

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: 4.30.18

Location Address: 2316-2318 VAN BUREN STREET
Lot(s): 14 Block(s): 5 Subdivision: HOLLYWOOD LITTLE PARADES

Folio Number(s): 514216012610 / 514216012620

Zoning Classification: DH-2 Land Use Classification: RAC

Existing Property Use: RESIDENTIAL UNITS Sq Ft/Number of Units: 7 UNITS

Is the request the result of a violation notice? () Yes (✓) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: PRELIMINARY TECHNICAL ADVISORY REVIEW
OF A 27 UNIT 4 STORY APARTMENT BUILDING

Number of units/rooms: 27 Sq Ft: 32,492

Value of Improvement: \$2,500,000 Estimated Date of Completion: JULY 2020

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

Name of Current Property Owner: SARA HANOH, SHALOM HANOH

Address of Property Owner: 5846 S. FLAMINGO RD. COOPER CITY FL 33330

Telephone: 786-324-3636 Fax: _____ Email Address: PM2658@GMAIL.COM

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KAUSER & ASSOC.

Address: 2417 HOLLYWOOD BLVD. HUD. R 33070 Telephone: 954-920-5746

Fax: 954-920-2041 Email Address: JOSEPH@KKAUSERARCHITECTS.COM

Date of Purchase: 9.28.2011 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: _____

Address: _____

Email Address: _____

PLANNING DIVISION



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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: 3/26/18

PRINT NAME: Shalom Hanon

Date: 3/26/18

Signature of Consultant/Representative: _____

Date: 3-26-18

PRINT NAME: JOSEPH B. KALLER

Date: 3-26-18

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

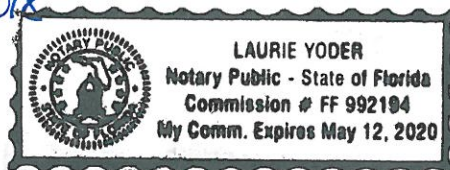
Date: _____

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 TAC Renewal 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 26th day of March 2018

Laurie Yoder
Notary Public
State of Florida



Signature of Current Owner

Shalom Hanon

Print Name

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

VAN BUREN APARTMENTS

**2316- 2318 VAN BUREN STREET
HOLLYWOOD, FL 33020**

PERSPECTIVE VIEW



PROJECT INFORMATION

LEGAL DESCRIPTION

LOTS 14 IN BLOCK 5 OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS:
THE EAST HALF OF LOT 14 IN BLOCK 5, OF HOLLYWOOD LITTLE RANCHES,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND
THE WEST HALF OF LOT 14, IN BLOCK 5, HOLLYWOOD LITTLE RANCHES
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT
PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

OWNER

GAL SAR HANOH
5846 S. FLAMINGO ROAD
COOPER CITY, FL 33330

ARCHITECT

JOSEPH B. KALLER & ASSOC.
2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

PROPERTY ADDRESSES

2316 AND 2318 VAN BUREN STREET
HOLLYWOOD, FL 33028

SITE INFORMATION

PROPOSED ZONING: DIXIE HIGHWAY MEDIUM INTENSITY MULTI
FAMILY DISTRICT, DH-2

LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER

NET LOT AREA: 20,501.54 SF/ 0.47 ACRES

	<u>ALLOWED</u>	<u>PROVIDED</u>
FAR:	1.75	1.58
BUILDABLE AREA:	35,877.7 SF	32,492 SF

	REQUIRED	PROVIDED
PARKING:		
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:	<u>REQUIRED</u>	<u>PROVIDED</u>
UNITS	NOT REQ. LESS THAN 50 UNITS	0 SPACE

SETBACKS:

	REQUIRED	PROVIDED
(a) FRONTAGE (FILMORE ST)	15'-0"	19'-0"
(b) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(c) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(d) REAR	20'-0"	20'-0"

OPEN SPACE:	<u>REQUIRED</u>	<u>PROVIDED</u>
	4100 (20%)	8,820 (43%)

