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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
TYPICAL LOFT UNIT
FLOOR PLANS

REVISIONS
No. DATE DESCRIPTION

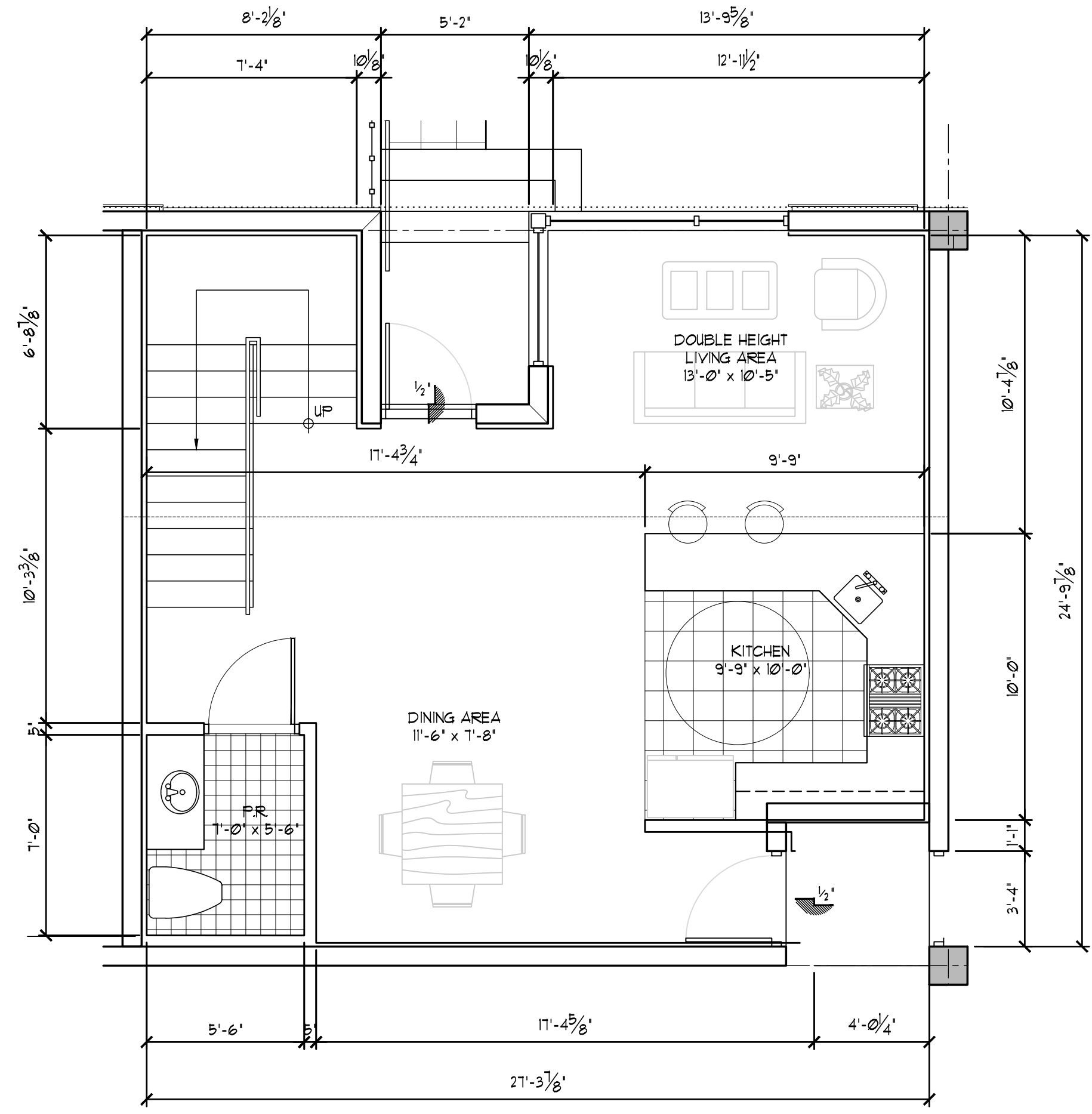
No.	DATE	DESCRIPTION

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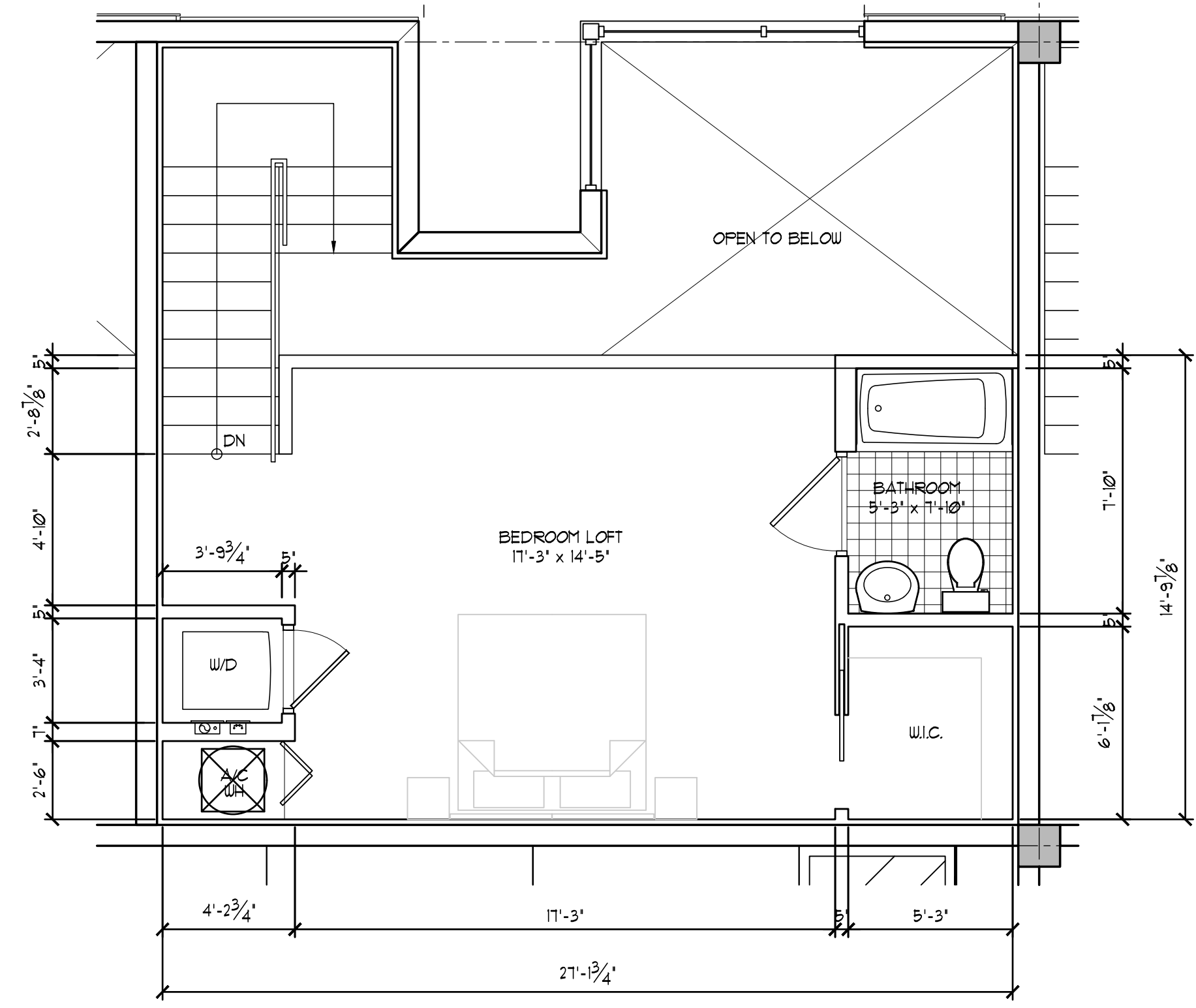
PROJECT No.: 12093
DATE: 09/15/15
DRAWN BY: JAIME
CHECKED BY: JBK

SHEET

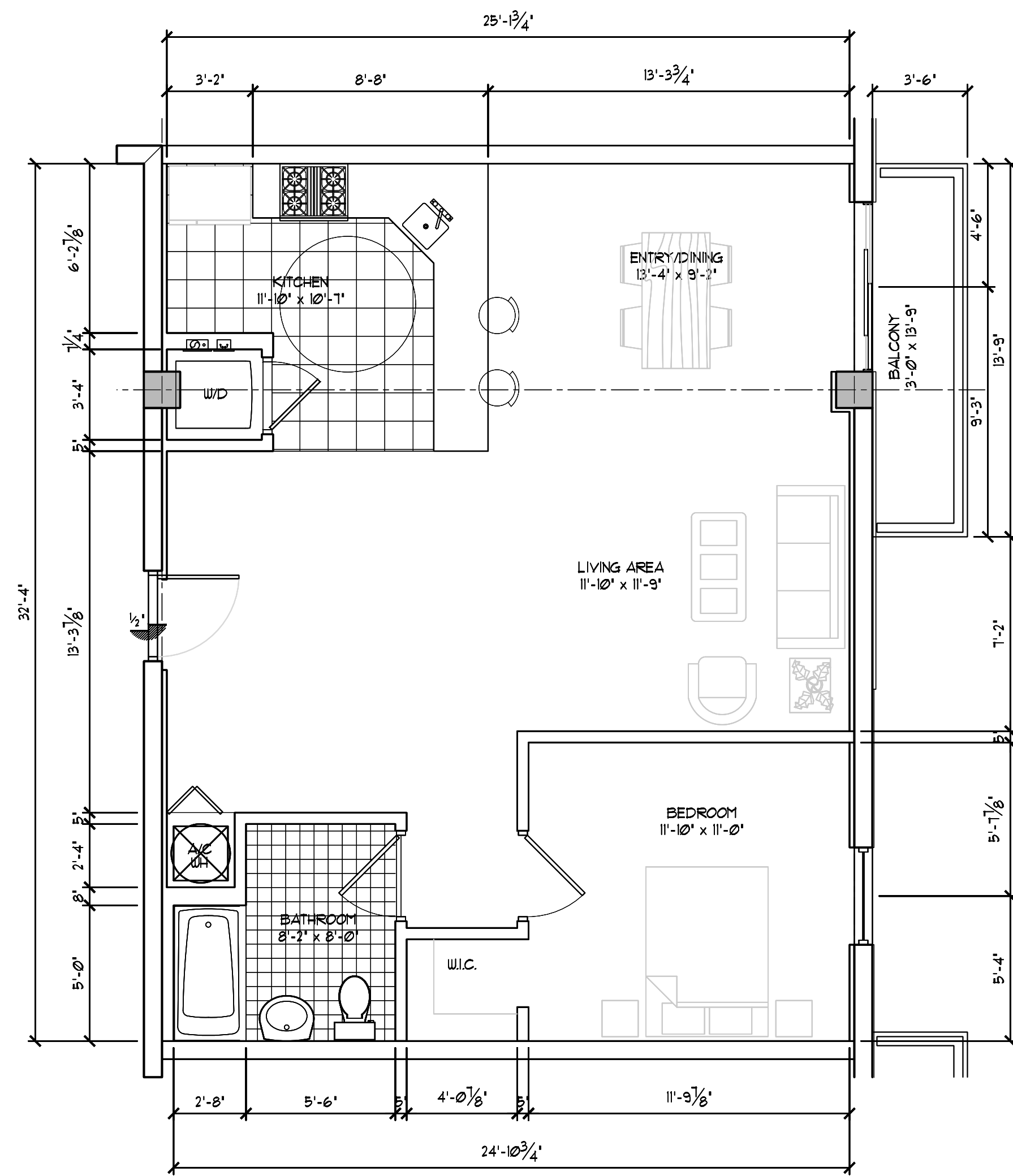
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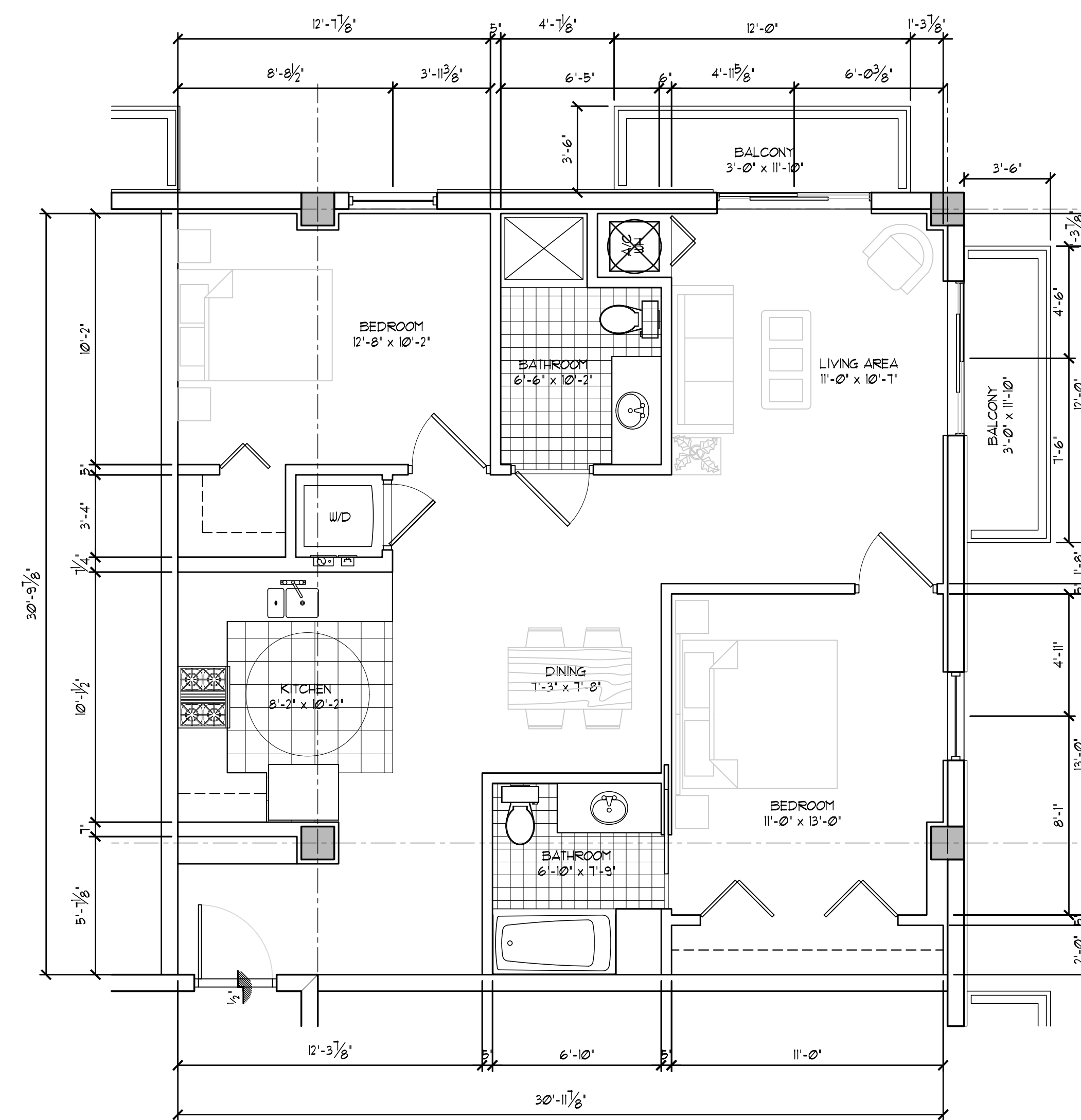
TYPICAL LOFT UNIT
(ALONG VAN BUREN STREET)
1ST LEVEL
§110 SF. (BOMA)



TYPICAL LOFT UNIT
(ALONG VAN BUREN STREET)
2ND LEVEL



TYPICAL 1 BEDROOM UNIT
(ALONG 20TH AVENUE)
±874 SF. (BOMA)



TYPICAL 2 BEDROOM UNIT
±1,025 SF. (BOMA)



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TYPICAL UNIT
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REVISIONS
No. DATE DESCRIPTION

No.	DATE	DESCRIPTION

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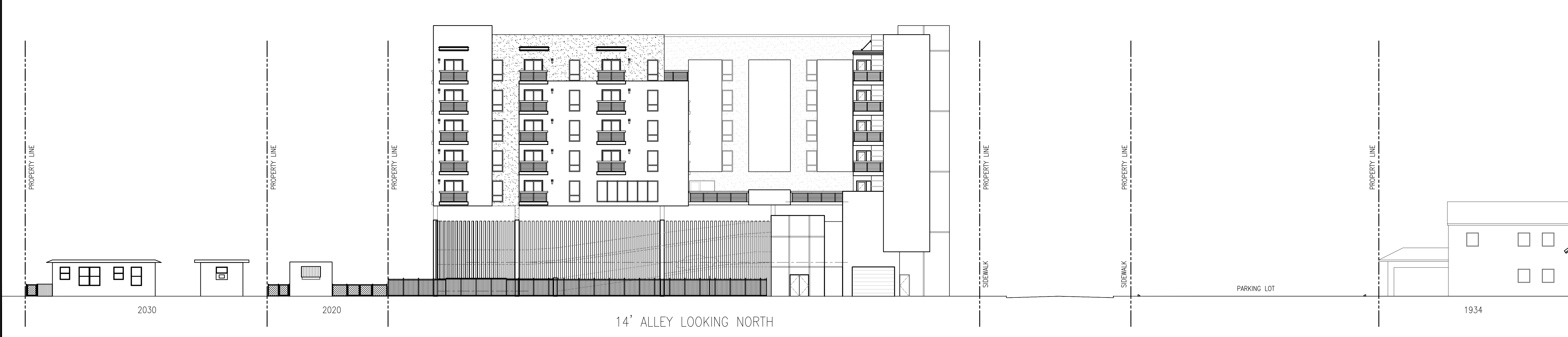
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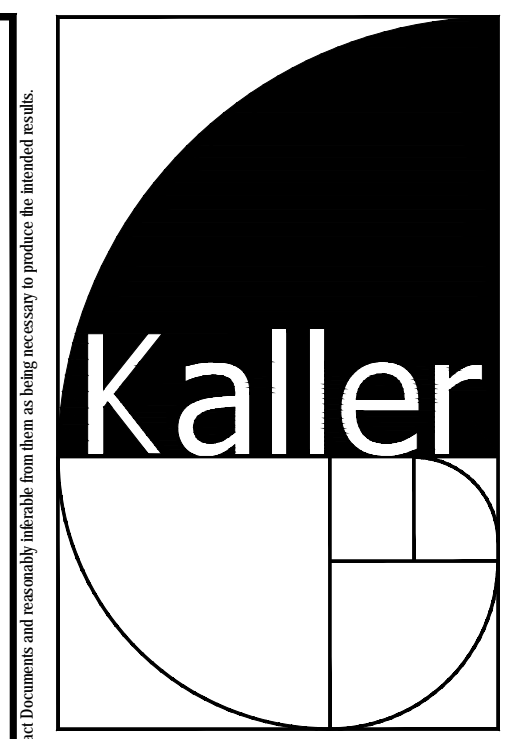
VAN BUREN STREET LOOKING SOUTH



S. 20TH AVENUE LOOKING WEST



14' ALLEY LOOKING NORTH



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JOSEPH B. KALLER
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PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
CONTEXTUAL ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	02/14/17	TAC COMMENTS

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PROJECT No.: 12093
DATE: 09/15/15
DRAWN BY: JAIME
CHECKED BY: JBK

SHEET

ATTACHMENT II
Previous Staff Report and Resolution

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DEPARTMENT OF PLANNING**

DATE: April 14, 2016 **FILE:** 15-DPV-72
TO: Planning and Development Board
VIA: Leslie A. Del Monte, Planning Manager *and for LD*
FROM: Deandrea Moise, Assistant Planner *DM*
SUBJECT: Variances, Design, and Site Plan of a 42 unit residential development located at 2000 Van Buren Street (2000 Van Buren).

REQUEST:

Variances, Design, and Site Plan for a 42 unit residential development (2000 Van Buren).

Variance 1: To reduce the required setbacks from a minimum of: 25 feet to allow a minimum of 15 feet (front); from 20 feet to allow a minimum of 15 feet (west side); and from 20 feet to allow a minimum of 5 feet (rear).

Variance 2: To increase the allowable balcony encroachment from five feet to allow ten feet (west and north); and from 3.75 feet to allow five feet (east).

Variance 3: To reduce the required parking from 1.5 spaces per unit to allow 1 space per unit.

Variance 4: To increase the maximum building height from four stories not to exceed 45 feet to six stories 61 feet with decorative elements extending to 90 feet.

Variance 5: To reduce the required 40 percent landscape open space to allow 22 percent.

RECOMMENDATION:

Variance 1-5: Approval.

Design: Approval, if the Variances are granted.

Site Plan: Approval, if the Variances and Design are granted and with the following condition:
a. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

BACKGROUND

Regional Activity Center (RAC) land use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form.

In 2009 a Master Plan was established for Downtown. This plan recommended the creation of several zoning Districts complementary of the RAC land use. While only two zoning districts, North Downtown and Young Circle, were implemented the vision of the Master Plan was intended to be applied throughout the entire RAC. In conjunction with the Community Redevelopment Agency, City Staff is in the early stages of implementing this Master Plan throughout the entire RAC.

The proposed project at 2000 Van Buren Street was designed as an opportunity to what is encouraged by the Master Plan; which provides the framework for urban redevelopment. As this development is a pilot project compatible with the vision of the Master Plan several variances are requested; these variances requests are similar to a previously approved 10 unit residential development at 2037 Jackson Street.

REQUEST

The Applicant is requesting Variances, Design, and Site Plan approvals for a 42 unit development located at 2000 Van Buren Street. The site is currently comprised of three one-story multi-family structures and three vacant lots and is located at the southwest corner of Van Buren Street and South 20th Avenue, with a land use designation of Regional Activity Center and a Zoning designation of High Density Multiple Family (RMCRA-76).

The proposed residential development is comprised of a six-story building at approximately 61 feet in height on a 0.6083 acre parcel. The 42 unit residential development includes seven two-story walk-up loft units on the ground floor, with remaining units on the third floor and above. As encouraged by the Master Plan, the building fronts Van Buren Street and 20th Avenue; the ground floor lobby and walk-up loft units provide direct pedestrian access and give definition to the urban form; the design is contemporary, proposing a series of contrasting volumes, creating dynamic and visually appealing façades. The varying colors and materials, such as smooth and scored stucco, composite wood siding, and aluminum railing, are used to further emphasize the geometric language. In addition, parking is located at grade under the building and screened from view using aluminum tube screen and slotted aluminum screen on all street sides and is only accessible from the alley; 10 on-street parking spaces are also available, however not calculated in the parking count.

Although the Variances seem excessive, this project is designed as a model of the proposed future regulations; Variances sought are to create a more urban design, commonly seen on the neighboring outskirts of a dense downtown. The Applicant is requesting the following Variances:

- Reducing the required front and side setback to shift the building closer to the street;
- Increasing the allowable balcony encroachment (as a result of the reduced setbacks);
- Reducing required parking count;
- Reducing the required landscape open space.
- Increase the maximum building height from four stories not to exceed 45 feet to six stories at 61 feet with decorative elements extending to 90 feet.

All Variance requests are consistent with the Downtown Master Plan and proposed regulations. Had this project gone through the process post adoption of the regulations, these Variances would not be necessary. The Applicant has extensively worked with staff to ensure the project is in tune with Hollywood's Downtown vision.

SITE INFORMATION

Owner/Applicant:	MMVB Group LLC
Address/Location:	2000 Van Buren Street
Net Size of Property:	26,497 sq. ft. (0.6083 Acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Multiple Family District (RMCRA-76)
Existing Use of Land:	Three one story multi-family buildings

ADJACENT LAND USE

North: Regional Activity Center (RAC)
South: Regional Activity Center (RAC)
East: Regional Activity Center (RAC)
West: Regional Activity Center (RAC)

ADJACENT ZONING

North: Central City Commercial Low Intensity (CCC-1)
South: High Density Multiple Family (RMCRA-76)
East: High Density Multiple Family (RMCRA-76)
West: High Density Multiple Family (RMCRA-76)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded by residential properties. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The intent of the Regional Activity Center land use designation is to *encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The project is located in Sub-Area 2, defined by Dixie Highway to the west, Hollywood Boulevard to the north, Pembroke Road to the south, and Federal Highway to the east. This area includes the residential neighborhoods of Parkside, Royal Poinciana and Hollywood Lakes. The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

Policy 6.7: *Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Variances as stated in the City of Hollywood's Zoning and Land Development Regulations Article 5.

Variances 1: To reduce the required setbacks from a minimum of 25 feet to allow a minimum of 15 feet (front); from a minimum of 20 feet to allow a minimum of 15 feet (west side); and from a minimum of 20 feet to allow a minimum of 5 feet (rear).

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The intent of the Regional Activity Center land use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form.

Densification of this multi-family zoning district within the Regional Activity Center meets the basic intent of the subject regulations by promoting a pedestrian and transit oriented lifestyle. Denser development such as the proposed project supports development within the Downtown districts and redevelopment of major corridors such as Dixie Highway. As such, the proposed variance supports the goals of the Comprehensive Plan and vision for the Regional Activity Center.

Furthermore, the property is currently comprised of five lots, three of which are vacant, and two which have three multi-family buildings. The proposed development will enhance the property's appearance and that of surrounding areas; as well as improve the community. In order to group the dwelling unit's closer together to achieve an urban type of development in a form that will enhance the community and provide safety, it is necessary to request a 10 foot reduction of the front (north) yard setback, a five foot reduction along the side (west) setback, and a 15 foot reduction of the rear (south) yard setback.

FINDING: Consistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: Development of the site as a multi-family property will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. According to the Applicant, the requested setback reduction "will not be detrimental to the community as it further enhances the pedestrian base encouraged by the North Parkside District." The site will serve as a model for denser development within the Regional Activity Center.

FINDING: Consistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

Furthermore as stated previously, the intent of the Regional Activity Center land use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form.

In order to group the dwelling unit's closer together to achieve an urban type of development and enhance the community while providing safety, it is necessary to request a 10 foot reduction of the front (north) yard setback, a five foot reduction along the side (west) setback, and a 15 foot reduction of the rear (south) yard setback. Densification of this multi-family zoning district within the Regional Activity Center meets the basic intent of the subject regulations by promoting a pedestrian and transit oriented lifestyle. As stated by the applicant the proposed setback reduction is "consistent with the Neighborhood Plan North Parkside Sub-District 2 by promoting an active pedestrian environment, which is further enhanced by the walk-up gardens at the ground floor and planter box style balconies at the building base." Denser development such as the proposed project supports development within the downtown districts and redevelopment of major corridors such as Dixie Highway. As such, the proposed variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the Comprehensive Plan and vision for the Regional Activity Center.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The Applicant is proposing a more urban type of development which necessitates the reduced setback. Redevelopment of this neighborhood into a more urban community supports the vision for the Regional Activity land use designation as a mixed-use development, which encourage mass transit and reduces the need for automobile travel over time. Therefore the requested variance is not economically based and better serves the intent of the applicable plans than the current use of the property, as well as serving as a model for other redevelopment within the area.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Variance 2: To increase the allowable balcony encroachment from five feet to allow ten feet (west and north); and from 3.75 feet to allow five feet (east).

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The proposed development will enhance the property's appearance and that of surrounding areas; as well as improve the community. The larger planter box style balconies will enhance the quality of the development and provide greater appeal to pedestrians and future residents. The proposed variance is to achieve an urban type of development in a form that will enhance the community while providing compliance to the Master Plan's recommendation.

FINDING: Consistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: Development of the site as a multi-family property will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. The larger balconies on the east, which fronts South 20th Avenue, will encourage future residents to utilize the outdoor space frequently creating “eyes on the street” which increasing public safety and promotes a pedestrian friendly environment. The site will adequately accommodate residents, while serving as a model for denser development within the Regional Activity Center

FINDING: Consistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* Furthermore as stated previously, the intent of the Regional Activity Center land use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form. In order to provide a quality end product it is necessary to increase the allowable balcony encroachment into the required front yard. The applicant originally proposed a much smaller balcony, but has worked with Planning Staff to provide a balcony that respects the intent the applicable plans. Furthermore, the reduction of the front and side setbacks, as requested in Variance 1, result in the request to increase to the allowable balcony encroachment on the west and north sides. As such, the proposed variance supports is consistent with and in furtherance of the Goals, Objectives, and Policies of the Comprehensive Plan and vision for the Regional Activity Center. As such, Staff recommends that Applicant prior to issuance of Building Permit the Applicant shall work with Staff to provide pervious pavers for pedestrian walkways.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The Applicant is proposing a more urban type of development which necessitates the increased encroachment. Redevelopment of this neighborhood into a more urban community supports the vision for the Regional Activity land use designation as a mixed-use development, which encourage mass transit and reduces the need for automobile travel over time. Furthermore, the reduction of the front and side setbacks, as requested in Variance 1, result in the request to increase to the allowable balcony encroachment on the west and north sides.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Variance 3: To reduce the required parking from 1.5 spaces per unit to allow 1 space per unit.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The proposed development will enhance the property's appearance and that of surrounding areas; as well as improve the community. The proposed Variance is to achieve an urban type of development in a form that will enhance the community while providing compliance to the Master Plan's recommendation; as such the Variance maintains the basic intent of the subject regulations particularly as it affects the stability and appearance of the City.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: Development of the site as a multi-family property will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. The site will serve as a model for denser development within the Regional Activity Center. Furthermore, the Applicant is meeting the nine guest parking requirement and is also providing 10 on-street parking spaces that were not calculated into the required parking spaces.

FINDING: Consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: Redevelopment of this neighborhood into a more urban community supports the vision for the Regional Activity land use designation as a mixed-use development, which encourage mass transit and reduces the need for automobile travel over time. The proposed rezoning of this district will allow for one space per unit, which the applicant is providing. As such, the proposed Variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the Comprehensive Plan and vision for the Regional Activity Center.

FINDING: Consistent.

CRITERIA 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: Redevelopment of this neighborhood into a more urban community supports the vision for the Regional Activity land use designation as a mixed-use development, which encourage mass transit and reduces the need for automobile travel over time. Therefore the requested Variance is not economically based and serves the intent of the applicable plans.

FINDING: Consistent.

CRITERIA 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Variance 4: To increase the maximum building height from four stories not to exceed 45 feet to six stories at 61 feet with a decorative elements extending to 90 feet.

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: Urban type of development is encouraged in the Regional Activity Center Master Plan in a form that will enhance the community. The requested variance is required in order to accommodate the proposed project that follows the view of the Master Plan to promote quality development while giving definition to the urban form.

FINDING: Consistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: Development of the site as a multi-family property will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. The multi-family development at approximately 61 feet in height at six stories, exceeding what is permitted by code, would otherwise be compatible with surrounding sites such as the parking garage, and residential development to the northwest and another multifamily development to the south. The site will as a model for denser development within the Regional Activity Center.

FINDING: Consistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: Urban type of development is encouraged in the Regional Activity Center Master Plan in a form that will enhance the community. The requested variance is required in order to accommodate the proposed project that follows the view of the Master Plan to promote quality development while giving definition to the urban form. The mid-rise building although exceeding building height regulations, is still set at a height that encourages an active pedestrian environment.

FINDING: Consistent

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The requested variance is not economically based and better serves the intent of a quality development that is compatible with the surrounding community and still respects the vision of the Neighborhood and Regional Activity Center Master Plan.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Variance 5: To reduce the required 40 percent landscape open space to allow 22 percent of landscape open space.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The proposed development will enhance the property's appearance and that of surrounding areas; as well as improve the community. The proposed Variance is to achieve an urban type of development in a form that will enhance the community while providing compliance to the Master Plan's recommendation.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: Development of the site as a multi-family property will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. Although the 40 percent landscape open space is not met, the Applicant has worked with the City's Landscape Architect and Planning Staff to develop a landscape plan which incorporates an array of native trees, palms, and shrubs while improving the streetscape along Van Buren Street and South 20th Avenue to create a lush landscaped façade and prominent entrance to the lobby and ground floor units.

FINDING: Consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property. Furthermore as stated previously, the intent of the Regional Activity Center Land Use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form.

Denser development such as the proposed project supports development within the downtown districts and redevelopment of major corridors such as Dixie Highway. The applicant has worked with the City Landscape Architect and Planning Staff to design a lush landscaped façade and prominent entrance to the lobby and ground floor units, that promotes a pedestrian friendly environment as intended in applicable plans. The proposed Variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the Comprehensive Plan and vision for the Regional Activity Center.

FINDING: Consistent

CRITERIA 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The Applicant is proposing a more urban type of development which necessitates the reduced setbacks, therefore reflecting a reduction in the permeable area. Redevelopment of this neighborhood into a more urban community supports the vision for the Regional Activity Center land use designation.

FINDING: Consistent.

CRITERIA 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article five of the Hollywood Zoning and Land Development Regulations on March 25, 2016. Therefore, staff recommends approval, if Variances and Design are granted **and with the aforementioned conditions.**

ATTACHMENTS

- ATTACHMENT A: Application Package
- ATTACHMENT B: Land Use and Zoning Map
- ATTACHMENT C: Correspondence

ATTACHMENT A
Application Package

DEPARTMENT OF PLANNING



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: 03/10/2016

Location Address: 2000 Van Buren Street, Hollywood, FL 33020

Lot(s): 18,19,20,21 & 22 Block(s): 6 Subdivision: Hollywood

Folio Number(s): 514215011090, 514215011110, 514215011120

Zoning Classification: RMCRA-76 Land Use Classification: REGIONAL ACTIVITY CENTER (RAC)

Existing Property Use: VACANT/MULTI-FAMILY RESIDENTIAL Sq Ft/Number of Units: 4124 SF / 8-UNITS

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): 15-DPV-72

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

Explanation of Request: PLANNING AND DEVELOPMENT BOARD REVIEW OF A 42-UNIT MULTIFAMILY BUILDING

Number of units/rooms: 42 UNITS Sq Ft: 63,036 Sq. Ft.

Value of Improvement: \$4,700,000 Estimated Date of Completion: 06-2018

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

Name of Current Property Owner: MMVB GROUP LLC

Address of Property Owner: 1130 E. COMMERCIAL BLVD #C5, HALLANDALE BEACH, FL 33009

Telephone: 305-454-4734 Fax: 305-359-9222 Email Address: RICARDO@BEDECOCONSTRUCTION.COM

Name of Consultant Representative/Tenant (circle one): JOSEPH B. KALLER & ASSOCIATES, PA

Address: 2417 HOLLYWOOD BOULEVARD, HOLLYWOOD, FL 33020 Telephone: 954-920-5746

Fax: 954-926-2841 Email Address: JOSEPH@KALLERARCHITECTS.COM

Date of Purchase: 02/23/15 Is there an option to purchase the Property? Yes () No (x)

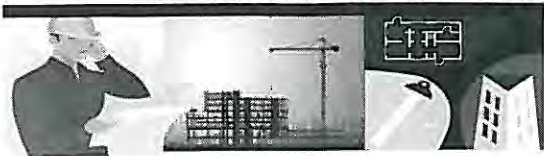
If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

DEPARTMENT OF PLANNING



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: 2/5/16

PRINT NAME: RICARDO BENECHIV MANAGER MVB GROUP LLC Date: _____

Signature of Consultant/Representative: [Signature] Date: 3-1-16

PRINT NAME: JOSEPH B. KALLER Date: 3-1-16

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 (project description) PLANNING & DEVELOPMENT BOARD REVIEW to my property, which is hereby made by me or I am hereby authorizing (name of the representative) JOSEPH B. KALLER 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 5 day of February, 2016

[Signature] _____

SIGNATURE OF CURRENT OWNER

[Signature] _____

PRINT NAME

Notary Public State of Florida MARIO RIBAK
Notary Public - State of Florida
My Comm. Expires Jun 29, 2017
My Commission Expires: Commission # FF 075409 (Check One)
Bonded Through National Notary Assn.

Personally known to me; OR _____

2000 VAN BUREN STREET

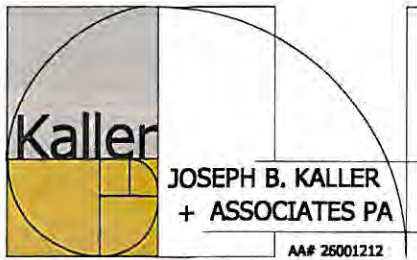
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

PROJECT DESCRIPTION

NEW 42 UNIT, 6-STORY RESIDENTIAL DEVELOPMENT.

LEGAL DESCRIPTION

LOTS 18 THROUGH 22, BLOCK 6 OF "TOWN OF HOLLYWOOD" ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



architecture - interiors - planning

February 2, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: 2000 Van Buren Street
2000 Van Buren Street
Hollywood, Florida
Architect's Project #12093
City Project # 15-DPV-72

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced Parking Garage as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

PARKING VARIANCE REVIEW

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The proposed variance maintains the intent of the scale for the North Parkside District per the Downtown Master Plan which encourages the use of public transportation and pedestrian foot-traffic.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The proposed setback is compatible with the proposed land uses projected for the North Parkside Sub-District 2 and will not be detrimental to the community as it will help enhance the active pedestrian traffic encouraged by the North Parkside District.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city

ANALYSIS: The proposed variance is consistent with the Neighborhood plan for the North Parkside Sub-District 2 by promoting an active pedestrian environment by limiting the number of parking additional available to the Building tenants, while still providing sufficient parking for the proposed building units and guests.

CRITERION 4: That the need for the requested Variance is not economically based or self-imposed.

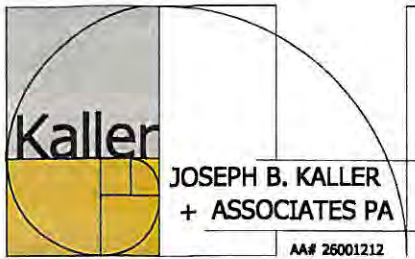
ANALYSIS: The requested setback variance is not economically based or self-imposed. It is based on the intent of the developing North Parkside District to promote the use of public transportation and pedestrian foot-traffic in the neighborhood.

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

Sincerely,
Joseph B Kaller & Associates, P.A.



Joseph B. Kaller
President



architecture - interiors - planning

February 2, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: 2000 Van Buren Street
2000 Van Buren Street
Hollywood, Florida
Architect's Project #12093
City Project # 15-DPV-72

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced Parking Garage as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

LANDSCAPE VARIANCE REVIEW

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The proposed variance maintains the intent of the scale for the North Parkside District per the Downtown Master Plan which encourages smaller setbacks, while providing the required number of trees and shrubs and the walk-up gardens encouraged by the North Parkside District.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The proposed variance is compatible with the proposed land uses projected for the North Parkside Sub-District 2 and will not be detrimental to the community as it further enhances the pedestrian base encouraged by the North Parkside District.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city

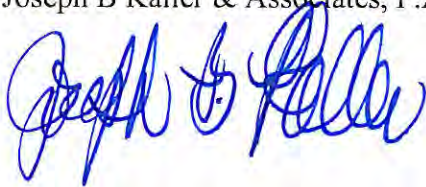
ANALYSIS: The proposed variance is consistent with the Neighborhood plan for the North Parkside Sub-District 2 which promotes the use of walk-up gardens at the ground floor units and reduced setbacks to enhance the pedestrian environment.

CRITERION 4: That the need for the requested Variance is not economically based or self-imposed.

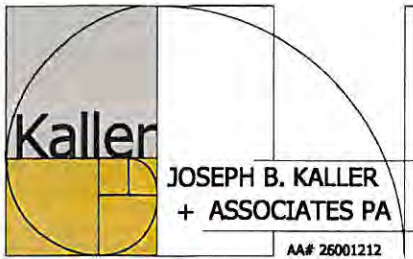
ANALYSIS: The requested setback variance is not economically based or self-imposed. The site dimensions limit the area available for parking and drives within the site. The variance is being requested to accommodate the parking, drives, ramp and a comfortable living area and walk-up yard at the ground floor units.

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

Sincerely,
Joseph B Kaller & Associates, P.A.



