 %
ASPHALT DRIVES	10,175.00	S.F.	33.91 %
ROOFED ENTRIES	480.00	S.F.	1.60 %
CONC. WALKWAYS	465.00	S.F.	1.55 %
LANDSCAPE	13,315.00	S.F.	44.38 %

Miguel de Diego  
ARCHITECT P.A.

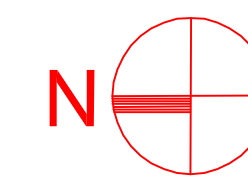
AA-26001641 AR-13378  
1657 TYLER STREET SUITE 105 HOLLYWOOD, FLORIDA 33020  
PH. (954) 926-3358 FAX (954) 926-2021

CHECKED  
DRAWN  
DATE 10-24-2016  
COMM. NO. 16-154

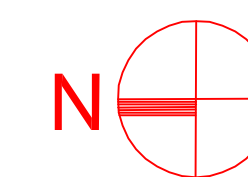
A-1  
3

SITE DESIGN  
FOR  
7 UNITS TOWNHOMES  
5739 MCKINLEY STREET  
HOLLYWOOD, FLORIDA

ALL DESIGN, DRAWINGS, REPORTS,  
SPECIFICATIONS, COMPUTER FILES, FIELD  
DATA, NOTES AND ANY OTHER DOCUMENTS  
HEREIN ARE THE PROPERTY OF MIGUEL DE DIEGO  
ARCHITECT P.A. AND SHALL REMAIN THE  
PROPERTY OF THE ARCHITECT AND IS  
NOT TO BE REPRODUCED OR TRANSMITTED  
IN ANY FORM OR BY ANY MEANS, ELECTRONIC  
OR MECHANICAL, INCLUDING PHOTOCOPYING,  
RECORDING, OR BY ANY INFORMATION  
SYSTEMS WITHOUT THE WRITTEN  
CONSENT OF THE ARCHITECT. THE ARCHITECT  
SHALL RETAIN ALL COMMON LAW AND  
EQUITY RIGHTS AND OTHER RESERVED  
RIGHTS. DIMENSIONS SHALL HAVE  
PRECEDENCE OVER SCALE.



2 BEDROOMS 2 1/2 BATHROOMS EACH UNIT



SCALE:  $1/8"=1'-0"$

CHECKED \_\_\_\_\_  
DRAWN \_\_\_\_\_  
DATE 10-24-2016  
COMM. NO. 16-154

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

1657 TYLER STREET SUITE 105 HOLLYWOOD, FLORIDA 33020  
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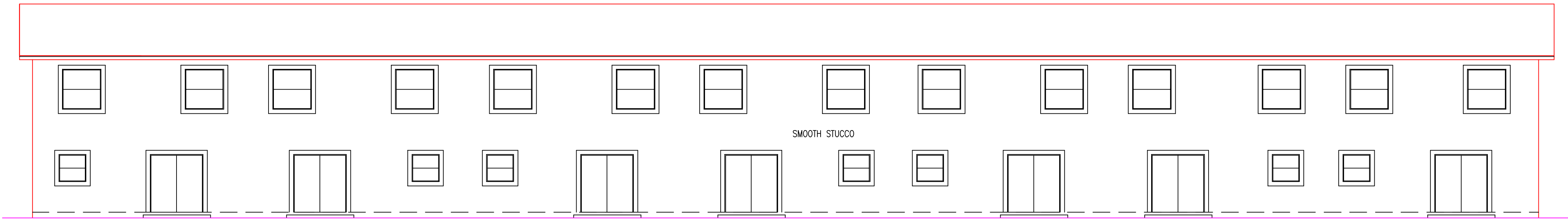
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ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS THERE TO. WRITTEN DIMENSIONS SHALL HAVE



