

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: 4-2-18

Location Address: 1911-1915 Fillmore Street
Lot(s): 11 & 12, 13 Block(s): 20 Subdivision: _____
Folio Number(s): 514215013440, 514215013441
Zoning Classification: ND-2 Land Use Classification: RESIDENTIAL MULTIFAM
Existing Property Use: multi-family Sq Ft/Number of Units: 1200 SF / 28
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

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

Explanation of Request: SITE PLAN APPROVAL FOR A 5 STORY 27 UNIT RESIDENTIAL BUILDING.

Number of units/rooms: 28 Sq Ft: 1200 SF
Value of Improvement: 3.8 MIL Estimated Date of Completion: DEC 2019
Will Project be Phased? () Yes (x) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Harchava LLC & 1915 Trust No 1302013
Address of Property Owner: 400 Anson Blvd. Stea Hallandale Beach
Telephone: 305 735 3278 Fax: _____ Email Address: Dorie@trustfieldservices.net
Name of Consultant/Representative/Tenant (circle one): Joseph B. Kaller
Address: 2417 Hlwd Blvd Hlwd, FL 33020 Telephone: 954-980-5746
Fax: 954 926 2841 Email Address: joseph@kallerarchitects.com
Date of Purchase: 10-12-17 Is there an option to purchase the Property? Yes () No (x)
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____
Email Address: _____

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: 3/20/18

PRINT NAME: Y. Stael Leberman

Date: 3/20/18

Signature of Consultant/Representative: Joseph B. Kaller

Date: 3-20-18

PRINT NAME: JOSEPH B. KALLER

Date: 3-20-18

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

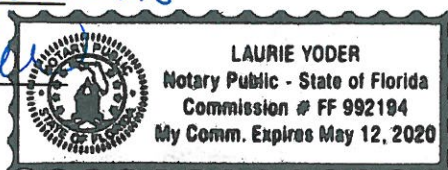
Date: _____

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 Preliminary T.A.C. Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller 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 20th day of March 2018

Notary Public
State of Florida



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

Signature of Current Owner

Print Name



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1911 FILLMORE STREET, HOLLYWOOD FL 33020-4020	ID #	5142 15 01 3441
Property Owner	HARCHAVA LLC	Millage	0513
Mailing Address	400 ANSIN BLVD #A HALLANDALE BEACH FL 33009	Use	01

Abbreviated Legal Description	HOLLYWOOD 1-21 B LOT 13 BLK 20
--------------------------------------	--------------------------------

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$38,170	\$164,320	\$202,490	\$202,490	
2017	\$38,170	\$164,320	\$202,490	\$177,920	\$4,098.95
2016	\$35,440	\$126,310	\$161,750	\$161,750	\$3,671.16

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$202,490	\$202,490	\$202,490	\$202,490
Portability	0	0	0	0
Assessed/SOH	\$202,490	\$202,490	\$202,490	\$202,490
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$202,490	\$202,490	\$202,490	\$202,490

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/12/2017	WD-Q	\$160,000	114672915	\$7.00	5,453	SF
10/9/2017	WD-T	\$100	114657052			
12/14/2009	WD-T	\$100	46794 / 837			
3/1/1992	WD	\$95,000	19337 / 467			
10/1/1980	WD	\$65,000				
				Adj. Bldg. S.F. (Card, Sketch)		
				Units/Beds/Baths		
				Eff./Act. Year Built: 1966/1965		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1915 FILLMORE STREET #1-4, HOLLYWOOD FL 33020	ID #	5142 15 01 3440
Property Owner	1915 TRUST NO 1302013 ZBT LLC TRSTEE	Millage	0513
Mailing Address	400 ANSIN BLVD STE A HALLANDALE BEACH FL 33009-3104	Use	08

Abbreviated Legal Description	HOLLYWOOD 1-21 B LOT 11 & 12 BLK 20
--------------------------------------	-------------------------------------

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$98,160	\$138,730	\$236,890	\$216,120	
2017	\$98,160	\$138,730	\$236,890	\$196,480	\$5,324.20
2016	\$98,160	\$107,860	\$206,020	\$178,620	\$4,954.10

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$236,890	\$236,890	\$236,890	\$236,890
Portability	0	0	0	0
Assessed/SOH	\$216,120	\$236,890	\$216,120	\$216,120
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$216,120	\$236,890	\$216,120	\$216,120

Sales History			
Date	Type	Price	Book/Page or CIN
1/28/2013	QCD-T	\$100	111301052
4/6/2009	QCD-T	\$100	46140 / 255
7/31/2008	QCD-T	\$100	45628 / 1373
2/19/2008	SWD-O	\$160,000	45120 / 147
11/27/2007	CET	\$100	44930 / 702

Land Calculations		
Price	Factor	Type
\$9.00	10,907	SF
Adj. Bldg. S.F. (Card, Sketch)		2163
Units		4
Eff./Act. Year Built: 1950/1949		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								

[Florida Department of State](#)

DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /**Detail by Entity Name**

Florida Limited Liability Company
HARCHAVA, LLC

Filing Information

Document Number L11000025864
FEI/EIN Number APPLIED FOR
Date Filed 03/02/2011
State FL
Status ACTIVE

Principal Address

400 Ansin Blvd, Suite A
Hallandale Beach, FL 33009

Changed: 02/03/2016

Mailing Address

400 Ansin Blvd, Suite A
Hallandale Beach, FL 33009

Changed: 02/03/2016

Registered Agent Name & Address

ZBT, LLC
400 Ansin Blvd, Suite A
Hallandale Beach, FL 33009

Name Changed: 02/03/2013

Address Changed: 02/03/2016

Authorized Person(s) Detail**Name & Address**

Title MGR

BV 18 LLC
400 Ansin Blvd, Suite A
Hallandale Beach, FL 33009

Annual Reports

Report Year	Filed Date
2016	02/03/2016

2017	03/06/2017
2018	03/19/2018

Document Images

03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/06/2017 -- ANNUAL REPORT	View image in PDF format
02/03/2016 -- ANNUAL REPORT	View image in PDF format
03/04/2015 -- ANNUAL REPORT	View image in PDF format
03/17/2014 -- ANNUAL REPORT	View image in PDF format
02/03/2013 -- ANNUAL REPORT	View image in PDF format
04/22/2012 -- ANNUAL REPORT	View image in PDF format
03/02/2011 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Florida Department of State

DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /**Detail by Entity Name**

Florida Limited Liability Company
BV 18, LLC

Filing Information

Document Number L09000040850
FEI/EIN Number APPLIED FOR
Date Filed 04/28/2009
Effective Date 04/22/2009
State FL
Status ACTIVE

Principal Address

400 Ansin Blvd, Suite A
Hallandale Beach, FL 33009

Changed: 02/03/2016

Mailing Address

400 Ansin Blvd, Suite A
Hallandale Beach, FL 33009

Changed: 02/03/2016

Registered Agent Name & Address

FEUERMAN, JONATHAN ESQ.
C/O THERREL BAISDEN, P.A.
ONE S.E. 3RD AVENUE, SUITE 2950
MIAMI, FL 33131

Authorized Person(s) Detail**Name & Address**

Title MGR

Lieberman, Yisroel
400 Ansin Blvd, Suite A
Hallandale Beach, FL 33009

Annual Reports

Report Year	Filed Date
2016	02/03/2016
2017	03/06/2017

2018

03/19/2018

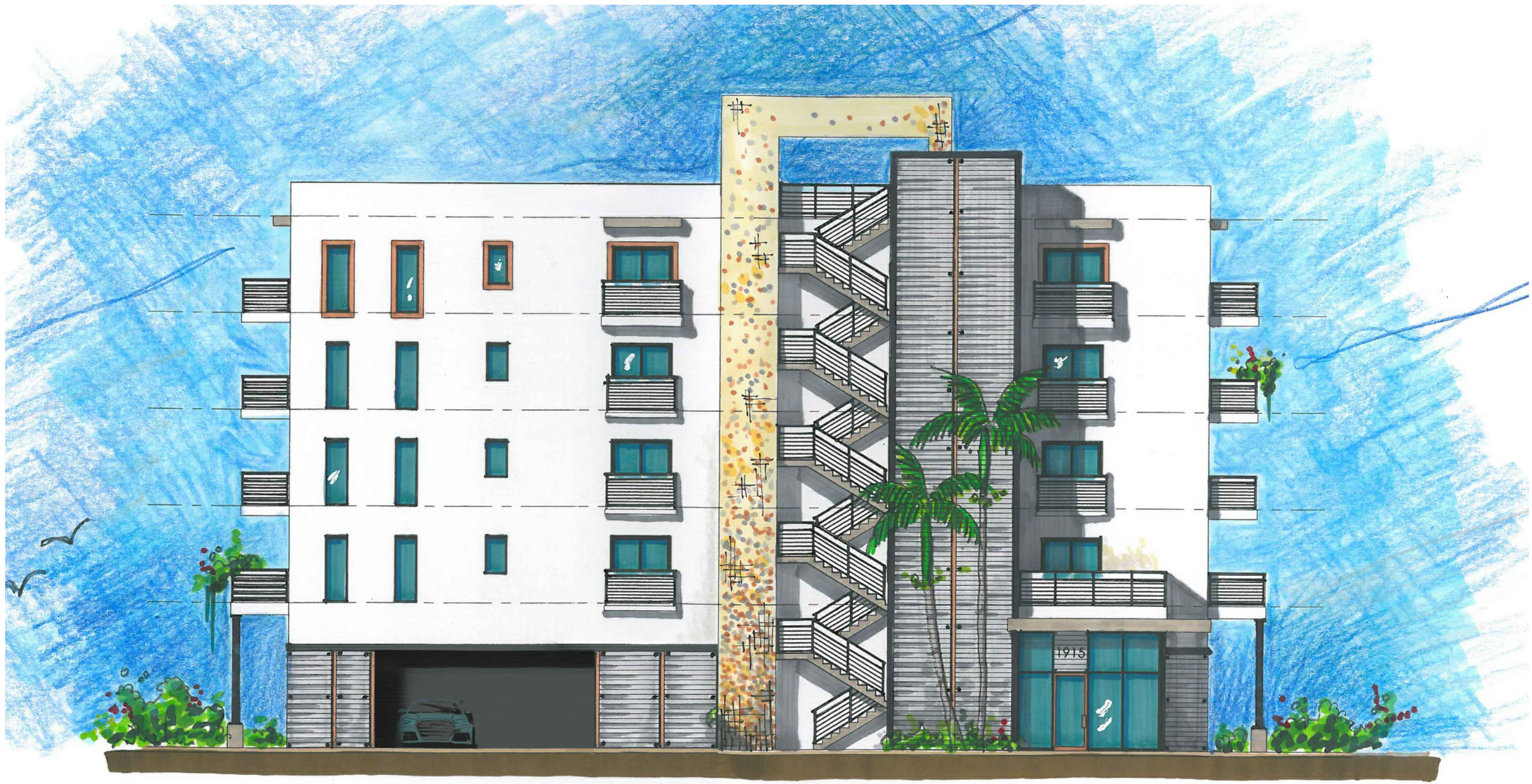
Document Images

03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/06/2017 -- ANNUAL REPORT	View image in PDF format
02/03/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
03/17/2014 -- ANNUAL REPORT	View image in PDF format
01/04/2013 -- ANNUAL REPORT	View image in PDF format
04/20/2012 -- ANNUAL REPORT	View image in PDF format
03/30/2011 -- ANNUAL REPORT	View image in PDF format
03/01/2010 -- ANNUAL REPORT	View image in PDF format
01/17/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Fillmore flats

1915 FILLMORE STREET
HOLLYWOOD FL



1911 - 1915 FILLMORE ST.