Joseph B. Kaller
President



architecture - interiors - planning

February 2, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: 2000 Van Buren Street
2000 Van Buren Street
Hollywood, Florida
Architect's Project #12093
City Project # 15-DPV-72

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced Parking Garage as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

HEIGHT VARIANCE REVIEW

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The proposed height variance maintains the intent of the scale for the North Parkside Sub-district 2 and follows the patterns for the proposed North Parkside District per the Downtown Master Plan.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The proposed height is compatible with the proposed land uses projected for the North Parkside Sub-District 2 and will not be detrimental to the community.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city


ANALYSIS: The proposed height variance is consistent with the Neighborhood plan for the North Parkside Sub-District 2 providing a transition between downtown and outlying residential areas.

CRITERION 4: That the need for the requested Variance is not economically based or self-imposed.

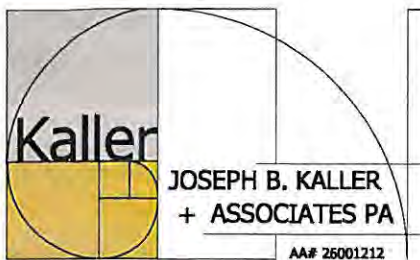
ANALYSIS: The requested height variance request is not economically based or self imposed but it is intended to provide a comfortable height at each floor while complying with ground floor entry elevation requirements.

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

Sincerely,
Joseph B Kaller & Associates, P.A.



Joseph B. Kaller
President



architecture - interiors - planning

March 21, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: 2000 Van Buren Street
2000 Van Buren Street
Hollywood, Florida
Architect's Project #12093
City Project # 15-DPV-72

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced Parking Garage as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

EAST BALCONY SETBACK VARIANCE REVIEW

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The proposed variance maintains the intent of the scale for the North Parkside District per the Downtown Master Plan which encourages smaller setbacks and active pedestrian environments for the purpose of creating a mixed-use transitional district.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The proposed setback is compatible with the proposed land uses projected for the North Parkside Sub-District 2 and will not be detrimental to the community as it further enhances the pedestrian base encouraged by the North Parkside District. The proposed variance follows the proposed intents of the North Parkside District and will enhance the developing neighborhood.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city

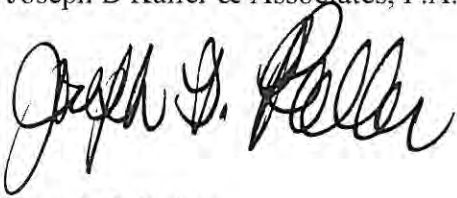
ANALYSIS: The proposed variance is consistent with the Neighborhood plan for the North Parkside Sub-District 2 by promoting an active pedestrian environment, which is further enhanced by planter-box style balconies at the building base.

CRITERION 4: That the need for the requested Variance is not economically based or self-imposed.

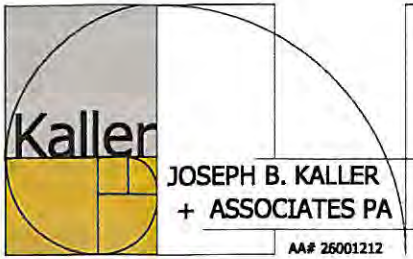
ANALYSIS: The requested setback variance is not economically based or self-imposed. The site dimensions limit the area available for parking and drives within the site. The setback is being requested to accommodate the parking, drives, ramp and a comfortable living area at the ground floor of the building while still providing an exterior space for the upper level units and movement to the building facade.

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

Sincerely,
Joseph B Kaller & Associates, P.A.

A handwritten signature in black ink, appearing to read "Joseph B. Kaller". The signature is fluid and cursive, written over a white background.

Joseph B. Kaller
President



architecture - interiors - planning

February 2, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: 2000 Van Buren Street
2000 Van Buren Street
Hollywood, Florida
Architect's Project #12093
City Project # 15-DPV-72

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced Parking Garage as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

DESIGN REVIEW

GENERAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

CRITERION 1: 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.

ANALYSIS: The proposed building design breaks up the height of the building by creating a building base at the pedestrian level incorporating the use of wood panels at the base, which carry to the lower balconies to allow for communication between the base and the sidewalk. The height and massing of the building is further broken up by recessing the upper level along the street and the use of stucco treatments to create different levels along the façade.

CRITERION 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.

ANALYSIS: The proposed building follows the intent of the North Parkside District per the Downtown Master Plan. The building design also provides a building base, a common design feature in the neighborhood, which encourages pedestrian movement around the building along the streets. The colors palate selected and use of stucco scoring panel work are also elements common to the existing and proposed buildings in the surrounding neighborhood.

CRITERION 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.

ANALYSIS: The proposed building scale is consistent with the height allowed by the Downtown Master Plan for the North Parkside Sub-District 2. The overall scale of the building is broken up at the pedestrian level by the use of large windows and wood panels at the building base and façade movement by use of stucco panels and treatments at the upper levels. The massing of the building is further broken up by recessing the upper level from the façade and the use of landscaping to further enhance the pedestrian base level.

CRITERION 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.

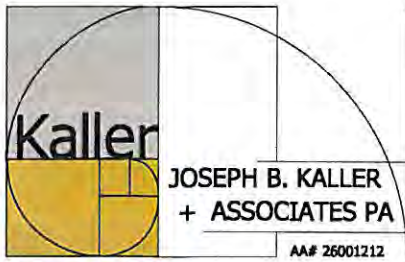
ANALYSIS: The proposed design incorporates the use of native plants selected specifically for use at this area with careful consideration of insects and diseases common to the area. The proposed planting also create variations of color and texture and are integrated in the front yards of the ground units and along public sidewalks.

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

Sincerely,
Joseph B Kaller & Associates, P.A.



Joseph B. Kaller
President



architecture - interiors - planning

February 2, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: 2000 Van Buren Street
2000 Van Buren Street
Hollywood, Florida
Architect's Project #12093
City Project # 15-DPV-72

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced Parking Garage as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

BUILDING SETBACK VARIANCE REVIEW

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The proposed variance maintains the intent of the scale for the North Parkside District per the Downtown Master Plan which encourages smaller setbacks and active pedestrian environments for the purpose of creating a mixed-use transitional district.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The proposed setback is compatible with the proposed land uses projected for the North Parkside Sub-District 2 and will not be detrimental to the community as it further enhances the pedestrian base encouraged by the North Parkside District. The proposed variance follows the proposed intents of the North Parkside District and will enhance the developing neighborhood.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city

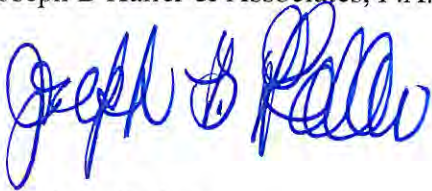
ANALYSIS: The proposed variance is consistent with the Neighborhood plan for the North Parkside Sub-District 2 by promoting an active pedestrian environment, which is further enhanced by the walk-up gardens at the ground floor units and planter-box style balconies at the building base.

CRITERION 4: That the need for the requested Variance is not economically based or self-imposed.

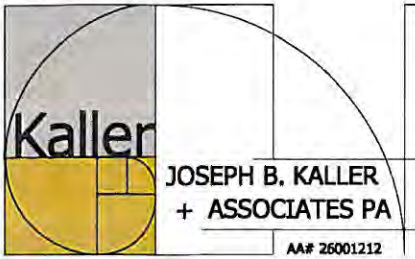
ANALYSIS: The requested setback variance is not economically based or self-imposed. The site dimensions limit the area available for parking and drives within the site. The setback is being requested to accommodate the parking, drives, ramp and a comfortable living area at the ground floor of the building.

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

Sincerely,
Joseph B Kaller & Associates, P.A.



Joseph B. Kaller
President



architecture - interiors - planning

February 2, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: 2000 Van Buren Street
2000 Van Buren Street
Hollywood, Florida
Architect's Project #12093
City Project # 15-DPV-72

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced Parking Garage as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

BALCONY SETBACK VARIANCE REVIEW

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The proposed variance maintains the intent of the scale for the North Parkside District per the Downtown Master Plan which encourages smaller setbacks and active pedestrian environments for the purpose of creating a mixed-use transitional district.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The proposed setback is compatible with the proposed land uses projected for the North Parkside Sub-District 2 and will not be detrimental to the community as it further enhances the pedestrian base encouraged by the North Parkside District. The proposed variance follows the proposed intents of the North Parkside District and will enhance the developing neighborhood.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city

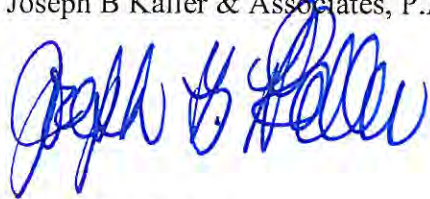
ANALYSIS: The proposed variance is consistent with the Neighborhood plan for the North Parkside Sub-District 2 by promoting an active pedestrian environment, which is further enhanced by planter-box style balconies at the building base.

CRITERION 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The requested setback variance is not economically based or self-imposed. The site dimensions limit the area available for parking and drives within the site. The setback is being requested to accommodate the parking, drives, ramp and a comfortable living area at the ground floor of the building while still providing an exterior space for the upper level units and movement to the building facade.

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

Sincerely,
Joseph B Kaller & Associates, P.A.



Joseph B. Kaller
President

2000 VAN BUREN



MAIN BUILDING COLOR
BENJAMIN MOORE
MOUNTAINSCAPE 870



ACCENT COLOR
BENJAMIN MOORE
CHELSEA GRAY HC-168



ACCENT COLOR
BENJAMIN MOORE
VAN BUREN BROWN HC-70

2000 VAN BUREN



COMPOSITE WOOD SIDING



ALUMINUM PERGOLA

2000 VAN BUREN

REVERSE CHANNEL LETTER
BACKLIT SIGNAGE



OUTDOOR WALL SCONCES



2000 VAN BUREN

Top Rails



HORIZONTAL RAIL POWDER
COATED ALUMINUM RAILING
RAILING

Color Options

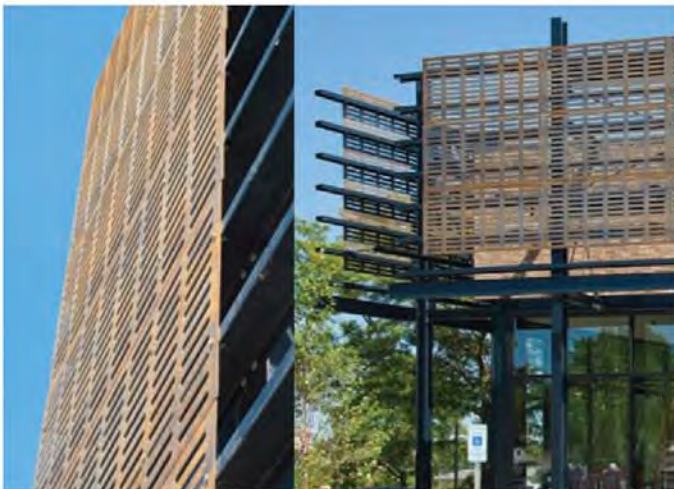


BRONZE FINISH TOP
CONTINUOUS TOP RAIL CAP

2000 VAN BUREN



HORIZONTAL ALUMINUM TUBE SCREEN



SLOTTED ALUMINUM SCREEN

2000 Van Buren Street



NORTHWEST CORNER OF SITE



NORTHEAST CORNER OF SITE



SOUTHEAST CORNER OF SITE



SOUTHWEST CORNER OF SITE



2001 Van Buren Street



2005 Van Buren Street



2013 Van Buren Street



2025 Van Buren Street



2020 Van Buren Street (North Façade – Along Van Buren Street)



1957 Jackson Street



2005 Jackson Street



2011 Jackson Street



2019 Jackson Street



2020 Van Buren (South Façade – Along Jackson Street)



1900 Van Buren (Northeast corner from site)



1957 Jackson Street (Southeast corner from site)

2000 Van Buren Street
 Hollywood, Florida





2000 VAN BUREN ST.



JG
VANHORN

105

104

103

102

101



PARKING



2000 Van Buren Street Hollywood



2000 Van Buren St.

MEETING DATES

ECONOMIC ROUND TABLE MEETING - OCTOBER 22, 2012
 PRELIMINARY T.A.C. MEETING - OCTOBER 19, 2015
 FINAL T.A.C. MEETING - JANUARY 19, 2016
 PLANNING & DEVELOPMENT BOARD MEETING - APRIL 14, 2016

PROJECT DATA

CODES:
 FLORIDA BUILDING CODE, 2014 (8TH ED)
 FLORIDA FIRE PREVENTION CODE, 5TH ED (2014)
 NFPA 101, LIFE SAFETY CODE, 5TH ED (2014)

JURISDICTION:
 CITY OF HOLLYWOOD
 BROWARD COUNTY
 STATE OF FLORIDA

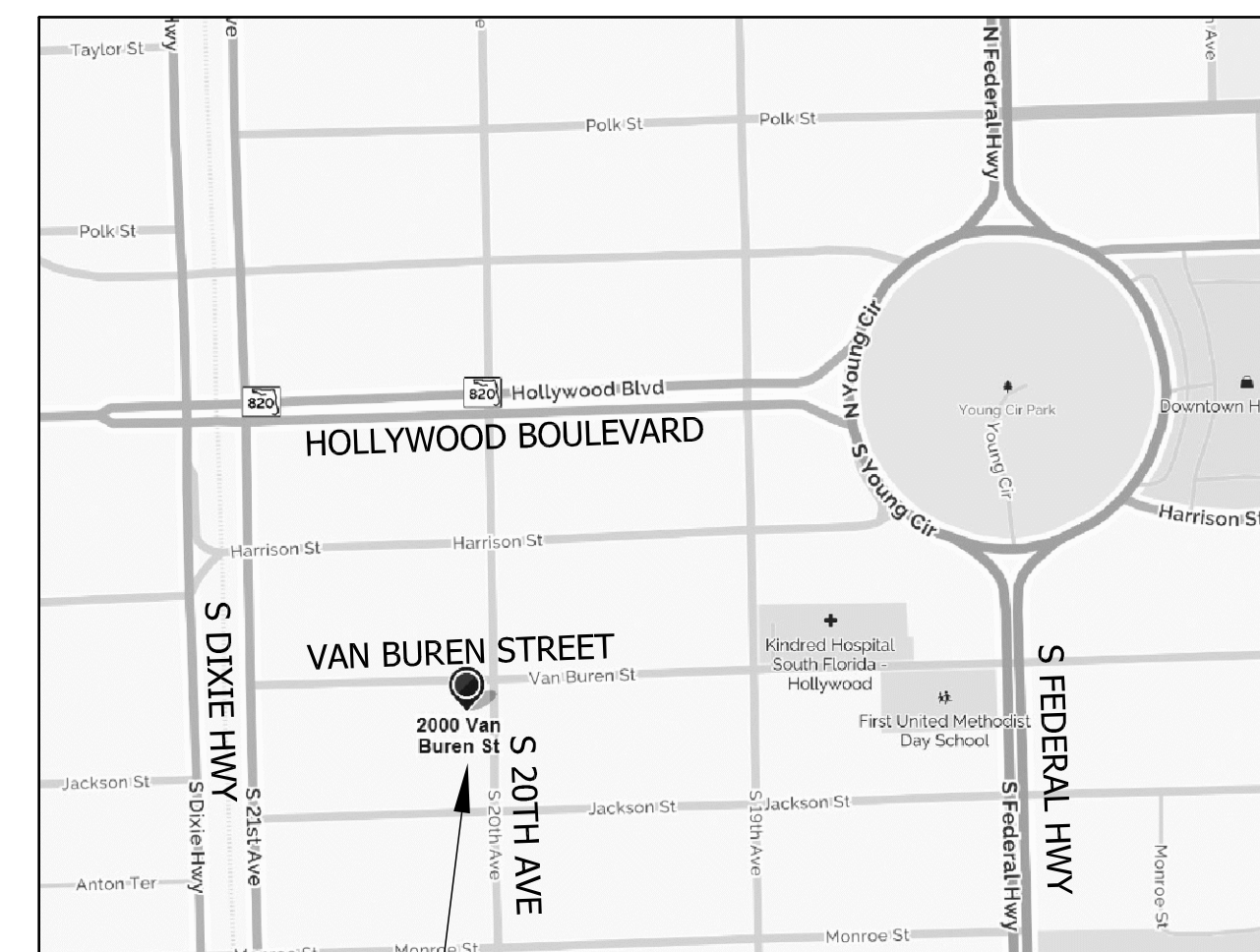
PROJECT TEAM

ARCHITECT JOSEPH B. KALLER AND ASSOCIATES, P.A. CONTACT: JOSEPH B. KALLER ADDRESS: 2411 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 PHONE: (954) 926-5146 FAX: (954) 926-2841 EMAIL: Joseph.Kaller@kallerarchitects.com	OWNER MMVB GROUP LLC CONTACT: RICARDO BEBCHIK ADDRESS: SUITE 105 HALLANDALE BEACH, FL 33009 PHONE: (305) 484-4134 FAX: (305) 359-5146 EMAIL: ricardo@bebcoconstruction.com
SURVEYOR COUSINS SURVEYORS & ASSOCIATES, INC CONTACT: JEFF DAILEY ADDRESS: 3921 SW 4TH AVENUE, SUITE 1011 FORT LAUDERDALE, FL 33301 PHONE: (954) 689-1196 FAX: (954) 689-1199 EMAIL: RECsurvey@aol.com	LANDSCAPE ARCHITECT STUDIO SPROUT 413 24TH STREET WEST PALM BEACH, FLORIDA 33401 CONNIE ROY-FISHER, ASLA, EDAC, LEEDAP P 561.141.3442 M 561.262.8240 CONNIE@STUDIO-SPROUT.COM
CIVIL ENGINEER GGB ENGINEERING, INC. CONTACT: GARY BLOOM 3109 STIRLING ROAD, SUITE 201 FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-9899 FAX: (954) 986-6655 EMAIL: gary@ggbeng.com	

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- D-1 DEMOLITION SITE PLAN
- SP-0 SITE & BUILDING DATA
- SP-1 SITE PLAN
- SP-2 SITE DETAILS
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- A-1a NORTH ELEVATION
- A-1b SOUTH ELEVATION
- A-1c WEST ELEVATION
- A-1d EAST ELEVATION
- LANDSCAPE:**
- DT-1 TREE TRANSPLANT AND REMOVAL PLAN
- LP-1 LANDSCAPE PLAN
- LP-2 LANDSCAPE NOTES AND DETAILS
- CIVIL:**
- C-1 GRADING & DRAINAGE PLAN
- C-2 WATER & SEWER PLAN
- C-3 PAVEMENT MARKINGS & SIGNAGE PLAN
- C-4 STORMWATER POLLUTION PREVENTION PLAN
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- A-3 THIRD FLOOR PLAN
- A-4 FOURTH FLOOR PLAN
- A-5 FIFTH FLOOR PLAN
- A-6 SIXTH FLOOR PLAN
- A-7 ROOF PLAN
- A-8 TYPICAL UNIT
- A-9 TYPICAL UNITS
- A-10 CONTEXTUAL ELEVATION
- PHOTOMETRIC:**
- PH1 GROUND FLOOR PHOTOMETRIC PLAN
- PH2 SECOND FLOOR PHOTOMETRIC PLAN

LOCATION MAP



NORTH

AERIAL



NORTH



JOSEPH B. KALLER
&
ASSOCIATES, P.A.
AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
Joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA P.A. # 0009239

PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
COVER SHEET
FINAL TAC

REVISIONS		
No.	DATE	DESCRIPTION
1	10-19-15	PRELIM TAC
2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD

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.: 12093
DATE: 09/15/15
DRAWN BY: JAIME
CHECKED BY: JBK

SHEET

T-1

Below shall not constitute an offer of any financial product or service. The information is provided for informational purposes only and is not intended to be used as a basis for any investment decision. The information is provided for informational purposes only and is not intended to be used as a basis for any investment decision. The information is provided for informational purposes only and is not intended to be used as a basis for any investment decision.



JOSEPH B. KALLER & ASSOCIATES, P.A.
 AA# 26001212
 2417 Hollywood Blvd., Hollywood, Florida 33020
 P 954.920.5746 F 954.926.2841
 joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
 FLORIDA P.A. # 0009239

PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 DEMOLITION SITE PLAN

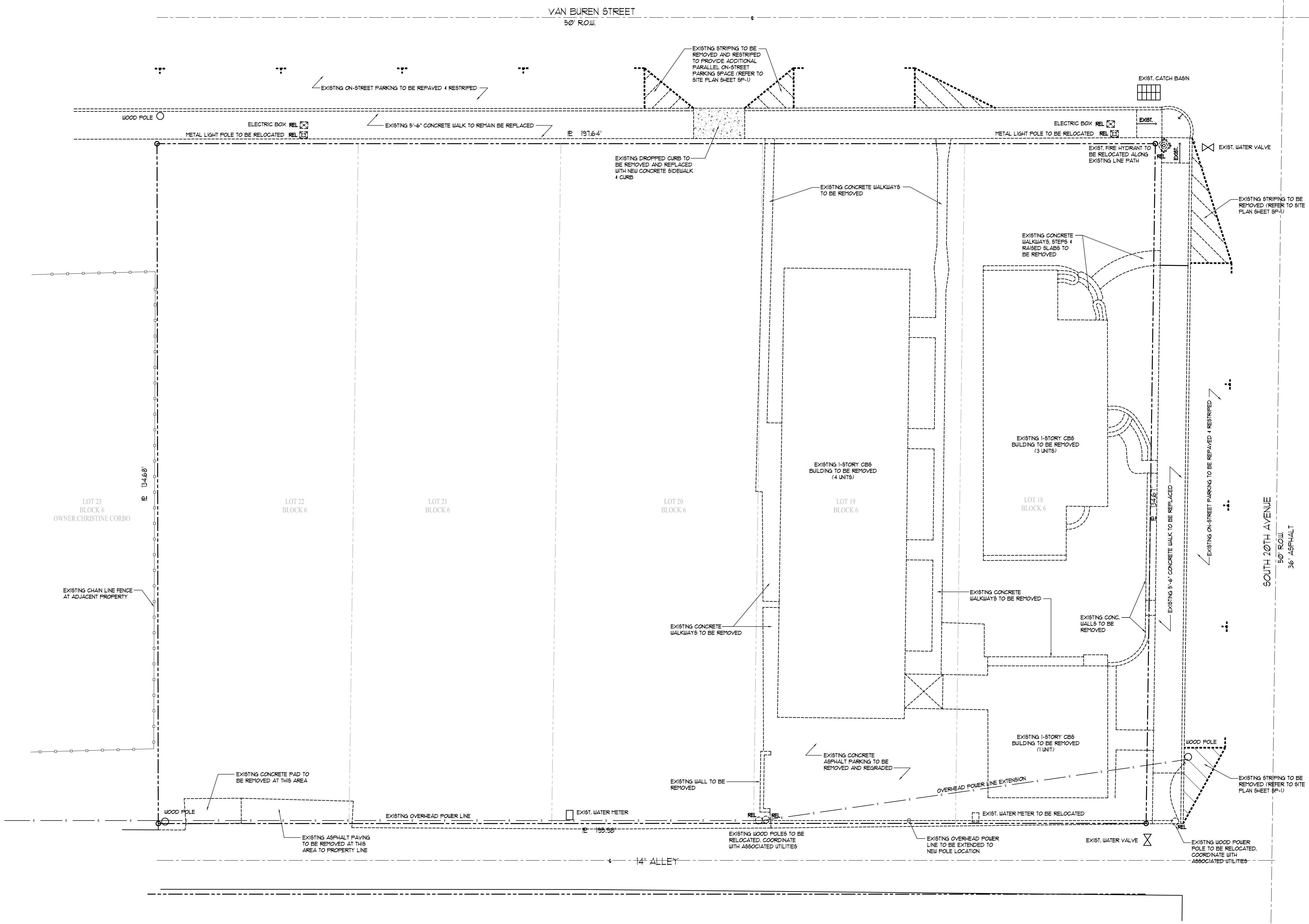
REVISIONS		
No.	DATE	DESCRIPTION
1	10/19/15	PRELIM TAC
2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD
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PROJECT No.: 12093
 DATE: 09/15/15
 DRAWN BY: JAIME
 CHECKED BY: JBK

SHEET

D-1



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SITE INFORMATION

LEGAL DESCRIPTION

LOTS 18, 19, 20, 21 AND 22, BLOCK 6 OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

2000 VAN BUREN STREET
HOLLYWOOD, FL 33020

SITE INFORMATION

EXISTING ZONING:	RMCRA-76 (RESIDENTIAL MULTI-FAMILY)	
LAND USE DESIGNATION:	REGIONAL ACTIVITY CENTER (RAC)	
EXISTING USE:	VACANT/RESIDENTIAL	
PROPOSED USE:	MULTIFAMILY RESIDENTIAL (APARTMENTS)	
NET LOT AREA:	26,497 SQUARE FEET (0.6083 AC)	
GROSS LOT AREA:	36,983 SQUARE FEET (0.8490 AC)	
DENSITY:	ALLOWED	PROVIDED
	76 UNITS PER AC	42 UNITS
	0.6083 X 76 = 46 UNITS	
PARKING	REQUIRED	PROVIDED
UNITS	1.5 PER UNIT (x42 UNITS)	
TOTAL	= 63 SPACES	42 SPACES (INCL. 2 HC SPACES) FOR UNITS
GUEST PARKING	1 PER 5 UNITS (42/5 UNITS)	
TOTAL	= 9 SPACES	9 SPACES (INCL. 1 HC SPACES) FOR GUESTS
	TOTAL PARKING PROVIDED = 51 SPACES (INCL. 3 HC SPACES)	
SETBACKS:	REQUIRED	PROVIDED
(a) FRONT (NORTH) VAN BUREN ST	25'-0"	15'-0"
(b) SIDE/STREET (EAST) S 20TH AVENUE	15'-0"	15'-0"
(c) SIDE/INTERIOR (WEST)	20'-0"	15'-0"
(d) REAR (SOUTH)	20'-0"	5'-0"

BUILDING SUMMARY

BUILDING HEIGHT:	ALLOWED	PROVIDED
	4-STORIES ≤ 45'-0"	60'-6" (6-STORIES) - FROM GROUND FLOOR [62'-6" (FROM ESTABLISHED GRADE)]

BUILDING AREAS:

	INTERIOR	COVERED TERRACES/ BALCONIES
FIRST FLOOR	5257.0 S.F.	1331.0 S.F.
SECOND FLOOR	3072.0 S.F.	442.0 S.F.
THIRD FLOOR	10911.0 S.F.	3605.0 S.F.
FOURTH FLOOR	10911.0 S.F.	1895.0 S.F.
FIFTH FLOOR	10911.0 S.F.	1895.0 S.F.
SIXTH FLOOR	10301.0 S.F.	2503.0 S.F.
TOTAL	51363.0 S.F.	11671.0 S.F.

BUILDING FOOTPRINT: 6,588.0 S.F. (24.86%)

IMPERVIOUS AREA: BUILDING, SIDEWALKS & DRIVES 20,575.5 S.F. (77.65%)

PERVIOUS AREA: 26,497 S.F. - 20,575.5 S.F. = 5,921.5 S.F. (22.35%) NOT INCLUDING PAVERS, DECKING ETC.

TOTAL SITE AREA: IMPERVIOUS + PERVIOUS = TOTAL NET LOT AREA
20,575.5 SF (77.65%) + 5,921.5 SF (22.35%) = 26,497 (100%)

GREEN BUILDING PRACTICES

GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE 10-2015-026

§15.00 LARGE DEVELOPMENTS

NEW CONSTRUCTION OF A STAND-ALONE BUILDING (OTHER THAN SINGLE FAMILY DETACHED DWELLING OR DUPLEX) WITH MORE THAN 20,000 SQUARE FEET OF TOTAL FLOOR AREA SHALL BE CERTIFIED UNDER THE LATEST APPLICABLE VERSION OF THE 'LEED' GREEN BUILDING RATING SYSTEM OF THE USGBC OR UNDER ANOTHER RECOGNIZED CERTIFICATION PROGRAM APPROVED BY THE CITY MANAGER OF HIGHER DISBURSE AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE.

GREEN CERTIFICATION NOTE

PROJECT TO ACHIEVE LEED CERTIFICATION OR GREEN GLOBE CERTIFICATION DOCUMENTATION WILL BE PROVIDED AT TIME OF BUILDING PERMIT.

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RMCRA-76 ZONING DISTRICT.

NOTE: ZONING DISTRICT IS CURRENTLY UNDERGOING REVIEW FOR ZONING MODIFICATIONS. EXISTING ZONING REQUIREMENTS MAY CHANGE. ZONING IN-TRANSITION

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

SITE LIGHTING NOTE: SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE: A FIRE ALARM SYSTEM IS REQUIRED AS PER FPPC, 5TH EDITION - NFPA 101 SECTION 30.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

LOADING SPACE INFORMATION

ZONING AND LAND DEVELOPMENT REGULATIONS

ARTICLE 7: OFF-STREET PARKING AND LOADING

- B. Off-Street loading spaces; general provisions.
 8. Multi-storied residential developments containing a minimum of 50 units: designated temporary loading spaces for loading and unloading of furniture shall be illustrated on submitted plans with good relationship to the building entrance in a manner which does not restrict the free movement of traffic during their utilization.
- C. Off-street loading spaces shall be provided as follows
 2. Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.

NOTE: 42 UNITS PROVIDED (< 50) - PER ABOVE PROVISIONS, NO LOADING SPACES ARE REQUIRED

FLOOD CLASSIFICATION

FLOOD INFORMATION:

1. INFORMATION PROVIDED IS BASED ON NEW FIRM MAPS DATED 08/18/2014
2. REFERENCE TO FEMA ELEVATIONS IS SHOWN PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
3. PROPERTY IS LOCATED IN FIRM PANEL 12B113C0569H UNDER ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

VARIANCE BOX

VARIANCE BOX:

NOTE: ALL ZONING VARIANCES SHOWN REPRESENT EXISTING REQUIREMENTS FOR THE CURRENT ZONING DESIGNATION. ZONING REQUIREMENTS MAY CHANGE.

(ZONING-IN-TRANSITION: AREA UNDERGOING ZONING MODIFICATIONS)

SETBACKS:	REQUIRED	PROVIDED
FRONT (NORTH)	25'-0"	15'-0"
SIDE/INTERIOR (WEST)	20'-0"	15'-0"
REAR (SOUTH)	20'-0"	5'-0"

BALCONY SETBACK: (5'-0" MAX ENROACHMENT ON BUILDING SETBACK)

	ALLOWED	PROVIDED
FRONT (NORTH)	20'-0"	10'-0"
SIDE/INTERIOR (WEST)	15'-0"	10'-0"

BUILDING HEIGHT:	MAX. ALLOWED	PROVIDED
	4-STORIES (≤ 45'-0") (CURRENT ZONING)	6-STORIES [62'-6" (FROM ESTABLISHED GRADE)] (PROPOSED FOR NORTH PARKSIDE DISTRICT-SUBDISTRICT 2)

LANDSCAPE:	REQUIRED	PROVIDED
	10,598.8 SF (40%)	5,921.5 SF (22.35%)

PARKING	REQUIRED	PROVIDED
	1.5 PER UNIT + 1 GUEST/5-UNITS (CURRENT ZONING)	1 PER UNIT + 1 GUEST/5-UNITS (PROPOSED FOR REGIONAL ACTIVITY CENTER REZONING)

BALCONY SETBACK: (3'-9" MAX ENROACHMENT ON BUILDING SETBACK)

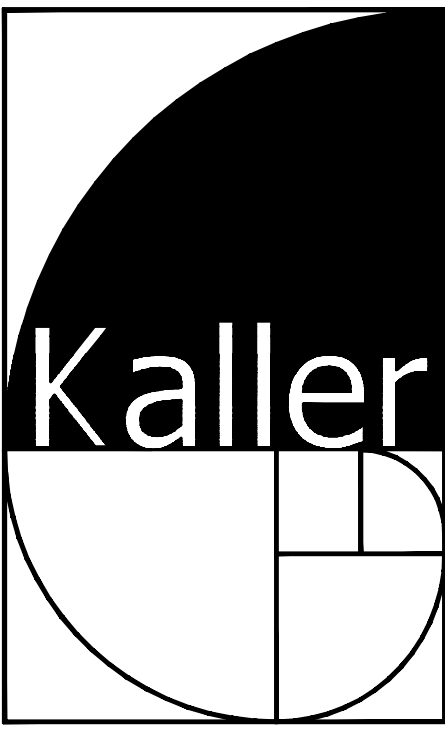
	ALLOWED	PROVIDED
SIDE/STREET (EAST)	11'-3"	10'-0"

UNIT DATA

LOCATION	UNIT NAME	AREA		TOTAL AREA		BEDS /BATHS	UNIT COUNT
		AC	ROOM BALCONY	AC	BALCONY		
1ST/2ND FLOOR	101	1109	34	7446	241 (PORCH)	1/1	1
	102	1063	34			1/1	2
	103	1040	35			1/1	3
	104	1118	35			1/1	4
	105	1048	35			1/1	5
	106	1029	34			1/1	6
	107	1039	34			1/1	7
3RD FLOOR	301	1274	281	8563	1141	2/2	8
	302	1279	46			2/2	9
	303	1261	236			2/2	10
	305	912	70			1/1	11
	306	996	70			1/1	12
	307	1147	276			2/2	13
	308	769	85			1/1	14
	309	925	77			1/1	15
	4TH FLOOR	401	1274			240	9692
402		1279	46	2/2	17		
403		1261	236	2/2	18		
404		1129	140	2/2	19		
405		912	70	1/1	20		
406		996	70	1/1	21		
407		1147	250	2/2	22		
408		769	85	1/1	23		
409		925	77	1/1	24		
5TH FLOOR	501	1274	240	9692	1214	2/2	25
	502	1279	46			2/2	26
	503	1261	236			2/2	27
	504	1129	140			2/2	28
	505	912	70			1/1	29
	506	996	70			1/1	30
	507	1147	250			2/2	31
	508	769	85			1/1	32
	509	925	77			1/1	33
6TH FLOOR	601	1130	384	9021	1885	2/2	34
	602	1137	188			2/2	35
	603	1261	236			2/2	36
	604	1129	140			2/2	37
	605	782	195			1/1	38
	606	847	217			1/1	39
	607	1036	361			2/2	40
	608	769	85			1/1	41
	609	925	77			1/1	42
TOTAL NET AREA				44414	5454		

FLOOR AREAS

LOCATION	SPACE	AREA		TOTAL AREA	
		AC	NON AC	AC	NON AC
1ST FLOOR	LOBBY	635		5257	1331
	UNITS	4622			
	UNIT PORCH		241		
	MECH/ELEC		546		
	ELEVATORS		74		
	STAIRWELLS		302		
TRASH ROOMS		168			
2ND FLOOR	LOBBY	248		3072	442
	UNITS	2824			
	ELEVATORS		73		
	STAIRWELLS		319		
	TRASH ROOM		50		
3RD FLOOR	UNITS	8563		10911	3605
	GYM	1125	1783		
	TERRACE		1783		
	INT. COORIDORS	1223			
	EXT. COORIDORS		258		
	BALCONIES		1141		
	ELEVATORS		68		
	STAIRWELLS		308		
	TRASH ROOM		47		
	4TH FLOOR	UNITS	9692		
INT. COORIDORS		1219			
EXT. COORIDORS			258		
BALCONIES			1214		
ELEVATORS			68		
STAIRWELLS			308		
TRASH ROOM			47		
5TH FLOOR	UNITS	9692		10911	1895
	INT. COORIDORS	1219			
	EXT. COORIDORS		258		
	BALCONIES		1214		
	ELEVATORS		68		
	STAIRWELLS		308		
	TRASH ROOM		47		
6TH FLOOR	UNITS	9082		10301	2503
	INT. COORIDORS	1219			
	EXT. COORIDORS		258		
	BALCONIES		1822		
	ELEVATORS		68		
	STAIRWELLS		308		
TRASH ROOM		47			
TOTAL NET AREA				51363	11671



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SEAL

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PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
COVER SHEET

REVISIONS

No.	DATE	DESCRIPTION
1	10-19-15	PRELIM TAC
2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD

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PROJECT No.: 12093
DATE: 09/15/15
DRAWN BY: JAIME
CHECKED BY: JBK

SHEET

SP-0



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 FLORIDA P.A. # 0009239

PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 SITE PLAN

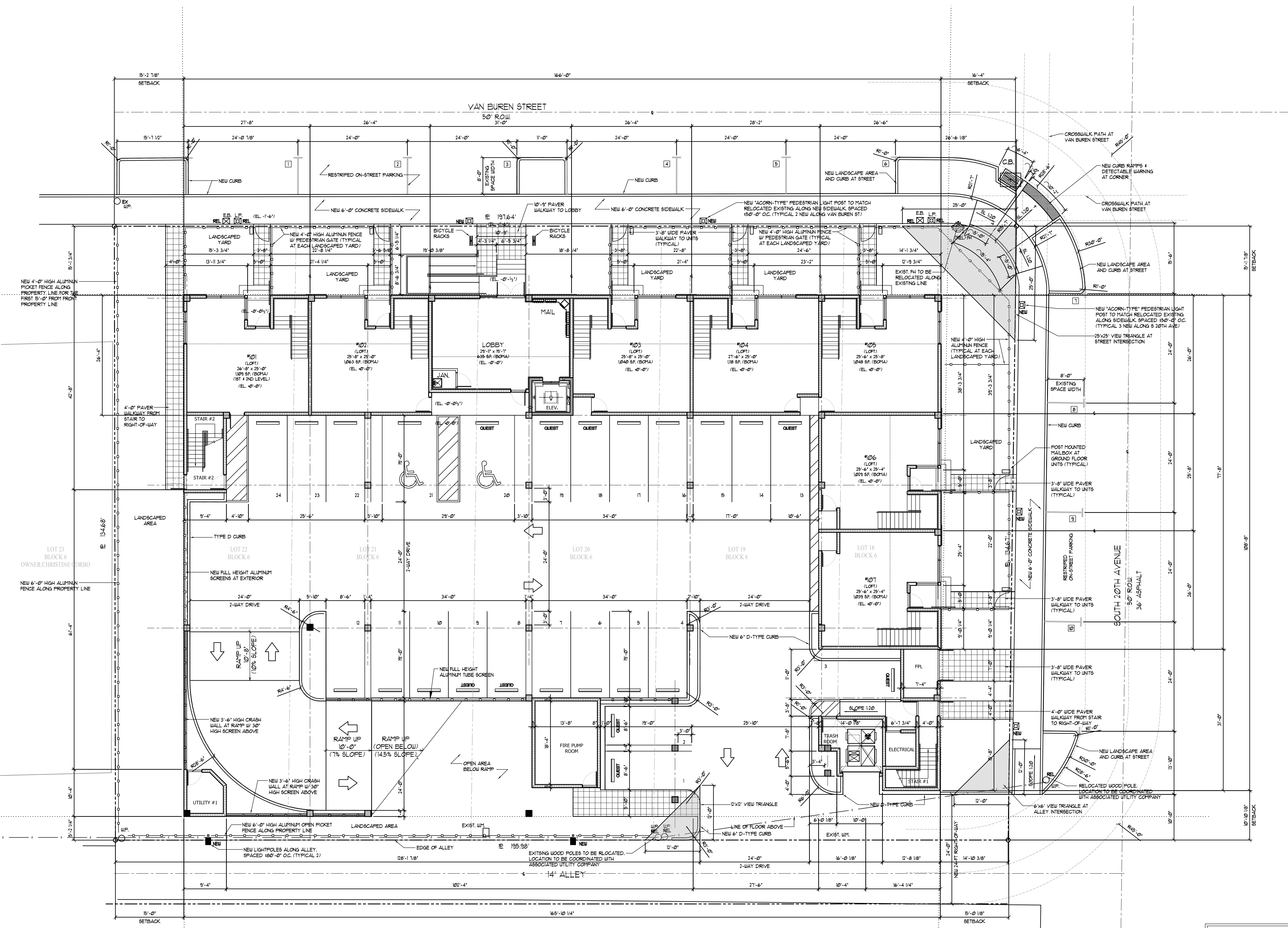
REVISIONS		
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PROJECT No.: 12093
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SHEET

SP-1



POINTS OF IMPACT NOTE:
 ALL VEHICLE BARRIERS & WALLS AT END OF PARKING STALLS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 6000 LBS (26.70 KN) IN ACCORDANCE WITH SECTION 45.3 OF ASCE 7 (PER FBC 3TH ED. 1607.8.3 - VEHICLE BARRIERS)



1 SITE PLAN

SCALE: 3/32" = 1'-0"

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 HOLLYWOOD, FLORIDA

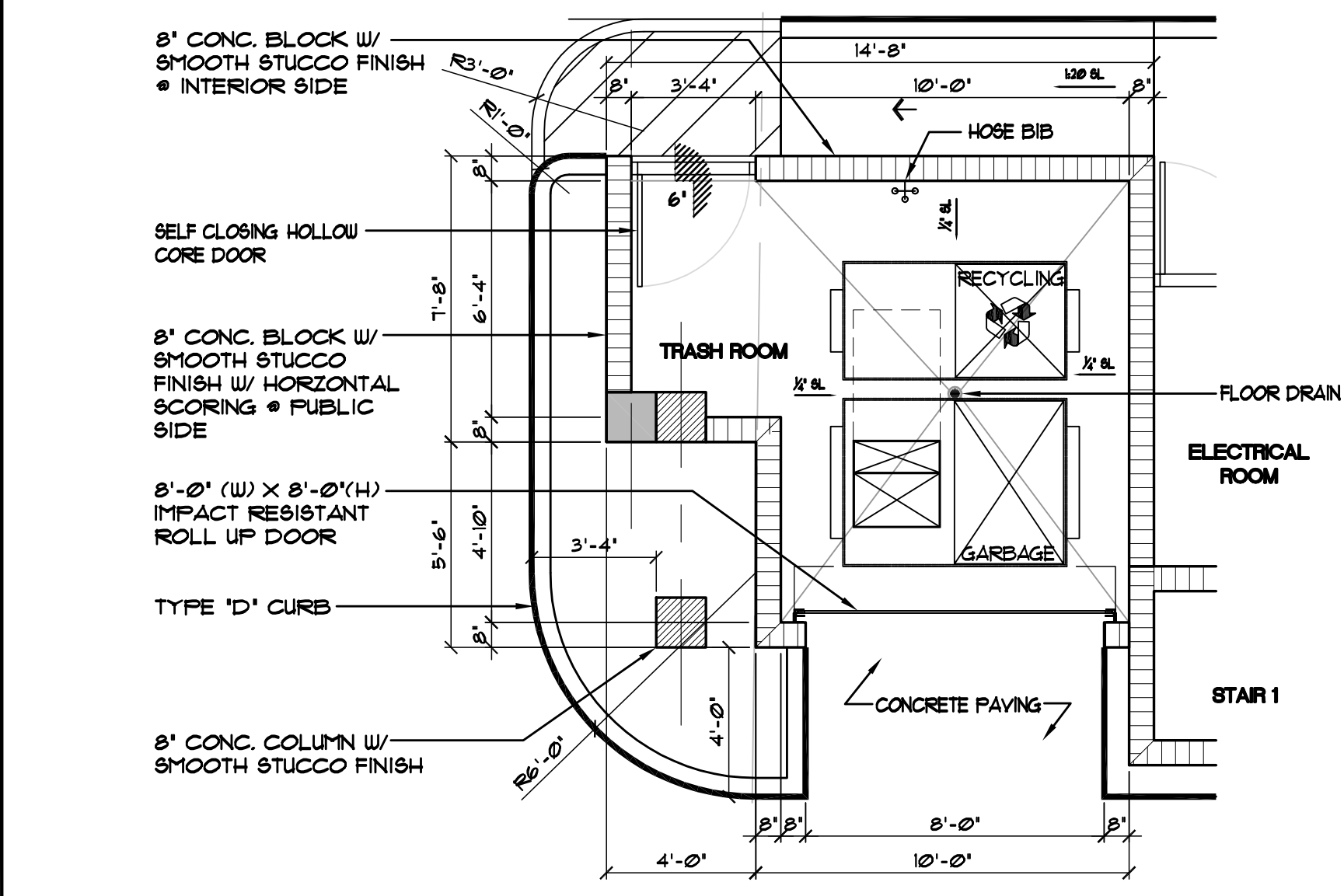
SHEET TITLE
 SITE DETAILS

REVISIONS		
No.	DATE	DESCRIPTION
1	10-19-15	PRELIM TAC
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3	04/14/16	P & D BOARD

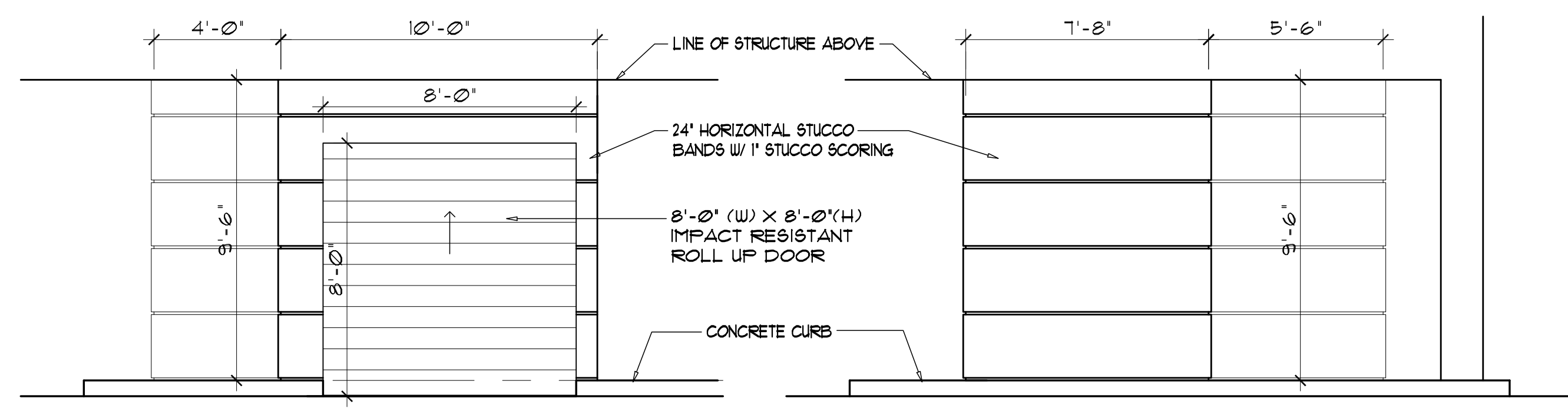
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SHEET

SP-2



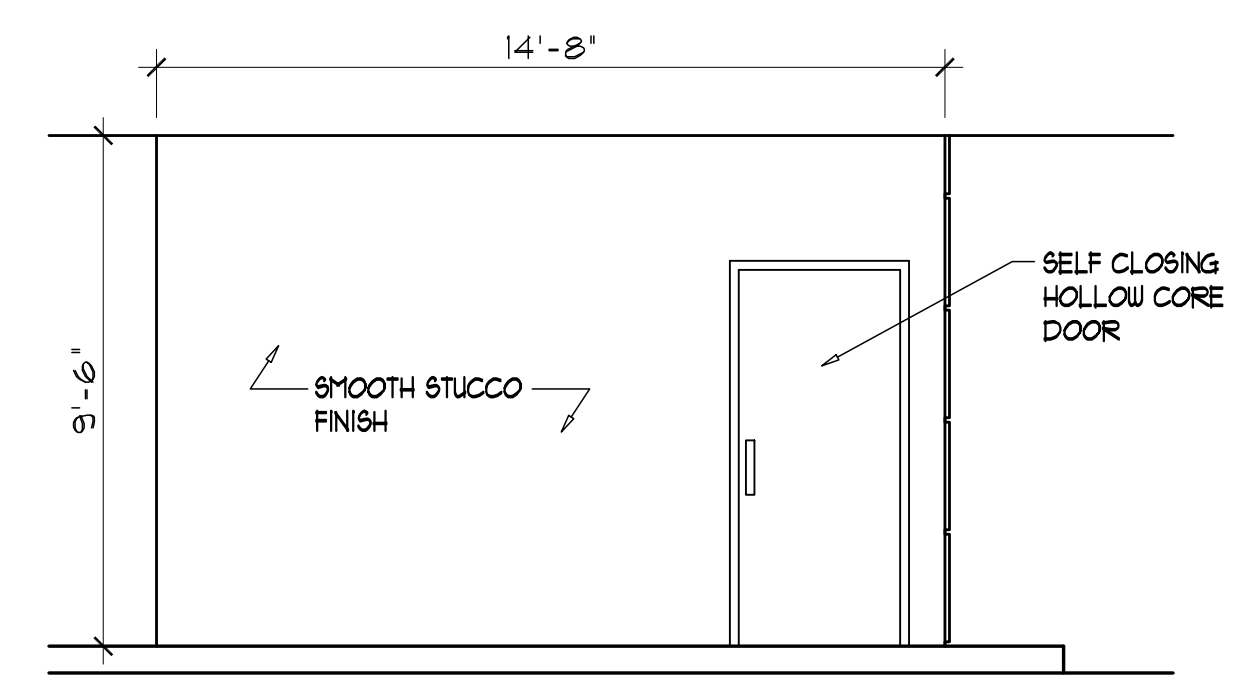
FLOOR PLAN



SOUTH (AT BUILDING EXTERIOR)

WEST (AT PARKING INTERIOR)

ELEVATIONS



NORTH (AT PARKING INTERIOR)

1 REFUSE ENCLOSURE DETAIL

(NTS)

ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:

SLOPE AND RISE - THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RAMP SHALL BE 30 IN.

CLEAR WIDTH - 1. MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR. 2. RAMP THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44 INCHES CLEAR.

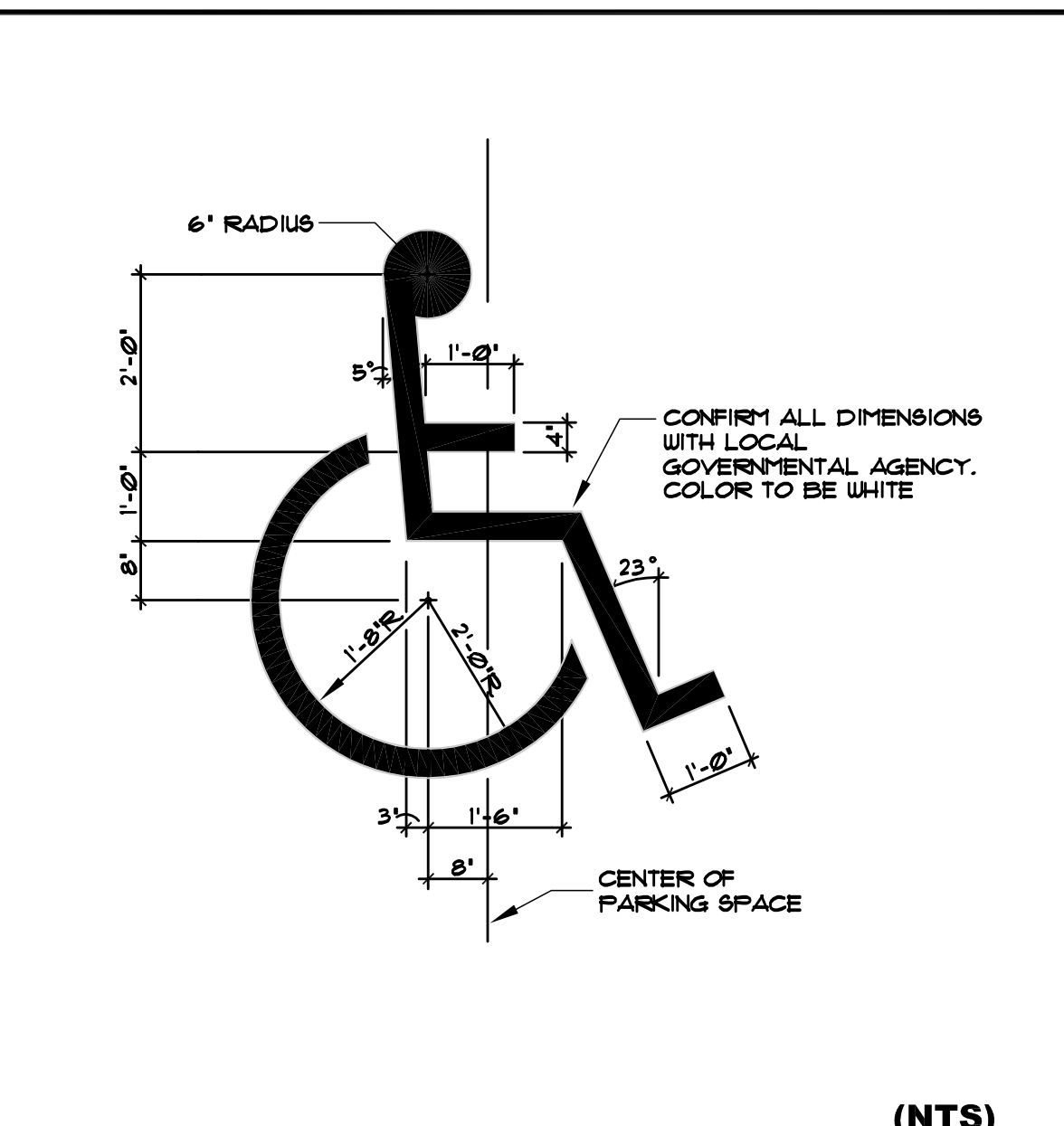
LANDINGS - RAMP SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES: 1. THE LANDINGS SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT. 2. IF RAMP CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES BY 60 INCHES. 3. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH ACCESSIBILITY 204.

HANDRAILS - IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 12 IN THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.26 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES: 1. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS, THE INSIDE HANDRAIL ON SWITCHBACK OR DOUGLES RAMPS SHALL ALWAYS BE CONTINUOUS. 2. HANDRAILS ON RAMPS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE. 3. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1 1/2 INCH. 4. GRIPPING SURFACES SHALL BE CONTINUOUS. 5. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN ABOVE RAMP SURFACES. 6. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETAINED SMOOTHLY TO FLOOR, WALL OR POST. 7. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

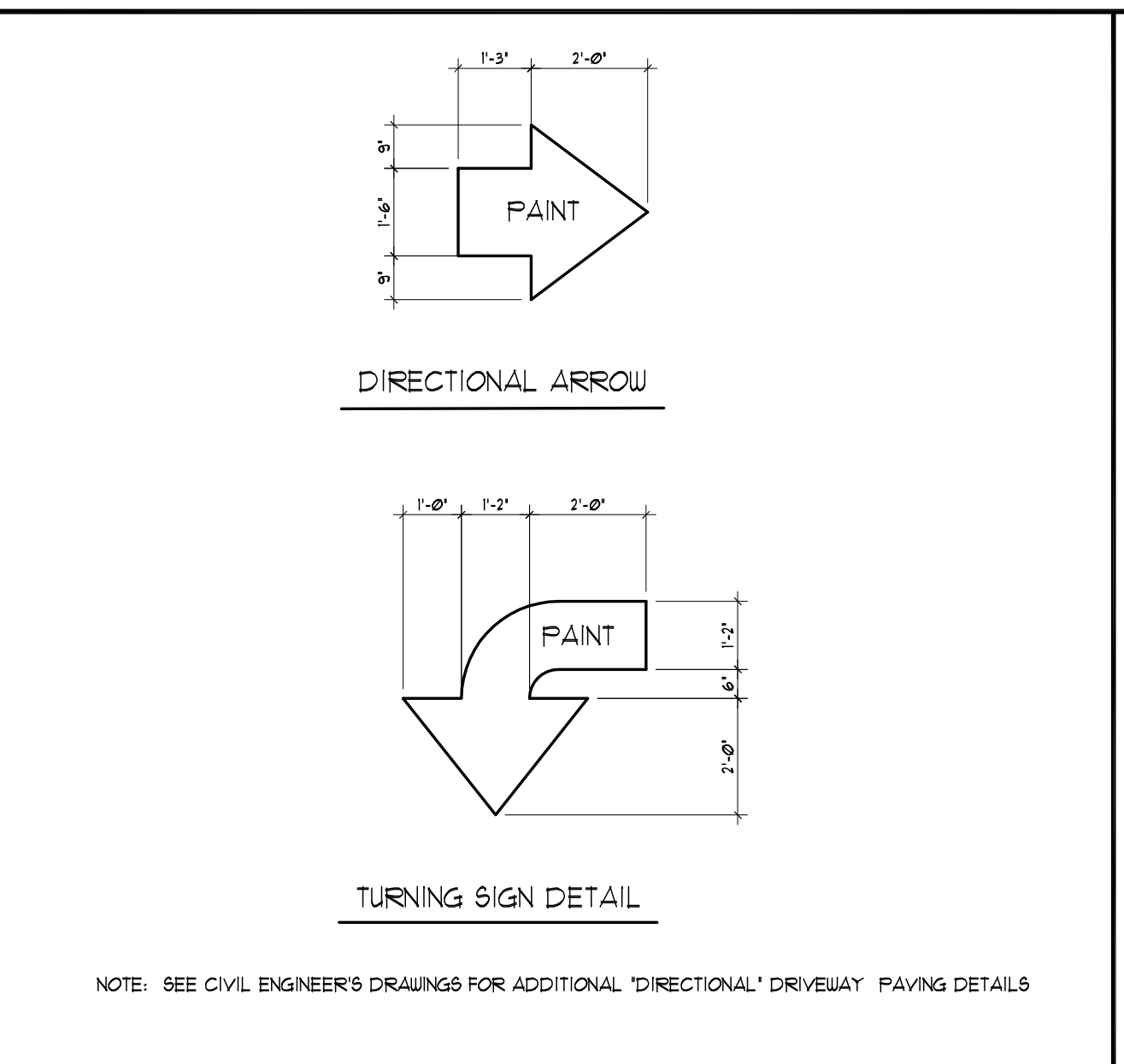
CROSS SLOPE SURFACES - THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY WITH CHAPTER 4 OF THE 2010 ACCESSIBILITY CODE.

EDGE PROTECTION - RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS OR PROTECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN HIGH.

OUTDOOR CONDITIONS - OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

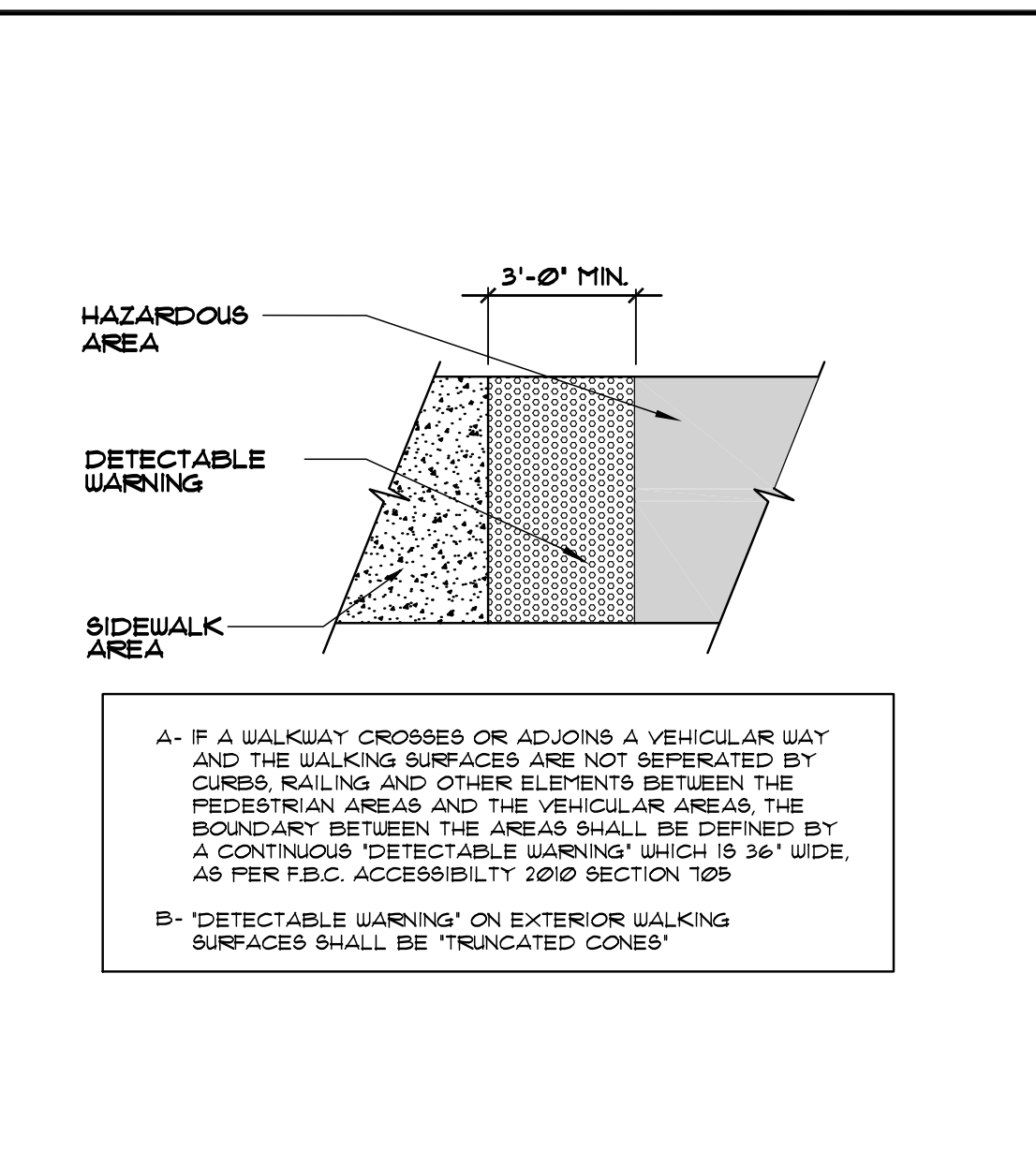


(NTS)



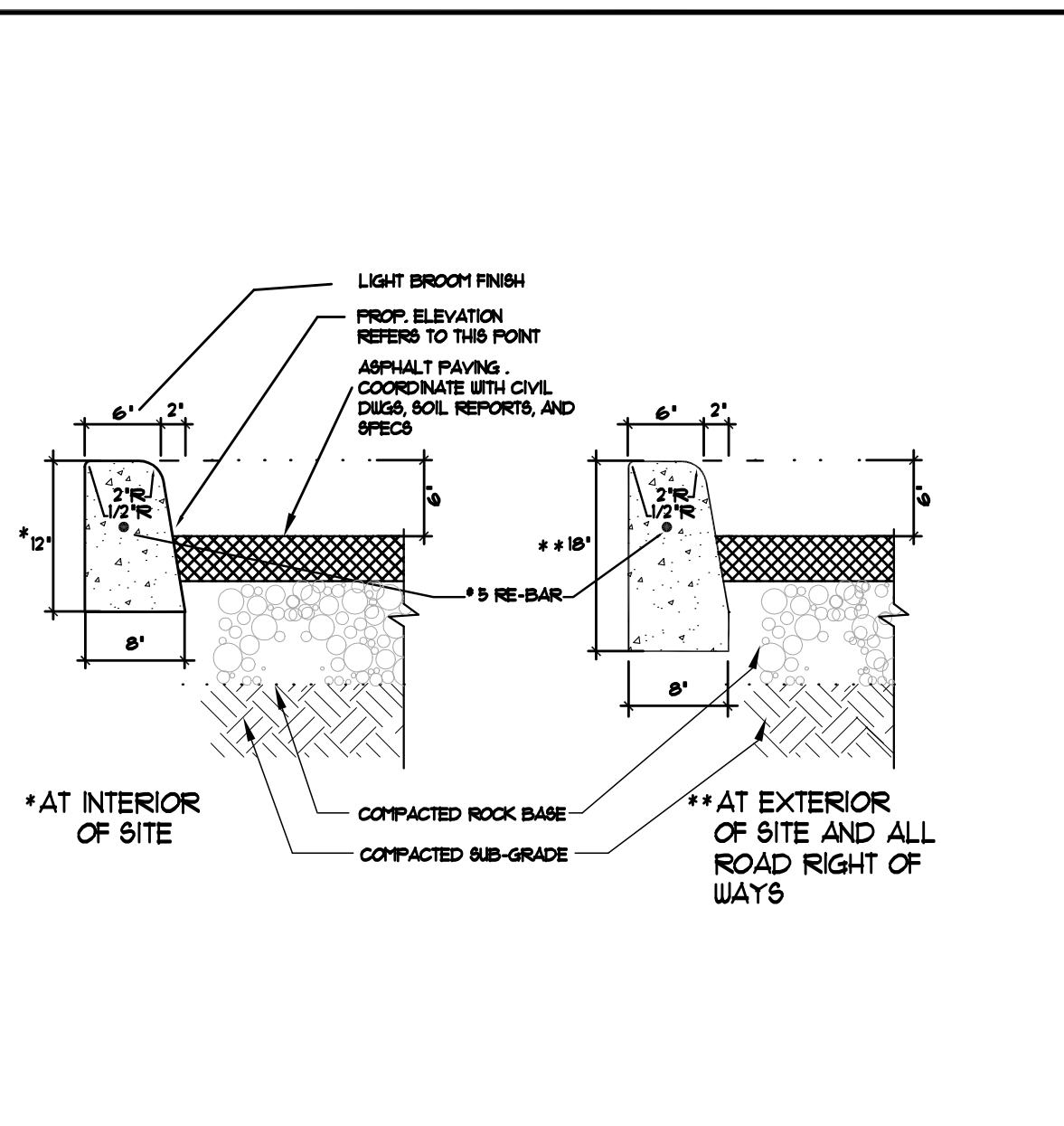
NOTE: SEE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL 'DIRECTIONAL' DRIVEWAY PAVING DETAILS

(NTS)



A- IF A WALKWAY CROSSES OR ADJOINS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILING AND OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS 'DETECTABLE WARNING' WHICH IS 3/8" WIDE, AS PER F.B.C. ACCESSIBILITY 2010 SECTION 105
 B- 'DETECTABLE WARNING' ON EXTERIOR WALKING SURFACES SHALL BE 'TRUNCATED CONES'

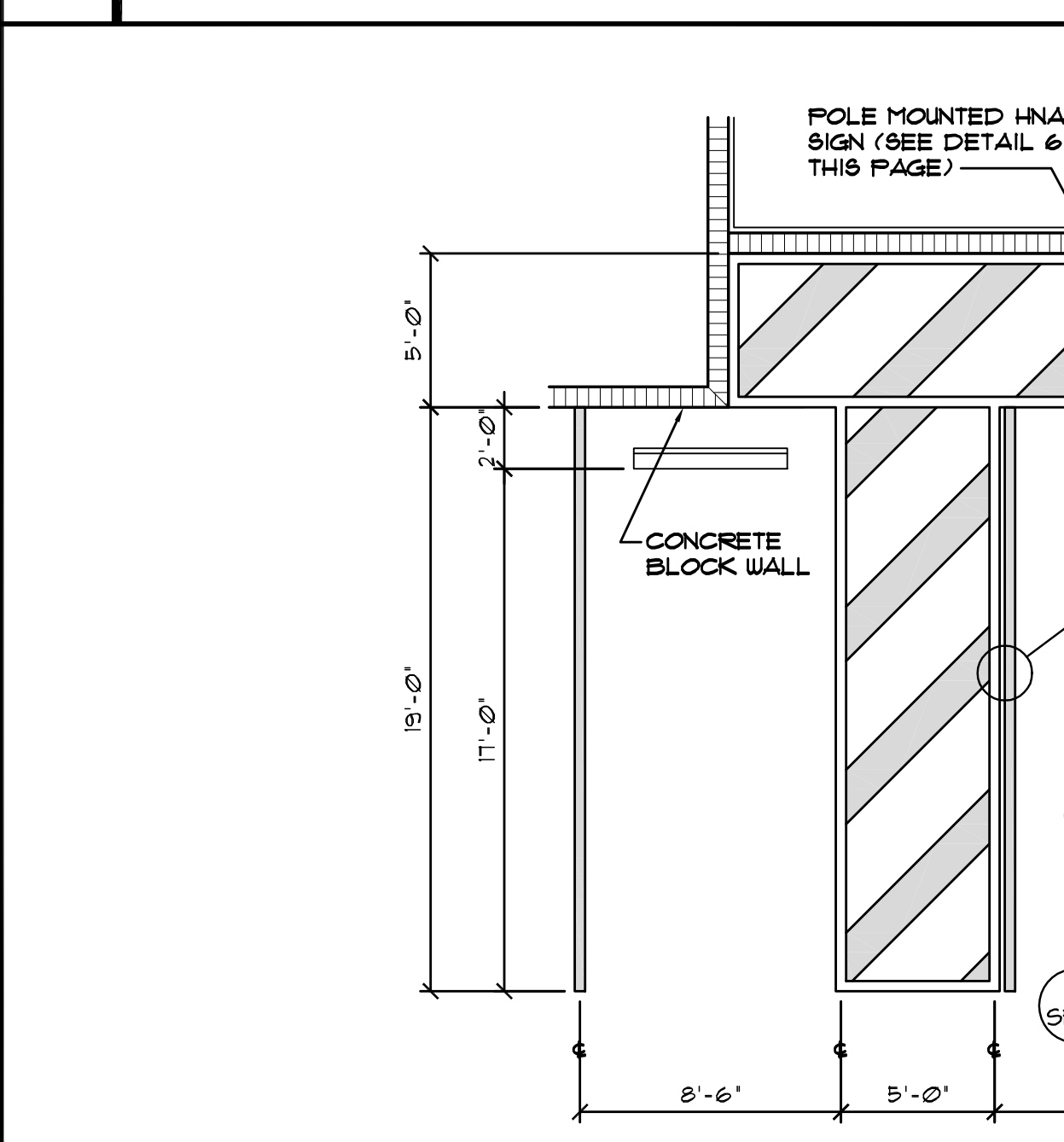
(NTS)



* AT INTERIOR OF SITE
 ** AT EXTERIOR OF SITE AND ALL ROAD RIGHT OF WAYS

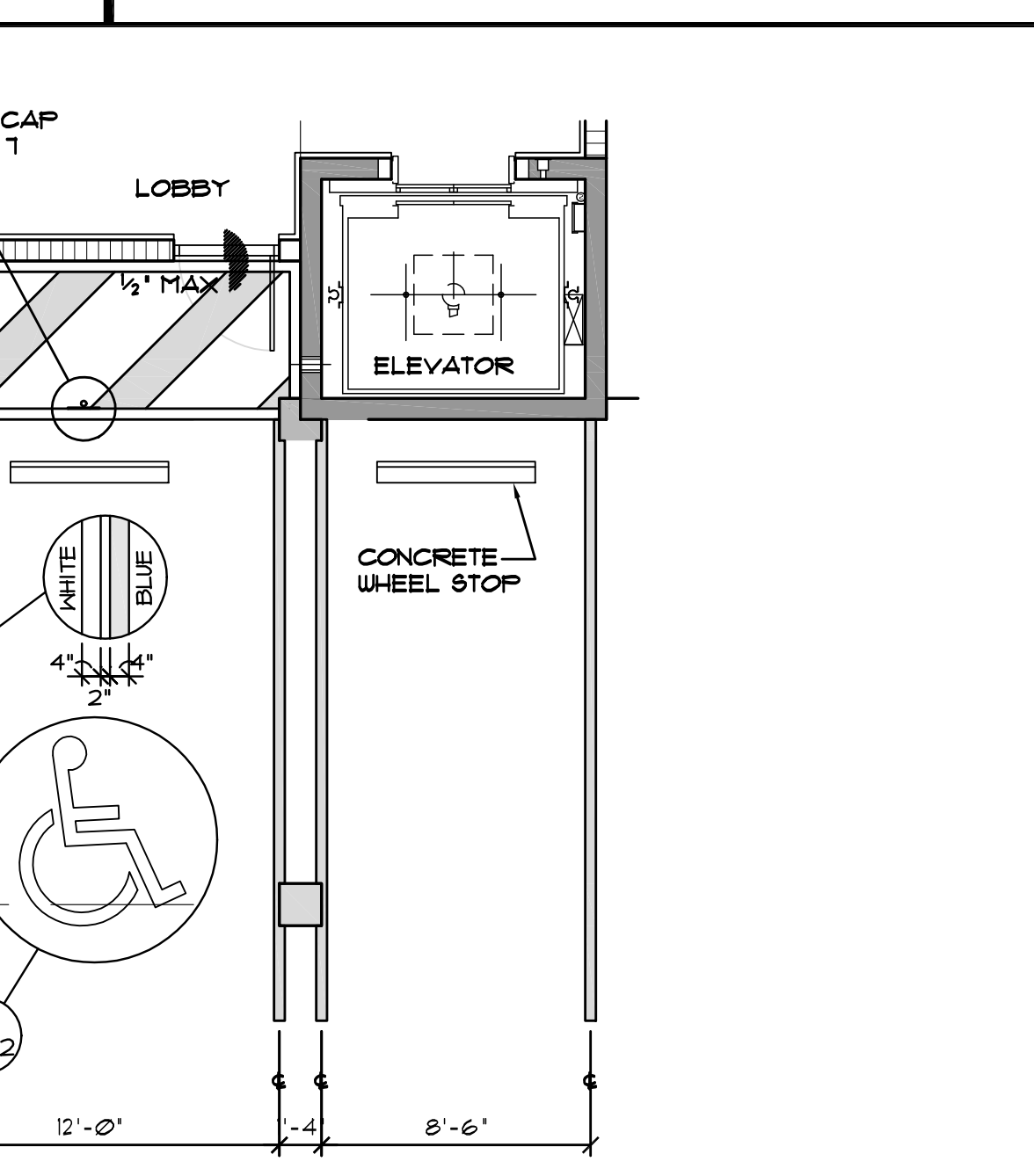
(NTS)

2 SITE ACCESSIBILITY NOTES



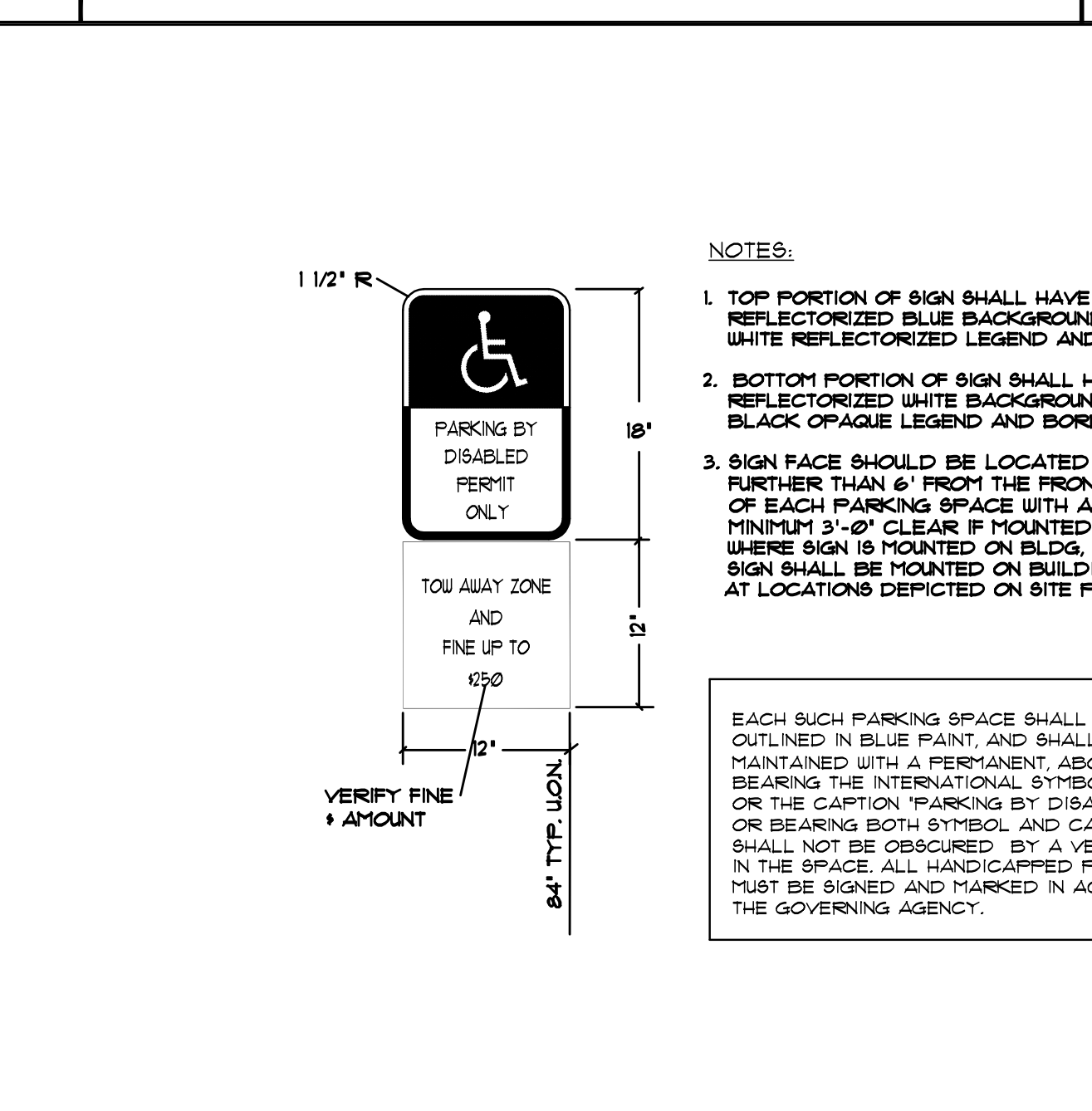
3 TYP. PARKING SPACE DETAILS (NTS)

4 PAINTED H.C. SPACE SYMBOL



(NTS)

5 NOT USED



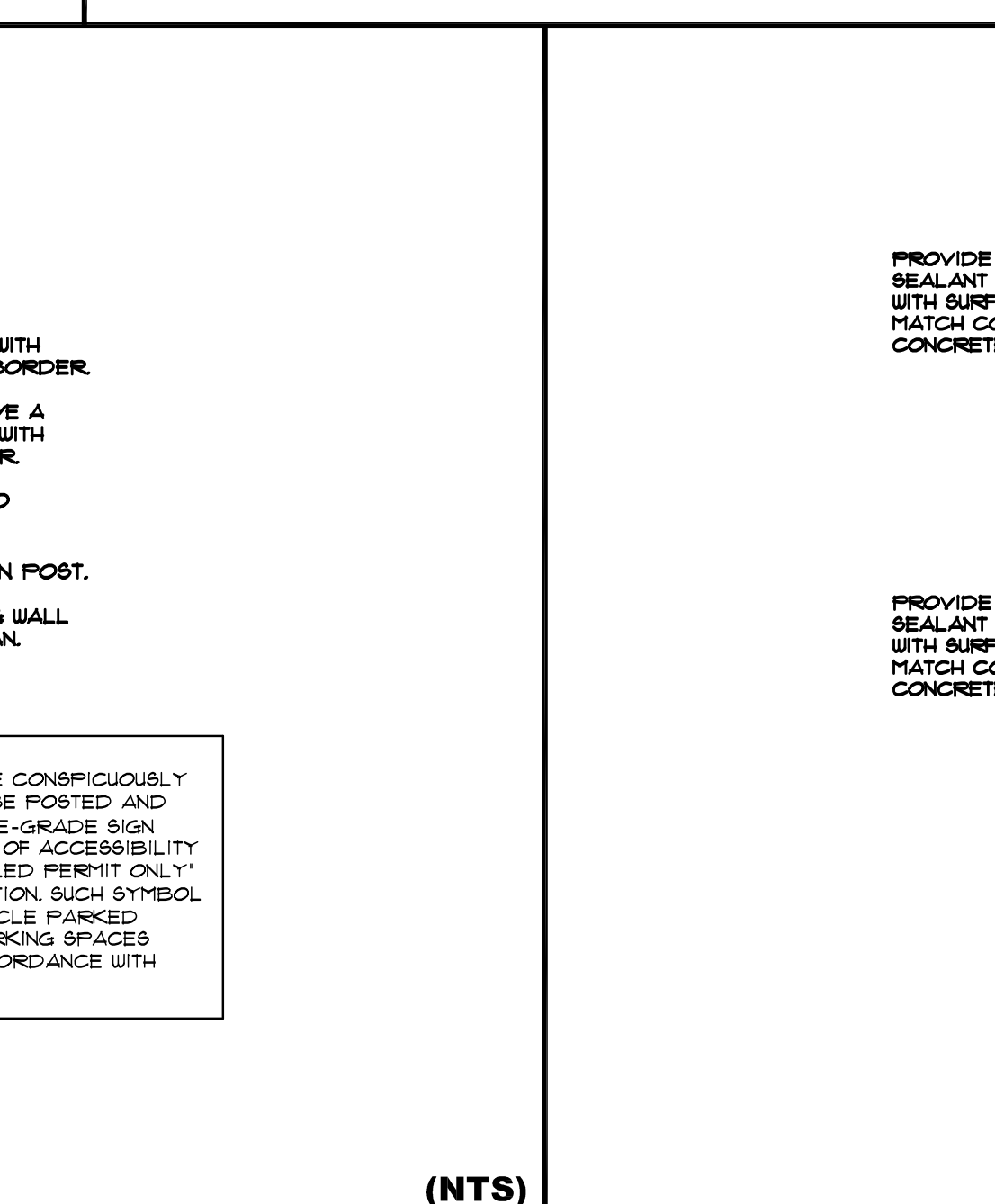
NOTES:

- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
- BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK REFLECTORIZED LEGEND AND BORDER.
- SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 61" FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3'-0" CLEAR IF MOUNTED ON POST. WHERE SIGN IS MOUNTED ON BLDG, SIGN SHALL BE MOUNTED ON BUILDING WALL AT LOCATIONS DEPICTED ON SITE PLAN.

