

DEPARTMENT OF PLANNING



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: March 3rd, 2020

Location Address: 2449 TAYLOR STREET
Lot(s): 7 Block(s): 16 Subdivision: Hollywood LITTLE RANCHES
Folio Number(s): 5142 16 01 6060

Zoning Classification: RM-12 Land Use Classification: Residential - Multifamily
Existing Property Use: Vacant Sq Ft/Number of 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): Yes, PACO July 09, 2019

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

Explanation of Request: TECHNICAL ADVISORY COMMITTEE

Number of units/rooms: 5 Sq Ft: 1,426 sqft (each)

Value of Improvement: 1.5 MIL Estimated Date of Completion: 08.2021

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

Name of Current Property Owner: INFINITY R E INVESTMENTS II LLC

Address of Property Owner: 268 W MASHITA DR, KEY BISCAYNE, FL 33149

Telephone: 786.534.9988 Fax: N/A Email Address: ABERNAL@KEYPLATINUM.COM

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER

Address: 2417 HOLLYWOOD BLV Telephone: 954.920.5746

Fax: N/A Email Address: JOSEPH@KALLERARCHITECTS.COM

Date of Purchase: 12.21.16 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



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: 2/24/20

PRINT NAME: _____

Date: 2/24/20

Signature of Consultant/Representative: _____

Date: 2/24/20

PRINT NAME: _____

Date: 2/24/20

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 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.

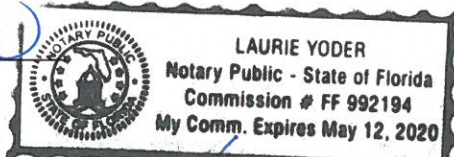
Sworn to and subscribed before me

this 24th day of February 2020

Laurie Yoder
Notary Public

State of Florida

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



Signature of Current Owner

Print Name

Alejandro Bernel Jarama
Alejandro Bernel Jarama



Site Address	2449 TAYLOR STREET, HOLLYWOOD FL 33020	ID #	5142 16 01 6060
Property Owner	INFINITY R E INVESTMENTS II LLC	Millage	0513
Mailing Address	268 W MASHTA DR KEY BISCAYNE FL 33149	Use	00
Abbr Legal Description	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 7 BLK 16		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$240,050		\$240,050	\$193,630	
2018	\$200,040		\$200,040	\$176,030	\$3,802.18
2017	\$160,030		\$160,030	\$160,030	\$3,342.63

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$240,050	\$240,050	\$240,050	\$240,050
Portability	0	0	0	0
Assessed/SOH	\$193,630	\$240,050	\$193,630	\$193,630
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	\$193,630	\$240,050	\$193,630	\$193,630

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/21/2016	WD-Q	\$196,000	114134679	\$12.00	20,004	SF
8/31/2015	WD-Q	\$135,000	113210145			
12/22/2014	WD-Q	\$130,000	112714086			
3/16/2006	WD	\$250,000	41791 / 1124			
11/16/2004	WD	\$195,000	38598 / 1943			
				Adj. Bldg. S.F.		

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

RECEIVED

MAR 3 2020

CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION

CITY OF HOLLYWOOD

PLAIN LANGUAGE

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes ☒ No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: Infinity R.E. Investments LLC
2. Project Name: 2449 Jaylor Street townhomes
3. Project Address: 2449 Jaylor Street.
4. Contact person: Joseph B. Kauer - Architect
5. Contact number: 954-930-5746
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 5 (1420 sq ft)
8. Unit Fee per residential dwelling based on sq. ft.: \$2175.00
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$10,875.00 Date: 2/28/20

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.

TAYLOR TOWNHOMES

2449 TAYLOR STREET HOLLYWOOD FLORIDA



PACO - OCTOBER 8, 2018
PRELIMINARY TAC - MARCH 16TH 2020

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) 326-2841
EMAIL: joseph@kallerarchitects.com

OWNERS
INFINITY RE INVESTMENTS II LLC
CONTACT: ALEX BERNAL
ADDRESS: 268 W MASHTA DR.
KEY BISCAYNE, FL 33149
(786) 534-9568
abernal@keyplatinum.com

SURVEYOR
COUSINS SURVEYORS AND ASSOCIATES, INC.
CONTACT: RICHARD COUSINS
ADDRESS: 3921 SW 4TH AVENUE, SUITE 1011
DAVIE, FL 33314
PHONE: (954) 680-9885
EMAIL: RECSurvey@aol.com

PROJECT DATA

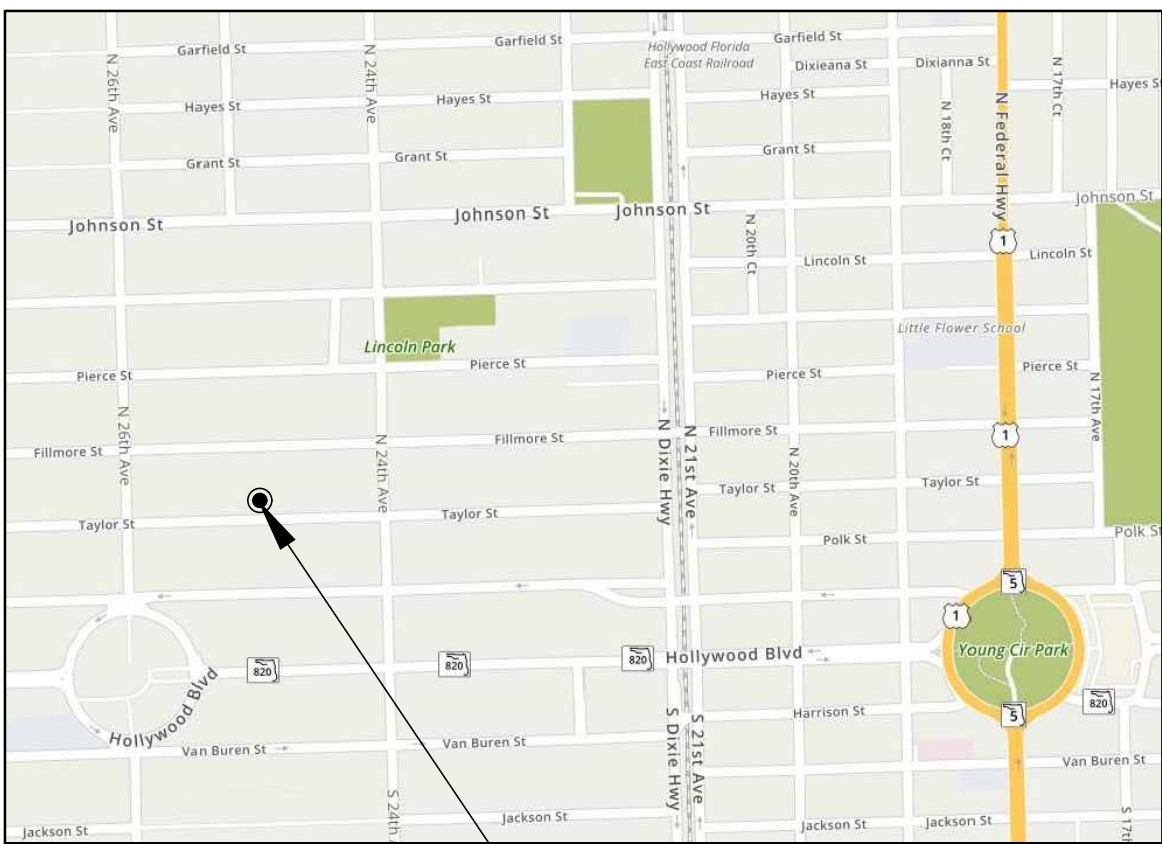
CODES:
FLORIDA BUILDING CODE, 6TH EDITION 2017
6TH EDITION FLORIDA FIRE PREVENTION CODE
FLORIDA ADMINISTRATIVE CODE 63A-40

