

ATTACHMENT A
Application Package



GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

Technical Advisory Committee Art in Public Places Committee Variance
 Planning and Development Board Historic Preservation Board Special Exception
 City Commission Administrative Approval

PROPERTY INFORMATION

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes No Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	# UNITS: _____ #Rooms _____
Proposed Non-Residential Uses	S.F.)
Open Space (% and SQ.FT.)	Required %: _____ (Area: _____ S.F.)
Parking (# of spaces)	PARK. SPACES: _____ (# _____)
Height (# of stories)	(# STORIES) (_____ FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (_____ FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant Representative Tenant

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): _____

E-mail Address: _____



GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: 

Date: 5/5/2025

PRINT NAME: Giuseppe Iadisernia

Date: 5/5/2025

Signature of Consultant/Representative: Steven Geller

Date: _____

PRINT NAME: _____

Date: _____

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 Rezoning - Site Plan to my property, which is hereby made by me or I am hereby authorizing Steven Geller, esq. to be my legal representative before the All Boards (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 8 day of 2025



Notary Public

State of Florida

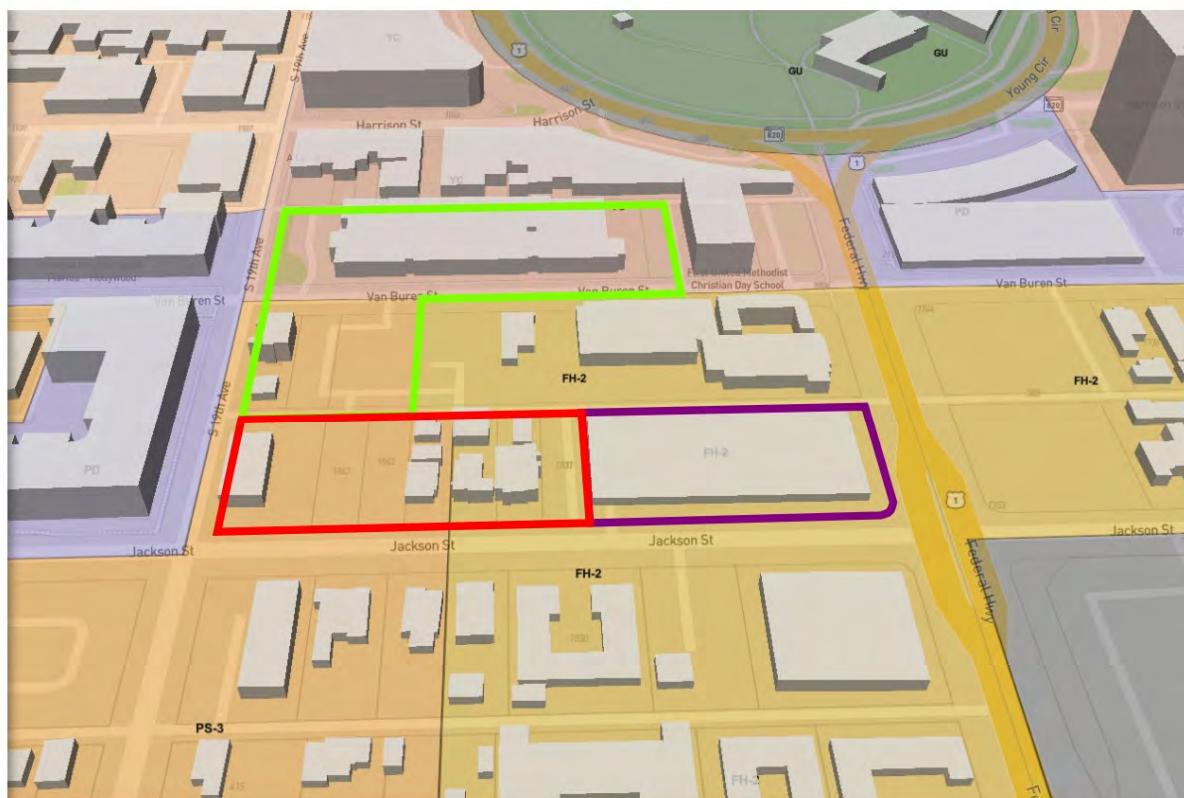
My Commission Expires: 11/04/26 (Check One) Personally known to me; OR Produced Identification _____



Signature of Current OwnerGiuseppe Iadisernia
Print Name

Summary of Request by Gadamis Property, LLC and Ventas Realty, Limited Partnership for Rezoning of PS-3 Property to FH-2 Zoning

Gadamis Property, LLC (hereinafter “Gadamis”) and Ventas Realty, Limited Partnership (hereinafter “Ventas”), request the City of Hollywood to rezone certain parcels of land, located Between Jackson Street and Van Buren Street, directly East of South 19th Ave., from PS-3 zoning to FH-2 zoning. This zoning change makes sense, squares off irregularly shaped boundaries, ends the split zoning of the same block in this area, and generally follows good planning principles. This is explained in further depth in the Section of this entitled “Rezoning Criteria”.



Above is a map of the area in which Gadamis and Ventas are seeking rezoning. The area with the purple border is 9 Hollywood, and was developed by the same team that is seeking to develop a similar project in the area enclosed in red. The areas enclosed in purple and red are the Southern half of the entire block that runs from Federal Highway to S 19th Avenue, with an alley on the north side of their property. Please note that the area enclosed in purple is entirely within the FH-2 zoning, while that portion of this one block enclosed in red is split into two different zoning categories, FH-2 and PS-3.

The area of the property enclosed in green South of Van Buren Street is part of the Property owned by Ventas, which owns the entire property enclosed in green, and which is currently leased by Ventas to Kindred. That portion of the Ventas property North of Van Buren Street is currently used by Kindred as a long-term hospital, and is in the YC zoning, which is denser than either the FH-2 or the PS-3 zoning. No zoning change is sought to the YC zoned property. That portion of the Ventas property enclosed in green South of Van Buren Street currently consists of one parcel with a single family home on it which is used as office space by Kindred, and two parcels with surface parking on them. Ventas has no current plans to change the use of this property South of Van Buren Street, and no Site Plan is filed for that property as part of this Application. Ventas has agreed to this change as a courtesy to Gadamis, and to square off the zoning in that area.

The area for which rezoning is sought is the salmon-colored part of the map that is inside the green and red borders. Please note that the current zoning divides the property such that approximately $\frac{1}{4}$ of the block is FH-2 zoning, while approximately $\frac{1}{4}$ of the block is PS-3 zoning. That portion of the block that is PS-3 zoning is surrounded on three sides by denser zoning. To the East is the FH-2 zoning. To the North is YC Zoning, which is the densest zoning in the City. To the West is PD zoning.

The requested zoning change is entirely compatible with that area. Both the current PS-3 zoning and the proposed FH-2 zoning permit 140 feet of maximum height. The FH-2 does permit more floors within the same 140 foot height limit, and permits a higher FAR with mixed use zoning, which the Site Plan on this property will show. No setback or other variances are being requested, and all requirements, including parking, meet or exceed the City Codes.

The current zoning map, splitting the block into separate zoning categories and creating an oasis of lower density zoning surrounded on three sides by higher density zoning makes little sense. The proposed zoning change makes far more sense, unifies the zoning on the block, eliminates the oasis of lower density zoning surrounded on three sides by higher density zoning, and is completely compatible with the existing zoning, as the FH-2 zoning has the same maximum height as the PS-3 zoning, which is lower than the YC zoning to the North.

Respectfully submitted:

Steve Geller, Esq.
Broward County Commissioner/ Former Florida Senator
GELLER LAW FIRM, PA
110 East Broward Boulevard, Suite 1700
Fort Lauderdale, Florida 33301
Tel.: 954 315-3926
Fax : 954 206-5732

Email: steve@gellerlawfirm.com
Website: www.gellerlawfirm.com



List of Experts:

- **Zoning Attorney**

Steve Geller, Esq
Geller Law Firm, PA
110 East Broward Boulevard, Suite 1700
Fort Lauderdale, FL 33301
Tel: 954.315-3926

- **Planner**

Leslie A Del Monte
Inspire Placemaking Collective
25 SE 2nd Avenue, Suite 414
Miami, FL 33131
Tel: 305.450.5307

- **Architect**

Alfonso Jurado
Alfonso Jurado Architecture
1035 N Miami Ave, Suite 406
Miami, FL 33136
Tel: 305.206.6214

- **Traffic Engineer**

TrafTech Engineering
8400 N University Dr.
Tamarac, FL 33321
Tel: 954.582.0988

- **Civil Engineer**

Jorge M. Szauer, P.E.
Szauer Engineering, Inc.
7251 W. Palmetto Park Road, Suite 100
Boca Raton, FL 33433
Tel: 561.716.0159

- **Landscape Architect**

Chris Eaves

Witkin Hultz and Partners
307 S. 21st. Avenue
Hollywood, FL 33020
Tel: 954.923.9681

- **Surveyor**
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, FL 33351
Tel: 954.572.1778

Rezoning Criteria

Procedures. In reviewing a request for a change of zoning district, the Board shall consider the following criteria:

a. That the petition for a change of zoning district will not result in spot zoning or contract zoning:

The proposed rezoning will not result in spot or contract zoning. Rather, it resolves an outdated and fragmented zoning pattern that was established during the 2016 rezoning effort, when zoning boundaries had to conform to the fragmented ownership structure that existed at the time. By aligning the zoning with current ownership and development plans, the proposed change promotes a more consistent and logical land use pattern. The project area includes seven parcels, four of which require rezoning from PS-3 to FH-2 to unify the site and enable coordinated development. The rezoning extends beyond the project boundary to include the three parcels to the north, on the same block. While these northern parcels are not part of the Site Plan approval and will remain unchanged, their inclusion helps eliminate a zoning “island,” ensuring that the entire block is governed by a single, compatible district. This action brings consistency to the zoning map, avoids the creation of fragmented or isolated zoning classifications, and aligns the zoning framework with both the existing built environment and surrounding districts. The block is currently surrounded by FH-2 to the east, PD to the west, and YC to the north, all of which are equal or more intense than PS-3. This rezoning avoids unnecessary complexity, supports cohesive development, and reflects best planning practices by correcting an outdated zoning condition.

b. That the proposed change is consistent with, and in furtherance of, the Goals, Objectives and Policies of the City's Comprehensive Plan:

The proposed rezoning advances numerous goals and policies in the City's Comprehensive Plan, including promoting infill redevelopment, improving neighborhood compatibility, and encouraging sustainable growth. It supports compact, transit-oriented development and enhances the urban fabric of Downtown Hollywood, where increased residential density is critical to ensuring the vitality of local businesses and the long-term success of the City's core. As Mayor Josh Levy stated in 2024 regarding Downtown redevelopment efforts, the City is committed to “modernizing Downtown with more residential density to support its businesses and future vitality.” This project aligns directly with that objective by enabling the construction of new housing in a walkable, urban location. With South Florida continuing to face significant housing demand, this rezoning helps facilitate the type of high-quality, centrally located housing that is needed to meet market pressures and support equitable growth.

c. That conditions have substantially changed from the date the present zoning district classification was placed on the property which make the passage of the proposed change necessary:

The current zoning reflects historic ownership patterns and regulatory conditions that are no longer relevant. The parcels have now been assembled under unified ownership and are part of a coordinated development plan, which could not have been anticipated when the zoning was originally applied. Since that time, the City has invested heavily in Downtown revitalization, using the momentum of the RAC rezoning to attract reinvestment, promote walkable mixed-use development, and support additional residential density that reinforces the area's role as a vibrant urban core. Maintaining the existing split zoning undermines these efforts, restricting development potential on part of the site while permitting greater intensity on adjacent parcels. The proposed rezoning resolves this inconsistency and enables a well-integrated mixed-use development that meets contemporary needs—especially the demand for new housing near jobs, transit, and amenities.

d. The proposed change will not adversely influence living conditions in the neighborhood:

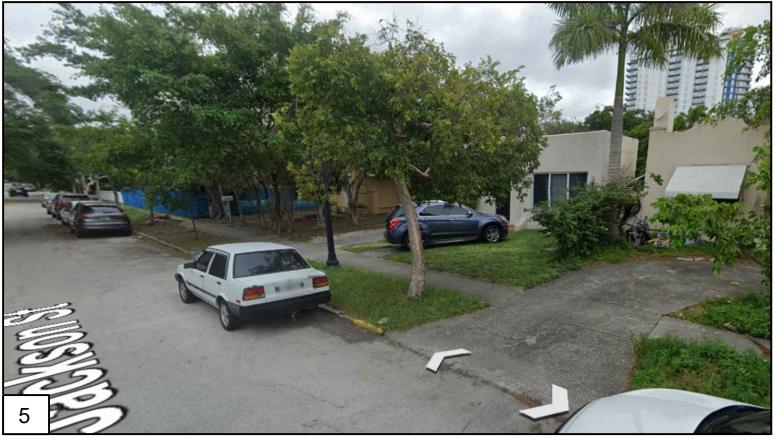
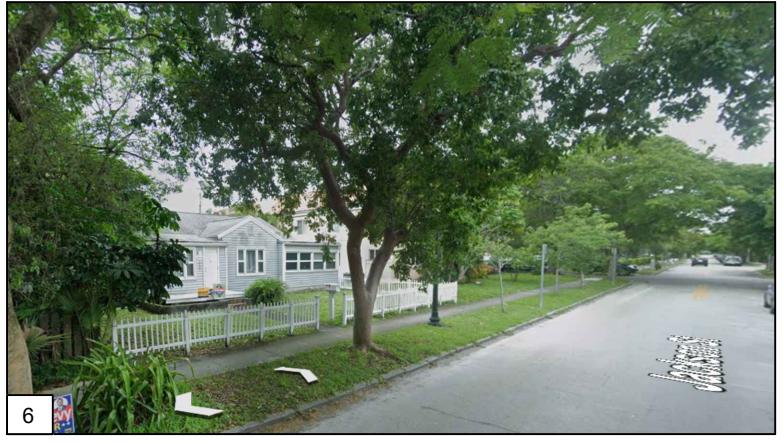
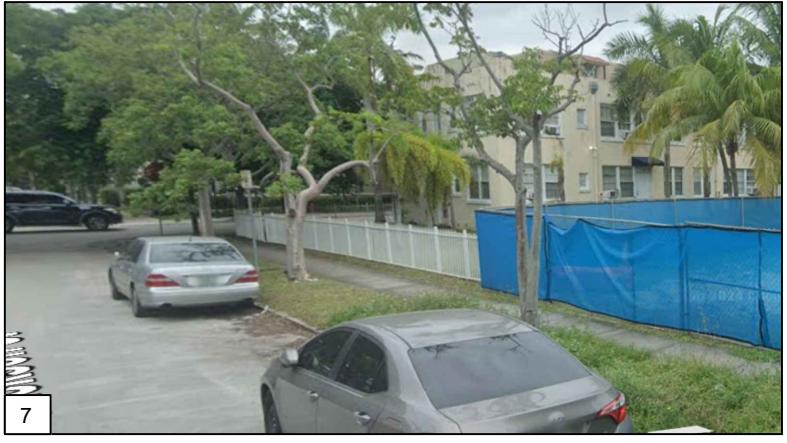
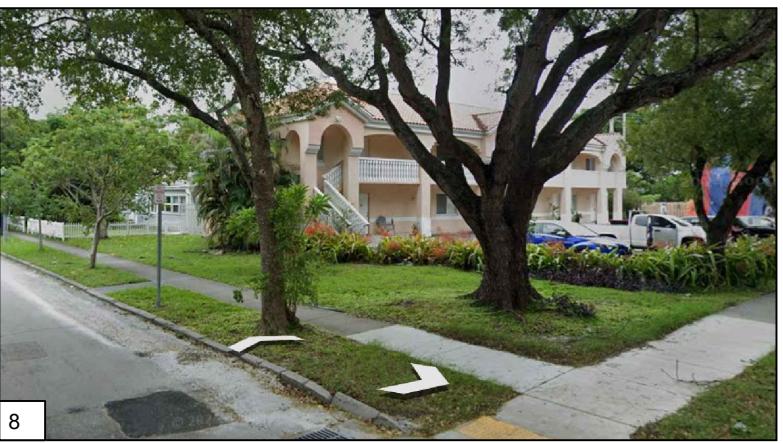
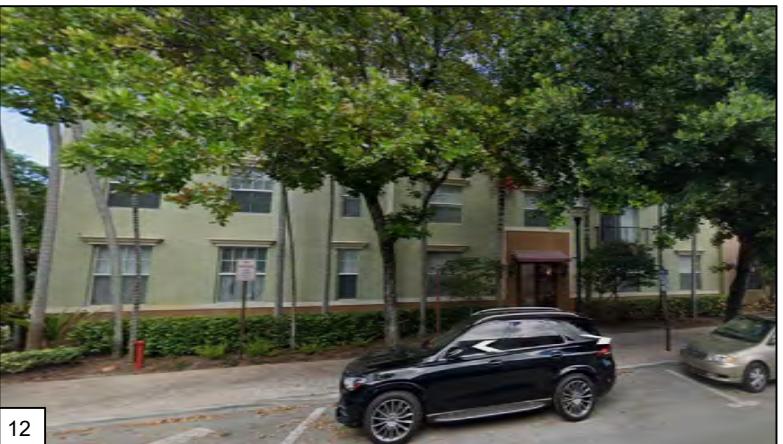
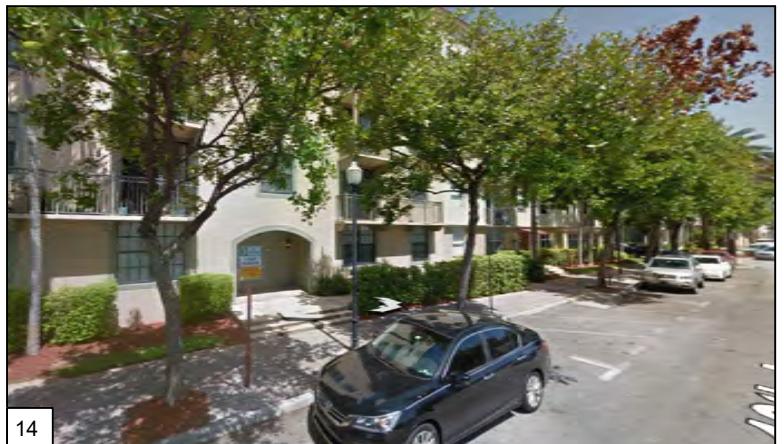
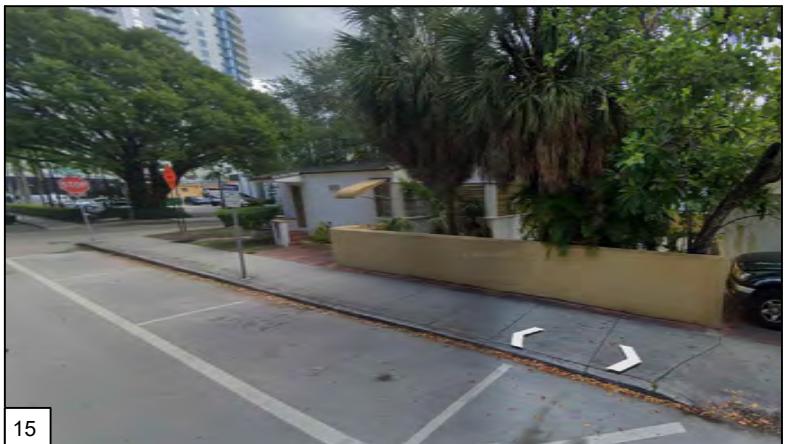
The proposed rezoning will enhance, not detract from, living conditions in the area. By enabling cohesive development on the site with no changes in maximum height or required setbacks, it provides a smooth transition to surrounding uses and preserves neighborhood character. The adjacent zoning districts—FH-2 and YC—already support more intensive development than PS-3, and the proposed change maintains compatibility without introducing abrupt increases in scale or density. The proposed residential development also underwent a detailed traffic impact review, which found no negative effects on traffic operations or safety, specifically:

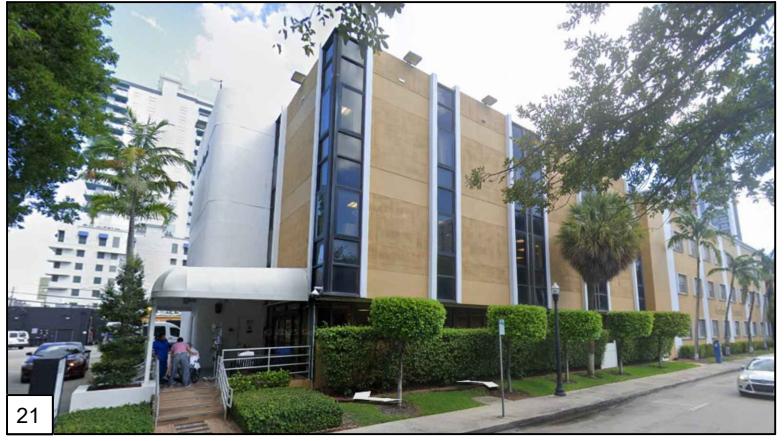
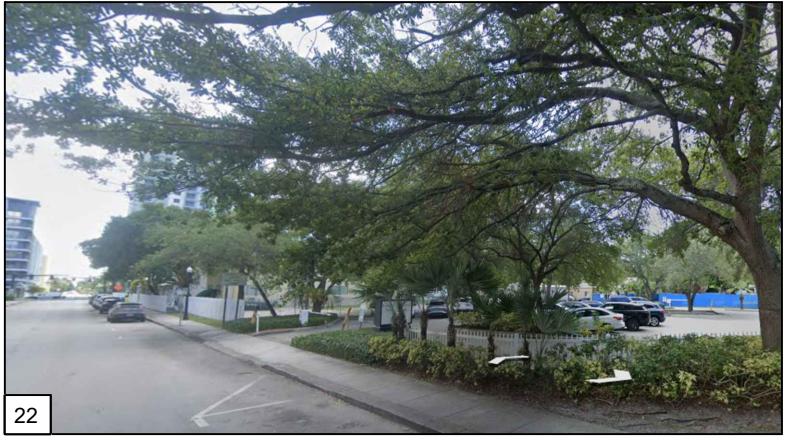
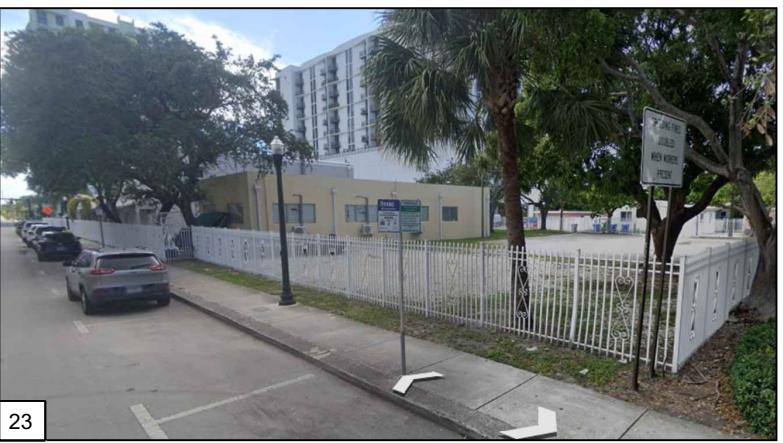
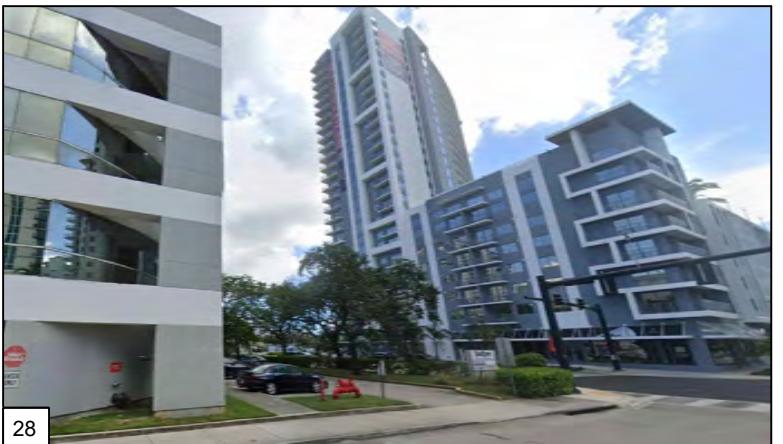
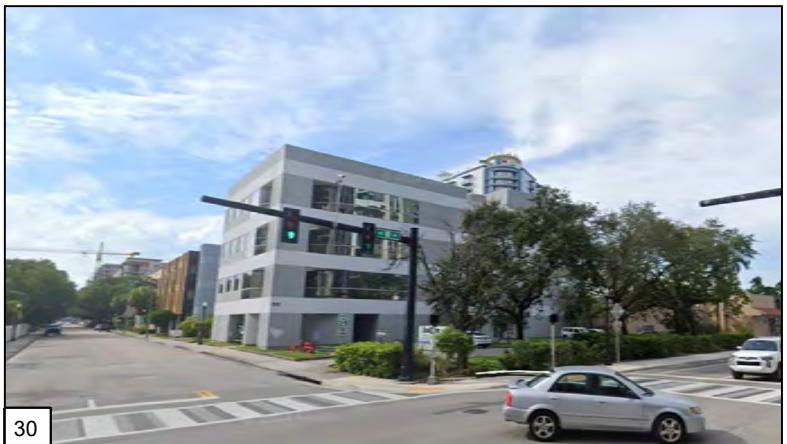
- All surrounding intersections are projected to operate at acceptable levels of service (LOS) in 2028, even with the project in place.
- No turn lanes are warranted at the proposed site access points, based on FDOT and AASHTO standards.
- The development will not necessitate intersection improvements, and the existing transportation network can comfortably accommodate the traffic volumes generated by the project.

e. That the proposed change is compatible with the development(s) within the same district/neighborhood:

The proposed rezoning is highly compatible with existing and anticipated development in the immediate area. It brings four parcels into conformance with the FH-2 zoning already applied to the other three parcels on the site and aligns the entire block with surrounding

zoning designations. The height and massing permitted under FH-2 are no greater than the existing PS-3 standards, ensuring a consistent urban form. In fact, the site is bordered by FH-2 zoning to the east, PD zoning to the west, and the higher-density YC district to the north, creating a natural fit for this zoning designation. By enabling an integrated development, the rezoning will create new housing opportunities, reinforce the mixed-use character of Downtown, and support the broader objectives of walkability, transit-supportive density, and urban sustainability.



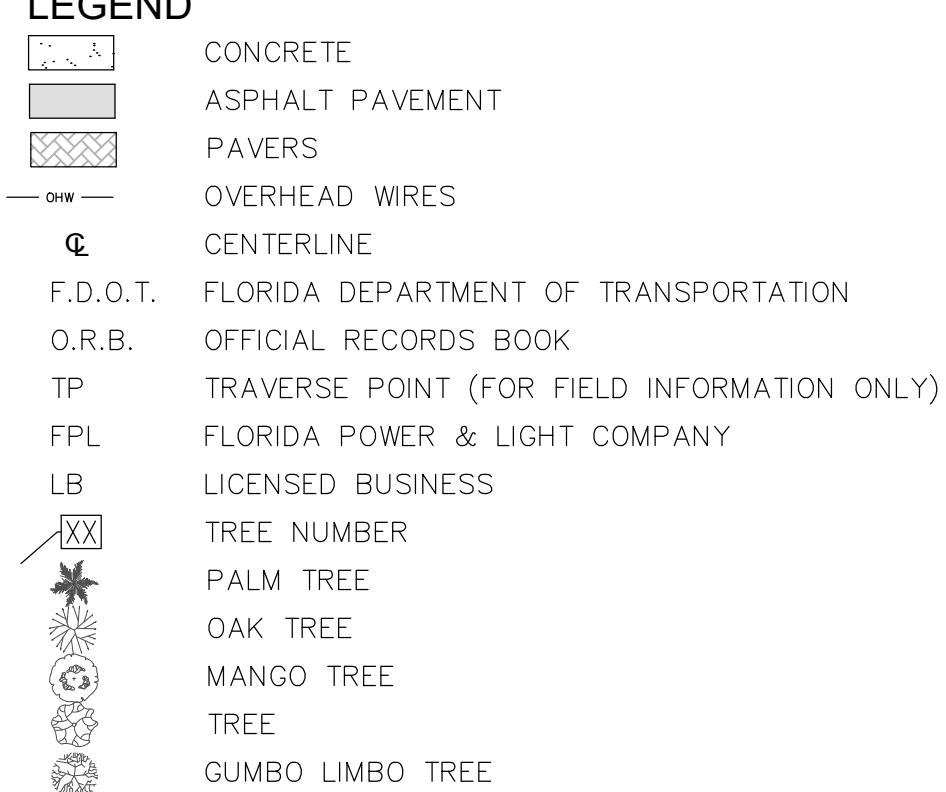


TREE TABLE:

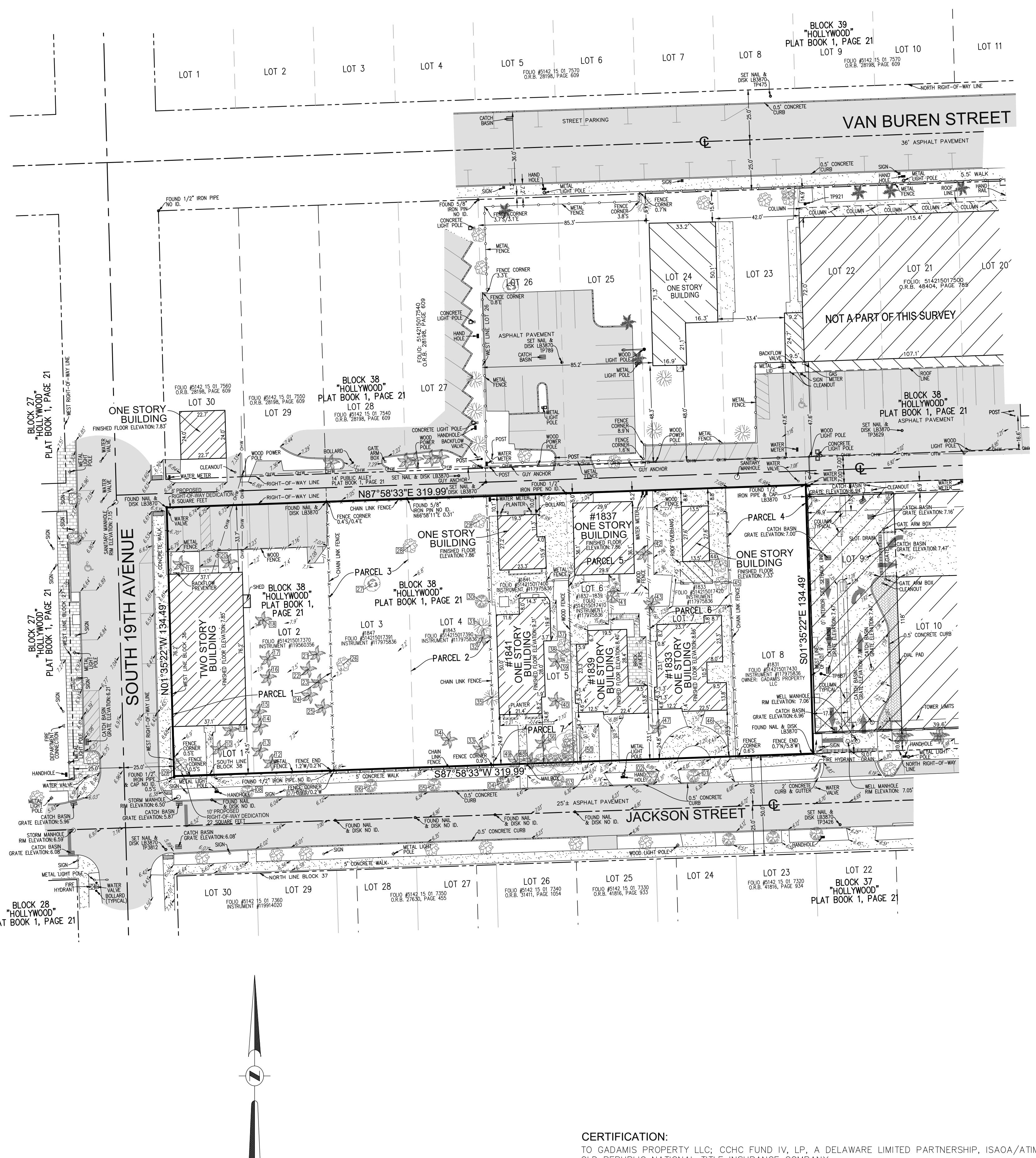
(PROVIDED BY ALEXIS ALVEY, ISA BOARD CERTIFIED MASTER ARBORIST #NY-5539B, ALVEY TREE CONSULTING-5/8/25)

NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITIION	TPZ RADIUS (FT)	NATIVE?	NOTES
1	Gumbo Limbo	<i>Bursera simaruba</i>	3	10	8	poor	5	yes	street tree
2	Gumbo Limbo	<i>Bursera simaruba</i>	9	18	18	fair	9	yes	street tree
3	Gumbo Limbo	<i>Bursera simaruba</i>	2	9	5	poor	5	yes	street tree
4	Gumbo Limbo	<i>Bursera simaruba</i>	4	16	10	fair	5	yes	street tree
5	Gumbo Limbo	<i>Bursera simaruba</i>	8	20	18	poor	9	yes	street tree
6	Gumbo Limbo	<i>Bursera simaruba</i>	12	18	10	poor	5	yes	street tree
7	Gumbo Limbo	<i>Bursera simaruba</i>	13.5	28	20	poor	10	yes	street tree
8	Gumbo Limbo	<i>Bursera simaruba</i>	11.5	25	20	fair	10	yes	street tree
9	Royal Poinciana	<i>Delonix regia</i>	22	27	35	fair	17.5	no	
10	Royal Palm	<i>Roystonea regia</i>	14	35	16	fair	8	yes	
11	Foxtail Palm	<i>Wodyetia bifurcata</i>	5	12	10	poor	5	no	
12	Foxtail Palm	<i>Wodyetia bifurcata</i>	9	16	10	poor	5	no	
13	Foxtail Palm	<i>Wodyetia bifurcata</i>	5	14	10	poor	5	no	
14	Foxtail Palm	<i>Wodyetia bifurcata</i>	7	10	0	dead	-	no	dead tree
15	Foxtail Palm	<i>Wodyetia bifurcata</i>	9	6	0	dead	-	no	dead tree
16	Royal Palm	<i>Roystonea regia</i>	12	30	16	fair	8	yes	
17	Royal Palm	<i>Roystonea regia</i>	13	25	8	poor	5	yes	
18	Foxtail Palm	<i>Wodyetia bifurcata</i>	4	12	10	poor	5	no	
19	Royal Palm	<i>Roystonea regia</i>	14	32	12	fair	6	yes	
20	Royal Palm	<i>Roystonea regia</i>	14	32	12	fair	6	yes	
21	Coconut Palm	<i>Cocos nucifera</i>	8	30	18	good	9	Cat. 2 invasive	
22	Coconut Palm	<i>Cocos nucifera</i>	9	16	8	poor	5	Cat. 2 invasive	
23	Coconut Palm	<i>Cocos nucifera</i>	8	27	18	good	9	Cat. 2 invasive	
24	Coconut Palm	<i>Cocos nucifera</i>	7	25	18	fair	9	Cat. 2 invasive	
25	Coconut Palm	<i>Cocos nucifera</i>	6	20	16	fair	8	Cat. 2 invasive	
26	Avocado	<i>Persea americana</i>	12	25	20	poor	10	no	
27	Mango	<i>Mangifera indica</i>	35	45	50	good	25	no	
28	Brazilian Pepper	<i>Schinus terebinthifolia</i>	18	28	25	fair	12.5	Cat. 1 invasive	
29	Oriental Arborvitae	<i>Platycladus orientalis</i>	15	20	15	fair	7.5	no	
30	Gumbo Limbo	<i>Bursera simaruba</i>	7	18	15	fair	7.5	yes	
31	Live Oak	<i>Quercus virginiana</i>	14.5	30	30	good	15	yes	
32	Solitaire Palm	<i>Ptychosperma elegans</i>	3	16	8	fair	5	Cat. 2 invasive	
33	Areca Palm	<i>Dypsis lutescens</i>	cluster	20	15	fair	7.5	no	
34	Sabal Palm	<i>Sabal palmetto</i>	12	18	12	good	6	yes	
35	Live Oak	<i>Quercus virginiana</i>	16	30	35	good	17.5	yes	
36	Sabal Palm	<i>Sabal palmetto</i>	10	18	12	good	6	yes	
37	Mahogany	<i>Swietenia mahagoni</i>	14	30	20	good	10	yes	
38	Weeping Fig	<i>Ficus benjamina</i>	12 each	30	20	fair	10	no	
39	Christmas Palm	<i>Adonidia merillii</i>	5	18	8	poor	5	no	
40	Christmas Palm	<i>Adonidia merillii</i>	5	18	10	fair	5	no	
41	Gumbo Limbo	<i>Bursera simaruba</i>	15	30	30	fair	15	yes	
42	Coconut Palm	<i>Cocos nucifera</i>	9	14	14	good	7	Cat. 2 invasive	
43	Areca Palm	<i>Dypsis lutescens</i>	cluster	18	12	fair	6	no	
44	Mahogany	<i>Swietenia mahagoni</i>	7	20	10	good	5	yes	
45	Brazilian Pepper	<i>Schinus terebinthifolia</i>	10	20	25	good	12.5	Cat. 1 invasive	
46	Weeping Fig	<i>Ficus benjamina</i>	20	25	30	good	15	no	
47	Royal Palm	<i>Roystonea regia</i>	16	26	14	fair	7	yes	
48	Christmas Palm	<i>Adonidia merillii</i>	6	16	8	fair	5	no	
49	Christmas Palm	<i>Adonidia merillii</i>	6	16	8	fair	5	no	
50	Weeping Fig hedge	<i>Ficus benjamina</i>	4 to 14	20	15	poor	7.5	no	

LEGEND



0' 30' 60' 90'
GRAPHIC SCALE 1"=30'



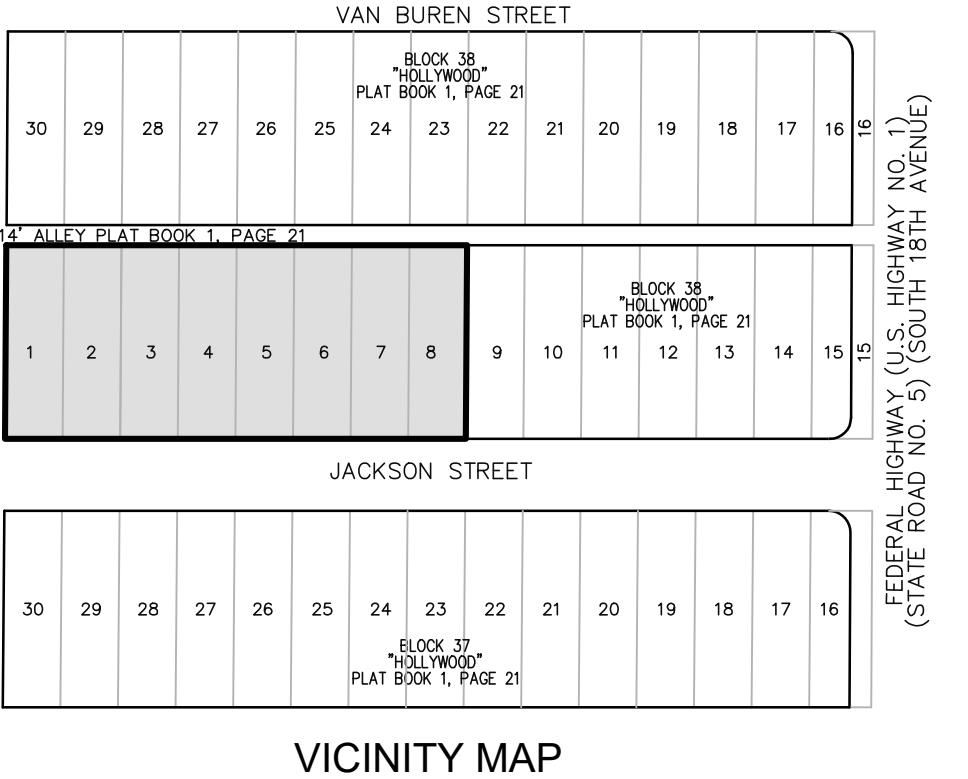
CERTIFICATION:

TO GADAMIS PROPERTY LLC; CCHC FUND IV, LP, A DELAWARE LIMITED PARTNERSHIP, ISAOA/ATIMA; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(g), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 5/21/25.