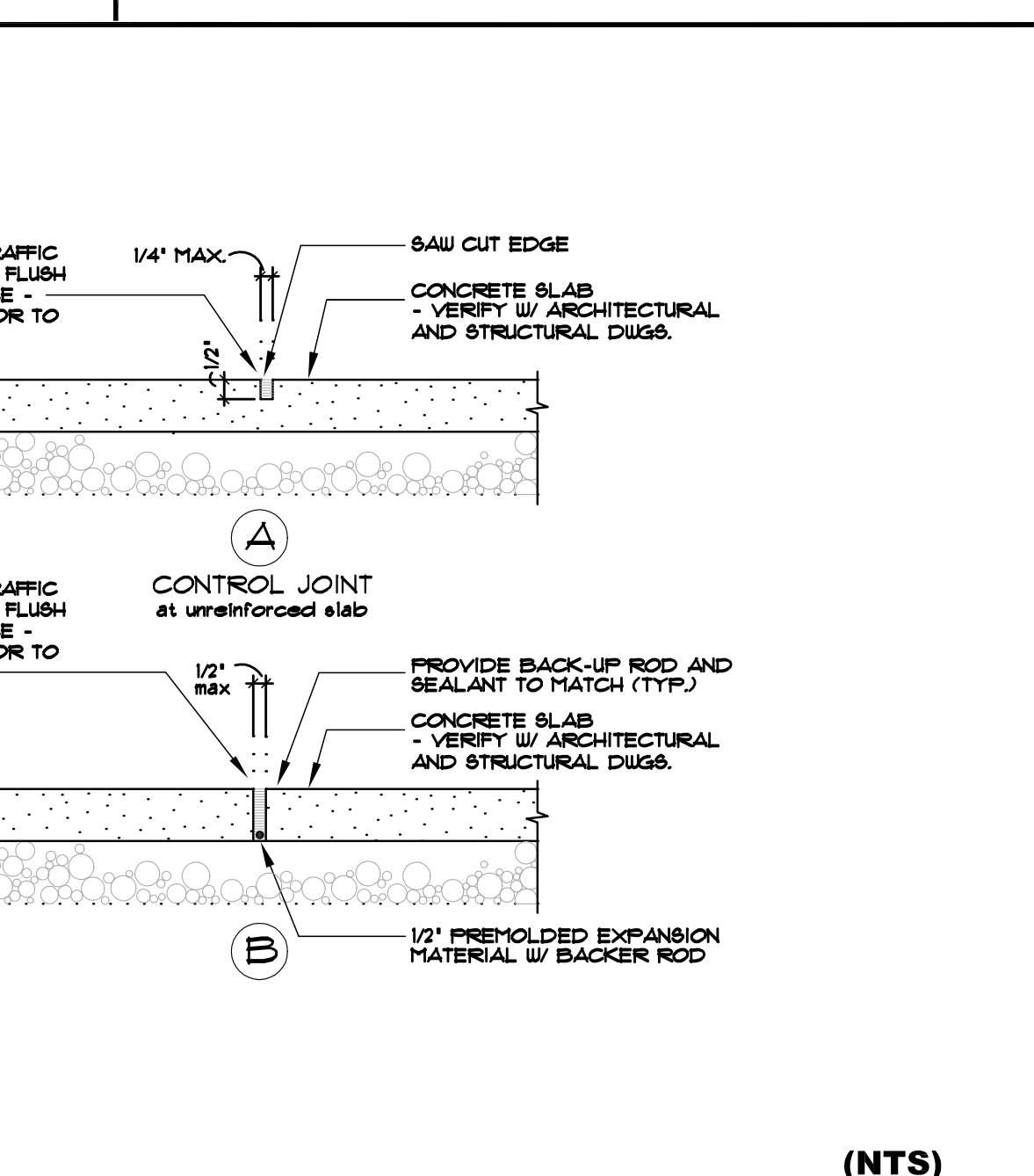
EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION 'PARKING BY DISABLED PERMIT ONLY' OR BEARING BOTH SYMBOL AND CAPTION. SUCH SYMBOL SHALL NOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE GOVERNING AGENCY.

(NTS)

6 DETECTABLE WARNING



7 TYP. TYPE D CONCRETE CURB



(NTS)

8 HANDICAPPED SIGNAGE DETAIL

3 TYP. PARKING SPACE DETAILS (NTS)

8 HANDICAPPED SIGNAGE DETAIL

5 NOT USED

6 DETECTABLE WARNING

6 DETECTABLE WARNING

7 TYP. TYPE D CONCRETE CURB

7 TYP. TYPE D CONCRETE CURB

3 TYP. PARKING SPACE DETAILS (NTS)

3 TYP. PARKING SPACE DETAILS (NTS)



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SEAL

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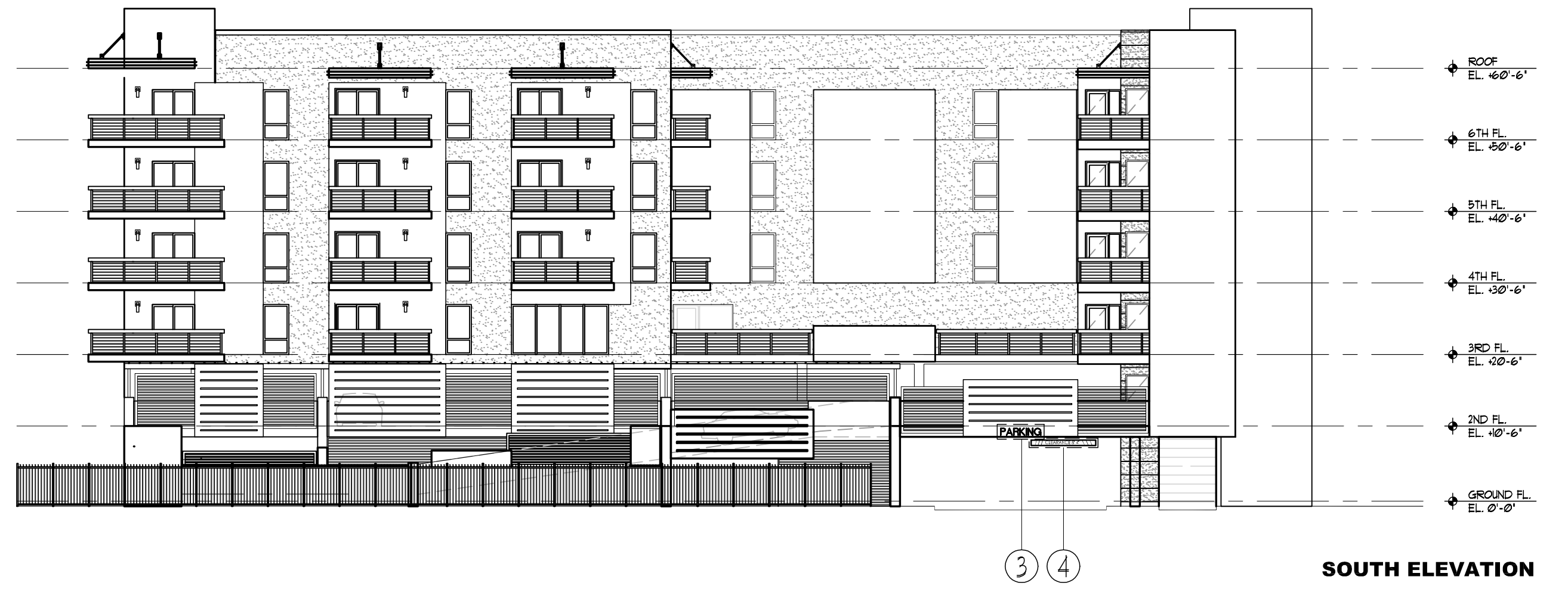
SHEET TITLE
 SIGN DETAILS



NORTH ELEVATION



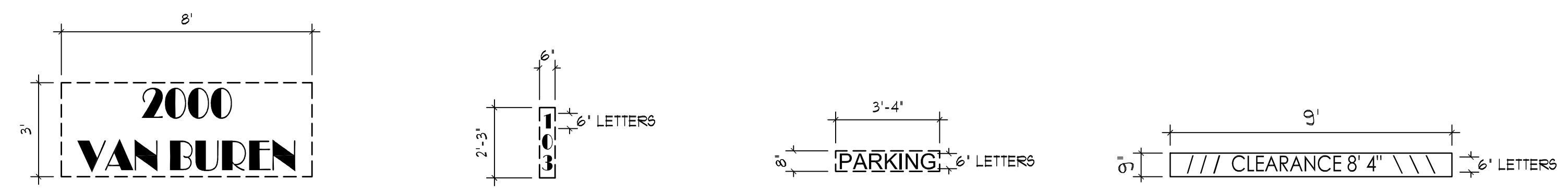
EAST ELEVATION



SOUTH ELEVATION

2 SIGN LOCATION

SCALE: NTS



- ① NAME SIZE = 24 SF. FONT STYLE - BROADWAY
- ② NAME SIZE = 12 SF. FONT STYLE - BROADWAY
- ③ NAME SIZE = 22 SF. FONT STYLE - CENTURY GOTHIC
- ④ NAME SIZE = 68 SF. FONT STYLE - CENTURY GOTHIC

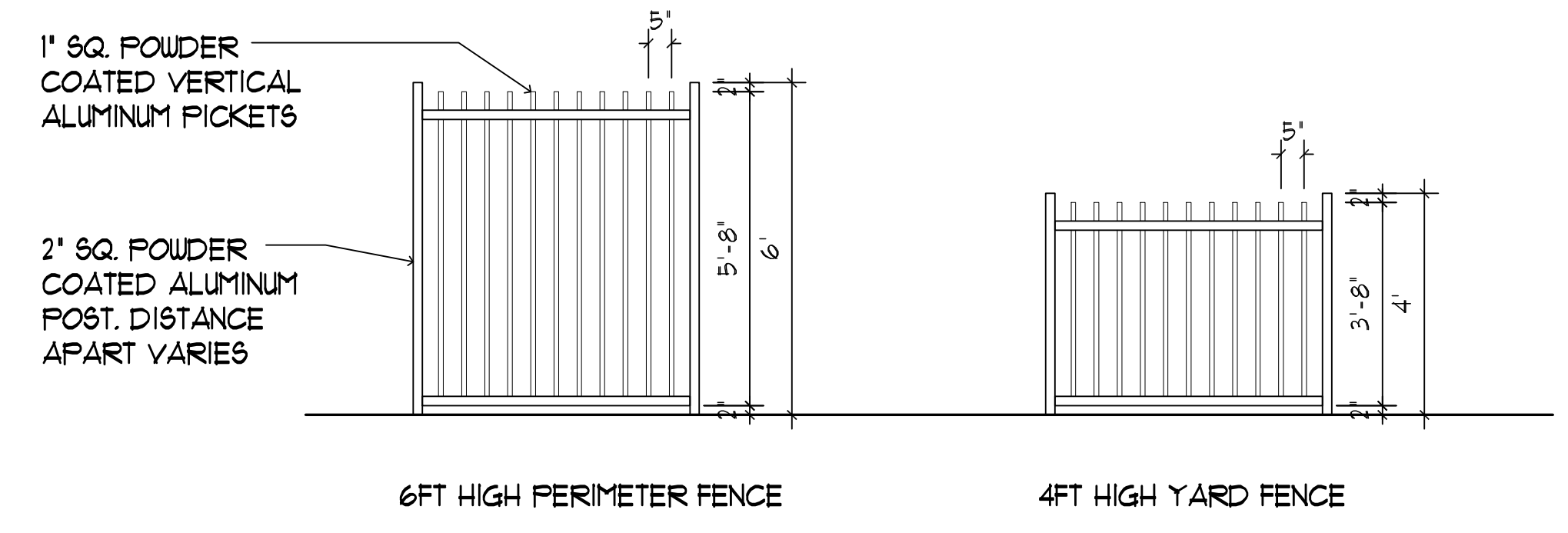
ALL SIGNAGE TO BE LED BACK LIT PIN MOUNTED CHANNEL LETTERS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RMCRA-16 ZONING DISTRICT.

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

1 SIGN DETAILS

SCALE: NTS



3 FENCE DETAILS

SCALE: 3/16" = 1'-0"

REVISIONS		
No.	DATE	DESCRIPTION
1	10-19-15	PRELIM TAC
2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD

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PROJECT No.: 12093
 DATE: 09/15/15
 DRAWN BY: JAIME
 CHECKED BY: JBK

SHEET

SP-3

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This drawing is a complete set of Building Documents for property 2000 Van Buren Street, Hollywood, Florida. It is to be used in conjunction with the Contract Documents and all other documents referenced herein. It is the responsibility of the Contractor to verify all information and dimensions shown on this drawing. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



JOSEPH B. KALLER
&
ASSOCIATES, P.A.
AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
NORTH ELEVATION

REVISIONS		
No.	DATE	DESCRIPTION
1	10-19-15	PRELIM TAC
2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD

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PROJECT No.: 12093
DATE: 09/15/15
DRAWN BY: JAIME
CHECKED BY: JBK

SHEET

A-1a

- ELEVATION LEGEND**
- 1. LOWE IMPACT RESISTANT STOREFRONT
 - 2. LOWE IMPACT RESISTANT WINDOWS
 - 3. LOWE IMPACT RESISTANT DOORS
 - 4. PAINTED SMOOTH STUCCO PANELS WITH SCORING
 - 5. PAINTED TEXTURED STUCCO PANELS WITH HORIZONTAL SCORING
 - 6. PAINTED SMOOTH STUCCO FINISH
 - 7. PAINTED TEXTURED STUCCO FINISH
 - 8. SMOOTH STUCCO PARAPET CAP
 - 9. CONCRETE EYEBROW WITH POWDER COATED ALUMINUM ACCENTS
 - 10. 42" HIGH ALUMINUM RAILINGS WITH DARK BROWN POWDER COATED TOP RAIL
 - 11. 42" HIGH COMPOSITE WOOD PANEL RAILING
 - 12. COMPOSITE WOOD PANELS
 - 13. POWDER COATED ALUMINUM ACCENTS
 - 14. POWDER COATED ALUMINUM DECORATIVE SPIRE
 - 15. WALL MOUNTED LIGHT FIXTURES
 - 16. PIN MOUNTED POWDER COATED ALUMINUM LETTER SIGNAGE
 - 17. IMPACT RESISTANT METAL DOOR
 - 18. IMPACT RESISTANT ROLLUP DOOR
 - 19. 48" HIGH ALUMINUM FENCE WITH PEDESTRIAN GATE
 - 20. 72" HIGH ALUMINUM FENCE
 - 21. ALUMINUM PERGOLA
 - 22. HORIZONTAL TUBE ALUMINUM SCREEN
 - 23. SLOTTED ALUMINUM SCREEN



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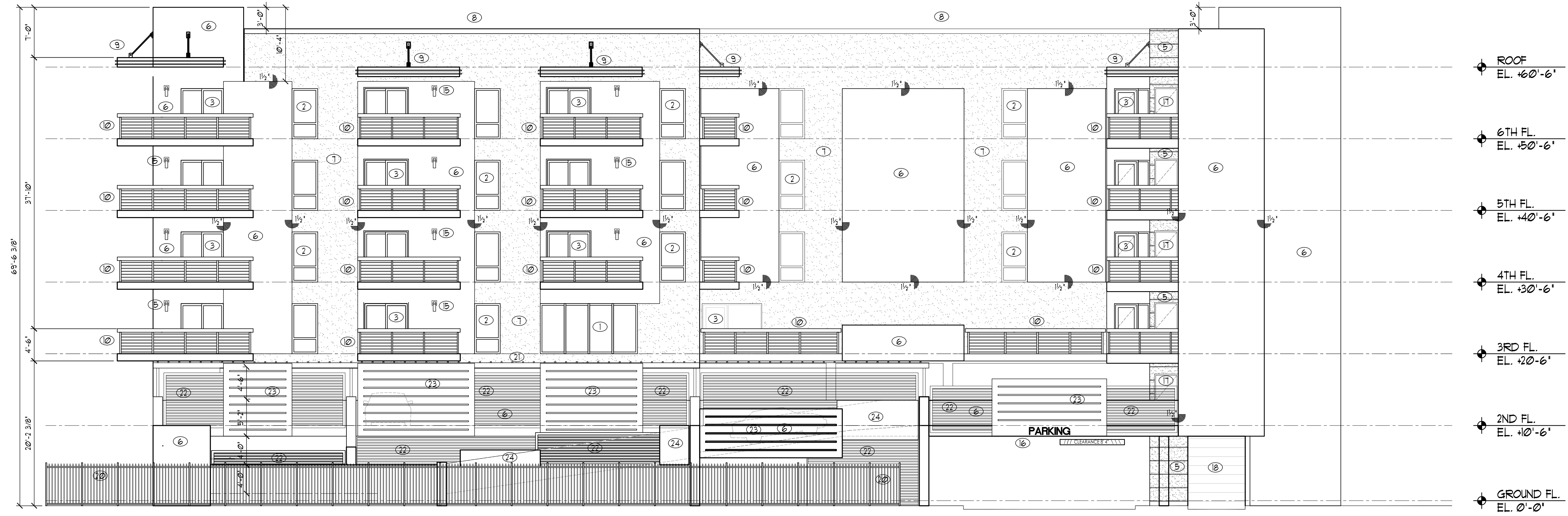
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- 20. 12" HIGH ALUMINUM FENCE
- 21. ALUMINUM PERGOLA
- 22. HORIZONTAL TUBE ALUMINUM SCREEN
- 23. SLOTTED ALUMINUM SCREEN
- 24. SOLID ALUMINUM PANEL

ELEVATION LEGEND



PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 SOUTH ELEVATION

REVISIONS

No.	DATE	DESCRIPTION
1	10-19-15	PRELIM TAC
2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD

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PROJECT No.: 12093
 DATE: 09/15/15
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SHEET

A-1b

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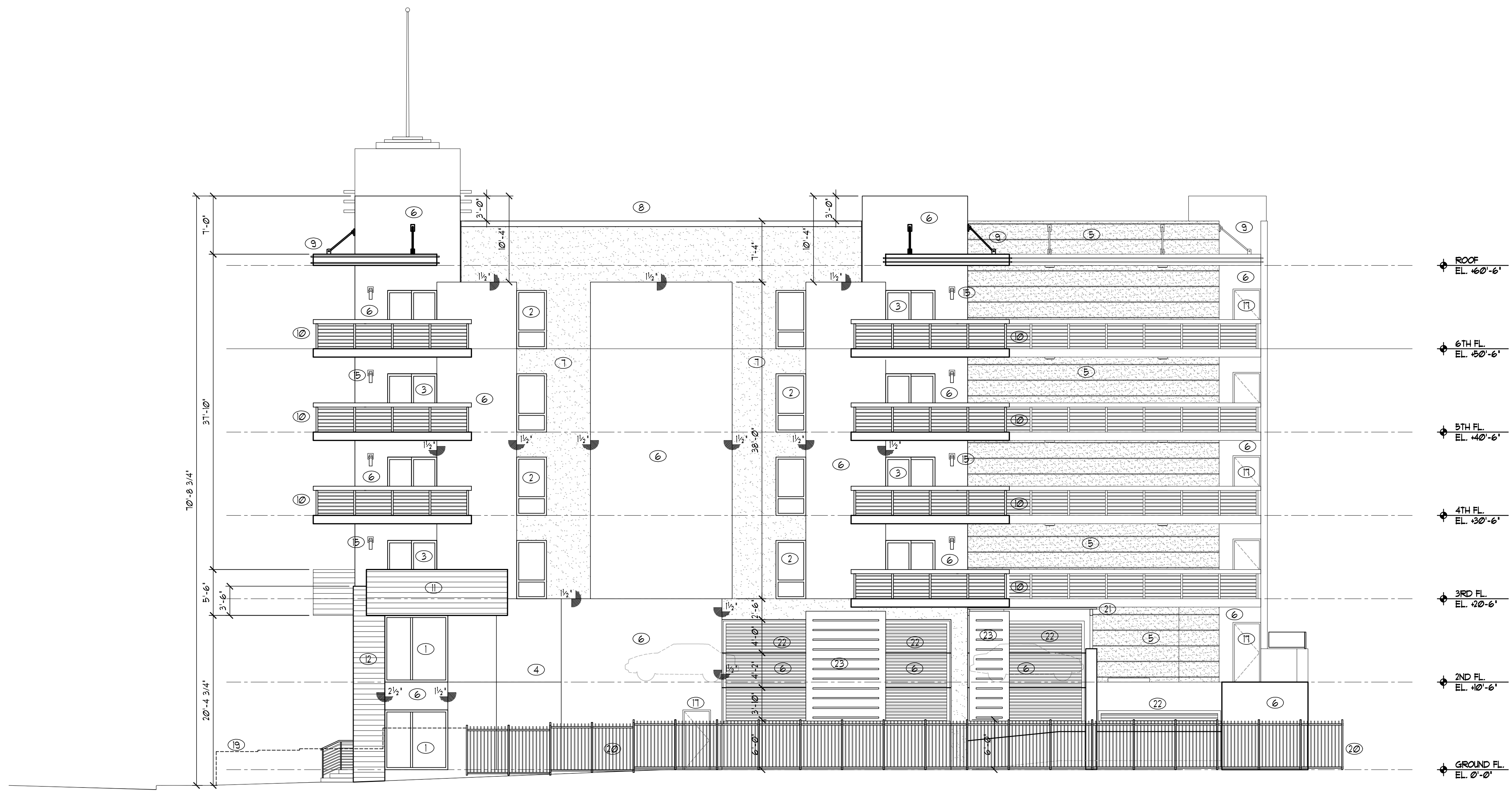
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 joseph@kallerarchitects.com

SEAL

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 FLORIDA R.A. # 0009239

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- 22. HORIZONTAL TUBE ALUMINUM SCREEN
- 23. SLOTTED ALUMINUM SCREEN
- 24. SOLID ALUMINUM PANEL

ELEVATION LEGEND



PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 WEST ELEVATION

REVISIONS

No.	DATE	DESCRIPTION
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2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD

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 DATE: 09/15/15
 DRAWN BY: JAIME
 CHECKED BY: JBK

SHEET

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EXISTING TREES CHART

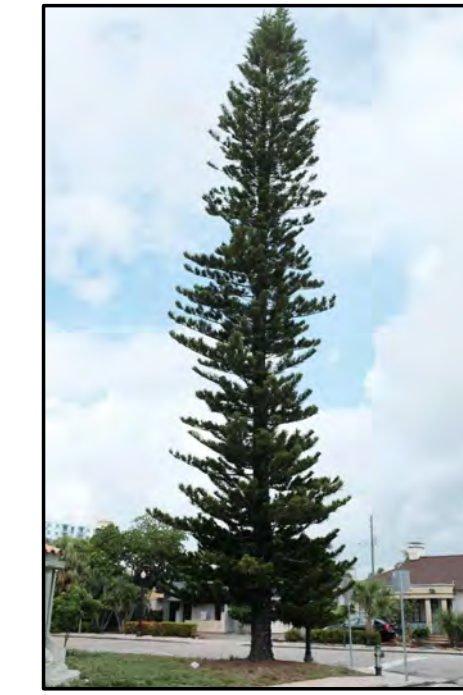
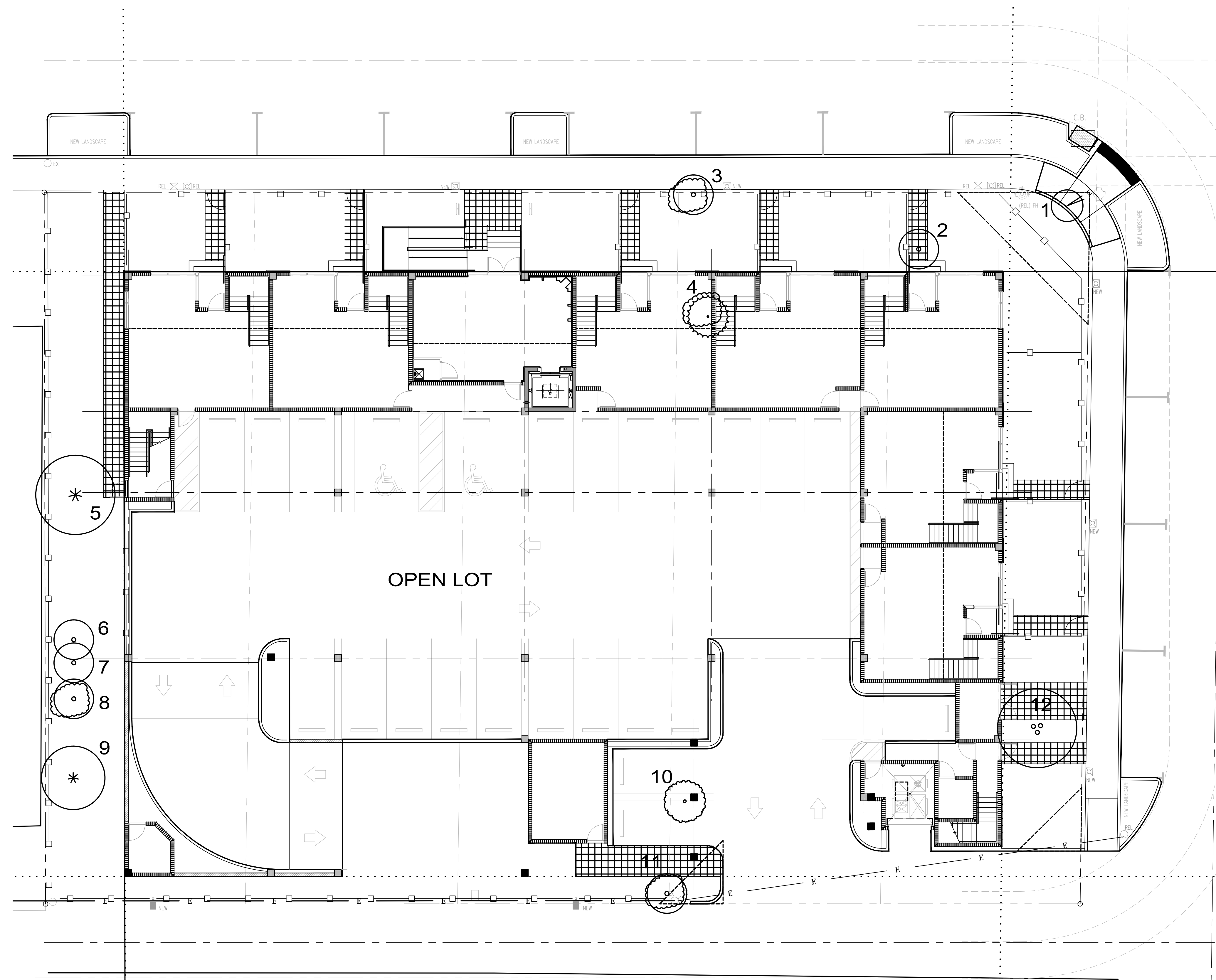
COMMON NAME	DIM	CONDITION	ACTION	NOTES	MITIGATION ROD
NORFOLK ISLAND PINE	23" CAL	80%	REMOVE		NO
GUMBO LIMBO	2" CAL, 8' OA	POOR 30%	REMOVE		NO
CLUSTER FICUS/GUMBO LIMBO	4" CAL	POOR 30%	REMOVE		NO
CLUSTER FICUS/SABAL PALM	18" CAL, 6' CT	POOR 30%	REMOVE		NO
VOLUNTEER LIVE OAK	10" CAL	POOR, 40%	REMOVE	IN POWER LINES	NO
VOLUNTEER GUMBO LIMBO	4" CAL	POOR, 40%	REMOVE	IN POWER LINES	NO
VOLUNTEER GUMBO LIMBO	9" CAL	FAIR 60%	REMOVE	IN POWER LINES	YES
CLUSTER GUMBO LIMBO/LIVE OAK	4"/6" CAL	POOR 30%	REMOVE	IN POWER LINES	NO
LIVE OAK	6" CAL	FAIR 60%	REMOVE	IN POWER LINES	YES
MAHOGANY	16" CAL	POOR 40%	REMOVE		NO
CLUSTER GUMBO LIMBO/BRAZILIAN PEPPER	12" CAL	POOR 30%	REMOVE	IN POWER LINES	NO
AVOCADO	16" CAL	POOR 20%	REMOVE		NO

15" CAL MITIGATION ROD. - 16" CAL SUPPLIED ON PLANTING PLAN.
 TREE CONDITIONS DETERMINED BY GERALD WENTA ISA CERTIFIED ARBORIST - 2/4" CAL GREEN
 BUTTWOOD AND 2/4" CAL GUMBO LIMBO ARE PROVIDED ABOVE CODE REQUIREMENTS.



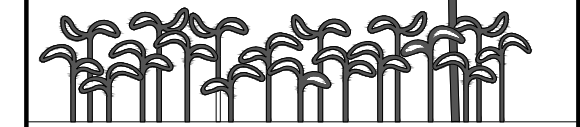
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NOTE:
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 CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
 OF ALL UTILITIES ON SITE PRIOR TO
 COMMENCEMENT OF ANY WORK.
 LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
 FOR UTILITY DAMAGE.

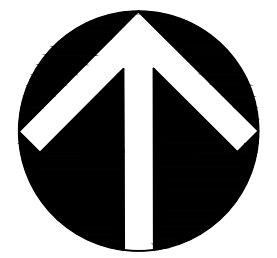


A TREE REMOVAL PERMIT SHALL BE OBTAINED PRIOR TO ANY TREE REMOVALS

521 25th Street
 West Palm Beach
 FL 33407
 Tel (561) 747-3462
 Fax (561) 747-0281
 www.studio-sprout.com
 LA 0000907
 LCC 000213



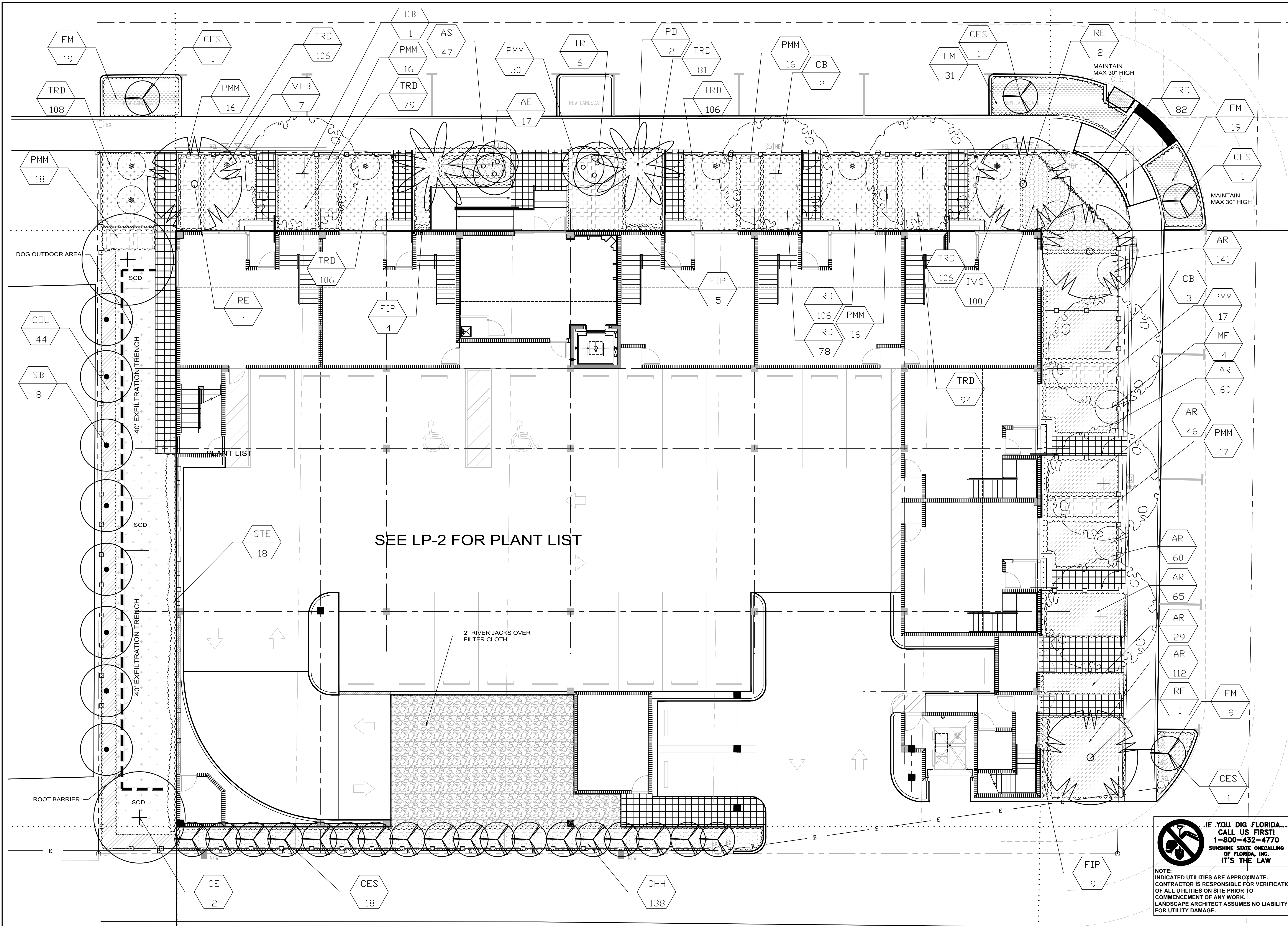
STUDIO Sprout



SCALE	3/32" = 1'-0"
DESIGNED BY	CRF, GW
DRAWN BY	GF
CHECKED BY	CRF, GW
CAD DWG.	
DATE	12.04.15
REVISIONS	
	COMMENTS 02.02.16
	P & D Board 04.14.16

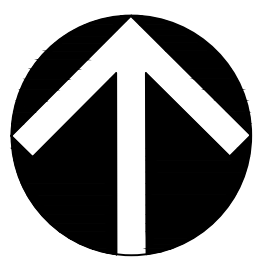
2000 VAN BUREN STREET
 HOLLYWOOD, FL

TREE TRANSPLANT AND REMOVAL PLAN



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 West Palm Beach
 FL 33407
 Tel (561) 747-3462
 Fax (561) 747-0281
 www.studio-sprout.com
 LA 0000907
 LCC 000213

STUDIO Sprout



SCALE	1/8"=1'-0"
DESIGNED BY	CRF, GW
DRAWN BY	GF
CHECKED BY	CRF, GW
CAD DWG.	
DATE	12.04.15
REVISIONS	
	COMMENTS 02.02.16
	P & D Board 04.14.16

2000 VAN BUREN STREET
 HOLLYWOOD, FL

LANDSCAPE PLAN

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 COMMENCEMENT OF ANY WORK.
 LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
 FOR UTILITY DAMAGE.