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

- T-1 COVER SHEET
- SURVEY**
- SP-1 SITE PLAN AND SITE DATA
- A-1 FIRST AND SECOND FLOOR PLAN
- A-2 ELEVATIONS
- A-3 UNIT FLOOR PLANS
- A-4 UNIT FLOOR PLANS
- A-5 CONTEXTUAL STREET ELEVATION

LOCATION MAP



SITE



AERIAL



SITE

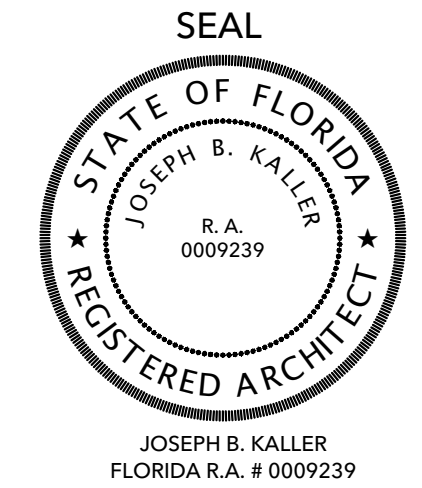


KA

KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE
TAYLOR TOWNHOMES
2449 TAYLOR STREET
HOLLYWOOD FLORIDA 33020

TITLE SHEET
PRELIMINARY TAC

REVISIONS
No. DATE DESCRIPTION

PROJECT No.: 18100
DATE: 7-1-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

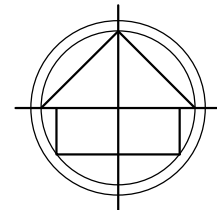
T-1

SHEET 1 OF 4

ALTA/NSPS LAND TITLE SURVEY

LAND DESCRIPTION:

LOT 7, BLOCK 16 OF "HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



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 : BROWARD COUNTY BENCHMARK # 1396
ELEVATION=9.42' (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 2019 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 TAYLOR STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 26, 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.

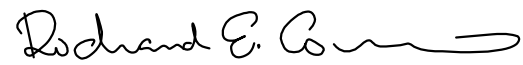


LOCATION MAP (NTS)

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 "2016 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, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THE FIELD WORK WAS COMPLETED ON JULY 29, 2019.

FOR THE FIRM BY: 
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

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 : 9014-19

CLIENT :

ALEJANDRO BERNAL

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	07/29/19	SKETCH	AM	REC

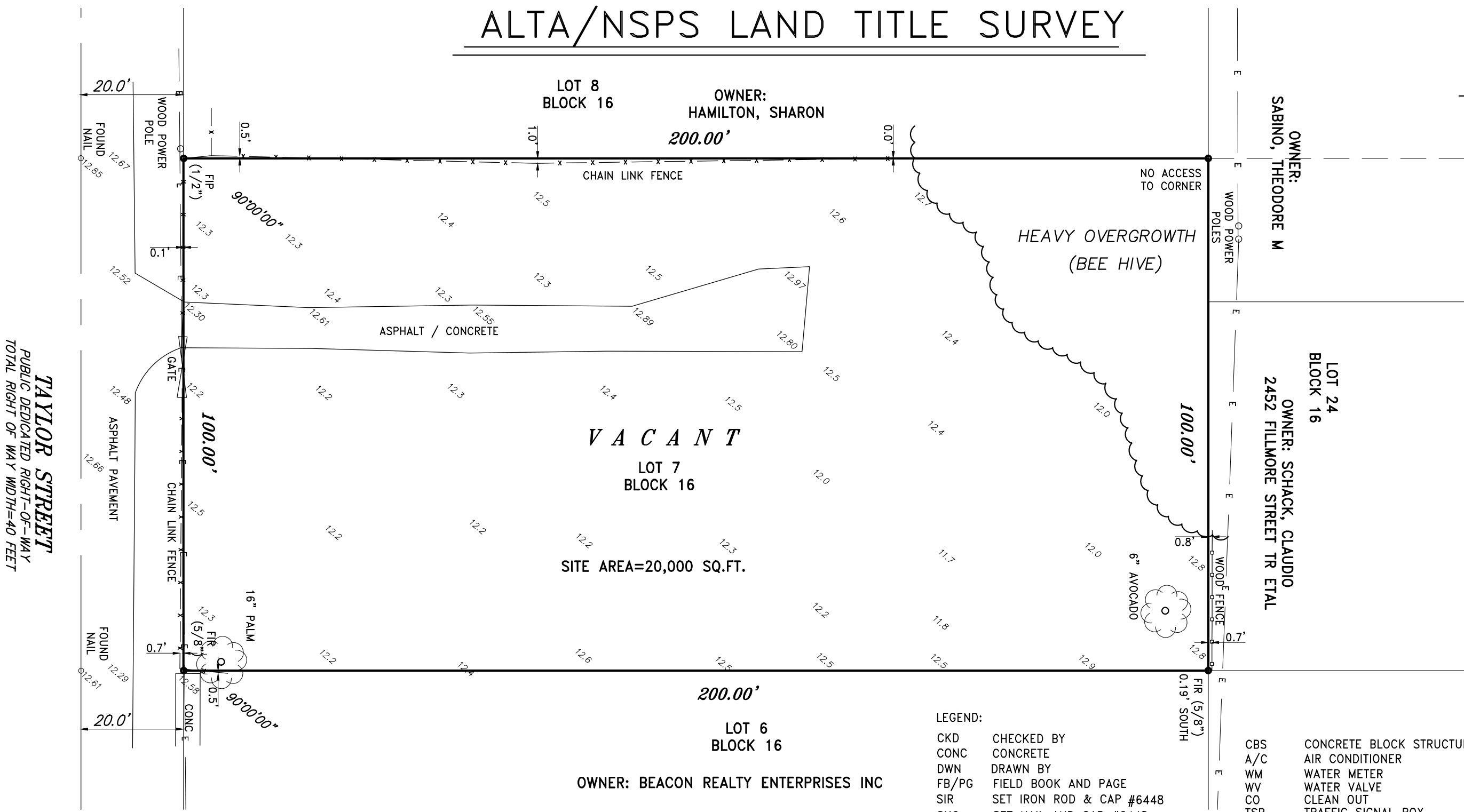
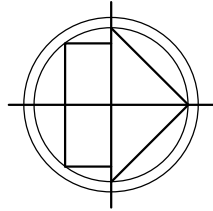
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0568 H
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
2449 TAYLOR STREET