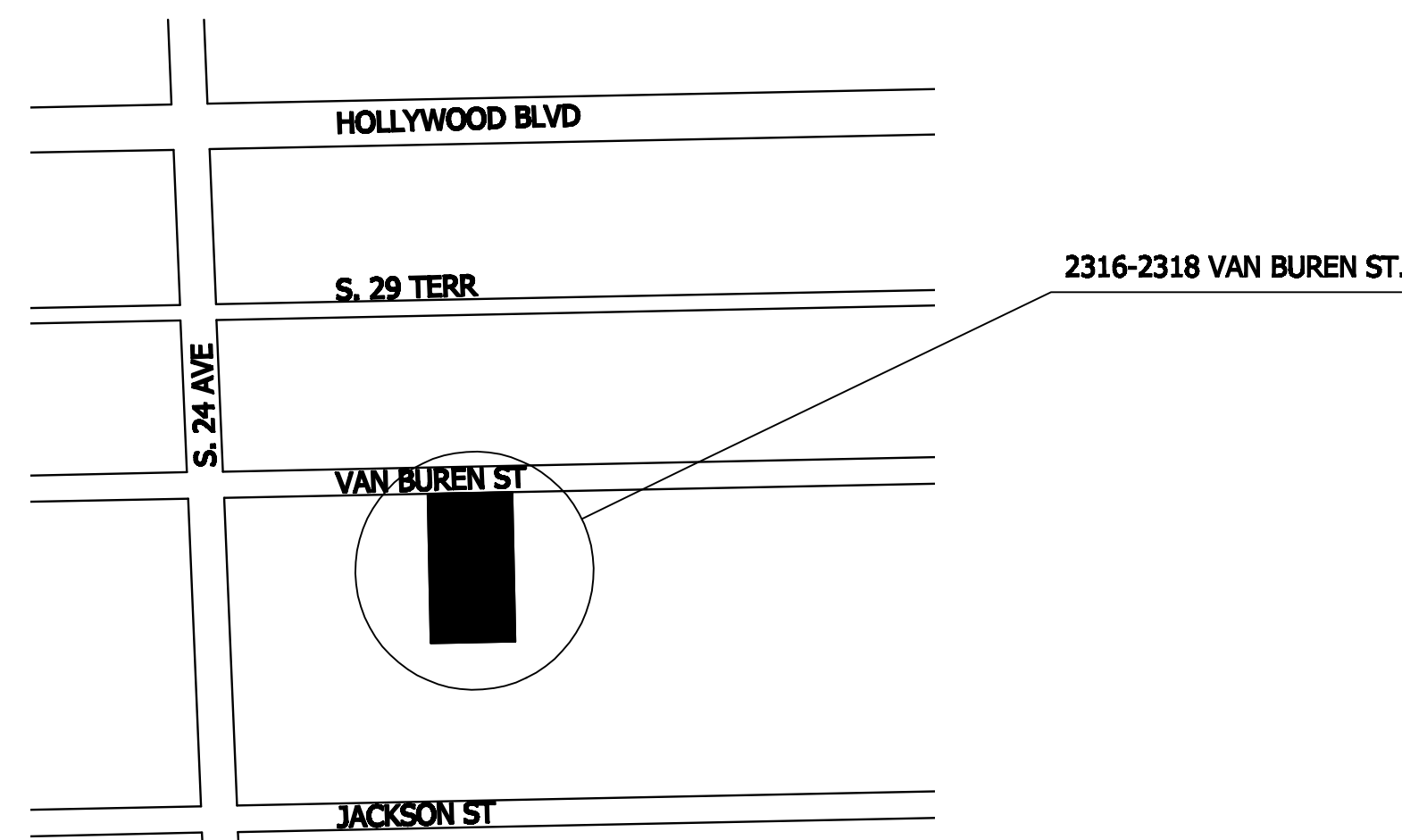
BUILDING SUMMARY

	<u>ALLOWED</u>	<u>PROVIDED</u>
BUILDING HEIGHT:	4 STORIES/ 45'-0"	4 STORIES/ 41'-0"

GROSS BUILDING AREA:	INTERIOR	BALCONY	NON AIR-CONDITIONED SPACES	TOTAL
FIRST FLOOR	716	—	—	
SECOND FLOOR	10,592	1,110	820	
THIRD FLOOR	10,592	1,051	820	
FOURTH FLOOR	10,592	1,051	820	
TOTAL	32,492	3,212	2,460	38,164

UNIT TYPES:	INTERIOR	BALCONY	BED RMS
TYPE A	794	81	
TYPE B	955	66	1
TYPE C	1,310	81	2
TYPE D	1,218	141 (2nd fl)	2
		82 (other fls)	
TYPE E	1,050	144	2

LOCATION PLAN



DRAWING LIST

T-1	COVER SHEET
SU-1	SURVEY
SP-1	SITE PLAN
A-1	SECOND FLOOR PLAN
A-2	3rd & 4th FLOOR PLAN
A-3	UNIT FLOOR PLANS
A-4	ROOF PLAN
A-5	ELEVATIONS
A-6	ELEVATIONS

COVER SHEET