P.A.C.O. - FEBRUARY 20, 2018

PROJECT TEAM

ARCHITECT
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2411 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 920-5146
FAX: (954) 920-2841
EMAIL: joseph@kallerarchitects.com

OWNER
HARCHAVA LLC
CONTACT: Mr. David Lieberman
ADDRESS: 400 ANSIN BLVD. #A
HALLANDALE BEACH, FL 33009
CELL: (305) 135-3210
EMAIL: david@trustfieldservices.net

SURVEYOR
J. HERNANDEZ AND ASSOCIATES
CONTACT: JOSE HERNANDEZ
ADDRESS: 4005 NW 19th AVE - SUITE 9
DORAL, FL 33166
PHONE: (305) 526-0606
EMAIL: jhernandez@jhsurvey.com

PROJECT DATA

CODES:
FLORIDA BUILDING CODE, 5TH EDITION 2011
FLORIDA FIRE PREVENTION CODE, 6TH EDITION
FLORIDA ADMINISTRATIVE CODE 63A-40

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

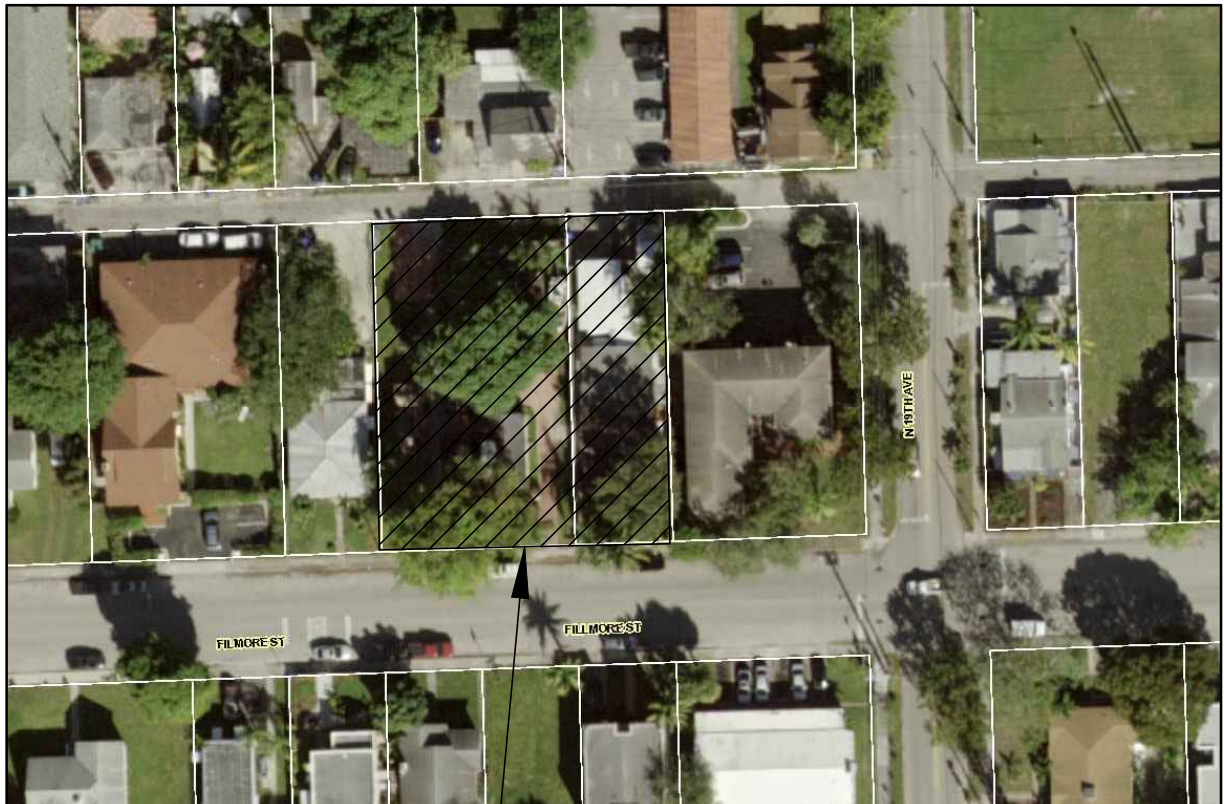
- T-1 COVER SHEET
- SURVEY**
- SP-0 SITE AND BUILDING DATA
 - SP-1 SITE PLAN AND NOTES
 - SP-2 SITE DETAILS
- ARCHITECTURE**
- A-1 FIRST FLOOR PLAN
 - A-2 SECOND FLOOR PLAN
 - A-3 THIRD FLOOR PLAN
 - A-4 FOURTH FLOOR PLAN
 - A-5 FIFTH FLOOR PLAN
 - A-6 ROOF PLAN
 - A-7 BUILDING ELEVATIONS
 - A-8 BUILDING ELEVATIONS
 - A-9 CONTEXTUAL STREET ELEVATION
 - A-10 UNIT FLOOR PLAN

LOCATION MAP

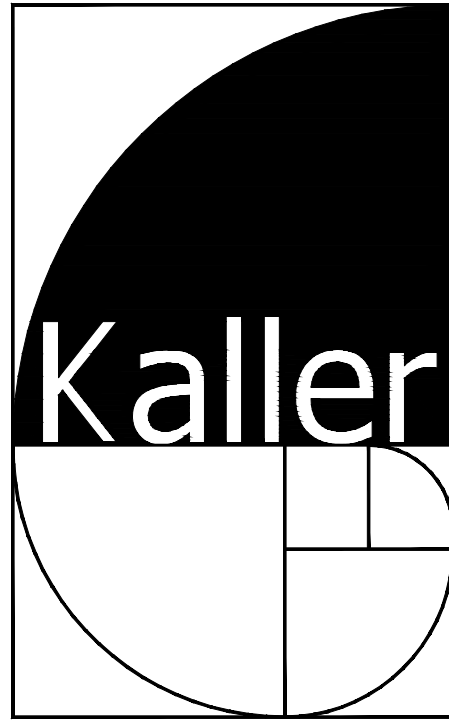


SITE

AERIAL



SITE



JOSEPH B. KALLER
+
ASSOCIATES PA
A.A.# 26001212
2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33019

SHEET TITLE
TITLE PAGE
PRELIM. TAC

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		

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.: 17176
DATE: 3-10-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

T-1

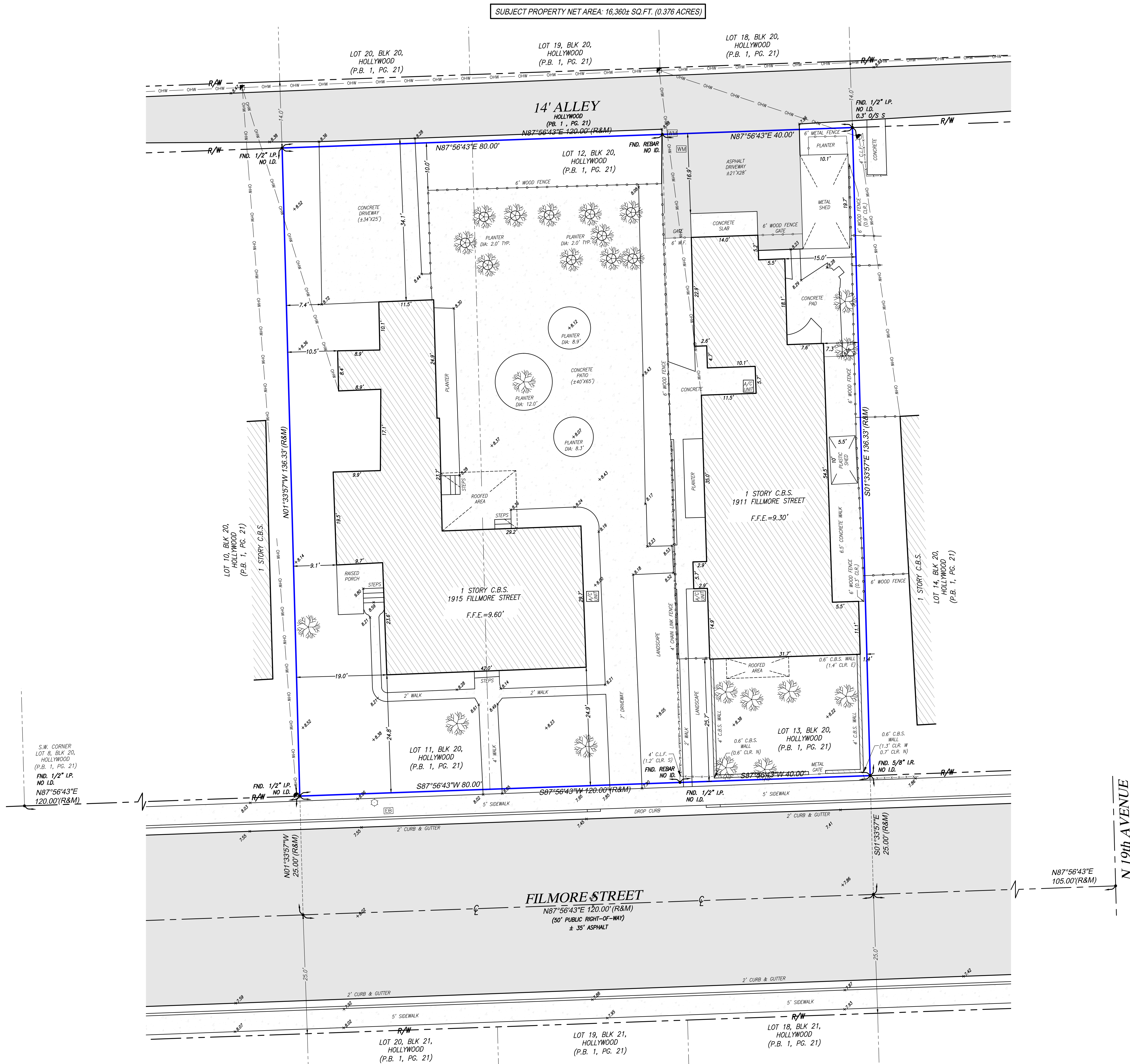
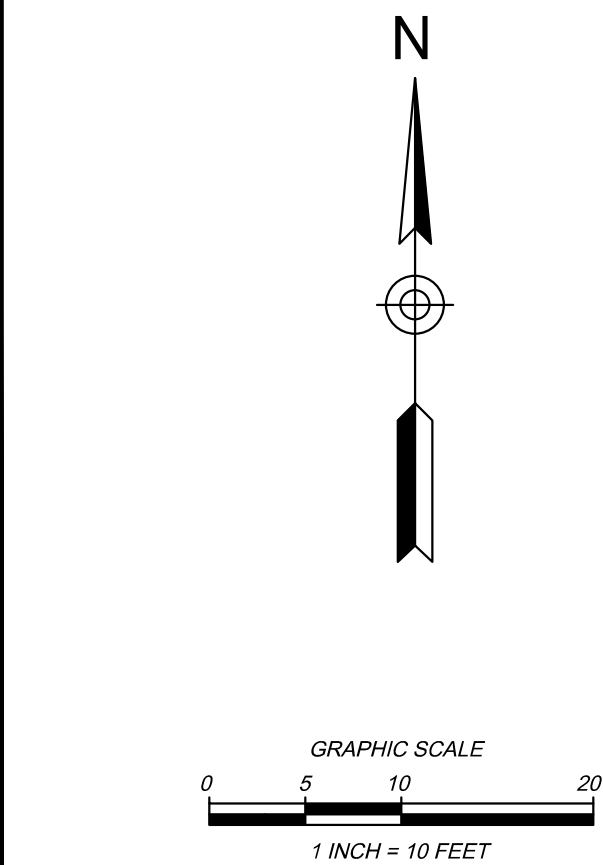
1 OF 1