SCALE: N/A

SHEET 1 OF 2

ALTA/NSPS LAND TITLE SURVEY



- LEGEND:
- | | | | |
|--------|--------------------------|------|--|
| CKD | CHECKED BY | CBS | CONCRETE BLOCK STRUCTURE |
| CONC | CONCRETE | A/C | AIR CONDITIONER |
| DWN | DRAWN BY | WM | WATER METER |
| FB/PG | FIELD BOOK AND PAGE | WV | WATER VALVE |
| SIR | SET IRON ROD & CAP #6448 | CO | CLEAN OUT |
| SNC | SET NAIL AND CAP #6448 | TSB | TRAFFIC SIGNAL BOX |
| FIR | FOUND IRON ROD | TSP | TRAFFIC SIGNAL POLE |
| FIP | FOUND IRON PIPE | PM | PARKING METER |
| FNC | FOUND NAIL AND CAP | MLP | METAL LIGHT POLE |
| FND | FOUND NAIL & DISC | EB | ELECTRIC BOX |
| P.B. | PLAT BOOK | 5.40 | ELEVATIONS |
| B.C.R. | BROWARD COUNTY RECORDS | ALTA | AMERICAN LAND TITLE ASSOCIATION |
| | | NSPS | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |

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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ALTA/NSPS LAND TITLE SURVEY	07/29/19	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
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EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
2449 TAYLOR STREET

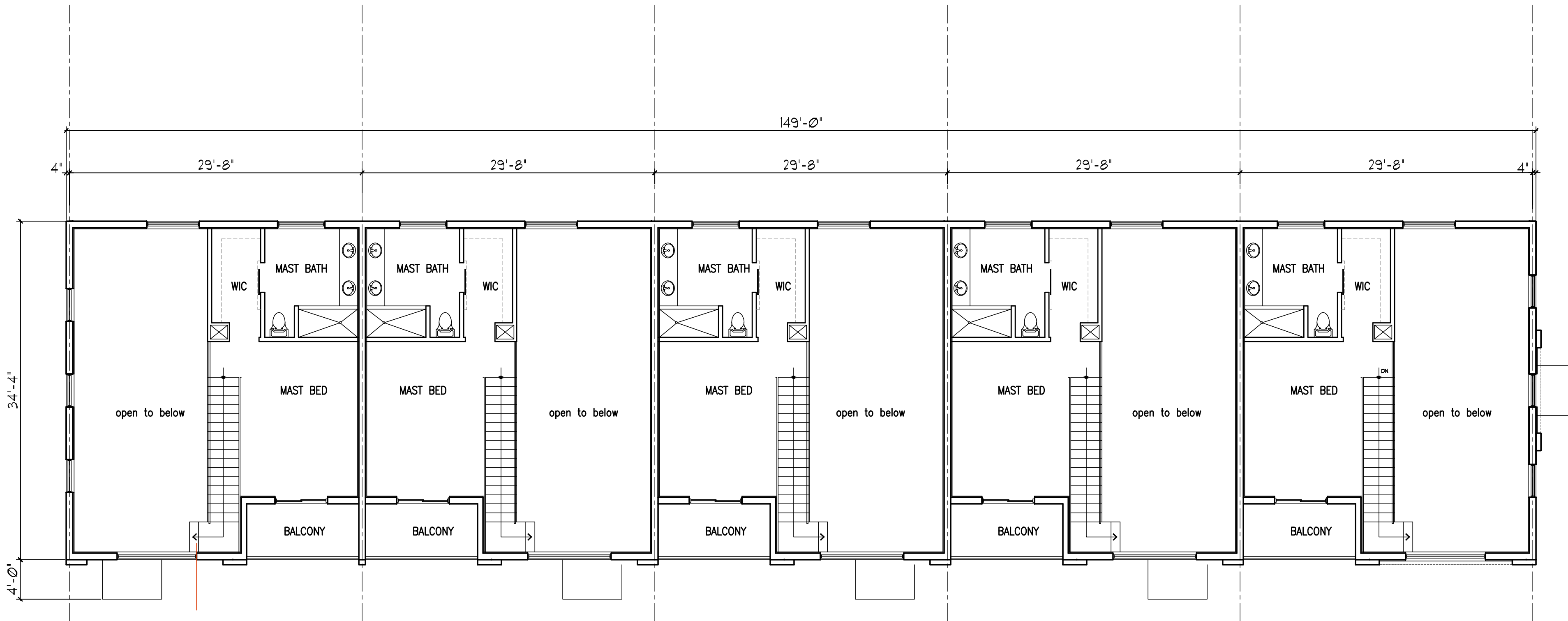
SCALE: 1"= 20'