DATE OF PLAT OR MAP: 5/21/25

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS2724
MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



LEGAL DESCRIPTION:

PARCEL 1: LOT 1 AND 2, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: LOT 4, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3: LOT 3, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4: LOT 8, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5: LOT 6, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 6: LOT 7, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 7: LOT 5, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 43,036 SQUARE FEET (0.9880 ACRES), MORE OR LESS.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NGS BENCHMARK #P239; ELEVATION: 9.07 FEET.
3. FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0569; COMMUNITY #125113; MAP DATE: 7/31/24.
4. THIS SITE LIES IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF BLOCK 38 BEING S87°58'33"W 319.99'.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS SURVEY, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
8. THIS SITE CONTAINS 8 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES.
9. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 1496295-A1, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 28, 2024 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:

 - ITEM 1, 2, 3 & 4: STANDARD EXCEPTIONS, NOT ADDRESSED.
 - ITEM 5: ALL MATTERS IN PLAT BOOK 1, PAGE 21 APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
 - ITEM 6: BROWARD COUNTY ORDINANCE NO. 0-81-26 IN O.R.B. 9637, PAGE 836 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 7: BROWARD COUNTY ORDINANCE NO. 2005-18 IN O.R.B. 40082, PAGE 1783 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 8: BROWARD COUNTY ORDINANCE NO. 2005-19 IN O.R.B. 40082, PAGE 1789 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.

10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
11. TREE INFORMATION WAS PROVIDED BY ALEXIS ALVEY OF ALVEY TREE CONSULTING, DATED 5/8/25.
12. THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.



⚠ PREVIOUS MEETINGS:

DRC : AUGUST 18, 2025

PRELIMINARY TAC : MAY 19, 2025

PACO: JANUARY 13, 2025

⚠ VARIANCES:

1. CURB WIDTH VARIANCE.S H E E T L I S T
CIVIL

C-01 GENERAL NOTES

C-02 EROSION CONTROL PLAN

C-03A PG&D DRAINAGE

C-03B PG&D SECTIONS

C-03C PG&D DETAILS

C-04 UTILITIES

C-05 PAVING MARKINGS

C-06 ROW PLAN
LANDSCAPE

L-1 GROUND FLOOR LANDSCAPE PLAN

L-2 LEVEL 5 AMENITY LANDSCAPE PLAN

L-3 ROOF LEVEL LANDSCAPE PLAN

L-4 LANDSCAPE DETAILS
ARCHITECTURE

A0.01 PROJECT DATA

A0.02 F.A.R. DIAGRAMS

A0.02A DIAGRAMS

A0.03 SITE PLAN

A0.03A RENDERED SITE PLAN

A1.01 GROUND LEVEL

A1.02 LEVEL 2 / PARKING

A1.03 LEVEL 3 / PARKING

A1.04 LEVEL 4 / PARKING

A1.05 LEVEL 5 / AMENITIES

A1.06 LEVEL 6-13 / UNITS

A1.07 LEVEL ROOF

A3.01 ELEVATION / SOUTH

A3.02 ELEVATION / NORTH

A3.03 ELEVATIONS / EAST & WEST

A4.01 SECTION / LONGITUDINAL

A4.02 SECTION / LONGITUDINAL

A4.03 SECTION / TRANSVERSAL

A4.04 SECTION / LONGITUDINAL

A5.01 3D MODEL VIEW

A5.02 3D MODEL VIEW

A5.03 3D MODEL VIEW

A5.03A 3D MODEL VIEWS

A5.04 3D CONTEXT VIEW

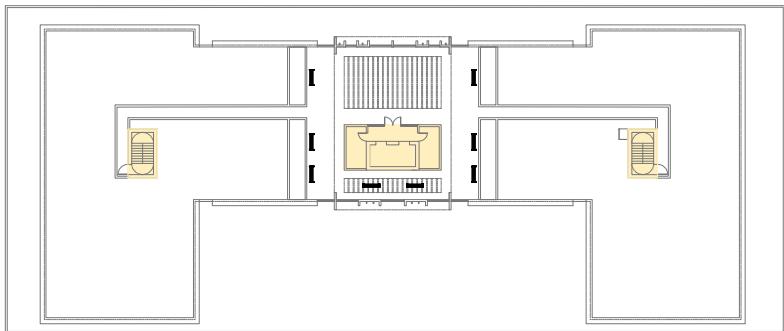
A5.05 CONTEXT PHOTOS

A5.06 CONTEXT PHOTOS

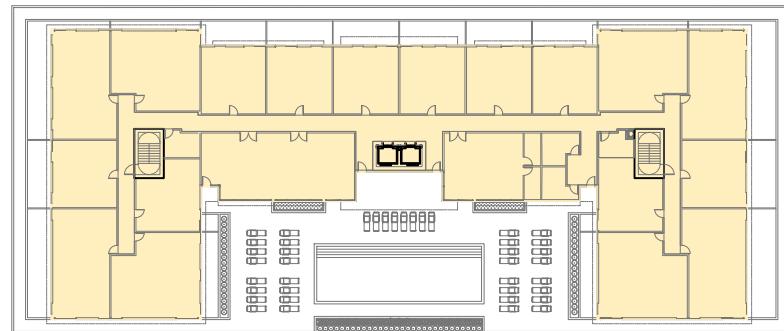
A6.01 MATERIAL BOARD

A7.01 RENDERING

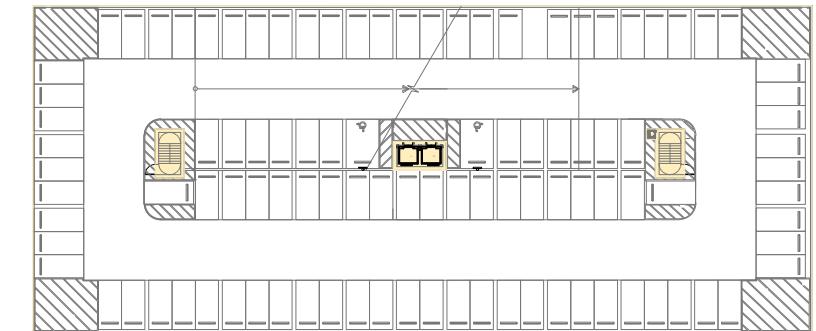
A7.02 RENDERING



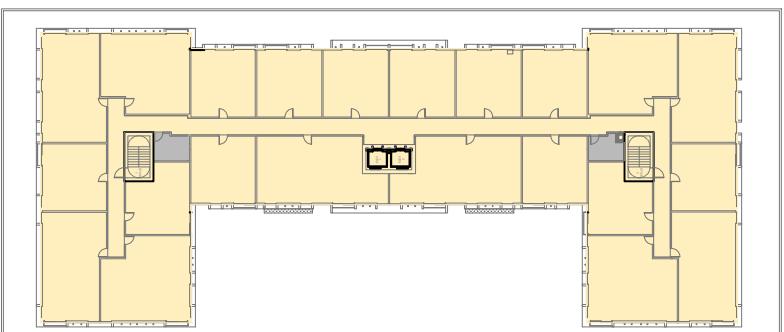
LEVEL ROOF
FLOOR AREA = 969 Sq. Ft



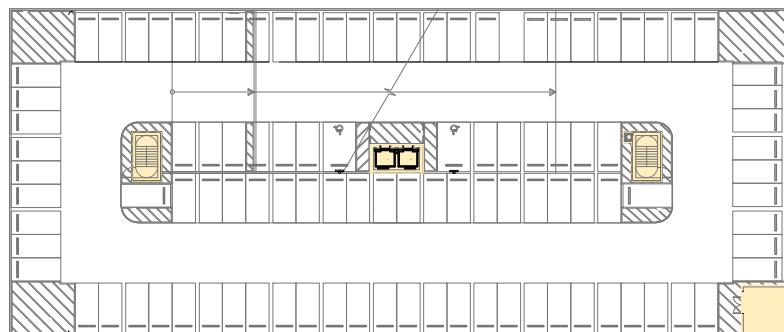
LEVEL 5 AMENITIES
FLOOR AREA = 19,459 Sq. Ft



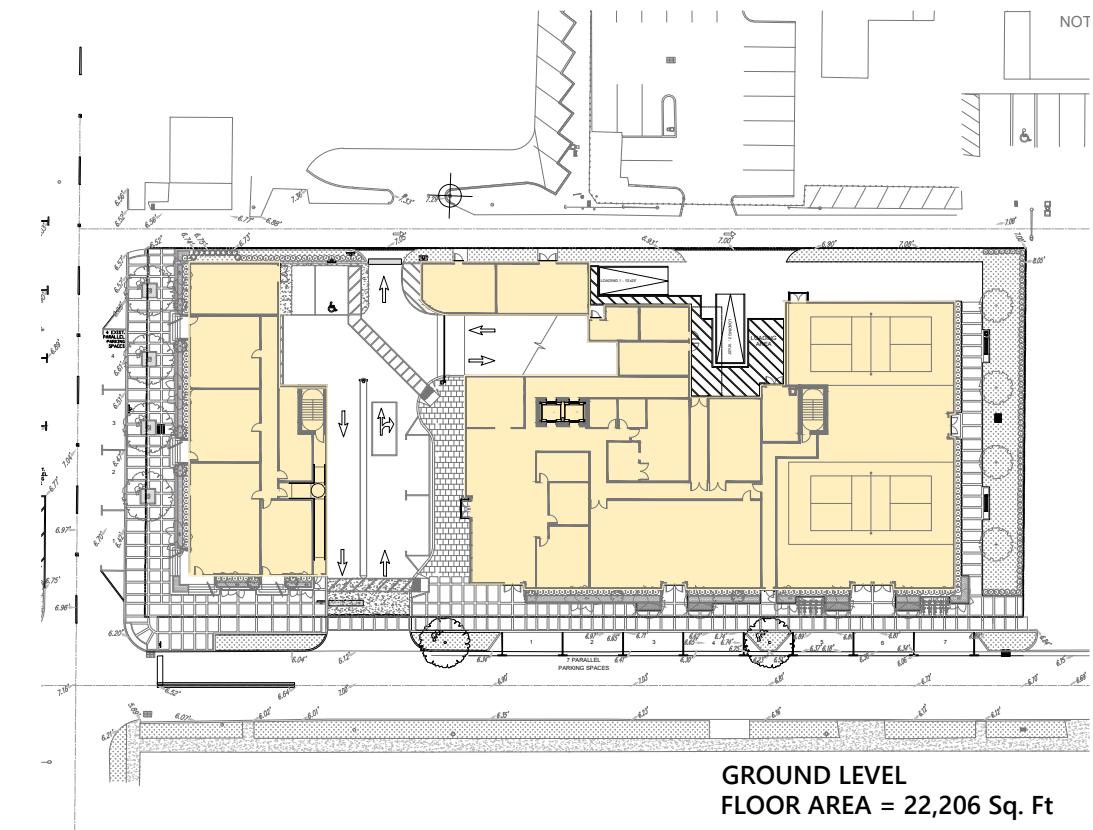
LEVEL 2
FLOOR AREA = 601 Sq. Ft



LEVEL 6-13
FLOOR AREA = 19,860 Sq. Ft / FLOOR
TOTAL FLOORS AREA (LEVELS 6-13) = 158,880 Sq. Ft



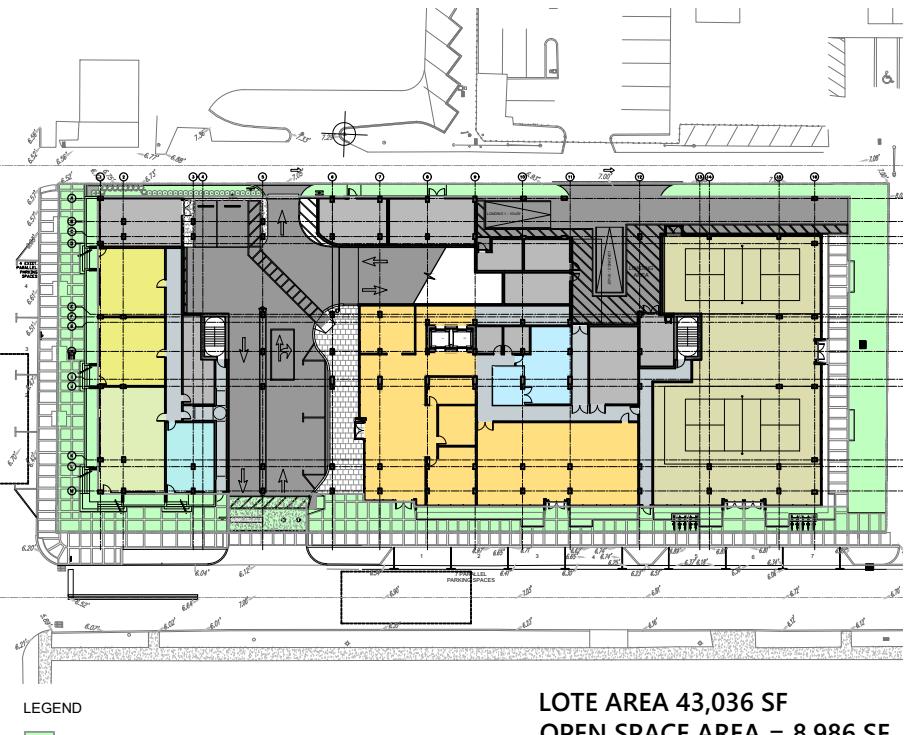
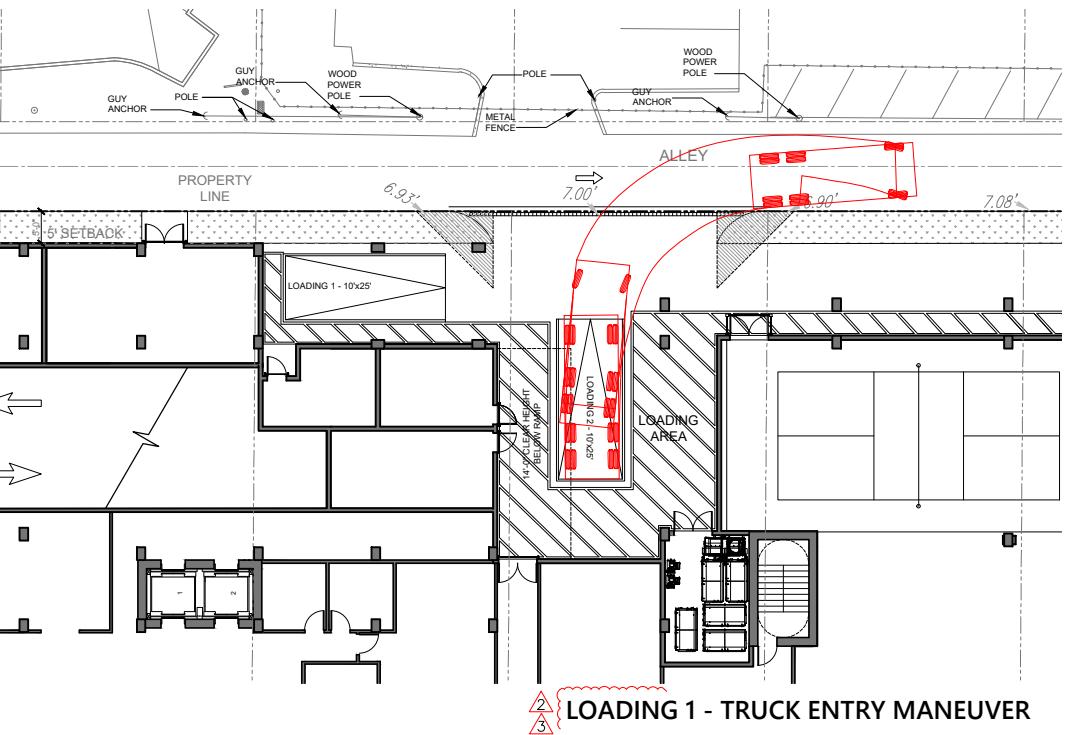
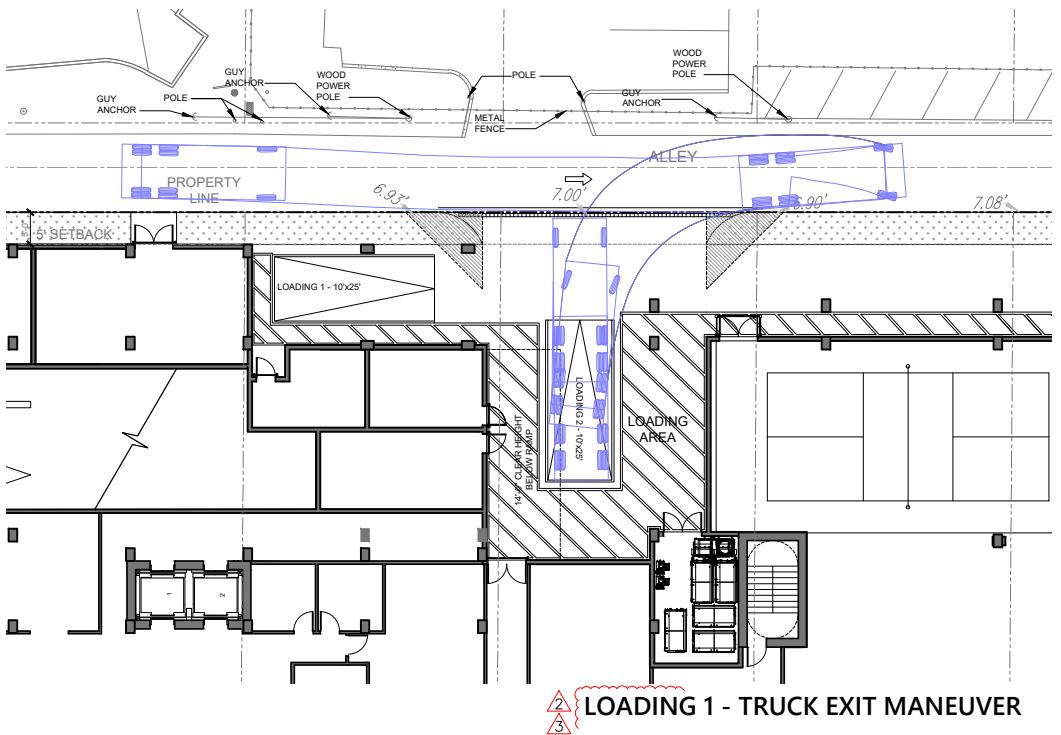
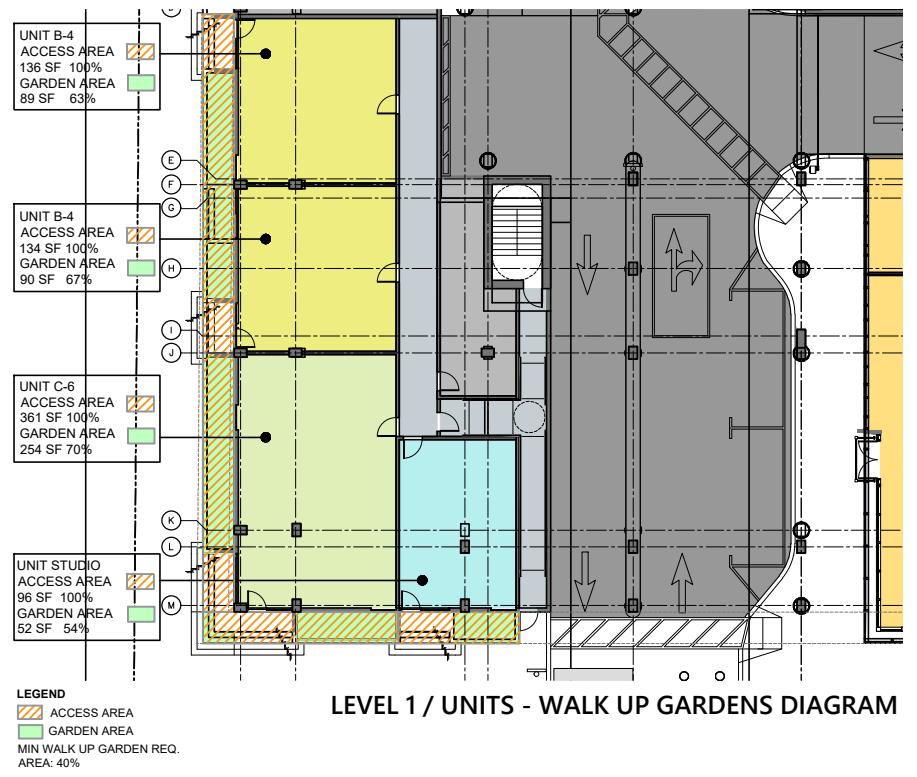
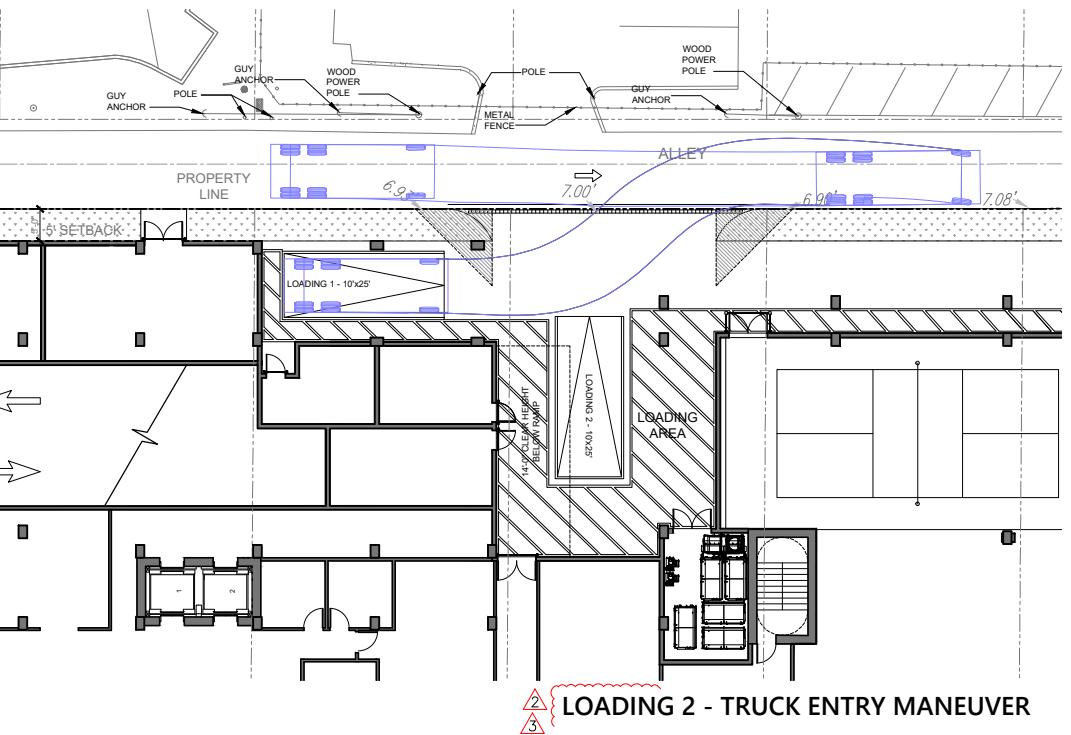
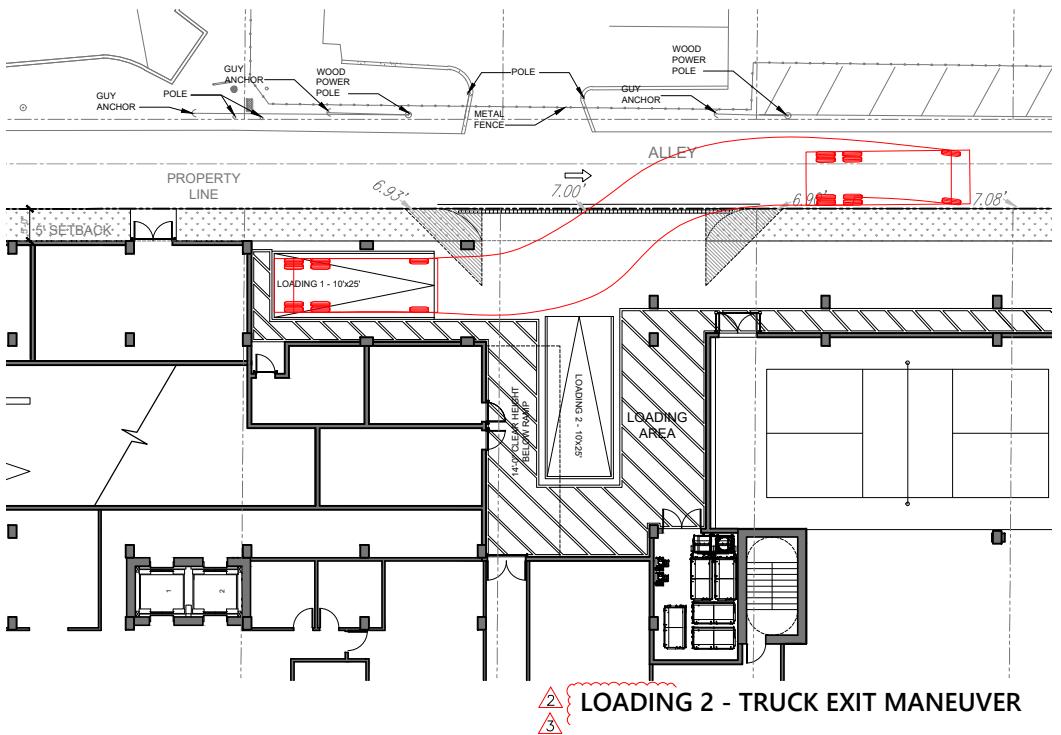
LEVEL 4
FLOOR AREA = 924 Sq. Ft



GROUND LEVEL
FLOOR AREA = 22,206 Sq. Ft

Notes:

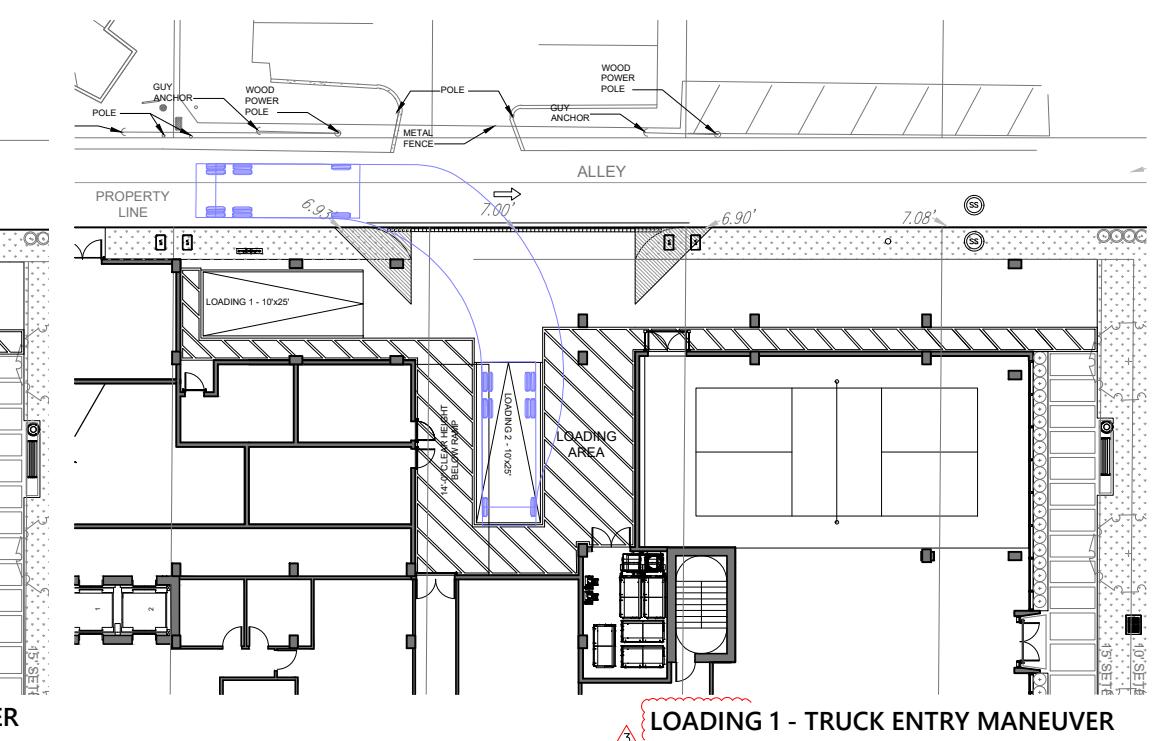
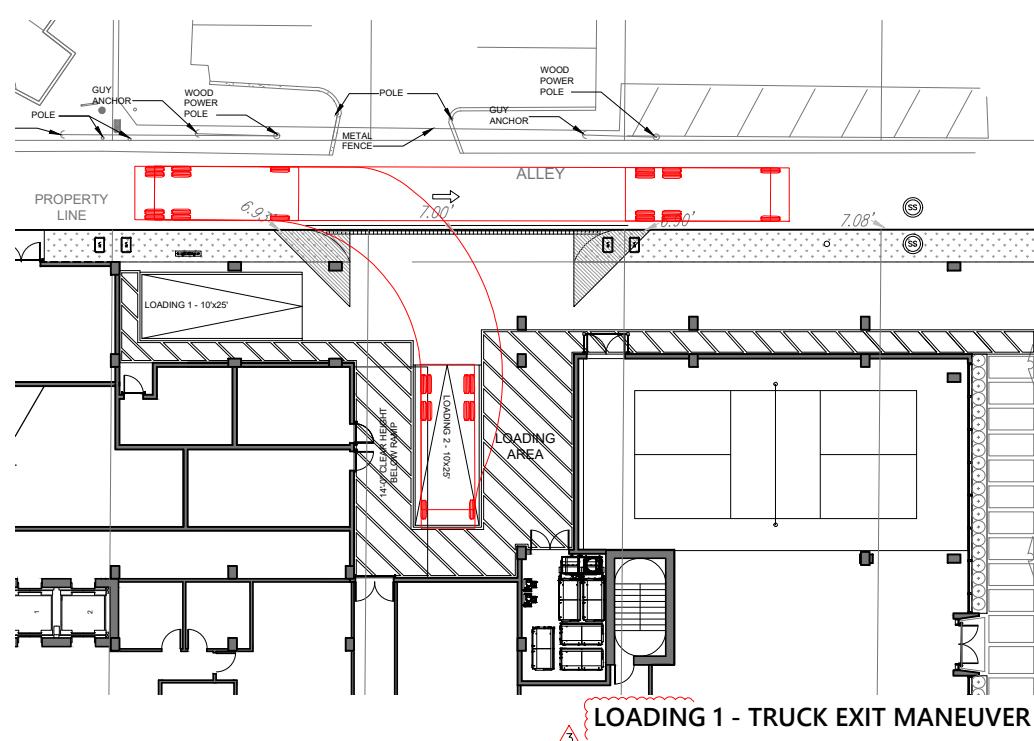
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NINE HOLLYWOOD PHASE 2