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE LIGHT POLE		BABY STROLLER PAINT MARK
	UNKNOWN MANHOLE		WATER MANHOLE
	ALUMINUM POLE		SEWER MANHOLE
	ALUMINUM LIGHT POLE		PHONE MANHOLE
	WOOD POLE		IRRIGATION MANHOLE
	WOOD POWER POLE		GREASE TRAP MANHOLE
	WOOD LIGHT POLE		GAS MANHOLE
	TRAFFIC BOX		FIREMAN MANHOLE
	STREET LIGHT BOX		ELECTRICITY MANHOLE
	PHONE BOX		DRAINAGE MANHOLE
	IRRIGATION BOX		COMMUNICATION MANHOLE
	COMMUNICATION BOX		BELL SOUTH MANHOLE
	CABLE T.V. BOX		PARKING METER
	UNKNOWN BOX		PARKING KIOSK
	TRAFFIC CONTROL BOX		WATER VALVE
	CLEANOUT		SEWER VALVE
	BOLLARD		IRRIGATION VALVE
	ARM GATE		GAS VALVE
	ANCHOR		FORCE MAIN VALVE
	WATER METER		VACUUM BREAKER ASSEMBLY
	IRRIGATION METER		SHAMESE CONNECTION
	GAS METER		POST INDICATOR VALVE
	ELECTRIC METER		FIRE HYDRANT
	SOURCE/TERMINAL		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTER
	MAIL BOX		PROPERTY LINE
	GUARD POST		CENTERLINE
	GROUND LIGHT		RIGHT-OF-WAY
	FLAG POLE		R RADIUS
	DRAINAGE MANHOLE		DELTA ANGLE
	SQUARE DRAINAGE		L ARC DISTANCE
	PB INLET		PCP PERMANENT CONTROL POINT
	PB OUTLET		PERMANENT REFERENCE MONUMENT PLATE BOOK AND PAGE
	CURB INLET		OVERHEAD UTILITY WIRES
	CIRCULAR DRAINAGE		OPTICAL RECORDING BOOK
	CATCH BASIN		CONCRETE BLOCK STRUCTURE
	ACCESS MANHOLE		CHURNMARK FENCE
	SWALE INLET		WOOD FENCE
	TRAFFIC SIGNAL POLE		FOUND ROAD PIPE
	TRAFFIC SIGNAL		FOUND CURB & GRASS STRIP
	PEDESTRIAN CROSS SIGNAL		CLEAR ENCROACHMENT
			NEED OF LEGAL DISTANCE
			MEASURED DISTANCE
			RECORD ON PLOTTED DISTANCE
			RECORD CALCULATED
			UTILITY EASEMENT
	PAYMENT ASPHALT		CONCRETE

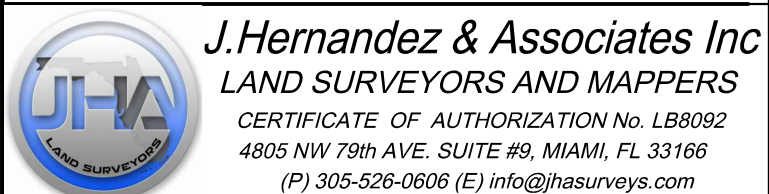
SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
NOT TO SCALE

THIS BOUNDARY SURVEY REFLECTS PLOTTABLE EASEMENTS AND/OR RIGHTS-OF-WAYS AS SHOWN ON OWNERSHIP & ENCUMBRANCE REPORT, PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 559489, EFFECTIVE DATES: FROM SEPTEMBER 14, 1921 AT 2:23 PM TO MARCH 6, 2018 AT 11:00 PM.

THERE ARE NO PLOTTABLE EXCEPTIONS



PREPARED FOR:
TRUST FIELD SERVICES, LLC.
LYING AND BEING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.



DRAWN BY: S.A.M. DATE: 12/13/17	CHECKED BY: J.G.H. DATE: 12/13/17	JOB NUM.: 151180 F.B. BC-3, PG. 56
------------------------------------	--------------------------------------	---------------------------------------

LOT 11 AND 12, BLOCK 20 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH LOT 13, BLOCK 20, HOLLYWOOD, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LYING AND BEING IN SECTION 15, TOWNSHIP 51 SOUTH,
RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY,
FLORIDA.

2. FIELD SURVEY WAS COMPLETED ON DECEMBER 11, 2017

3. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT

4. SUBJECT PROPERTY NET AREA: 16,360.54 S.F. (0.376 ACRES)

5. SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING

6. SET 58°54'19" ALONG THE SOUTH SOUTHWEST LINE OF

7. SUBJECT PROPERTY

8. EXISTING BOUNDARY LINES, AS SHOWN HEREON, ARE

9. RECORD AND/OR MEASURED UNLESS OTHERWISE

10. NOTED

11. INTERSECT LINES, AS SHOWN HEREON, ARE FOR

12. INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE

13. NOTED

14. UNDEVELOPED FOOTINGS, FOUNDATIONS AND UTILITIES

15. HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY,

16. UNLESS OTHERWISE NOTED

17. ABOVEGROUND VISIBLE UTILITIES HAVE BEEN

18. LOCATED AT THE TIME OF THIS SURVEY, UNLESS

19. OTHERWISE NOTED

20. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO

21. ROAD FROM MILLMORE STREET AND FROM A 14 FOOT ALLEY.

- **PROPERTY ADDRESS:**
1915 FILLMORE STREET #1-4, HOLLYWOOD, FLORIDA 33020.
1911 FILLMORE STREET, HOLLYWOOD, FLORIDA 33020.
- **PROPERTY FOLIO NUMBER:**
5142 15 01 3440
5142 15 01 3441
- **SUBJECTS PROPERTIES ARE LOCATED IN ZONE ND-2: NORTH DOWNTOWN DISTRICT 2.**

SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12011C0569H, DATED AUGUST 18, 2014.

ELEVATION REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS EXPRESSED IN FEET.

1. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND ARE EXPRESSED IN FEET.
2. BENCHMARK:
BENCHMARK NUMBER: A 311
ELEVATION: 7.62 FEET (N.A.V.D.)
DESCRIPTION: AT HOLLYWOOD, AT YOUNG CIRCLE, AT THE JUNCTION OF U.S. HIGHWAY 1 AND STATE HIGHWAY 820, SET ON THE TOP OF THE NORTHEAST CORNER OF THE SOUTH STEP FOR THE HOLLYWOOD WAR MEMORIAL MONUMENT.

• OTHER THAN THESE SHOWN HEREON, THERE ARE NO ADDITIONAL, OBSERVED, ENCRoACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

- *TRUST FIELD SERVICES, LLC.*

[illegible]

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY: 
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR
AND MAPPER.

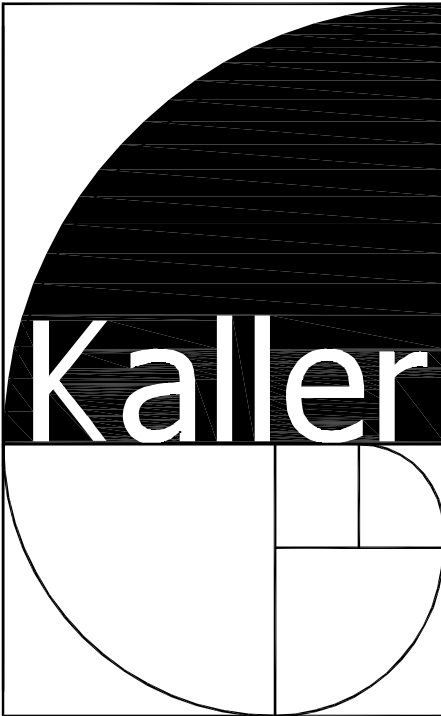
THIS IS A BOUNDARY SURVEY

PROJECT NUMBER: BC-139

SHEET NUMBER: 1 OF 1

	SPACE	AREA		GROSS AREA		AREA	AREA
		AC	NON AC	AC	NON AC	NOT INCL.	FAR
1ST FL	RESIDENTIAL LOBBY	423		423	551	9602	423
	TRASH ROOM		78				
	OPEN STAIRWELL 1		125				
	OPEN STAIRWELL 2		125				
	ELEVATORS		74				
	GARAGE		9602				
	ELEC. ROOM		149				
2ND FL	ELEV. LOBBY/ CORR.		1971	7925	3563		7929
	UNITS	7925					
	OPEN STAIRWELL 1		125				
	OPEN STAIRWELL 2		125				
	ELEVATORS		74				
	TRASH CHUTE		41				
	BALCONIES		1156				
ELEC. ROOM		71					
3RD FL	ELEV. LOBBY/ CORR.		1060	7925	1811		7999
	UNITS	7925					
	OPEN STAIRWELL 1		125				
	OPEN STAIRWELL 2		125				
	ELEVATORS		74				
	TRASH CHUTE		41				
	BALCONIES		315				
ELEC. ROOM		71					
4TH FL	ELEV. LOBBY/ CORR.		1060	7925	1811		7999
	UNITS	7925					
	OPEN STAIRWELL 1		125				
	OPEN STAIRWELL 2		125				
	ELEVATORS		74				
	TRASH CHUTE		41				
	BALCONIES		315				
ELEC. ROOM		71					
5TH FL	OPEN CORR.		1049	7932	1755		8006
	UNITS	7932					
	OPEN STAIRWELL 1		125				
	OPEN STAIRWELL 2		125				
	ELEVATORS		74				
	TRASH CHUTE		41				
	BALCONIES		270				
ELEC. ROOM		71					
				32130	9491		
TOTAL GROSS AREA				41621 SF			
TOTAL FAR AREA							

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			AC	TERRACE/ BALCONY	AC	BALCONY
2ND FLOOR	201	2/ 2	1155	161	7925	1156
	202	2/ 2	1132	164		
	203	2/ 2	1101	161		
	204	2/ 2	1126	161		
	205	2/ 2	1132	164		
	206	2/ 2	1132	164		
	207	2/ 2	1141	163		
3RD FLOOR	301	2/ 2	1155	45	7925	315
	302	2/ 2	1132	45		
	303	2/ 2	1101	45		
	304	2/ 2	1126	45		
	305	2/ 2	1132	45		
	306	2/ 2	1132	45		
	307	2/ 2	1141	45		
4TH FLOOR	401	2/ 2	1155	45	7925	315
	402	2/ 2	1132	45		
	403	2/ 2	1011	45		
	404	2/ 2	1126	45		
	405	2/ 2	1132	45		
	406	2/ 2	1132	45		
	407	2/ 2	1141	45		
5TH FLOOR	401	3/ 2 1/2	1135	45	7932	270
	402	3/ 2	1662	45		
	403	2/ 2	1126	45		
	404	2/ 2	1132	45		
	405	2/ 2	1132	45		
	406	2/ 2	1141	45		
TOTAL NET AREA					31671	2056



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PROJECT TITLE
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
BUILDING DATA

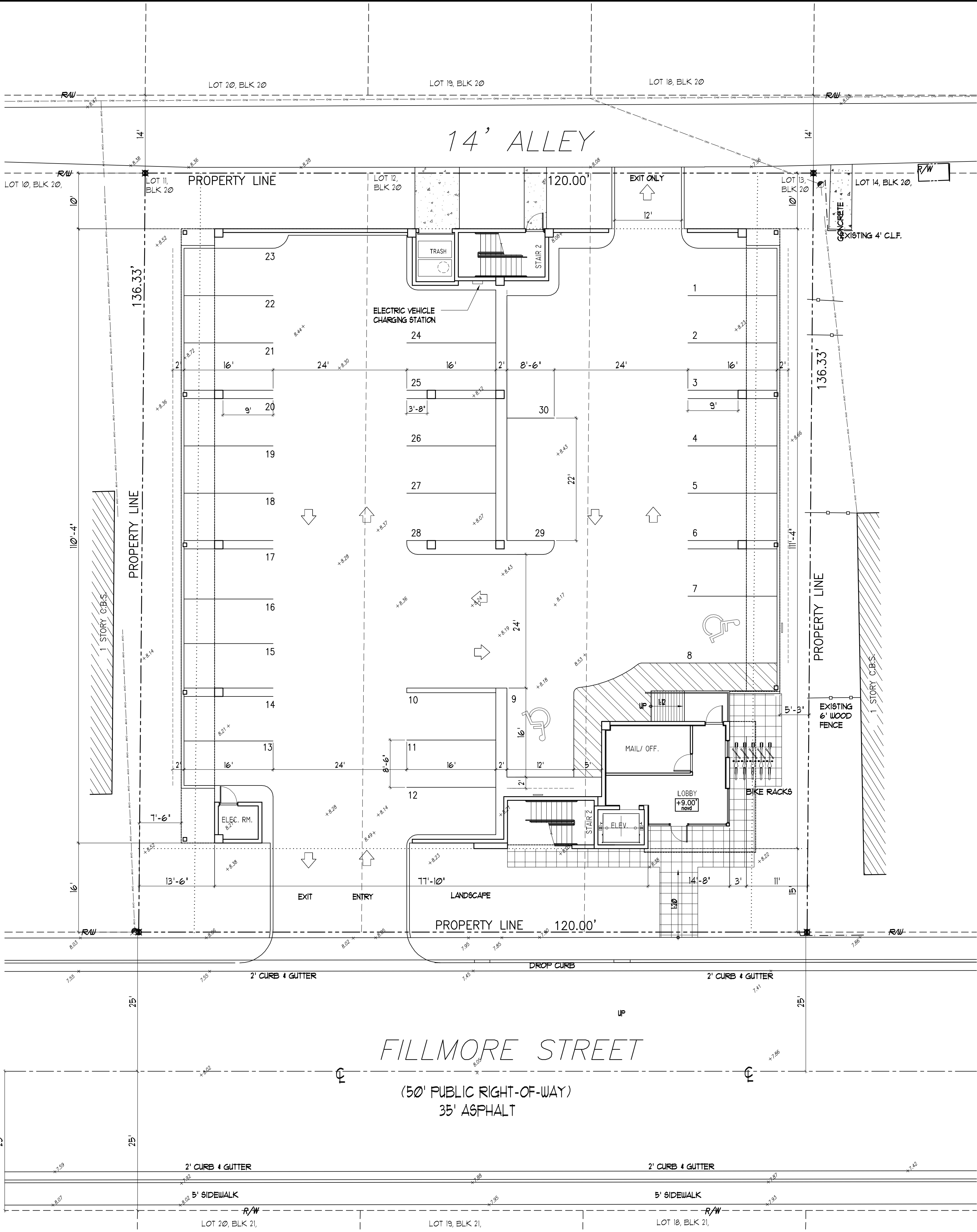
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No.	DATE	DESCRIPTION
1		
2		

