

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: 9/18/20

Location Address: 2855 Pierce Street
Lot(s): 6 Block(s): 38 Subdivision: Hollywood Little Ranches
Folio Number(s): 5142116400100
Zoning Classification: Bm-18 Land Use Classification: Res Multi Family
Existing Property Use: Vacant Sq Ft/Number of Units: 13 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 new 13 unit 3-story townhome project.

Number of units/rooms: 13 units Sq Ft: 1,850 +/- sq ft.

Value of Improvement: 3 million Estimated Date of Completion: Jan 2022

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

Name of Current Property Owner: Housing Programs Inc.

Address of Property Owner: 11649 NE 19th Ave. Unit 20 N.M.B 33163

Telephone: 305-218-1395 Fax: 305-688-1120 Email Address: karabimbon@hotmail.com

Name of Consultant/Representative/Tenant (circle one): Joseph B. Kaller Architect

Address: 2417 Hollywood Blvd Hollywood Telephone: 954-920-5746

Fax: 954-920-2544 Email Address: Joseph@kallerarchitects.com

Date of Purchase: 8/13/20 Is there an option to purchase the Property? Yes () No (✓)

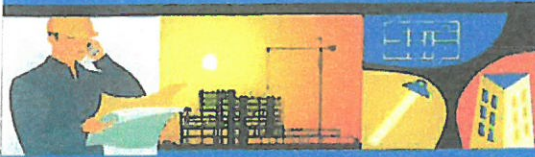
If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



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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: 9/17/20

PRINT NAME: _____

Date: 9/17/20

Signature of Consultant/Representative: _____

Date: 9-17-20

PRINT NAME: _____

Date: 9/17/20

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

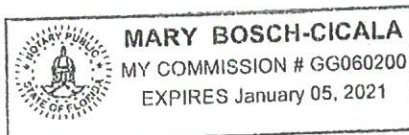
I am the current owner of the described real property and that I am aware of the nature and effect the request for Preliminary IAC Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee)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

Sworn to and subscribed before me
this 17th day of September

Notary Public

State of Florida

My Commission Expires: 1/5/21 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Signature of Current Owner

Print Name

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

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: Housing Programs Inc.
2. Project Name: Pierce Street Townhomes (2855)
3. Project Address: 2855 Pierce Street
4. Contact person: Joseph B Kauer
5. Contact number: 954-920-5744
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 13 townhomes
8. Unit Fee per residential dwelling based on sq. ft.: \$2375.00
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$30,875⁰⁰ Date: 9/18/20

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.

LAW OFFICE



Arturo R. Alfonso P.A.
A Professional Association

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E-mail: alfonsoa@aol.com
Certified Family Law Mediator
Certified Circuit Civil Mediator
Foreclosure Mediator

7821 Coral Way
Suite 125
Miami, FL 33155
www.arturoalfonsolaw.com

September 23, 2020

The City of Hollywood
Planning & Development Department
2600 Hollywood Boulevard
Hollywood, FL

Re: 2900 Pierce Street, Hollywood, FL
Ownership and Encumbrance Report

Dear Sirs:

Please accept this letter as the Ownership and Encumbrance Report for the following property, which report was conducted from January 1, 1953 or from the date of the plat to September 18, 2020 and applies to the property which is legally described as follows:

The West 5 feet of the North 90 feet of Lot 5; Lot 6, less the West 80 feet of the South 90 feet thereof; Lot 7, less the East 80 feet of the South 90 feet thereof; and the East 5 feet of the North 90 feet of Lot 8, Block 38, HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

and

Easement for parking and access over the following described land created and evidences by that certain Grant of Easement recorded in O.R. Book 39650, Page 1227, and by the Declaration of Covenants, Restrictions and Easement for King's Way Master Association, Inc., recorded in O.R. Book 39650, Page 661, of the Public Records of Broward County, Florida; The West 80 feet of

the South 90 feet of Lot 6, and the East 80 feet of the South 90 feet of Lot 7, Block 38, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida

Current owner: HOUSING PROGRAMS INC., A NOT FOR PROFIT CORPORATION

Mortgage Holder: FLORIDA COMMUNITY LOAN FUND INC

Encumbrances: Matters as contained in Plat Book 1, Page 26 of the Public Records of Broward County, FL

Easements on record:

OR Book 39650, Pages 1307, 1302, 1297, 1291, 1282, 1276, 1271, 1265, 1255, 1249, 1234 and 1227 of the Public Records of Broward County, FL

OR Book 42132, Pages 567 and 562 of the Public Records of Broward County, FL

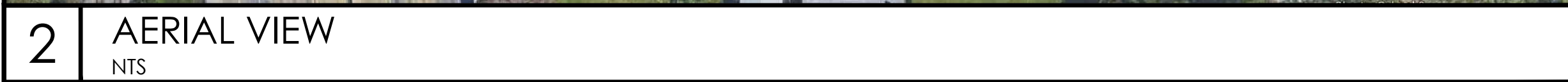
Thank you for your prompt attention as to this matter. If you have any questions or require any additional information, please feel free to contact me.

Very truly yours,


Arturo R. Arfienso Esq

Cc: Housing Programs Inc

2855 PIERCE STREET, HOLLYWOOD, FLORIDA 33020



		<u>ALLOWED</u>	<u>PROVIDED</u>
BUILDING HEIGHT:	MAIN BUILD.	4 STORIES/ 45'-0"	3 STORIES/ 29'-10"
GROSS BUILDINGS A, B & C AREA:			
	FIRST FLOOR	7,903 SF	
	SECOND FLOOR	7,903 SF	
	THIRD FLOOR	7,903 SF	
	TOTAL	23,709 SF	

REVISION NO					SHEET NO	DISCIPLINE / DRAWING TITLE
5	4	3	2	1		STRUCTURAL
					T-1	COVER SHEET
					-	SURVEY
					SP-0	GREEN BUILDING NOTES and SIGNAGE
					SP-1	PROPOSED SITE PLAN
					SP-2	PARKING SPACE DETAILS AND NOTES
					A-1	PROPOSED FIRST FLOOR PLAN
					A-2	PROPOSED SECOND FLOOR PLAN
					A-3	PROPOSED THIRD FLOOR PLAN
					A-4	PROPOSED FRONT ELEVATIONS
					A-5	PROPOSED REAR and SIDES ELEVATIONS

T-1.0

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RM-18 ZONING DISTRICT.

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.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT ALL PROPERTY LINES.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 2015 NFPA 101 SECTION 303.4

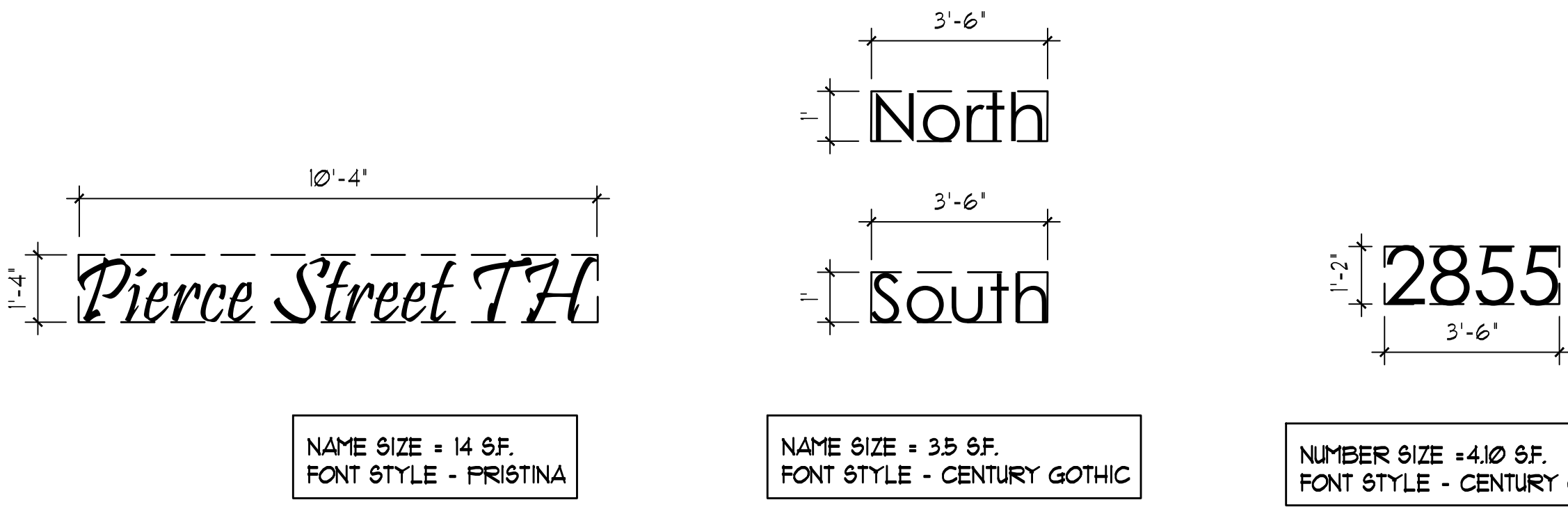
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

GREEN CERTIFICATION:
NATIONAL GREEN BUILDING STANDARD CERTIFICATION SILVER REQUIREMENTS

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.

- GREEN BUILDING AND ENVIRONMENTAL SUSTAINABILITY NOTE:
1. INSTALL ENERGY EFFICIENT LIGHT FIXTURES, ENERGY STAR OR WATER SENSE CERTIFIED APPLIANCES AND PROGRAMMABLE THERMOSTATS.
 2. ENSURE THAT KITCHENS HAVE SPACE FOR RECYCLING BINS AND WHEREVER RASH BINS ARE PROVIDED.
 3. USE SUSTAINABLE BUILDING AND FENCING MATERIALS.
 4. USE LOW VOC MATERIALS.

NOTE:
ALL CHANGES TO THE DESIGN REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

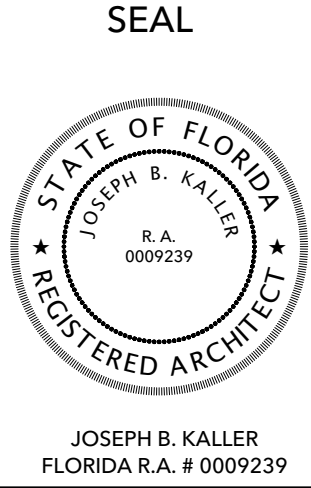


ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RM-18 ZONING DISTRICT.

NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
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954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
PIERCE ST AFFORDABLE
TOWNHOMES
2855 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE
NOTES
SIGNAGE NOTES
GREEN BUILDING NOTES

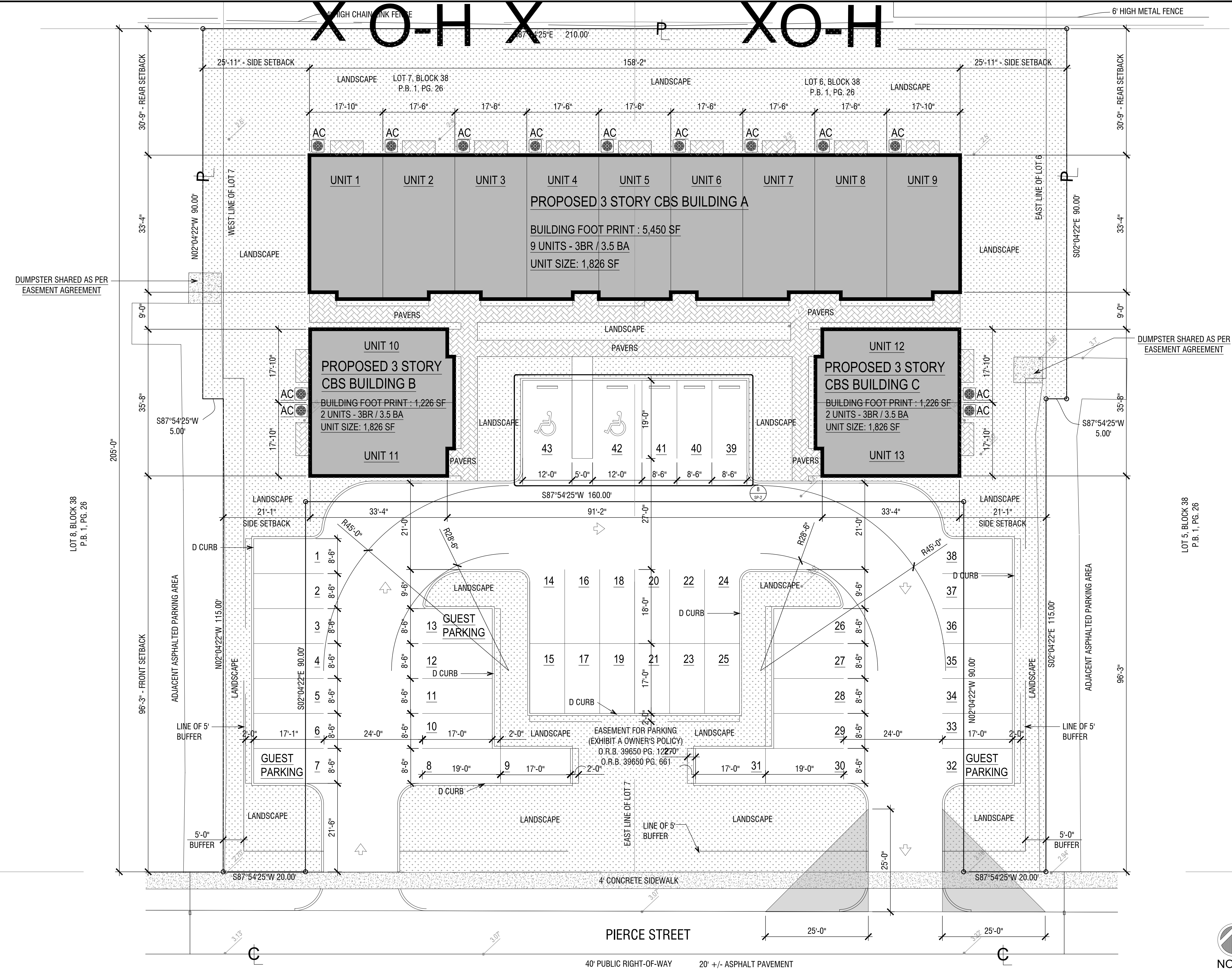
REVISIONS		
No.	DATE	DESCRIPTION

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PROJECT No.: 20109
DATE: 10.05.2020
DRAWN BY: MJB
CHECKED BY: JBK

SHEET

SP-0



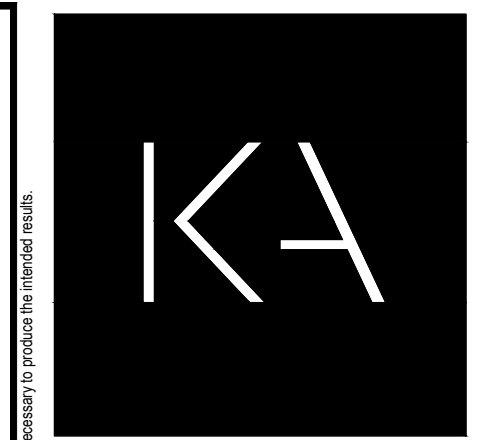
DUMPSTER SHARED AS PER
EASEMENT AGREEMENT

DUMPSTER SHARED AS PER
EASEMENT AGREEMENT

LOT 8, BLOCK 38
P.B. 1, PG. 26

LOT 5, BLOCK 38
P.B. 1, PG. 26

PIERCE STREET
40' PUBLIC RIGHT-OF-WAY
20' +/- ASPHALT PAVEMENT



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
**PIERCE ST AFFORDABLE
TOWNHOMES**
2855 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

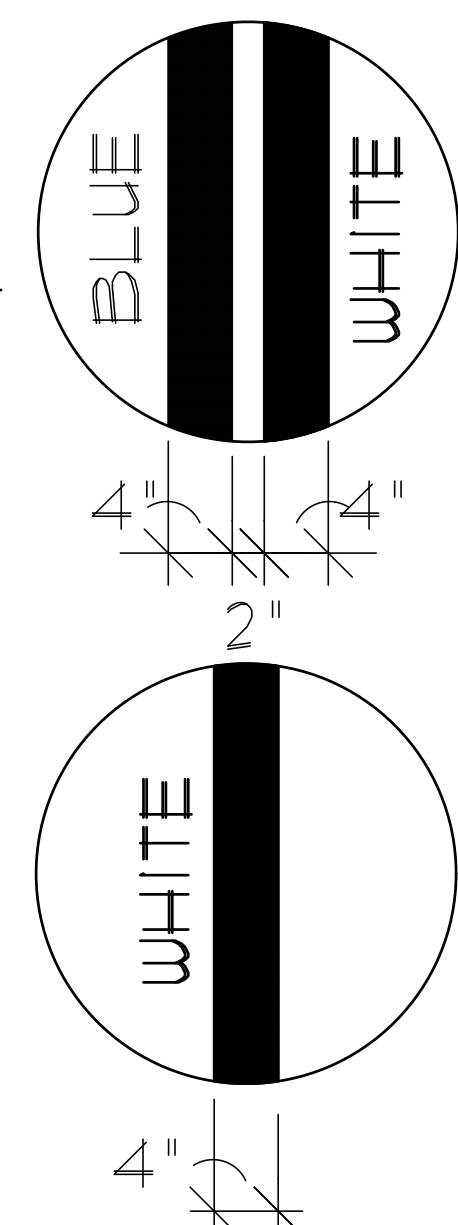
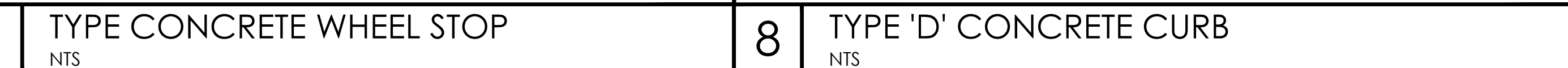
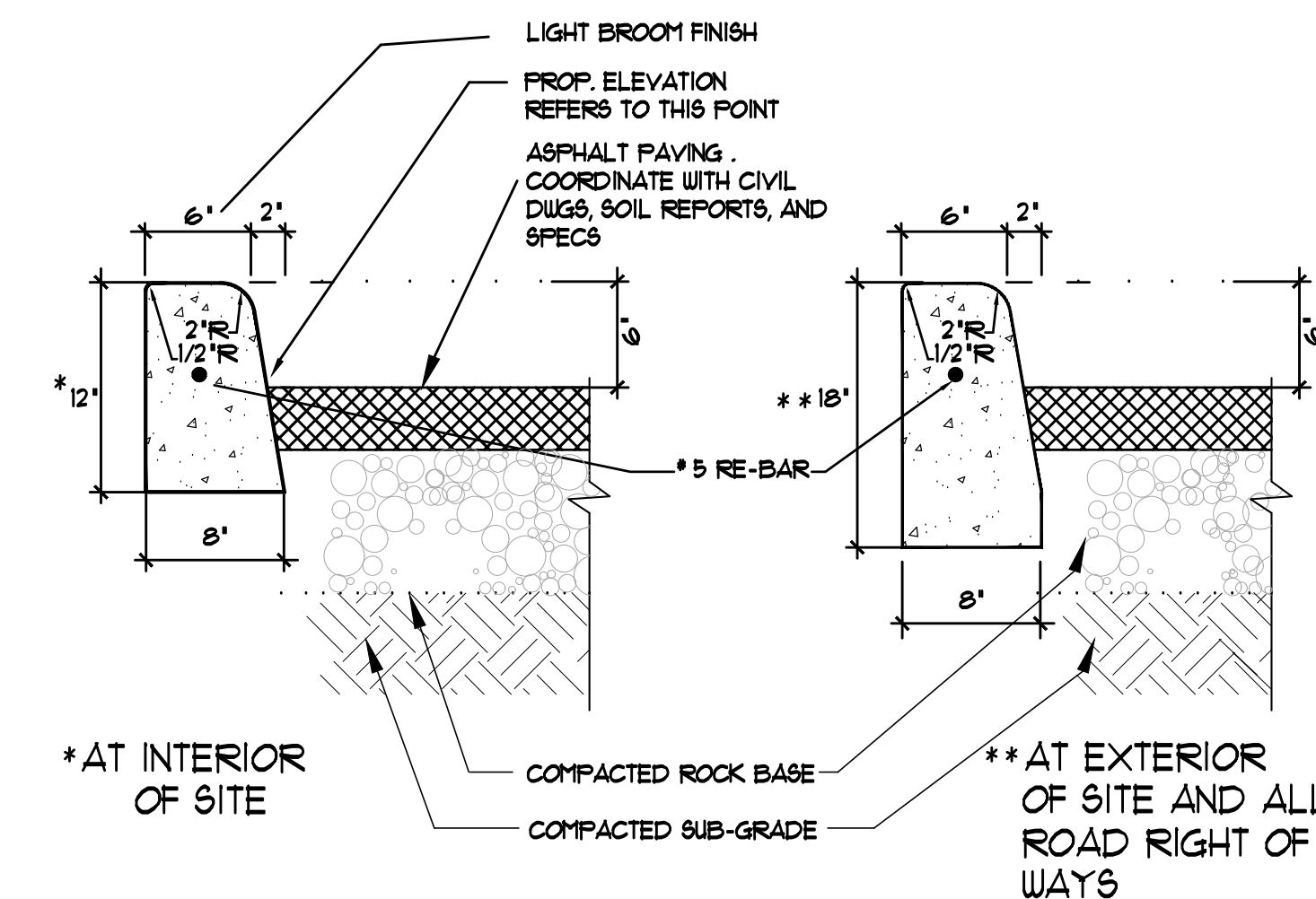
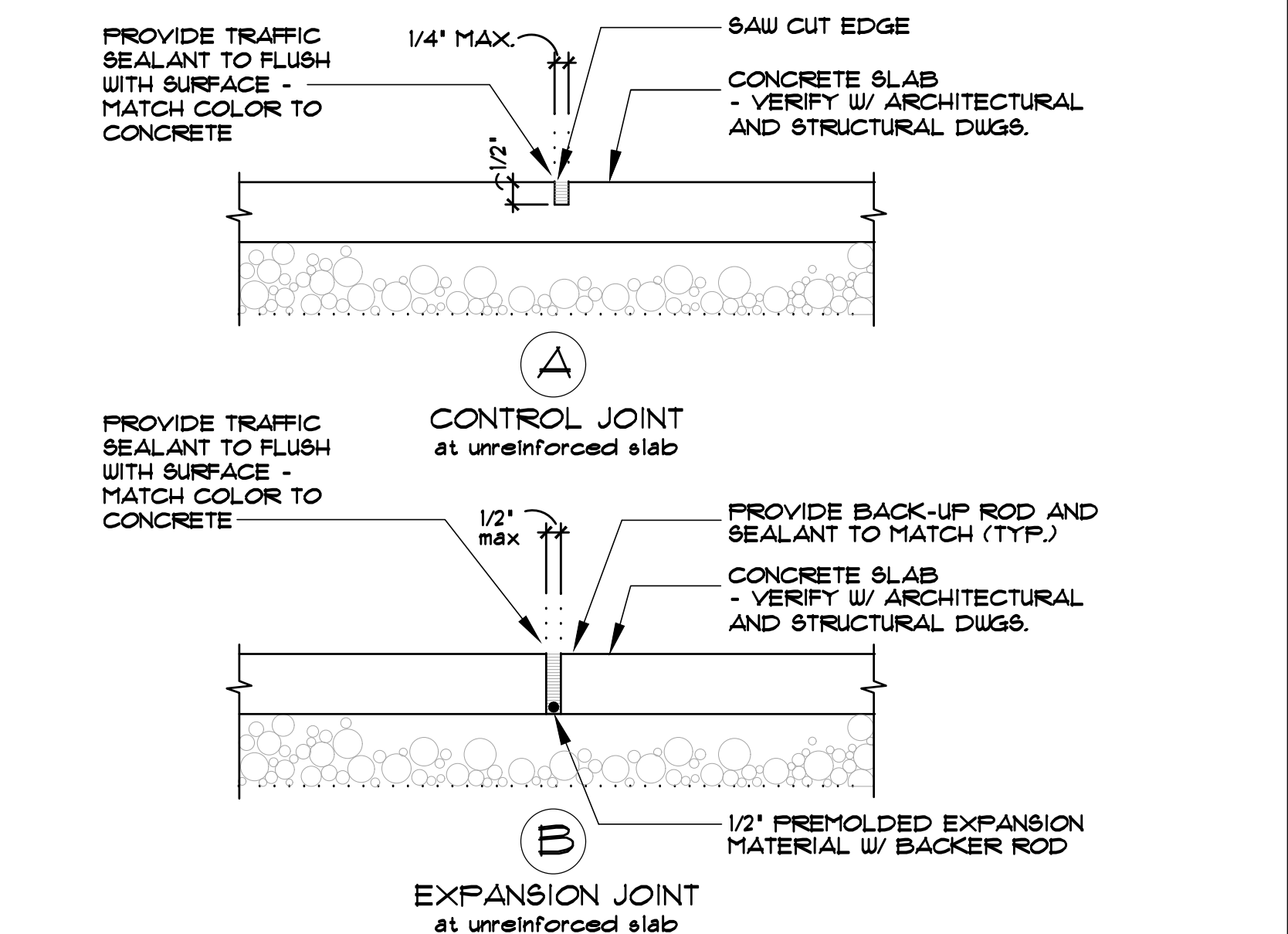
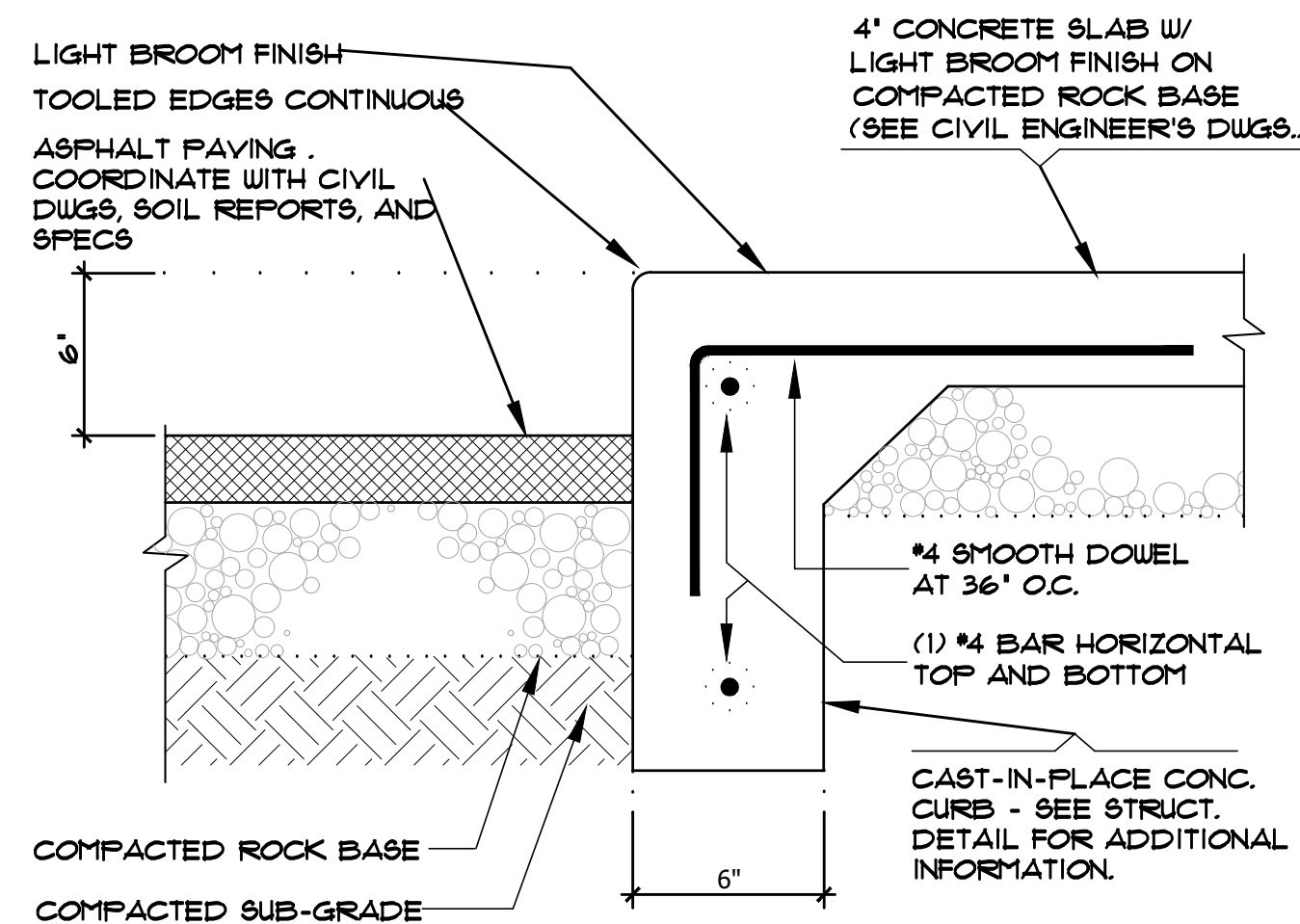
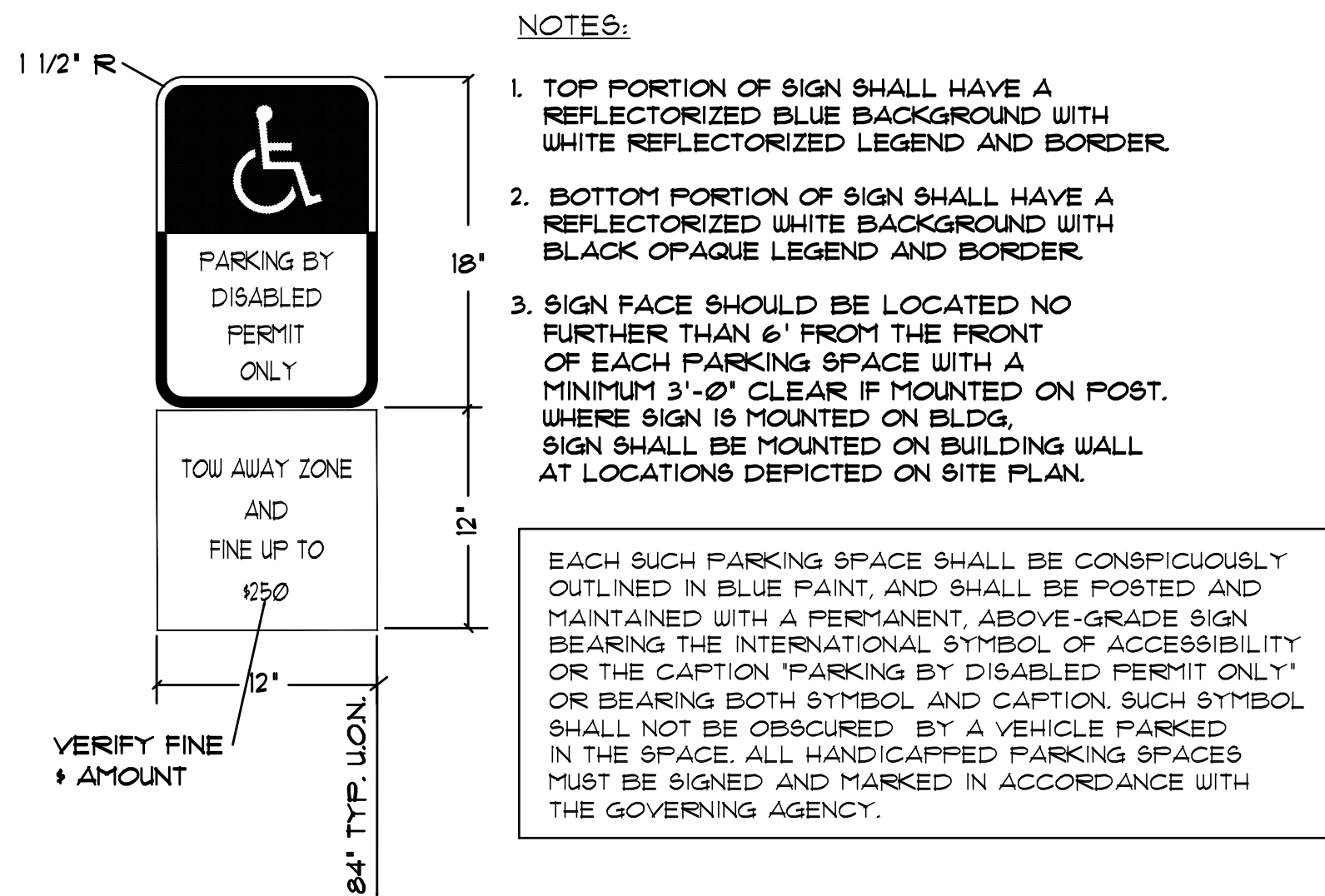
SHEET TITLE
PROPOSED SITE PLAN

REVISIONS		
No.	DATE	DESCRIPTION

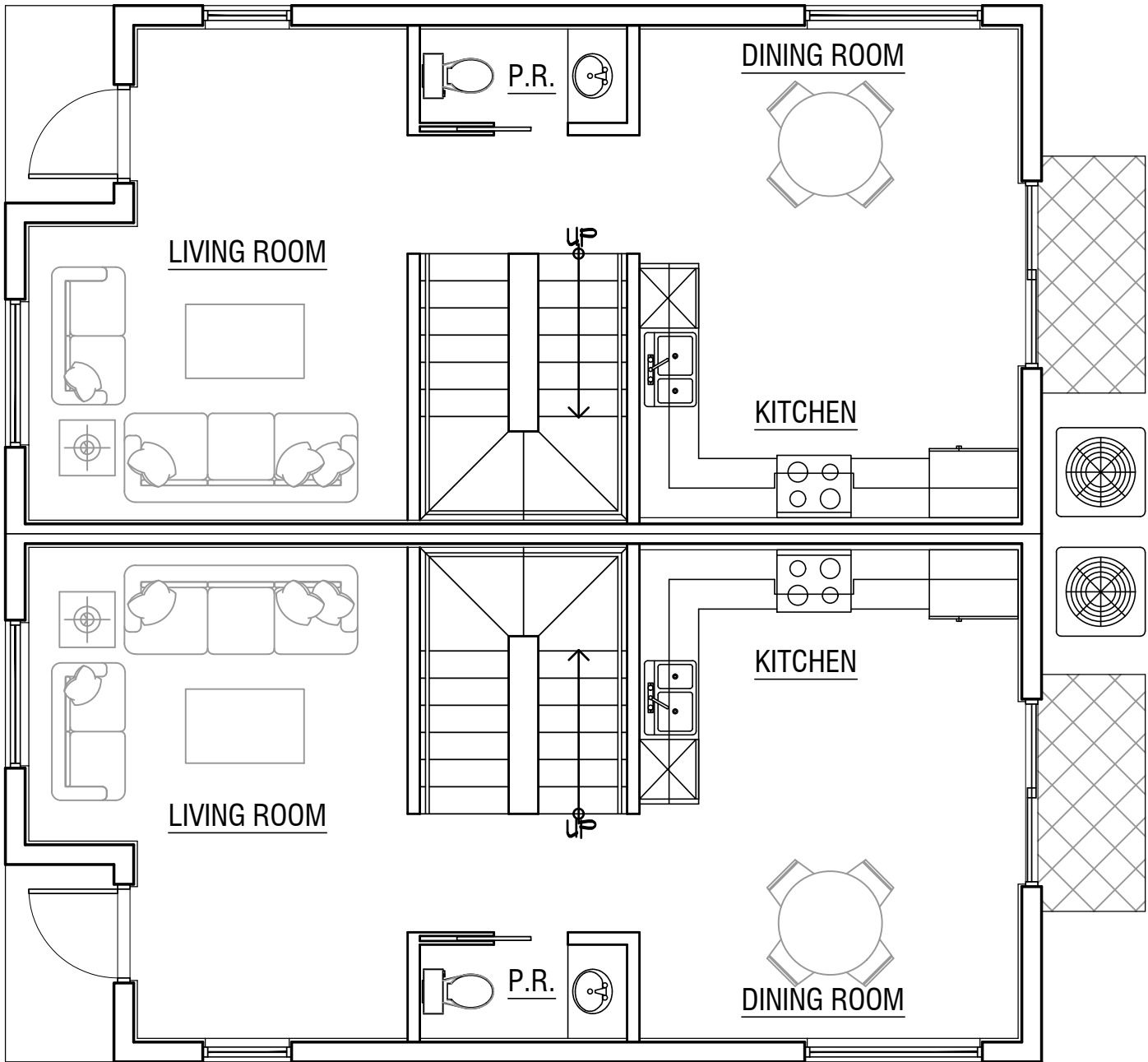
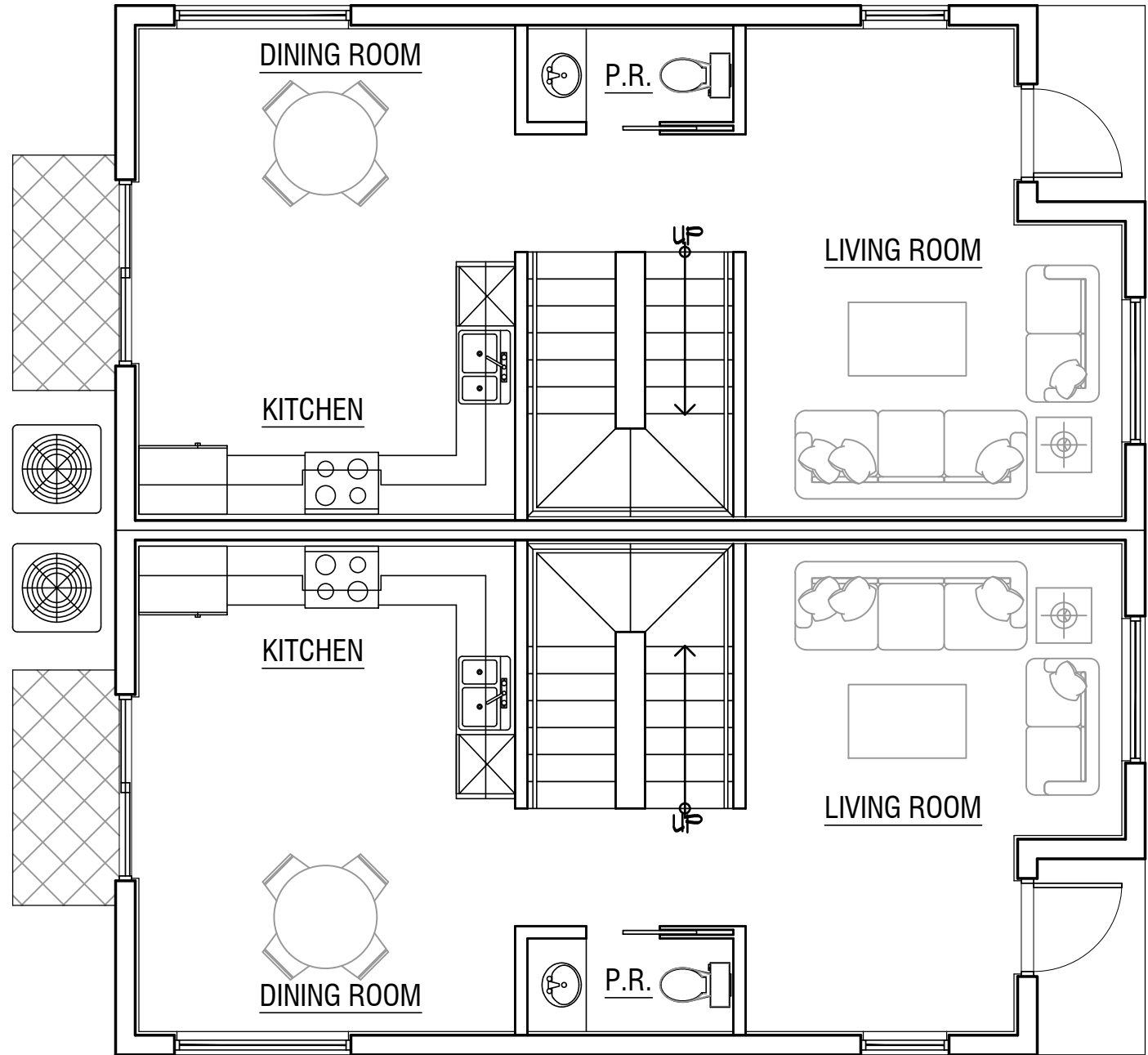
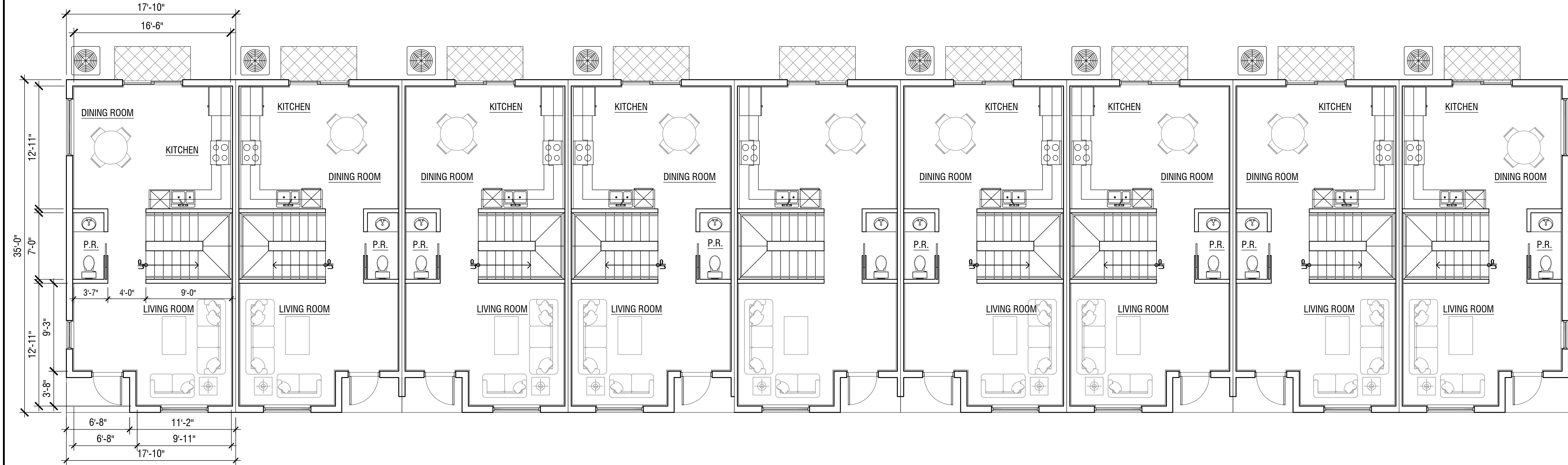
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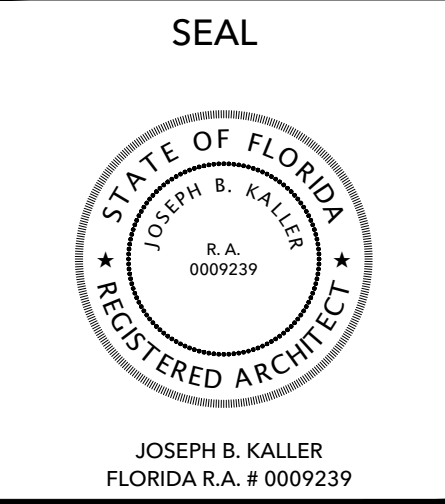
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2855 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE
PROPOSED FIRST FLOOR PLAN

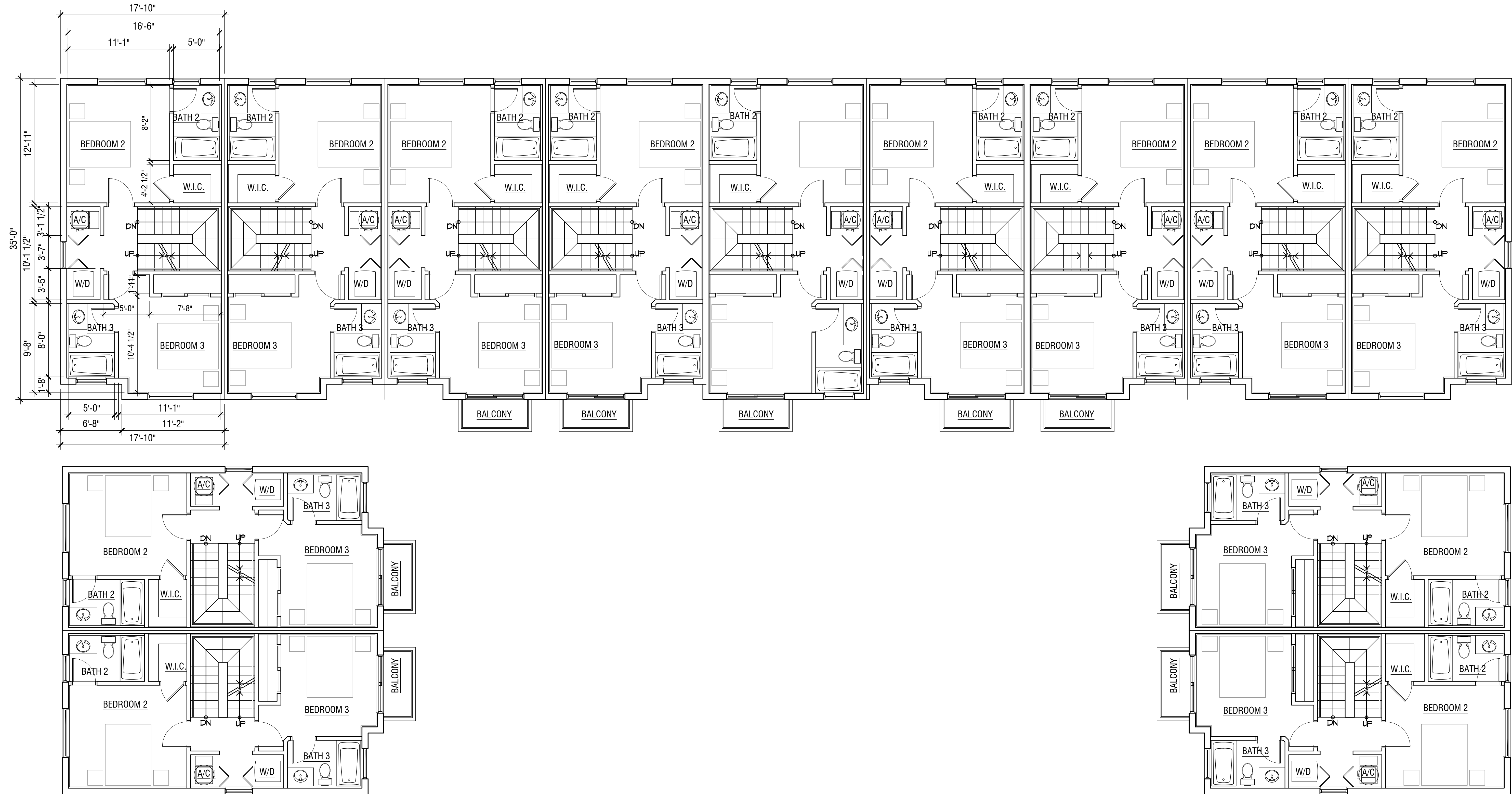
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SHEET

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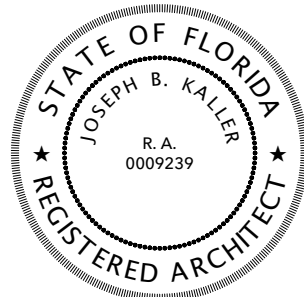


1 SECOND FLOOR PLAN
3/16" = 1'-0"



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SEAL



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PIERCE ST AFFORDABLE
TOWNHOMES
2855 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE
PROPOSED 2ND FLOOR PLAN

REVISIONS
No. DATE DESCRIPTION

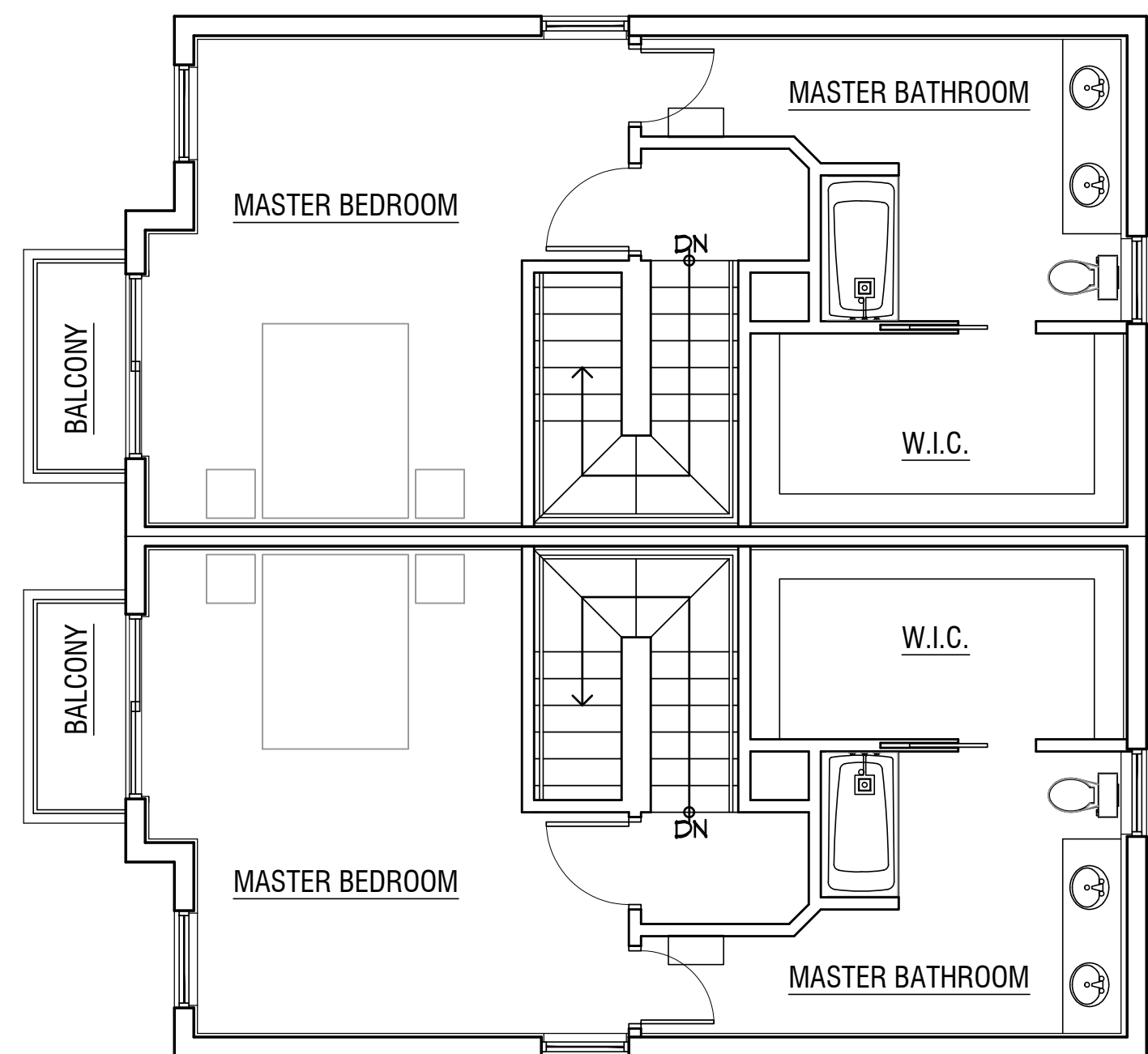
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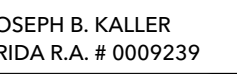
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REAL



**PIERCE SI AFFORDABLE
TOWNHOMES**
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FRONT ELEVATIONS

[illegible]

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MEET

A-4



1

PROPOSED FRONT ELEVATION (9-UNIT)

$$\underline{3/16'' = 1'-0''}$$


2

PROPOSED FRONT ELEVATION (2-UNIT)

$$\underline{3/16'' = 1'-0''}$$

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