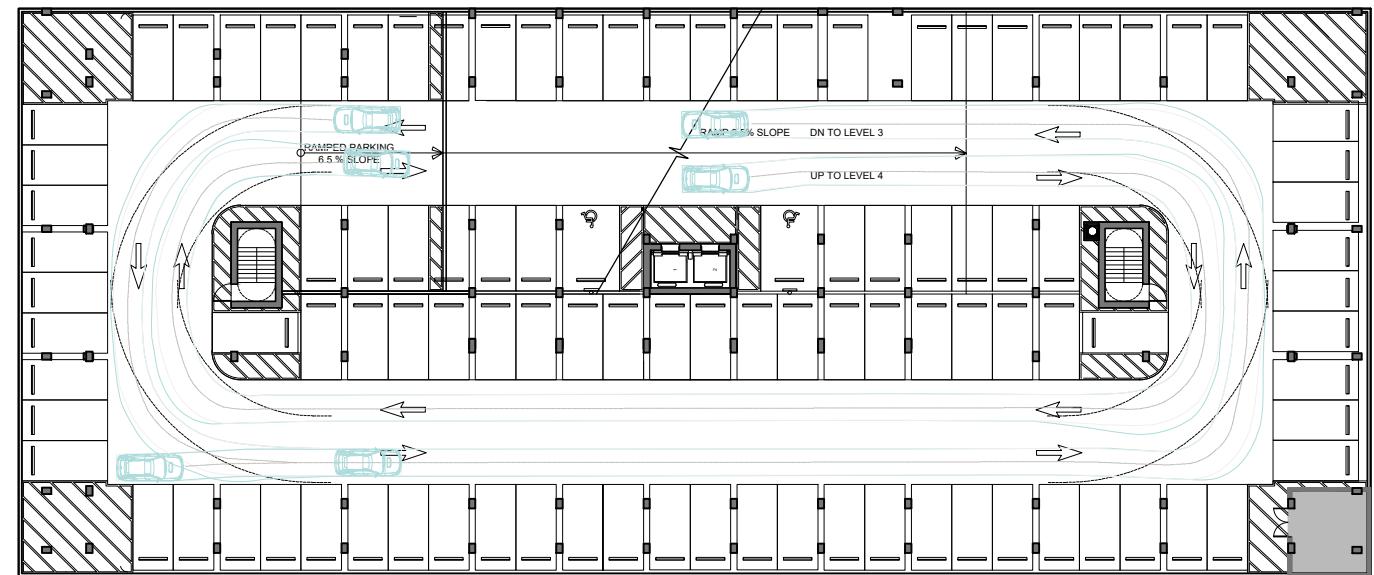
1843 Jackson Street, Hollywood, FL

May 05, 2025

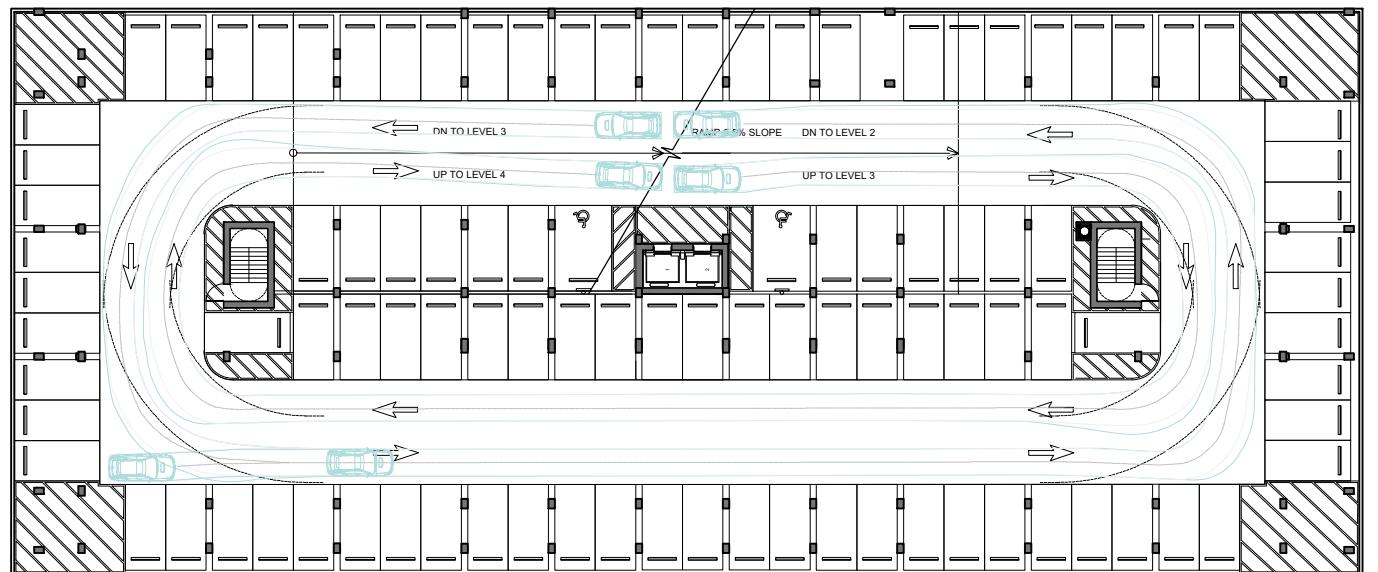
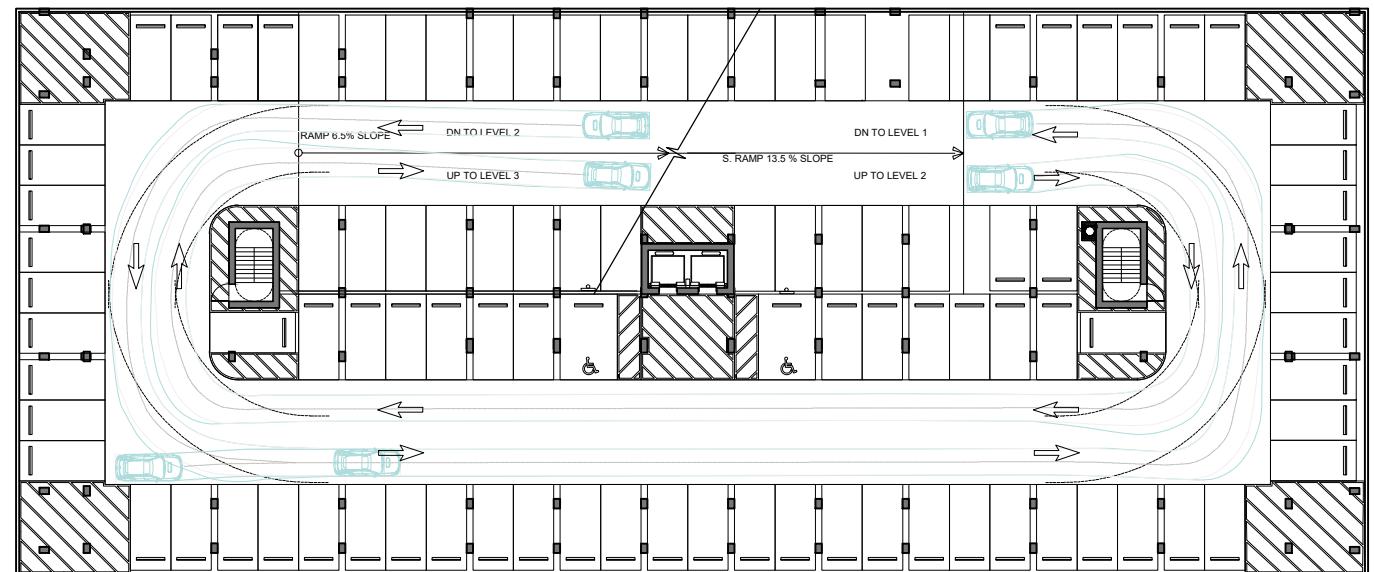


1	07-22-25	TAC Comments
2	11-07-25	TAC Comments
3	12-01-25	DRC Comments

DIAGRAMS
AO | 02B
Scale: 1" = 80'

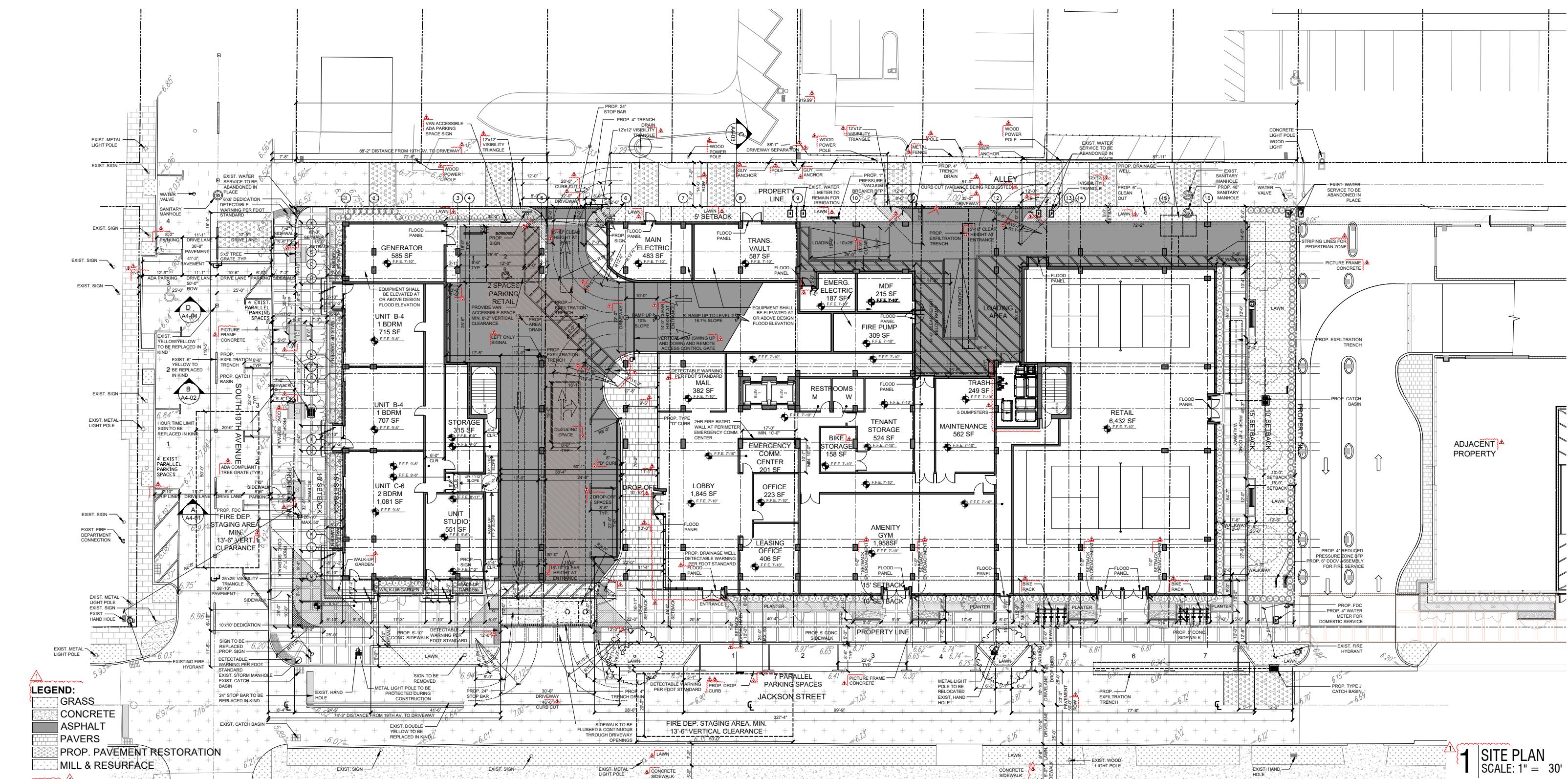


3 PARKING LEVEL 4 - VEHICLE MANEUVER



3 PARKING LEVEL 3 - VEHICLE MANEUVER

3 PARKING LEVEL 2 - VEHICLE MANEUVER



NINE HOLLYWOOD PHASE 2

1843 Jackson Street, Hollywood, FL

May 05, 2025



1035 N MIAMI AVE, STE. 406
Miami, FL 33136
T 305.206.6214

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T: (561) 716-0159
Certificate of Authorization Number 30129

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+ PARTNERS
307 south 21st avenue, hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkdesign.com

9. Jackson St, S 19Th Ave. & Back Alley shall be milled & resurfaced min. 1" along the entire property.
10. ROW Pavement marking shall be restored to existing conditions or better per Broward County PW Department Traffic Engineering Division.
11. Concrete: Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the row (outside of the property lines) will be a minimum of 6 inches thick, 3,000 PSI, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. the entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the city row will be sawcut for a clean straight edge.
12. Pavers: Paver driveways require a minimum 2 3/8 inch pavers placed over a 1-1/2 inch sand base and compacted subbase, in addition to a minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. the driveway is to be constructed flush with the existing roadway and the existing asphalt in the city row will be sawcut for a clean straight edge.
13. Asphalt: Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of s-iii asphalt. the driveway is to be constructed flush with the existing roadway and the existing asphalt in the city row will be sawcut for a clean straight edge.

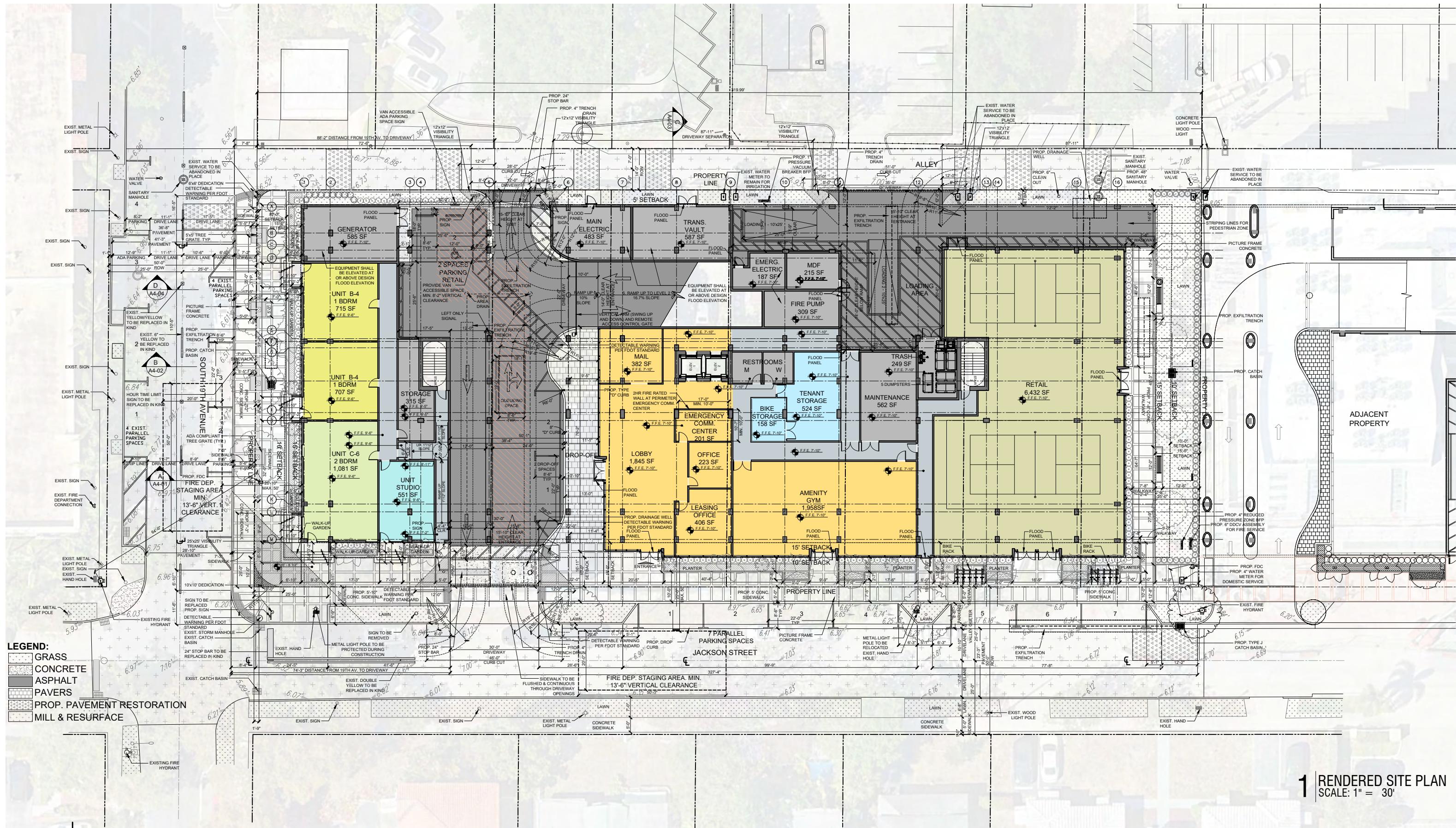
1	07-22-25	TAC Comments
2	11-07-25	TAC Comments
3	12-01-25	DRC Comments

Site Plan
A0 | 03
Scale: 1" = 30'



VARIANCES:

1. Curb width variance for curb cut on alley @ loading area.



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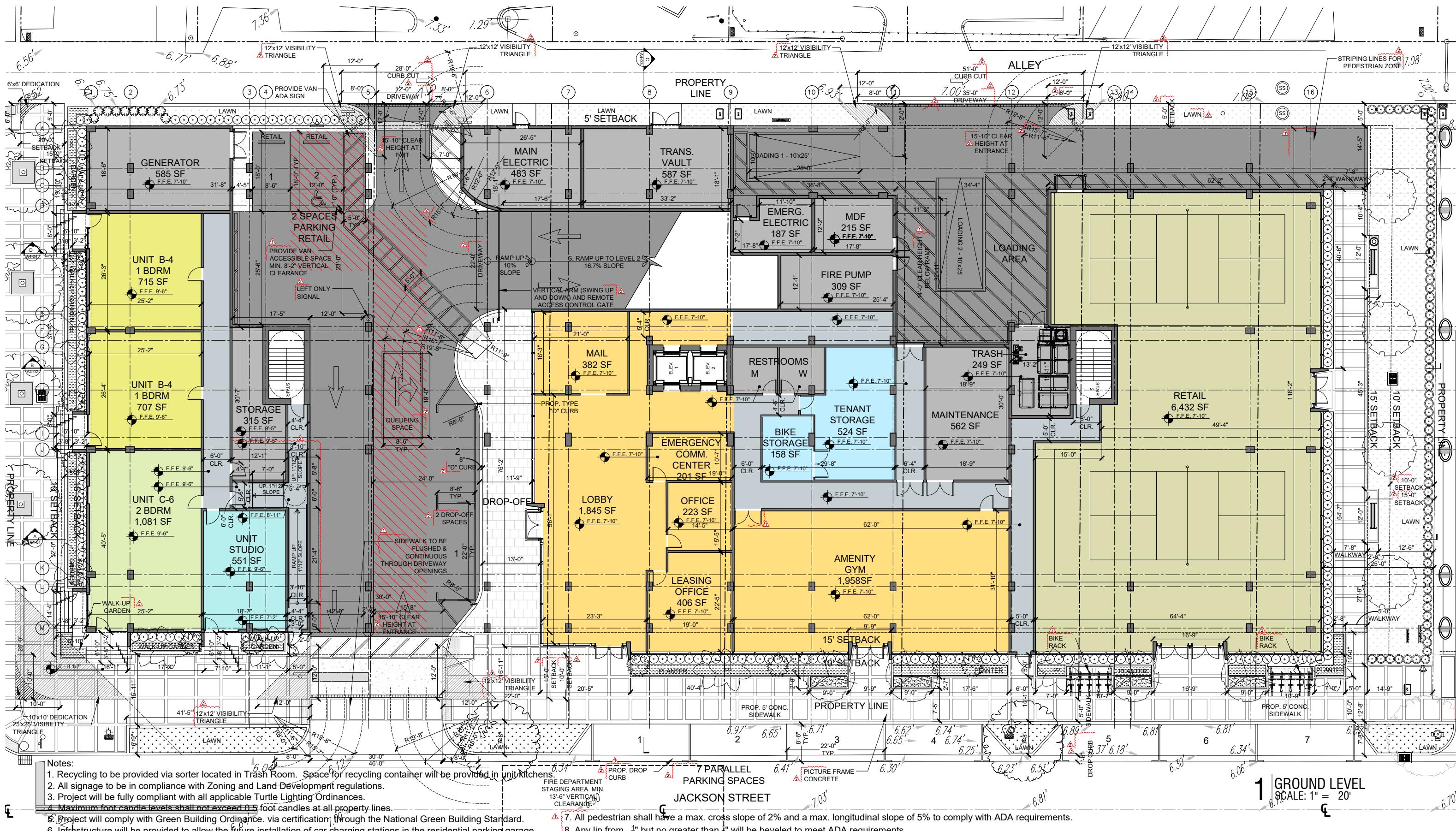
NINE HOLLYWOOD PHASE 2

1843 Jackson Street, Hollywood, FL

May 05, 2025

1	07-22-25	TAC Comments
2	11-07-25	TAC Comments
3	12-01-25	DRC Comments

Site Plan
AO | 03A
Scale: 1" = 30'



Notes:

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NINE HOLLYWOOD PHASE 2

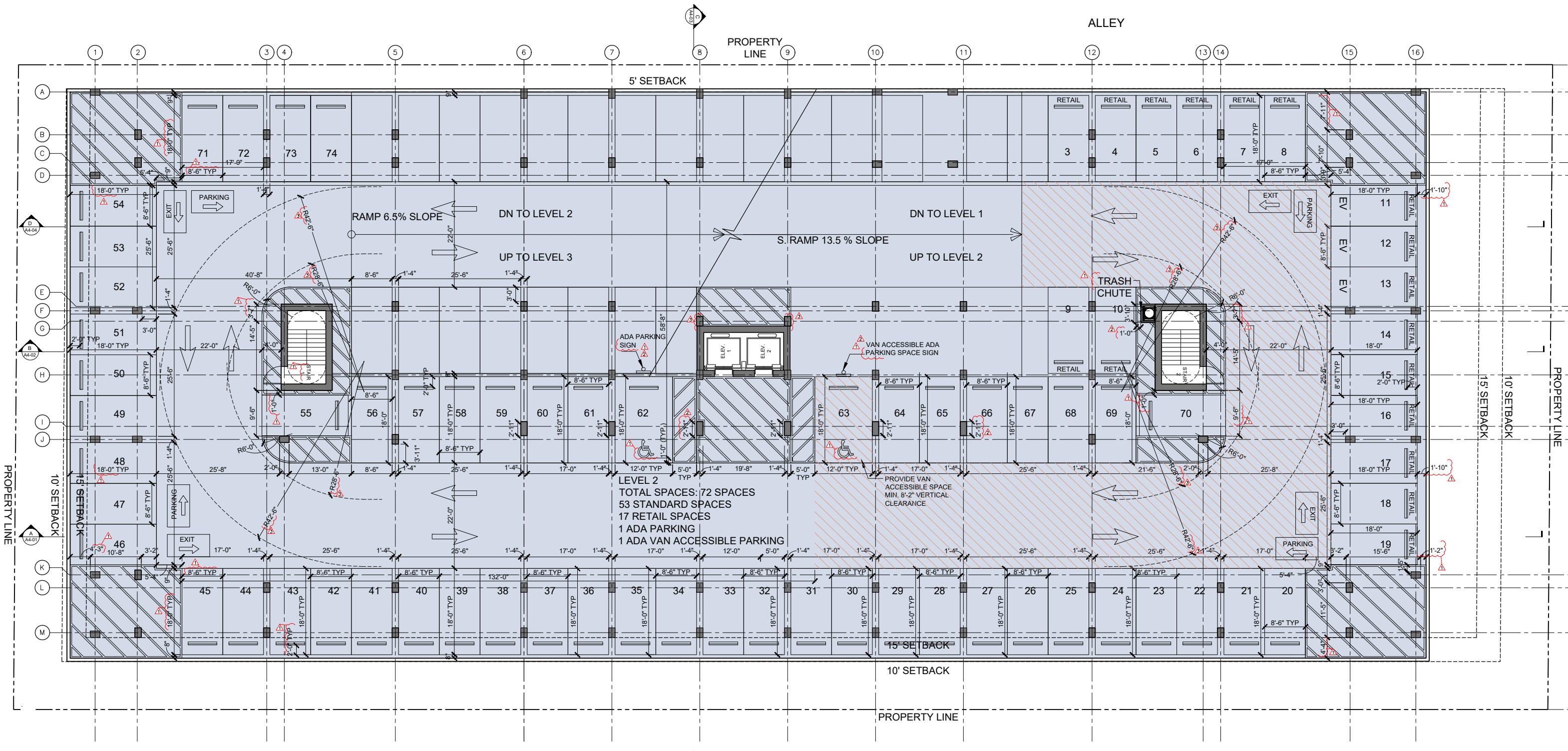
1843 Jackson Street, Hollywood, FL

May 05, 2025

1	07-22-25	TAC Comments
2	11-07-25	TAC Comments
3	12-01-25	DRC Comments

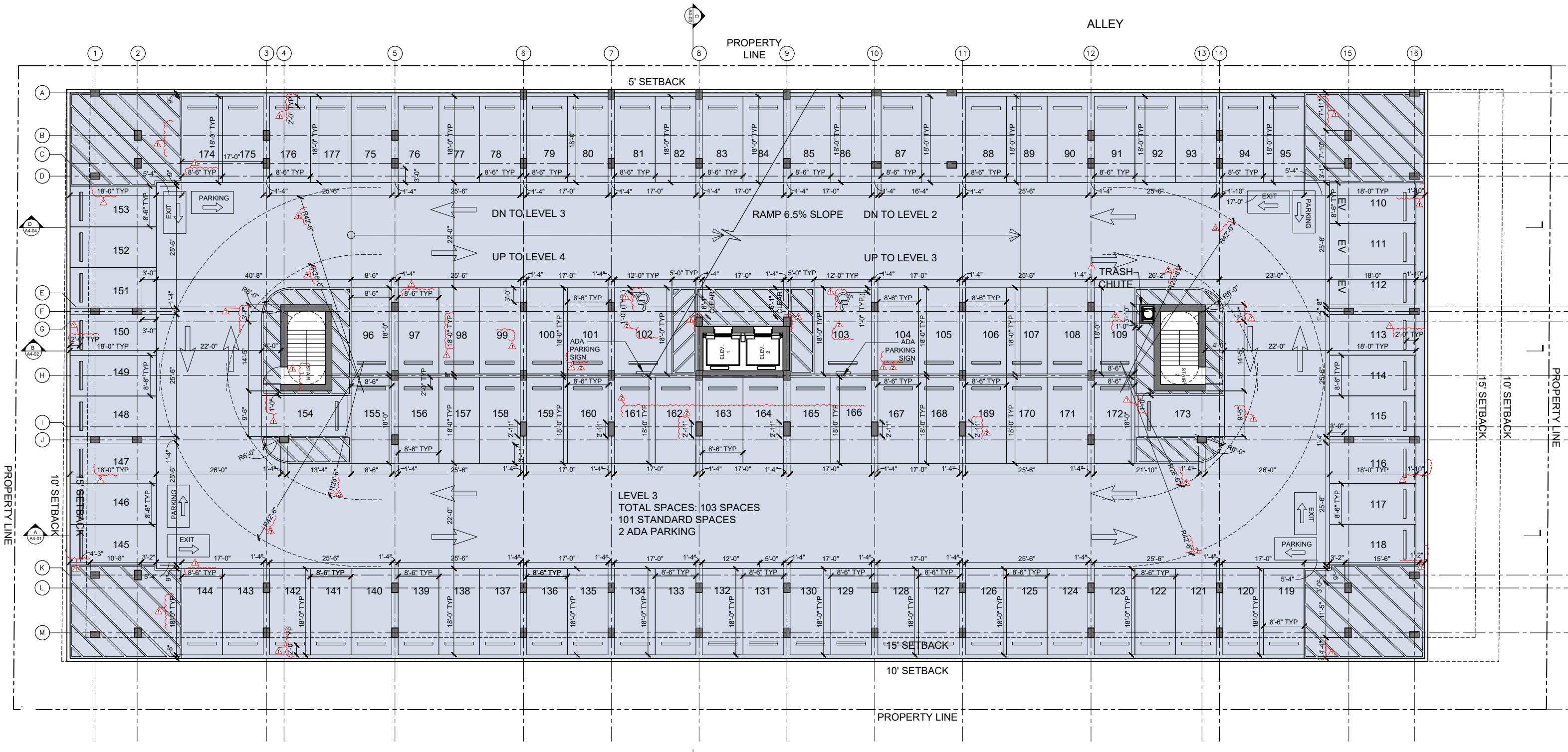
1 GROUND LEVEL SCALE: 1" = 20'

round Level
A1 | 01
scale: 1" = 20'



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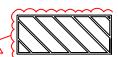
Notes:

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JACKSON STREET

PARKING LEGEND:



NON-VEHICULAR AREAS

LEVEL 3
SCALE: 1" = 20'

1	07-22-25	TAC Comments
2	11-07-25	TAC Comments
3	12-01-25	DRC Comments

e v e l 3
A1 | 03
scale: 1" = 20'

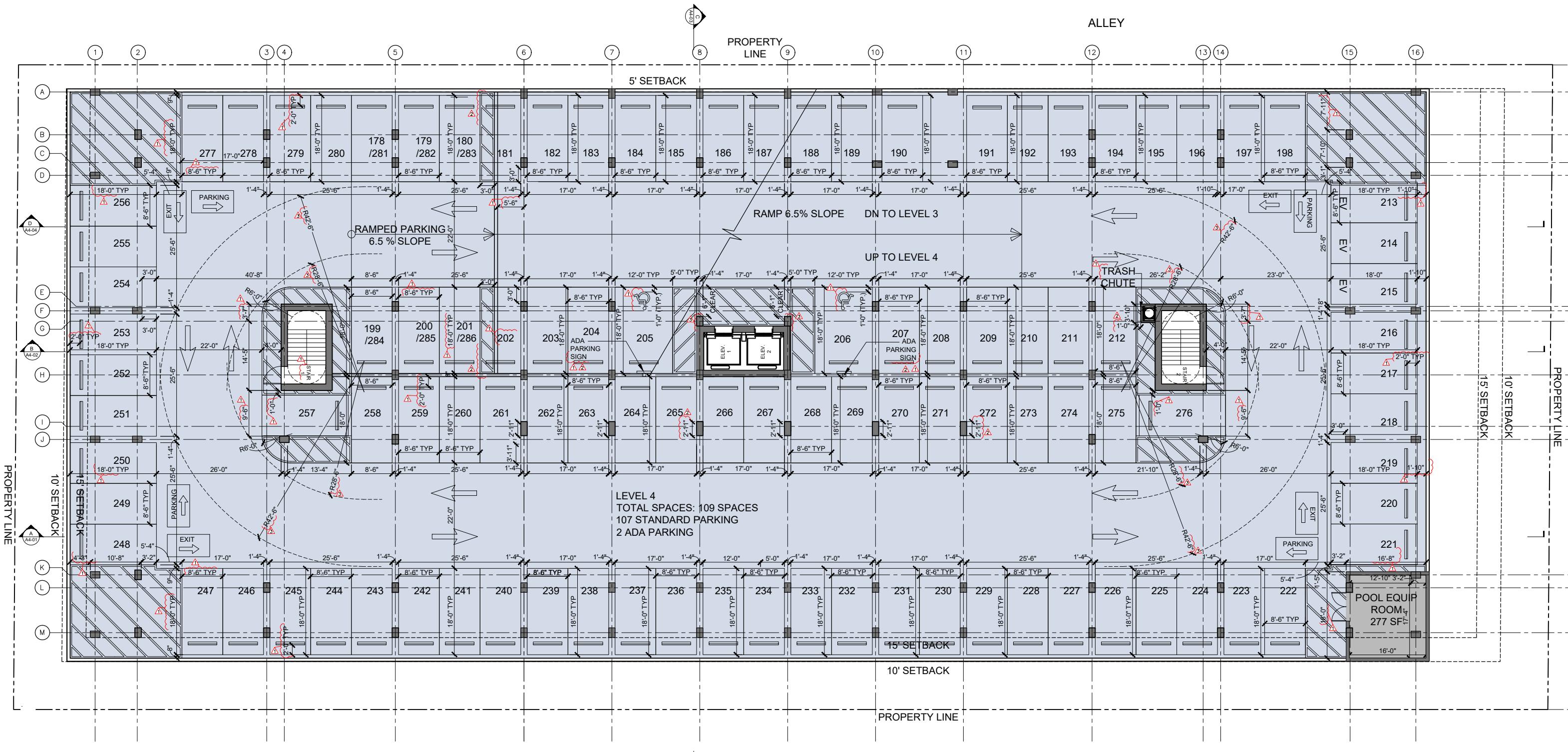


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N I N E H O L L Y W O O D P H A S E 2

1843 Jackson Street, Hollywood, FL

May 05, 2025



Notes:

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JACKSON STREET

PARKING LEGEND:

NON-VEHICULAR AREAS

1 | LEVEL 4
SCALE: 1" = 20'

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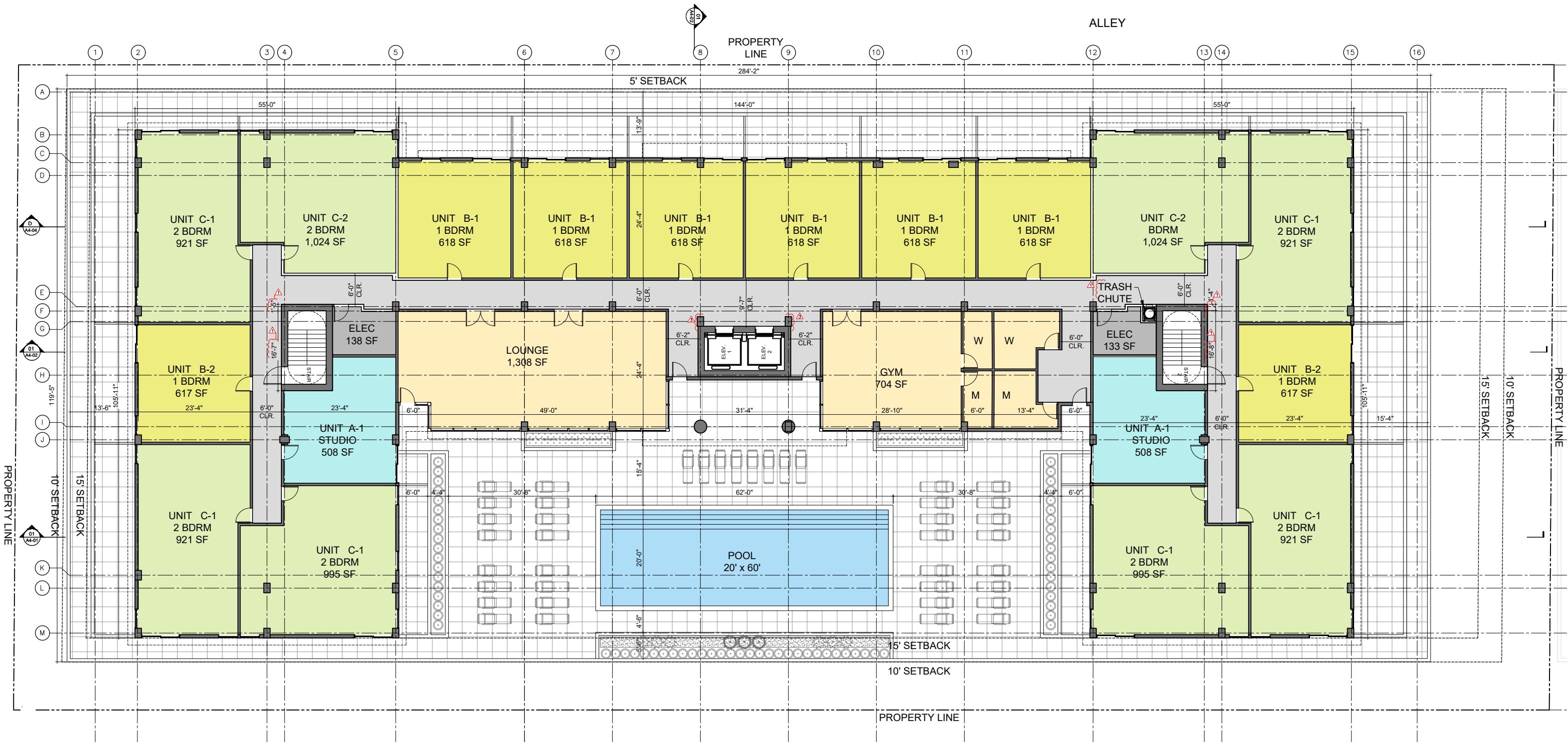
NINE HOLLYWOOD PHASE 2

1843 Jackson Street, Hollywood, FL

May 05, 2025

1	07-22-25	TAC Comments
2	11-07-25	TAC Comments
3	12-01-25	DRC Comments

Lev e l 4
A1 04
Scale: 1" = 20'



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JACKSON STREET

LEVEL 5 AMENITIES

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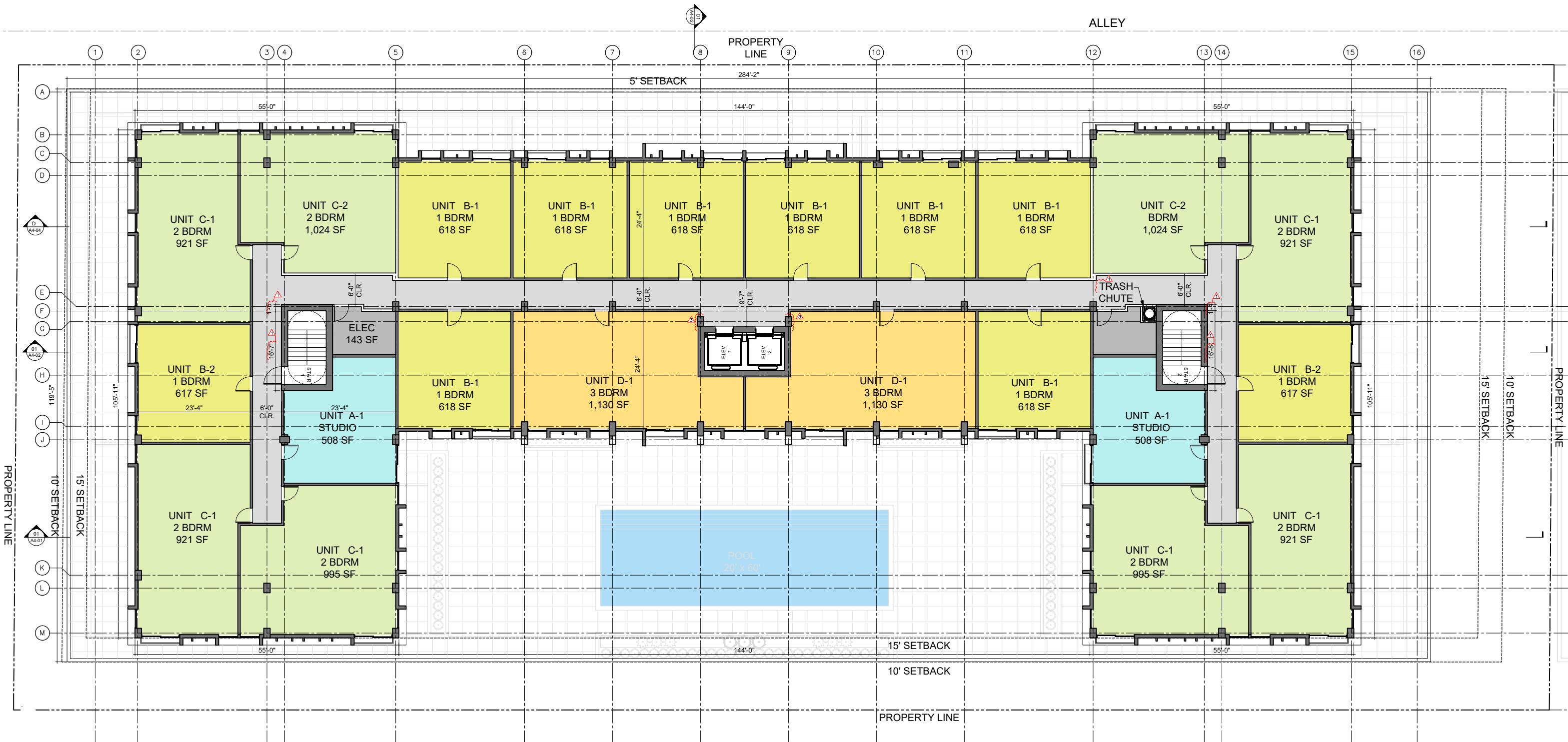
N I N E H O L L Y W O O D P H A S E 2
1843 Jackson Street, Hollywood, FL