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DATE: 3-10-18
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CHECKED BY: JBK

SHEET

SP-0



ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE ND-2 ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

TWO WAY RADIO COMPLIANCE:
BUILDING WILL BE IN COMPLIANCE WITH NFPA 1, 110 AND BROWARD COUNTY CODE AMENDMENT 1182 FOR TWO WAY RADIO COMMUNICATION.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.
EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.P.C. 2016 BROWARD AMENDMENTS, NFPA 101 SECTION 38.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

UNITY OF TITLE:
A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ORDINANCE 2016-02
The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate or a fully functional electric vehicle-charging station.

LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 20 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
TOGETHER WITH LOT 13, BLOCK 20, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LYING AND BEING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

1911 AND 1915 FILLMORE STREET
HOLLYWOOD, FL 33020

SITE INFORMATION

EXISTING ZONING:	NORTH DOWNTOWN MEDIUM INTENSITY MIXED USE DISTRICT (ND-2)	
LAND USE DESIGNATION:	REGIONAL ACTIVITY CENTER	
NET LOT AREA:	16,359.6 SQUARE FEET	
FAR:	2.00	
	ALLOWED	PROVIDED
BUILDABLE AREA:	32,719.2 SF	32,356.0 SF
PARKING:	REQUIRED	PROVIDED
UNITS	1 PER UNIT MIN. = 27 SPACES	27 SPACES
GUESTS	1 PER 10 UNITS MIN. = 3 SPACES	3 SPACES
TOTAL	= 30 SPACES	30 SPACES INCLD. 2 HC SPACES
LOADING:	REQUIRED	PROVIDED
UNITS	NOT REQ. LESS THAN 50 UNITS	0 SPACE

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (FILMORE ST)	15'-0"	15'-0"
(b) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(c) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(d) ALLEY	10'-0"	10'-0"
OPEN SPACE:	REQUIRED 3272 (20%)	PROVIDED 4216 (25.8%)

BUILDING SUMMARY

	ALLOWED	PROVIDED
BUILDING HEIGHT:	5 STORIES/ 55'-0"	5 STORIES/ 55'-0"
GROSS BUILDING AREA:		
	INTERIOR	TERRACES/ OPEN STAIR
FIRST FLOOR	724	250
SECOND FLOOR	8111	3377
THIRD FLOOR	8111	1625
FOURTH FLOOR	8111	1625
FIFTH FLOOR	8118	1569
TOTAL	33175	8446
		41621

1 SITE PLAN

SCALE: 1"= 10'-0"

2 SITE DATA



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PROJECT TITLE
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
SITE PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

PROJECT No.: 17176
DATE: 3-10-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-1



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FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
FIRST FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

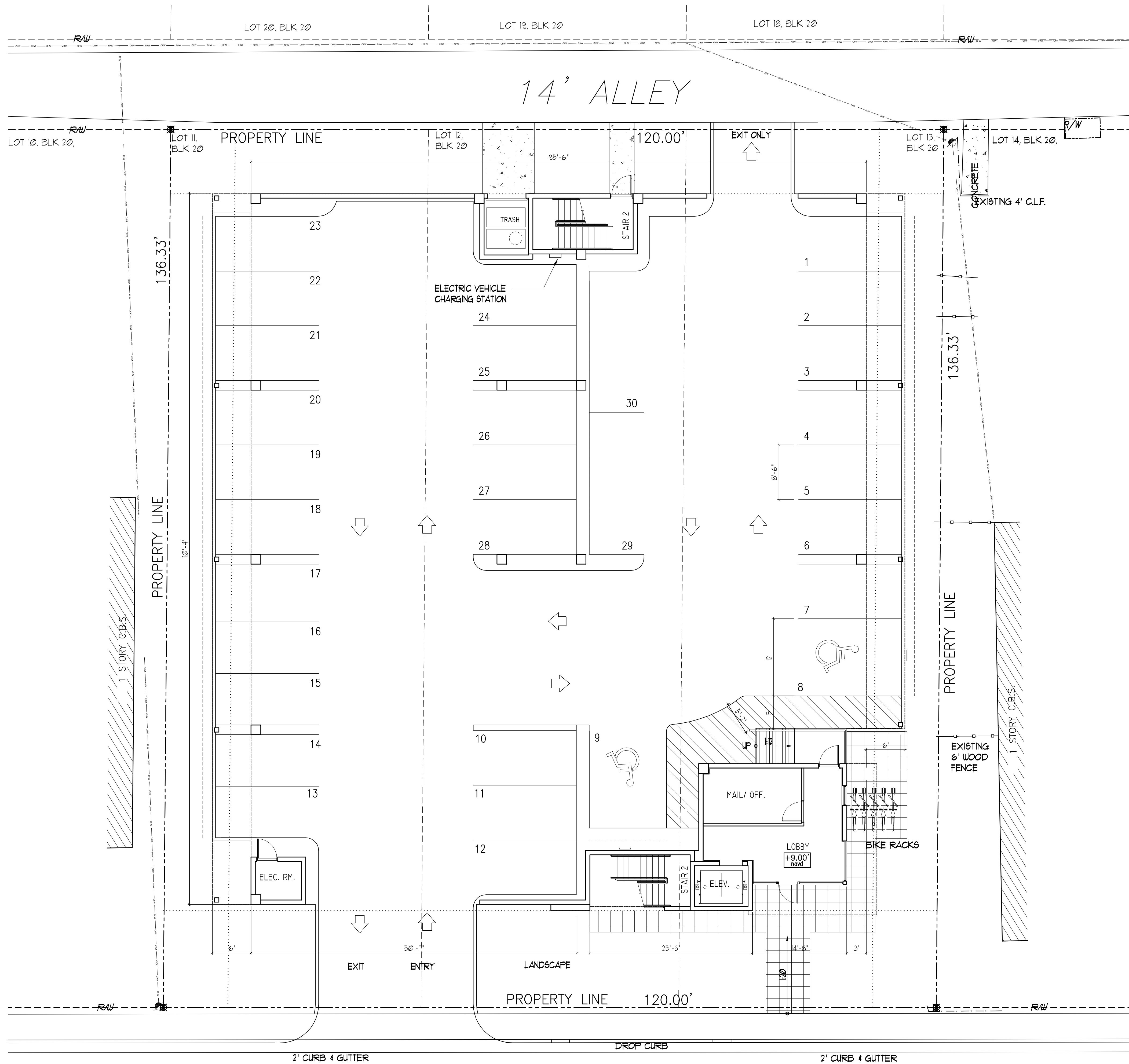
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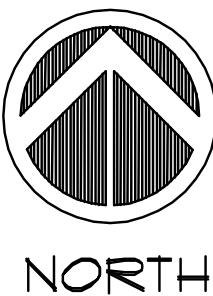
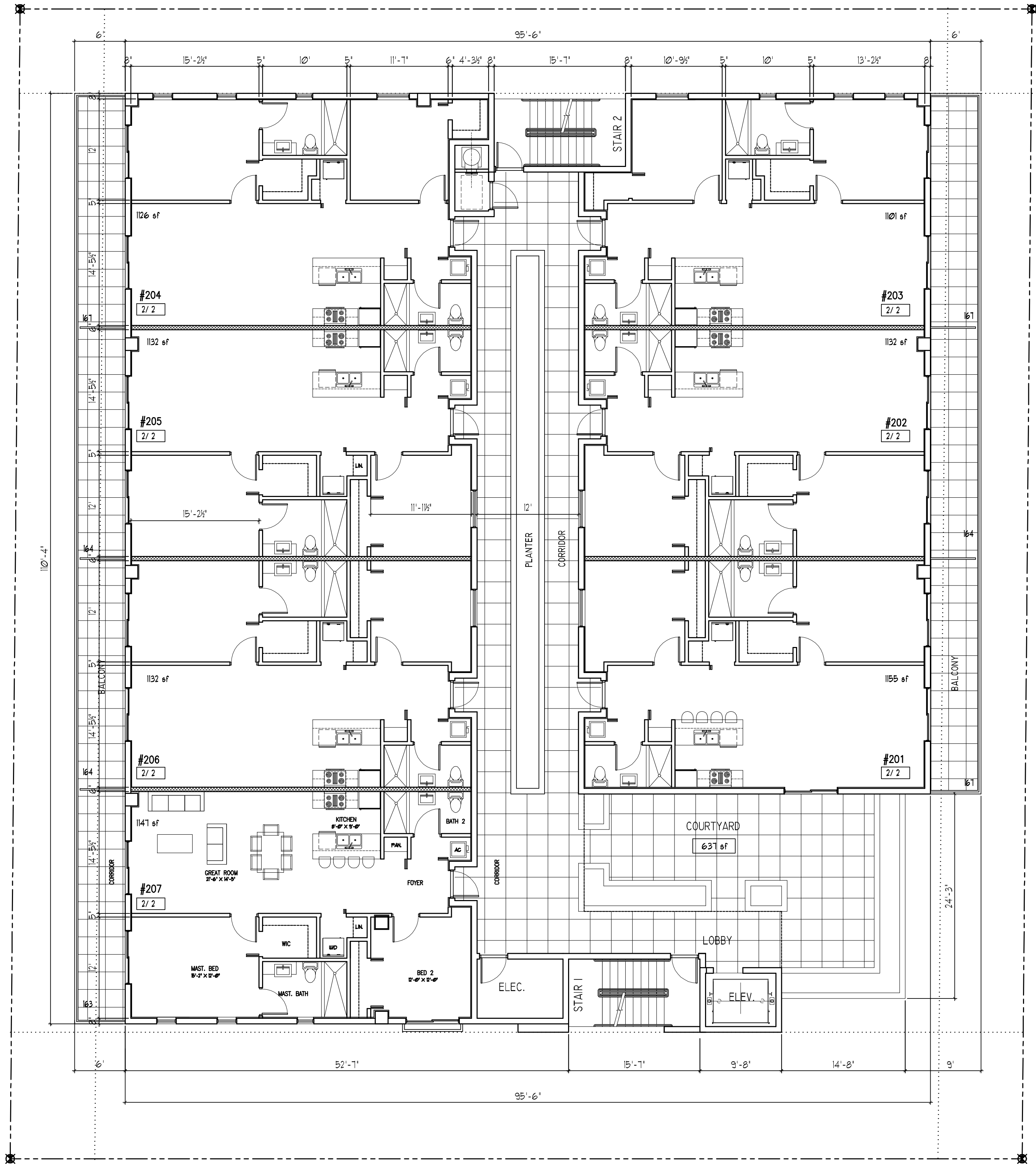
A-1

1 OF 8



1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

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1 SECOND FLOOR

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



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FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
SECOND FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