SHEET 2 OF 2

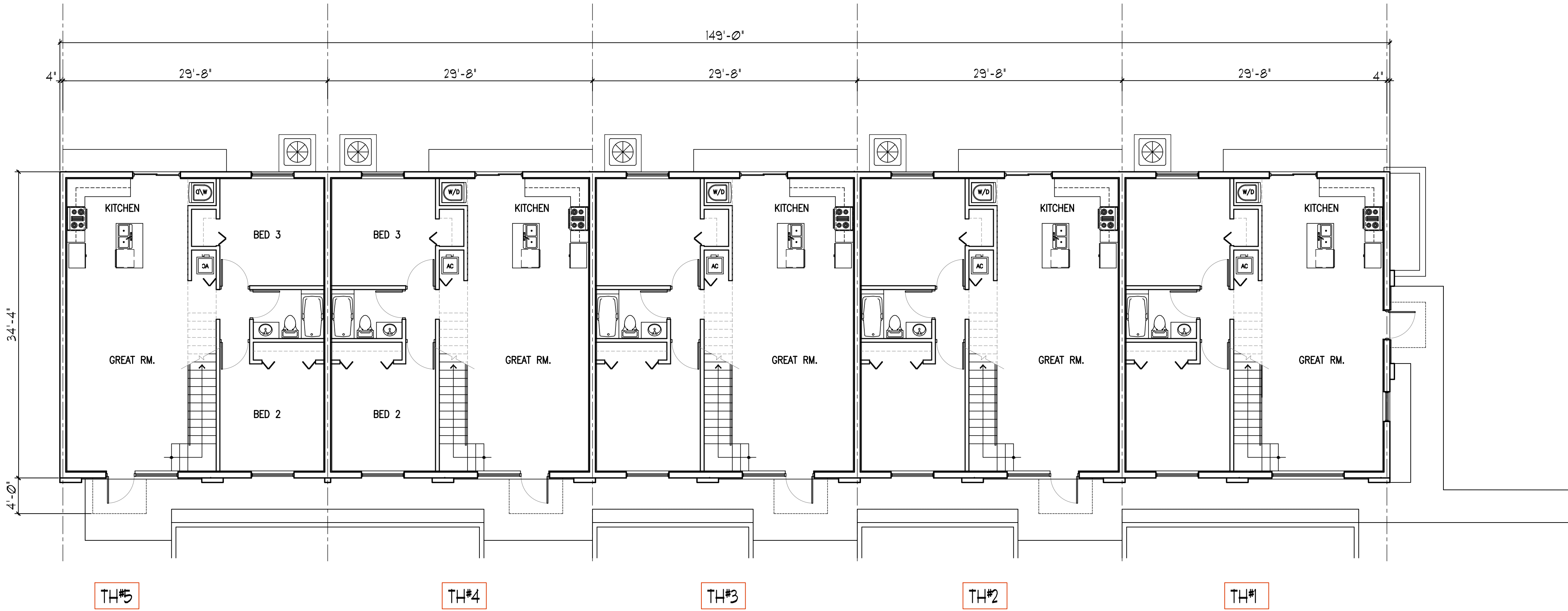


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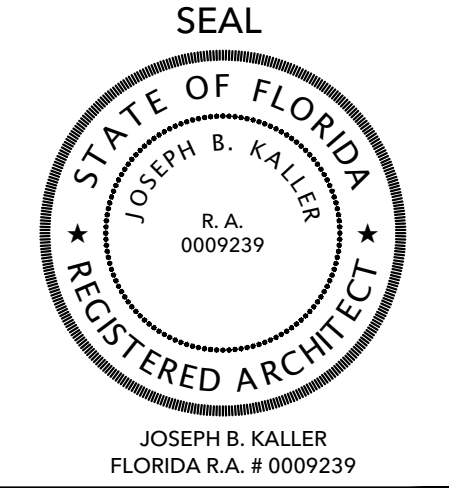
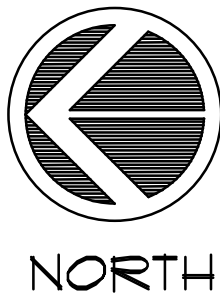
SHEET 1 OF 4