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, lightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malaysian Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (c15 degree) bow (Tabebuia caribba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees shall have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, underside loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be green in color and in good health. No overtop, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. No overtop, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

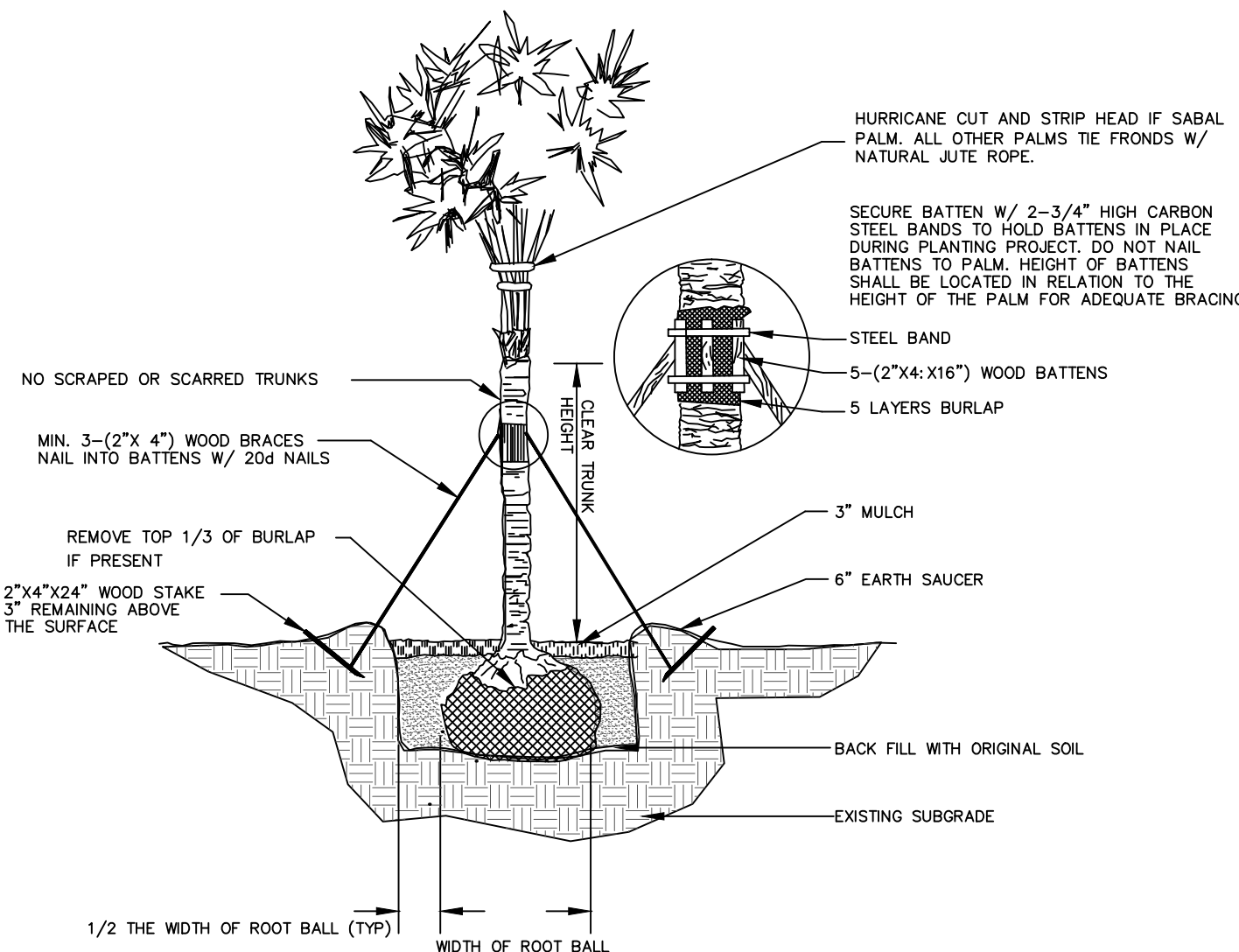
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

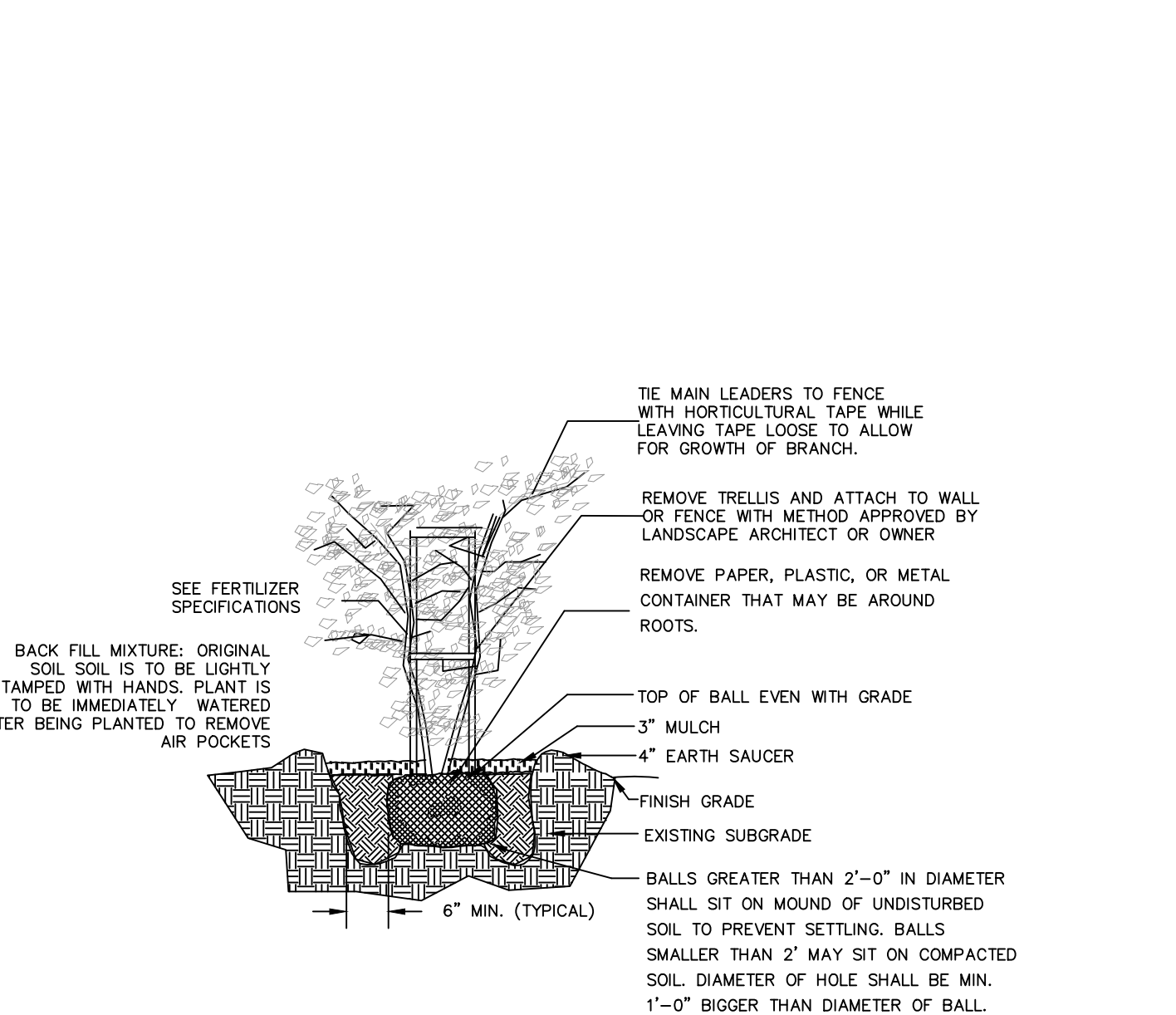
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

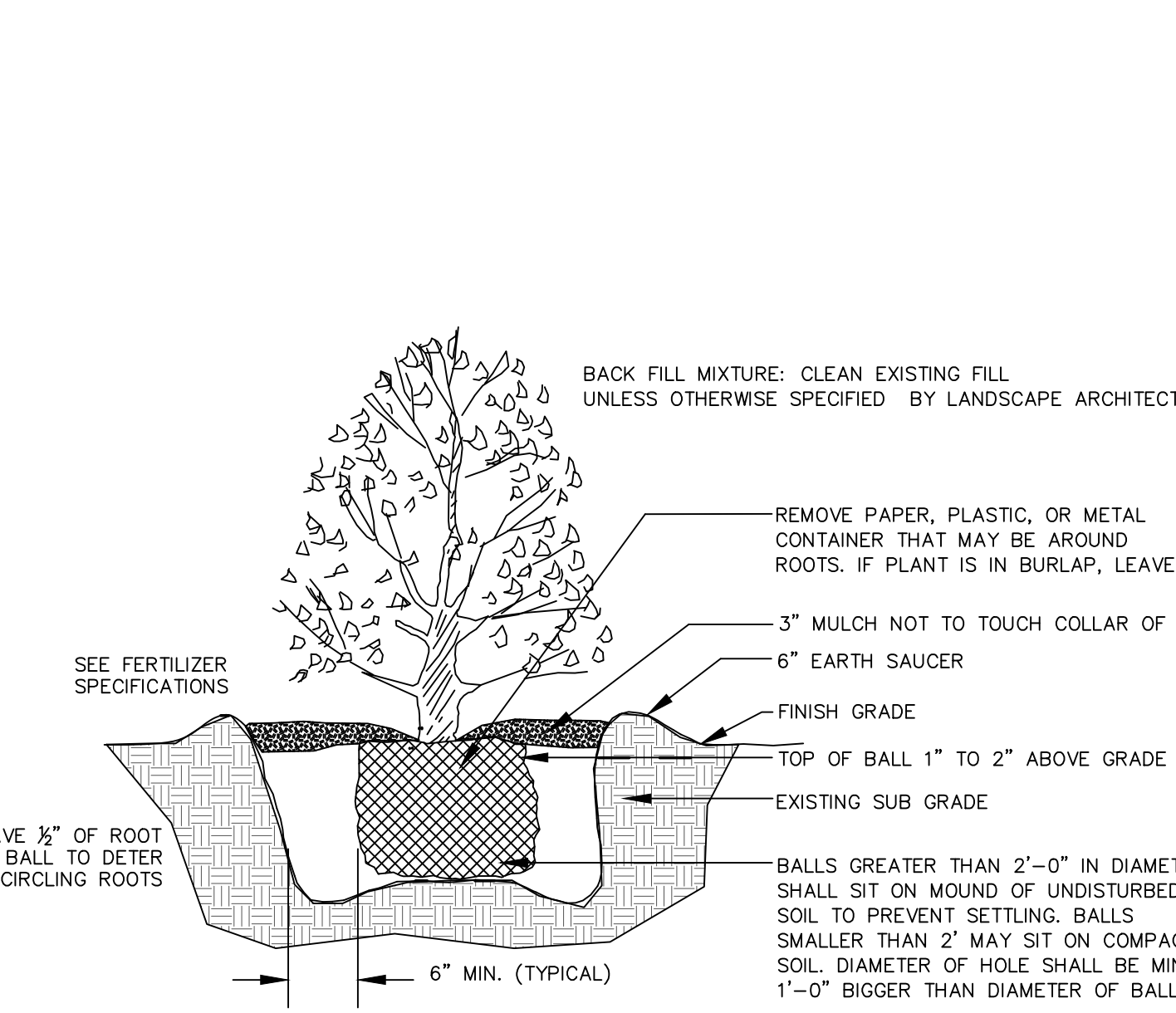
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



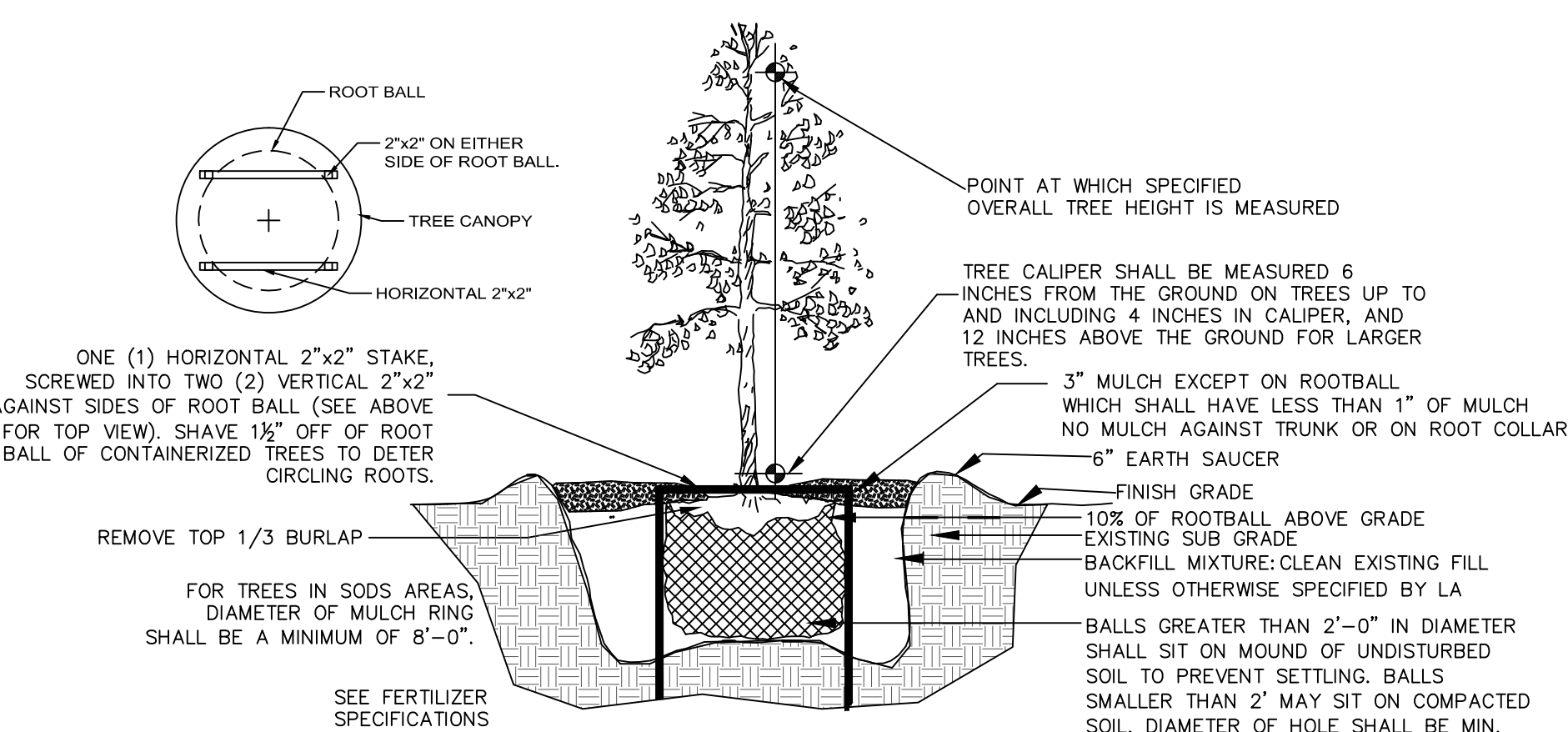
PALM PLANTING DETAIL



VINE PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

PLANT LIST

SYM	QTY	BOTANICAL	COMMON	SIZE	SPACING
AE	17	ASPIDISTRA ELATIOR	CASTIRON PLANT	#3	18" O.C.
AR	513	ARACHIS GLABRATA	PERENNIAL PEANUTS	#1	18" O.C.
AS	47	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS FERN	#3	24" O.C.
CB	6	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	14-16' X 8' 3-1/2" CAL	AS SHOWN
CHH	138	CHRYSOBALANUS ICACO 'HORIZONTALIS'	PROSTRATE COCOPLUM	#3 FULL	24" O.C.
COU	44	COCOLOBIA UVIFERA	SEA GRAPE	5'x3'	3' O.C.
FIP	18	FICUS PUMILA	CREEPING FIG	#1 FULL	2' O.C.
FM	78	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	#3	30" O.C.
CE	2	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	4" CAL, 16' OAH	AS SHOWN
CES	22	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	12' x 6'	AS SHOWN
IVS	100	ILEX VOMITORIA 'SCHILLINGS DWARF'	DWARF YAUPON HOLLY	#3	18" O.C.
MF	4	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	9'-10' OA MIN 3 STEMS 1" CAL EACH	AS SHOWN
PD	2	PHOENIX DACTYLIFERA 'MEDJOO'	MEDJOO DATE PALM	16' CT MATCHED	AS SHOWN
PMM	161	PODOCARPUS MACROPHYLLUS 'MAKI'	UPRIGHT PODOCARPUS	#3 FULL	24" O.C.
RE	4	ROYSTONEA ELATA	FLORIDA ROYAL PALM	16' GW MATCHED	AS SHOWN
SB	8	SABAL PALMETTO	SABAL PALM	X. FULL-BOOTED TRUNK	AS SHOWN
STE	18	STEPHANOTIS FLORIBUNDA	STEPHANOTIS VINE	#3	4' O.C.
TR	6	THRINAX RADIATA	FLORIDA THATCH PALM	6'-9' C.T. STAGGERED	AS SHOWN
TRD	1057	TRACHELOSPERMUM JASMINOIDES 'DWARF'	DWARF CONFEDERATE JASMINE	#1 FULL	15" O.C.
VOB	7	VIBURNUM OBOVATUM	WALTERS VIBURNUM	9'-10' OA MIN 3 STEMS 1" CAL EACH	AS SHOWN
		FLORITAM "PALMETTO" AS INDICATED			
		MULCH ALL BEDS AS ON DETAIL			
		2" RIVER JACKS ON FILTER CLOTH			

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

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LANDSCAPE CODE REQUIREMENTS CHART

RMCR-76

City of Hollywood Requirements

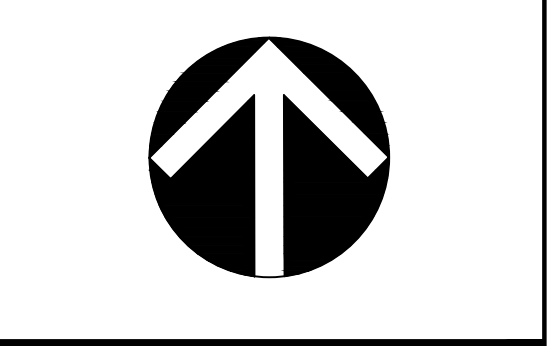
Conditions	Requirement	Provided
PERIMETER LANDSCAPE		
- One tree per 50' of portion of street frontage North/East sides 332LF/50LF or portion thereof	7	19
- 5ft landscape buffer within setback with 1 tree/20LF of required buffer area West side 135/20LF	7	0
- Buffer area within setback with 1 tree/20LF of buffer When abutting or across an alley from residential South side 197LF/20LF	10	14
VEHICULAR USE AREA (excluding perimeter landscape)		
- Each terminal island to have one tree	NOT APPLICABLE	
- 25% of total paved areas shall be landscaped	YES	YES
OPEN SPACE		
- All pervious areas must be landscaped with grass, Groundcover, and/or shrubbery	YES	YES
- One tree per 1000SF of the total pervious area 59225F/1000SF or portion thereof	6	6
- Minimum open space required	40%	22%
VIEW TRIANGLE		
- Corner lots, sight triangle must be provided	YES	YES
IRRIGATION		
- Provide 100% + coverage by an auto sprinkler system In accordance with City of Hollywood code and SFWMD	YES	YES

2000 VAN BUREN STREET
 HOLLYWOOD, FL

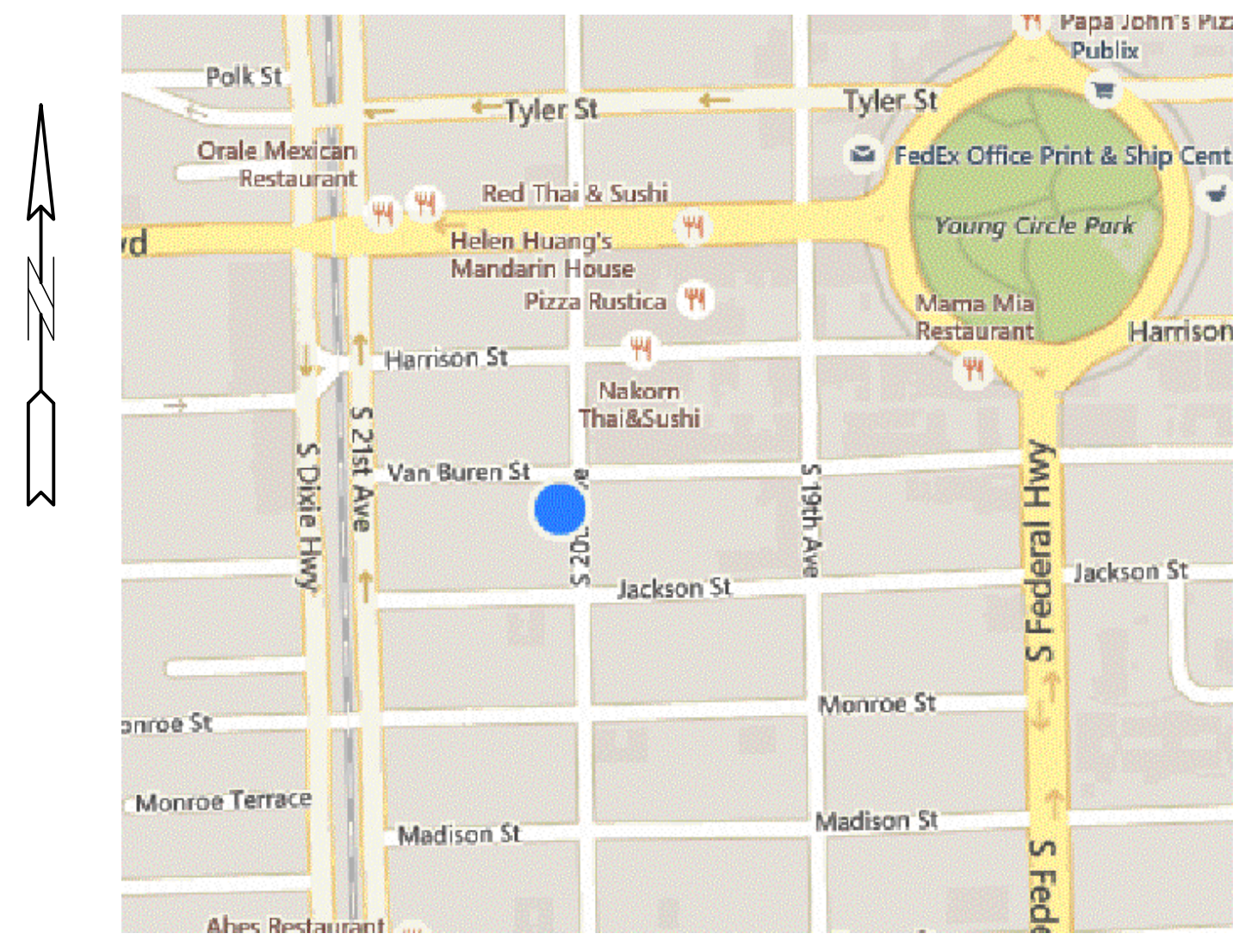
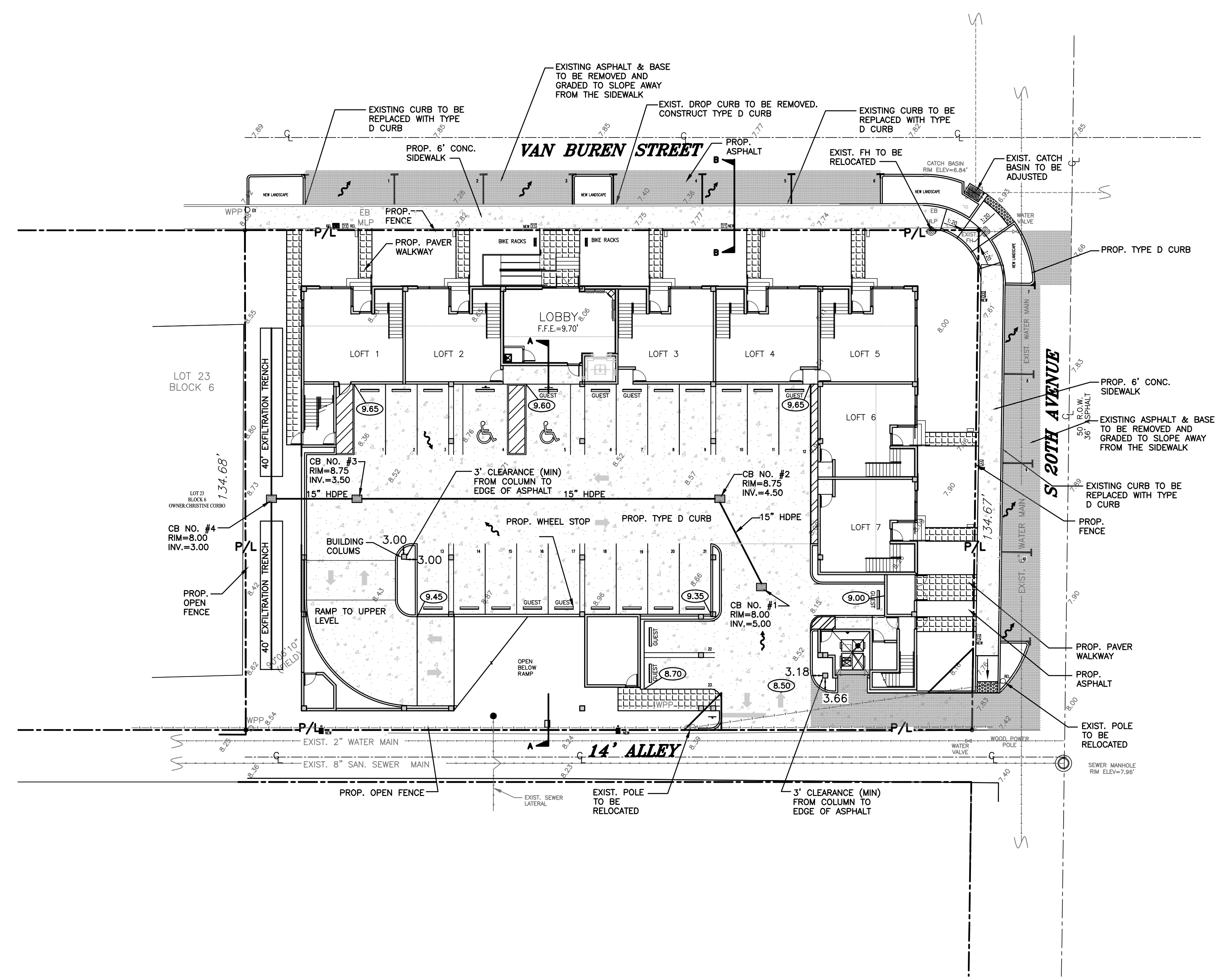
PLANT LIST, DETAILS AND NOTES

521 25th Street
 West Palm Beach
 FL 33407
 Tel (561) 747-3462
 Fax (561) 747-0281
 www.studio-sprout.com
 LA 000907
 LCC 000213

SCALE AS NOTED
 DESIGNED BY CRF, GW
 DRAWN BY GF
 CHECKED BY CRF, GW
 CAD DWG.
 DATE 12.04.15
 REVISIONS
 COMMENTS 02.02.16
 P & D Board 04.14.16

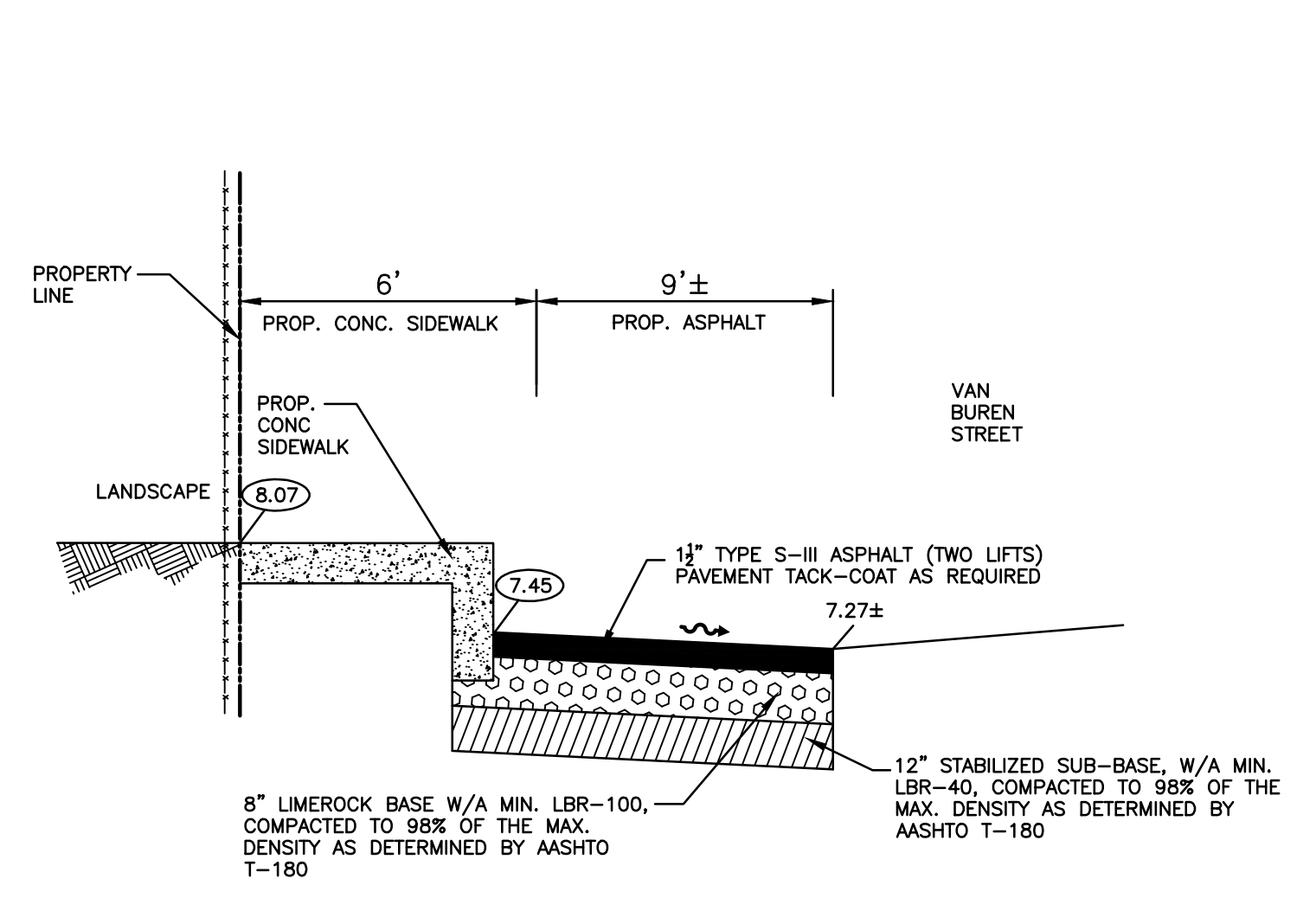
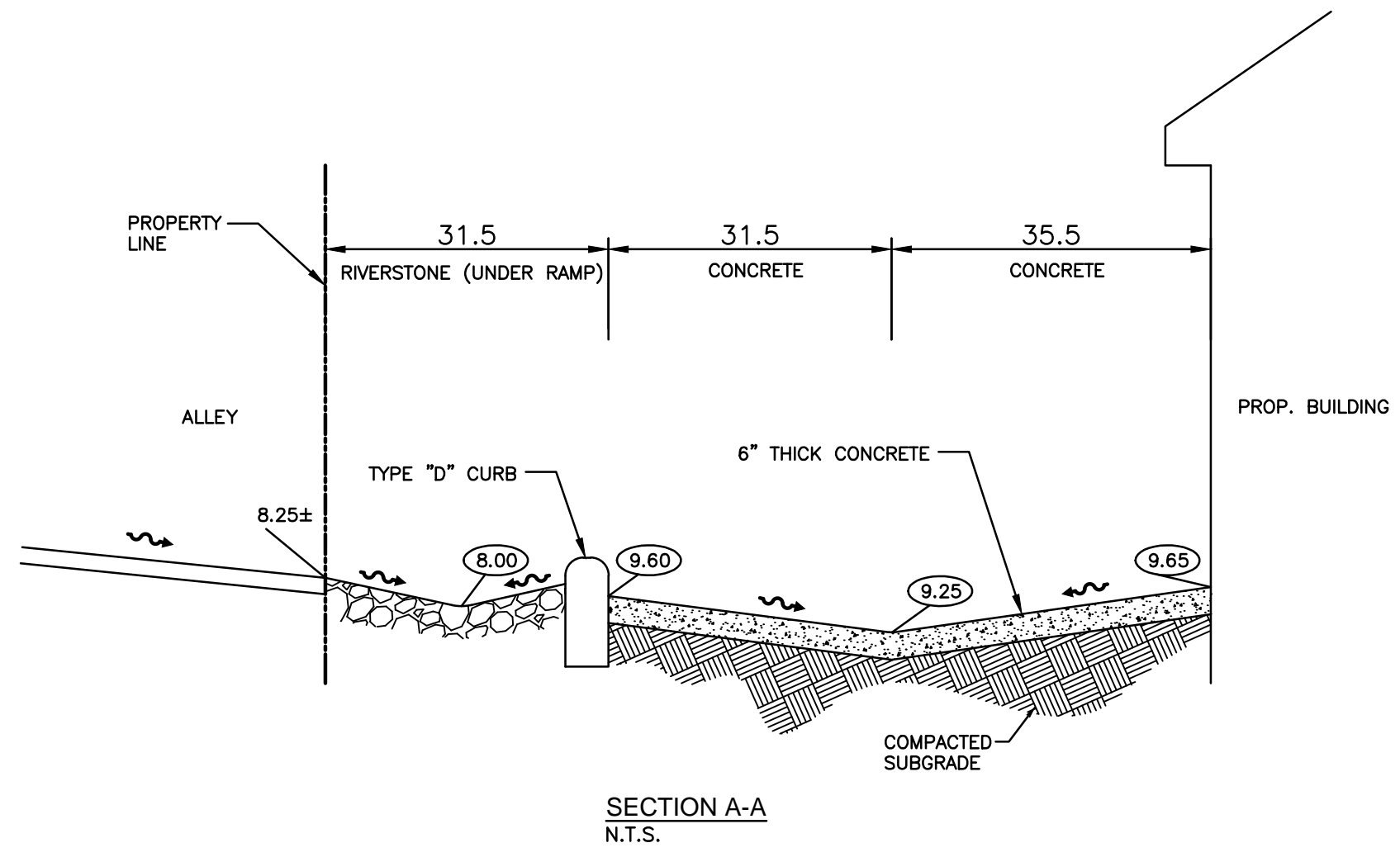


ELEVATIONS ARE REFERENCED TO NAVD 1988



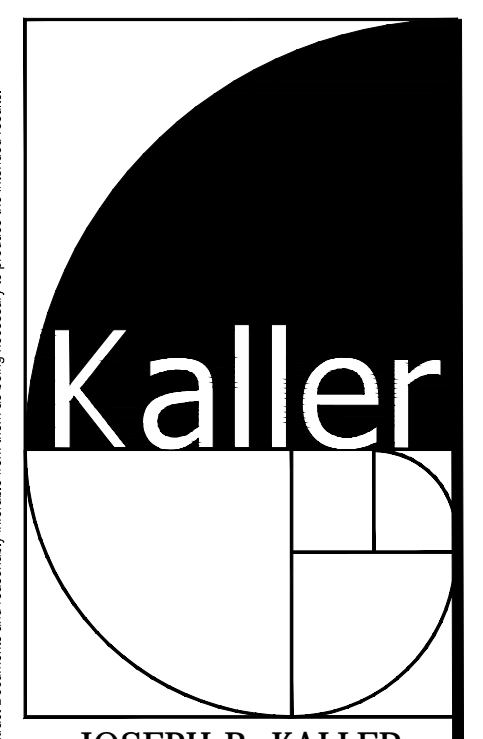
LOCATION MAP
NOT TO SCALE

LAND DESCRIPTION:
LOTS 18, 19, 20, 21 AND 22, BLOCK 6 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LEGEND

	PROPOSED ASPHALT		EXISTING PIPING AND APPURTENANCES
	PROPOSED PAVERS		EXISTING BACKFLOW PREVENTOR
	PROPOSED CONCRETE		EXISTING CATCH BASIN
	PROPOSED CATCH BASIN		EXISTING CLEANOUT
	PROPOSED PIPING		EXISTING ELEVATION
	PROPOSED ELEVATION		EXISTING GAS METER
			EXISTING GREASE TRAP
			EXISTING CONCRETE LIGHT POLE
			EXISTING MANHOLE (AS DESIGNATED)
			EXISTING MONITORING WELL
			EXISTING SIGN (AS INDICATED)
			EXISTING VALVE BOX
			EXISTING WATER METER
			EXISTING WOOD POWER POLE
			EXISTING FENCE



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SEAL
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
GRADING AND DRAINAGE PLAN 2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

REVISIONS

No.	DATE	DESCRIPTION
1	04/14/16	P & D BOARD

PROJECT No.: 15-66
DATE: 11/24/15
DRAWN BY: NKW
CHECKED BY: SCH

SHEET

C-1

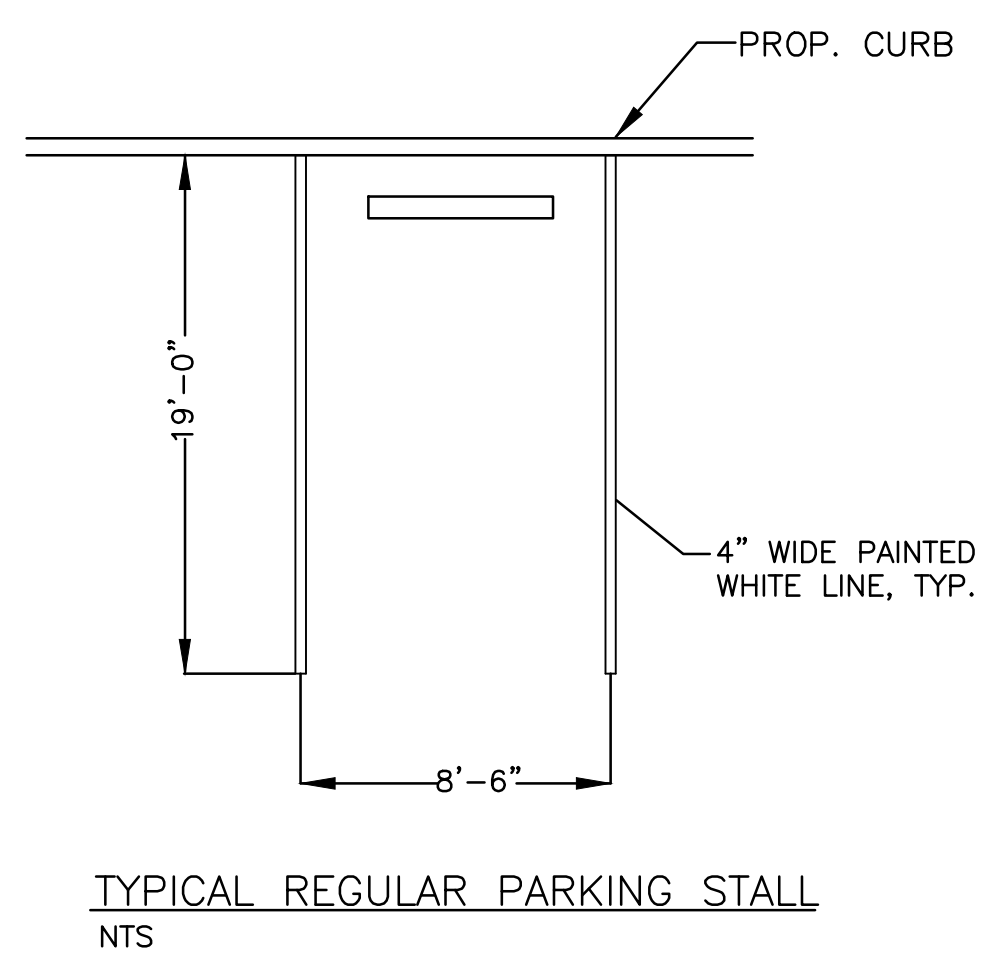
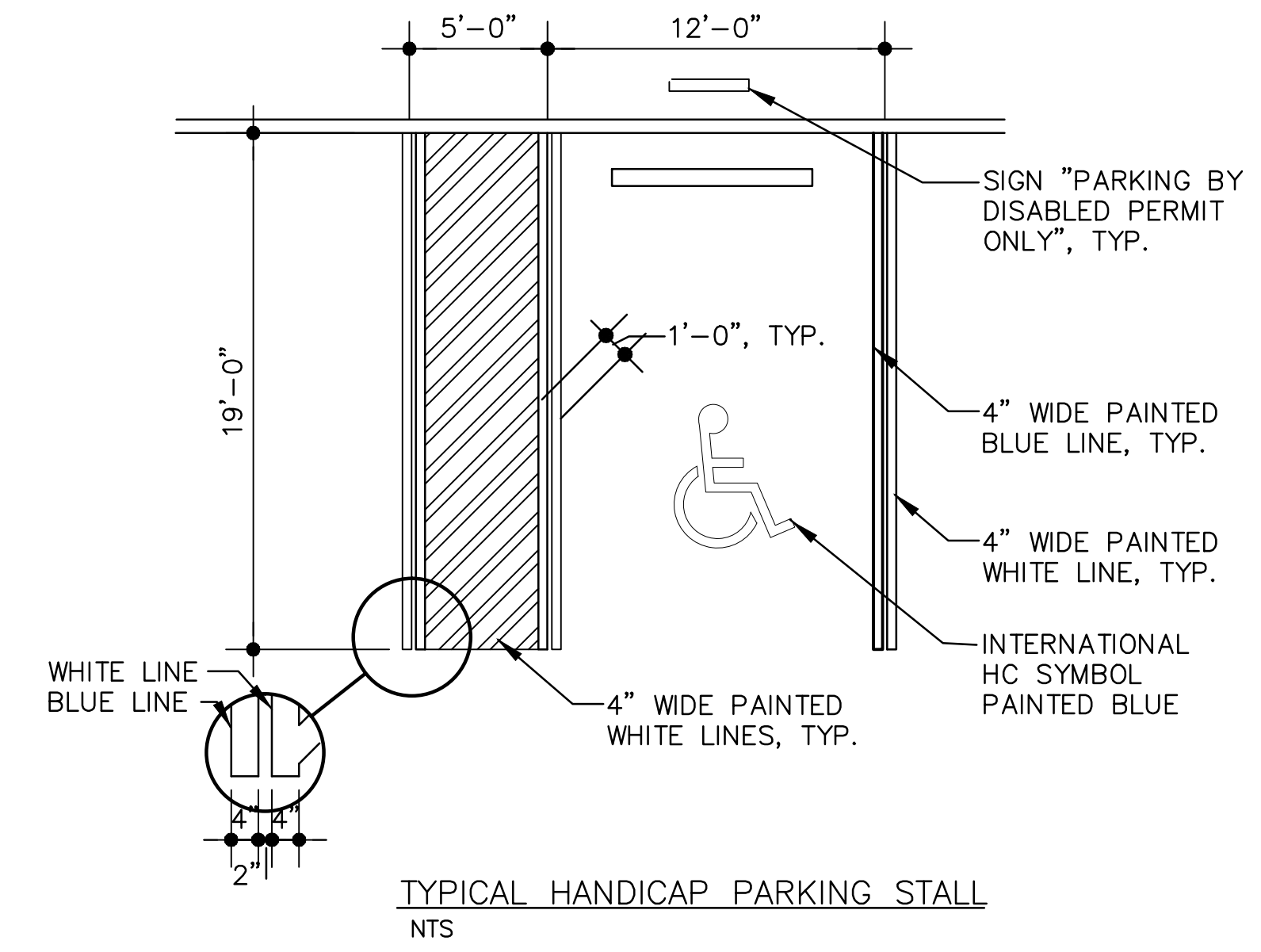
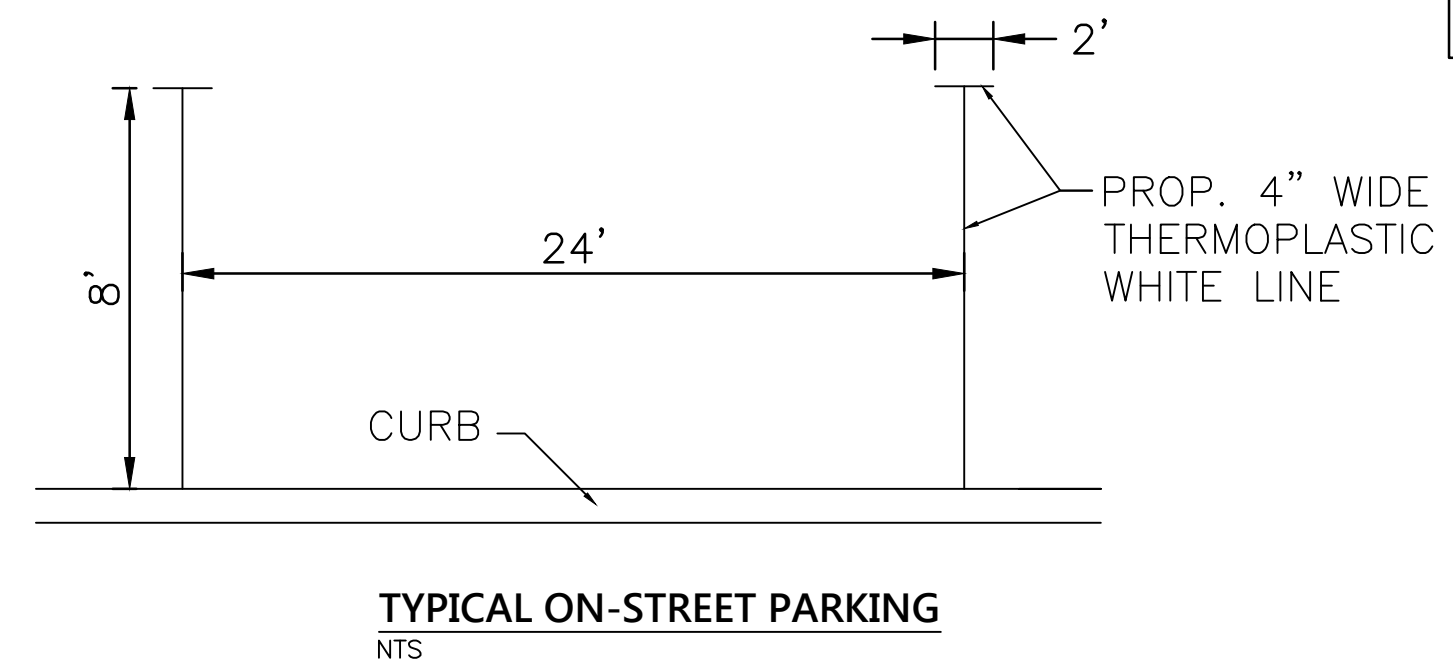
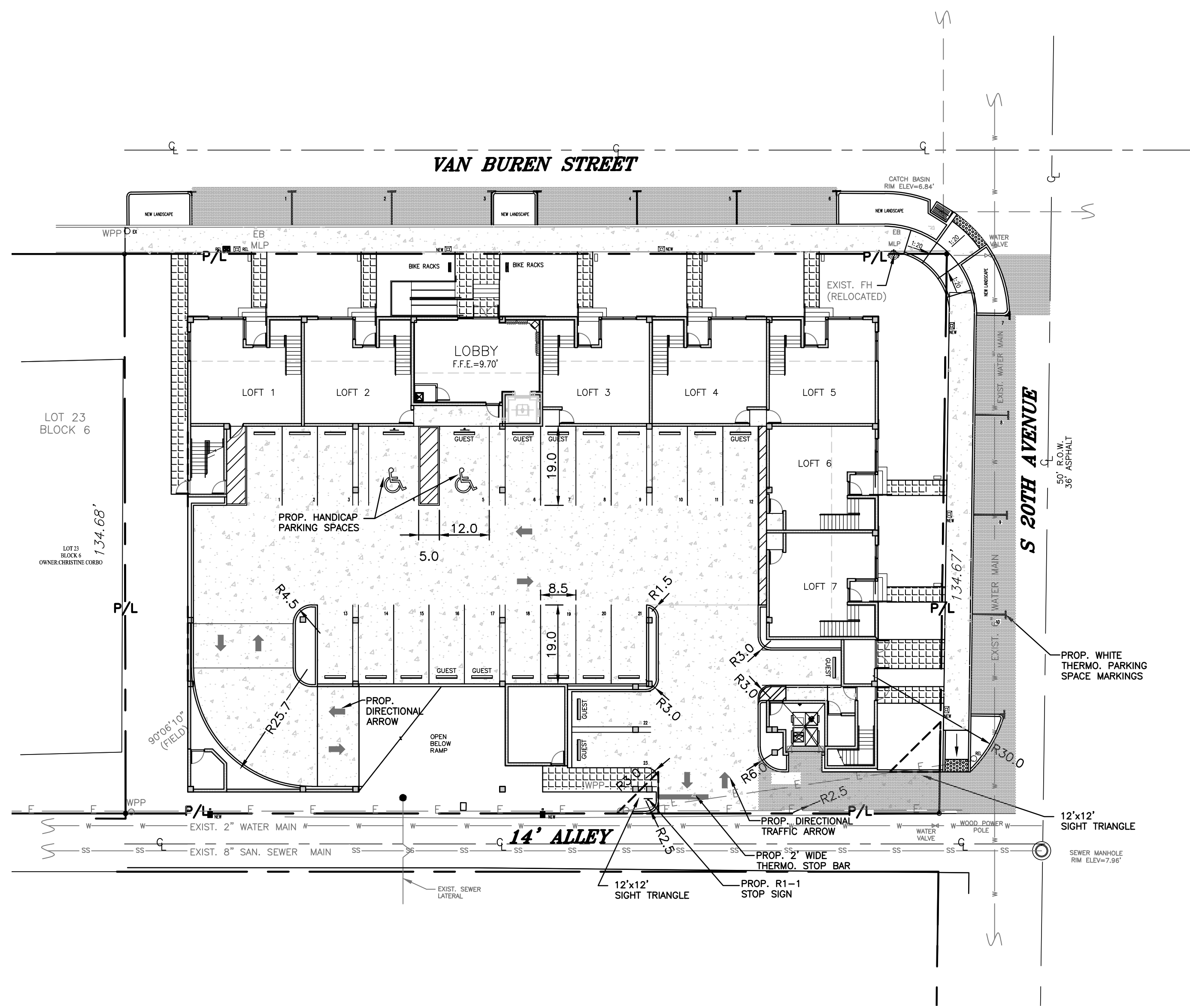
HOLLAND ENGINEERING INC.
civil engineers
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SUSAN C. HOLLAND, PE
Lic. no. 41831

GRADING AND DRAINAGE PLAN
SCALE: 1"=20'



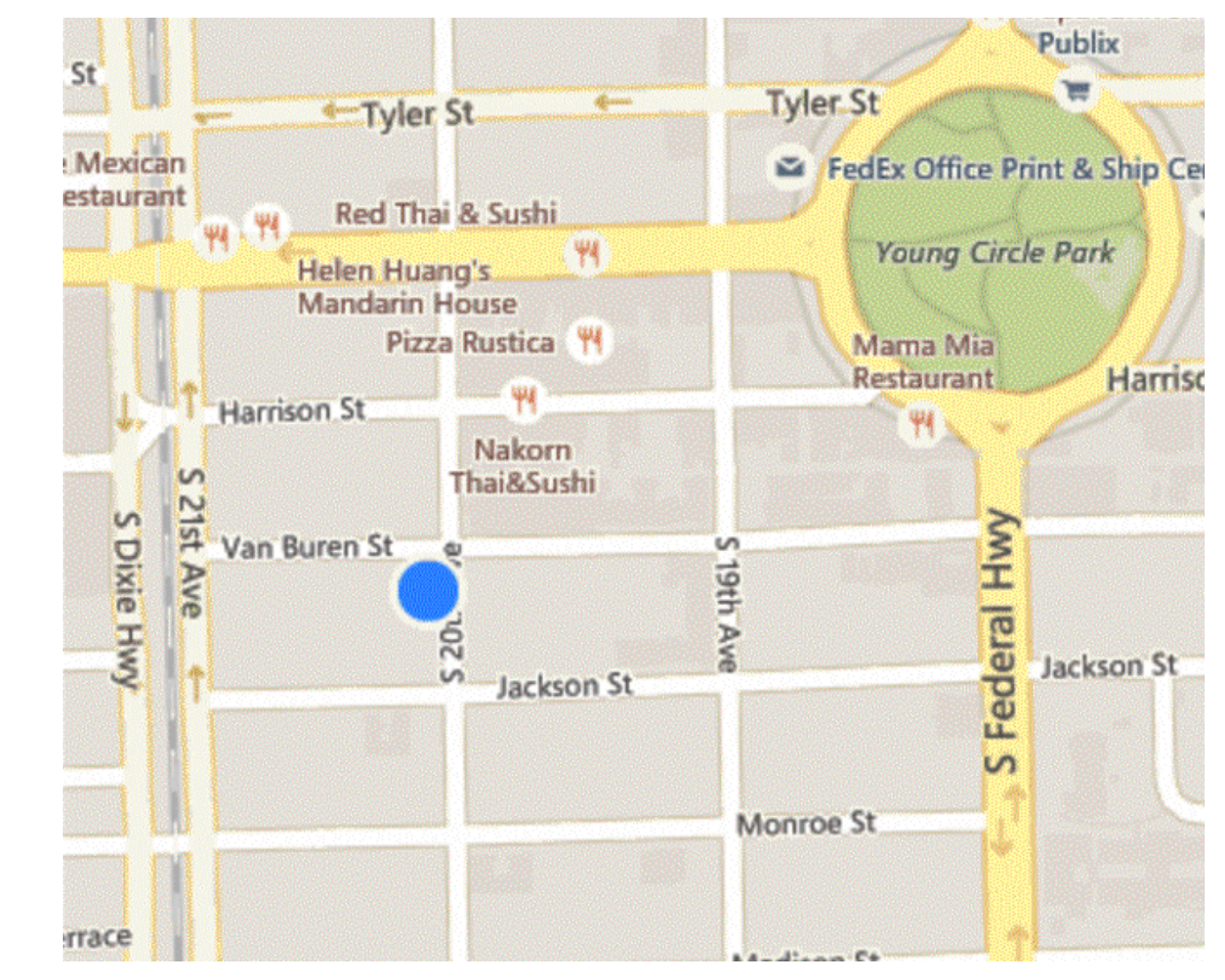
ELEVATIONS ARE REFERENCED TO NAVD 1988



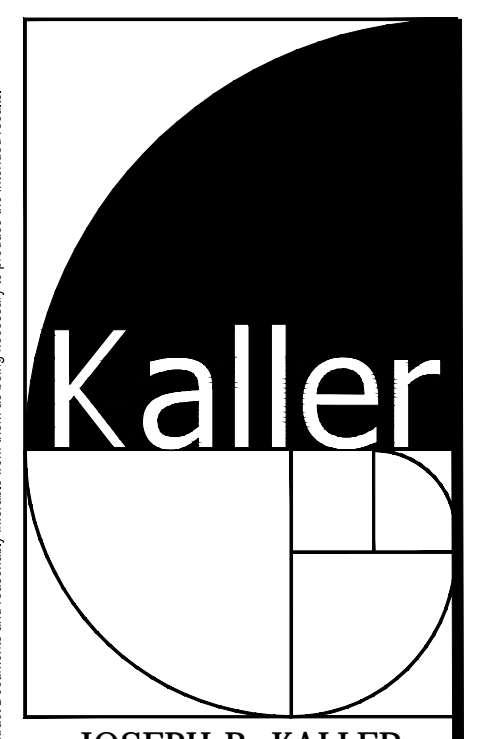
LAND DESCRIPTION:
 LOTS 18, 19, 20, 21 AND 22, BLOCK 6 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND

- PROPOSED ASPHALT
- PROPOSED PAVERS
- PROPOSED CONCRETE
- PROPOSED CATCH BASIN
- PROPOSED PIPING
- PROPOSED ELEVATION
- EXISTING PIPING AND APPURTENANCES
- EXISTING BACKFLOW PREVENTOR
- EXISTING CATCH BASIN
- EXISTING CLEANOUT
- EXISTING ELEVATION
- EXISTING GAS METER
- EXISTING GREASE TRAP
- EXISTING CONCRETE LIGHT POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING MONITORING WELL
- EXISTING SIGN (AS INDICATED)
- EXISTING VALVE BOX
- EXISTING WATER METER
- EXISTING WOOD POWER POLE
- EXISTING FENCE



LOCATION MAP
 NOT TO SCALE



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SEAL
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PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA
 SHEET TITLE
 PAVEMENT MARKING & SIGNAGE PLAN

No.	DATE	DESCRIPTION
1	04/14/16	P & D BOARD

PROJECT No.: 15-66
 DATE: 11/24/15
 DRAWN BY: NKW
 CHECKED BY: SCH

SHEET

C-3

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PAVEMENT MARKING AND SIGNAGE PLAN
 SCALE: 1"=20'



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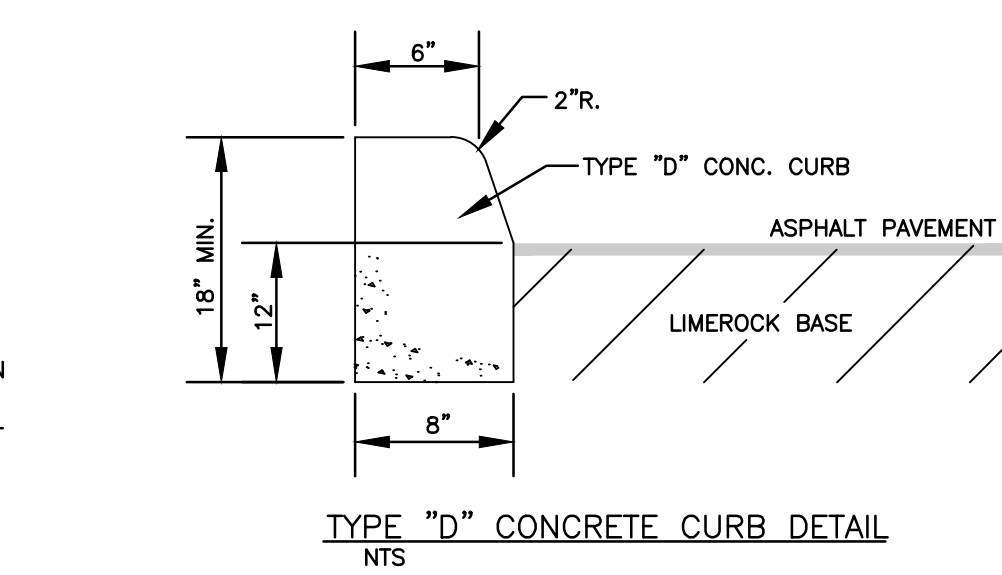
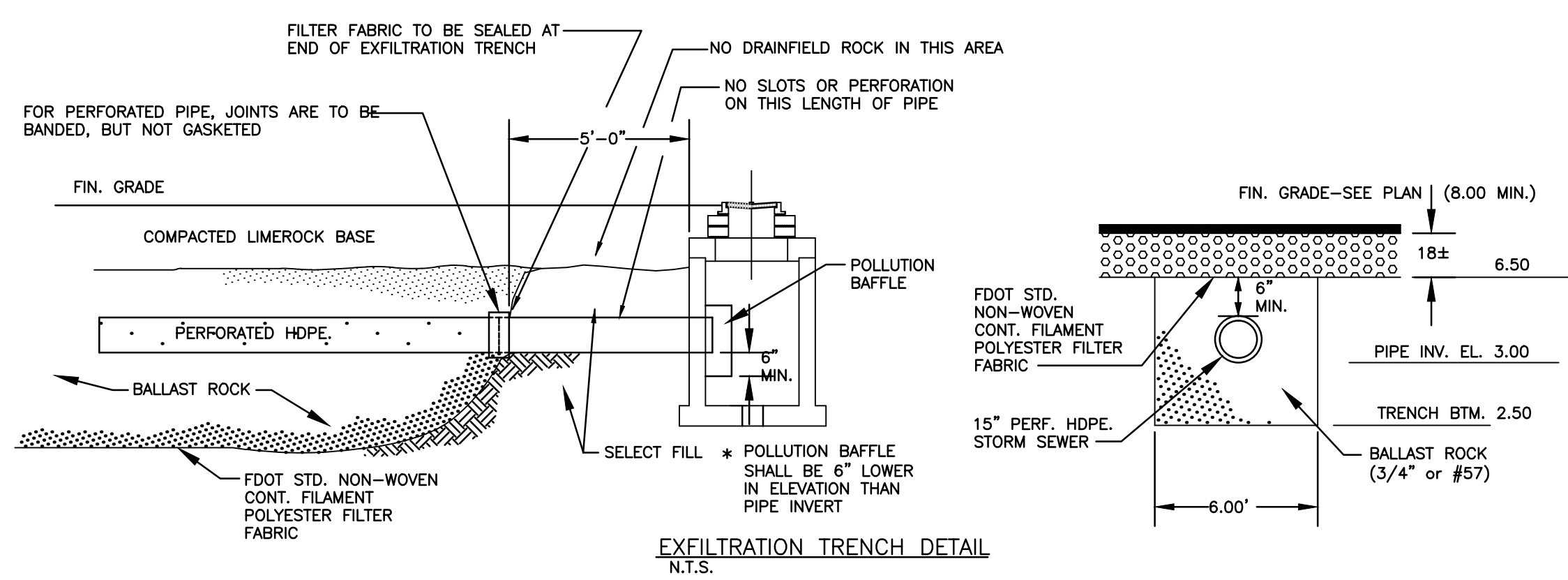
GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
 FLORIDA POWER & LIGHT CO., CONSTRUCTION
 SOUTHERN BELL TELEPHONE & TEL. CO.
 CABLE CONSTRUCTION BUREAU
 LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
 FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
 UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

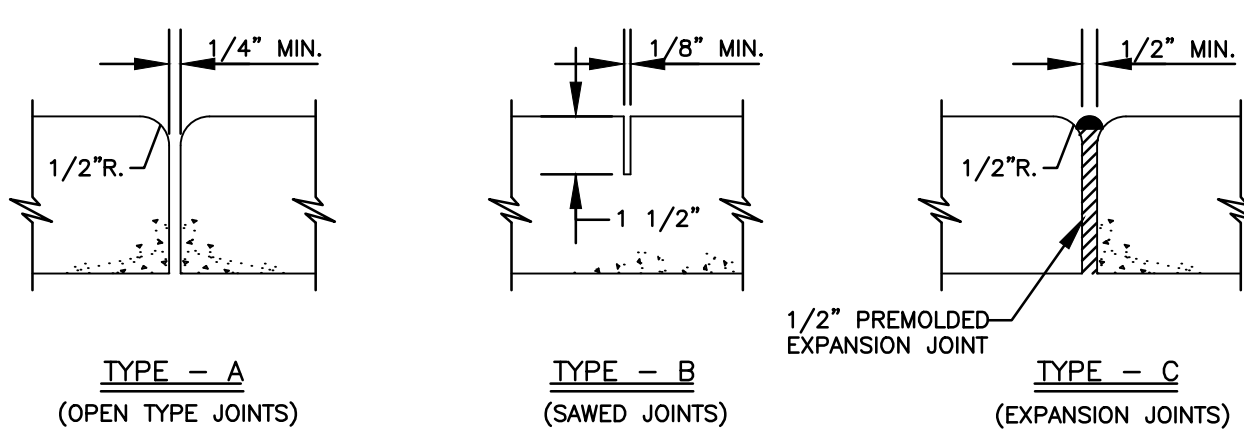
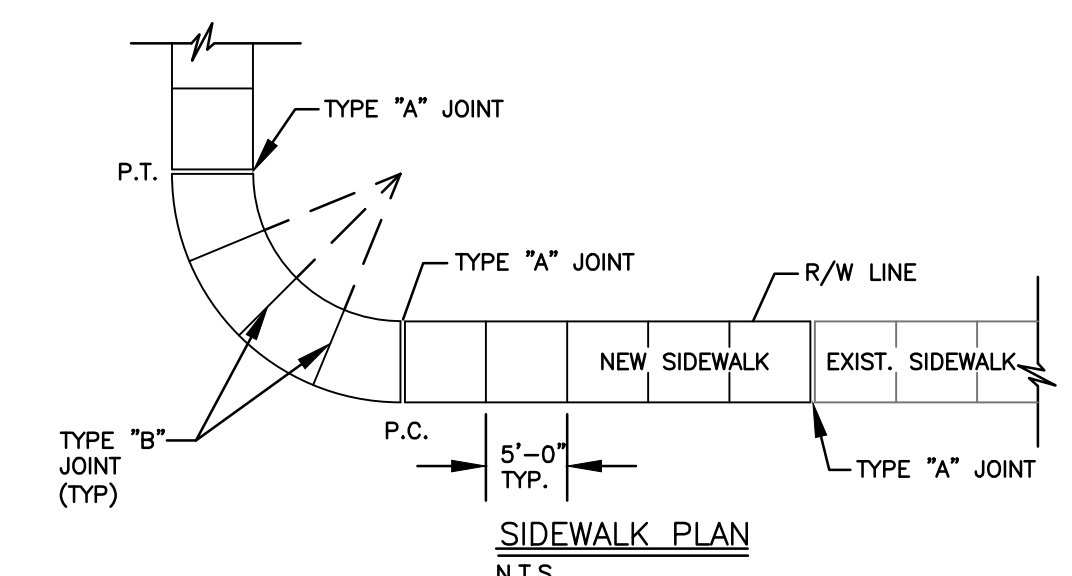
PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 80% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFIL, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
 RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
 CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
 MCP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
 SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
 PVC = POLYVINYLCHLORIDE PIPE
 PCMP = PERFORATED CMP, FDOT SECTION 945
 DIP = DUCTILE IRON PIPE
 HDPE = HIGH DENSITY POLYETHYLENE PIPE.
15. ASPHALT -
 BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.
 PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

- DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.
- PAVEMENT MARKING & SIGNING STANDARD NOTES :**
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
 2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
 3. STOP BARS SHALL BE 24" WHITE.
 4. ALL SITE PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, EXCLUDING PARKING STALL STRIPING.
 5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND FBC TYPICAL T-P-06-001.



NOTE: SURFACE WATER MANAGEMENT SYSTEM SHALL BE CLEANED/MAINTAINED AS NEEDED AND AT LEAST ONCE PER YEAR.

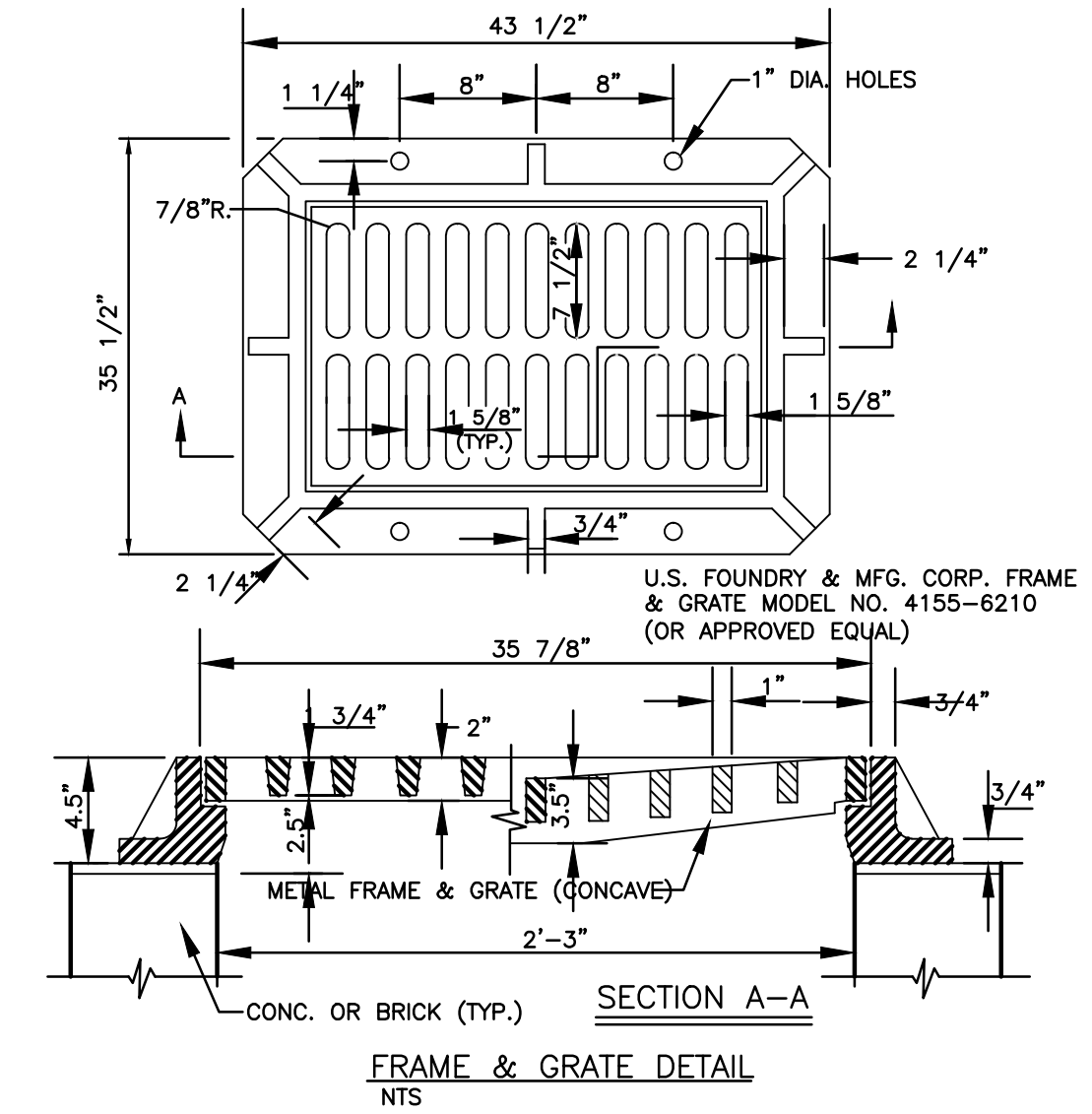
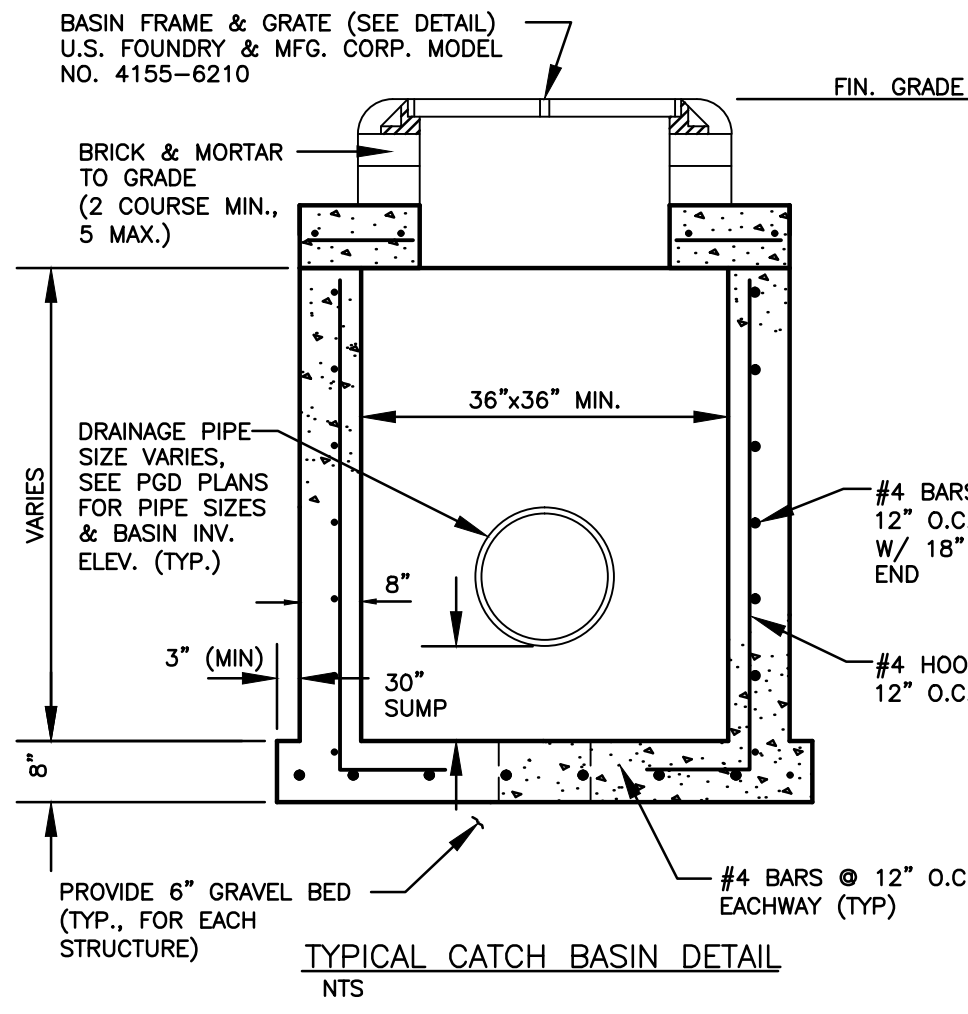
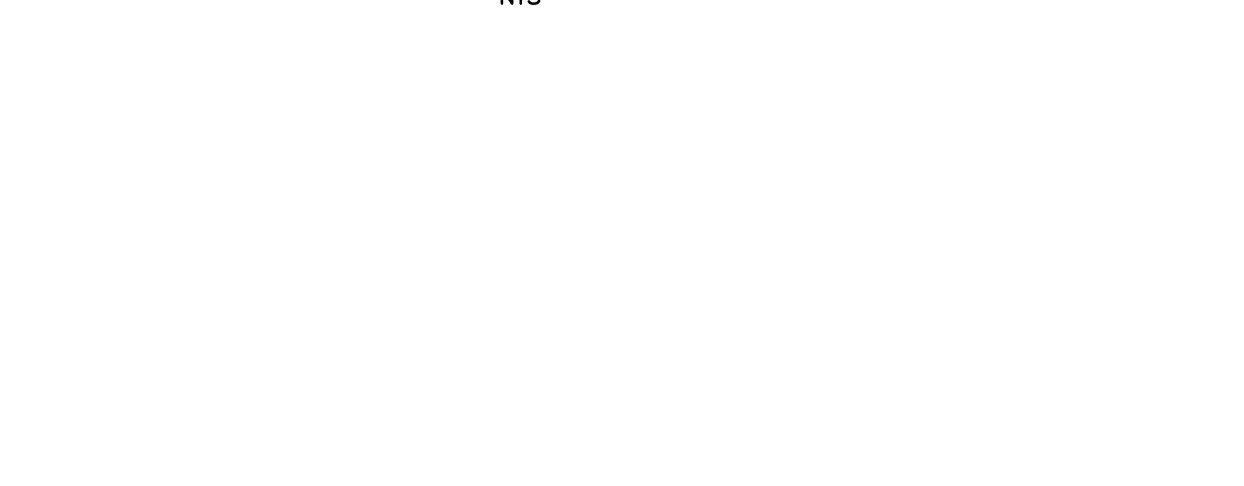


TYPICAL SIDEWALK THICKNESS (T)

LOCATION :	T
PEDESTRIAN AREAS	4"
DRIVEWAYS & OTHER	8"

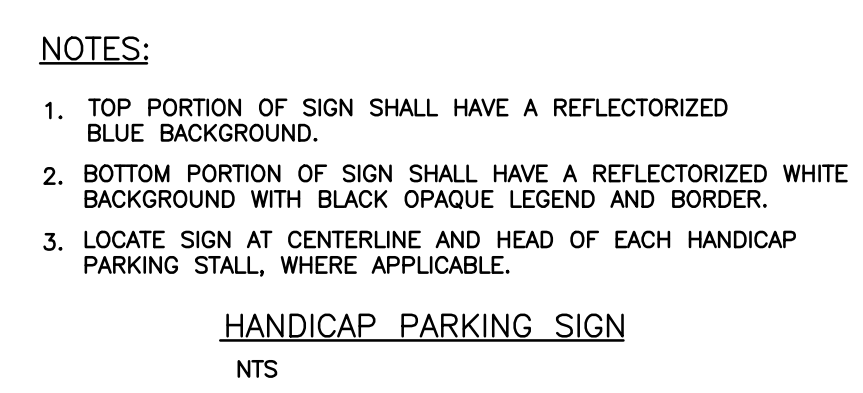
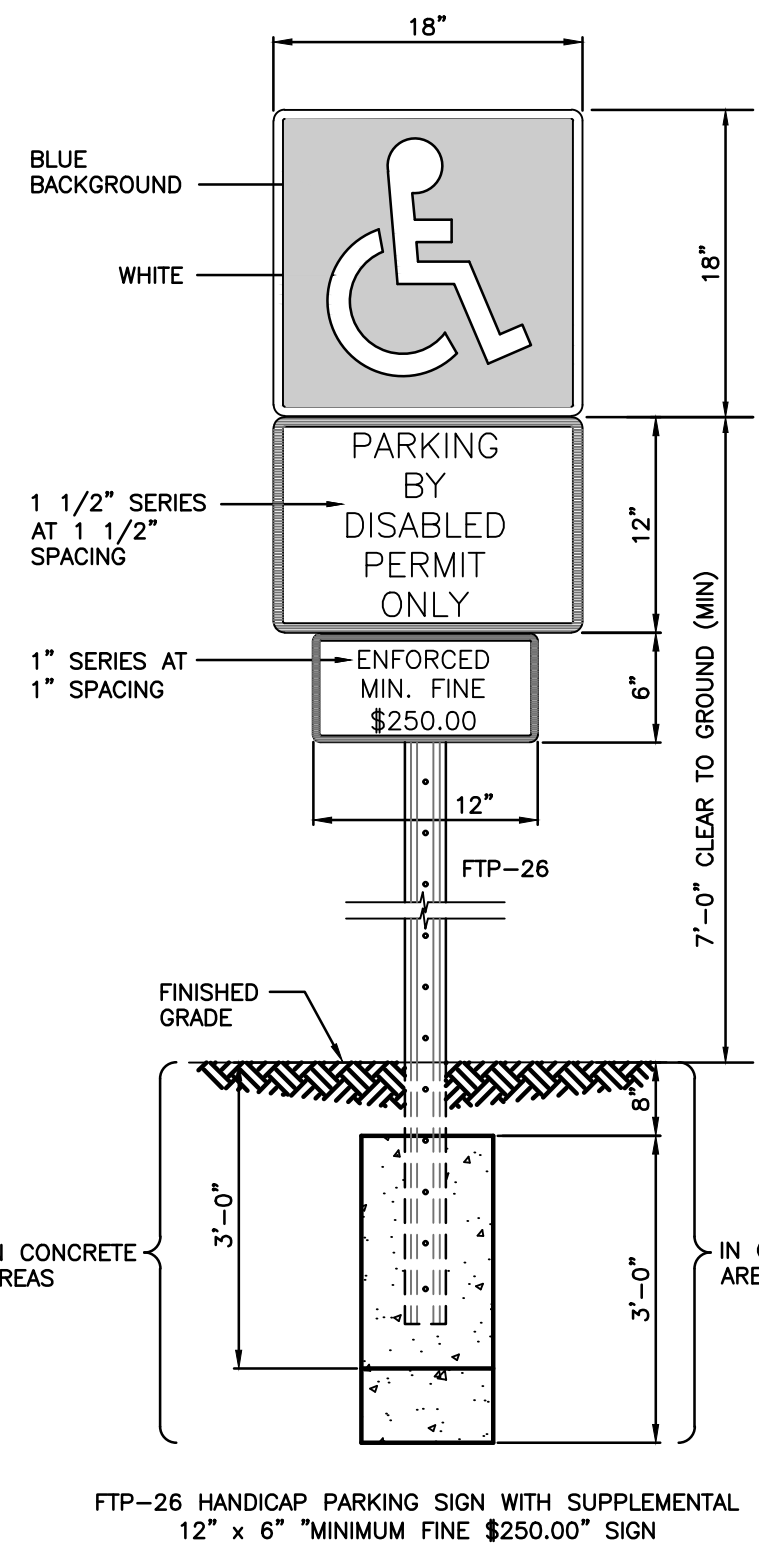
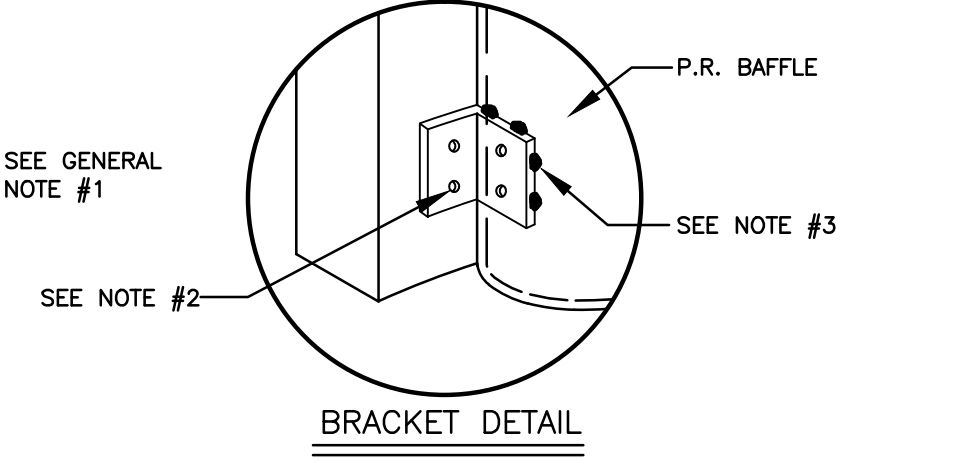
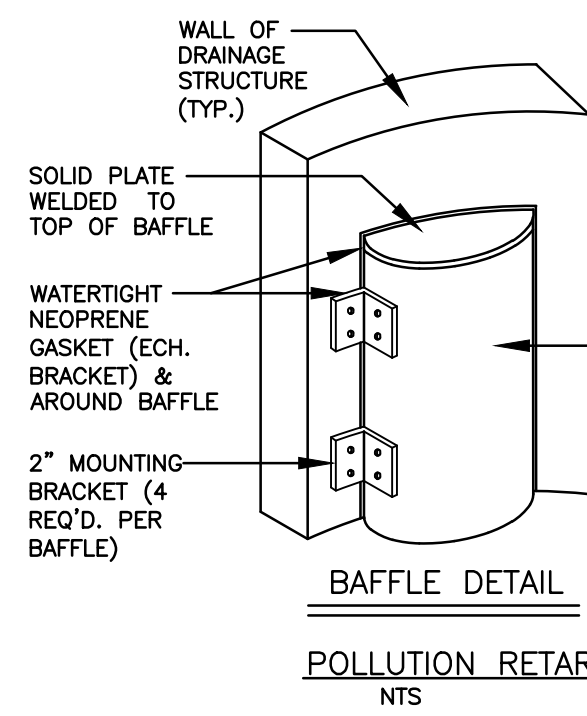
NOTES:

1. EXPANSION JOINTS EVERY 50' O.C.
2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
3. 8" THK. SIDEWALK ACROSS DRIVEWAYS

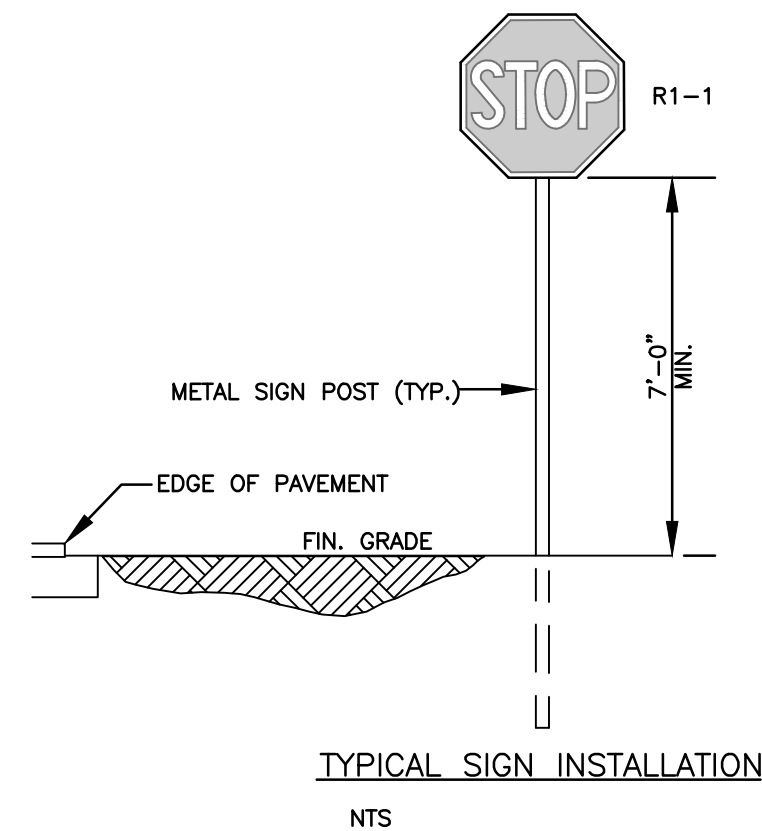


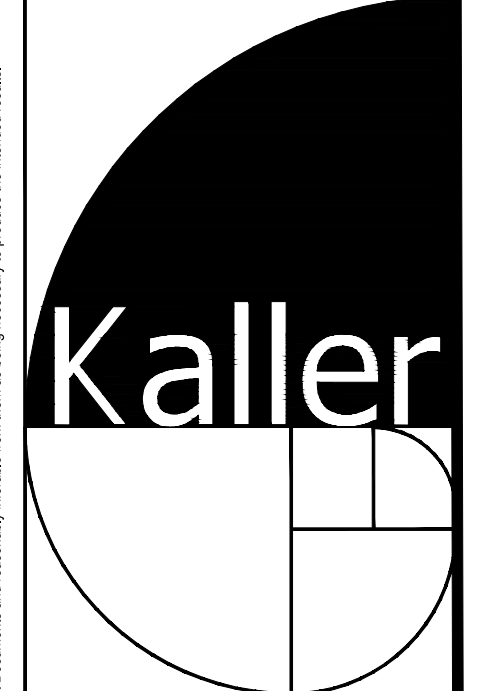
GENERAL NOTES :

1. BAFFLE TO BE SECTION OF CMP CUT IN HALF. CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



- NOTES:**
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
 2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.





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 joseph@kallerarchitects.com

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JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
**2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA**

SHEET TITLE
CIVIL DETAILS

REVISIONS		
No.	DATE	DESCRIPTION
1	04/14/16	P & D BOARD

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PROJECT No.: 15-66
 DATE: 11/24/15
 DRAWN BY: NKW
 CHECKED BY: SCH

SHEET

C-5

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SEAL

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PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 SECOND FLOOR PLAN

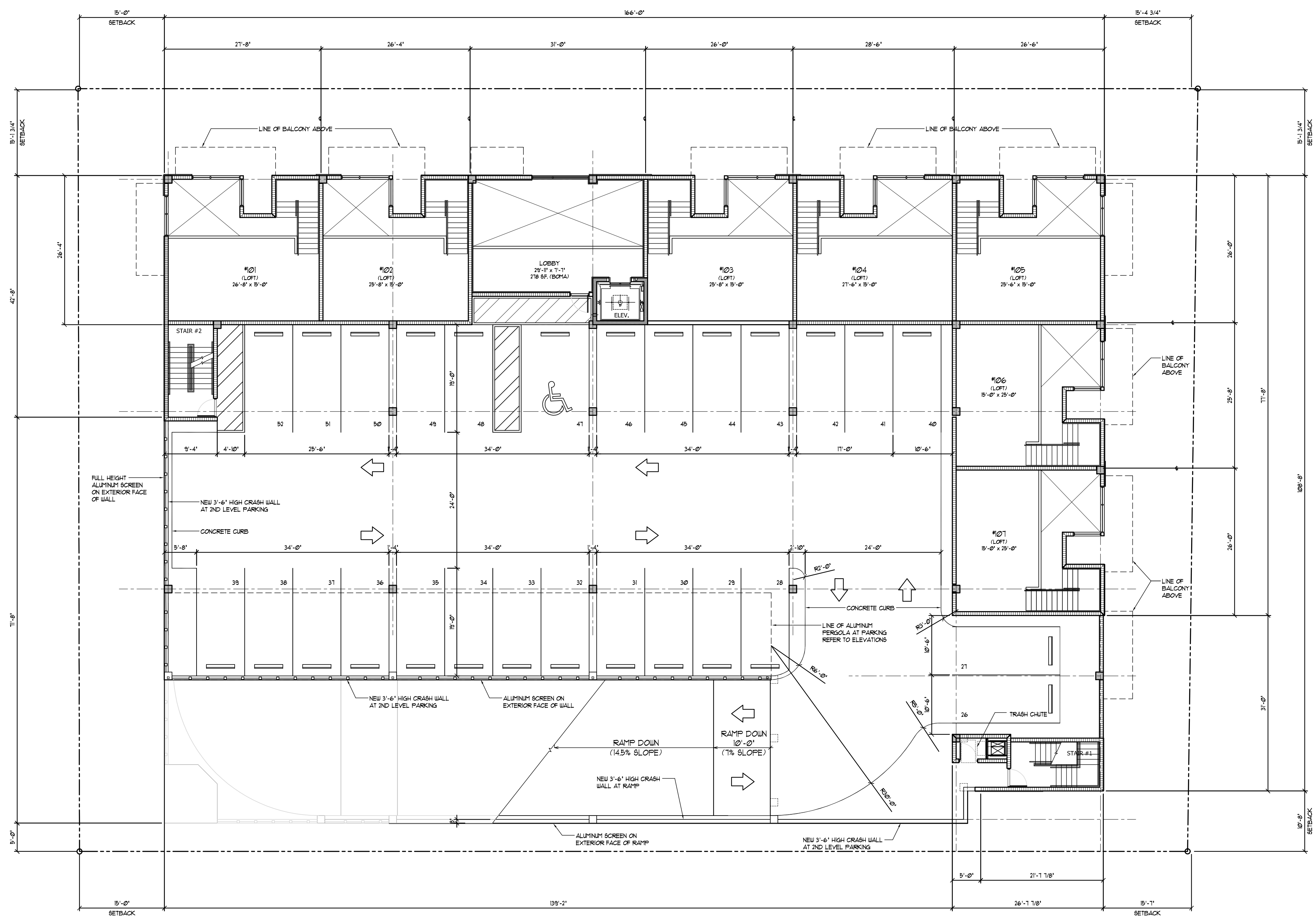
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No.	DATE	DESCRIPTION
1	10-19-15	PRELIM TAC
2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD

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PROJECT No.: 12093
 DATE: 09/15/15
 DRAWN BY: JAIME
 CHECKED BY: JBK

SHEET

A-2



POINTS OF IMPACT NOTE:
 ALL VEHICLE BARRIERS 4 WALLS AT END OF PARKING STALLS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 6000 LBS (26.10 KN) IN ACCORDANCE WITH SECTION 45.3 OF ASCE 7 (PER FBC 5TH ED. 1607.8.3 - VEHICLE BARRIERS)



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SEAL

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PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 THIRD FLOOR PLAN

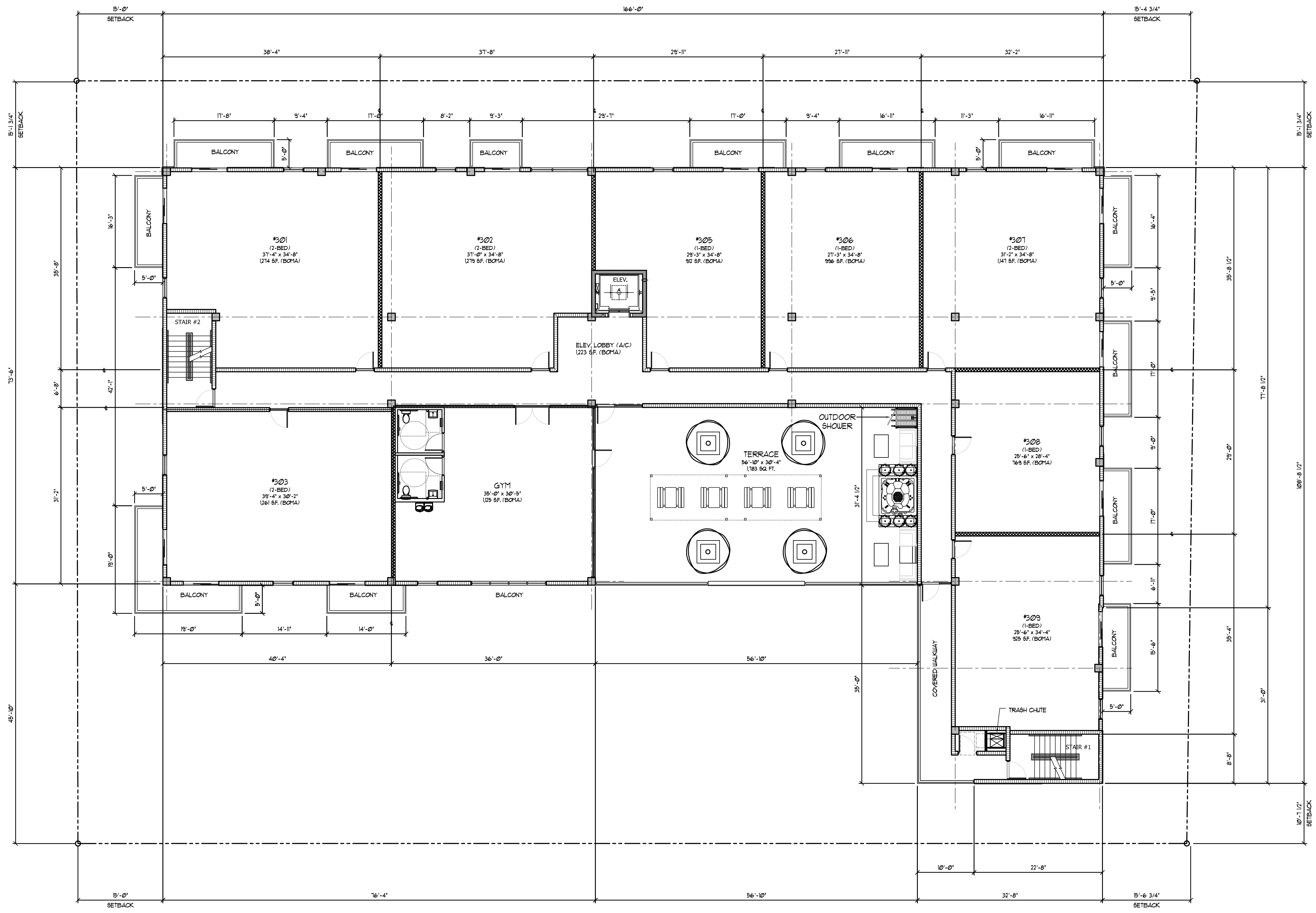
REVISIONS		
No.	DATE	DESCRIPTION
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2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD

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PROJECT No.: 12093
 DATE: 09/15/15
 DRAWN BY: JAIME
 CHECKED BY: JBK

SHEET

A-3



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SEAL

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PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 FOURTH FLOOR PLAN

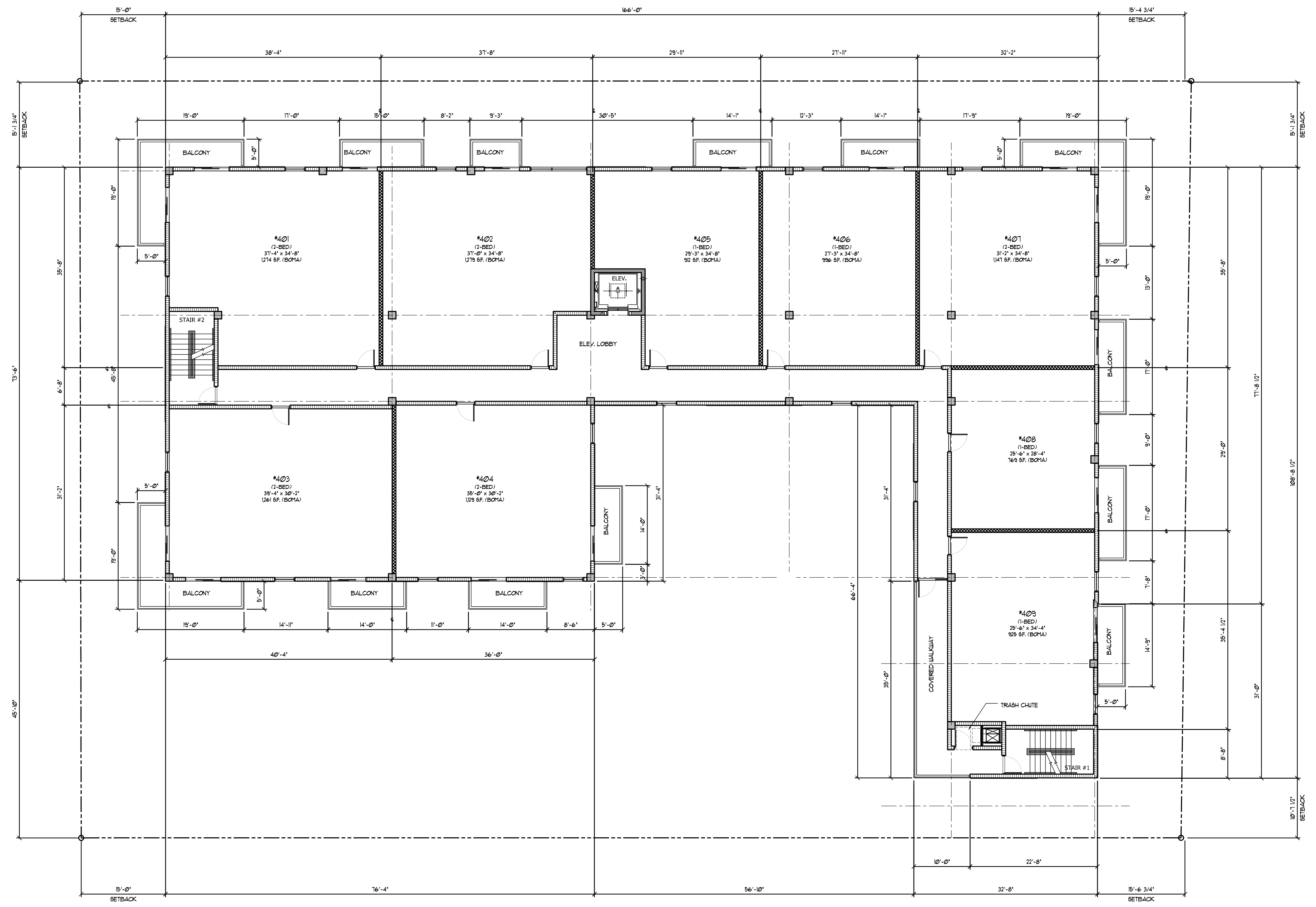
REVISIONS		
No.	DATE	DESCRIPTION
1	10-19-15	PRELIM TAC
2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD

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PROJECT No.: 12093
 DATE: 09/15/15
 DRAWN BY: JAIME
 CHECKED BY: JBK

SHEET

A-4



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 FLORIDA P.A. # 0009239

PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 FIFTH FLOOR PLAN

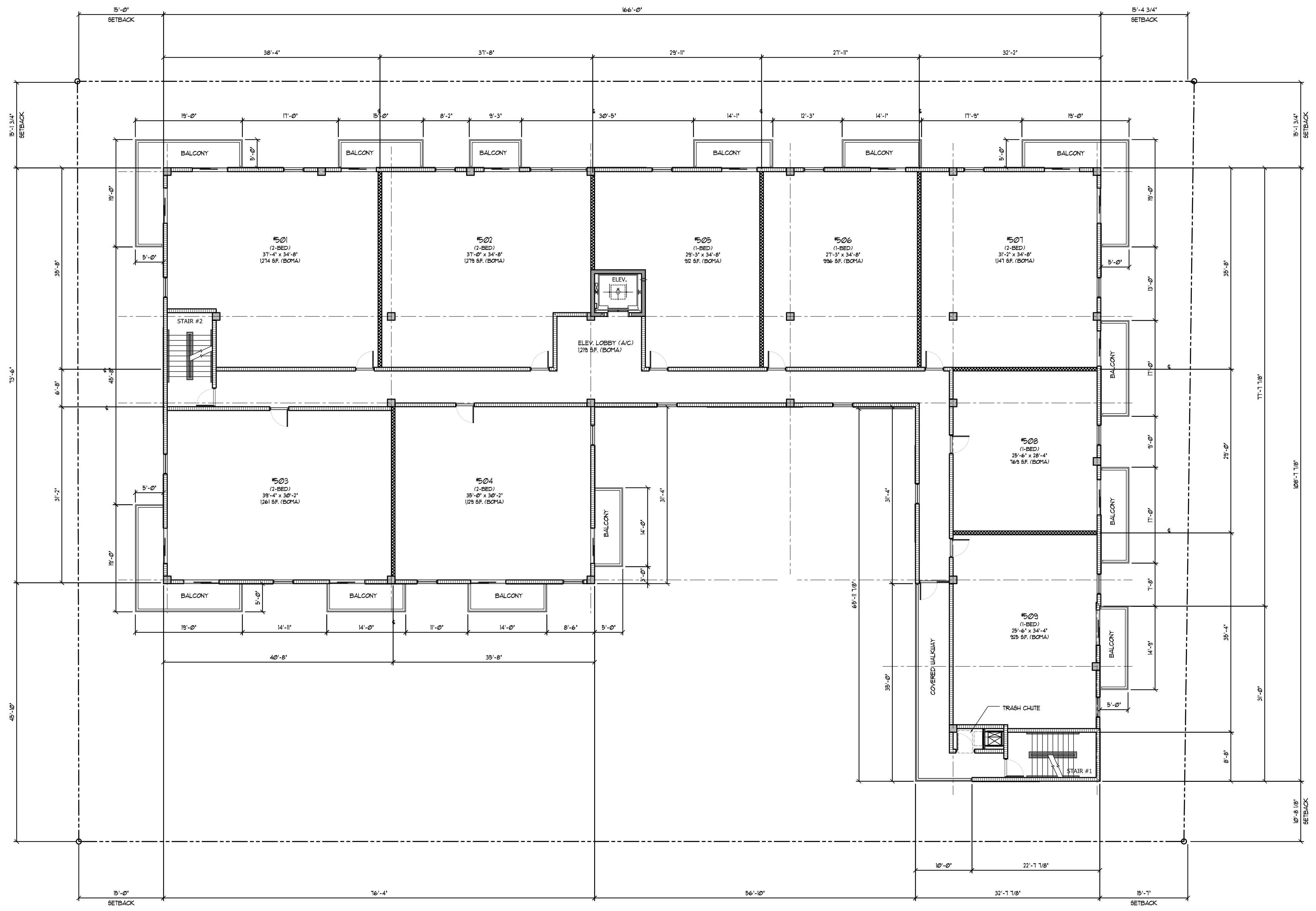
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No.	DATE	DESCRIPTION
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2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD

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PROJECT No.: 12093
 DATE: 09/15/15
 DRAWN BY: JAIME
 CHECKED BY: JBK

SHEET

A-5



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 joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 SIXTH FLOOR PLAN

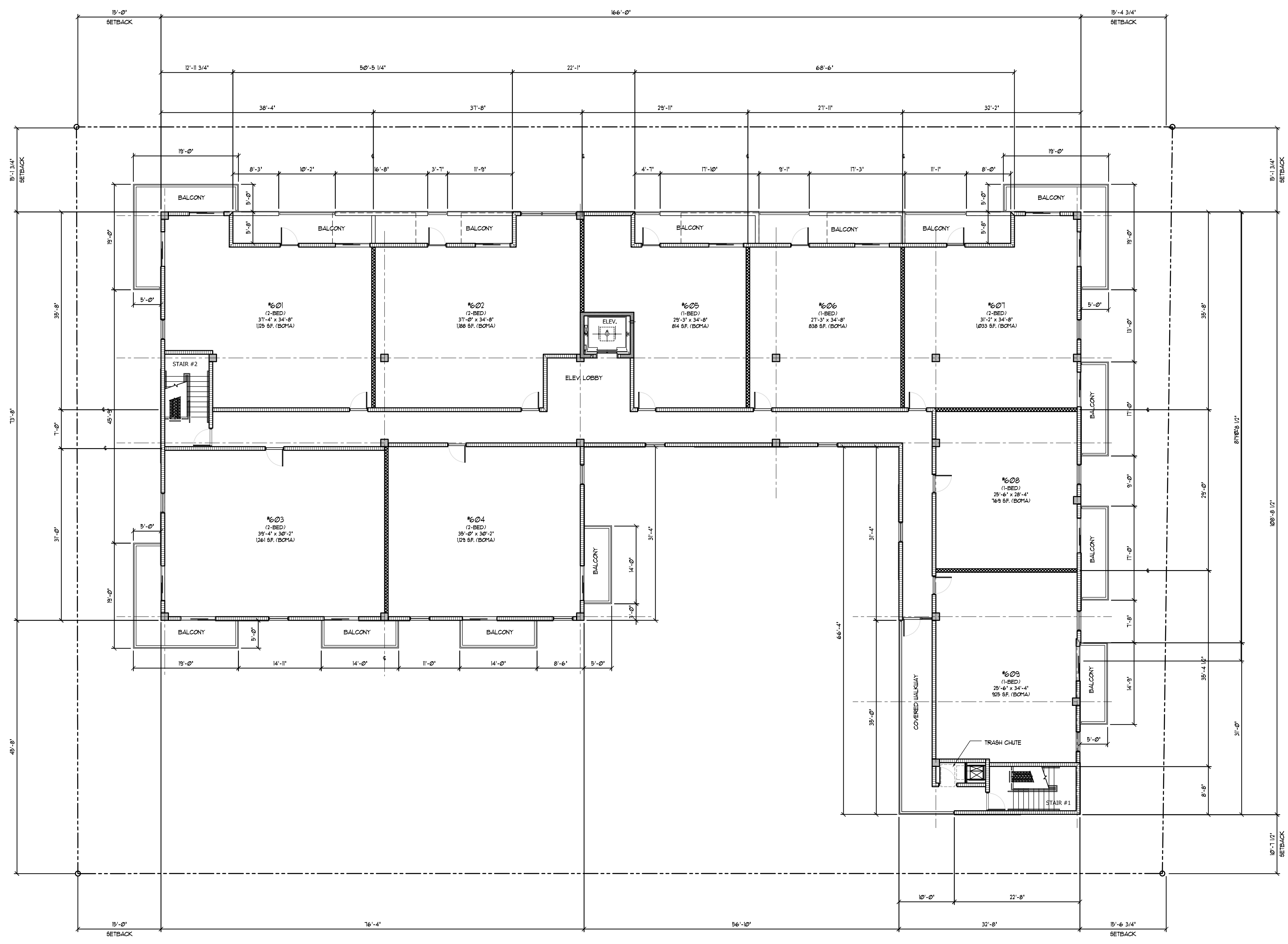
REVISIONS		
No.	DATE	DESCRIPTION
1	10-19-15	PRELIM TAC
2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD
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PROJECT No.: 12093
 DATE: 09/15/15
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SHEET

A-6



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JOSEPH B. KALLER
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PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 ROOF PLAN

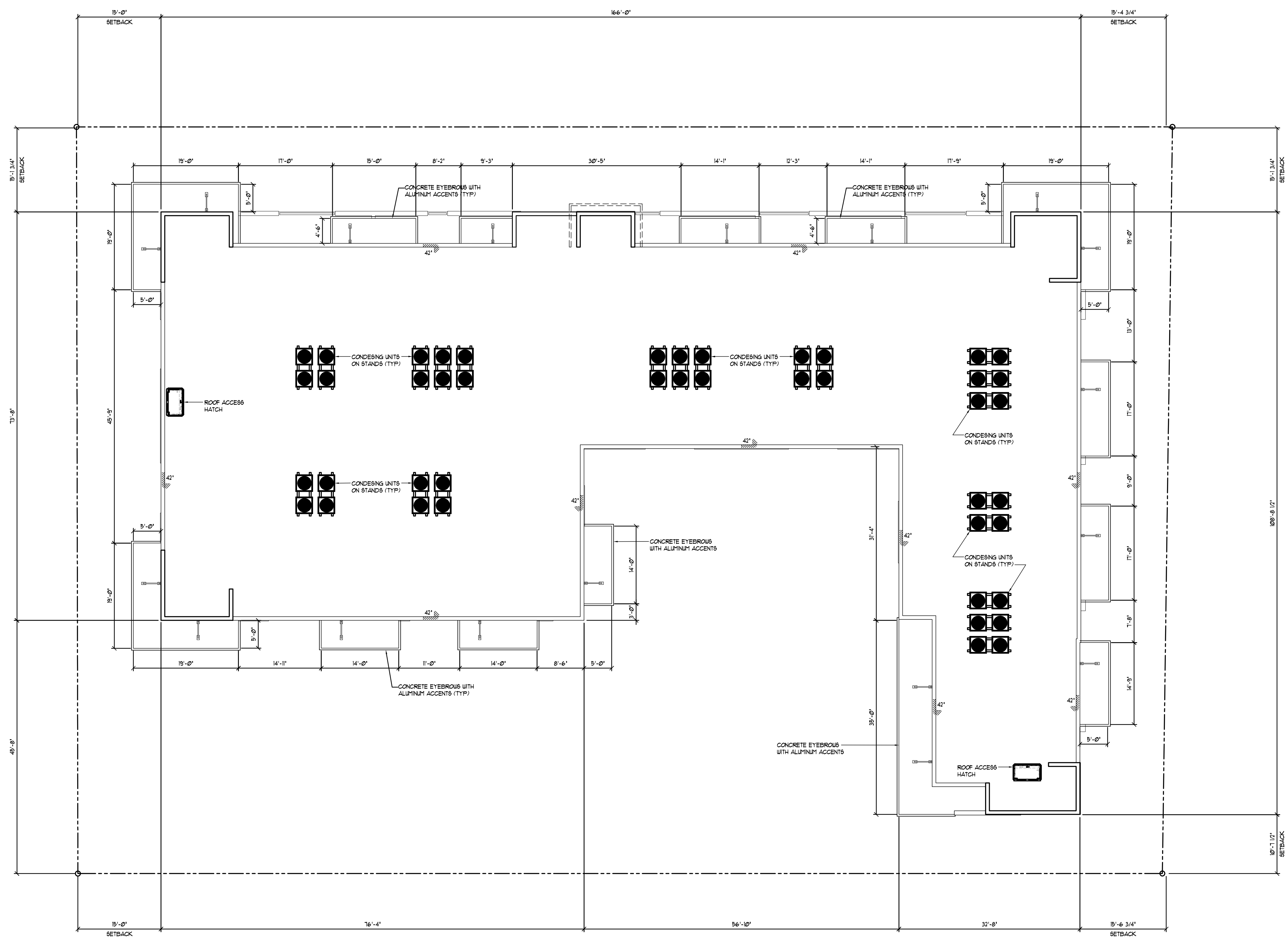
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2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD
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SHEET

A-7



1 ROOF PLAN

SCALE: 3/32" = 1'-0"

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SEAL

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PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 TYPICAL LOFT UNIT
 FLOOR PLANS

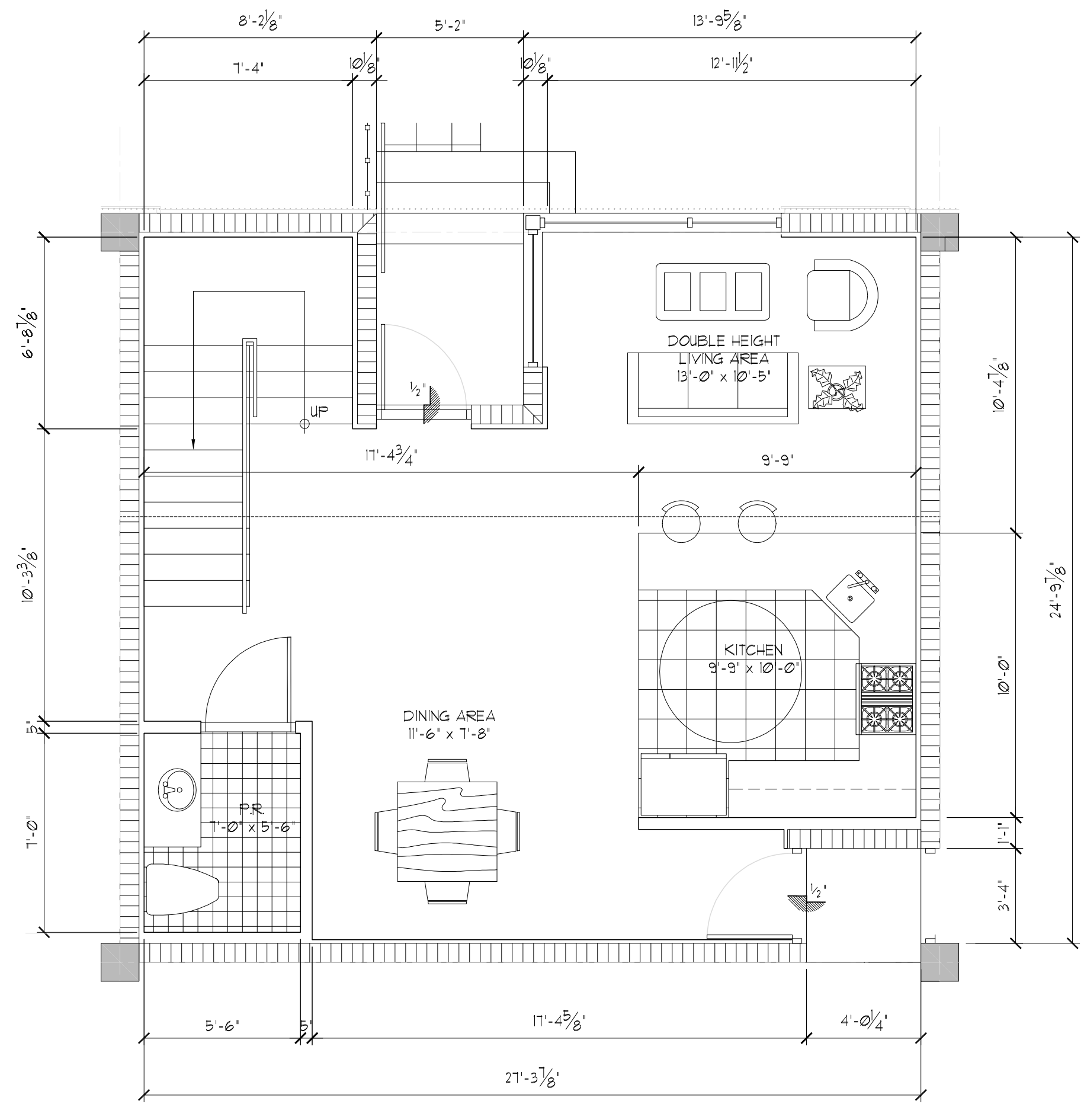
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2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD
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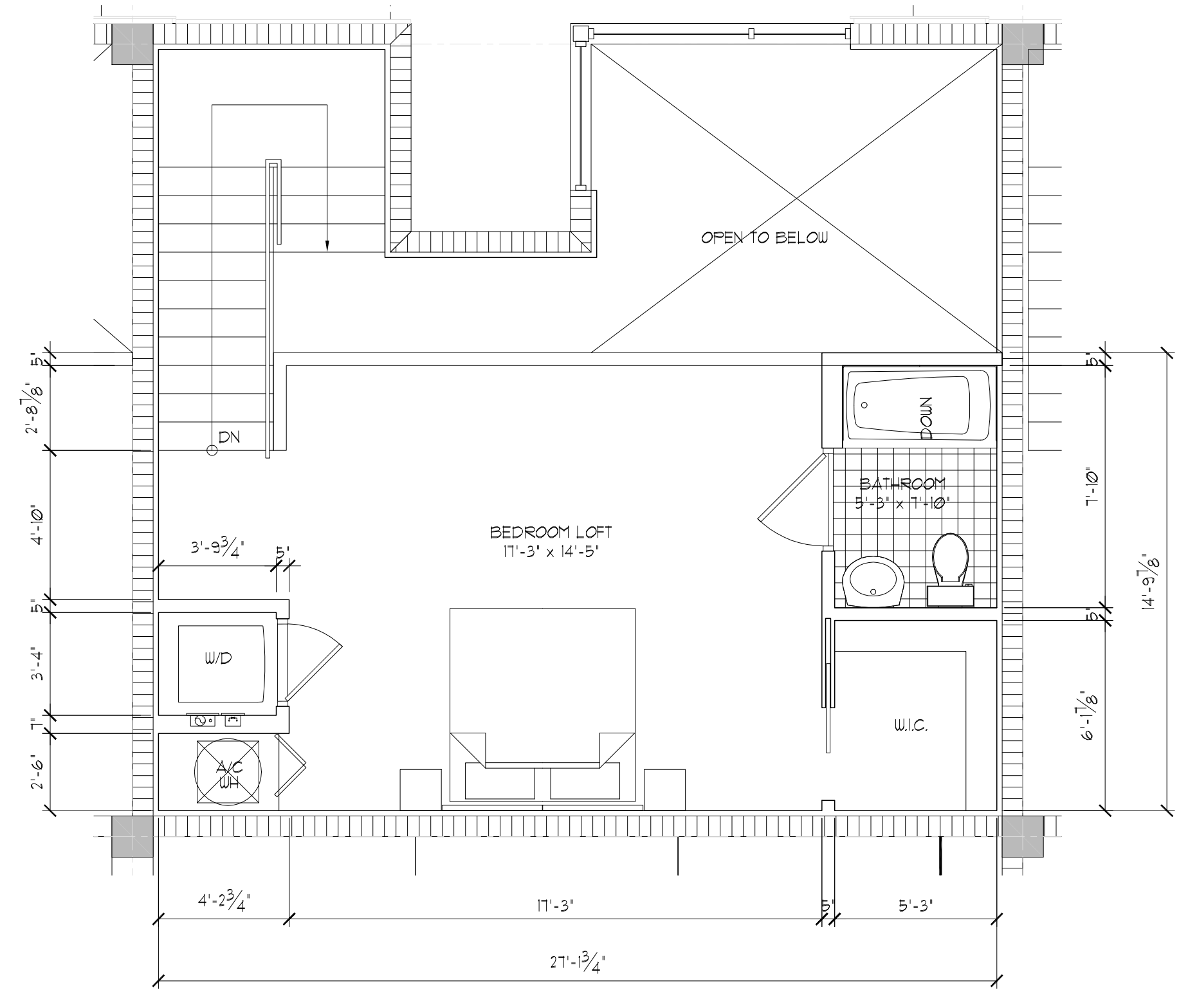
PROJECT No.: 12093
 DATE: 09/15/15
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SHEET

A-8



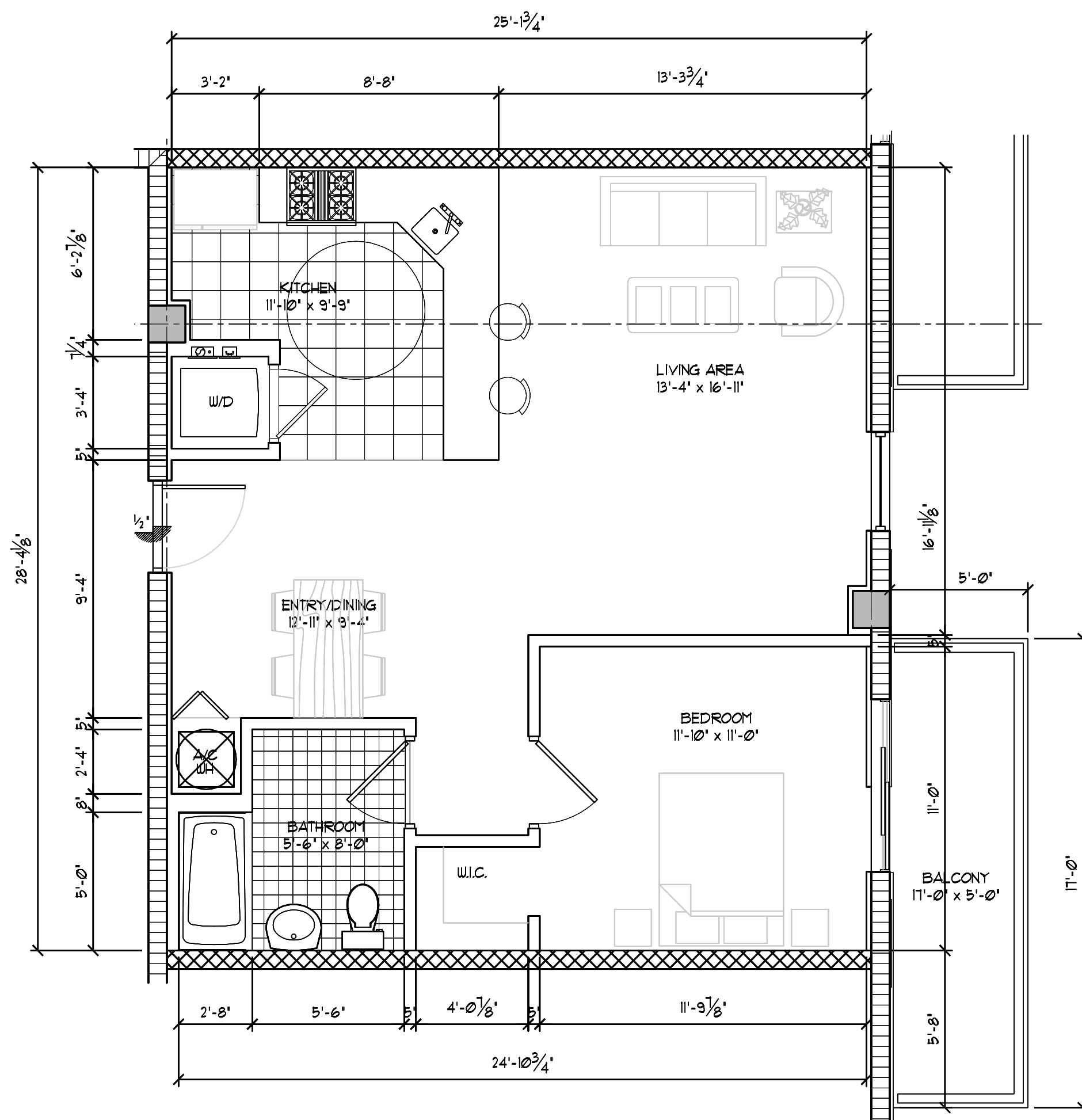
TYPICAL LOFT UNIT
 (ALONG VAN BUREN STREET)
 1ST LEVEL
 ±1118 SF. (BOMA)



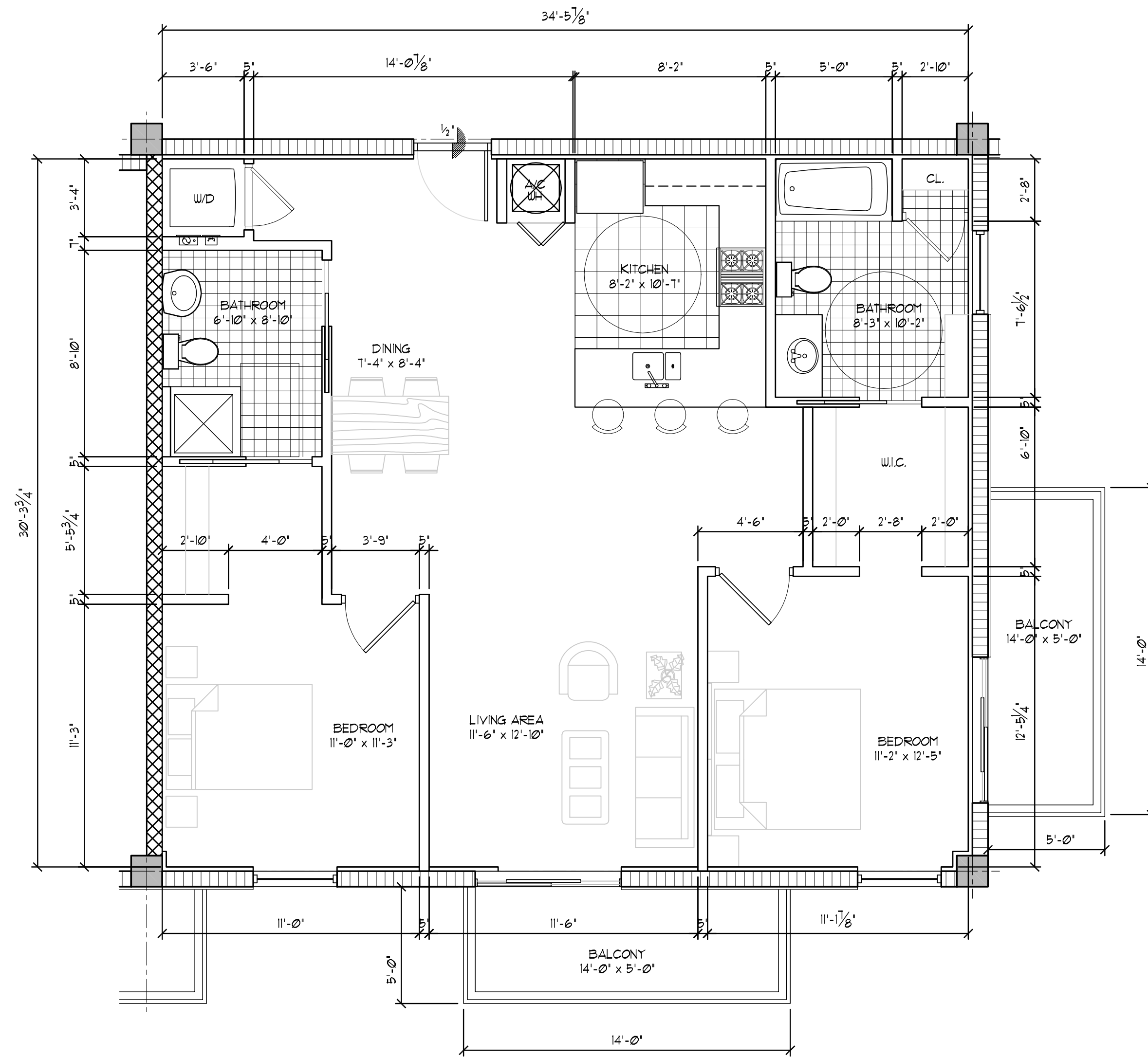
TYPICAL LOFT UNIT
 (ALONG VAN BUREN STREET)
 2ND LEVEL

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TYPICAL 1 BEDROOM UNIT
(ALONG 20TH AVENUE)
1769 SF. (BOMA)



TYPICAL 2 BEDROOM UNIT
1129 SF. (BOMA)



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PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
TYPICAL UNIT
FLOOR PLANS

REVISIONS		
No.	DATE	DESCRIPTION
1	10-19-15	PRELIM TAC
2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD
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PROJECT No.: 12093
DATE: 09/15/15
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SHEET

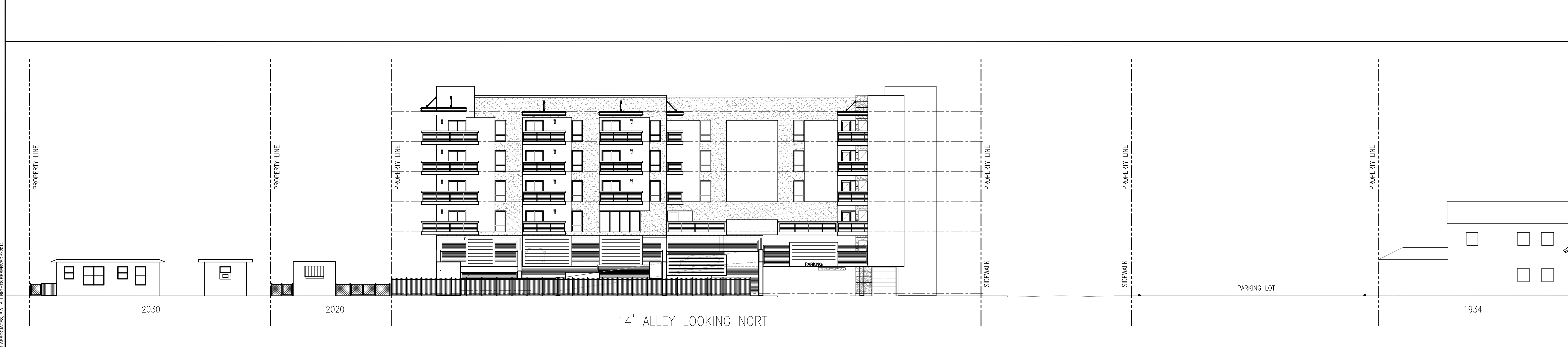
A-9



VAN BUREN STREET LOOKING SOUTH



S. 20TH AVENUE LOOKING WEST



14' ALLEY LOOKING NORTH



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PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 CONTEXTUAL ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	10-19-15	PRELIM TAC
2	01/19/16	FINAL TAC
3	04/14/16	P & D BOARD

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PROJECT No.: 12093
 DATE: 09/15/15
 DRAWN BY: JAIME
 CHECKED BY: JBK

SHEET

A-10

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JOSEPH B. KALLER
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PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
FIRST FLOOR PLAN
PHOTOMETRIC

REVISIONS

No.	DATE	DESCRIPTION

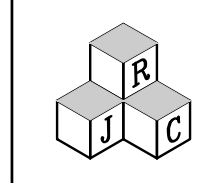
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PROJECT No.: 12093
DATE: 09/15/15
DRAWN BY: JRC/VMC
CHECKED BY: JRC

SHEET

PH1

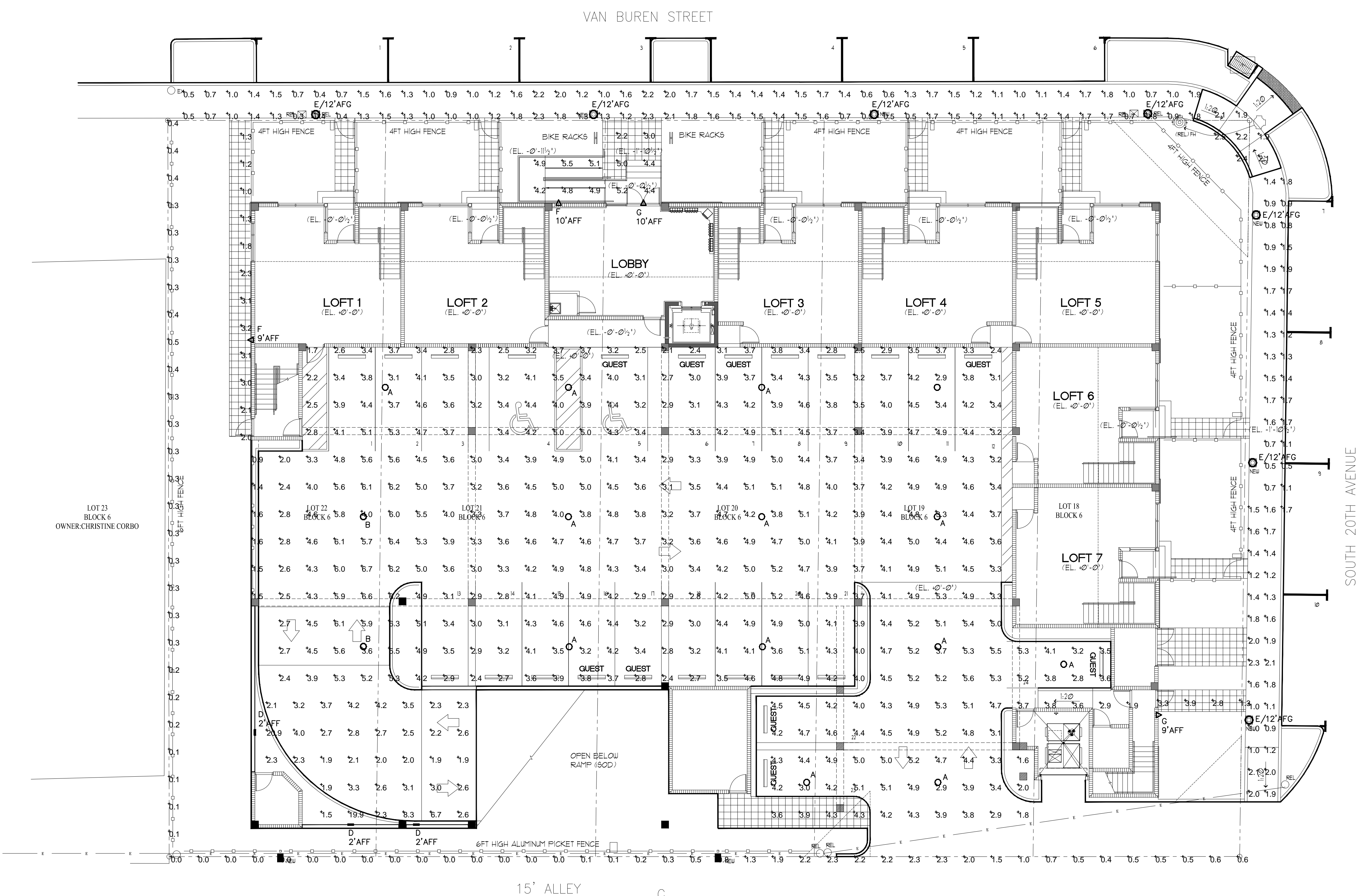
JOB # 16007
JORGE R. CERVANTES, PE, INC.
Consulting Engineers
7120 SW 20th Street
Plantation, FL 33317
(954)840-3628
C.A. # 7678



Date:
Jorge R. Cervantes, PE
PE # 45632

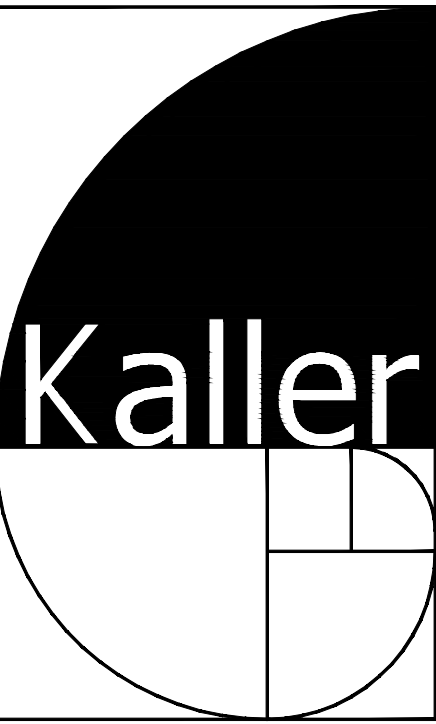
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BIDDING AND COORDINATION
THE CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL M/E/P/S SYSTEMS BASED ON ALL APPLICABLE CODES AS APPLIES TO THE JOB. CONTRACTOR SHALL NOT MAKE ANY ASSUMPTIONS DURING BIDDING. CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS AND OMISSIONS ON DRAWINGS DURING BIDDING AND PRIOR TO FINAL BID. FAILURE TO NOTIFY ANY OF THE ABOVE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. MONIES, CHANGES AND CHARGES NO ADDITIONAL MONIES WILL BE CONSIDERED AFTER JOB IS AWARDED UNLESS ANY CHANGE COMES FROM OWNER. CONTRACTOR SHALL BE PROVIDED WITH A FULL SET OF BIDDING DOCUMENTS FOR PROPER BIDDING AND COORDINATION.



FIRST FLOOR PLAN - PHOTOMETRIC
SCALE: 3/32" = 1'-0"

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 P 954.920.5748 F 954.926.2841
 joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 SECOND FLOOR PLAN
 PHOTOMETRIC

REVISIONS
 No. DATE DESCRIPTION

PROJECT No.: 12093
 DATE: 09/15/15
 DRAWN BY: JRC/VMC
 CHECKED BY: JRC

SHEET

PH2

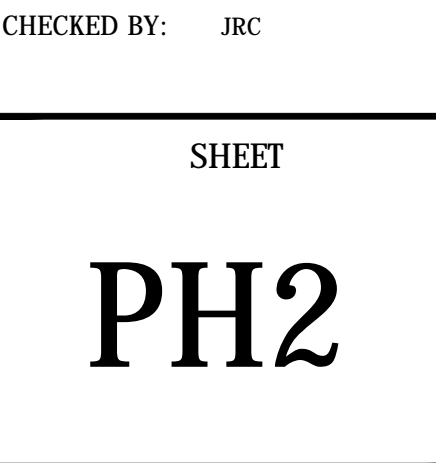
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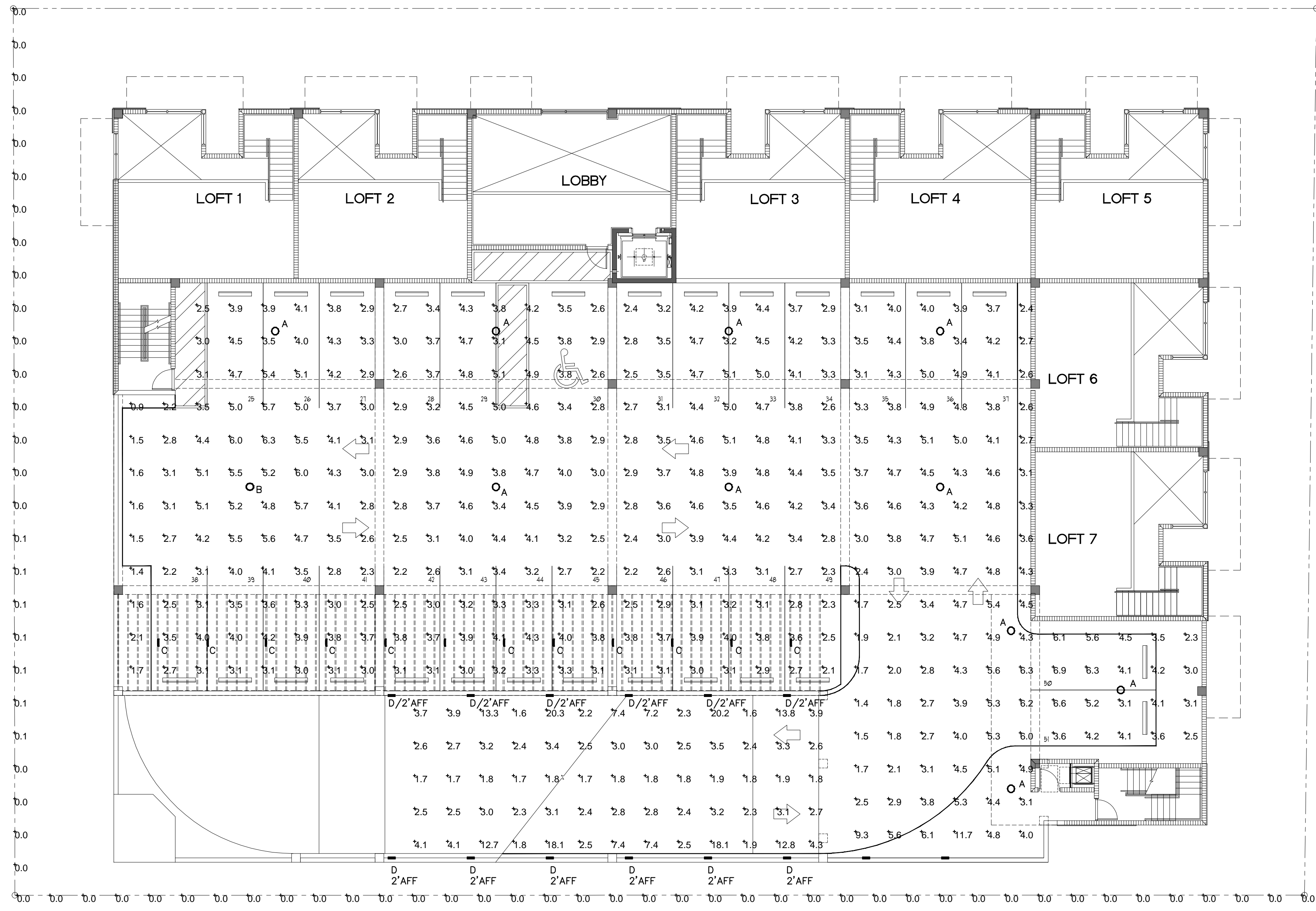
JORGE R. CERVANTES, PE, INC.
 Consulting Engineers
 7120 SW 20th Street
 Plantation, FL 33317
 (954)840-3628
 C.A. # 7678

Date:
 Jorge R. Cervantes, PE
 PE # 45632



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building Entrance	+	4.5 fc	5.5 fc	2.2 fc	2.5:1	2.0:1
Garage 1st floor	+	4.0 fc	6.7 fc	0.9 fc	7.4:1	4.4:1
Garage 2nd floor	+	3.7 fc	11.7 fc	0.9 fc	13.0:1	4.1:1
NW Stair Exit Sidewalk	+	2.1 fc	3.2 fc	1.0 fc	3.2:1	2.1:1
Ramp on 1st floor	+	3.9 fc	20.9 fc	1.5 fc	13.9:1	2.6:1
Ramp on 2nd floor	+	4.5 fc	20.3 fc	1.6 fc	12.7:1	2.8:1
SE Stair Exit Sidewalk	+	2.8 fc	3.9 fc	1.3 fc	3.0:1	2.2:1
Spillage from 1st floor	+	0.5 fc	2.3 fc	0.0 fc	N/A	N/A
Spillage from 2nd floor	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
SW 20th St	+	1.4 fc	2.3 fc	0.5 fc	4.6:1	2.8:1
Van Buren and SW 20th St	+	2.2 fc	2.5 fc	1.9 fc	1.3:1	1.2:1
Van Buren St	+	1.3 fc	2.3 fc	0.3 fc	7.7:1	4.3:1

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
○	A	23	Phillips #SVPG-168L-800-NW-5	PHILIPS SOFTVIEW PARKING GARAGE	FLEX 168 LEDS DRIVEN AT 800mA	SVPG-168L-800-NW-5.ies	Absolute	0.95	36
○	B	3	Phillips #SVPG-168L-1200-NW-5	PHILIPS SOFTVIEW PARKING GARAGE	FLEX 168 LEDS DRIVEN AT 1200mA	SVPG-168L-1200-NW-5.ies	Absolute	0.95	54.4
⏏	C	12	SSL #BASELINE-3K-1'-120	1'-LINEAR BASELINE FIXTURE W/ 120 DEGREE OPTIC	(8) LM80 DIODES 3K	SSL-BASELINE25A-C-3K-1'-120.IES	73	0.95	10
▭	D	26	Gardco #942L-DG-40LA-NW-WP	94 LED STEPLIGHT	(1) LIGHT ARRAY OF 16 LEDS DRIVEN AT 700mA	942L-DG-40LA-NW-WP.IES	Absolute	0.95	40.6
○	E	7	TO MATCH EXISTING CITY STREET ACORN STANDARD	TO MATCH EXISTING CITY STREET ACORN STANDARD		A840-175MH(R).IES	14000	0.72	175
△	F	2	Gardco #121-EM-2-NW (Emergency Mode Output)	121-EM LED SCONCE - (EP1, ED1 and EP2) WITH TYPE 2 OPTICS	(1) LEDGINE 2.2 LIGHT ARRAY OF 16 LEDS (LUXEON R)	121-EM-2-NW.ies	Absolute	0.95	18
△	G	2	121-EM-4-NW (Emergency Mode Output)	121-EM LED SCONCE - (EP1, ED1 and EP2) WITH TYPE 4 OPTICS	(1) LEDGINE 2.2 LIGHT ARRAY OF 16 LEDS (LUXEON R)	121-EM-4-NW.ies	Absolute	0.95	18



SECOND FLOOR PLAN - PHOTOMETRIC
 SCALE: 3/32" = 1'-0"

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ATTACHMENT B
Land Use & Zoning Map

2000 Van Buren Street



PLANNING AND
DEVELOPMENT SERVICES

Legend

 Subject Property

ZONING

 CCC-1

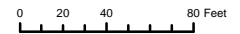
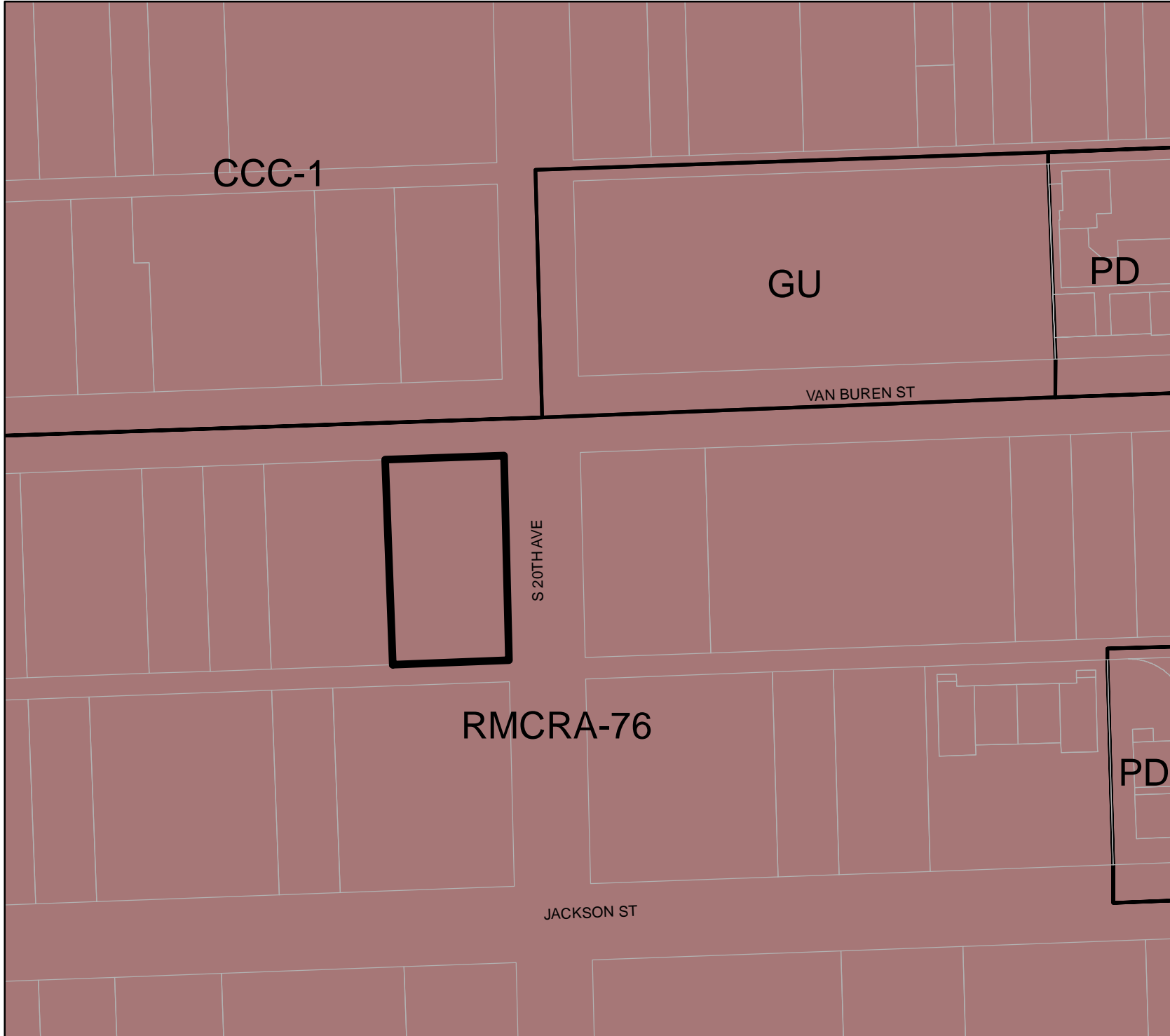
 GU

 PD

 RMCRA-76

LAND USE

 RAC



ATTACHMENT C
Correspondence



Planning and Development Board
2600 Hollywood Boulevard
Room 315
Hollywood, Florida. 33020

Dear Planning and Development Board

1.6.2016

Parkside Civic Association board members met with the Developer of the project #15-DPV-72 (2000 Van Buren Street) the association and Board approves of this project.

Parkside Civic Association is pleased with the proposed overall site layout as well as the overall design and color selections.

Per our discussion with the developer, the building will have depth as indicated in the attached paperwork. The association will not approve a flat building.

We also requests that the Gympo Lymbo trees in the landscape plan be removed and replaced **with the Live Oak. Parkside's Gympo Lymbo trees which were planted in the swales have been** dying due to blight, disease or white fly. It was more of a proactive request.

We are pleased that the developer and Architect worked with us in making this project into something everyone will be proud of.

Please move this project forward


Thank you.

Sincerely,

Ken Crawford
President of Parkside Civic Association
2018 Fletcher Street
Hollywood, Florida.33020

**NON-PROFIT ORGANIZATION PRESERVING THE QUALITY OF LIFE IN
OUR NEIGHBORHOOD**

**CITY OF HOLLYWOOD
COMMUNITY REDEVELOPMENT AGENCY
MEMORANDUM**

DATE: April 4, 2016 **FILE: CRA 2016-05**
TO: Jaye Epstein, AICP, Director, Planning and Development Services
FROM: Jorge Camejo, AICP, CRA Executive Director 
SUBJECT: CRA Recommendation Regarding Variances For 2000 Van Buren
File No. 15-DPV-72

ISSUE:

CRA recommendation regarding variances, design and site plan for a 42 unit residential development located at 2000 Van Buren to be considered by the Planning and Development Board.

EXPLANATION:

CRA staff has reviewed the request for variances on setbacks, encroachments, number of parking spaces increased, building height and open space requirement. We believe this project will enhance and support the goals of the downtown CRA and act as a catalyst to future development in the downtown Hollywood.

RECOMMENDATION:

The CRA staff supports this project and believes it will enhance and support the goals of the Hollywood Beach CRA.

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 15-DPV-72

INSTR # 113766977
Recorded 06/21/16 03:37:55 PM
Broward County Commission
Deputy Clerk 3150
#4, 11 Pages

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR FIVE (5) VARIANCES, DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 42 UNIT RESIDENTIAL DEVELOPMENT LOCATED AT 2000 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, MMVB Group, LLC ("Applicant"), has applied for five (5) Variances, Design and Site Plan approval for the construction of a 42 unit residential development located at 2000 Van Buren Street, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager and Assistant Planner ("Staff"), following an analysis of the application and its associated documents have determined that the proposed request for a Variance, to reduce the required setbacks from a minimum of 25 feet to allow for a minimum of 15 feet for the front setback, from a minimum of 20 feet to allow for a minimum of 15 feet on the west side setback, and reduce the required rear setback from 20 feet to allow for minimum rear setback of 5 feet, does meet the criteria set forth in Section 5.3.F.1. a. through d., of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended approval; and

WHEREAS, the Staff, following an analysis of the application and its associated documents have determined that the proposed request for a Variance, to increase the allowable balcony encroachment from five feet to allow ten feet on the west and north, and increase the allowable balcony encroachment from 3.75 feet on the east to allow five feet, does meet the criteria set forth in Section 5.3.F.1. a. through d., of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended approval; and

WHEREAS, the Staff, following an analysis of the application and its associated documents have determined that the proposed request for a Variance, to reduce the required parking from 1.5 parking spaces per unit to allow for 1 parking space for unit, does meet the criteria set forth in Section 5.3.F.1. a. through d., of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended approval; and

WHEREAS, the Staff, following an analysis of the application and its associated documents have determined that the proposed request for a Variance, to increase the maximum building height from four stories not to exceed 45 feet to 6 stories not to exceed 61 feet with decorative elements extending to 90 feet, does meet the criteria set forth in Section 5.3.F.1.a.through d., of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended approval; and

WHEREAS, the Staff, following an analysis of the application and its associated documents have determined that the proposed request for a Variance, to reduce the required 40 percent landscape open space to allow 33 percent of landscape open space, does meet the criteria set forth in Section 5.3.F.1. a. through d., of the Zoning and Land Development Regulations, criteria is not applicable, and have therefore recommended approval; and

WHEREAS, the Staff, following analysis of the application and its associated documents, have determined that the proposed request for Design approval for the residential development meets the applicable criteria set forth in Section 5.3.I.4.of the Zoning and Land Development Regulations and therefore recommend 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:

The Applicant shall submit a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, prior to the issuance of building permits which shall be recorded by the City in the Broward County Public Records prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

; and

WHEREAS, on April 14, 2016, the Board met and held an advertised public hearing to consider the Applicant's requests; and

WHEREAS, the Board reviewed the application for the Variance to reduce the required setbacks from a minimum of 25 feet to allow for a minimum of 15 feet for the front setback, from a minimum of 20 feet to allow for a minimum of 15 feet for the west side setback, and from a minimum of 20 feet to allow for a minimum of 5 feet for the rear setback and have determined that the Variance request does meet the criteria set forth in Section 5.3.F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;
- c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;
- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

; and

WHEREAS, the Board reviewed the application for the Variance to increase the allowable balcony encroachment from five feet to allow ten feet on the west and north, and increase the allowable balcony encroachment on the east from 3.75 to allow for 5 feet, and have determined that the Variance request does meet the criteria set forth in Section 5.3.F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;

- b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;
- c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;
- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

; and

WHEREAS, the Board reviewed the application for the Variance to reduce the required parking from 1.5 parking spaces per unit to allow 1 parking space per unit, and have determined that the Variance request does meet the criteria set forth in Section 5.3.F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;
- c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;
- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

; and

WHEREAS, the Board reviewed the application for the Variance to increase the maximum building height from four stories not to exceed 45 feet to six stories not to exceed 61 feet with decorative elements extending to 90 feet, and have determined that the Variance request does meet the criteria set forth in Section 5.3.F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;
- c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;
- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

; and

WHEREAS, the Board reviewed the application for the Variance to reduce the required 40 percent landscape open space to allow 22 percent of landscape open space, and have determined that the Variance request does meet the criteria set forth in Section 5.3.F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;
- c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted

Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;

- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

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.I.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met:

- 1) The Architectural details are commensurate with the building mass. Design of the building(s) considered aesthetics and functionality, including the relationship of the pedestrian with the built environment;
- 2) Compatibility. There is an appropriate 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. The Building contains architectural details that are characteristic of the surrounding neighborhood;
- 3) Scale/Massing. The Building is proportionate in scale, with a height which is consistent with the surrounding structures. The Building mass reflects 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. The Architectural details include, but are not limited to, banding, molding, and fenestration; and
- 4) Landscaping. The Landscaped areas contain a variety of native and other compatible plant types and forms, and are carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site have been 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 with Staff's condition;

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

Section 1: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property generally located at 2000 Van Buren Street, to reduce the required setbacks as follows: (a) from a minimum of 25 feet to allow for a minimum of 15 feet for the front; (b) from a minimum of 20 feet to allow for a minimum of 15 feet for the west side; and (c) from a minimum of 20 feet to allow for a minimum of 5 feet for the rear, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved**.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property generally located at 2000 Van Buren Street, to increase the allowable balcony encroachment from five feet to allow ten feet (west and north) and from 3.75 feet to allow five feet (east), the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property generally located at 2000 Van Buren Street, to reduce the required parking from 1.5 parking spaces per unit to allow 1 parking space per unit, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved**.

Section 4: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property generally located at 2000 Van Buren Street, to increase the maximum building height from four stories not to exceed 45 feet to six stories not to exceed 61 feet with decorative elements extending to 90 feet, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved**.

Section 5: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property generally located at 2000 Van Buren Street, to reduce the required 40 percent landscape open space to allow 22 percent landscape open space, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved**.

Section 6: 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 7: 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 conditions:**

- (a) The Applicant shall submit a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, prior to the issuance of building permits which shall be recorded by the City in the Broward County Public Records prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and
- (b) The Applicant shall work with the Engineering Division to determine the ability to secure parking (gated parking); and
- (c) The Applicant shall work with the owner to prohibit satellite dishes and restrict permanently affixed fixtures or décor on the exterior of the building; and
- (d) The Applicant shall enhance/thicken the reveals on the wood portions.

Section 8: That, the five (5) Variances shall become null and void unless the Applicant has applied for all applicable building or other permits(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

Section 9: 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.

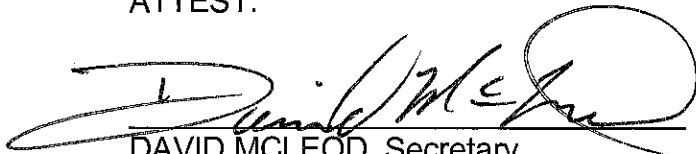
Section 10: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

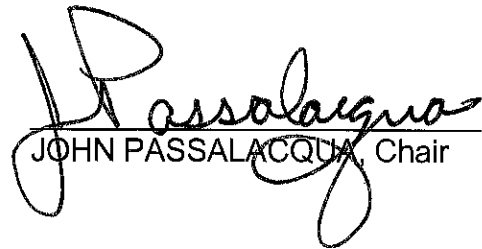
Section 11: That the Department of Development Services Planning Division is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records 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 14th DAY OF APRIL, 2016.

RENDERED THIS 8 DAY OF June, 2016.

ATTEST:


DAVID MCLEOD, Secretary


JOHN PASSALACQUA, Chair

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


JEFFREY P. SHEFFEL, BOARD COUNSEL *dc*

EXHIBIT "A"
LEGAL DESCRIPTION

2000 VAN BUREN STREET

2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

PROJECT DESCRIPTION

NEW 42 UNIT, 6-STORY RESIDENTIAL DEVELOPMENT.

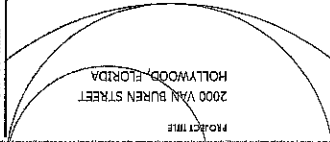
LEGAL DESCRIPTION

LOTS 18 THROUGH 22, BLOCK 6 OF "TOWN OF HOLLYWOOD" ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



JOSEPH B. KALLER & ASSOCIATES, P.A.
2475 HOLLYWOOD BLVD., SUITE 200
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TEL: 954-974-1111
FAX: 954-974-1112
WWW.KALLER.COM

JOSEPH B. KALLER
FLORIDA P.E. NO. 10027



SHEET TITLE

REVISIONS

NO. DATE DESCRIPTION

1 10/20/04 PRELIMINARY

2 11/15/04 REVISIONS TO PERMITS

3 01/15/05 REVISIONS TO PERMITS

PROJECT NO.: 10024
DATE: 06/15/05
DRAWN BY: JMK
CHECKED BY: JMK

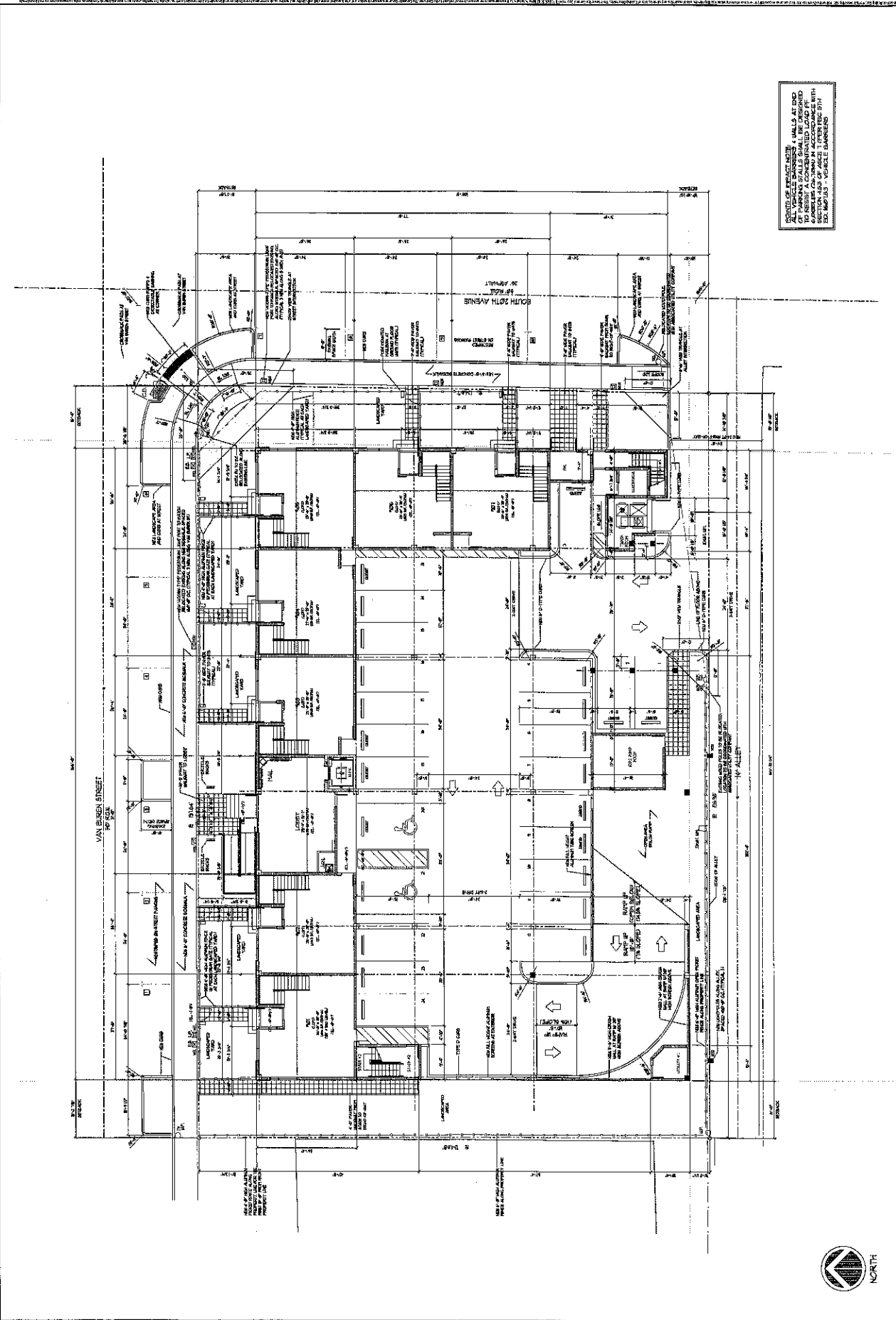
SHEET

SP-1

SCALE: 3/32"=1'-0"

1 SITE PLAN

ALL VEHICLE HANDLES & WALLS AT END OF PARKING SPACES SHALL BE DESIGNED TO ACCOMMODATE VEHICLES WITH A MAXIMUM OVERHANG OF 30" IN ACCORDANCE WITH SECTION 610.05(1) - VEHICLE HANDLES





ATTACHMENT III
Land Use and Zoning Map




DEVELOPMENT SERVICES
PLANNING


Legend

 Subject Property

 Streets

 Major Roads

LAND USE

 RAC

ZONING

 GU

 PS-3

 DH-3