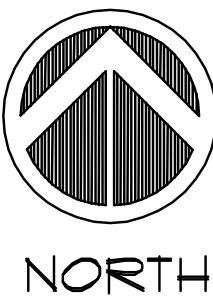
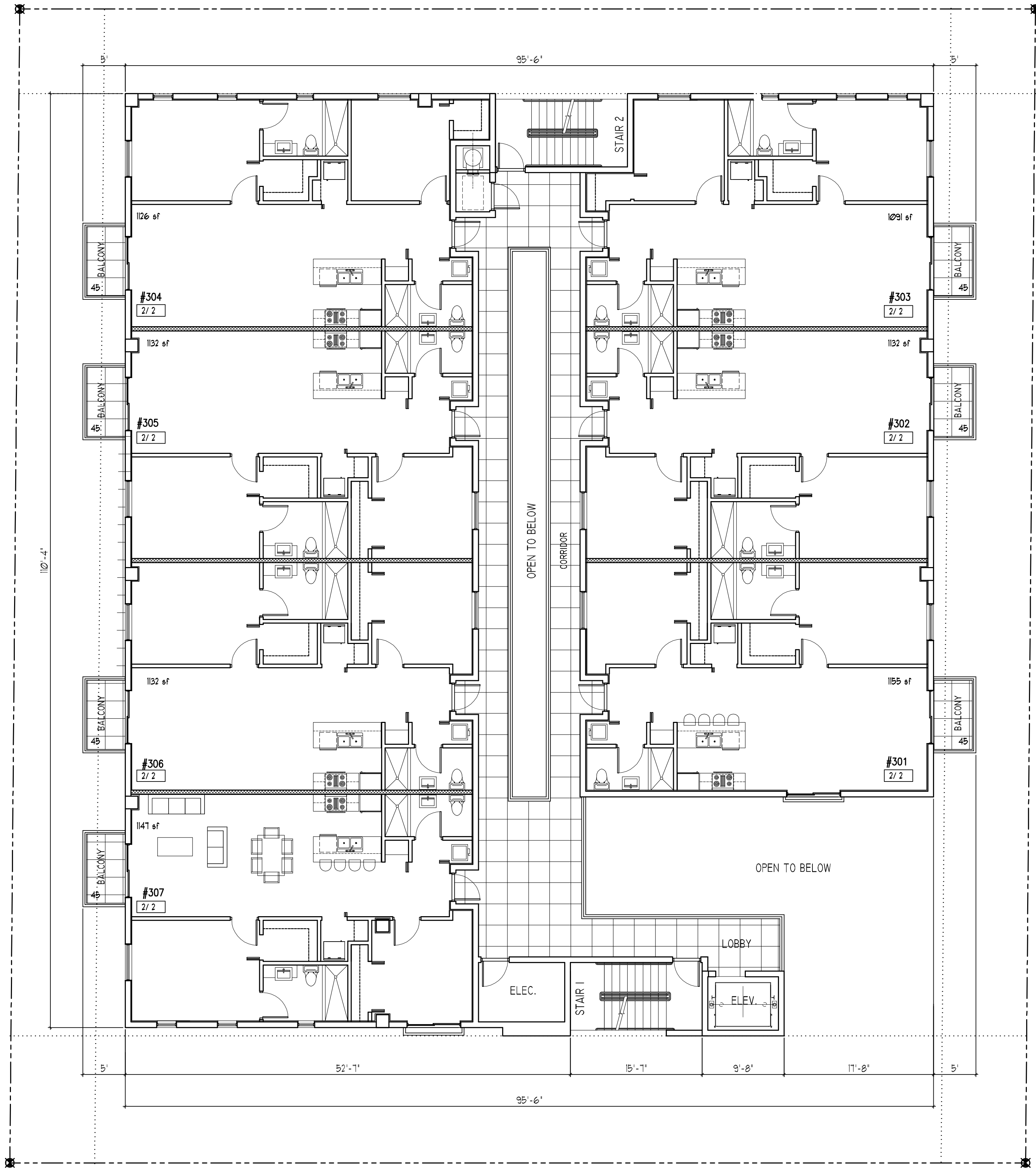
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A-2

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



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FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
THIRD FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

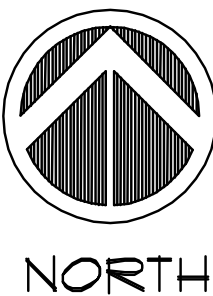
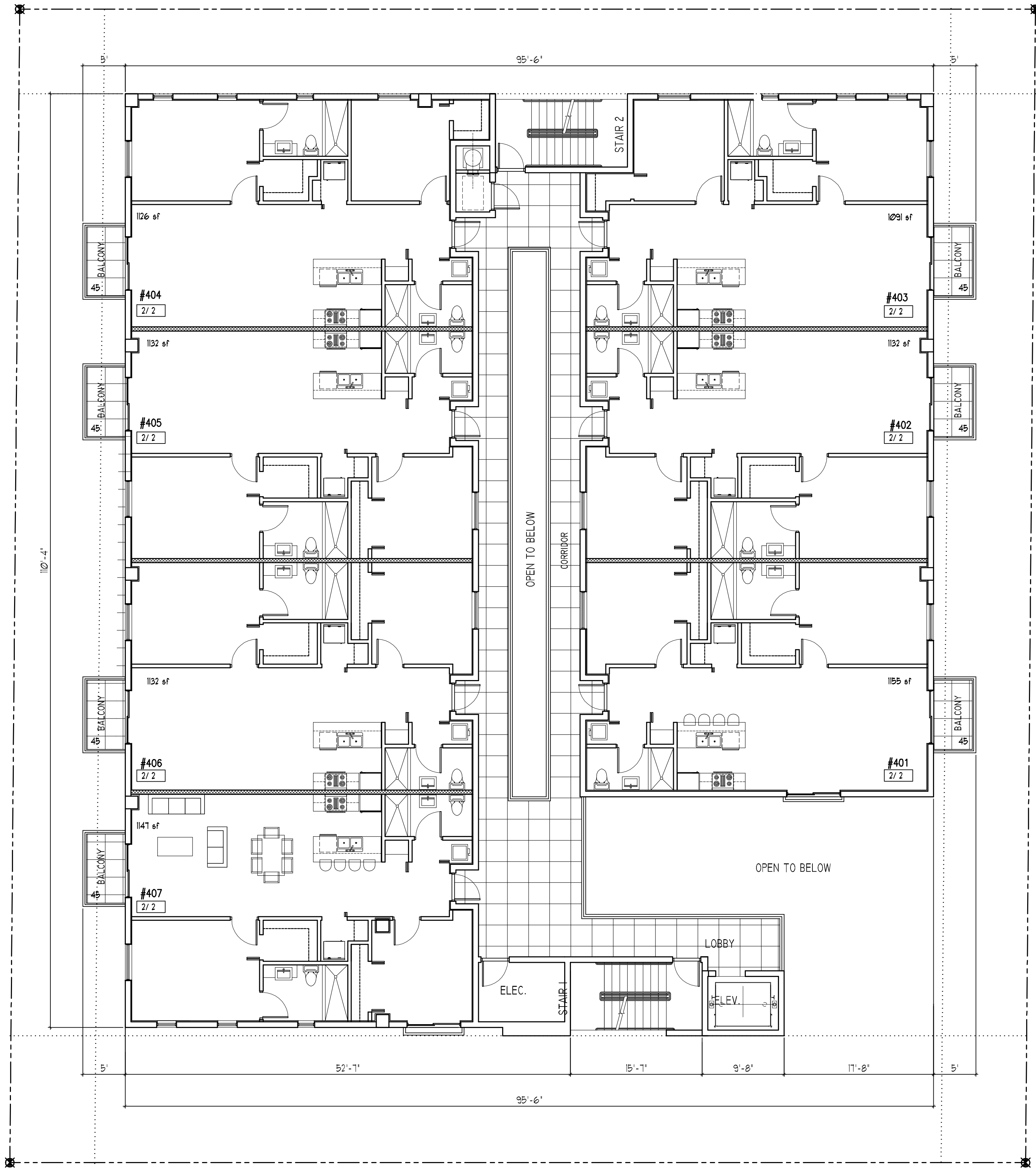
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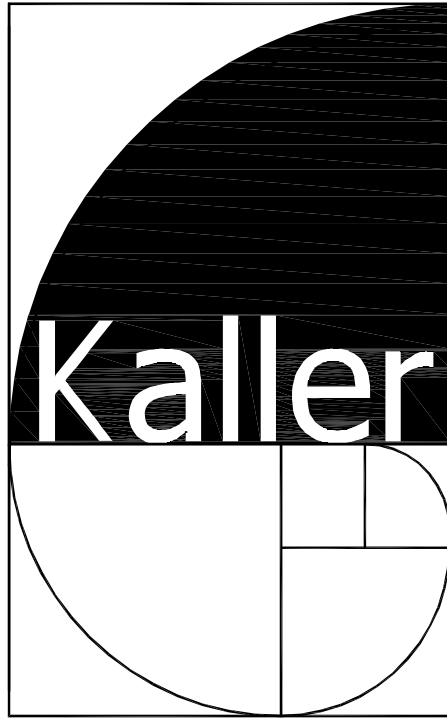
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1 FOURTH FLOOR

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



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1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
FOURTH FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

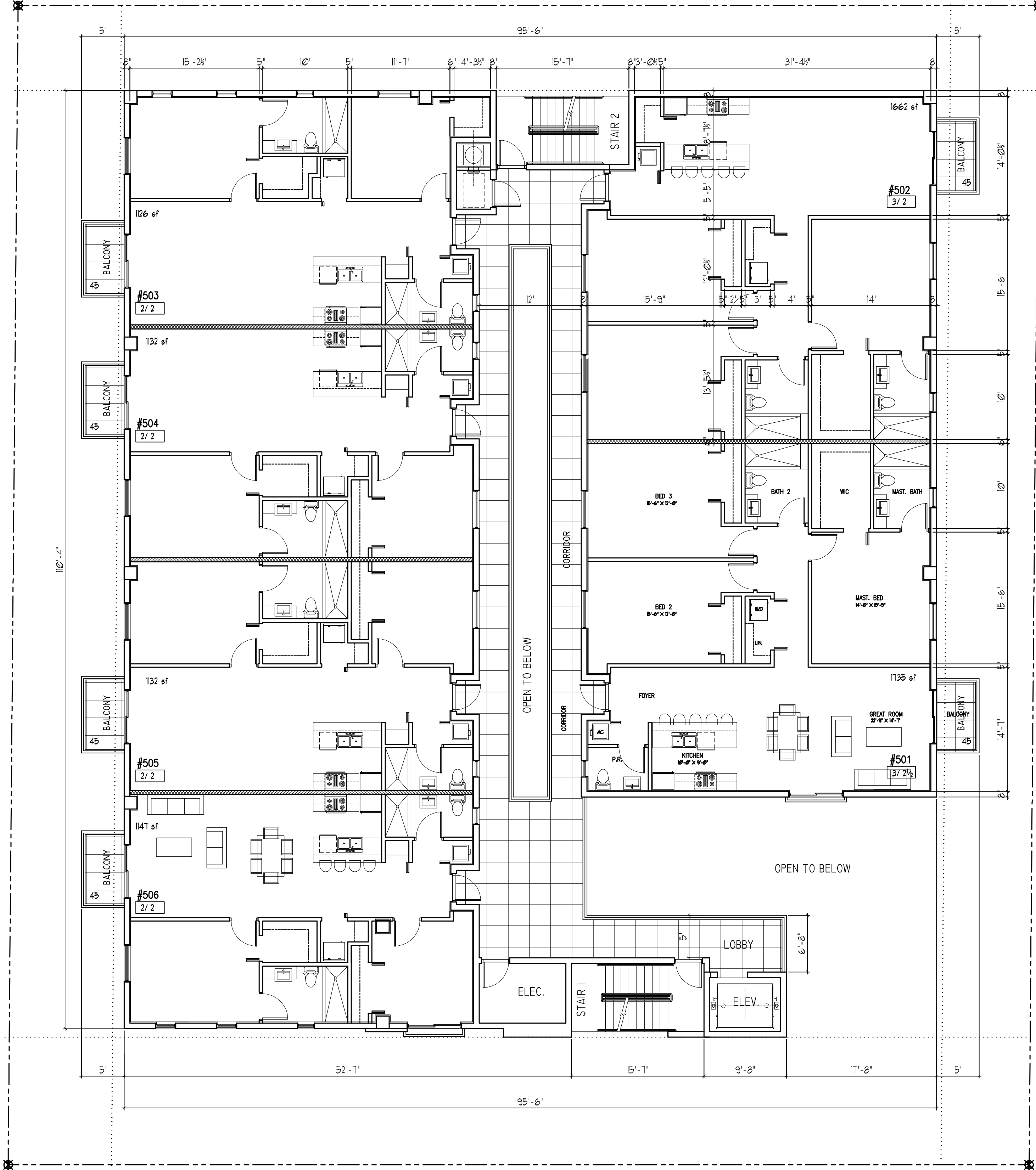
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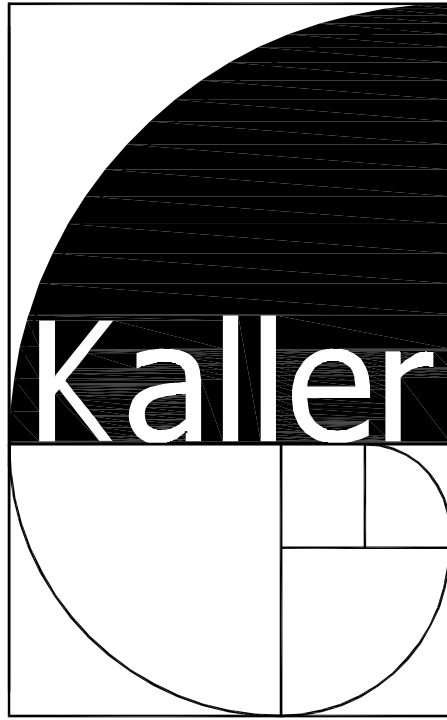
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1 **FIFTH FLOOR**