SECOND FLOOR PLAN



FIRST FLOOR PLAN



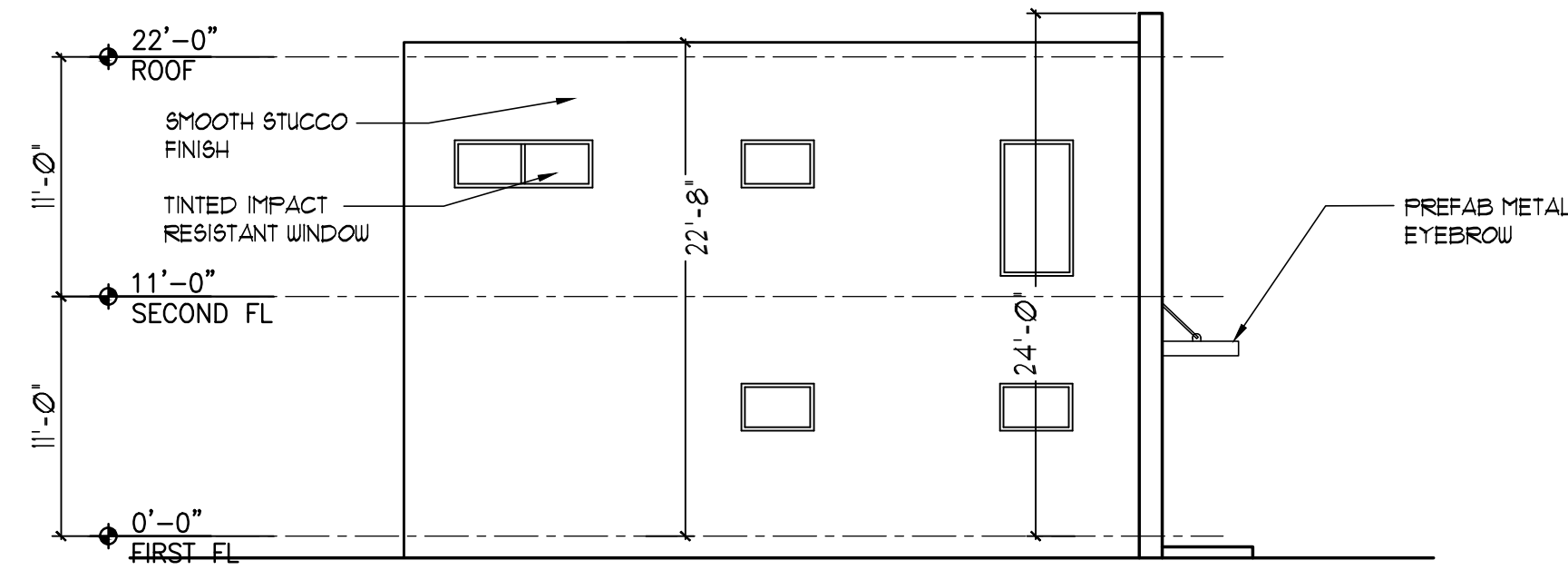
REVISIONS		
No.	DATE	DESCRIPTION



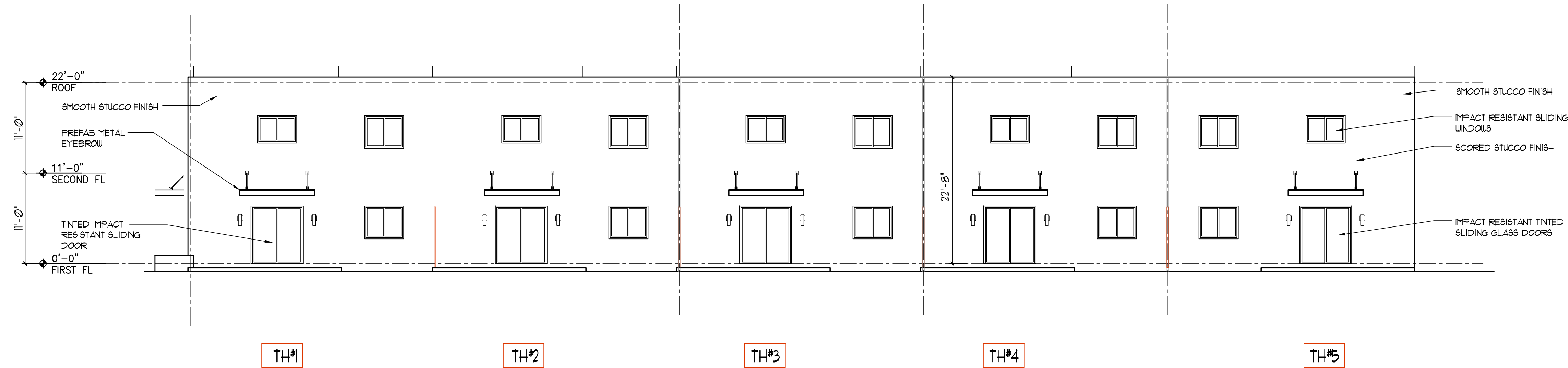
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