SURVEY
SITE PLAN
SECOND FLOOR PLAN
3rd & 4th FLOOR PLAN
UNIT FLOOR PLANS
ROOF PLAN
ELEVATIONS
ELEVATIONS



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2417 Hollywood Blvd. Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

AL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
VAN BUREN APARTMENTS
2316-2318 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

COVER SHEET

REVISIONS

No.	DATE	DESCRIPTION
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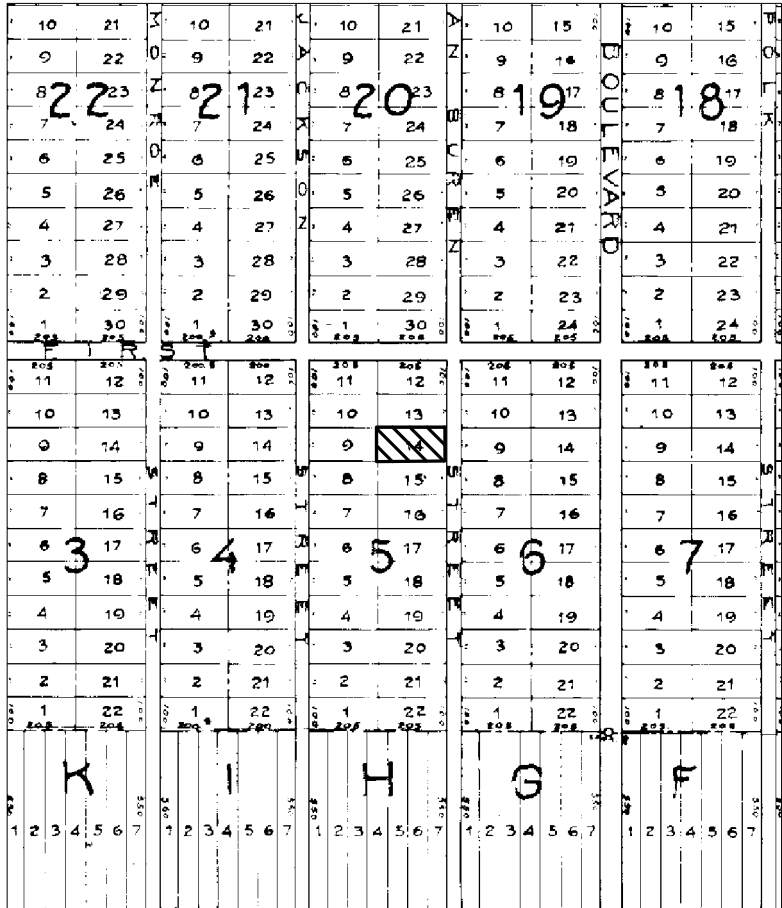
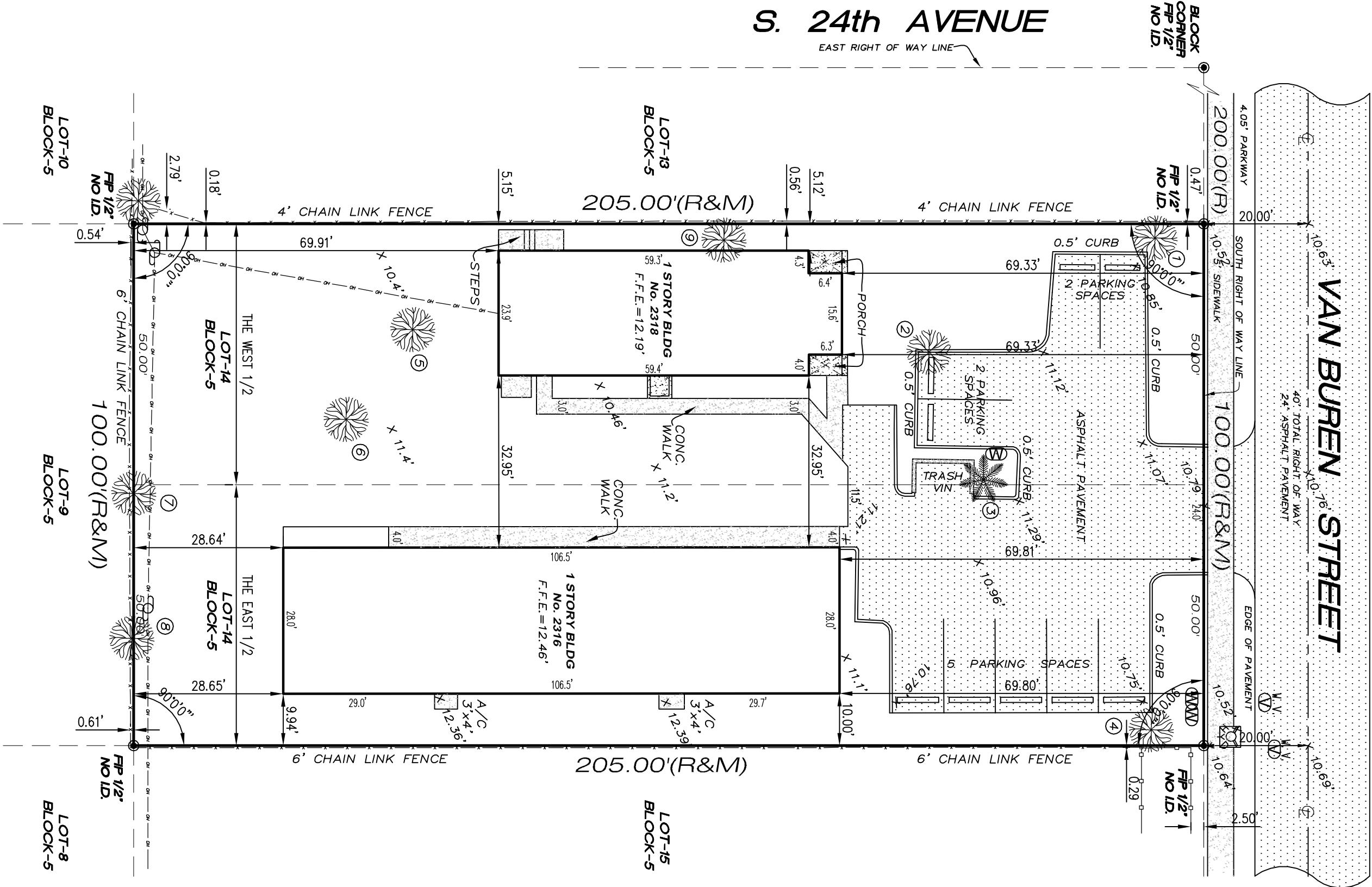
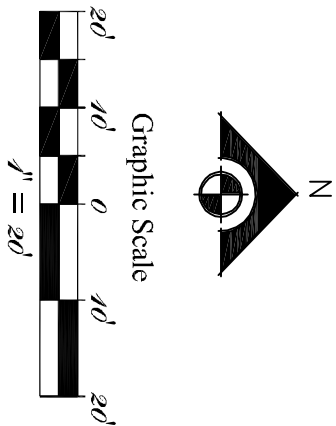
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PROJECT No.: 17139
DATE: 4.30.18
DRAWN BY: R. HALL
CHECKED BY: JBK