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



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FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
FIFTH FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

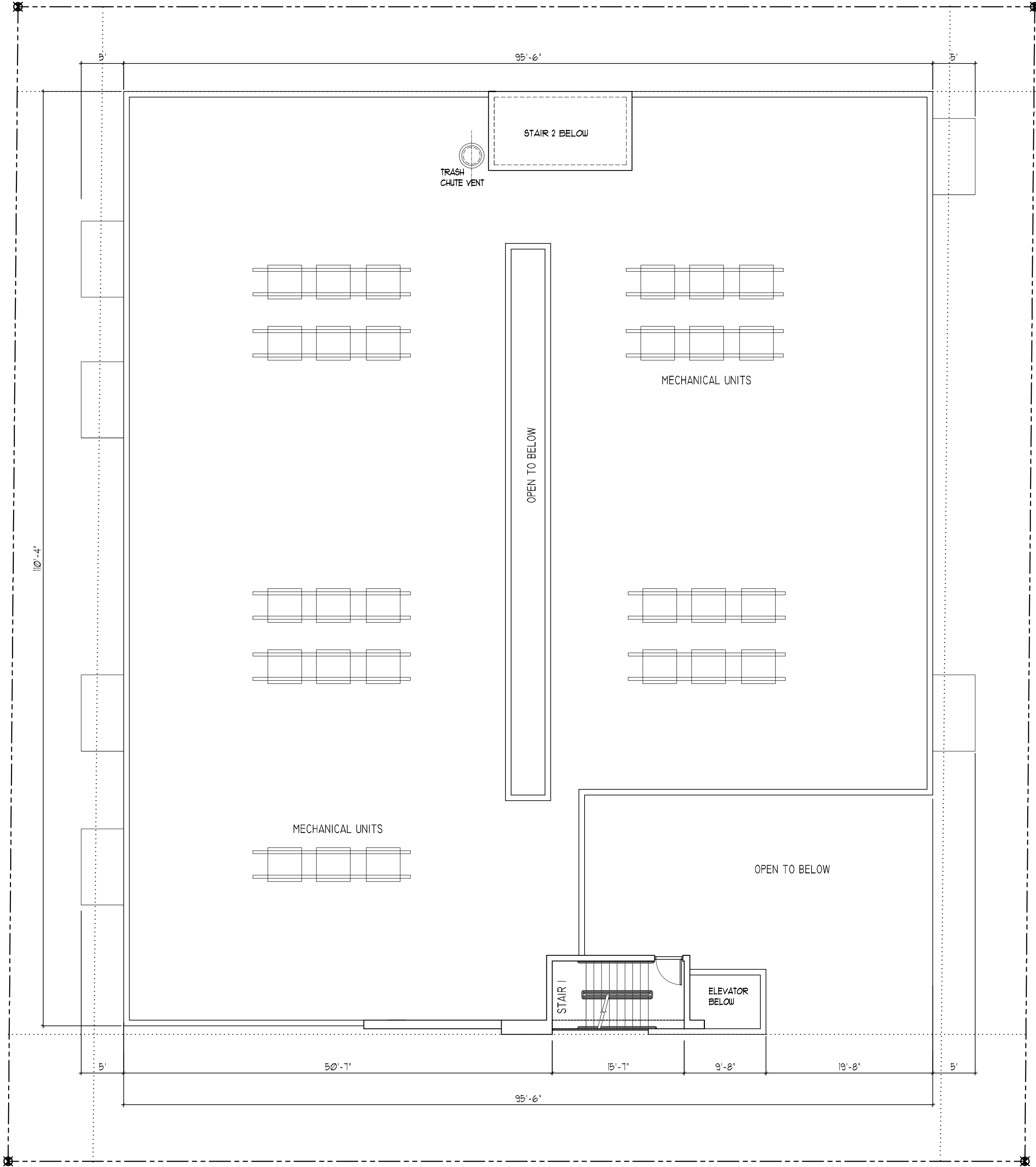
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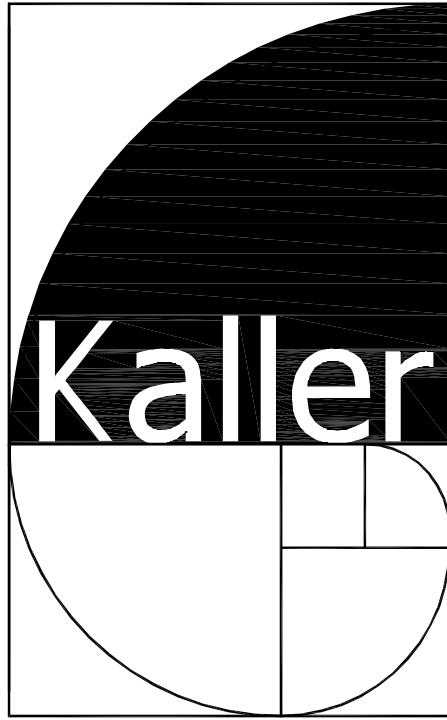
A-5

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1 ROOF PLAN

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



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PROJECT TITLE
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
ROOF PLAN

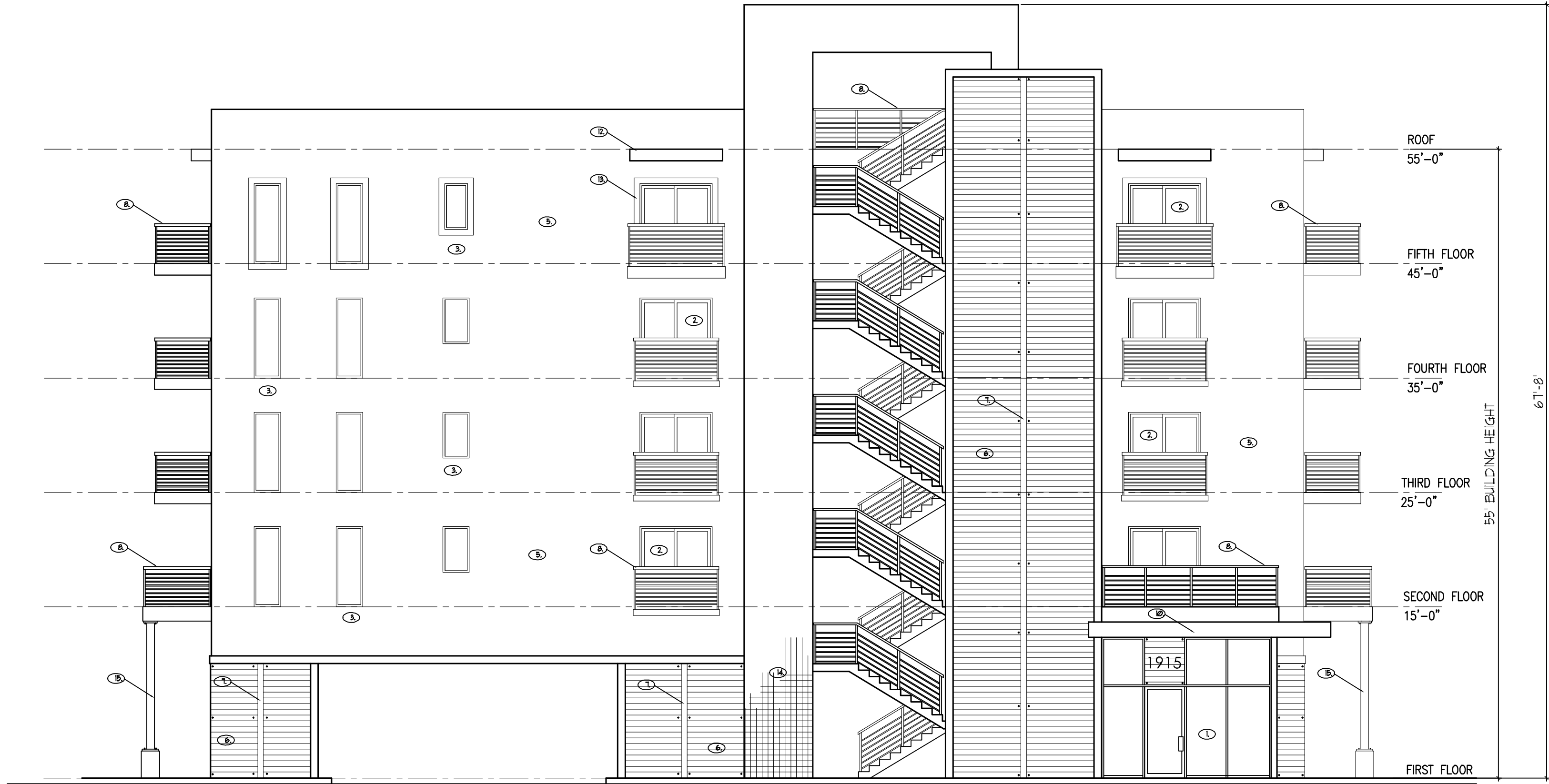
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No.	DATE	DESCRIPTION
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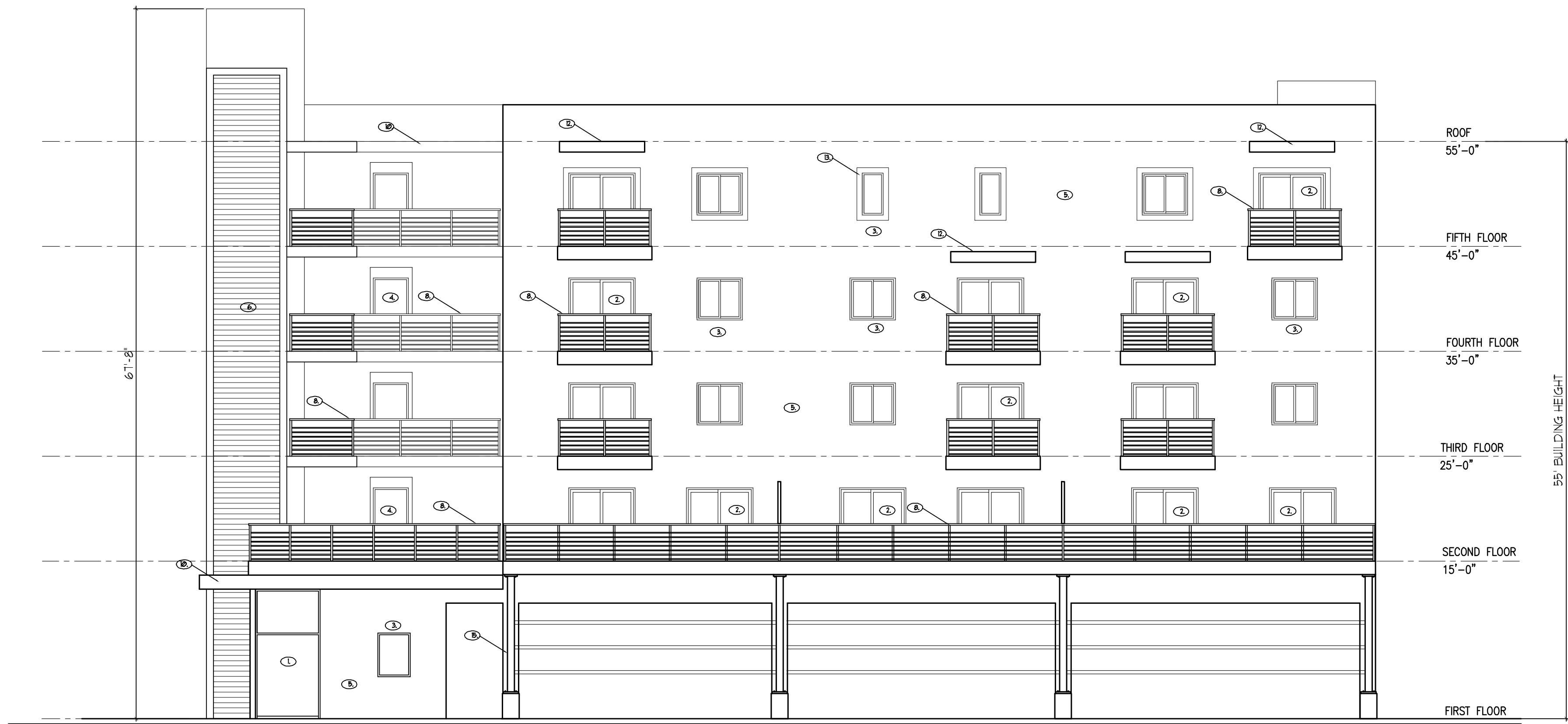
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A-6



1 SOUTH ELEVATION

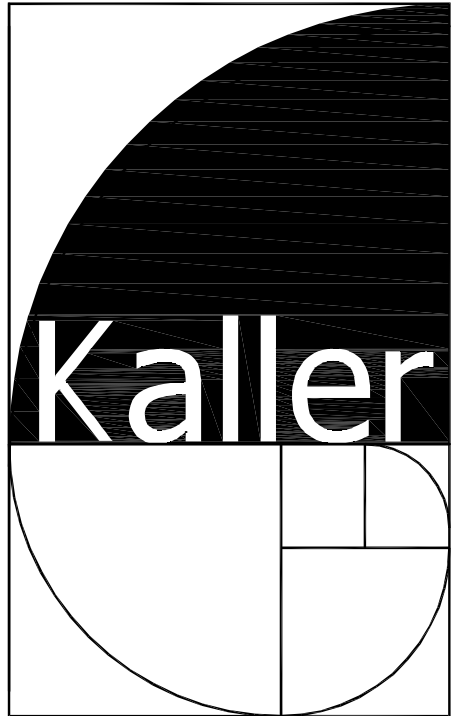


2 EAST ELEVATION

- 1. TINTED IMPACT RESISTANT STOREFRONT
- 2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
- 3. TINTED IMPACT RESISTANT WINDOWS
- 4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 5. SMOOTH STUCCO WALL FINISH
- 6. CORRUGATED METAL WALL FINISH
- 7. COMPOSITE WOOD REVEAL
- 8. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
- 9. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
- 10. CONCRETE CANOPY
- 11. CONCRETE COLUMN
- 12. CONCRETE EYEBROW
- 13. COMPOSITE WOOD TRIM
- 14. MOSAIC TILE WALL FINISH
- 15. POWDER COATED METAL COLUMN

ELEVATIONS

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



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ELEVATIONS

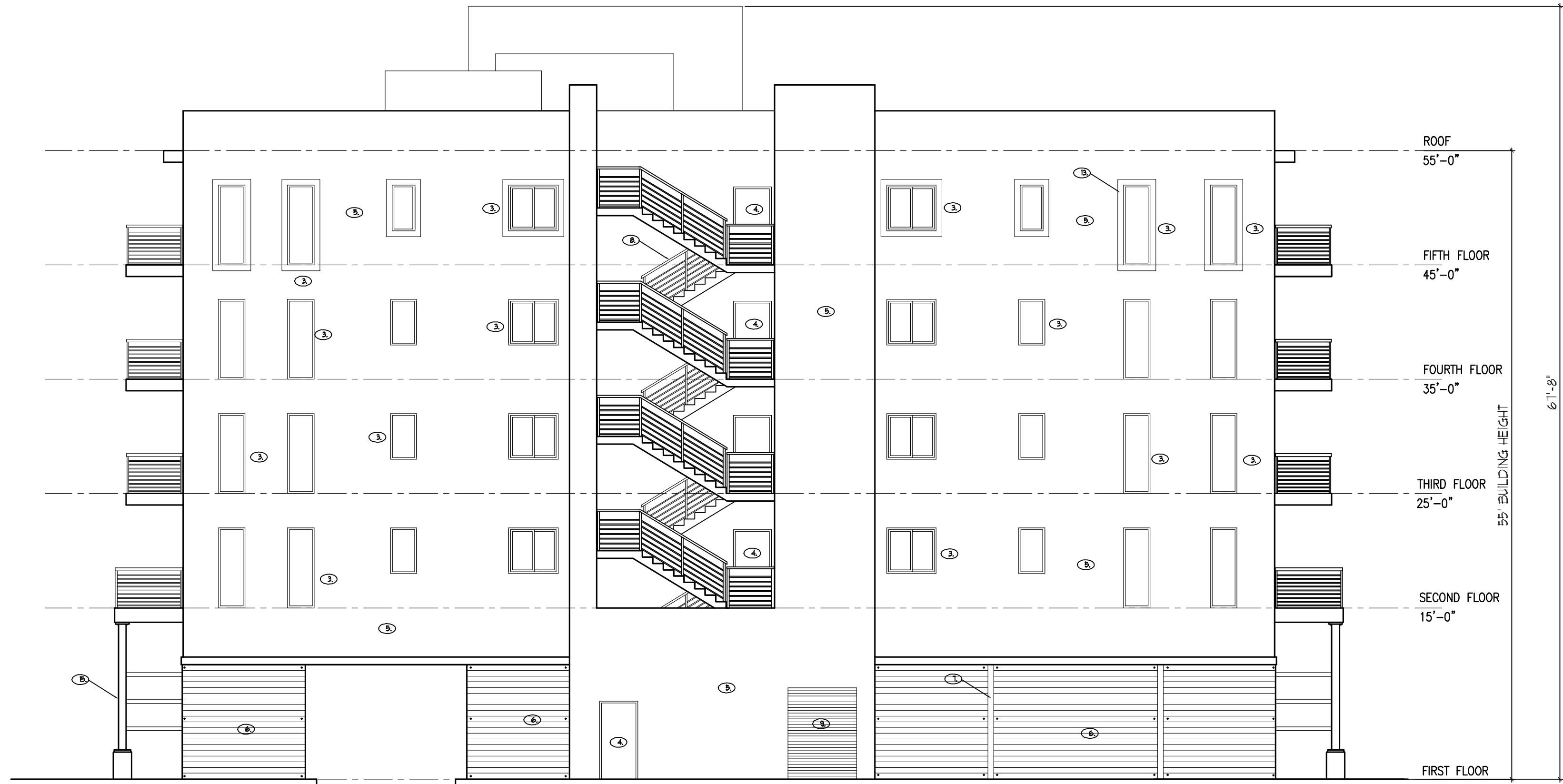
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No.	DATE	DESCRIPTION
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A-7



1 NORTH ELEVATION

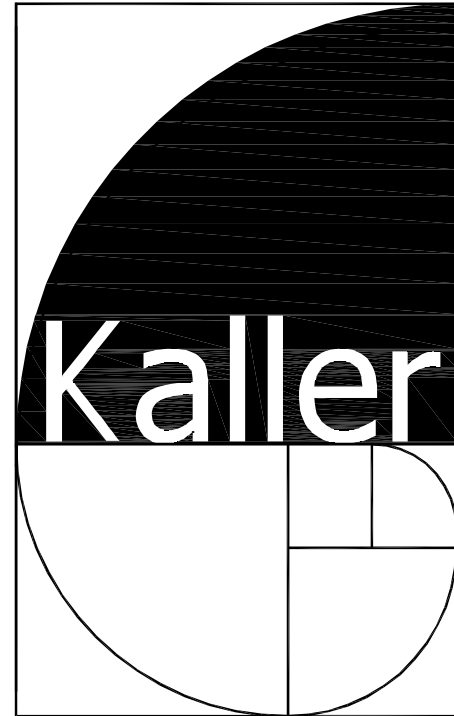


2 WEST ELEVATION

1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. CORRUGATED METAL WALL FINISH
7. COMPOSITE WOOD REVEAL
8. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
9. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
10. CONCRETE CANOPY
11. CONCRETE COLUMN
12. CONCRETE EYEBROW
13. COMPOSITE WOOD TRIM
14. MOSAIC TILE WALL FINISH
15. POWDER COATED METAL COLUMN

ELEVATIONS

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



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PROJECT TITLE

FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE

ELEVATIONS

REVISIONS

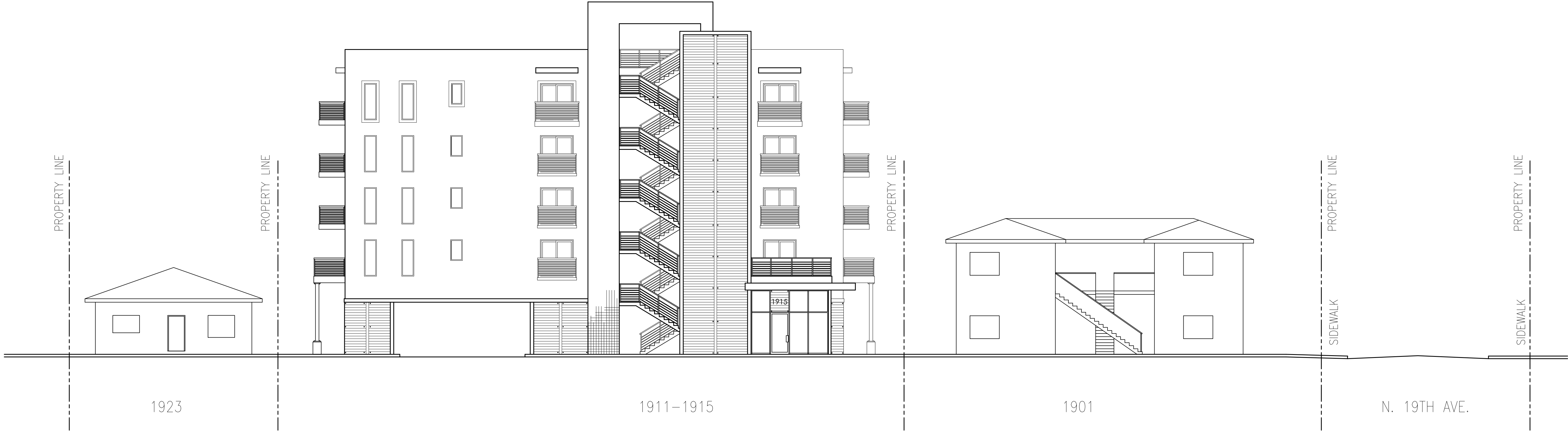
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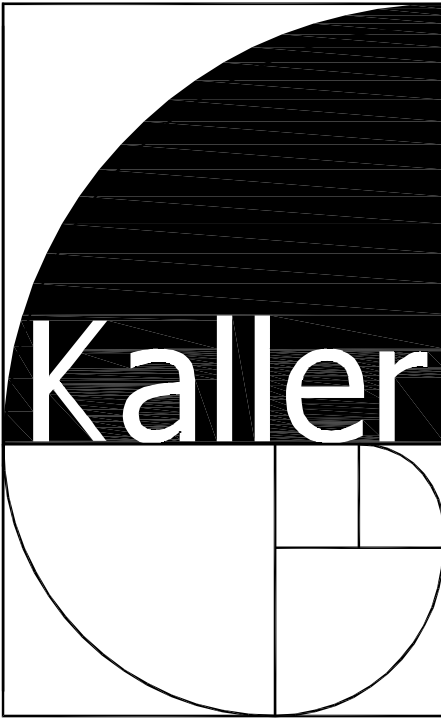
A-8



FILLMORE STREET LOOKING NORTH

CONTEXTUAL STREET ELEVATION

SCALE: 1"= 10'-0"



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PROJECT TITLE
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
CONTEXTUAL STREET
ELEVATION

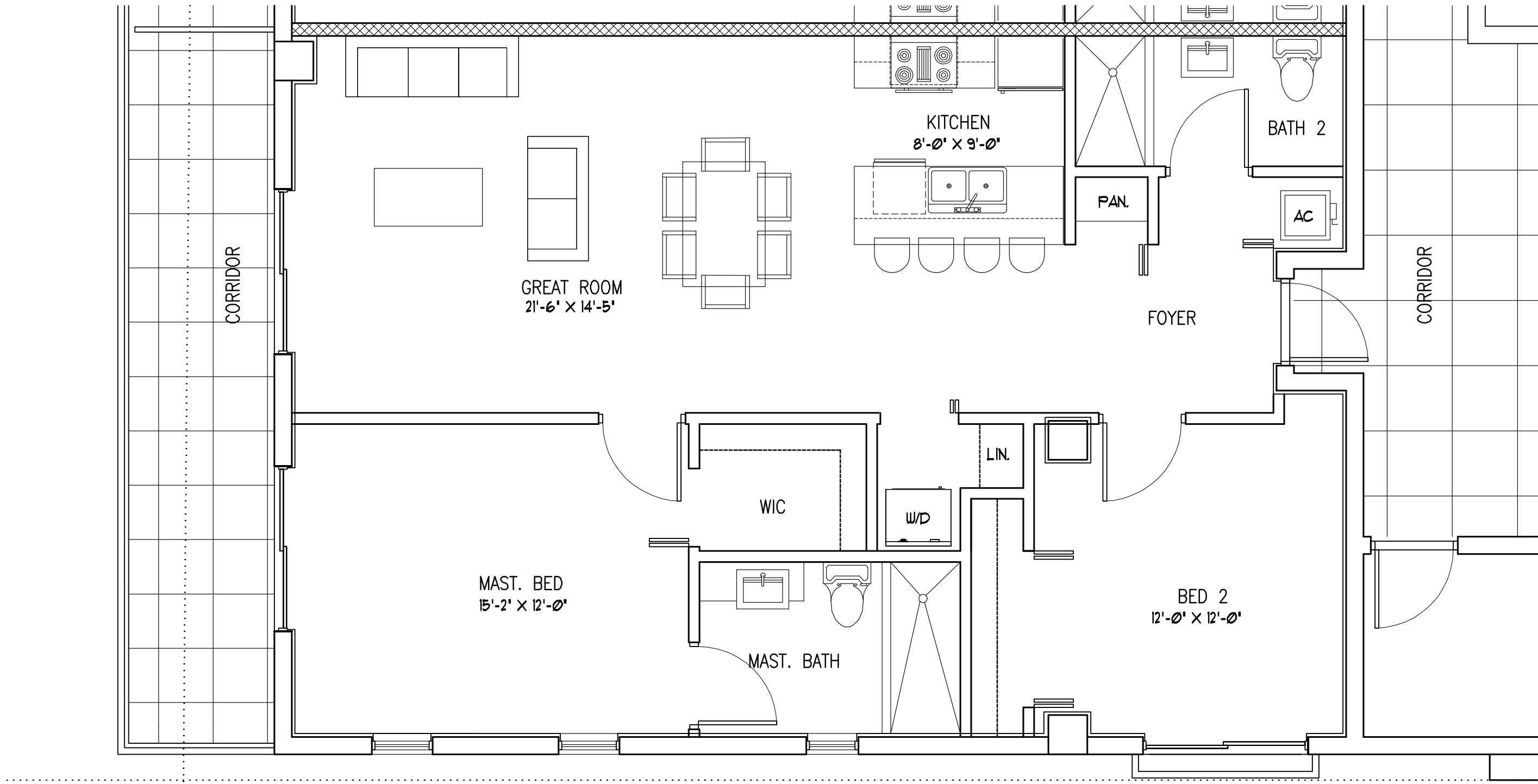
REVISIONS		
No.	DATE	DESCRIPTION
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2		

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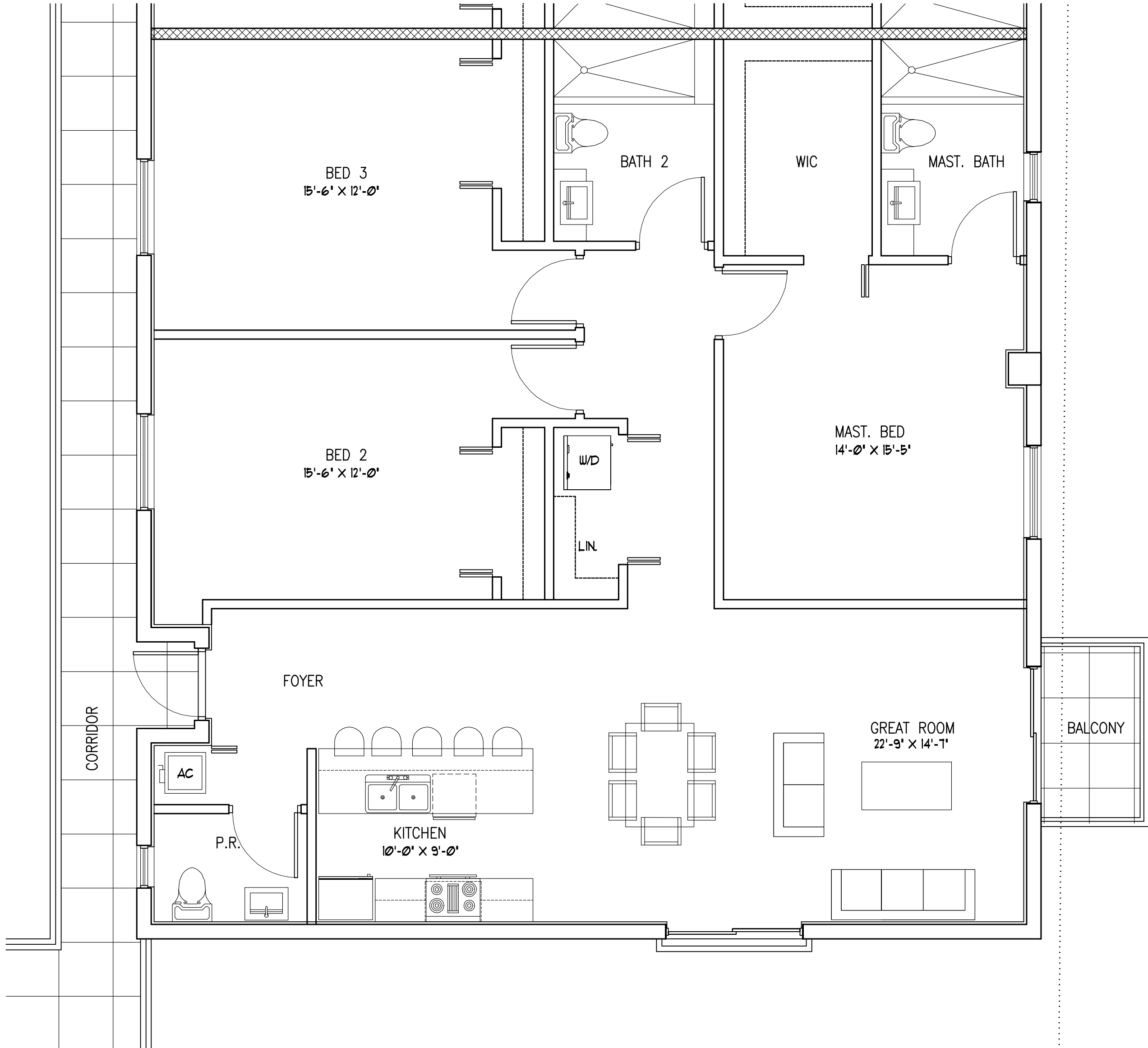
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SHEET

A-9



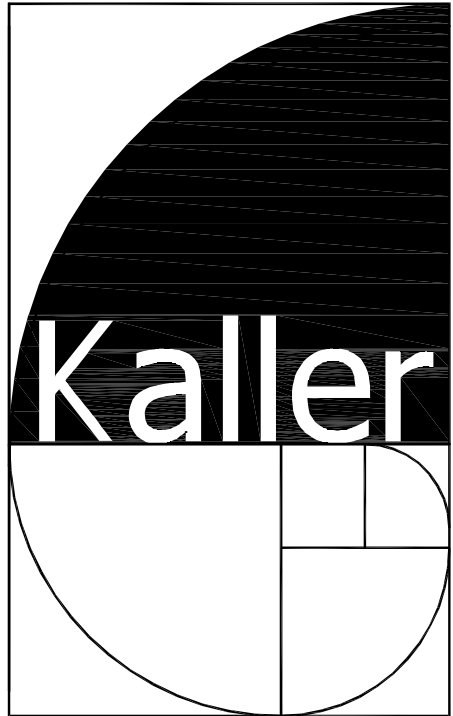
TWO BEDROOM UNIT



THREE BEDROOM UNIT

UNIT TYPES

SCALE: 1/4" = 1'-0"



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PROJECT TITLE
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
UNIT TYPES
FLOOR PLANS

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

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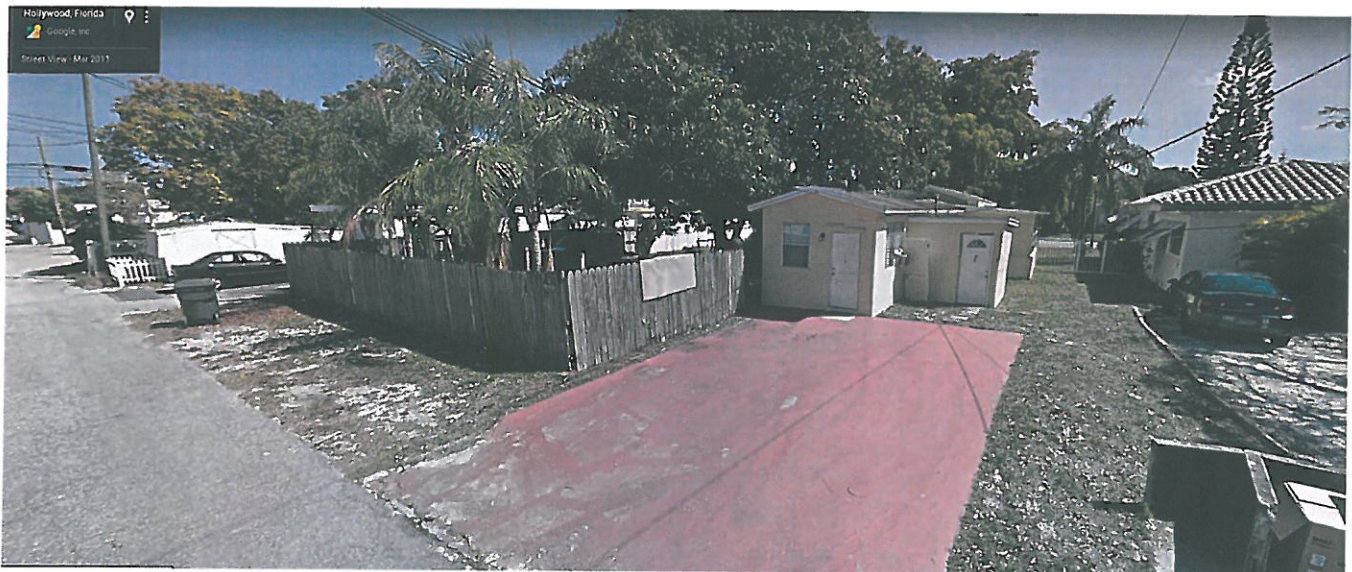
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CHECKED BY: JBK

SHEET

A-10



(SITE)
1915 & 1911 FILLMORE ST.



VIEW FROM ALLEY - 1915 FILLMORE ST. (SITE)



VIEW FROM ALLEY - 1911 FILLMORE ST (SITE)



432 N. 19th AVE.



1923 FILLMORE ST.



VIEW FROM ALLEY - 1901 FILLMORE ST.



1901 FILLMORE ST.



1916 FILLMORE ST.



Google

1910 FILLMORE ST.