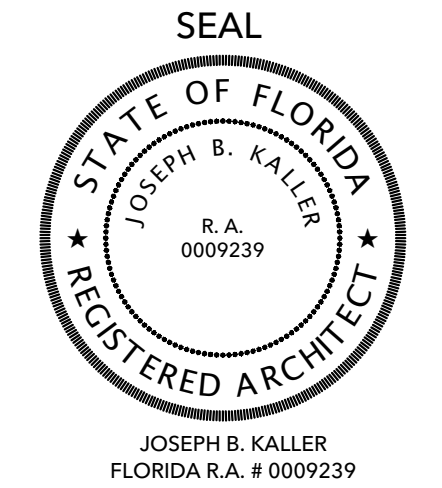


EAST ELEVATION



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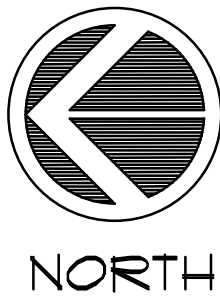
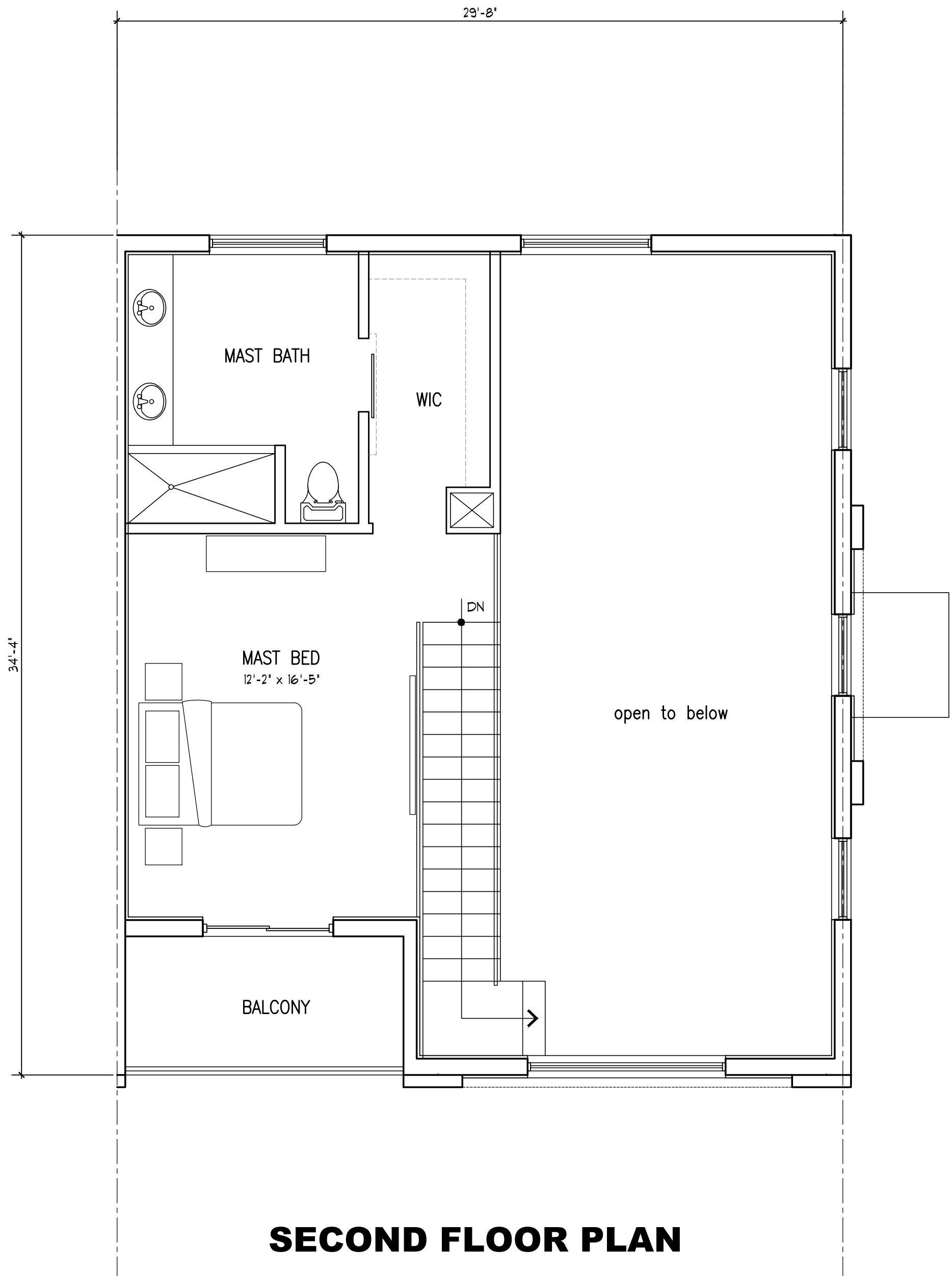
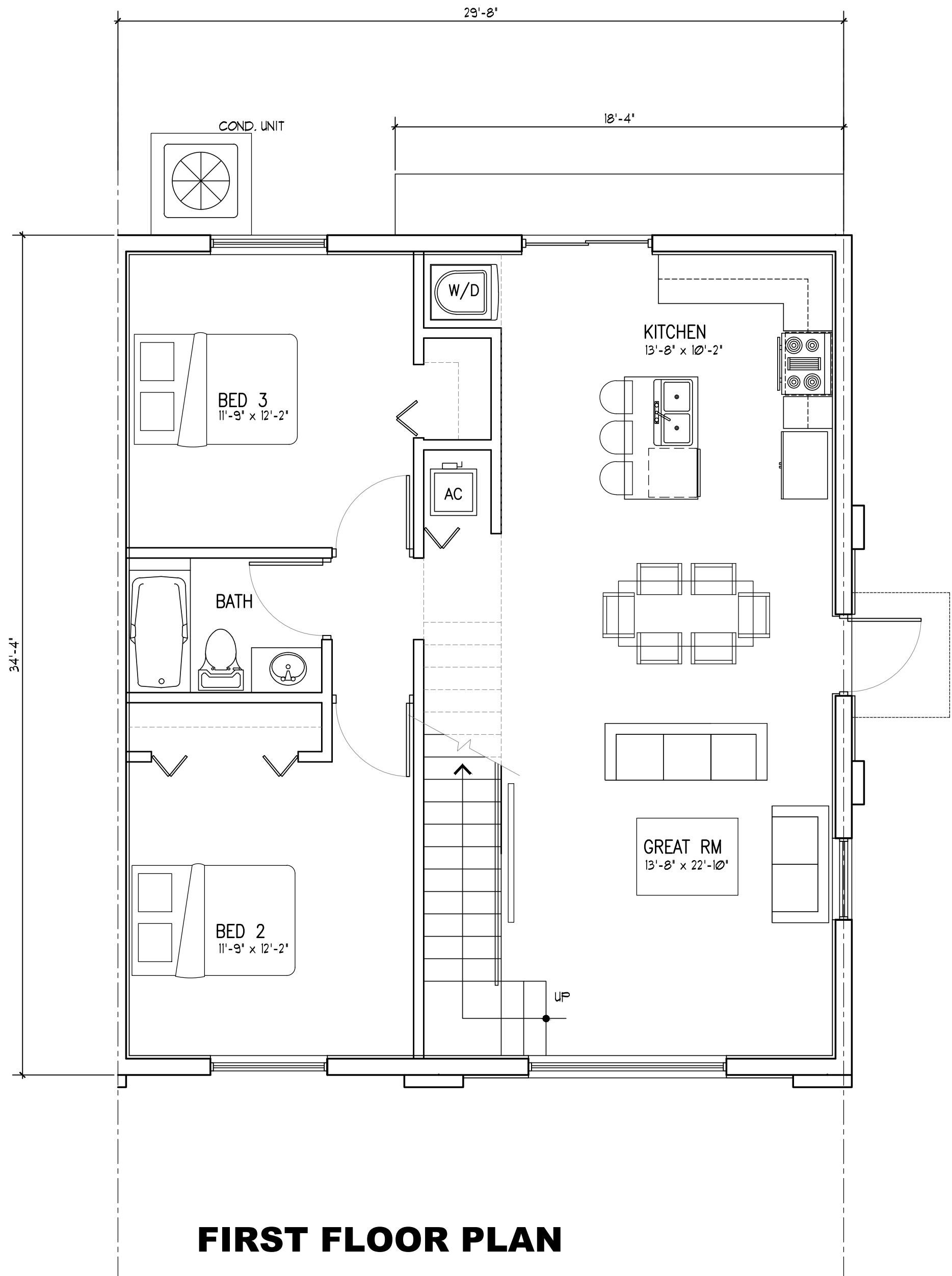
PROJECT TITLE
TAYLOR TOWNHOMES
2449 TAYLOR STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 18100
DATE: 7-1-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

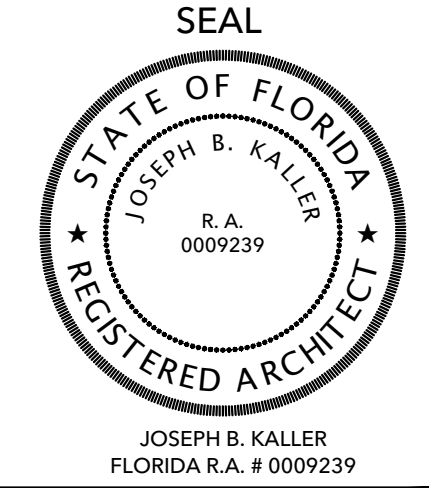


1 FLOOR PLANS

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



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joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
TAYLOR TOWNHOMES
2449 TAYLOR STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
UNIT FLOOR PLANS
STREET END UNIT