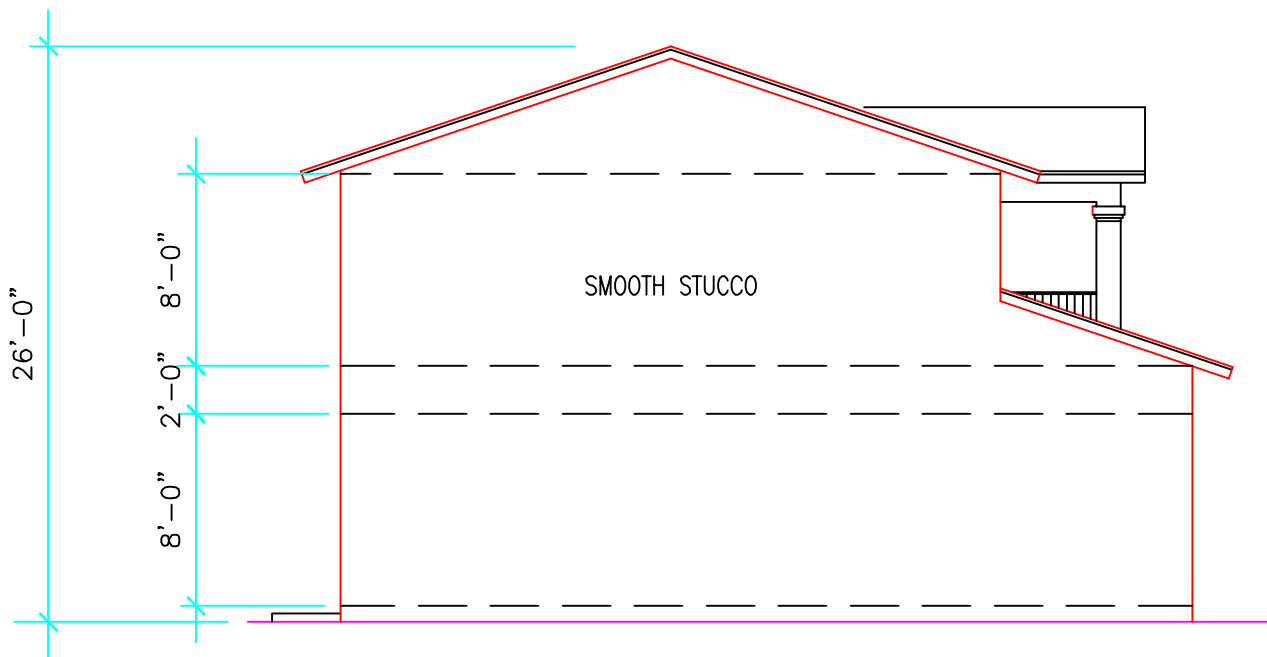
LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0" WEST



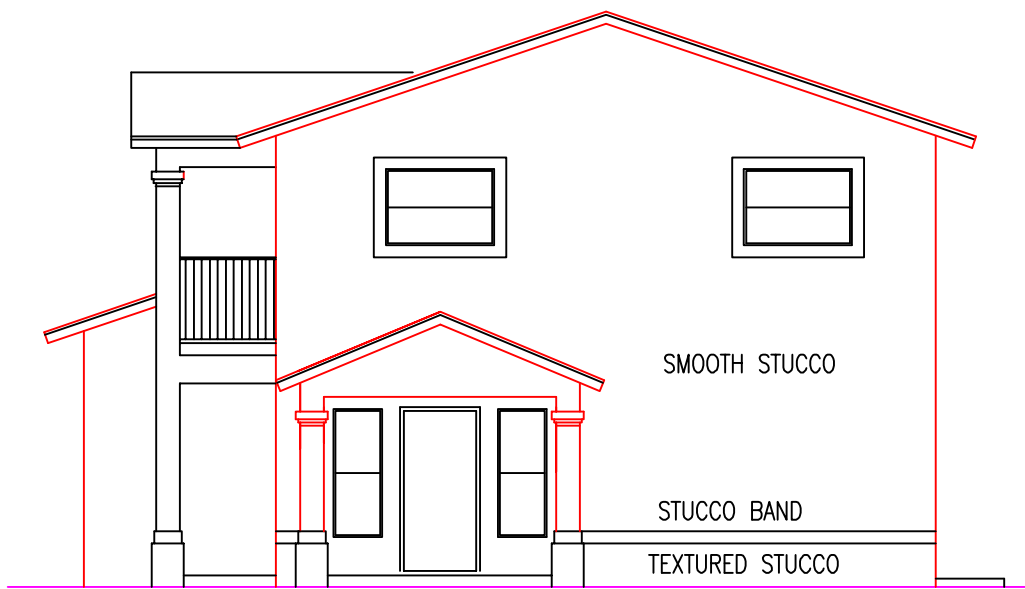
RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0" EAST



REAR ELEVATION

SCALE: 1/8"=1'-0" NORTH



FRONT ELEVATION

SCALE: 1/8"=1'-0" SOUTH

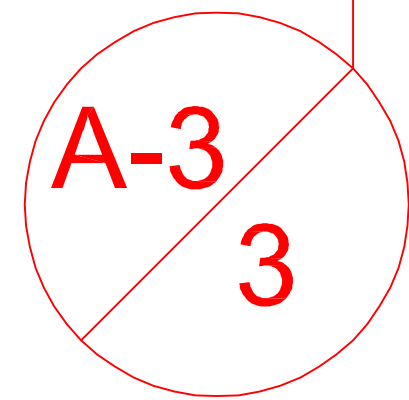
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NO.	DATE	REVISION

SITE DESIGN  
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HOLLYWOOD, FLORIDA

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CHECKED	
DRAWN	
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CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK