

ATTACHMENT A
General Application and Request for
Extension



KallerArchitecture

August 27, 2020

City of Hollywood
Community Planning Division
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: 2316-2318 Van Buren Apartments
Hollywood, Florida
Architect's Project #17139
Resolution #18-DP-32

To Whom It May Concern:

This letter serves to request an Extension of the Approval of a Request for Variances, Design and Site Plan Approval of a 27 Unit Residential Development, which was Passed and Adopted on September 6, 2018.

This extension is being requested due to the fact that my client would appreciate additional time to meet the conditions of the Resolution and to acquire bank funding.

We truly appreciate your consideration in this matter and look forward to the construction and completion of this Project.

Should you have any further questions on this matter, please feel free to contact this office.

Sincerely,
Kaller Architecture

Joseph B. Kaller, AIA, LEED AP BD+C
President

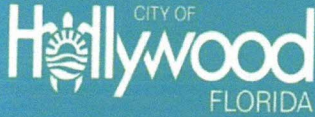
PLANNING DIVISION



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: 8/27/20

Location Address: 2316-2318 Van Buren Street
Lot(s): 14 Block(s): 5 Subdivision: Hollywood Little Ranches
Folio Number(s): 514216012610 + 514216012620
Zoning Classification: DH-2 Land Use Classification: Regional Activity Ctr.
Existing Property Use: Residential Sq Ft/Number of Units: 34,882 Sq Ft.
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): 18-ID-32

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

Explanation of Request: Request for Extension of Previously Approved Site Plan Approval Passed & Adopted on September 6, 2018

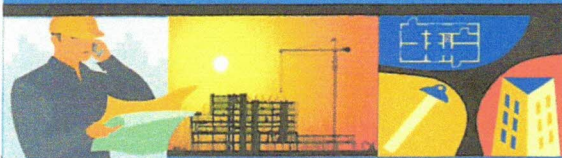
Number of units/rooms: 27 units Sq Ft: 34,882 Sq Ft.
Value of Improvement: _____ Estimated Date of Completion: Jan 2022
Will Project be Phased? () Yes (✓) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Gael Sarthach
Address of Property Owner: 5846 S. Flamingo Rd Cooper City, FL 33320
Telephone: _____ Fax: _____ Email Address: gms1088@gmail.com
Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauer, Architect.
Address: 2417 Hollywood Blvd Hollywood Telephone: 954-920-5746
Fax: 954-920-2841 Email Address: Joseph@kauerarchitects.com
Date of Purchase: 2/18 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: N/A

Address: _____
Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: [Signature] Date: 8/27/2020

PRINT NAME: Shalom Harach Date: 8/27/20

Signature of Consultant/Representative: [Signature] Date: 8-27-20

PRINT NAME: Joseph B. Kauler Date: 8-27-20

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

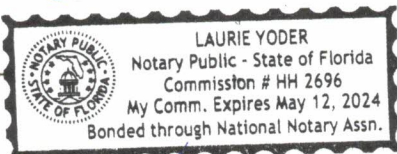
I am the current owner of the described real property and that I am aware of the nature and effect the request for Planning & Development Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kauler to be my legal representative before the Planning & Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 27th day of August 2020

[Signature]
Notary Public

State of Florida

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



[Signature]
Signature of Current Owner

Shalom Harach
Print Name

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 18-DP-32

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 27 UNIT RESIDENTIAL DEVELOPMENT (VAN BUREN APARTMENTS) LOCATED AT 2316-2318 VAN BUREN STREET, PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, Gal Sara & Shalom Hanoh ("Applicants"), have applied for Design and Site Plan approval for the construction for a 27 unit residential development ("Van Buren Apartments") located at 2316-2318 Van Buren Street, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager and Planning Administrator, following analysis of the application and its associated documents, has determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.1.4. of the Zoning and Land Development Regulations and have therefore recommended approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval with the following condition:

That, the Applicants shall provide a Unity of Title or Unity of Control in a from acceptable to the City Attorney prior to the issuance of any permits which shall be recorded in the Public Records of Broward County by the City prior to the issuance of a Certificate of Occupancy Or Certificate of Completion; and

WHEREAS, on September 6, 2018, the Board met and held an advertised public hearing to consider the Applicants' requests; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report and recommendations for the Design approval, considered the following criteria pursuant to Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met with added conditions:

- (1) The Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.
- (2) Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.
- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.
- (4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval with a condition, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following condition:**

That, the Applicants shall provide a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, prior to the issuance of any permits and the City shall record said Unity in the Public Records of Broward County by the City, prior to the issuance of a Certificate of Occupancy or Certificate of Completion.

Section 4: That the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

Section 5: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

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A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 27 UNIT RESIDENTIAL DEVELOPMENT (VAN BUREN APARTMENTS) LOCATED AT 2316-2318 VAN BUREN STREET, PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

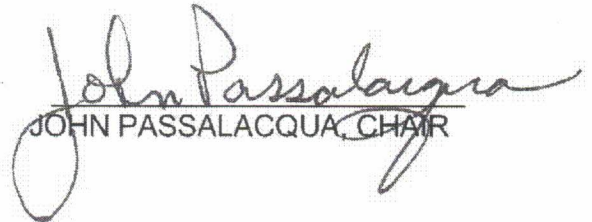
Section 6: That the Department of Development Services Planning Division is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 6th DAY OF September, 2018.

RENDERED THIS 25th DAY OF September, 2018.

ATTEST:


DIANA PITTARELLI, SECRETARY


JOHN PASSALACQUA, CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY for the use reliance of
the Planning and Development Board
of the City of Hollywood, Florida, only.


DEBRA-ANN REESE, BOARD COUNSEL

EXHIBIT "A"
LEGAL DESCRIPTION

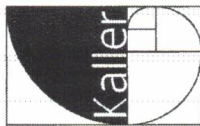
LOTS 14 IN BLOCK 5 OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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.



JOSEPH B. KALLER & ASSOCIATES, P.A.
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Tampa, FL 33602
Phone: 813.251.1111
Fax: 813.251.1112
www.kaller.com

JOSEPH B. KALLER
ARCHITECT
TAMPA, FL 33602

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

BUILDING ELEVATIONS
MEETING DATE: 6.18.18
SHEET TITLE

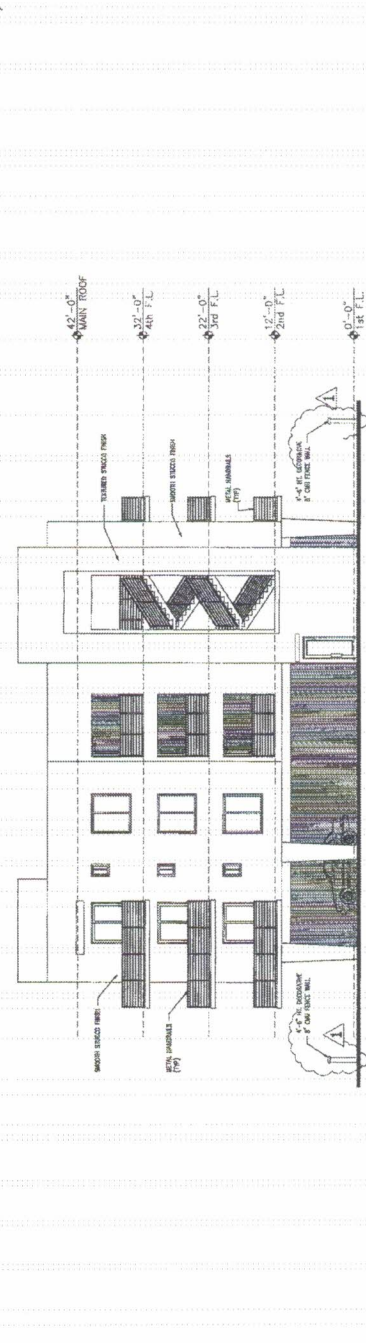
NO.	DATE	DESCRIPTION
1	5.14.18	PRELIM TAC
2	6.18.18	FINAL TAC
3	6.18.18	FINAL TAC

PROJECT NO.: 17178
DRAWN BY: J.B.K.
CHECKED BY: J.B.K.

SHEET

A-6

EXHIBIT "B"
DESIGN



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



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

23.18 PRCO
5.14.18 PRELIM TAC 1
6.18.18 FINAL TAC 2

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

1 BUILDING ELEVATIONS



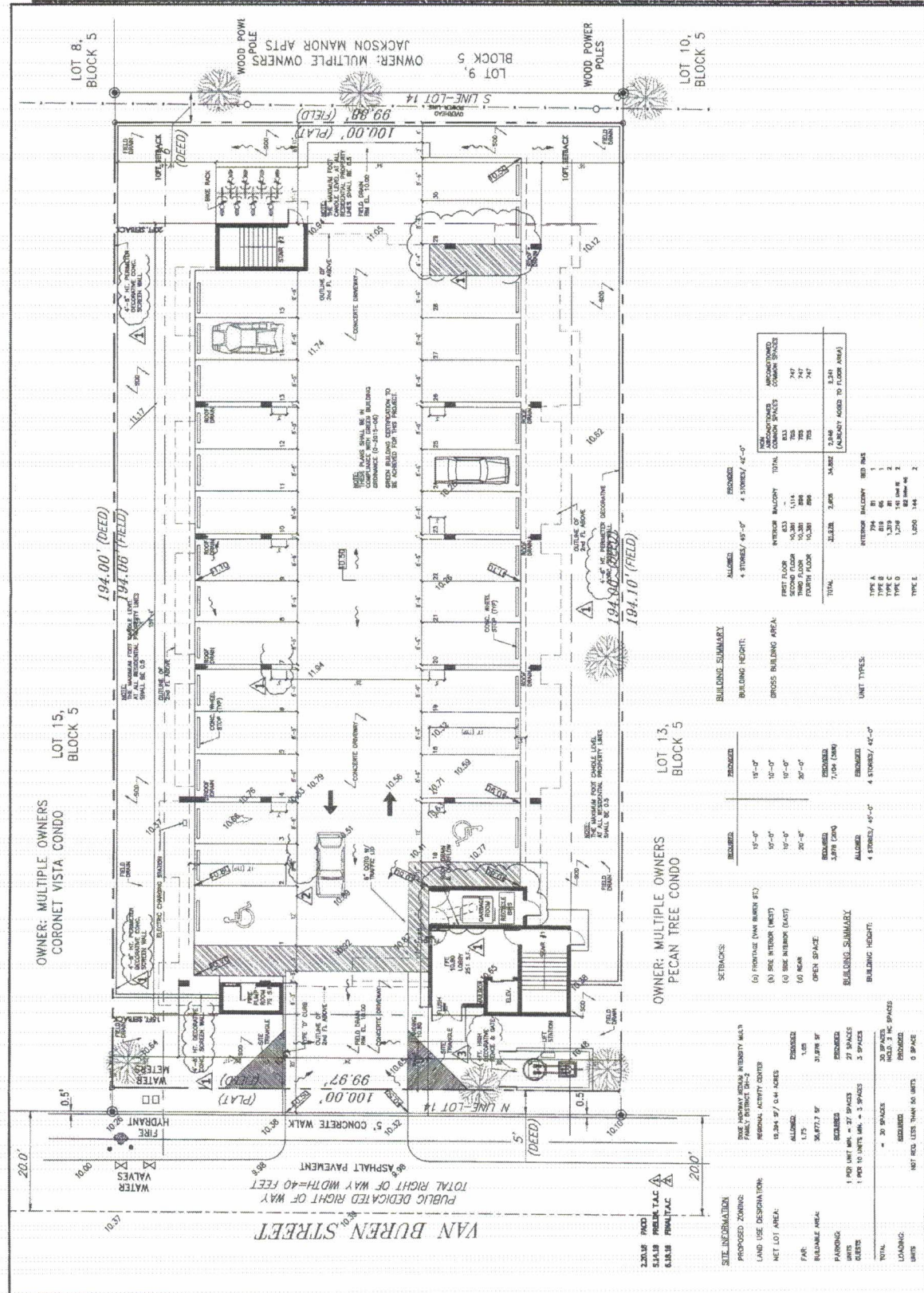
PROJECT TITLE
VAN BUREN APARTMENTS
2316-2318 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

SITE INFORMATION
DATE: 01/11/11
DRAWN BY: J. KALLER
CHECKED BY: J. KALLER
SCALE: AS SHOWN

PROJECT NO.: 1028
DATE: 01/11/11
DRAWN BY: J. KALLER
CHECKED BY: J. KALLER
SCALE: AS SHOWN

SP-1

EXHIBIT "B"
SITE PLAN



SETBACKS

SETBACK	REQUIRED	PROPOSED
(G) FRONTAGE (VAN BUREN ST)	15'-0"	15'-0"
(N) SIDE INTERIOR (WEST)	15'-0"	15'-0"
(E) SIDE INTERIOR (EAST)	15'-0"	15'-0"
(O) REAR	20'-0"	20'-0"
OPEN SPACE	REQUIRED	3,877 SQ. FT.

BUILDING SUMMARY

TYPE	AREA	HEIGHT
TYPE A	2,704	21' 0"
TYPE B	1,379	18' 0"
TYPE C	1,278	18' 0"
TYPE D	1,200	14' 0"
TYPE E	1,200	14' 0"

UNIT TYPES

TYPE	UNIT TYPE	UNIT COUNT
TYPE A	2-BR	1
TYPE B	1-BR	1
TYPE C	1-BR	2
TYPE D	1-BR	2
TYPE E	1-BR	2

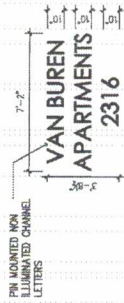
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UNIT TYPES

TYPE	UNIT TYPE	UNIT COUNT
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TYPE C	1-BR	2
TYPE D	1-BR	2
TYPE E	1-BR	2

EXHIBIT "B"
SITE PLAN



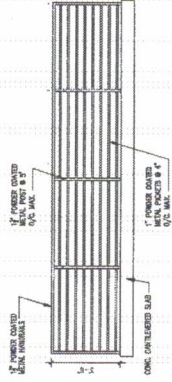
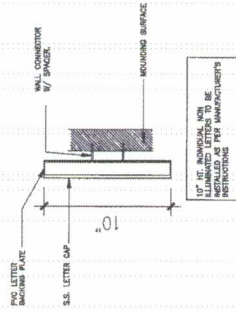
NOTE:
SEPARATE SIGN PERMIT REQUIRED.
MINIMUM SIZE REQUIRED IS 200 S.F.
MAXIMUM SIZE ACCEPTABLE IS 150 S.F.
SIGNAGE REQUIRED:
PIN MOUNTED SIGNAGE 20 S.F.
FACING VAN BUREN STREET.
ALL NEW SIGNAGE WILL COMPLY
WITH ZONING AND LAND
DEVELOPMENT REGULATIONS.

SIGN NOTES

4 SIGN NOTES

1 WALL MOUNTED SIGN

NYS

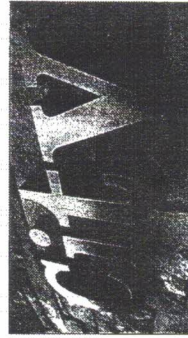


2 SIGN DETAIL

NYS

5 BALCONY DETAIL

SCALE: 3/8" = 1'-0"

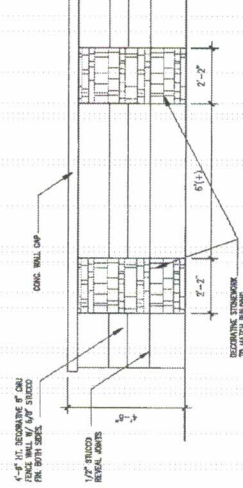


3 PIN MOUNTED LETTER IMAGE

NYS

6 SITE FENCE WALL DETAIL

SCALE: 1/2" = 1'-0"



JOSEPH B. KALLER
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WWW.KALLERPA.COM

DETAILS

REVISIONS
DATE DESCRIPTION
5.14.15 PRELIM TAC
6.8.15 FINAL TAC

PROJECT No. 1728
DATE 5.14.15
DESIGNED BY J.B.K.
CHECKED BY J.B.K.

SP-2

2316S PNO
5341S PRELIM TAC
6341S FINAL TAC