REVISIONS		
No.	DATE	DESCRIPTION

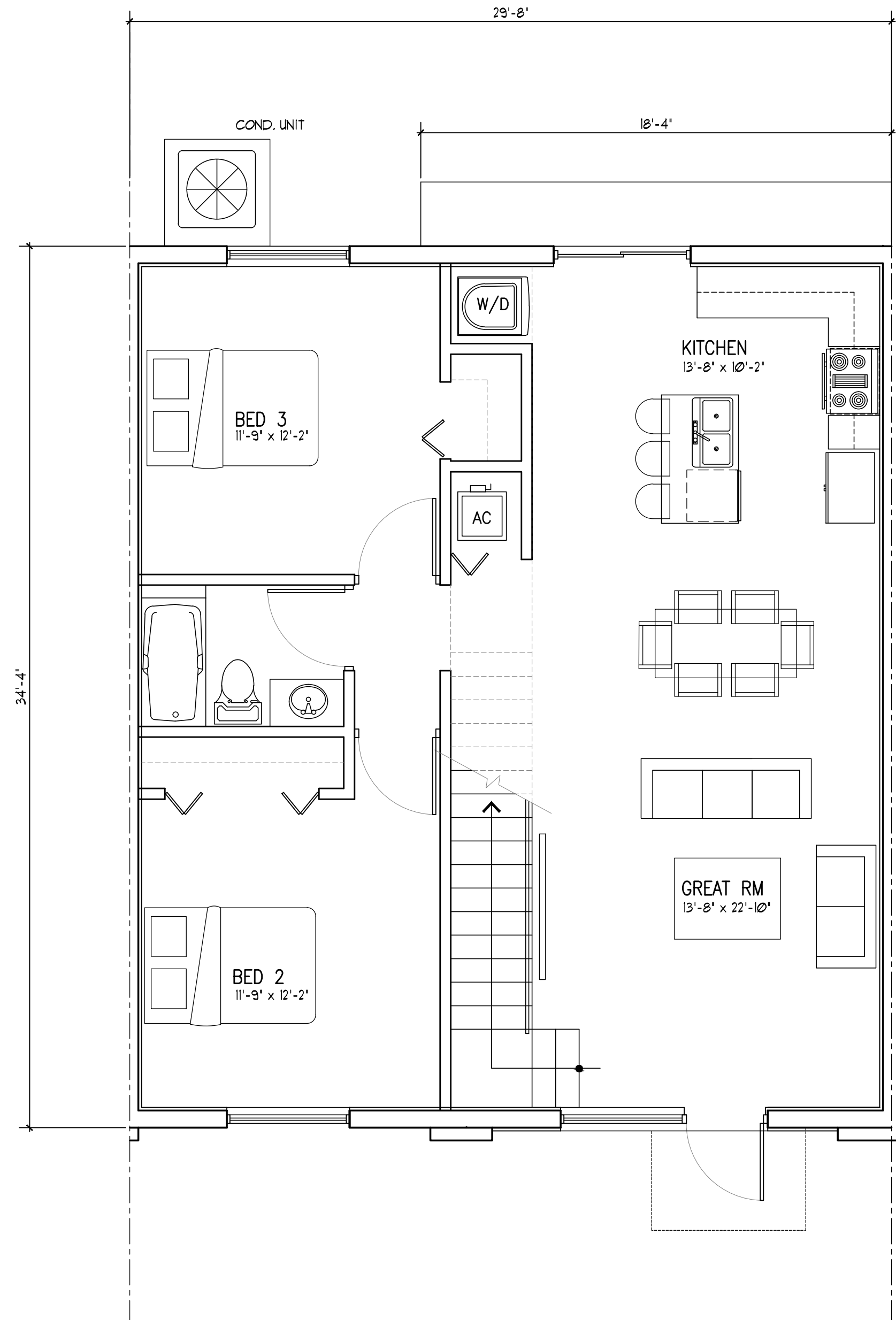
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 18100
DATE: 7-1-19
DRAWN BY: TMS
CHECKED BY: JBK