May 05, 2025

1	07-22-25	TAC Comments
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3	12-01-25	DRC Comments

Level 5 Amenities

A1 | 05



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JACKSON STREET

LEVELS 6 - 13



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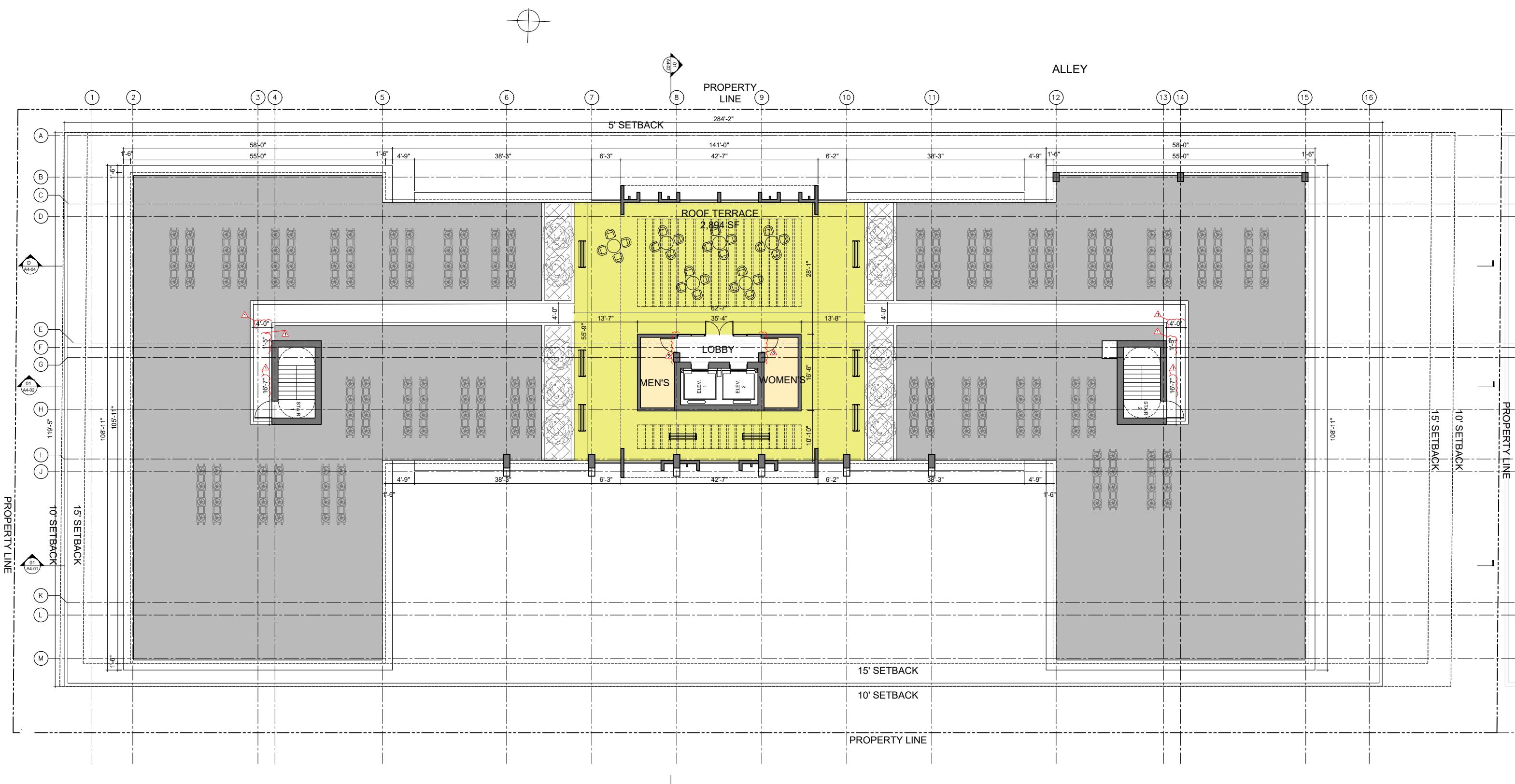


N I N E H O L L Y W O O D P H A S E 2
1843 Jackson Street, Hollywood, FL

May 05, 2025

1	07-22-25	TAC Comments
2	11-07-25	TAC Comments
3	12-01-25	DRC Comments

Levels 6 - 13
A1 | 06
Scale: 1" = 20'



JACKSON STREET

1 ROOF LEVEL SCALE: 1" = 20'



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N I N E H O L L Y W O O D P H A S E 2

1843 Jackson Street, Hollywood, FL

May 05, 2025

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3	12-01-25	DRC Comments

Level Roof
A1 | 07
Scale: 1" = 20'



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NINE HOLLYWOOD PHASE 2

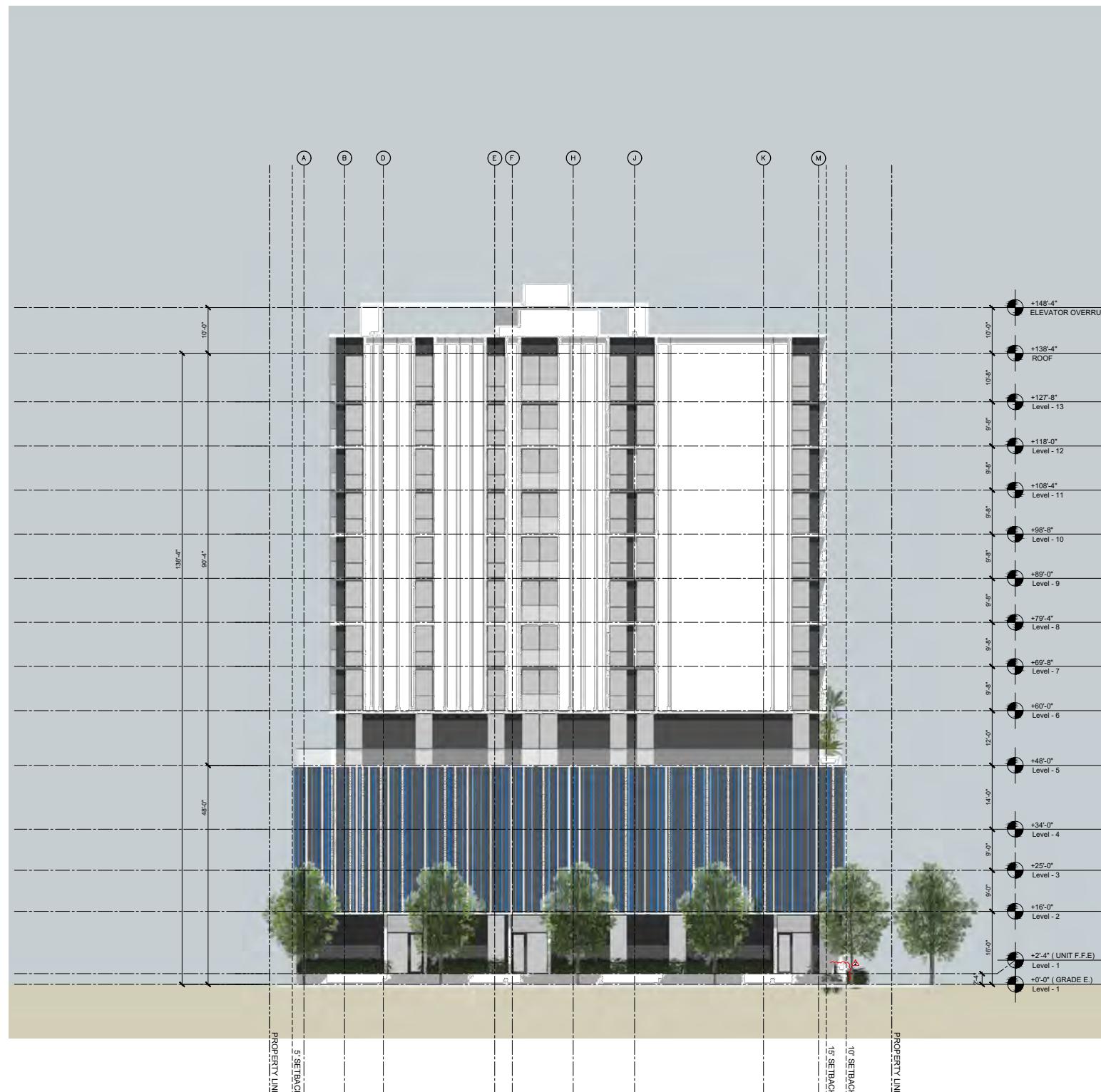
1843 Jackson Street, Hollywood, FL

May 05, 2025



1	07-22-25	TAC Comments
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3	12-01-25	DRC Comments

Elevations
A3 | 02
Scale: 1" = 30'

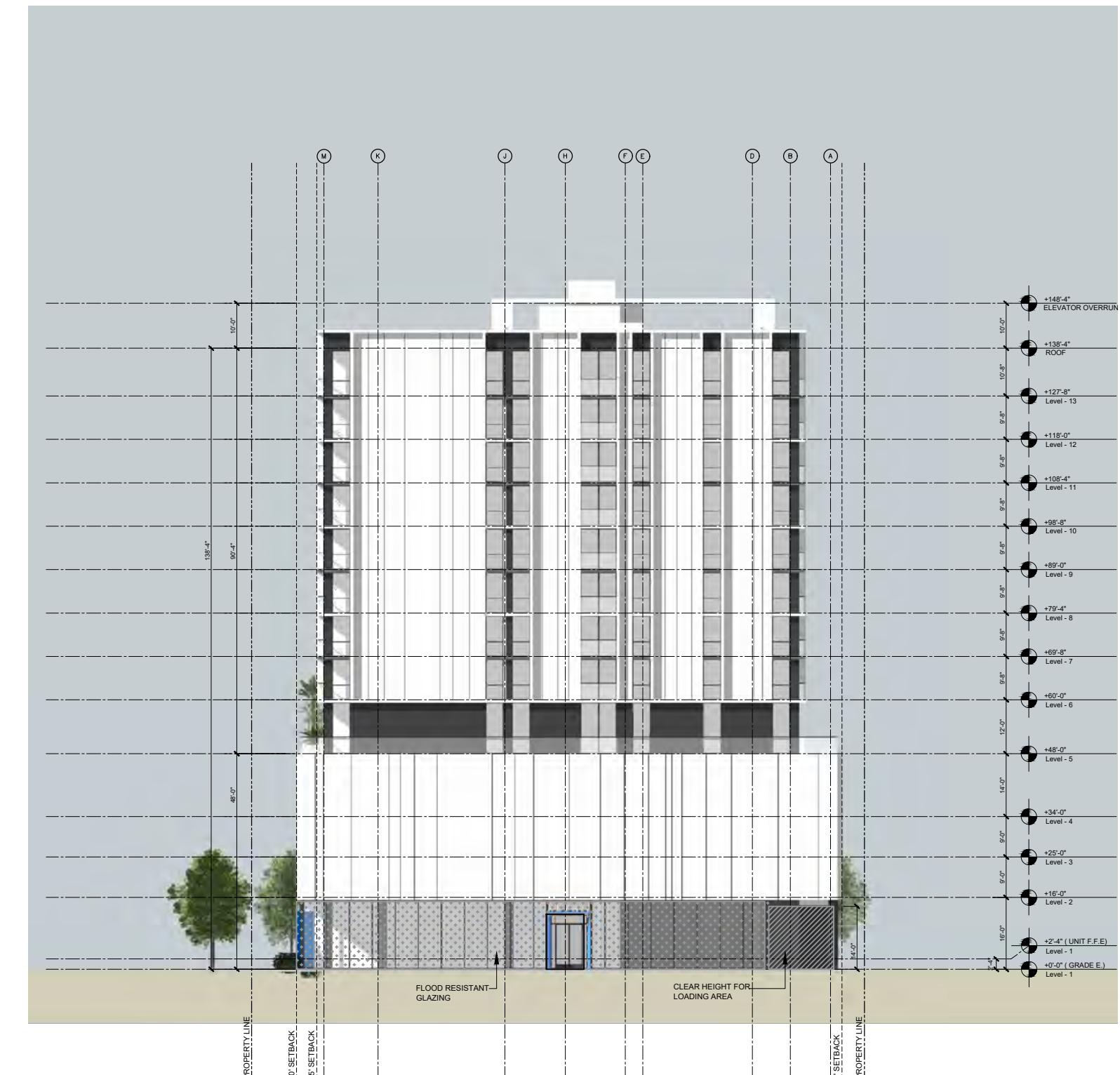


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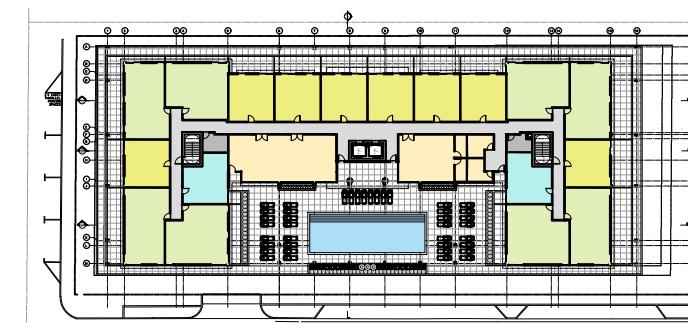
NINE HOLLYWOOD PHASE 2
1843 Jackson Street, Hollywood, FL

May 05, 2025



1	07-22-25	TAC Comments
2	11-07-25	TAC Comments
3	12-01-25	DRC Comments

Elevations
A3 | 03
Scale: 1" = 30'



KEY PLAN

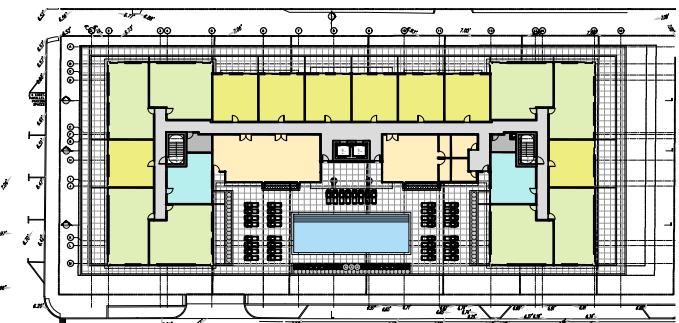


Notes:

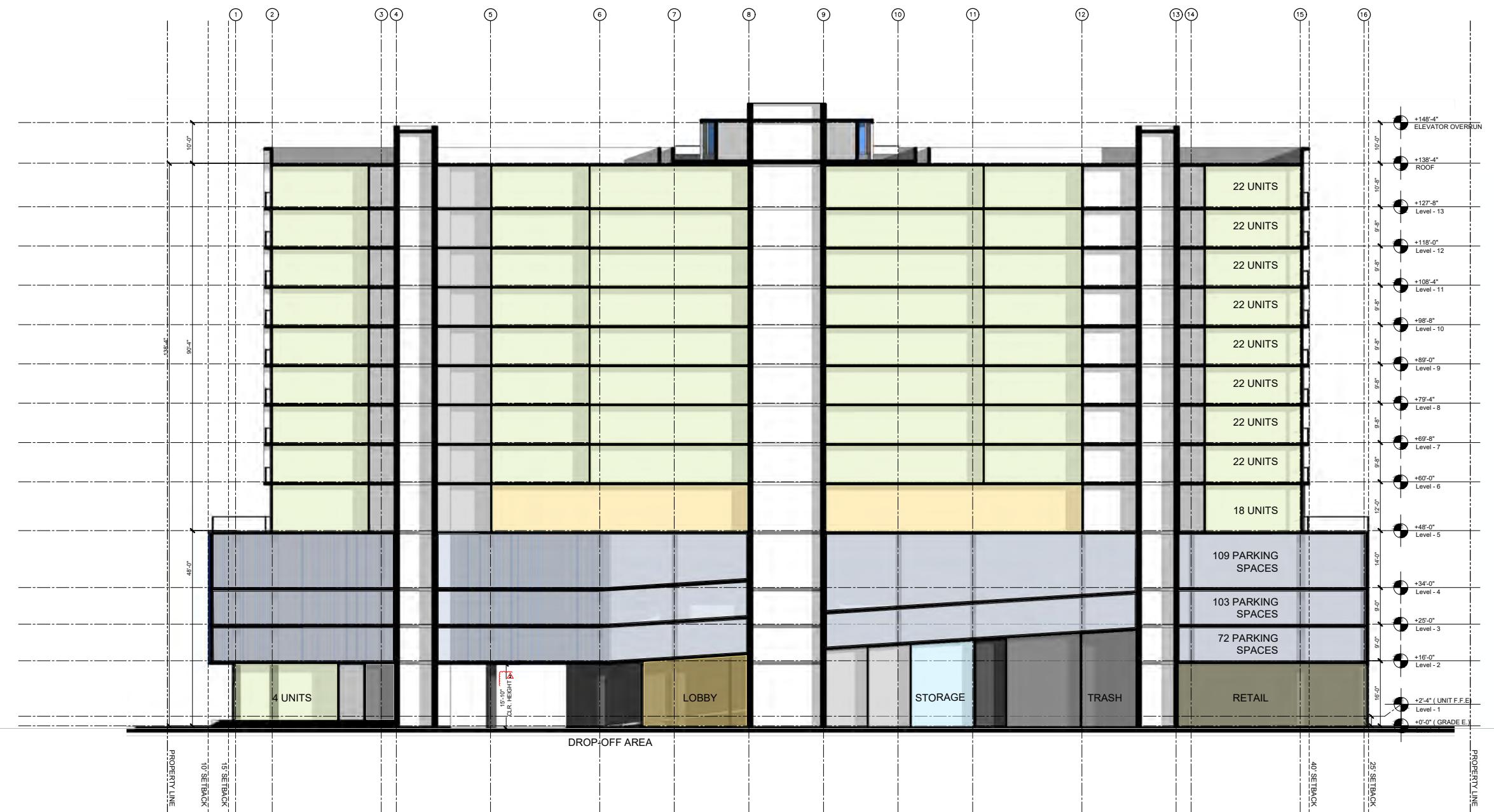
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LONGITUDINAL SECTION A

1	07-22-25	TAC Comments
2	11-07-25	TAC Comments
3	12-01-25	DRC Comments



KEY PLAN



LONGITUDINAL SECTION B

Notes:

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N I N E H O L L Y W O O D P H A S E 2
1843 Jackson Street, Hollywood, FL

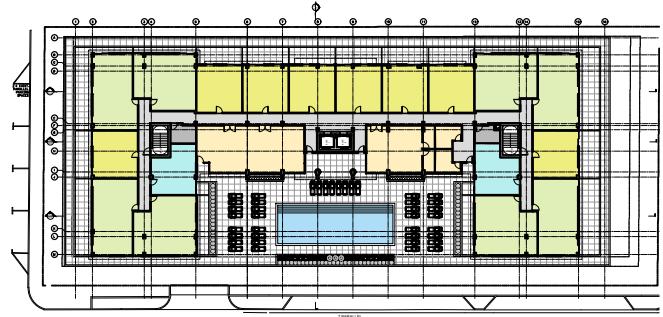
May 05, 2025

1	07-22-25	TAC Comments
2	11-07-25	TAC Comments
3	12-01-25	DRC Comments

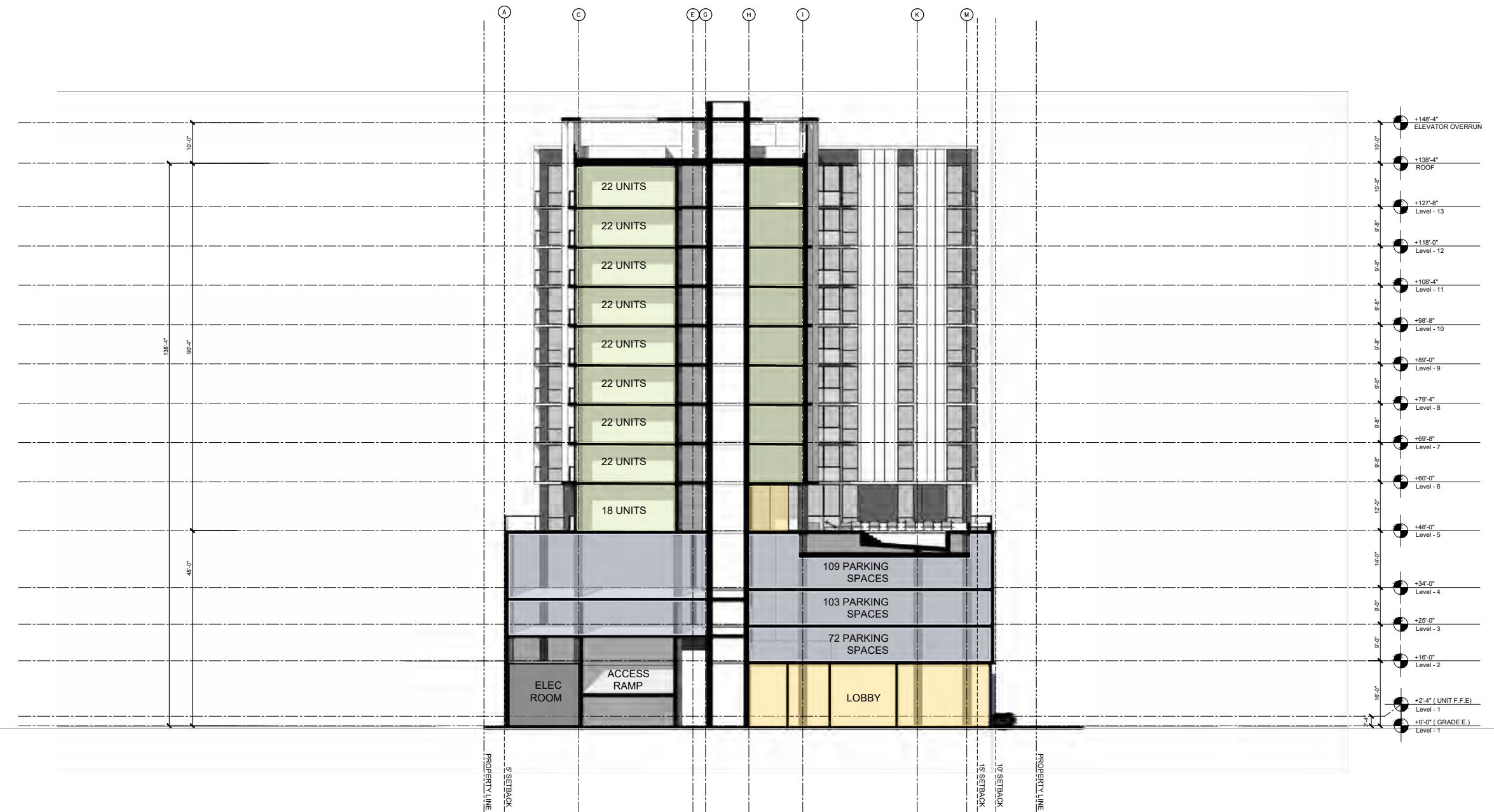
S e c t i o n s

A4 | 02

Scale: 1" = 30'



KEY PLAN



Notes:

1. Recycling to be provided via sorter located in Trash Room. Space for recycling container will be provided in unit kitchens.
2. All signage to be in compliance with Zoning and Land Development regulations.
3. Project will be fully compliant with all applicable Turtle Lighting Ordinances.
4. Maximum foot candle levels shall not exceed 0.5 foot candles at all property lines.
5. Project will comply with Green Building Ordinance, via certification through the National Green Building Standard.
6. Infrastructure will be provided to allow the future installation of car charging stations in the residential parking garage.

TRANSVERSAL SECTION C



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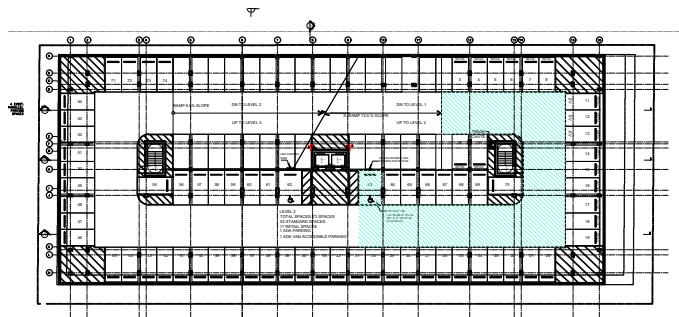
N I N E H O L L Y W O O D P H A S E 2
1843 Jackson Street, Hollywood, FL

May 05, 2025

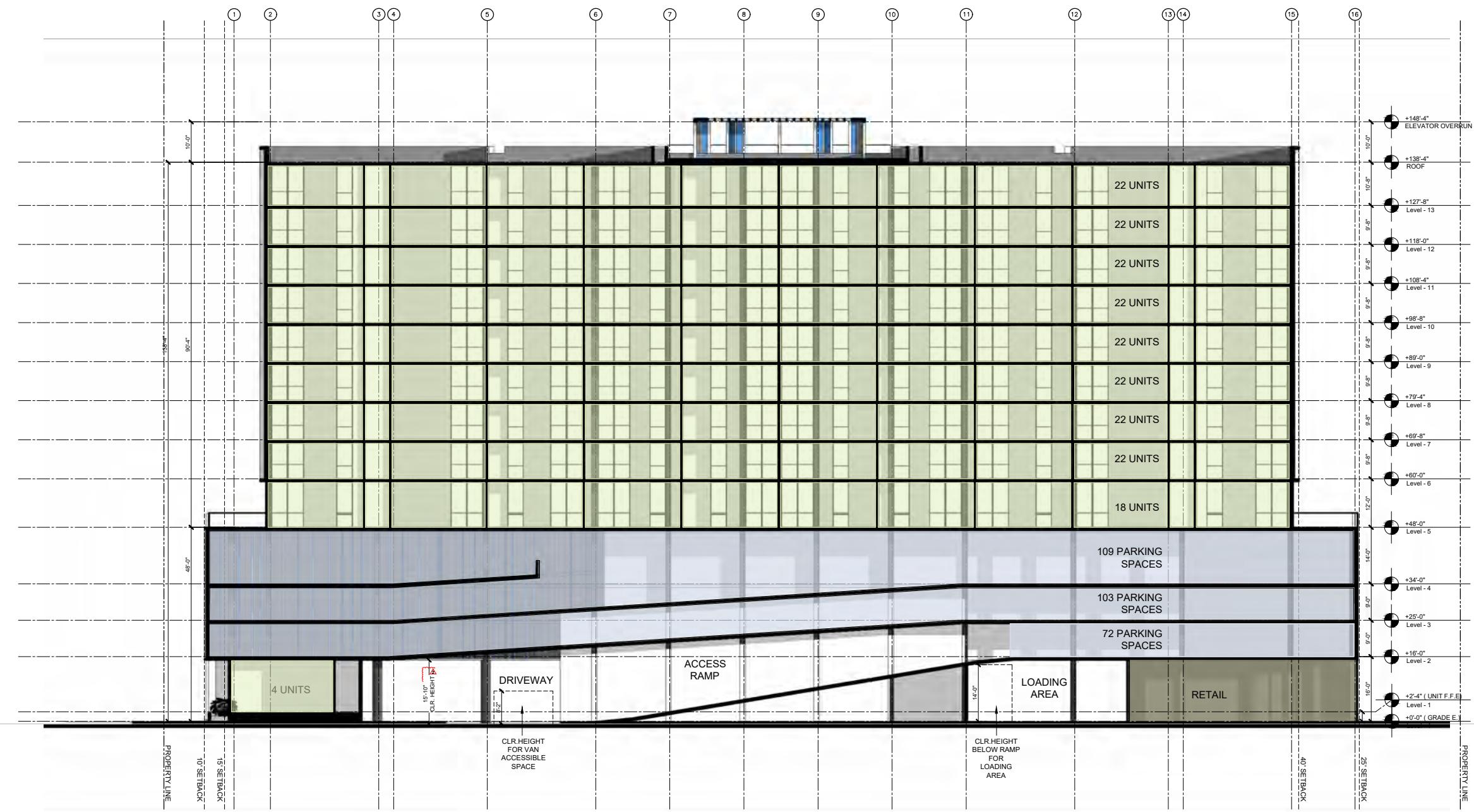
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2	11-07-25	TAC Comments
3	12-01-25	DRC Comments

S e c t i o n s

A4 | 03



K E Y P L A N



L O N G I T U D I N A L S E C T I O N

1	07-22-25	TAC Comments
2	11-07-25	TAC Comments
3	12-01-25	DRC Comments



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phone: 954.923.9681 facsimile: 954.923.9689
www.wkhdesign.com

NINE HOLLYWOOD PHASE 2 1843 Jackson Street, Hollywood, FL

May 05, 2025

1	07-22-25	TAC Comments
2	11-07-25	TAC Comments
3	12-01-25	DRC Comments

3D Model Views
A5 | 01
Scale: N.T.S.



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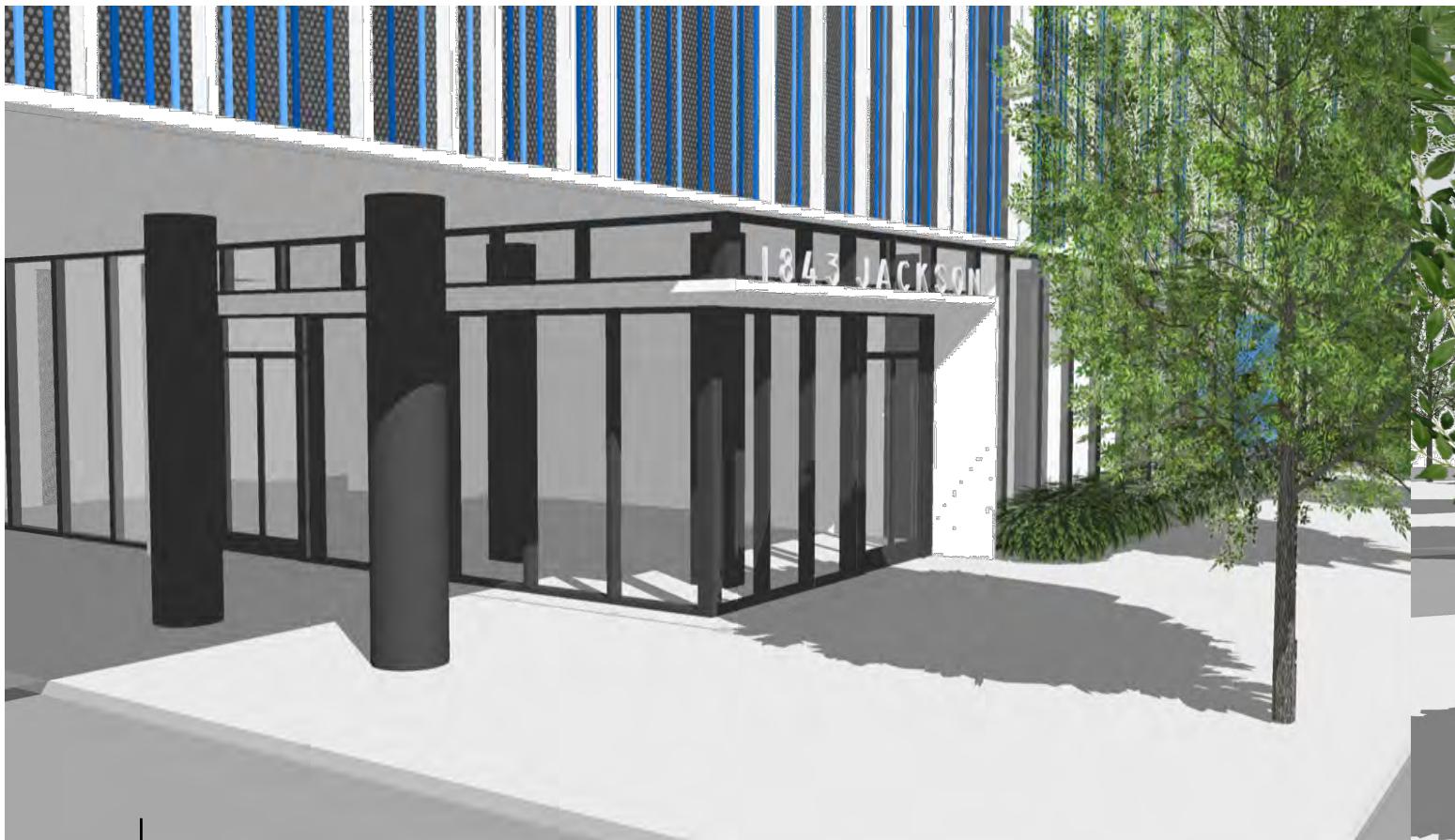
3D Model Views
A5 | 02
Scale: N.T.S.



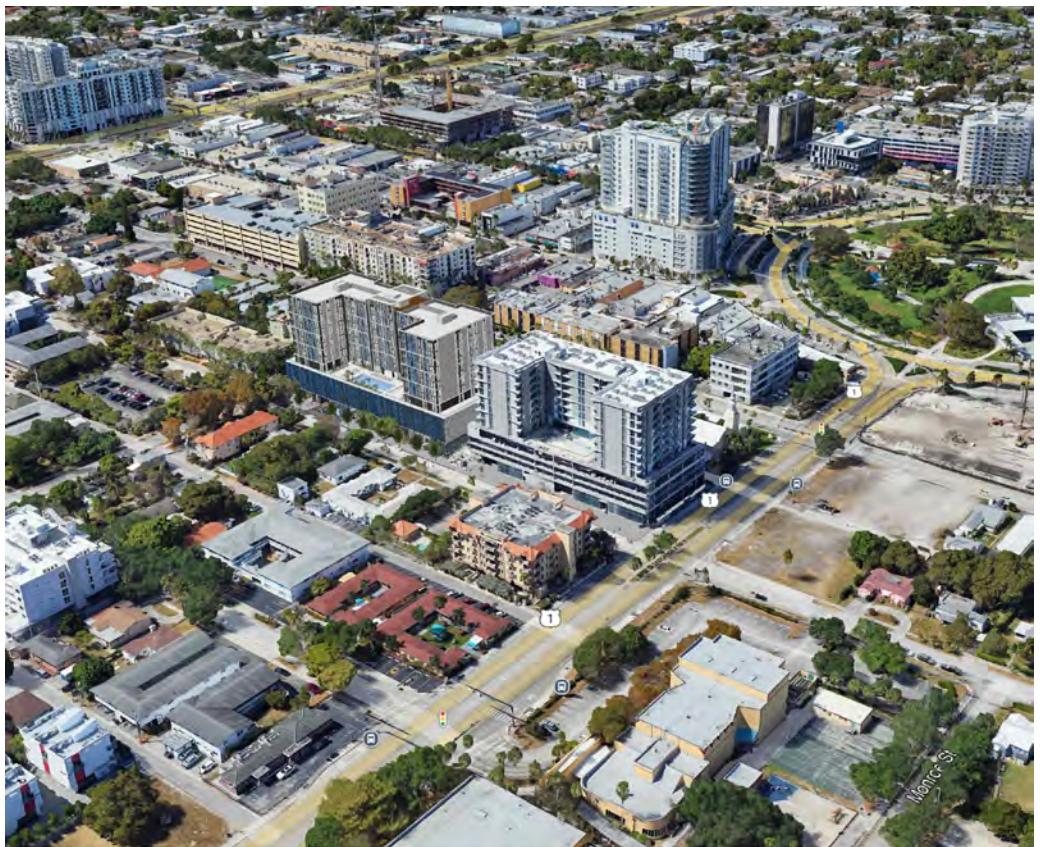
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Material Board
A6 | 01
Scale: N.T.S.



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May 05, 2025

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Rendering
A7|01
Scale: N.T.S.