EET

T-1

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LOCATION MAP
(NOT TO SCALE)

TREE LEGEND		
NAME	SCIENTIFIC	DIAMETER HEIGHT CANOPY
1 LIVE OAK	QUERCUS VIRGINIANA	18" 30'
2 ROYAL POINCIANA	DELONIX REGIA	14" 40'
3 QUEEN PALM	ROBIGNIA REGIA	8" 12'
4 LIVE OAK	QUERCUS VIRGINIANA	24" 35'
5 LIVE OAK	QUERCUS VIRGINIANA	18" 35'
6 LIVE OAK	QUERCUS VIRGINIANA	30" 35'
7 TREE	QUERCUS VIRGINIANA	12" 15'
8 LIVE OAK	QUERCUS VIRGINIANA	11" 16'
9 DRACAEVA	DRACAEVA ARBOREA	11" 13'

LEGAL DESCRIPTION:

Lot 14, in Block 5, "HOLLYWOOD LITTLE RANCHES", according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Also known as:

The East 1/2 of Lot 14, in Block 5, "HOLLYWOOD LITTLE RANCHES", according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

AND

The West 1/2 of Lot 14, in Block 5, "HOLLYWOOD LITTLE RANCHES", according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

FLOOD ZONE: WITHIN ZONE: X		ORDER NO.: M-1107		PROPERTY ADDRESS: 2316-2318 VAN BUREN ST. HOLLYWOOD, FL. 33028	
ELEVATION: N/A		FILED BOOK: 15-1		DATE: JANUARY 22, 2018	
COMPLINTY: N/A		DATE: 09/18/2014		DATE: 09/18/2014	
PANEL NO.: 0569		DATE: 09/18/2014		DATE: 09/18/2014	
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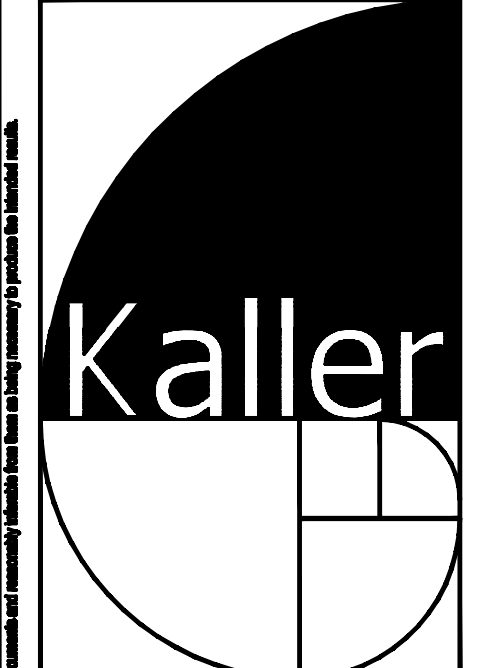
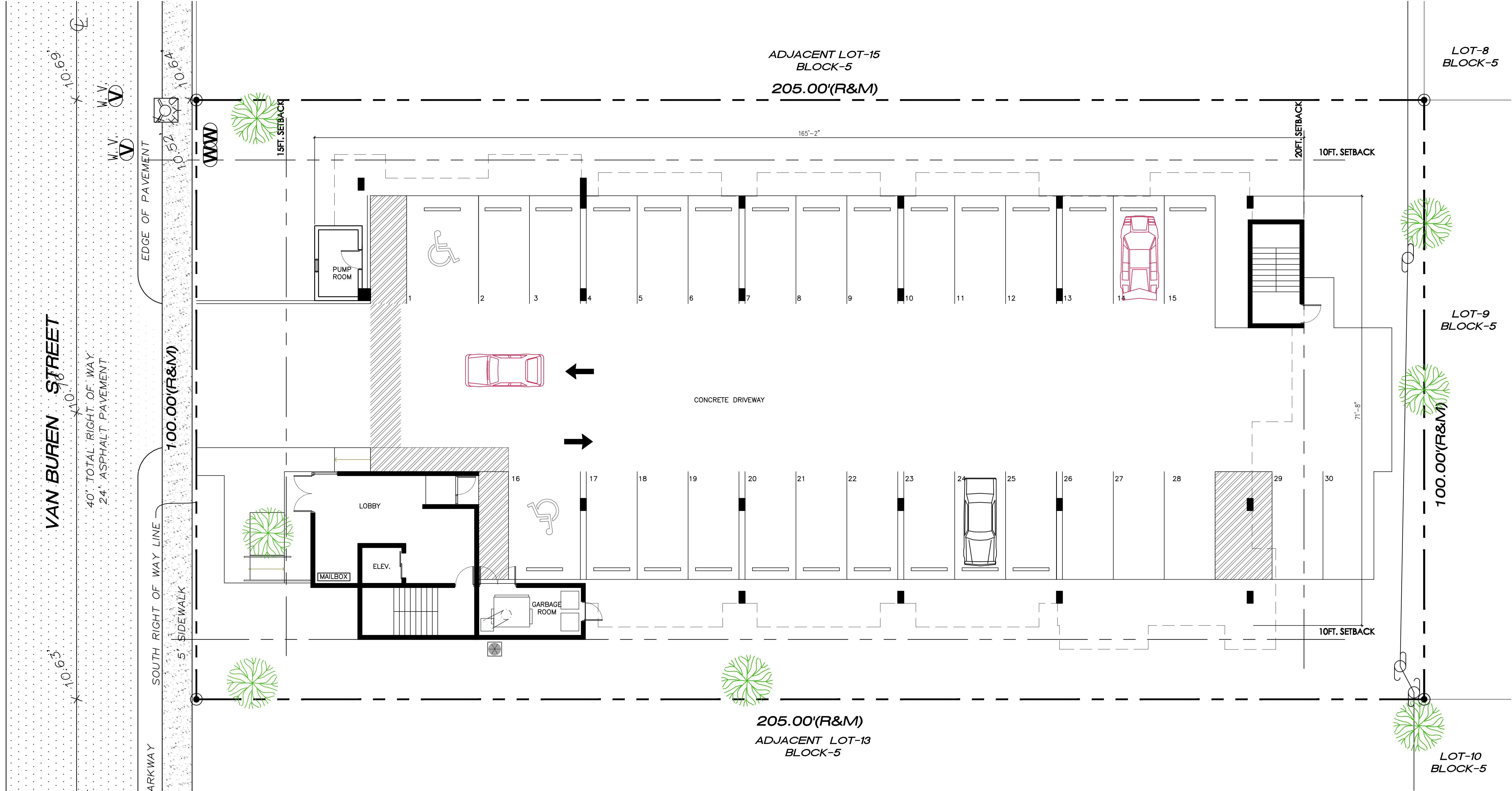
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SECOND FLOOR PLAN



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



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joseph@kallerarchitects.com

SEAL

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FLORIDA R.A. # 0009239

PROJECT TITLE
VAN BUREN APARTMENTS
2316-2318 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE
SECOND FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 17139
DATE: 4.30.18
DRAWN BY: R. HALL
CHECKED BY: JBK

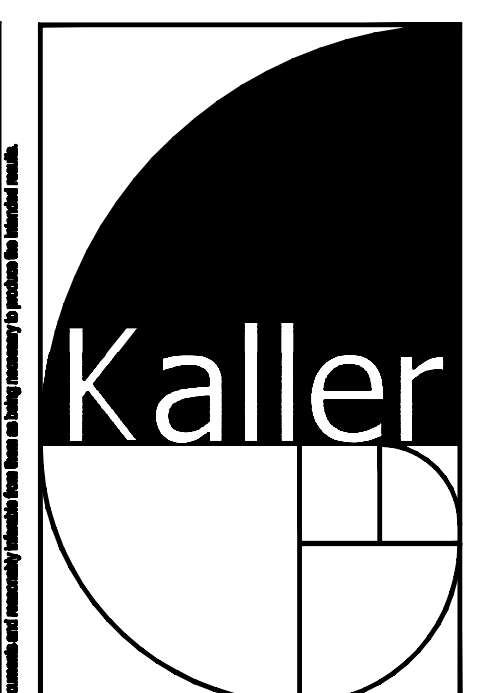
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SP-1

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



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SEAL

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SECOND FLOOR PLAN

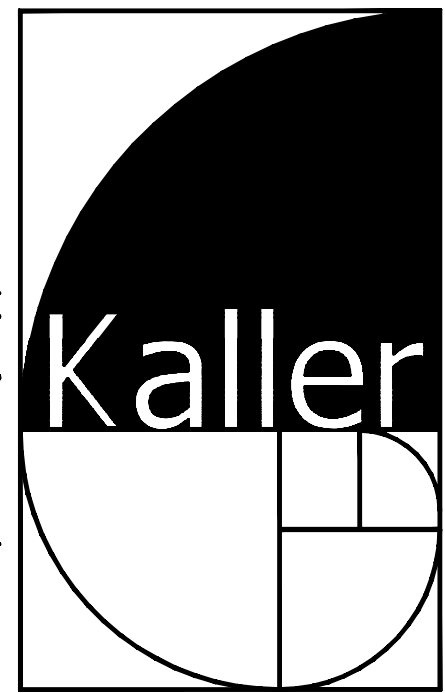
REVISIONS		
No.	DATE	DESCRIPTION

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DATE: 4.30.18
DRAWN BY: R. HALL
CHECKED BY: JBK

SHEET

A-1



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P 954.920.5746 F 954.926.2041
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

VAN BUREN APARTMENTS
2316-2318 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE

3rd & 4th FLOOR PLAN

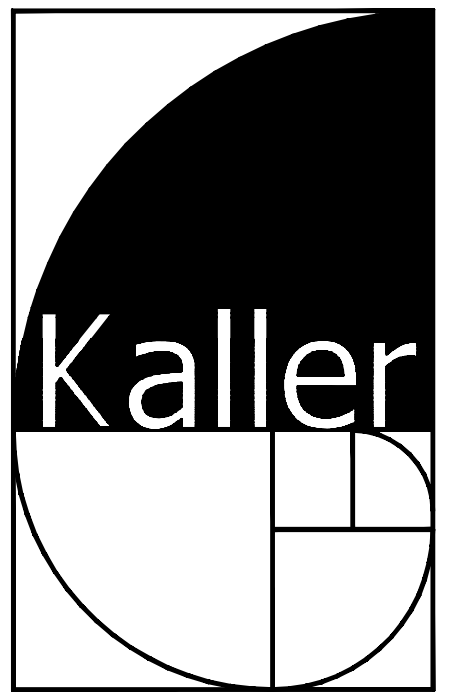
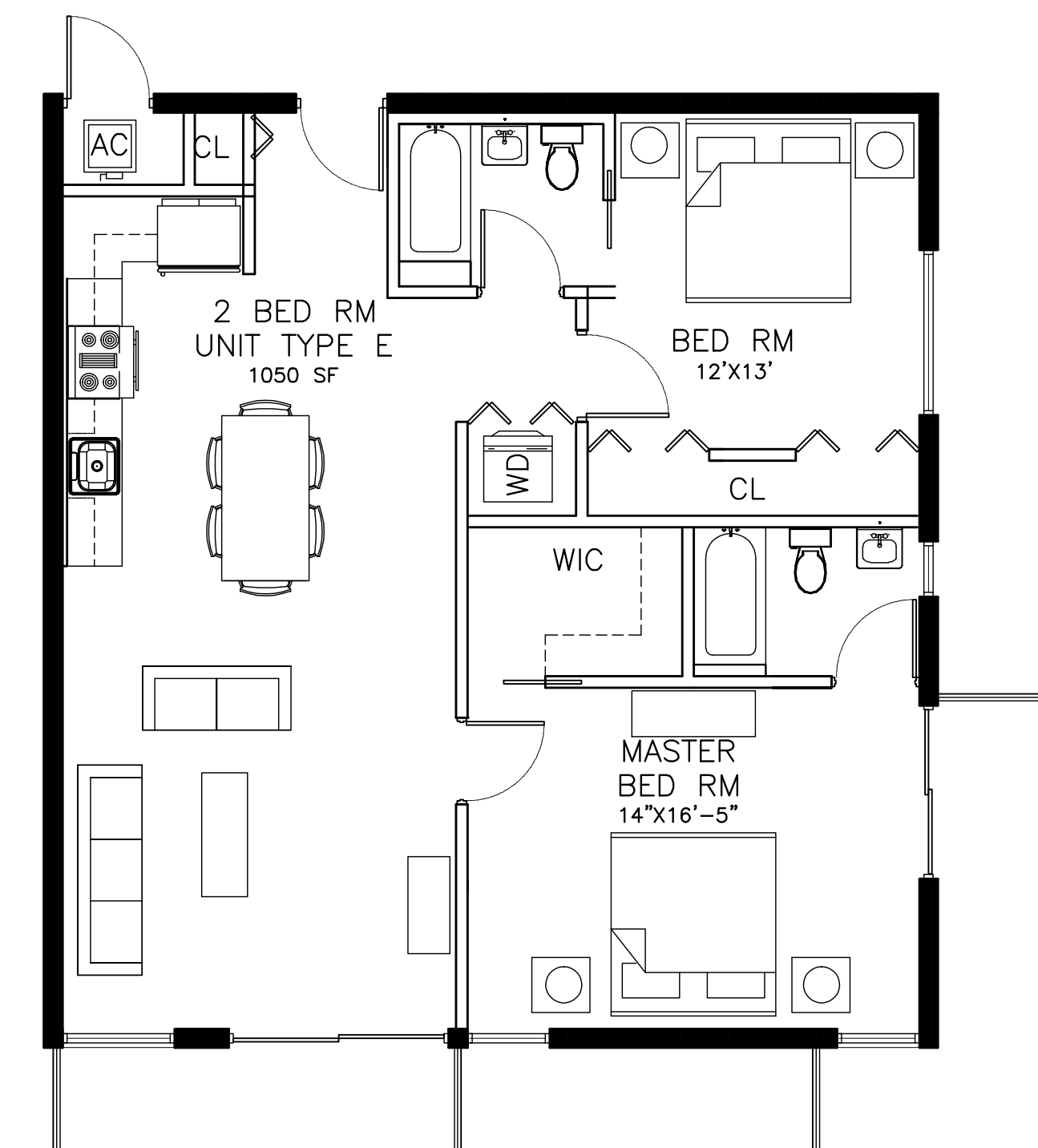
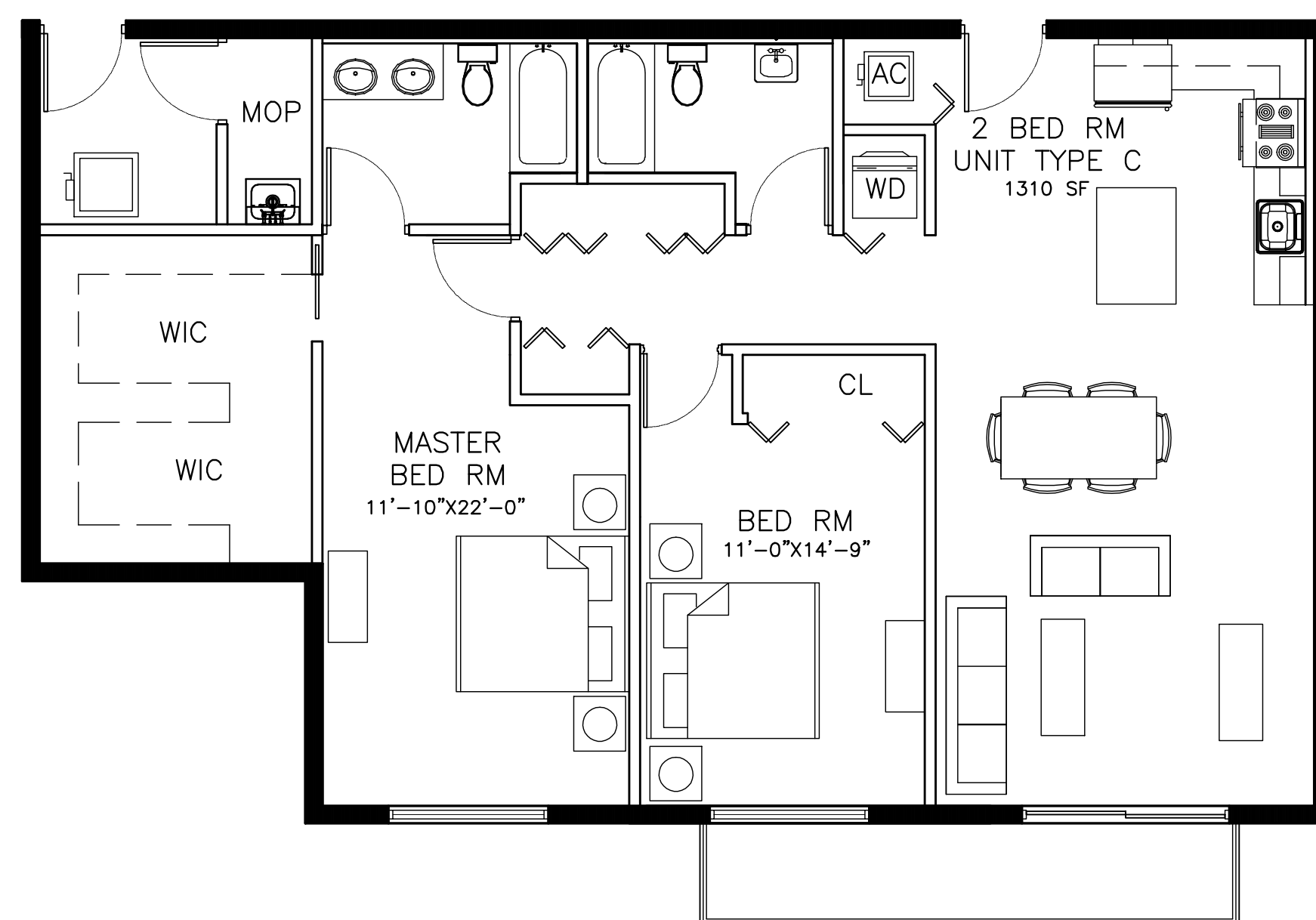
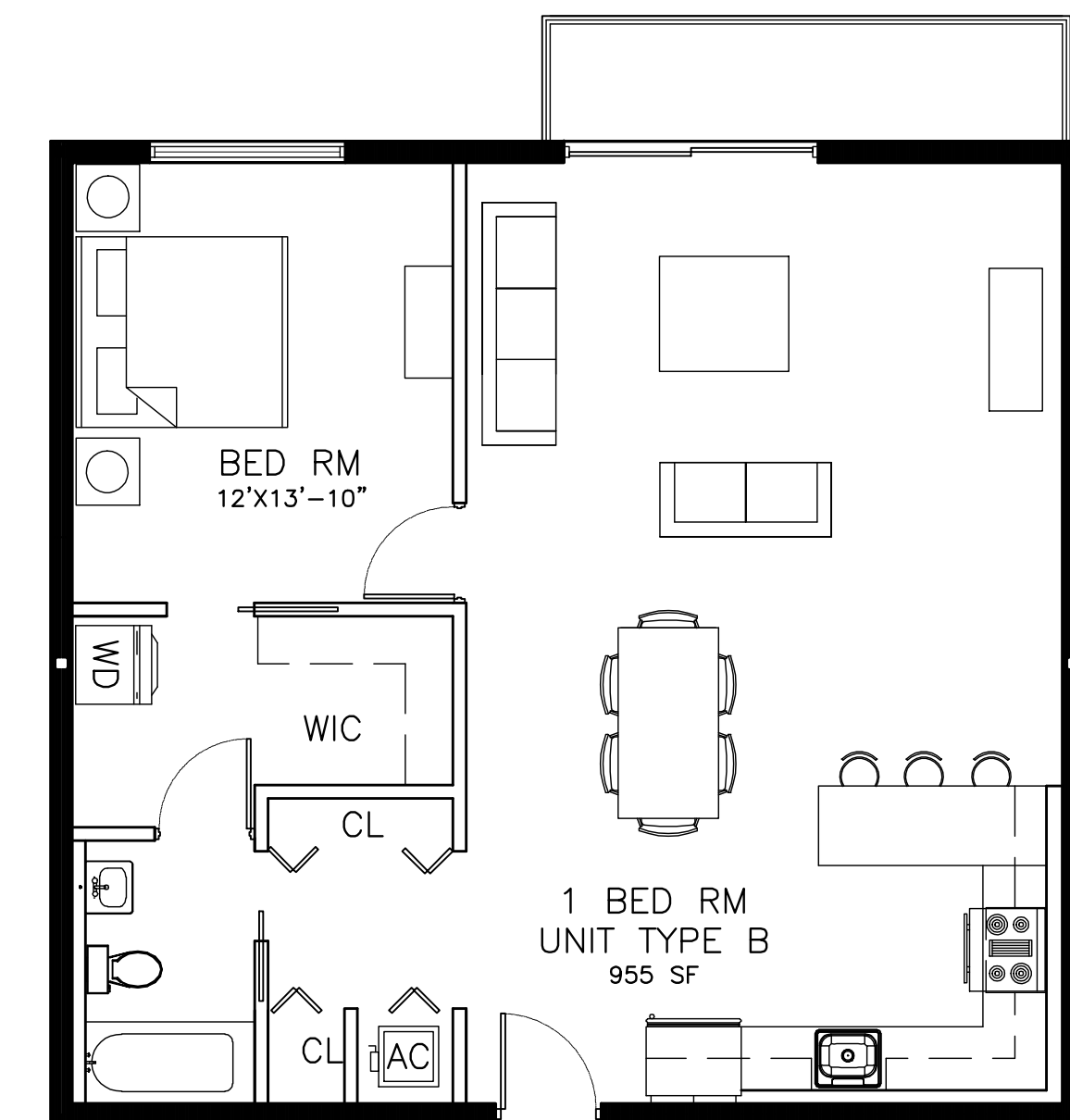
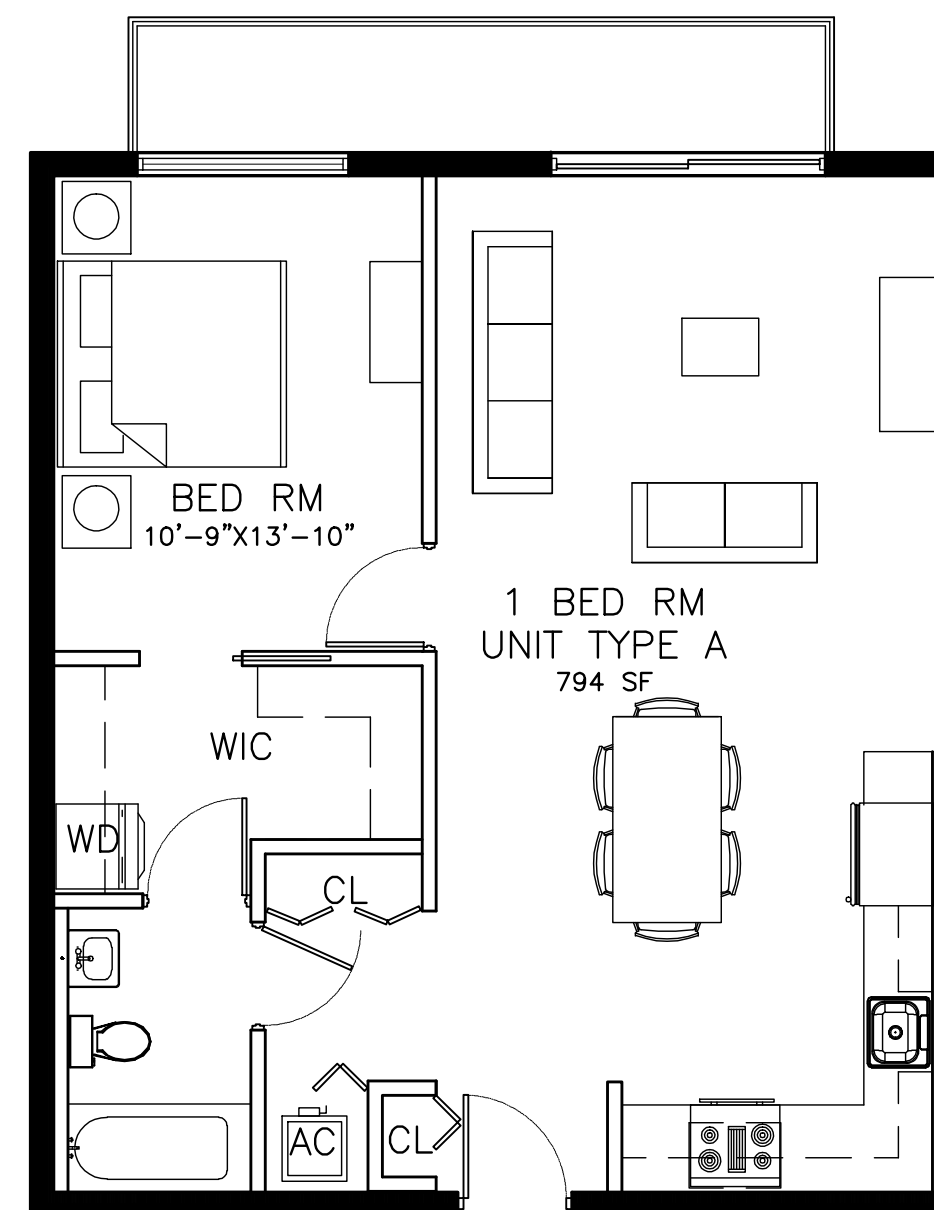
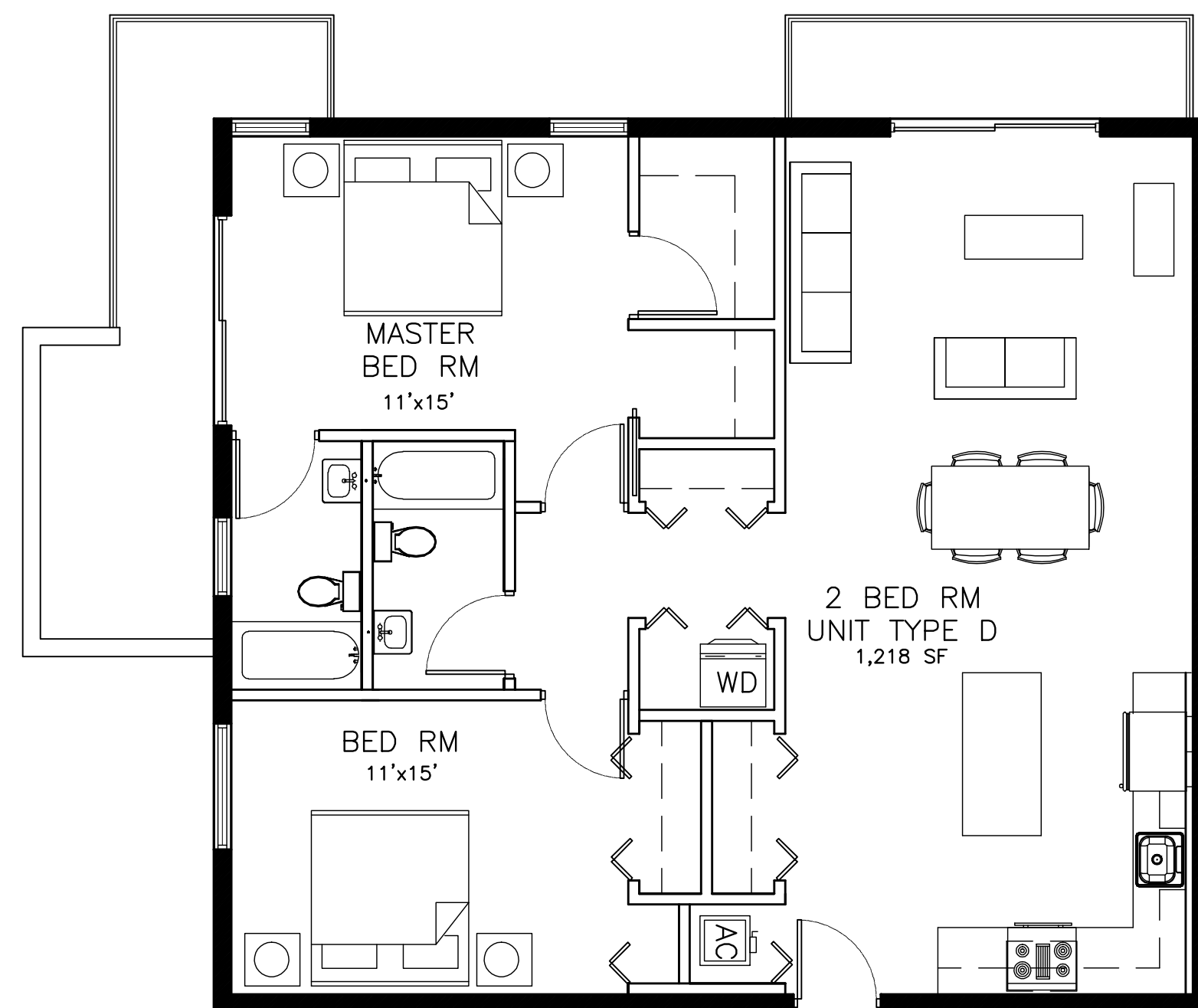
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PROJECT No.: 17139
DATE: 4.30.18
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CHECKED BY: JBK

SHEET

A-2



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HOLLYWOOD, FLORIDA 33020

PROJECT TITLE	SHEET TITLE

[illegible]

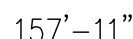
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SHEET

A-3

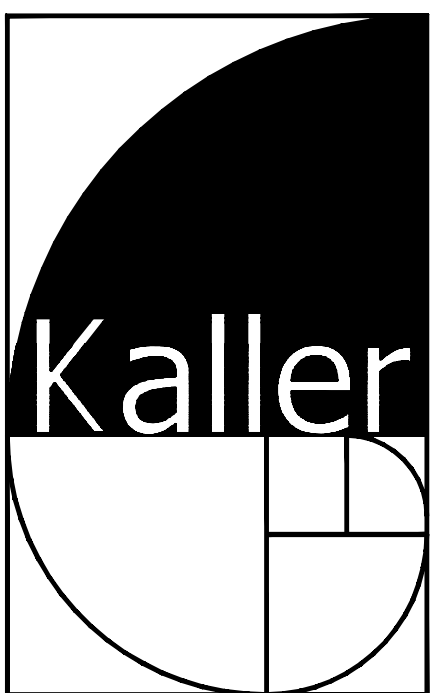




A/C UNITS (TYP)

71'-8"

157'-2'



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PROJECT TITLE

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22316-2318 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE

ROOF PLAN

REVISIONS

No.	DATE	DESCRIPTION
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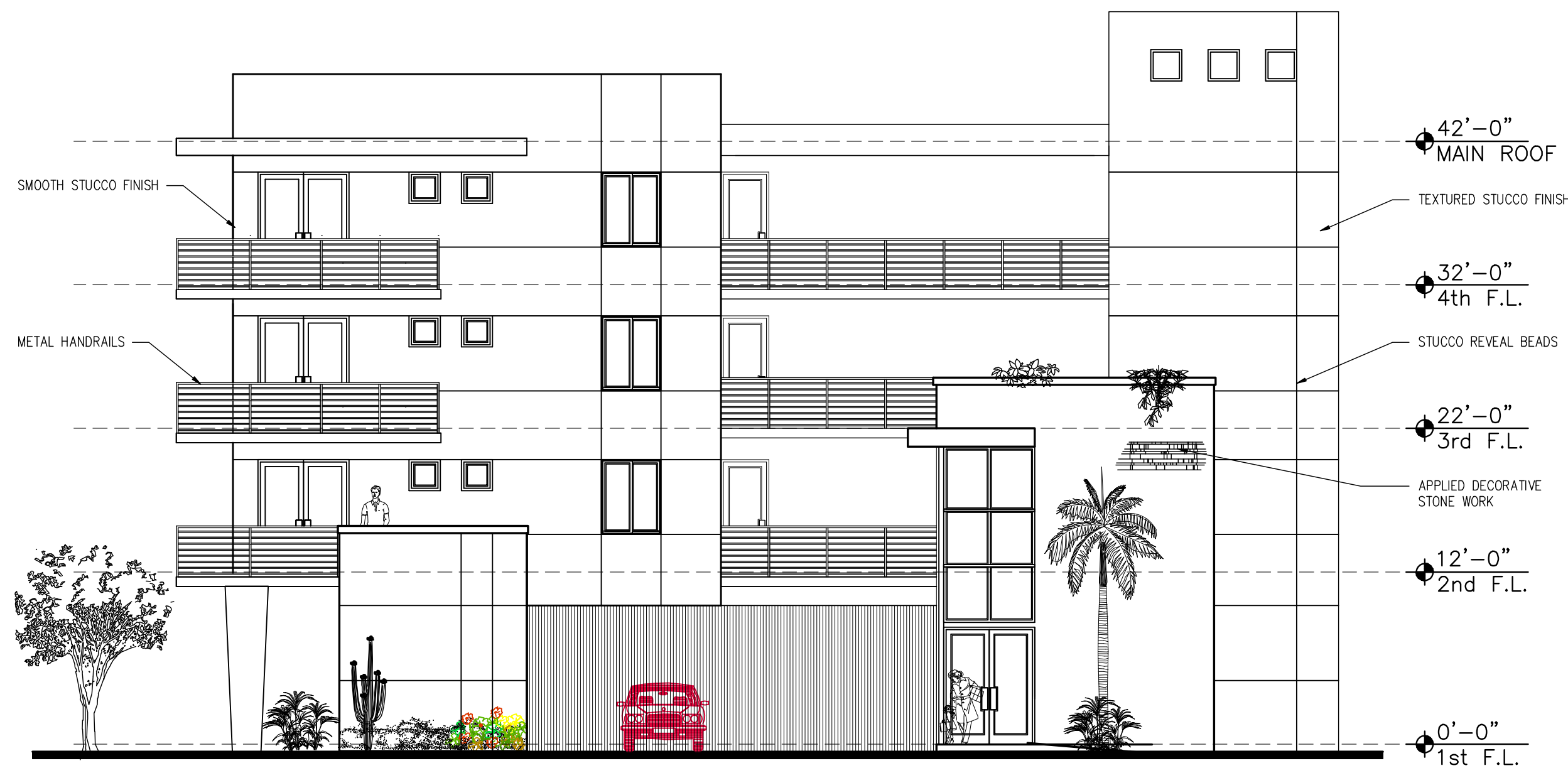
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SHEET

A-4

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NORTH ELEVATION

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



WEST ELEVATION

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



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PROJECT TITLE

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HOLLYWOOD, FLORIDA 33020

SHEET TITLE

BUILDING ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 17139
DATE: 4.30.18
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SHEET

A-5

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SOUTH ELEVATION

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



EAST ELEVATION

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



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SHEET TITLE

BUILDING ELEVATIONS

REVISIONS
No. DATE DESCRIPTION

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PROJECT No.: 17139
DATE: 4.30.18
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SHEET