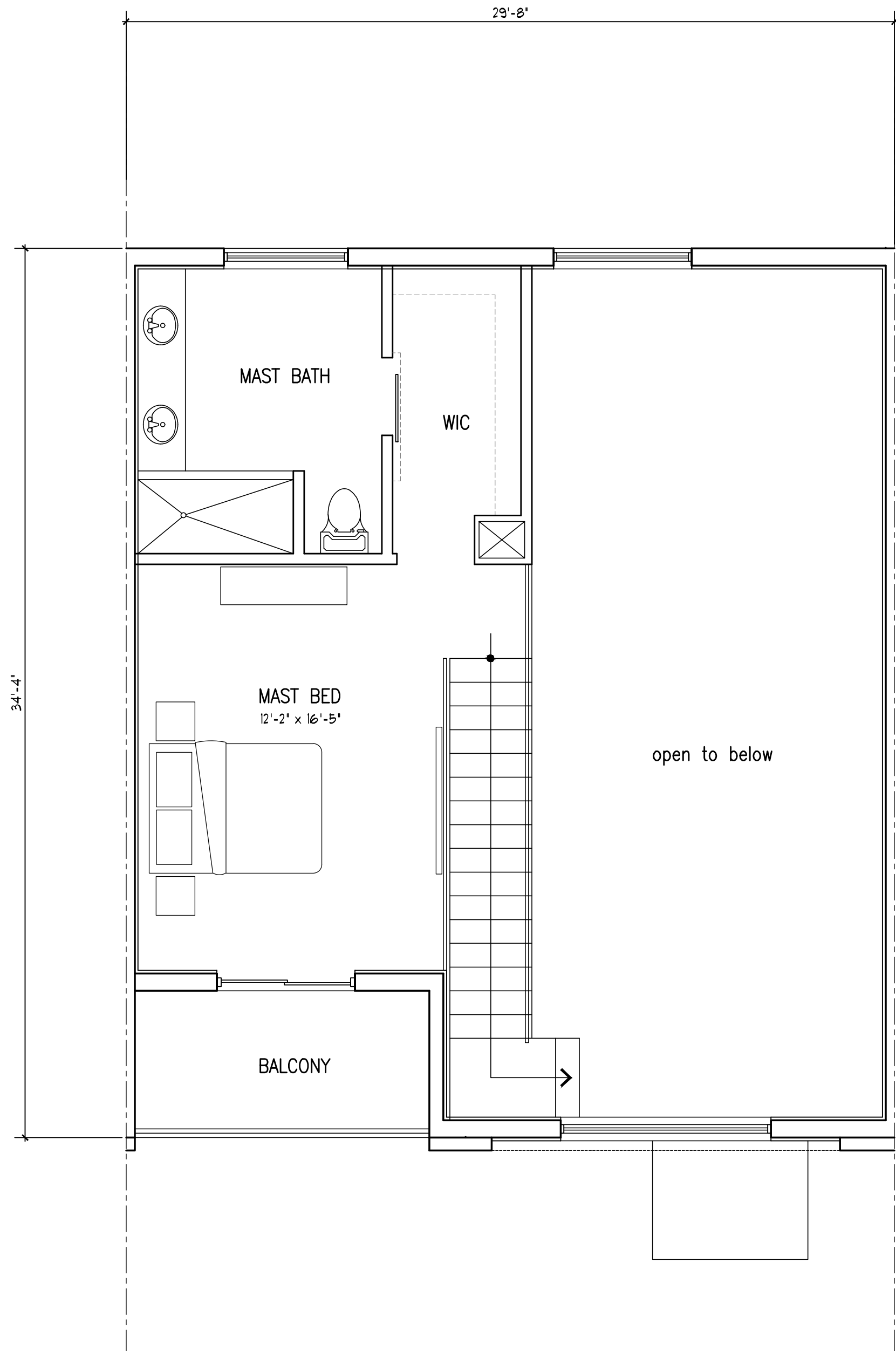
SHEET

A-3

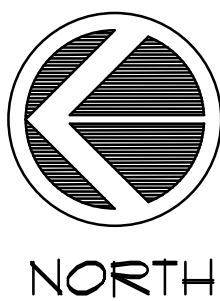
SHEET 1 OF 4



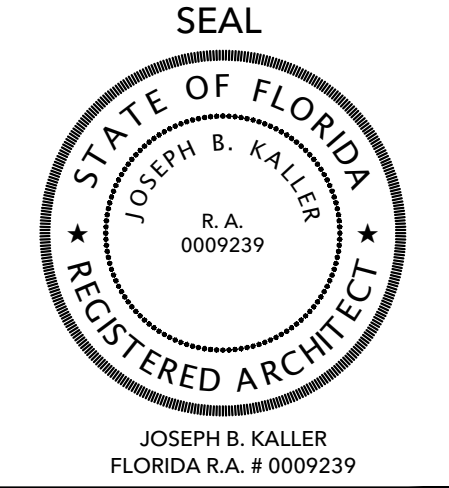
FIRST FLOOR PLAN



SECOND FLOOR PLAN



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



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2449 TAYLOR STREET
HOLLYWOOD FLORIDA 33020

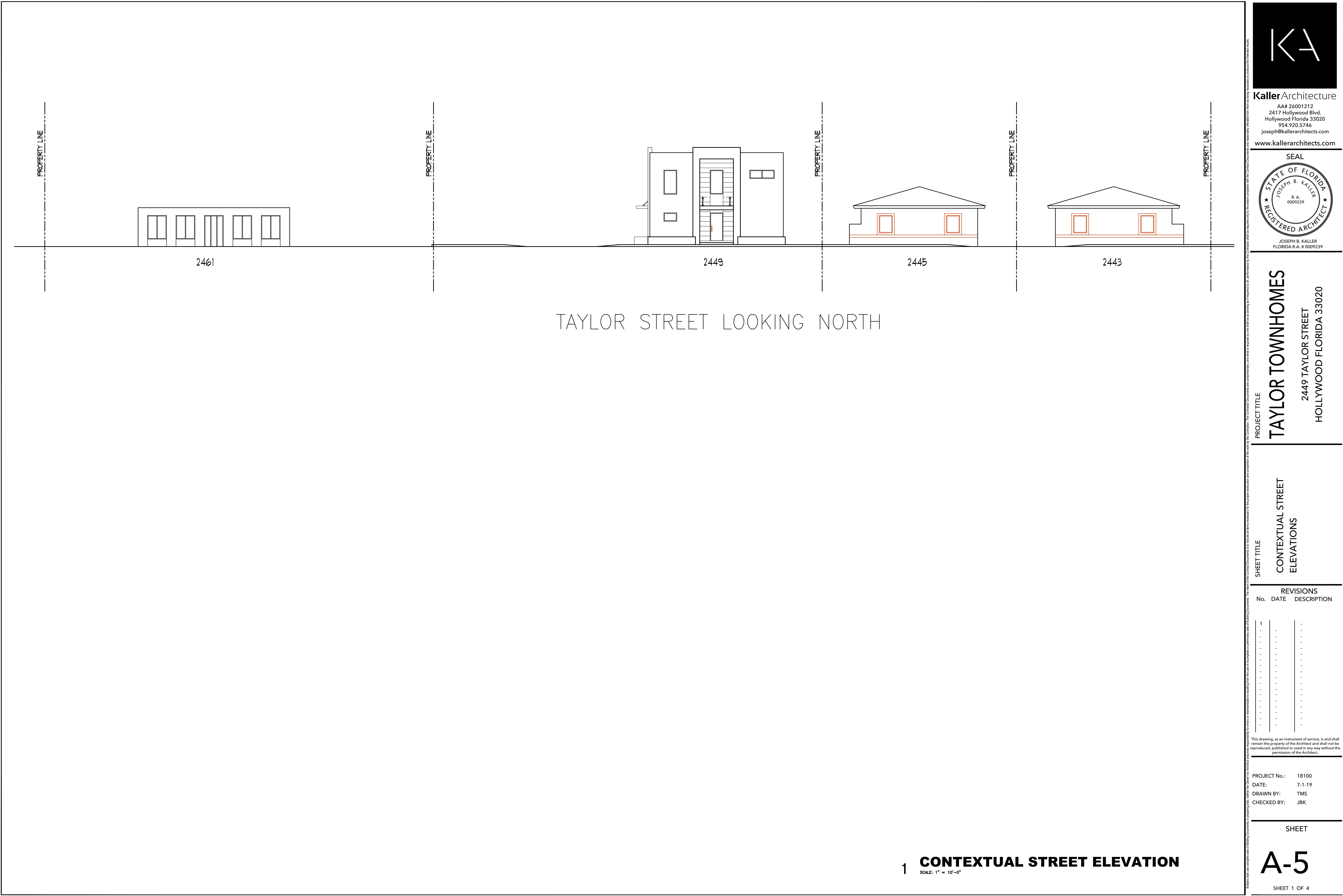
SHEET TITLE
UNIT FLOOR PLANS
TYPICAL UNIT

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.: 18100
DATE: 7-1-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET



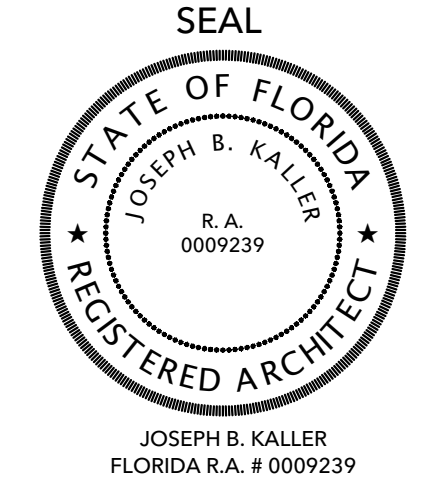
TAYLOR STREET LOOKING NORTH

1 CONTEXTUAL STREET ELEVATION

SCALE: 1" = 10'-0"



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



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2449 TAYLOR STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
CONTEXTUAL STREET ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

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