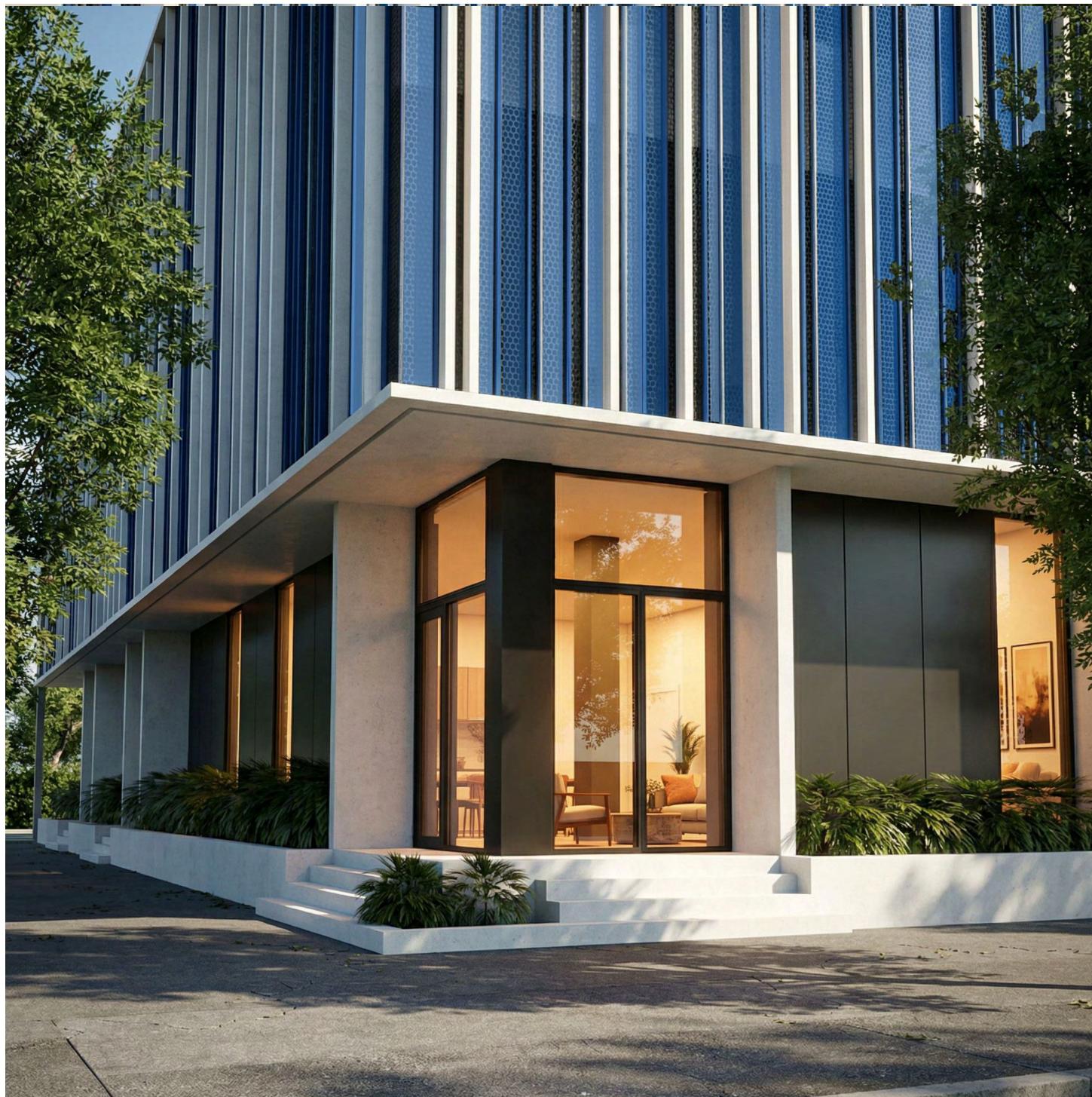
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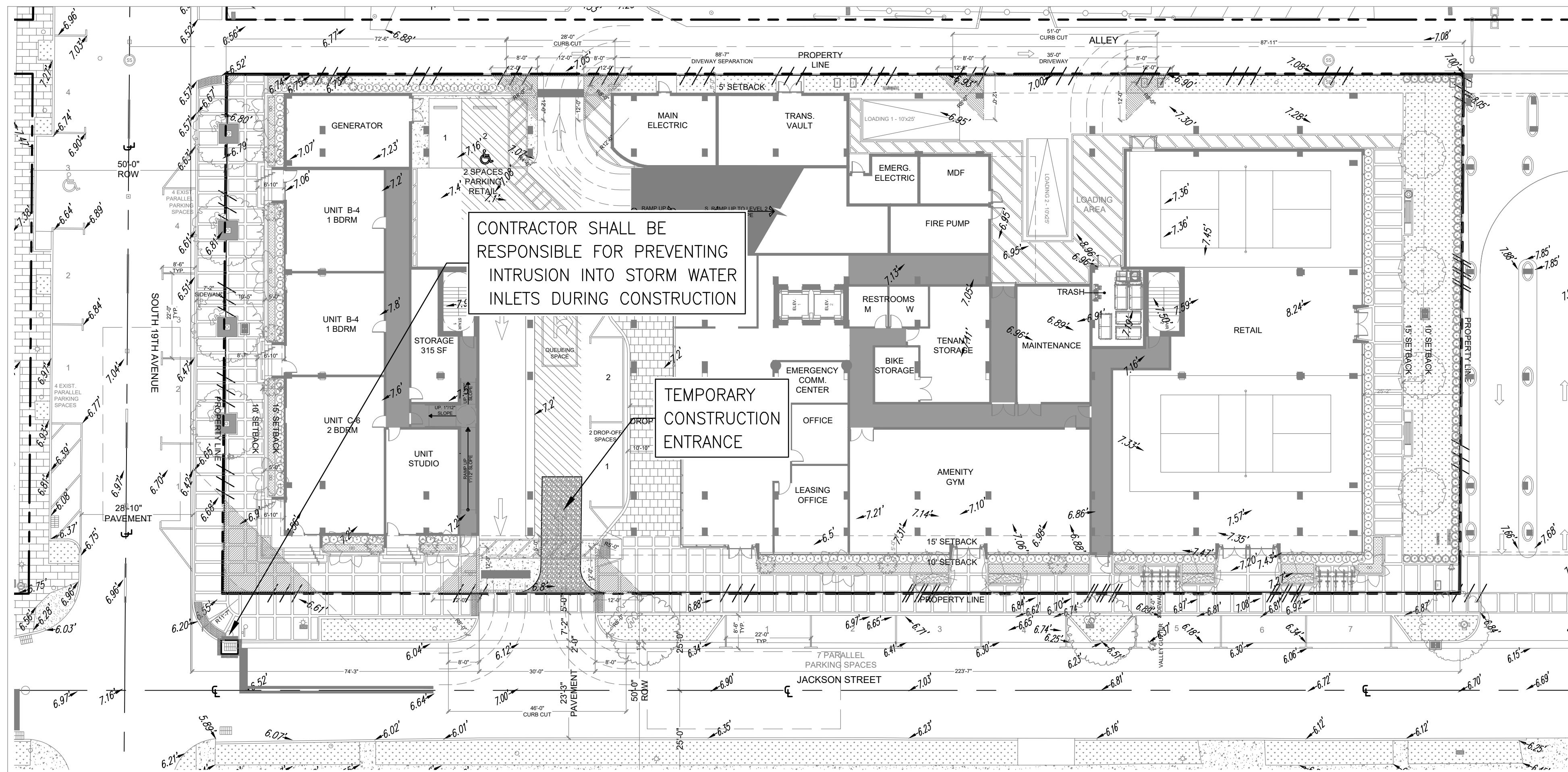
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May 05, 2025

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3	12-01-25	DRC Comments

Rendering
A7 | 04
Scale: N.T.S.



20 10 0 20 40
GRAPHIC SCALE
1" = 20'



LOCATION MAP
N.T.S.

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAILED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL DENUDED BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SODDED, AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED / SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED / RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS, AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

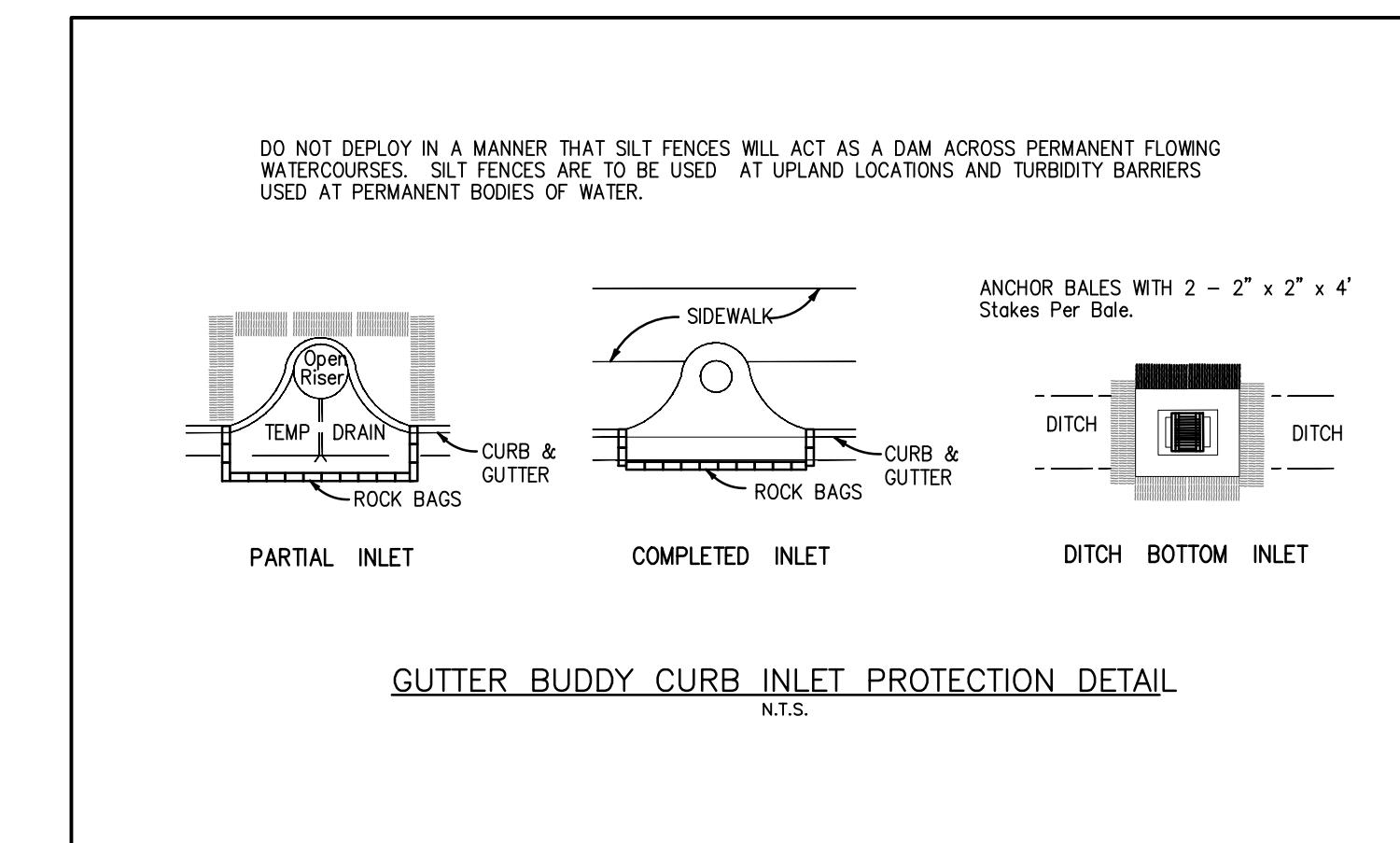
WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

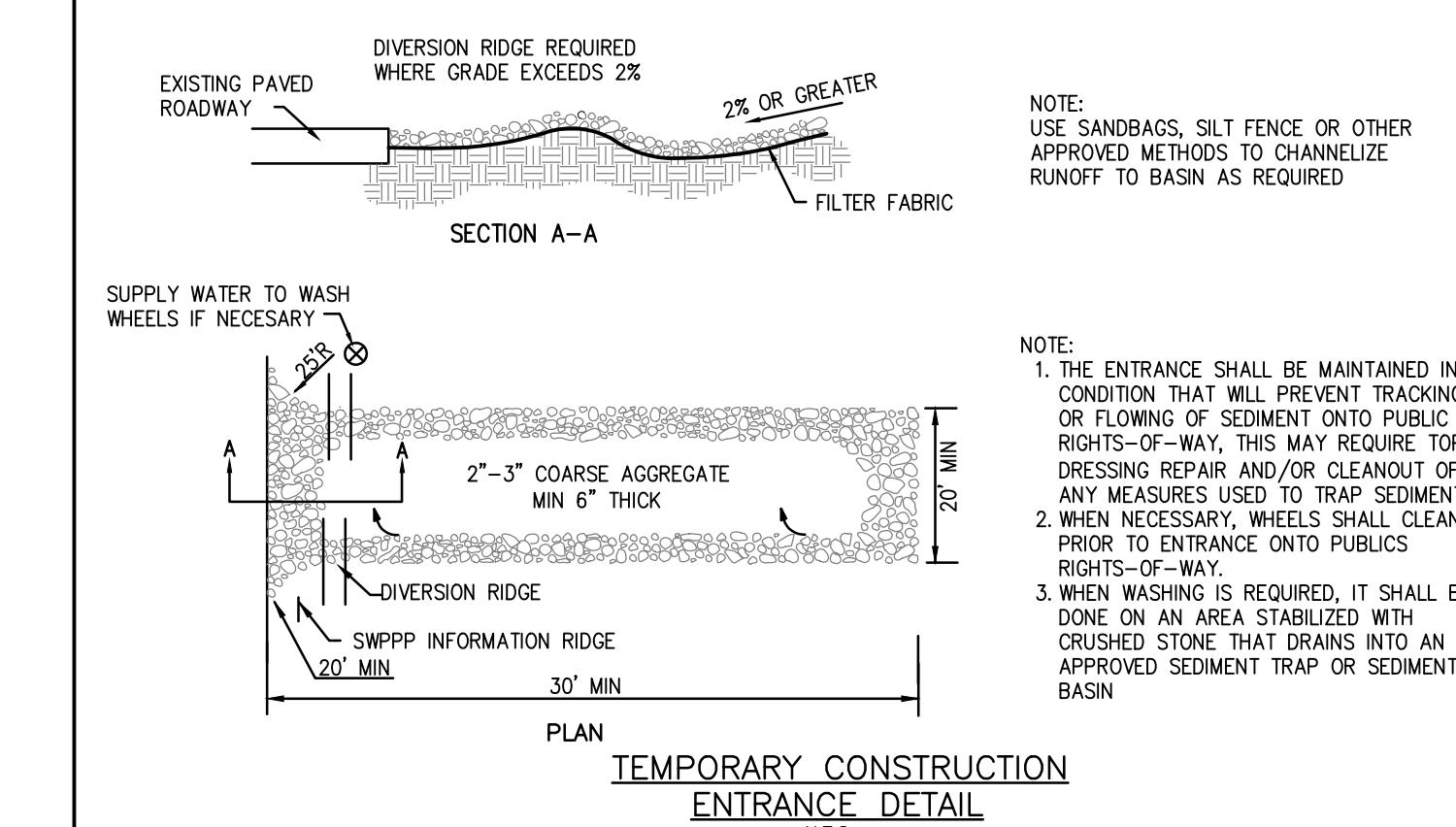
SYMBOLS LEGEND

— PROPERTY LINE/LIMITS OF DISTURBANCE
— PROPOSED SILT FENCE

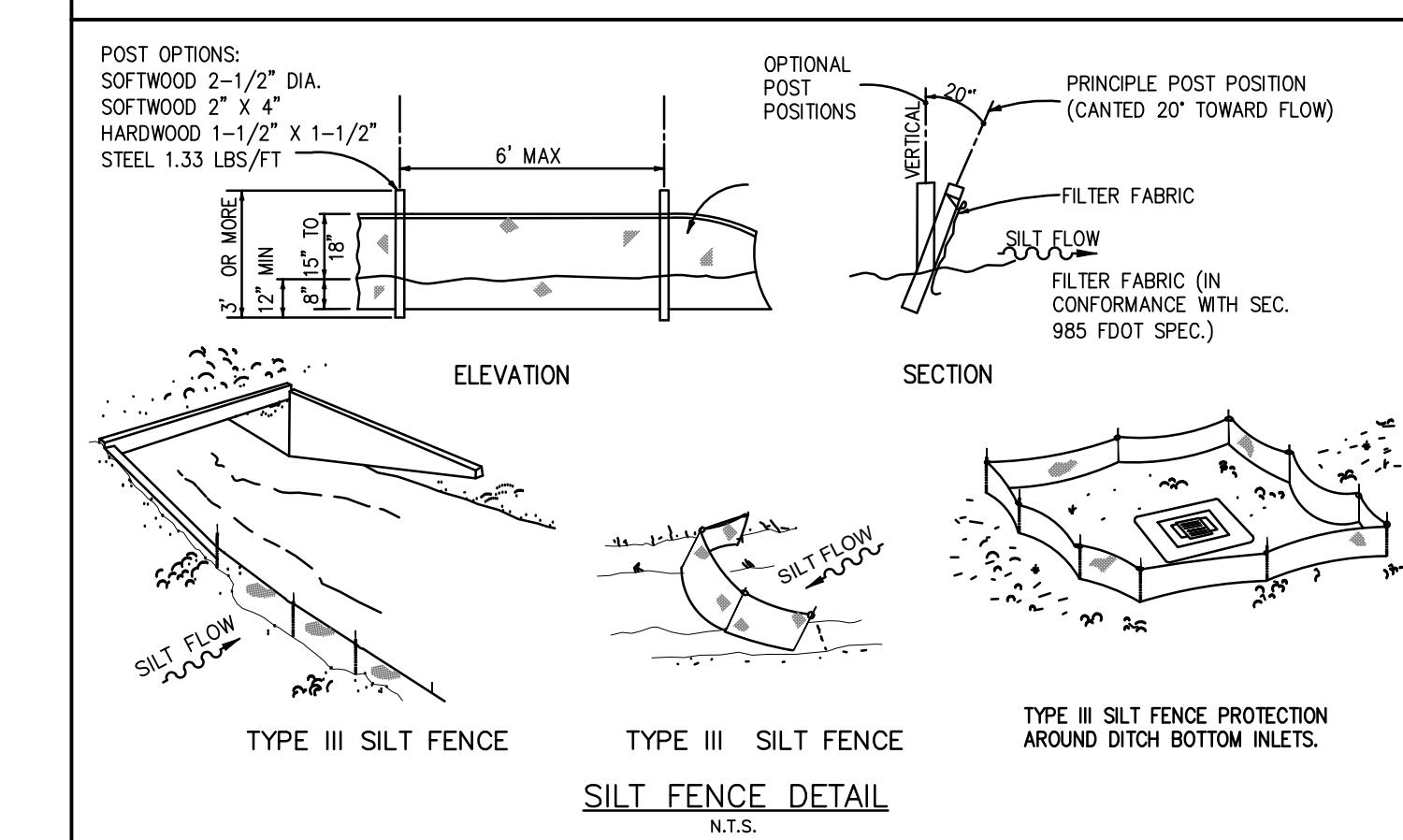
CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.



GUTTER BUDDY CURB INLET PROTECTION DETAIL
N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.



TYPE III SILT FENCE
SECTION
TYPE III SILT FENCE
SILT FENCE DETAIL
N.T.S.

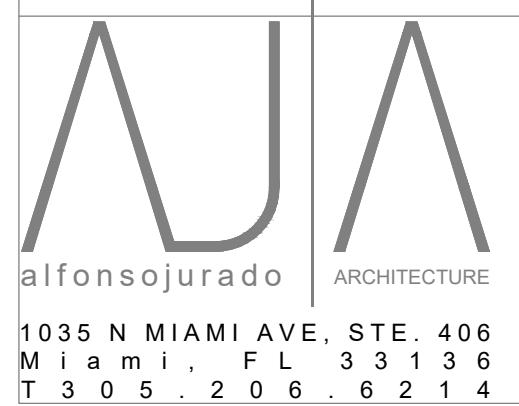
REVISION	DATE	BY
TAC COMMENTS	07/08/2025	J.S.

EROSION CONTROL PLAN
AS SHOWN

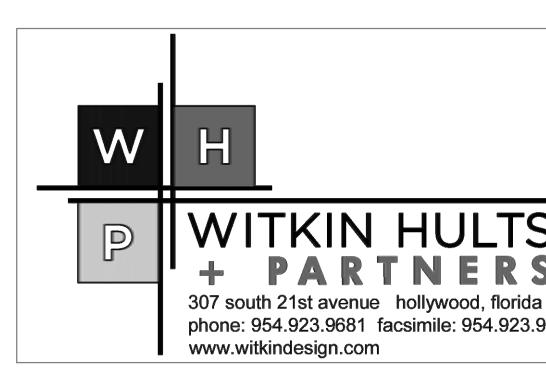
C-02

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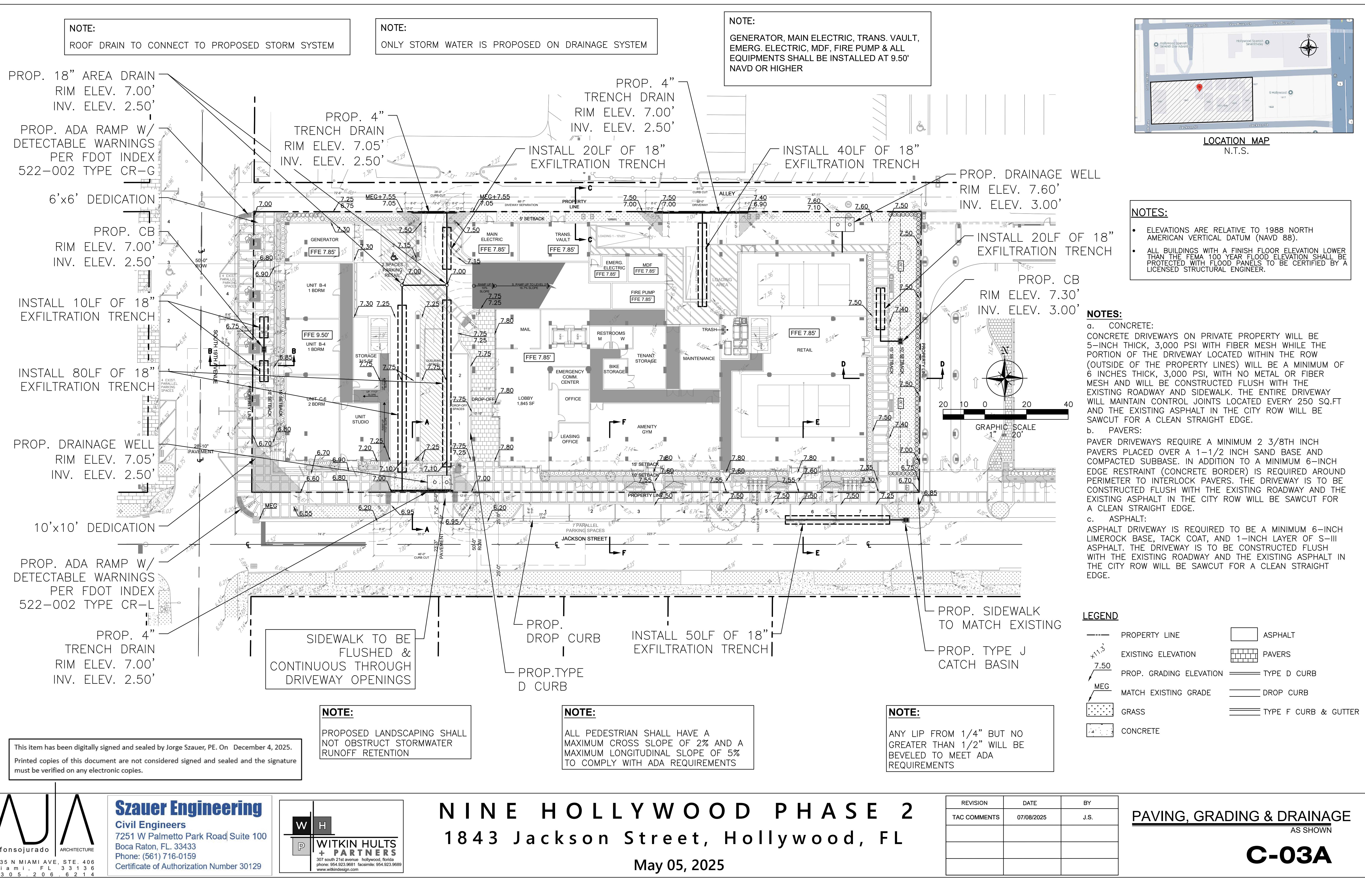


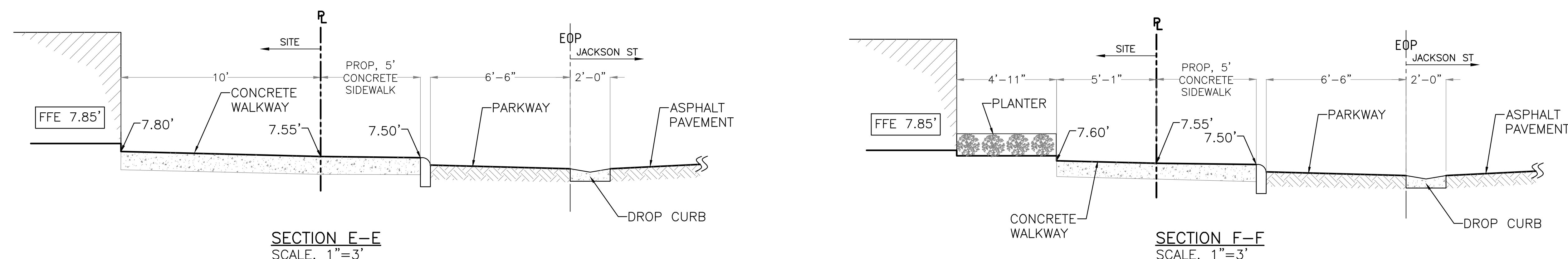
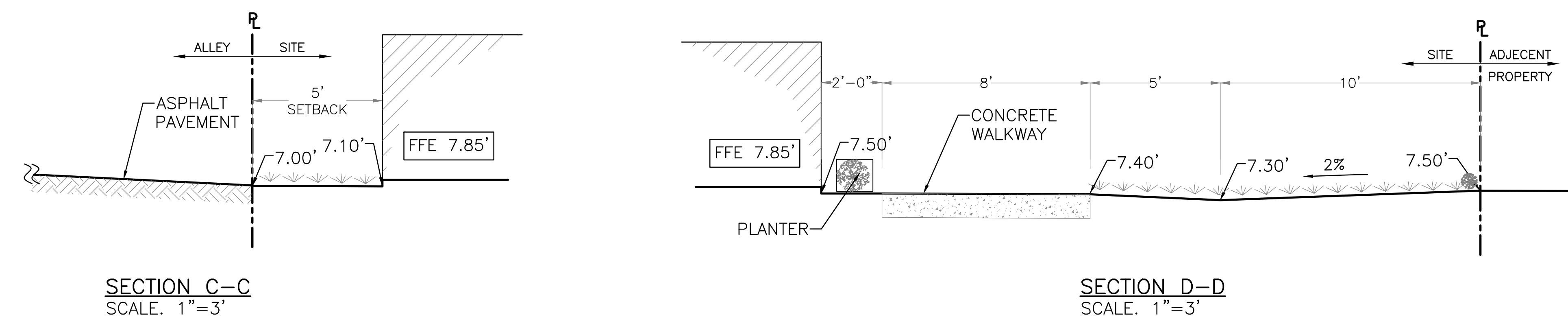
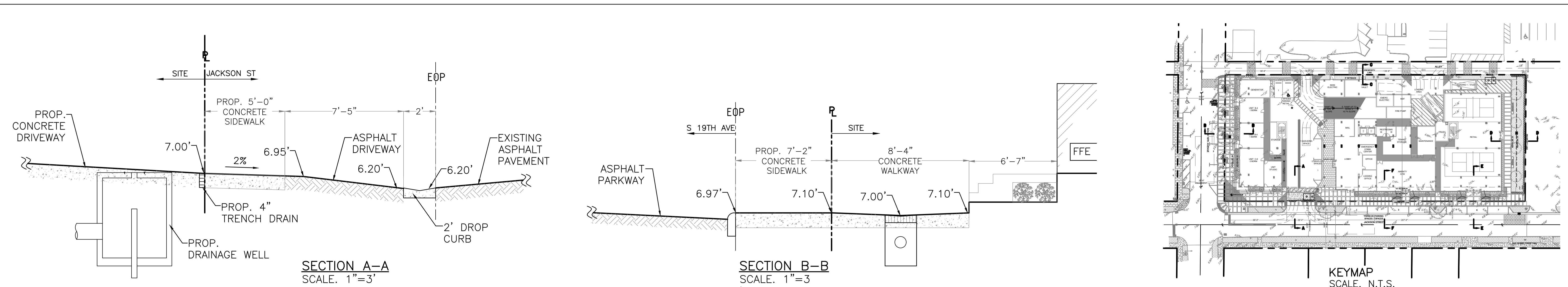
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Phone: (561) 716-0159
Certificate of Authorization Number 30129



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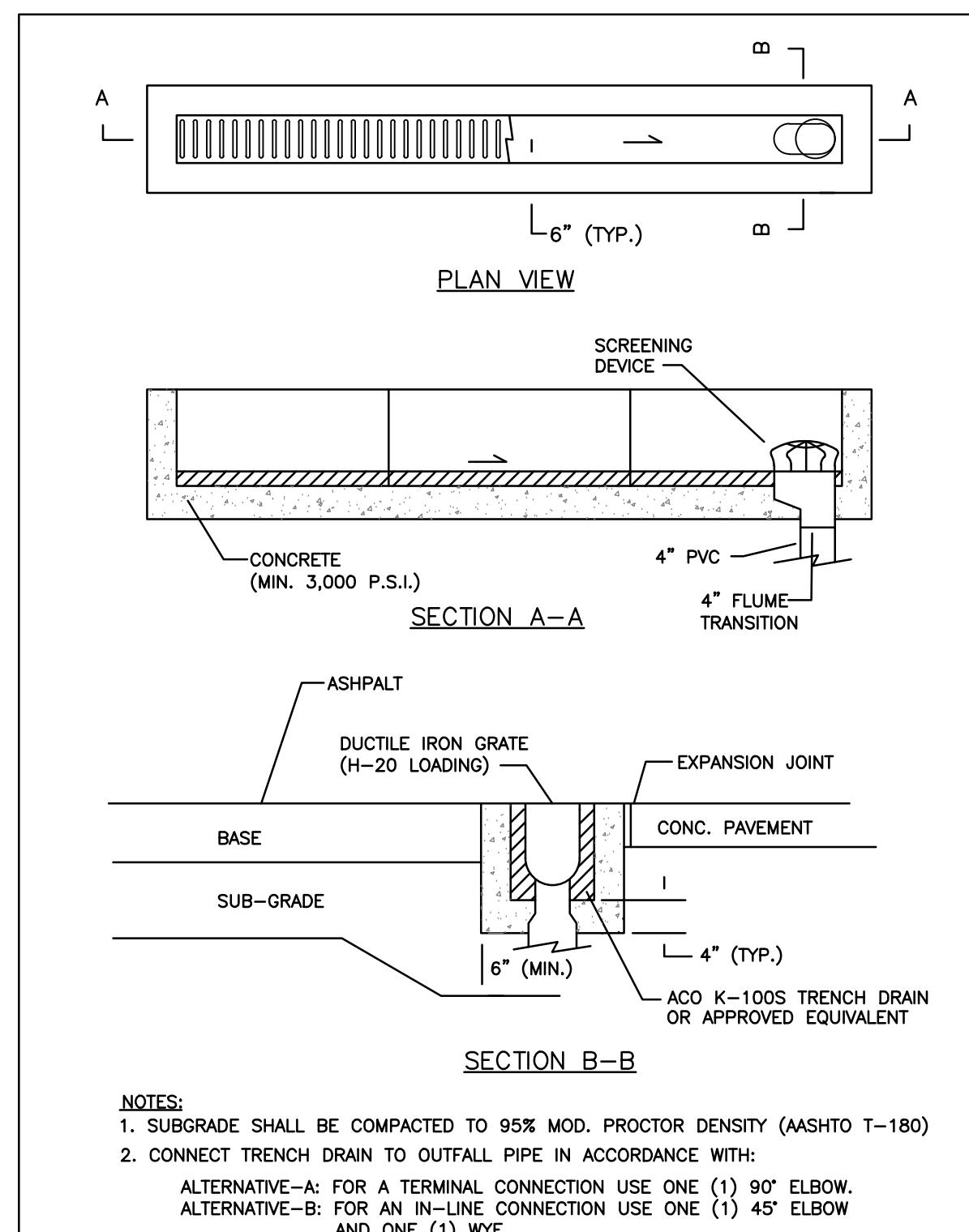
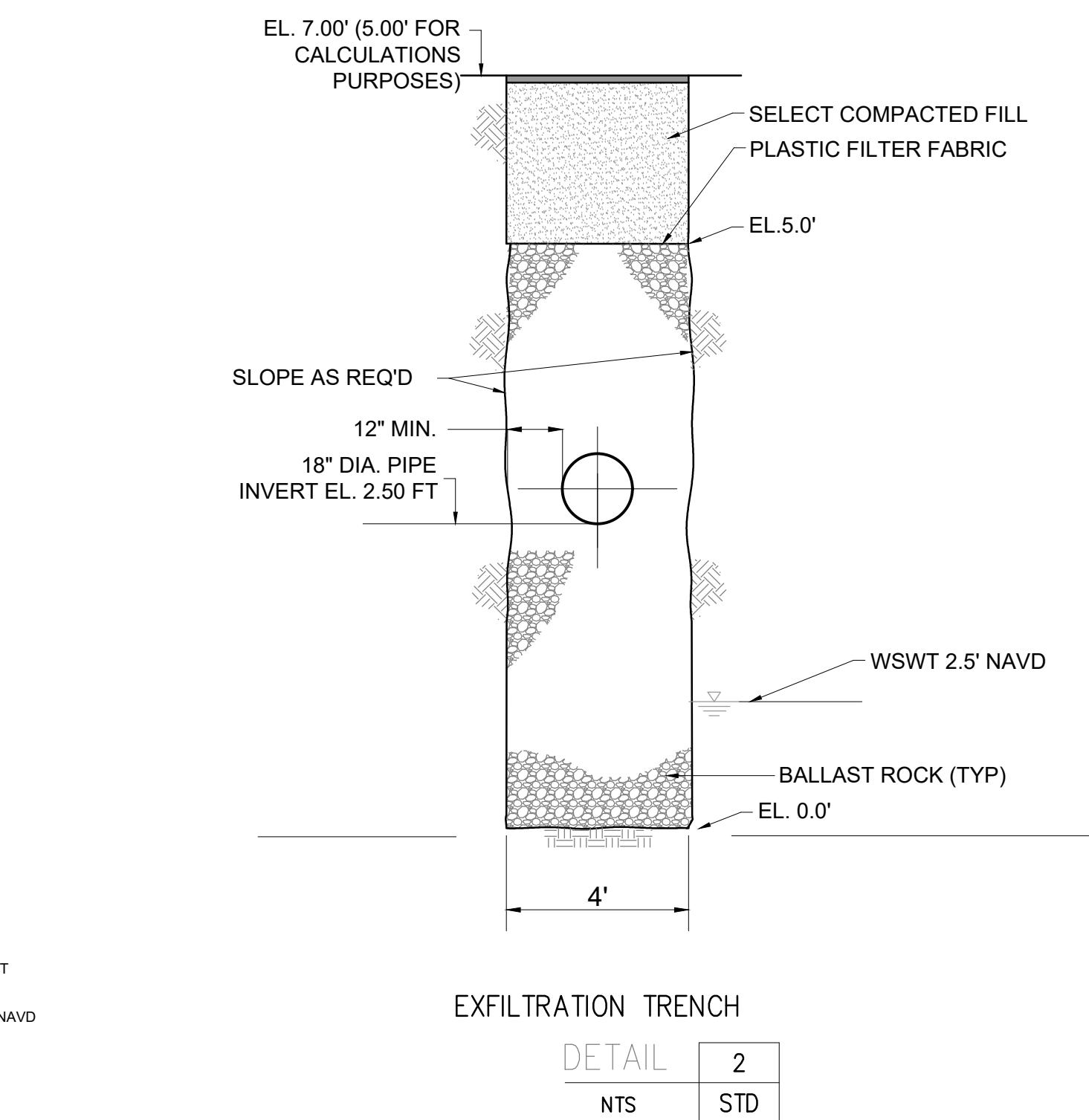
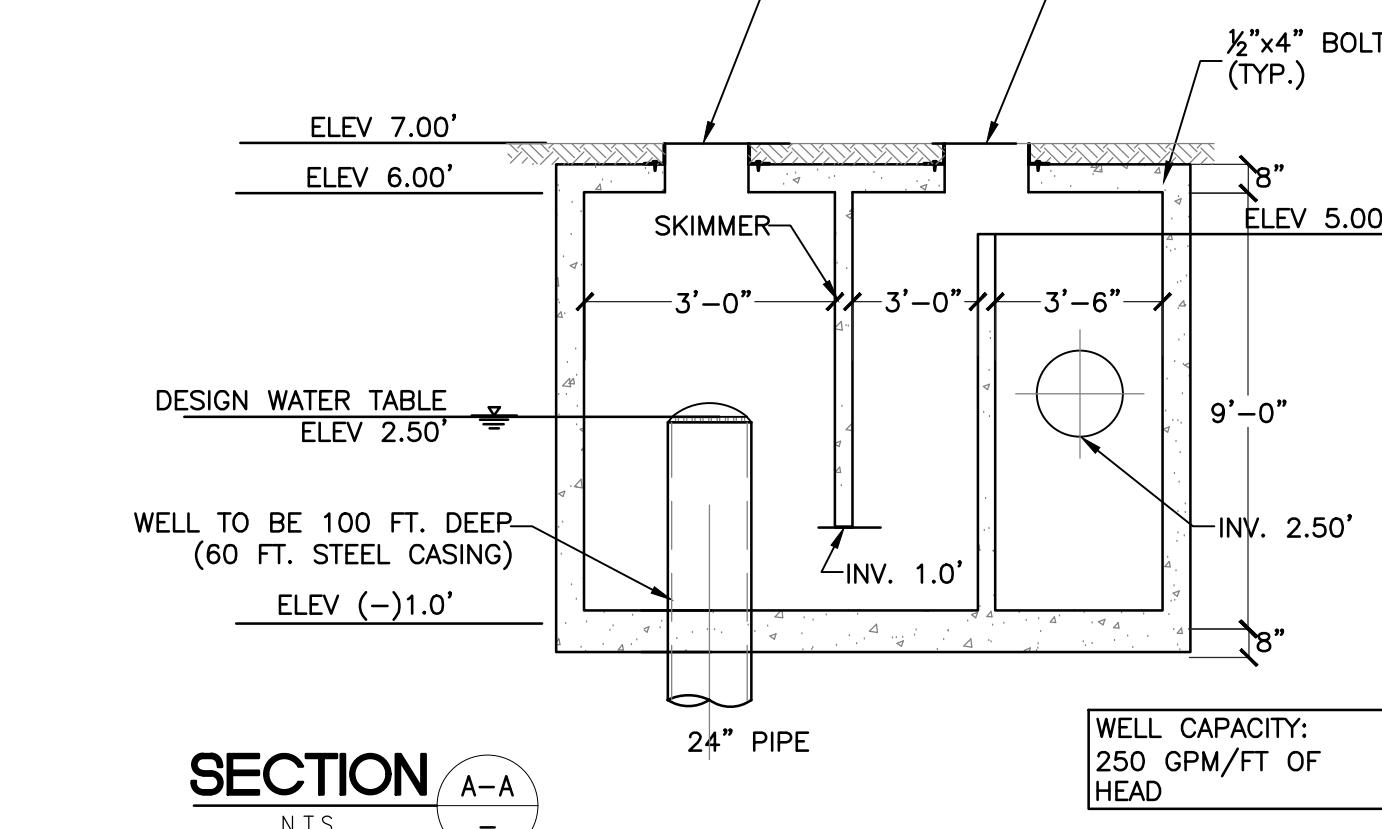
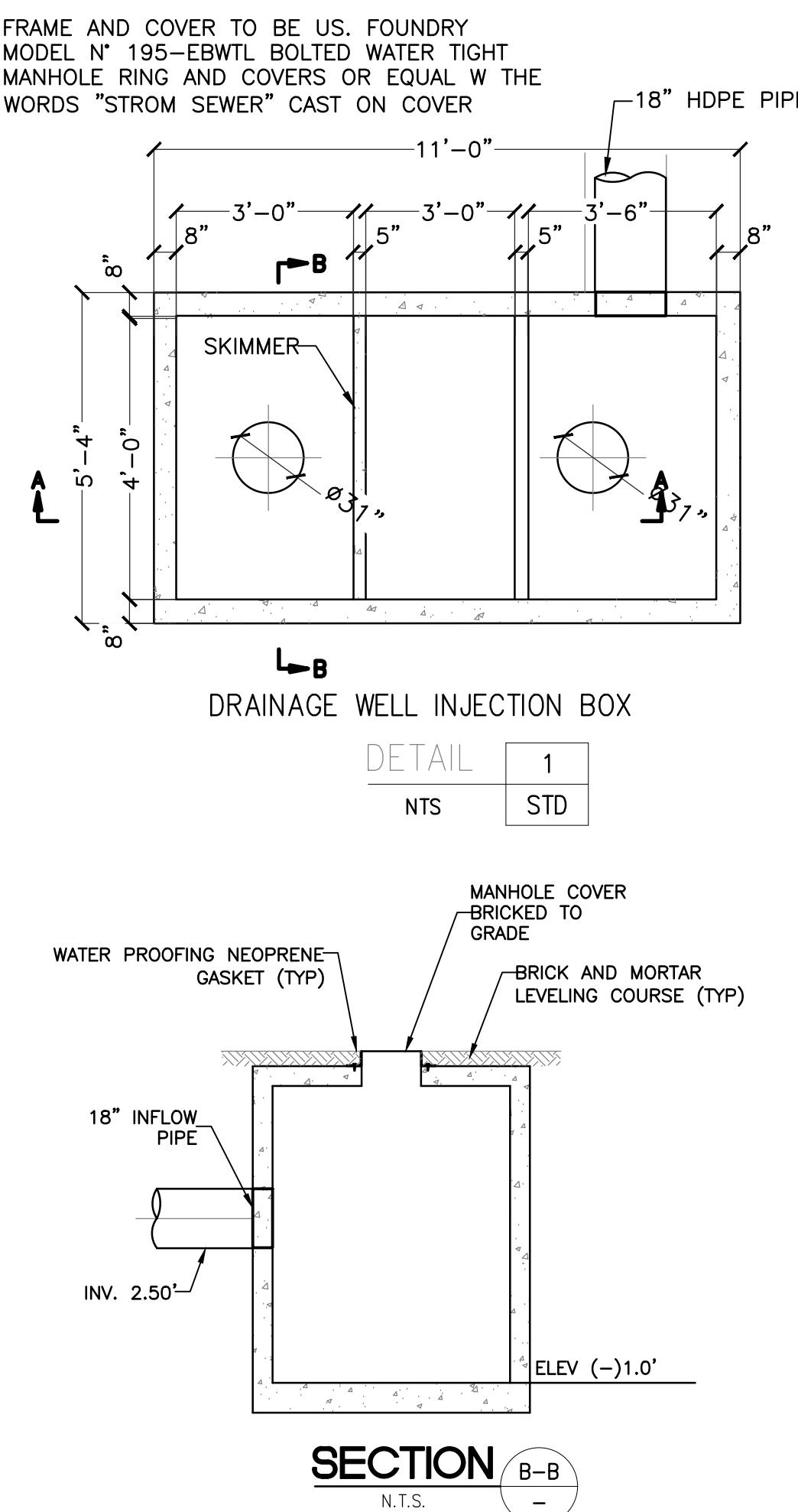
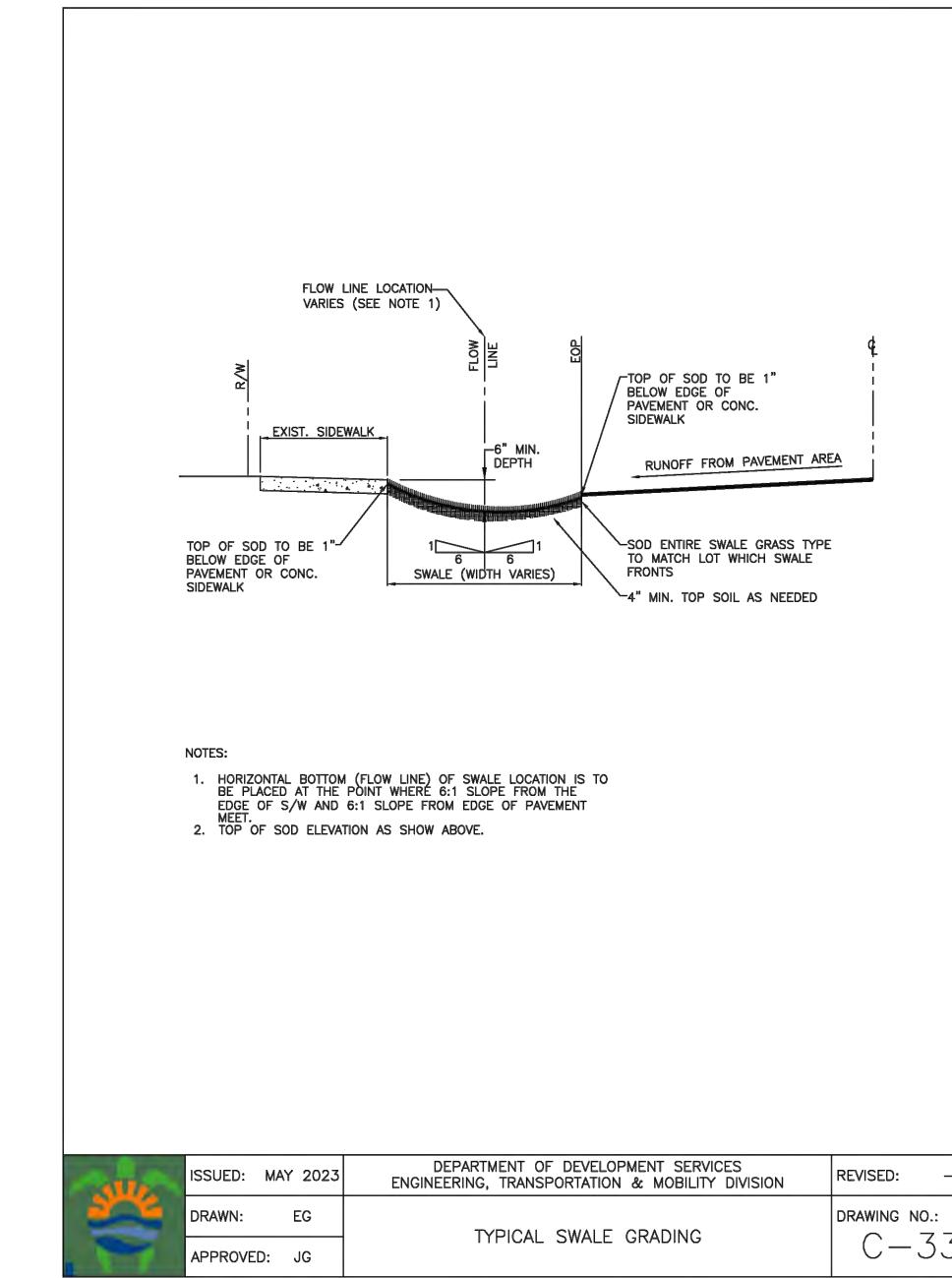
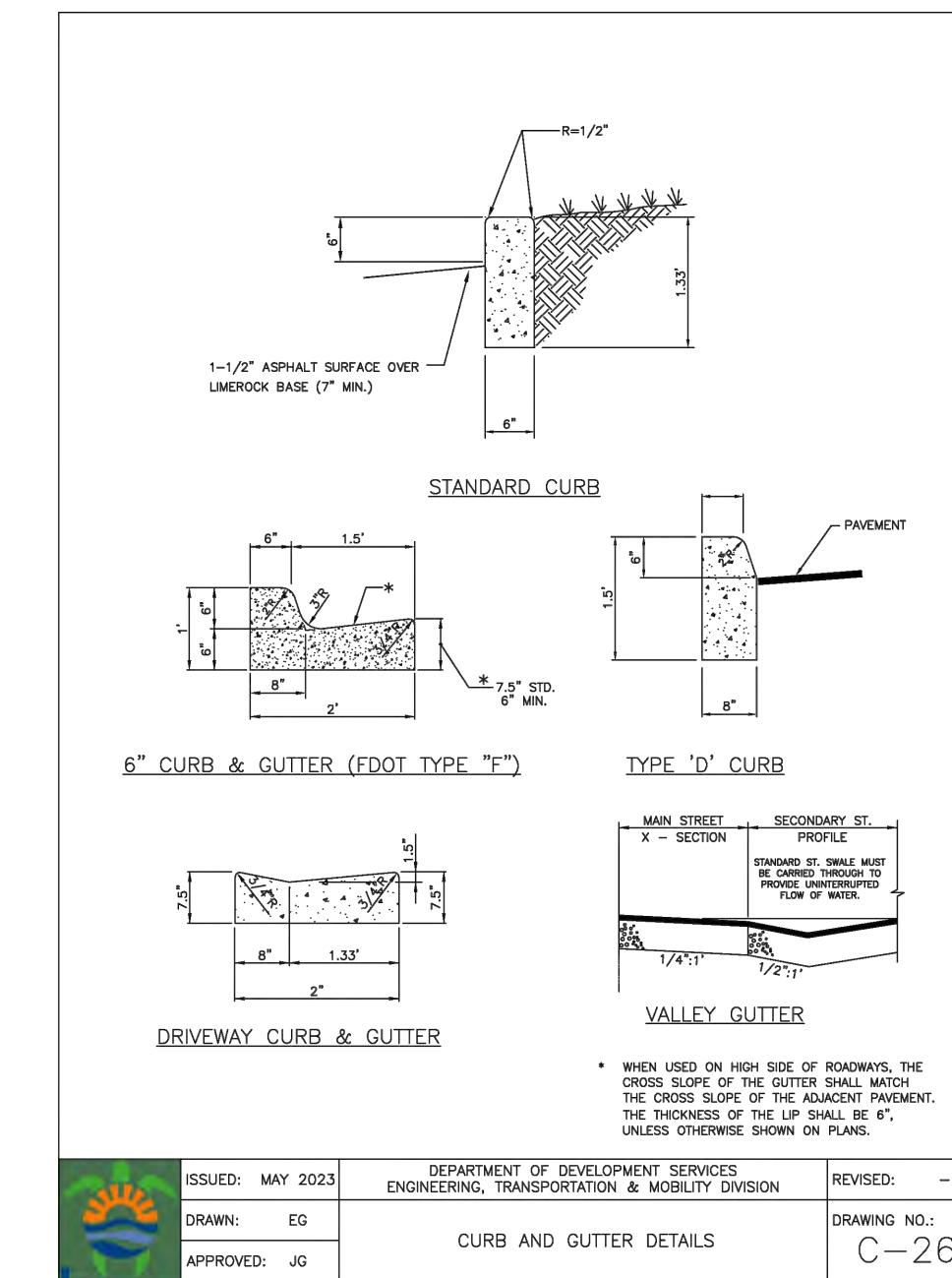
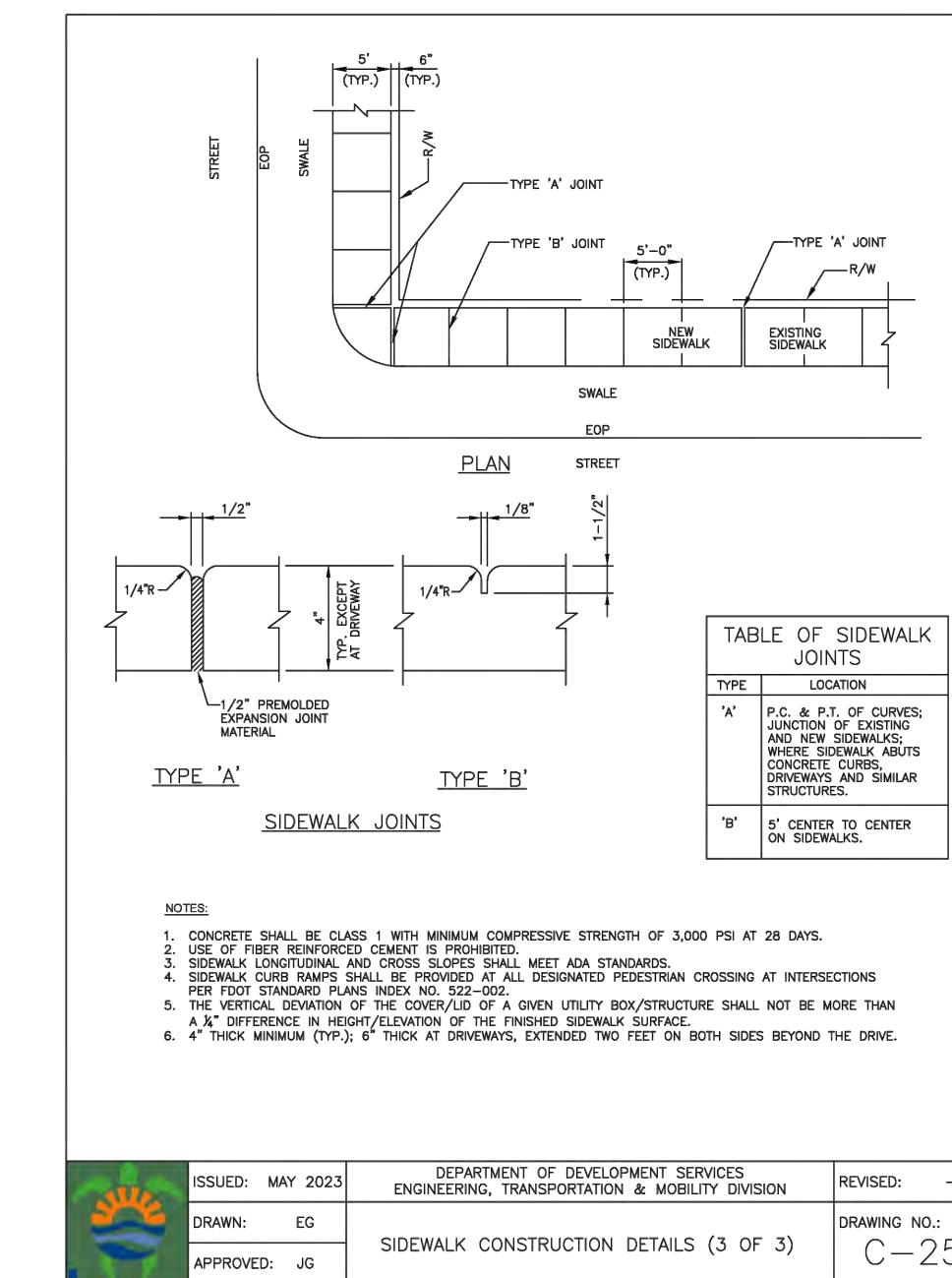
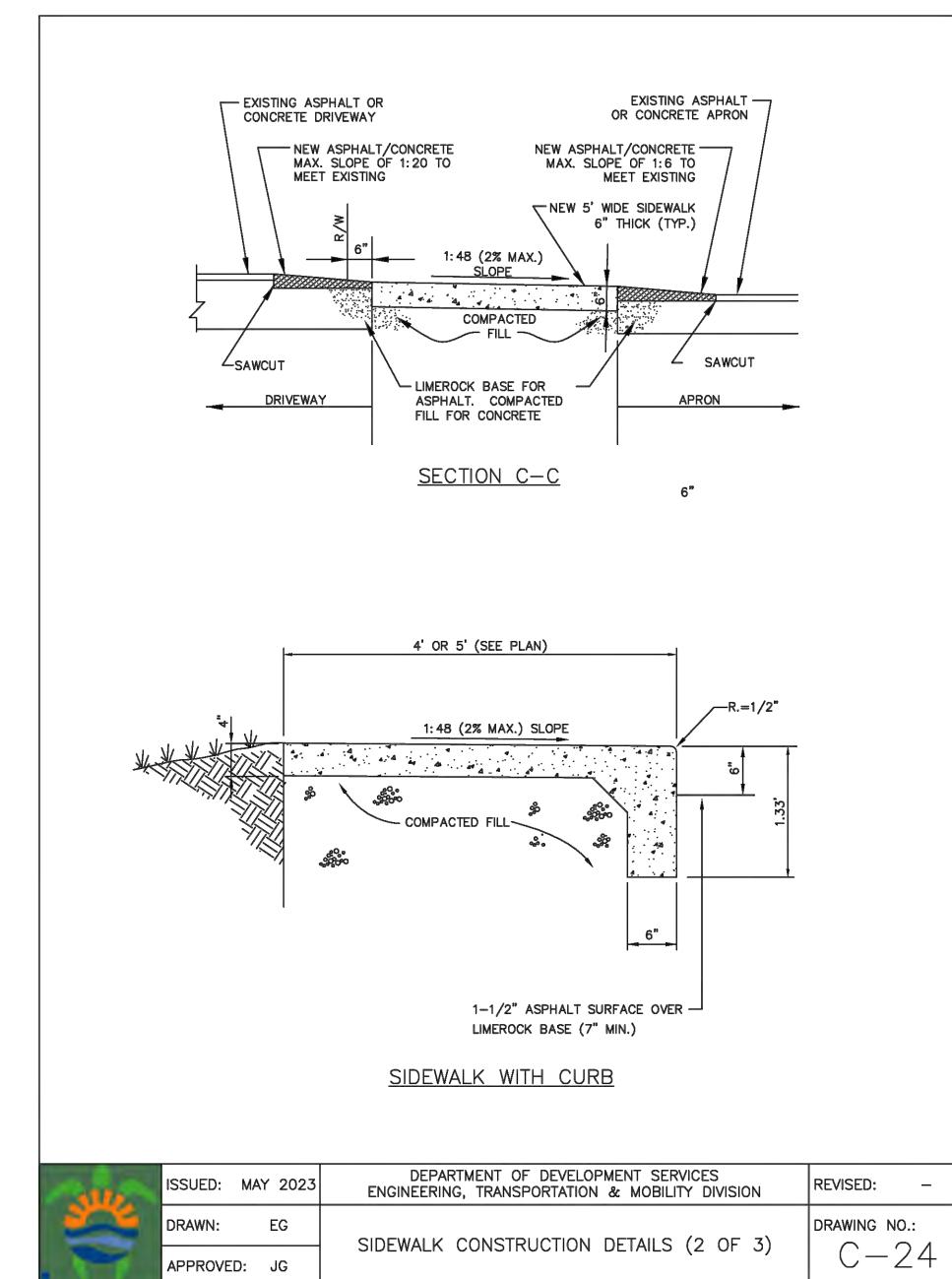
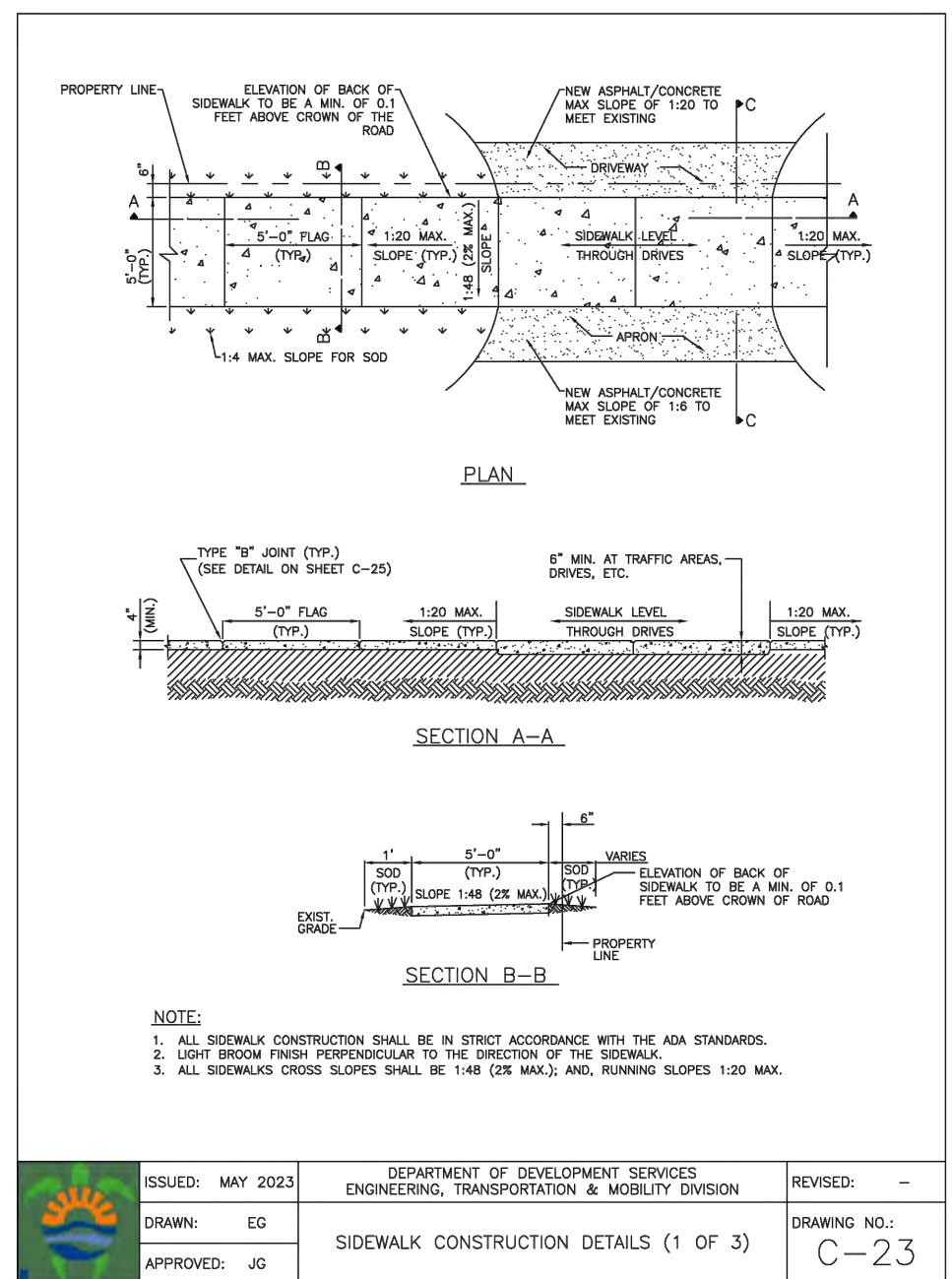
NINE HOLLYWOOD PHASE 2

1843 Jackson Street, Hollywood, FL

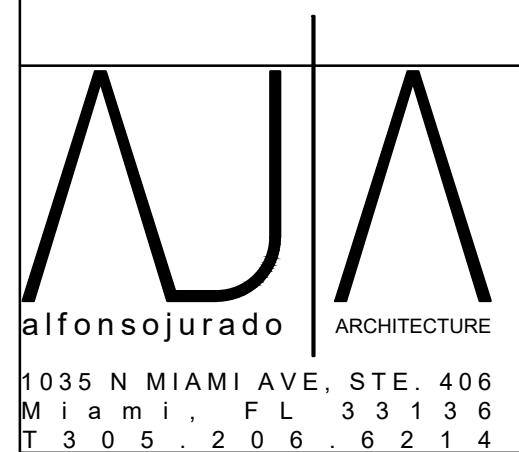
May 05, 2025

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TAC COMMENTS	07/08/2025	J.S.

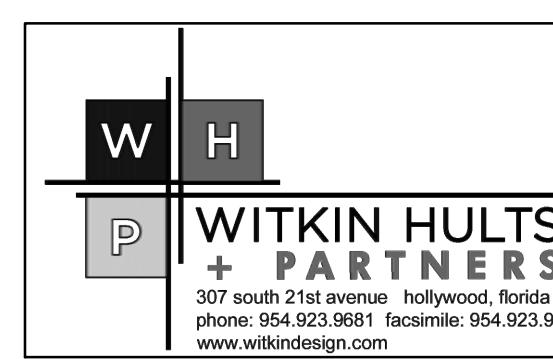
PG&D - SECTIONS
AS SHOWN
C-03B



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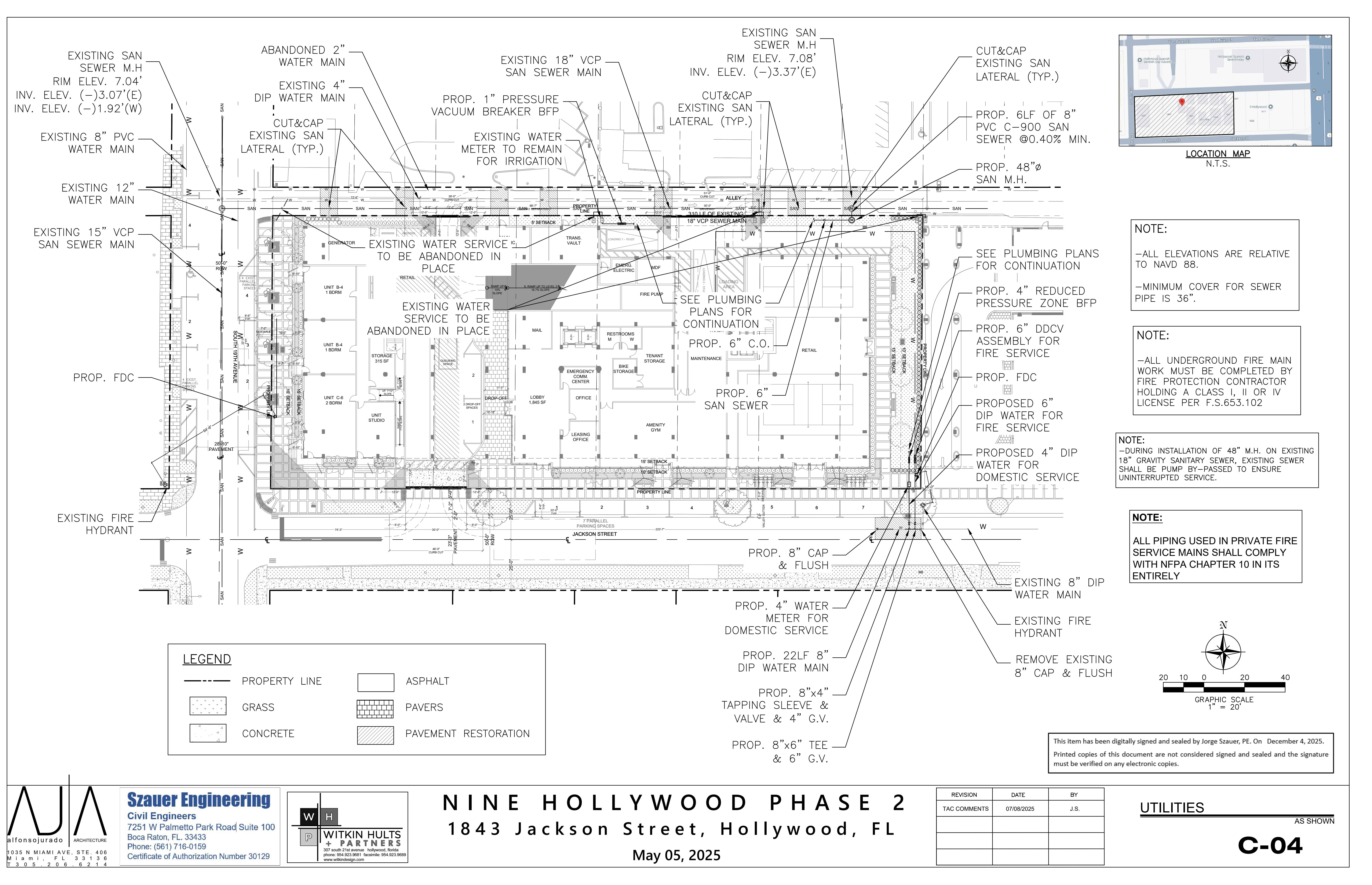
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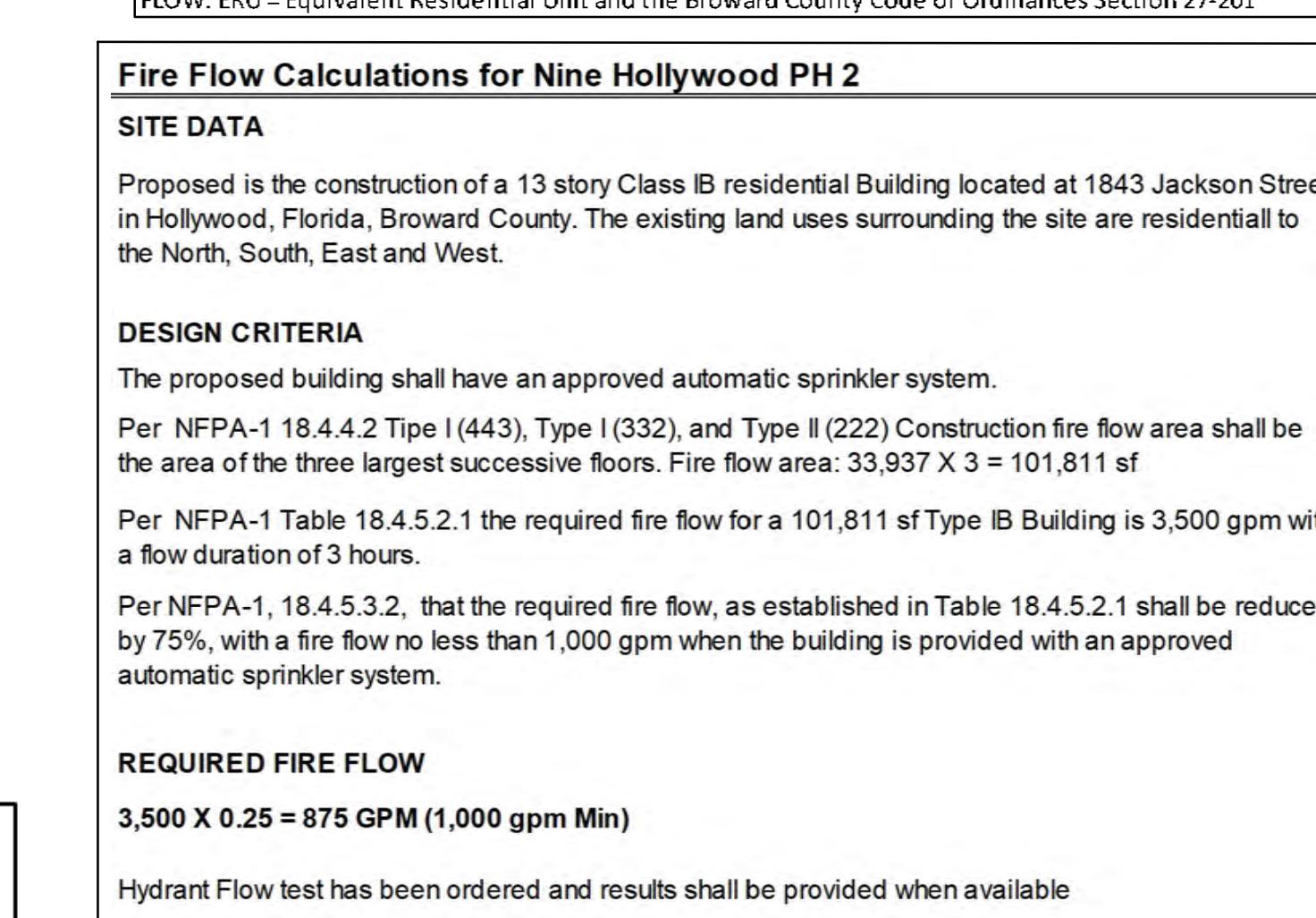
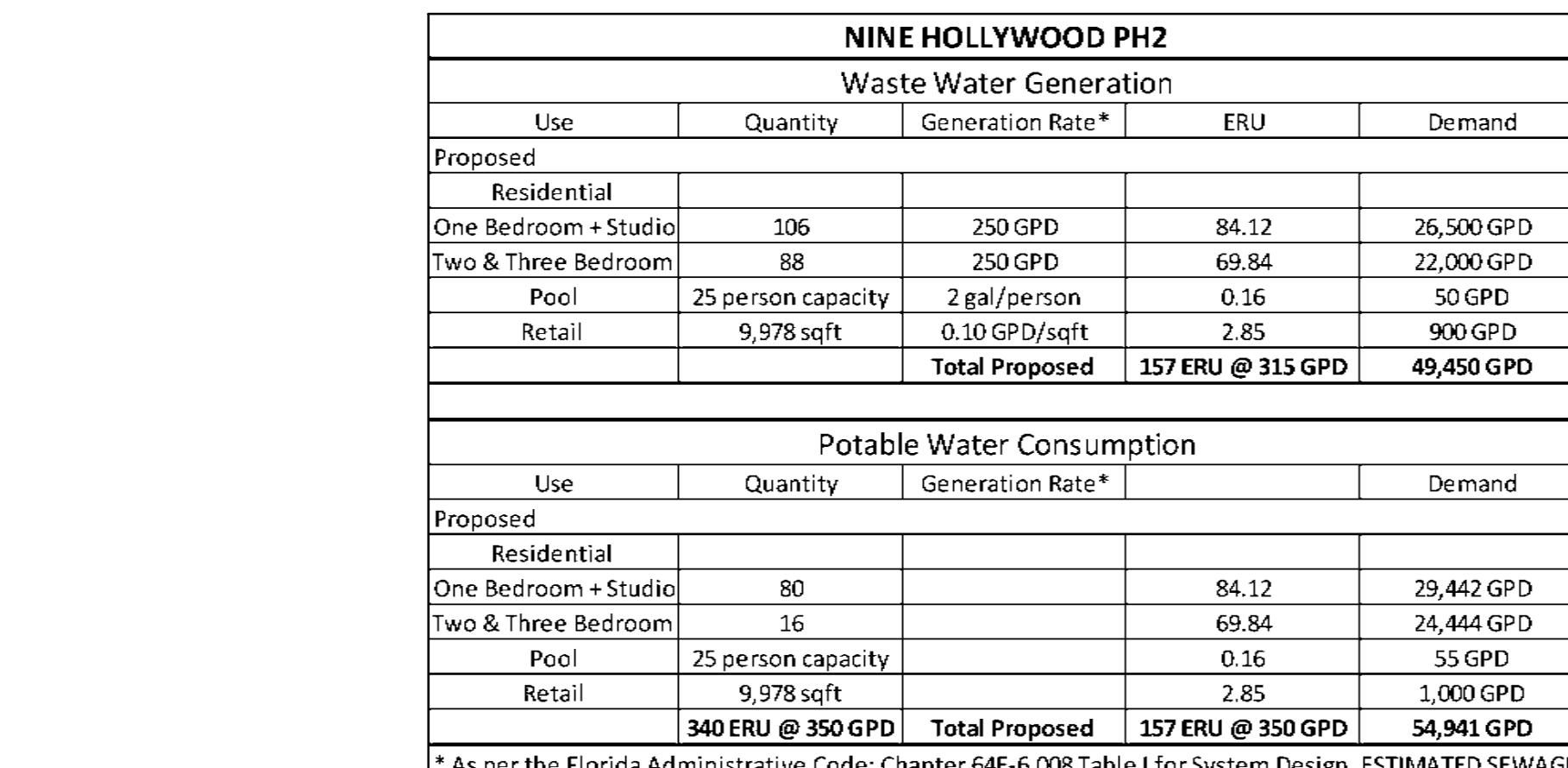
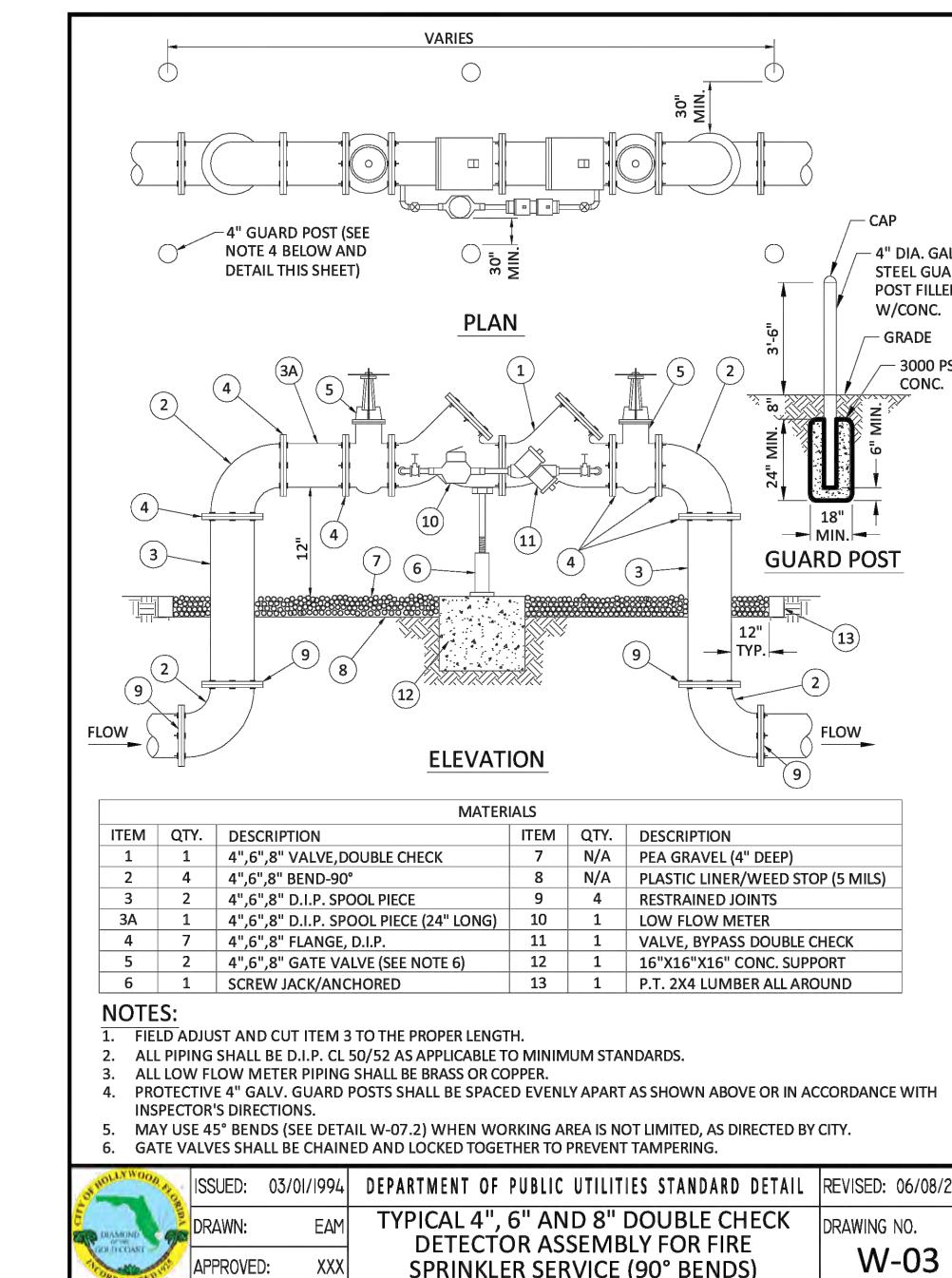
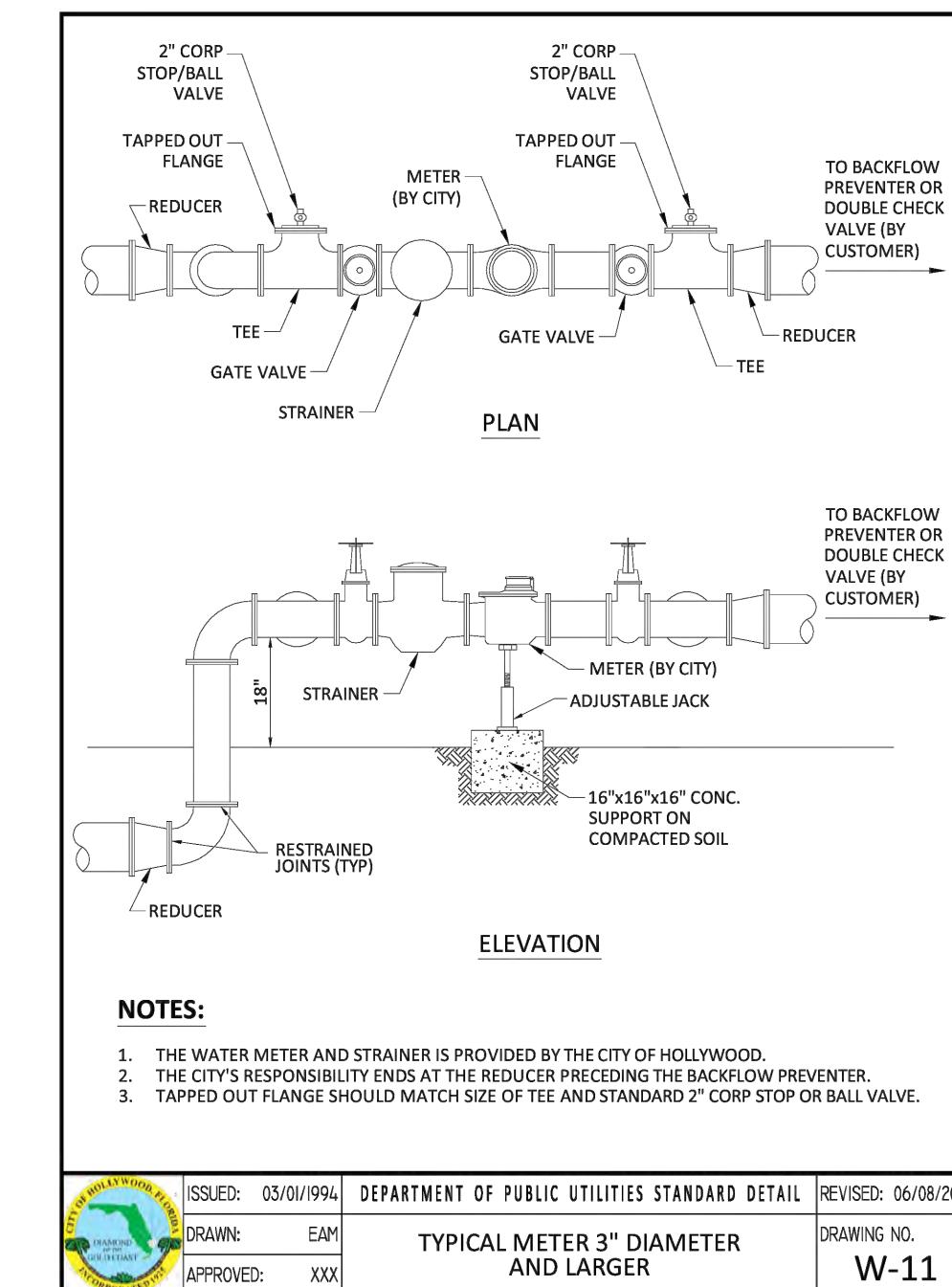
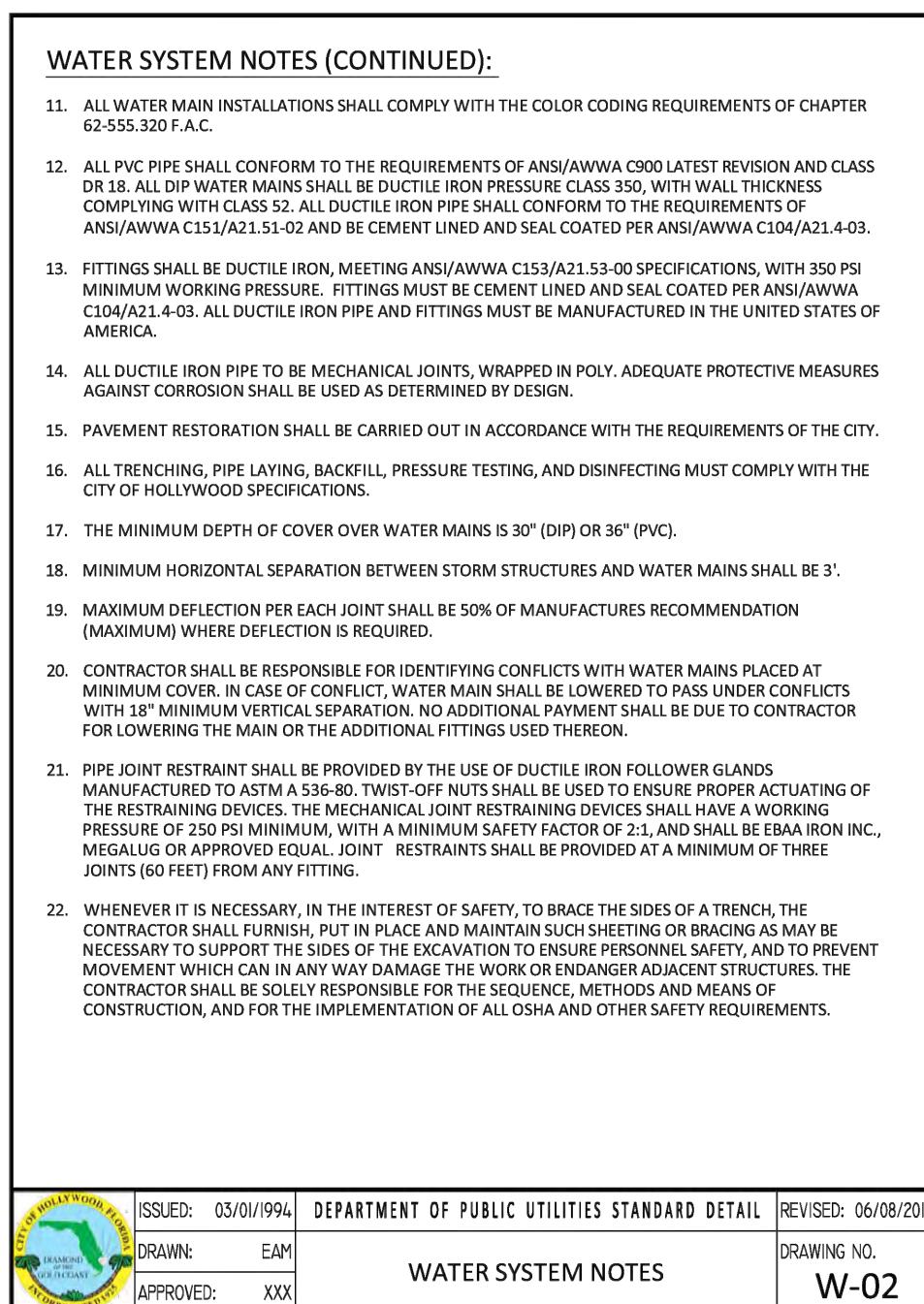
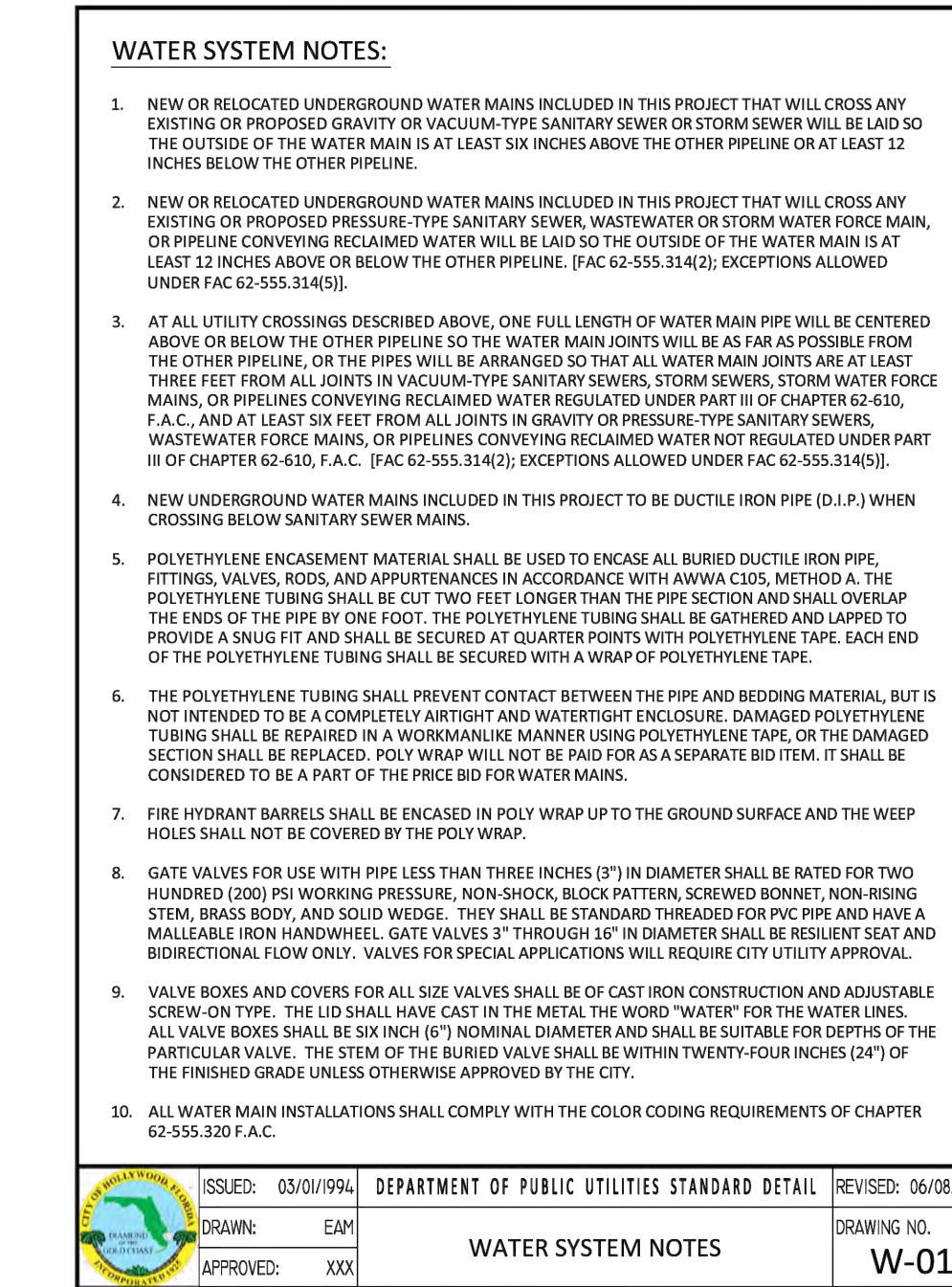
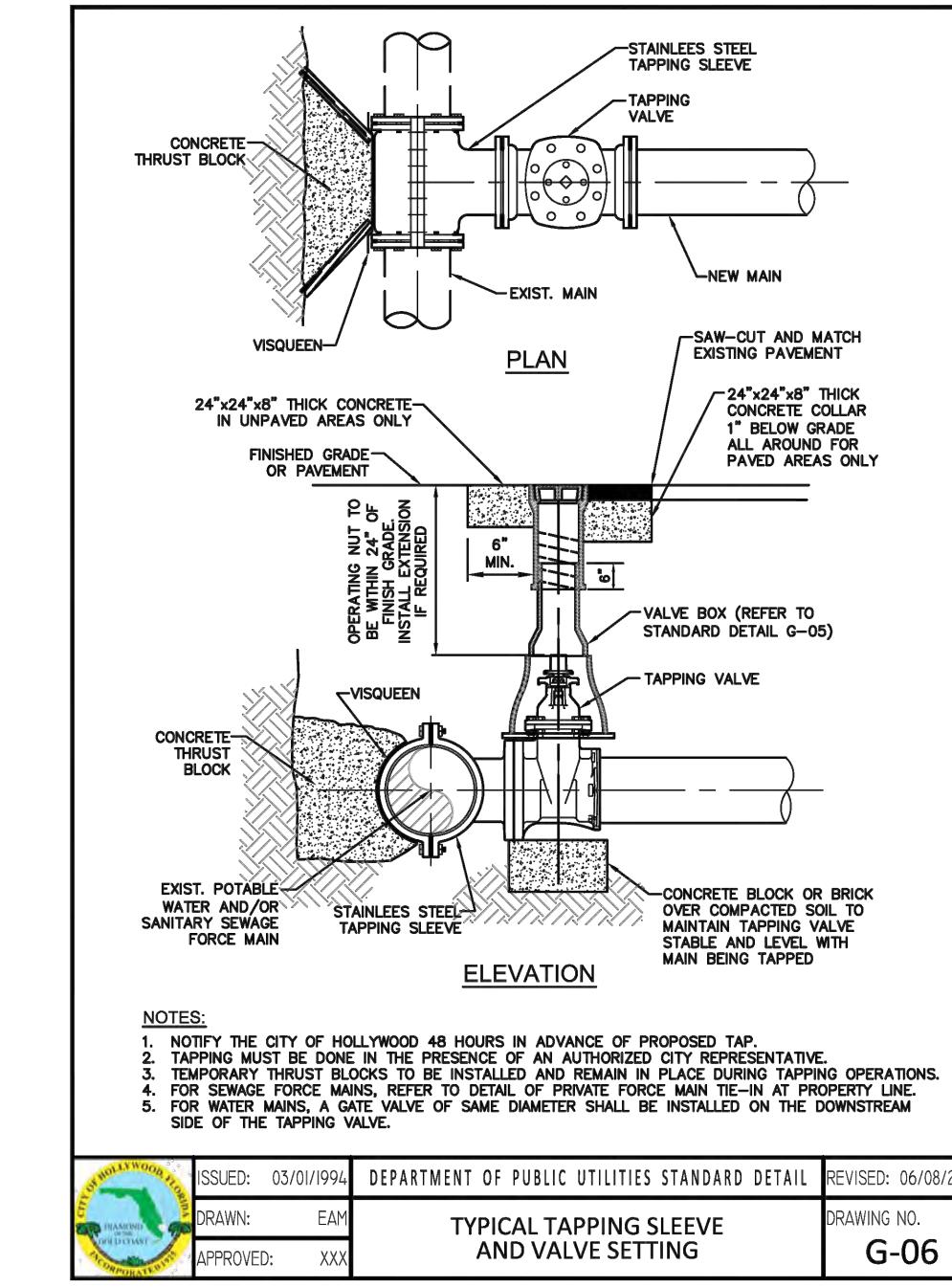
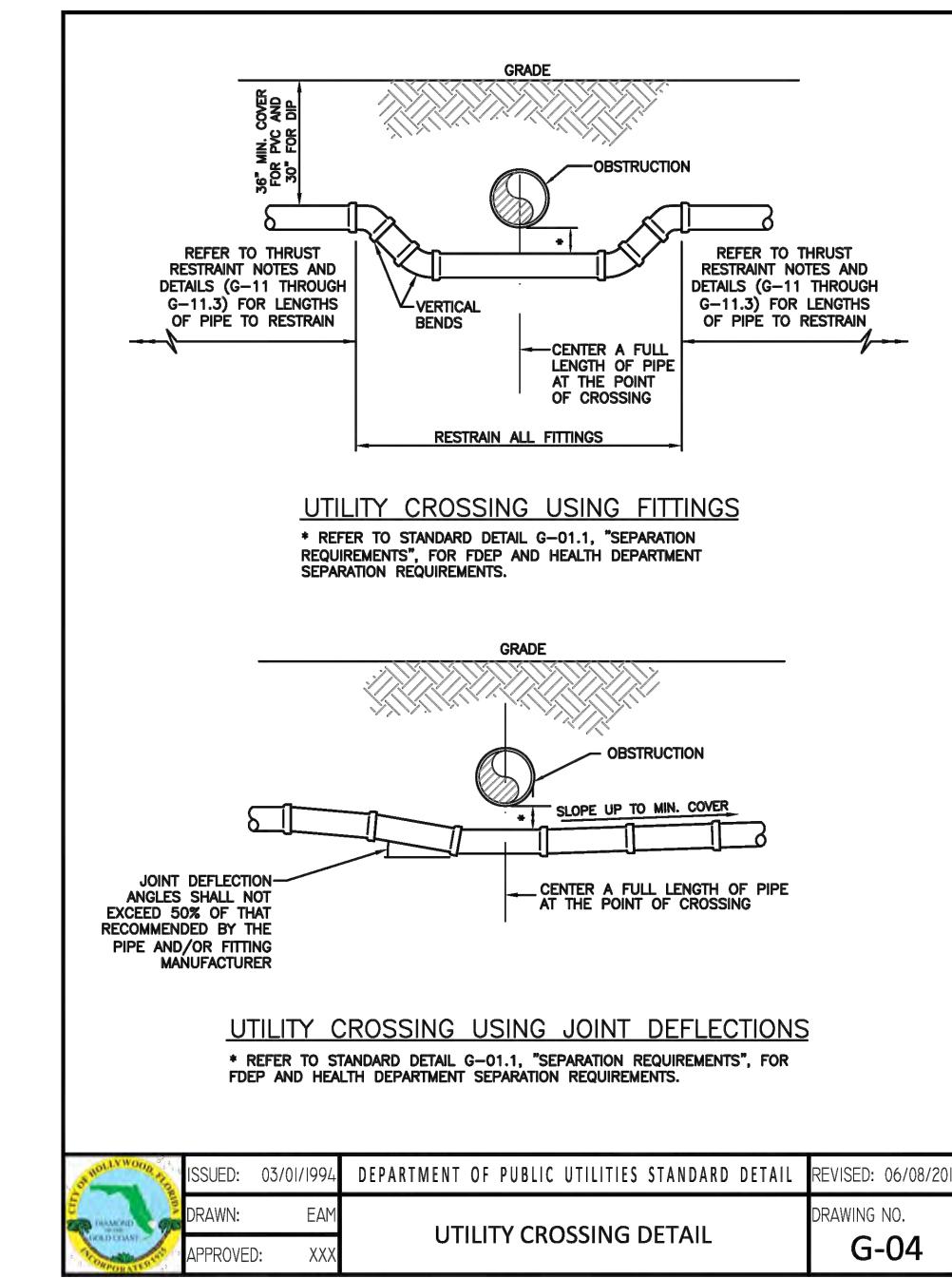
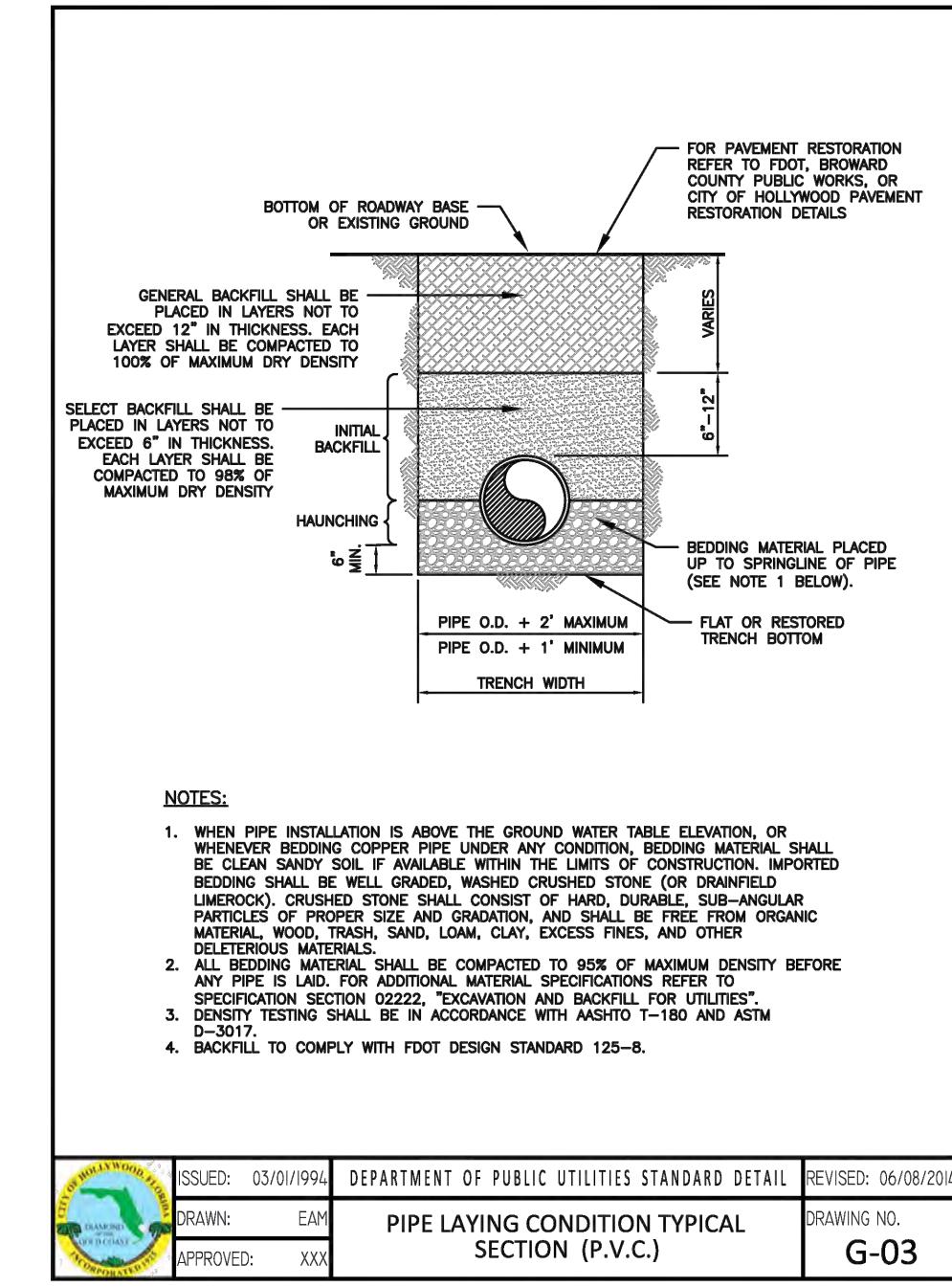
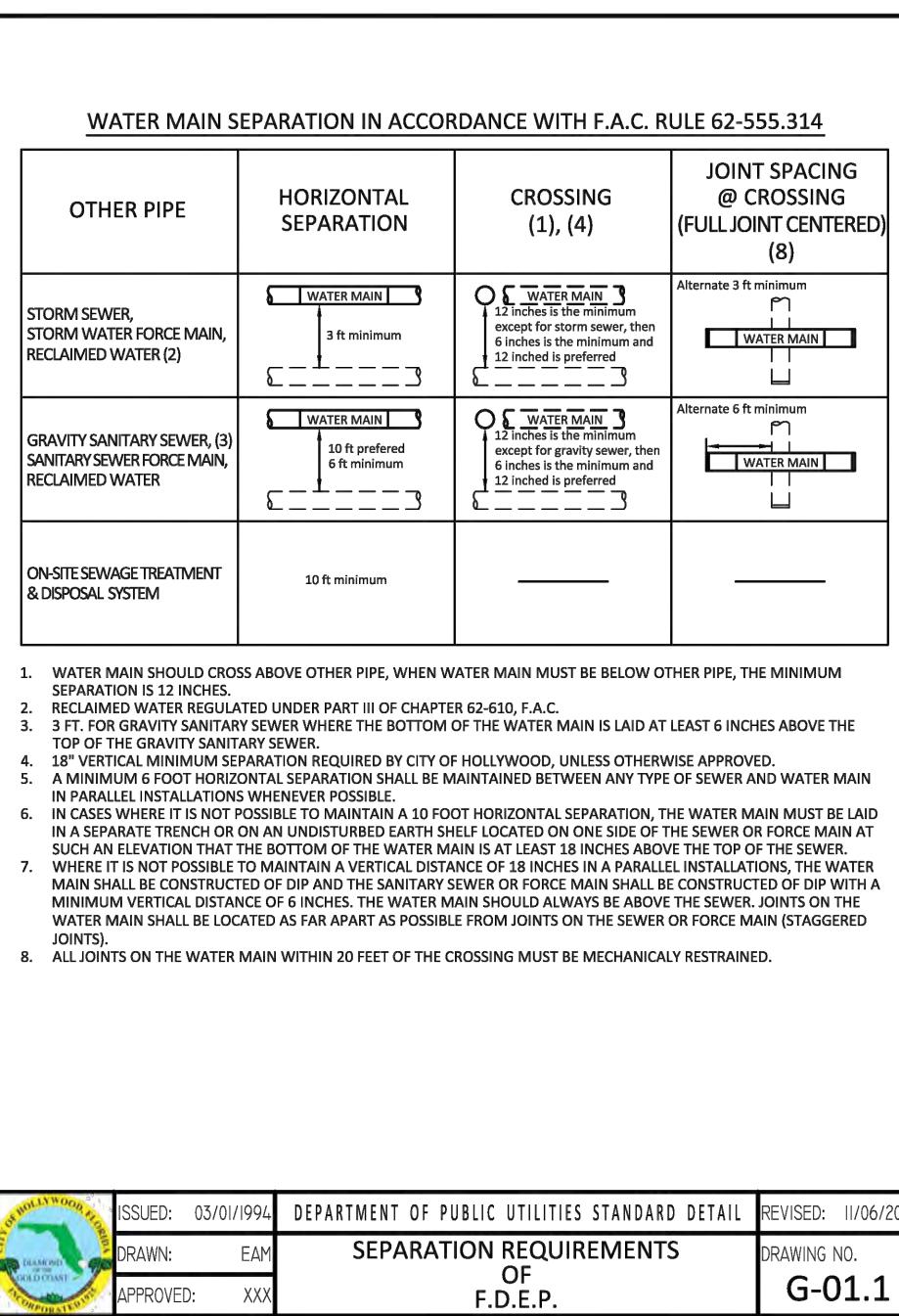


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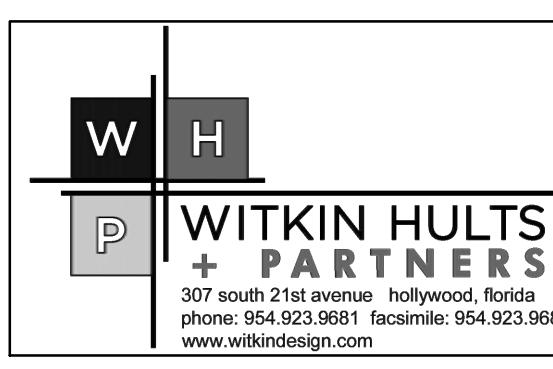
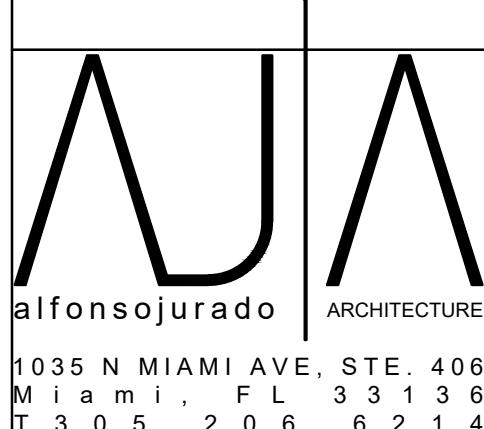
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TAC COMMENTS	07/08/2025	J.S.

PG&D - DETAILS
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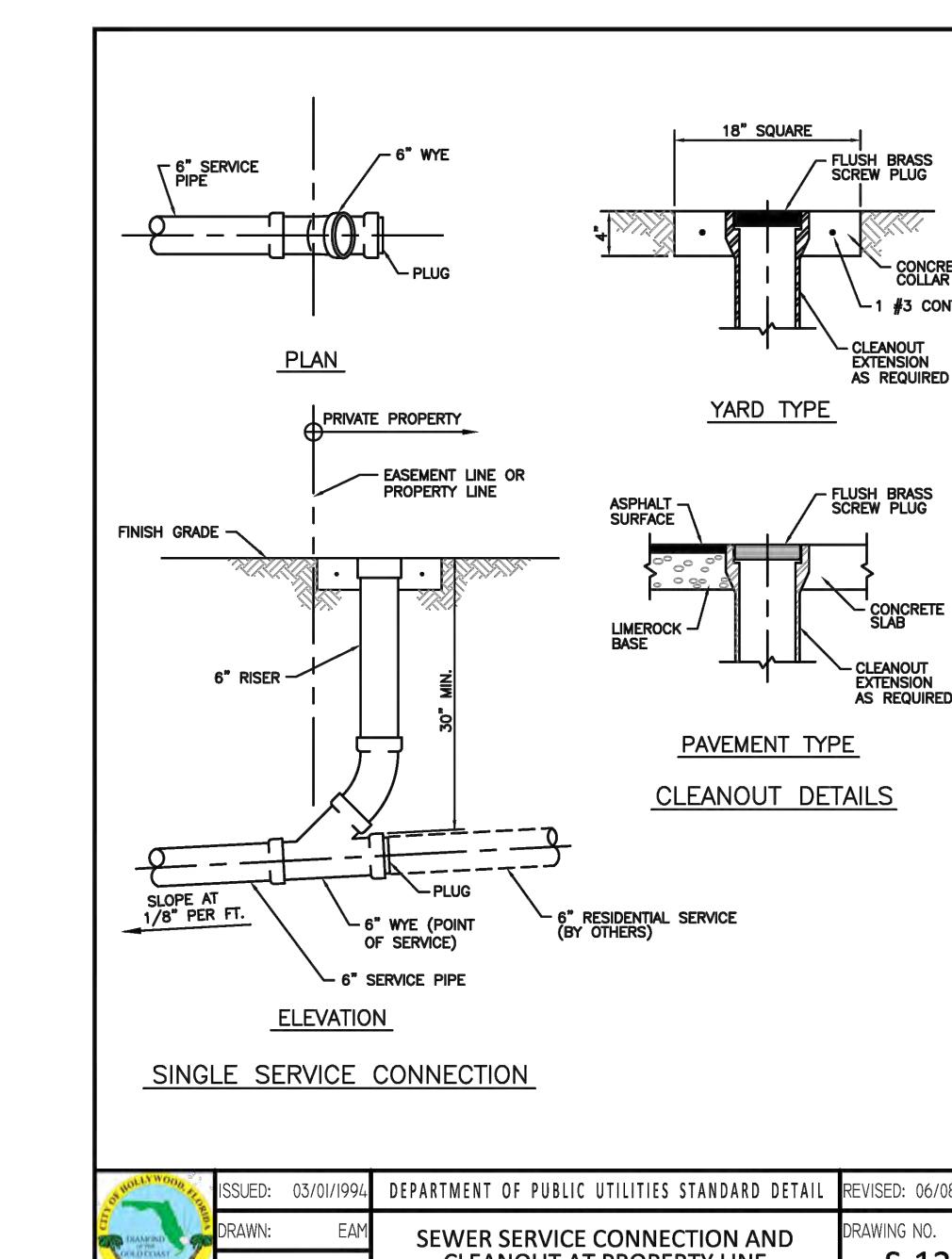
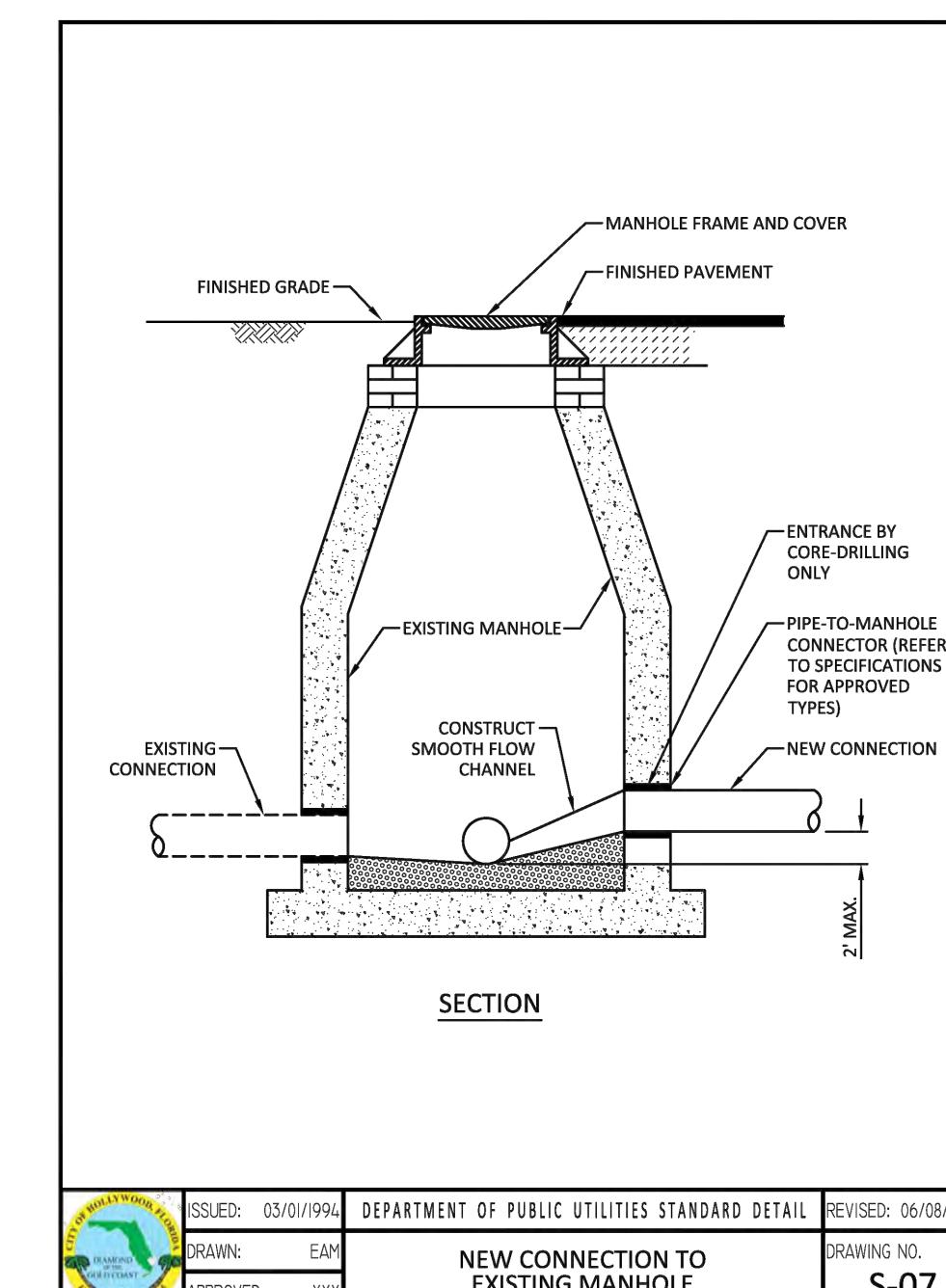
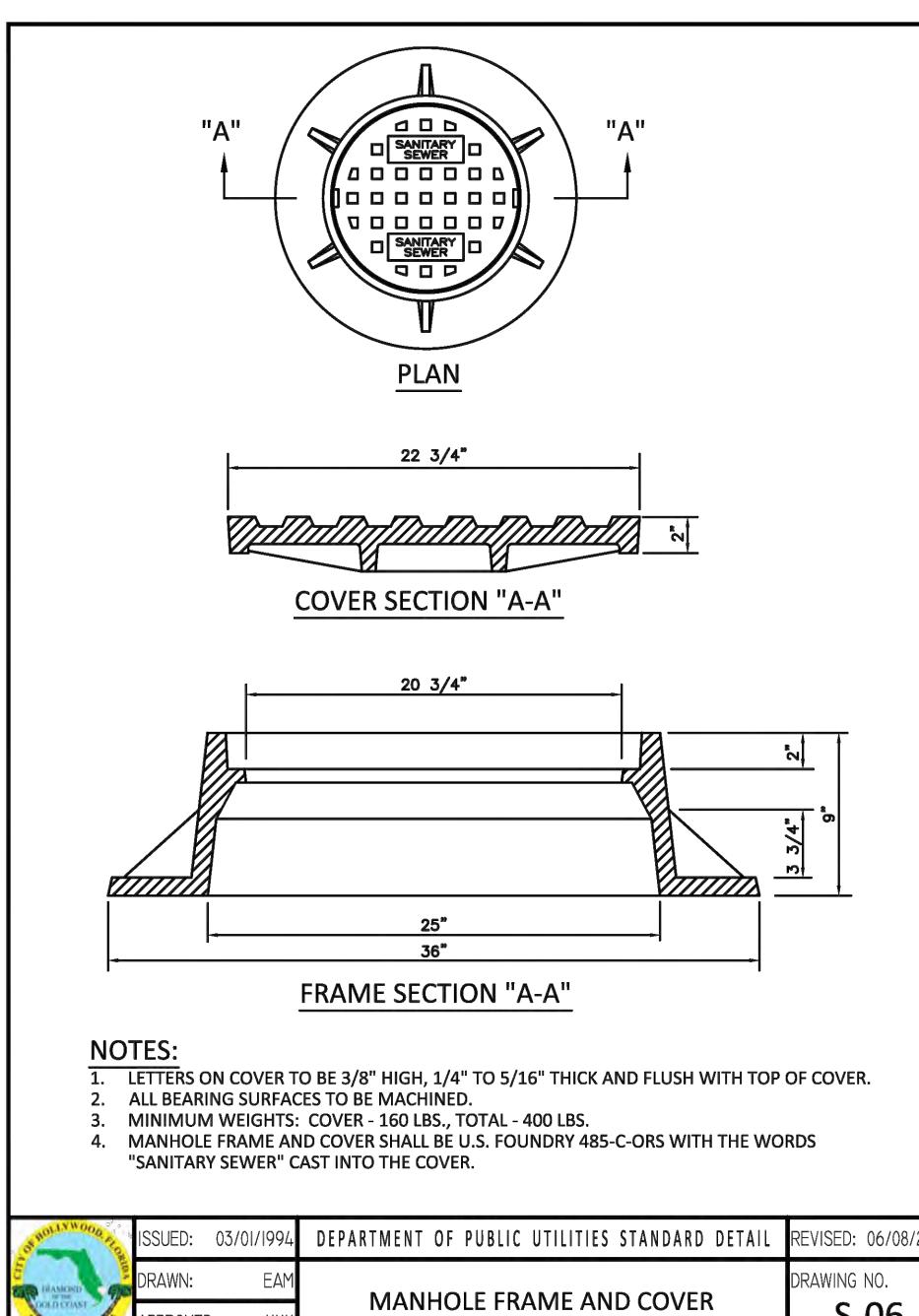
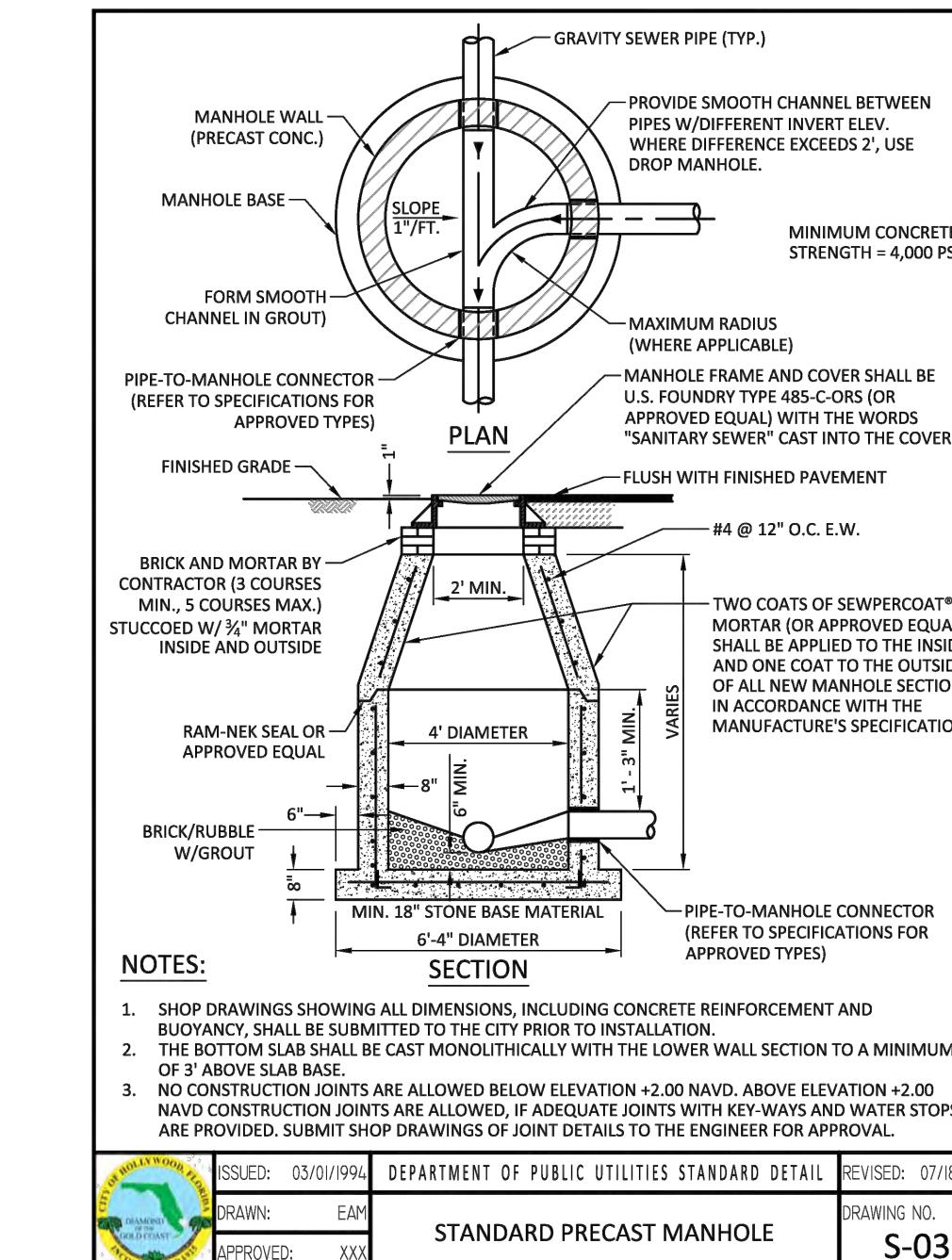
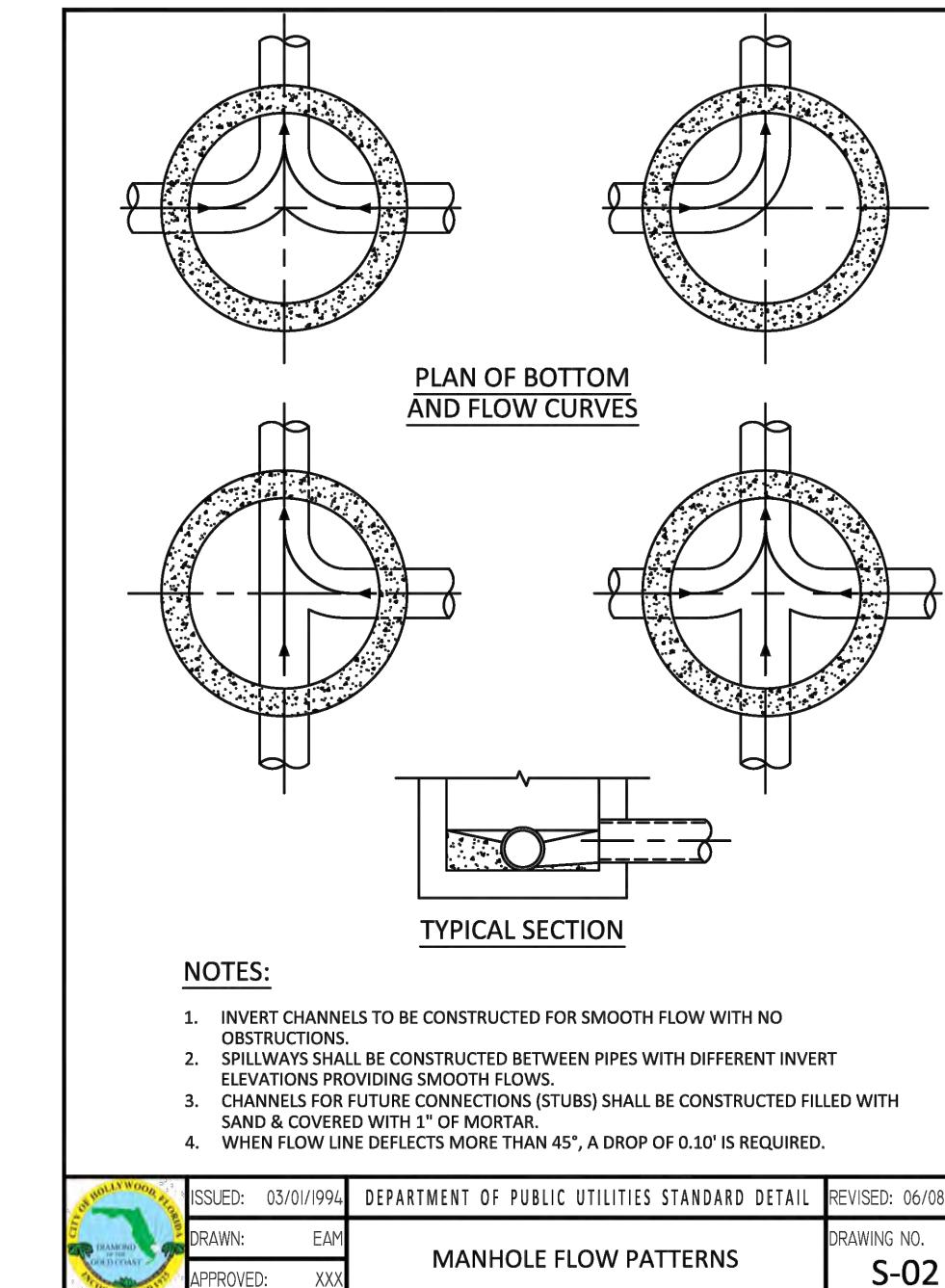
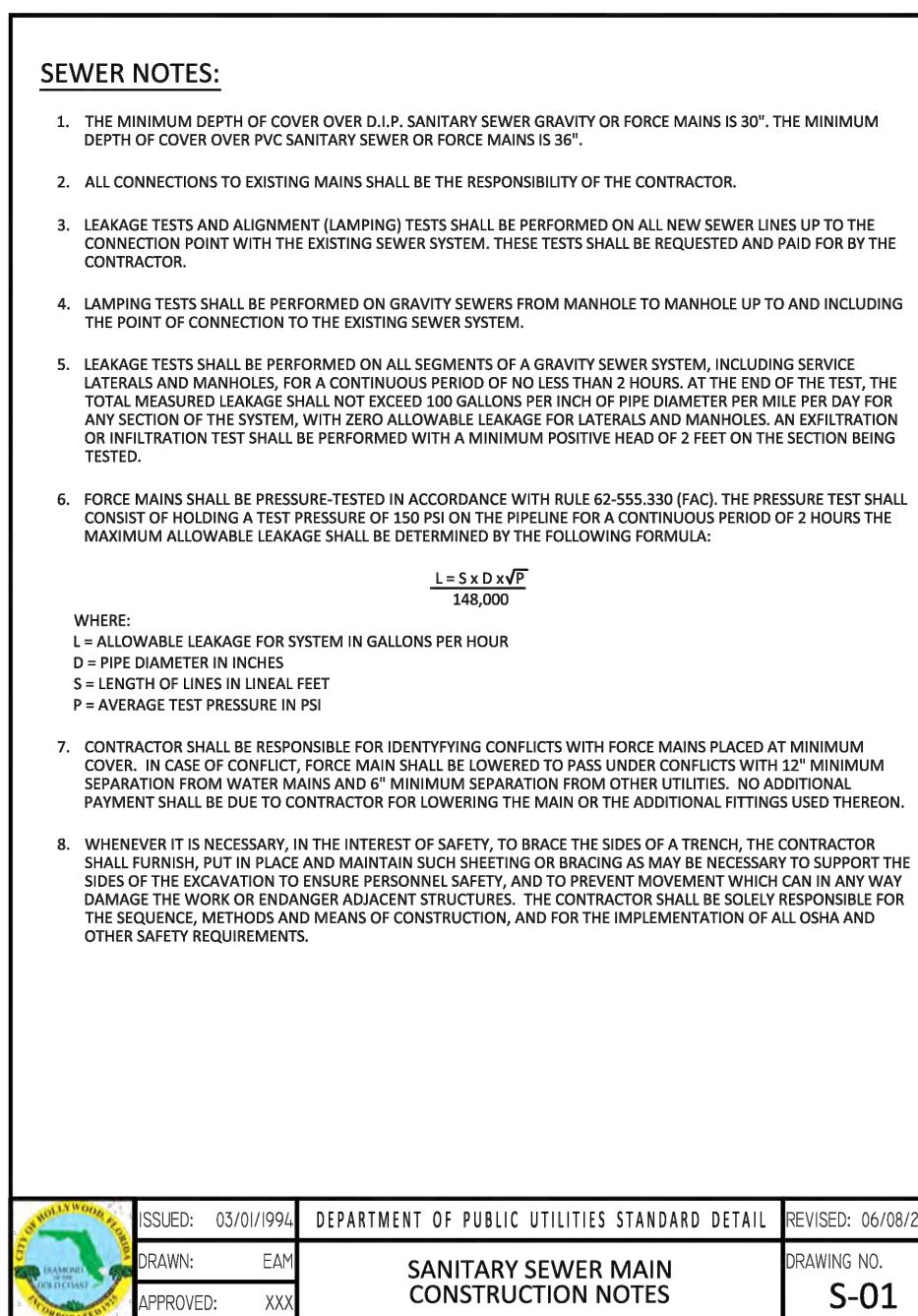
May 05, 2025

REVISION	DATE	BY
TAC COMMENTS	07/08/2025	J.S.

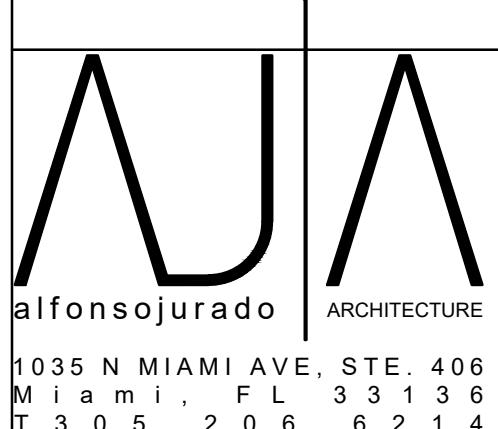
UTILITIES DETAILS

AS SHOWN

C-04A



This item has been digitally signed and sealed by Jorge Szauer, PE. On December 4, 2025.
Printed copies of this document are not considered signed and sealed and the signature
is not valid on printed copies of this document.



Szauer Engineering

Civil Engineers

7251 W Palmetto Park Road | Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129



NINE HOLLYWOOD PHASE 2

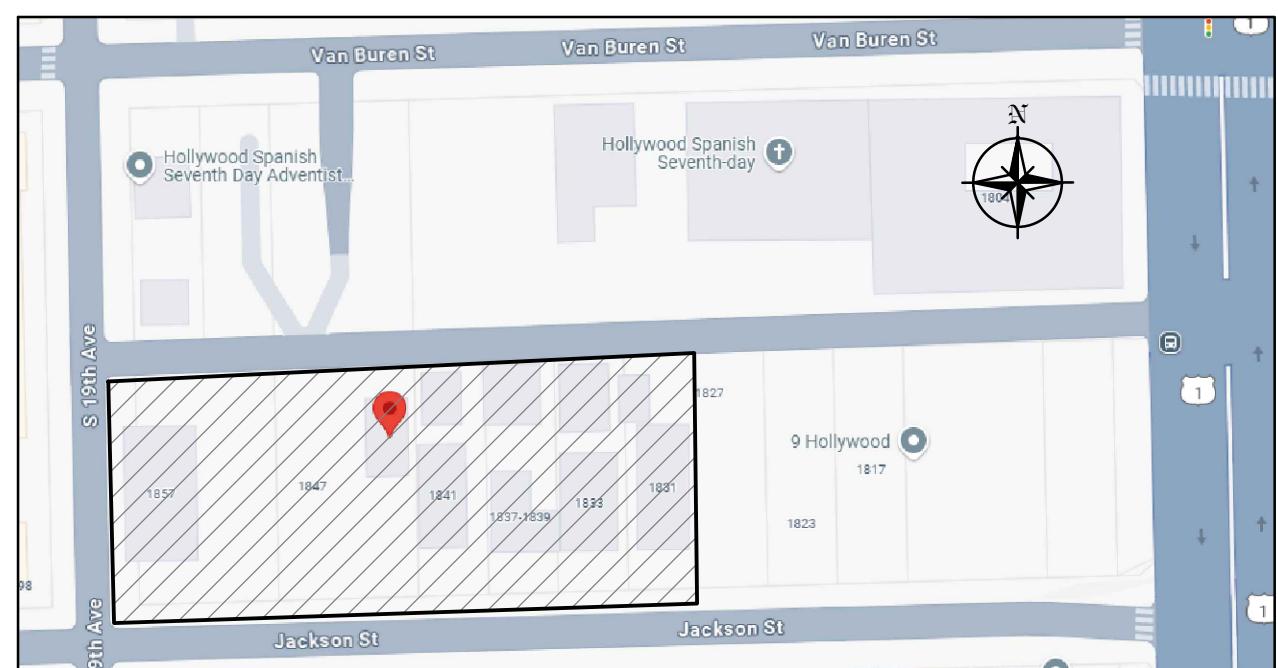
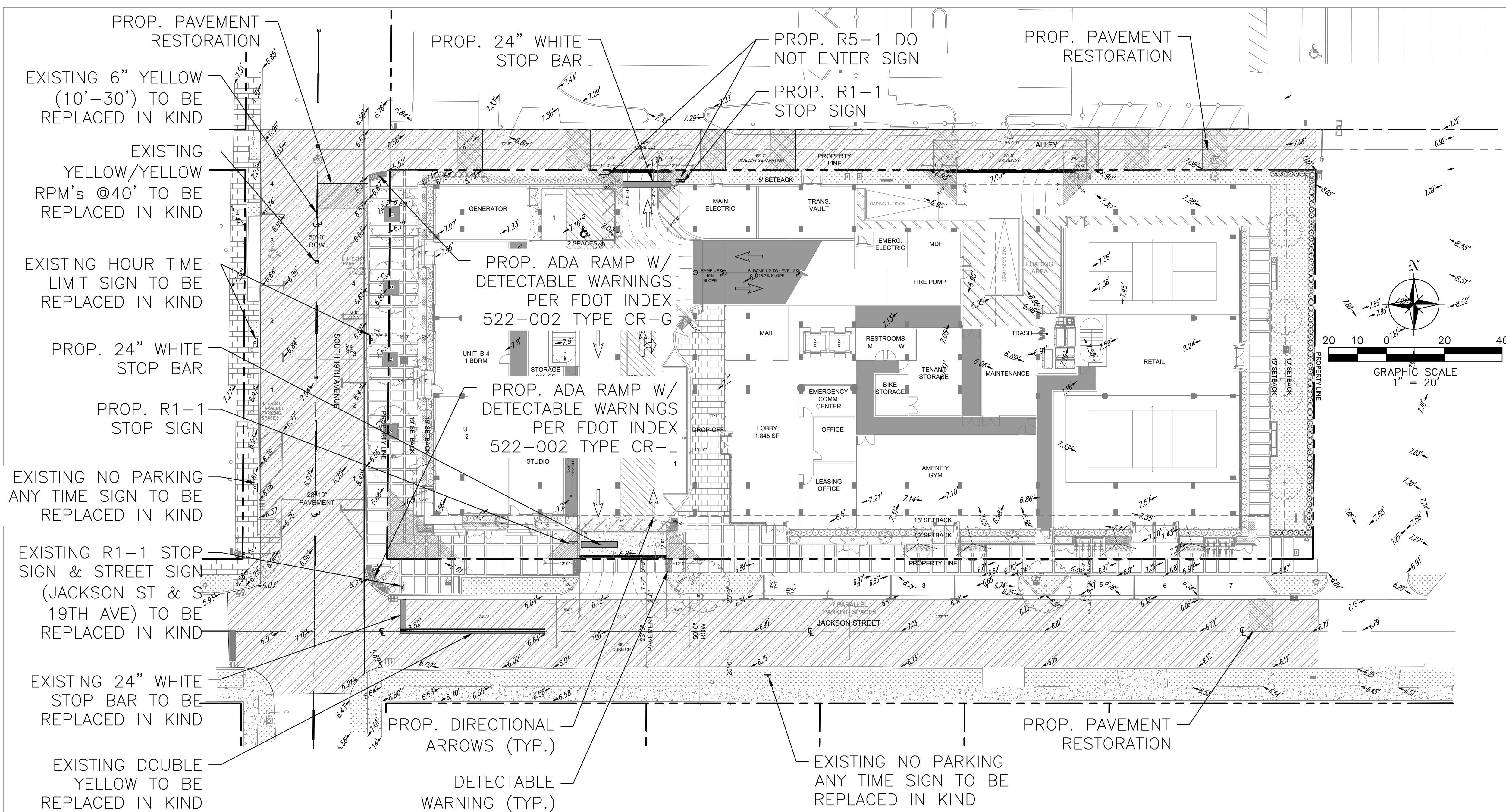
1843 Jackson Street Hollywood FL

May 05, 2025

REVISION	DATE	BY
TAC COMMENTS	07/08/2025	J.S.

UTILITIES DETAILS

AS SHOWN



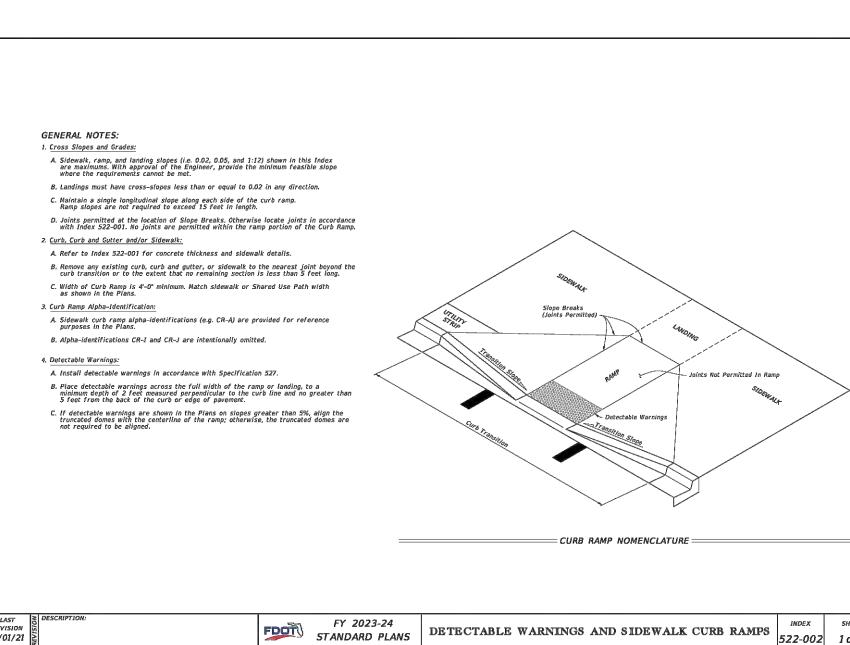
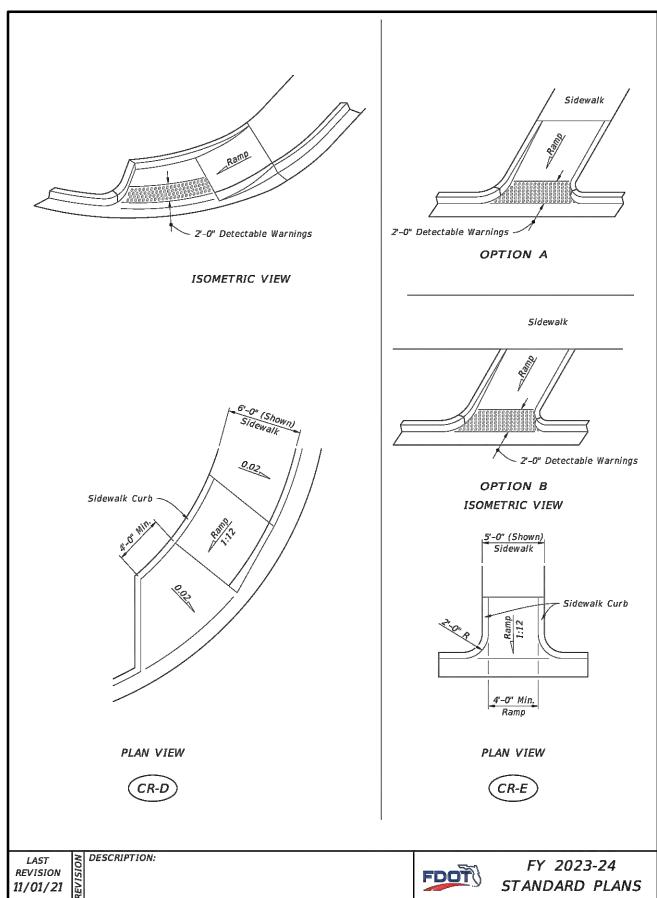
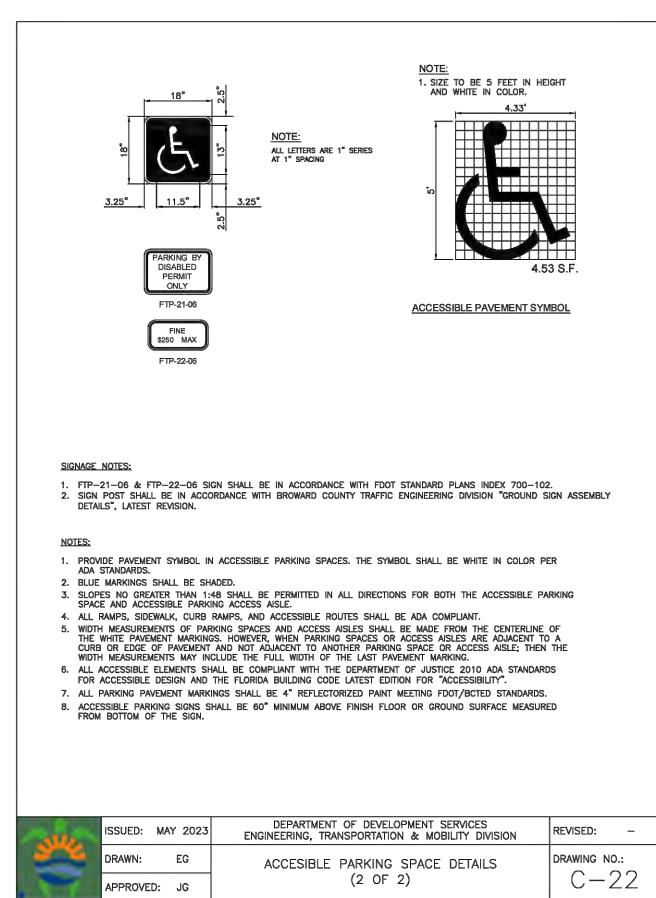
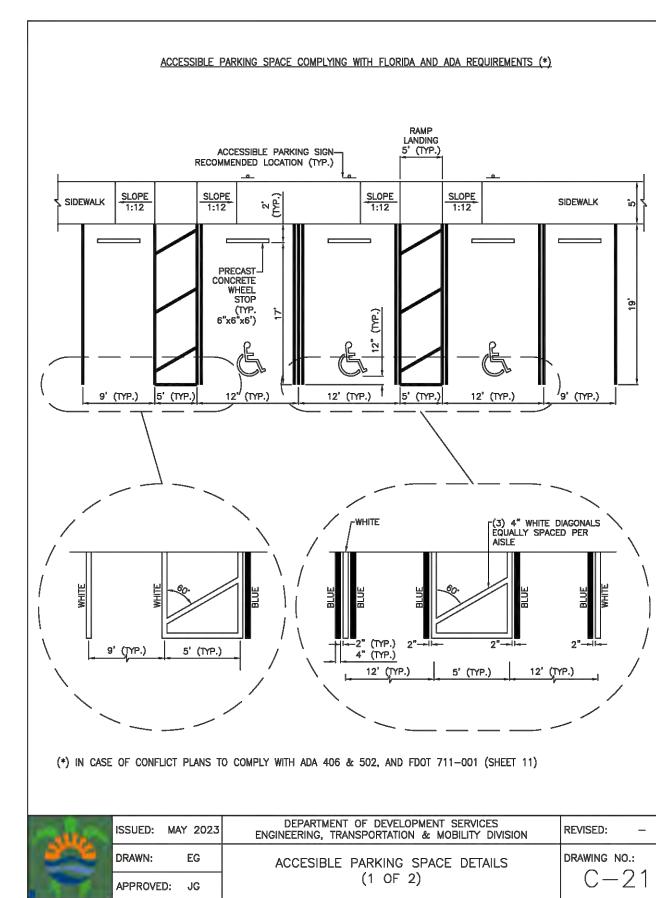
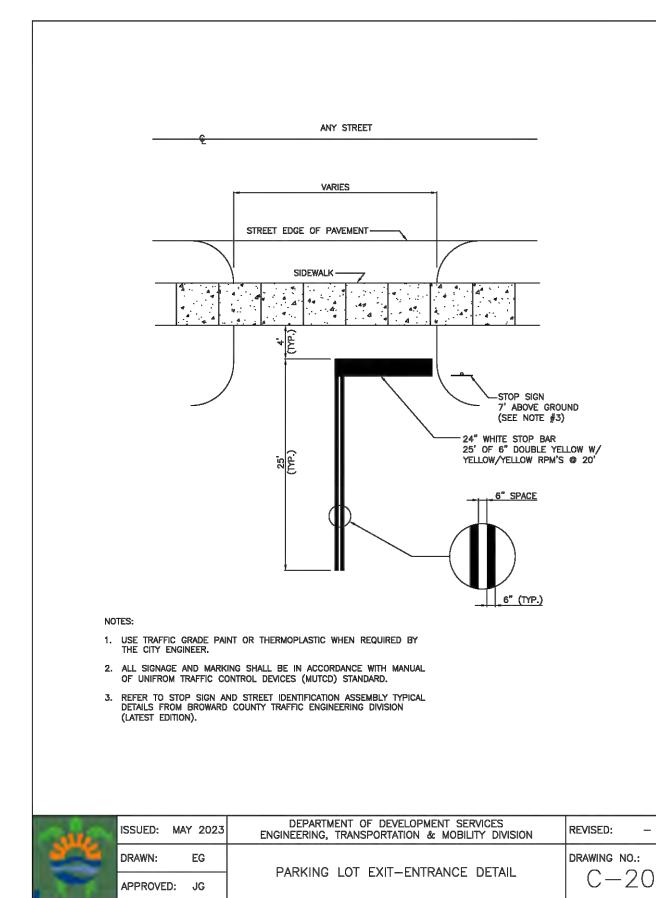
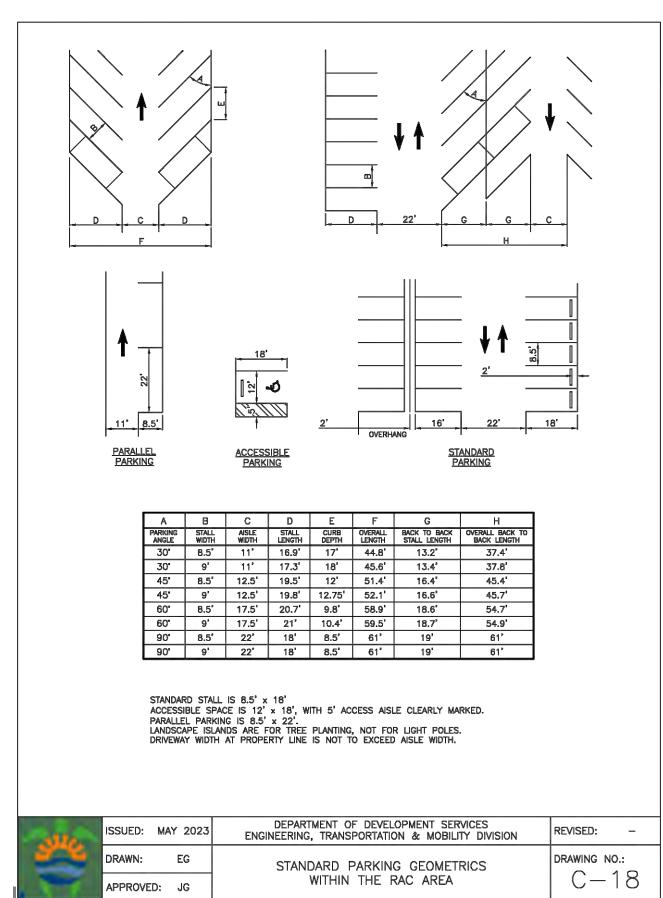
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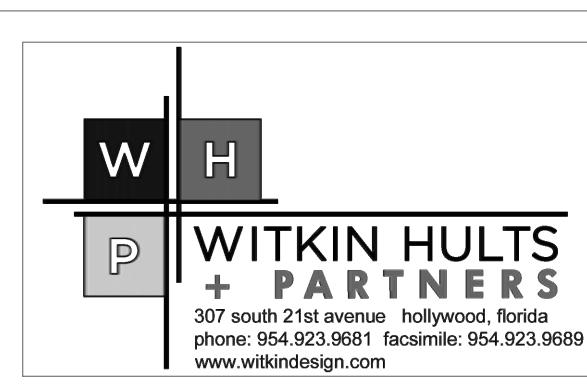
- JACKSON ST, S 19TH AVE & BACK ALLEY SHALL BE MILLED & RESURFACED MINIMUM 1" ALONG THE ENTIRE PROPERTY
- ROW PAVEMENT MARKING SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER PER BROWARD COUNTY PW DEPARTMENT TRAFFIC ENGINEERING DIVISION

LEGEND

	PROPERTY LINE
	GRASS
	CONCRETE
	ASPHALT
	PAVERS
	MILL&RESURFACE
	PAVEMENT RESTORATION
	PROP. 24" WHITE STOP BAR
	PROP. R1-1, 4' FROM EDGE OF PAVEMENT



Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129
1035 N MIAMI AVE, STE. 406
Miami, FL 33136
T 305 206 6214



NINE HOLLYWOOD PHASE 2

1843 Jackson Street, Hollywood, FL

May 05, 2025

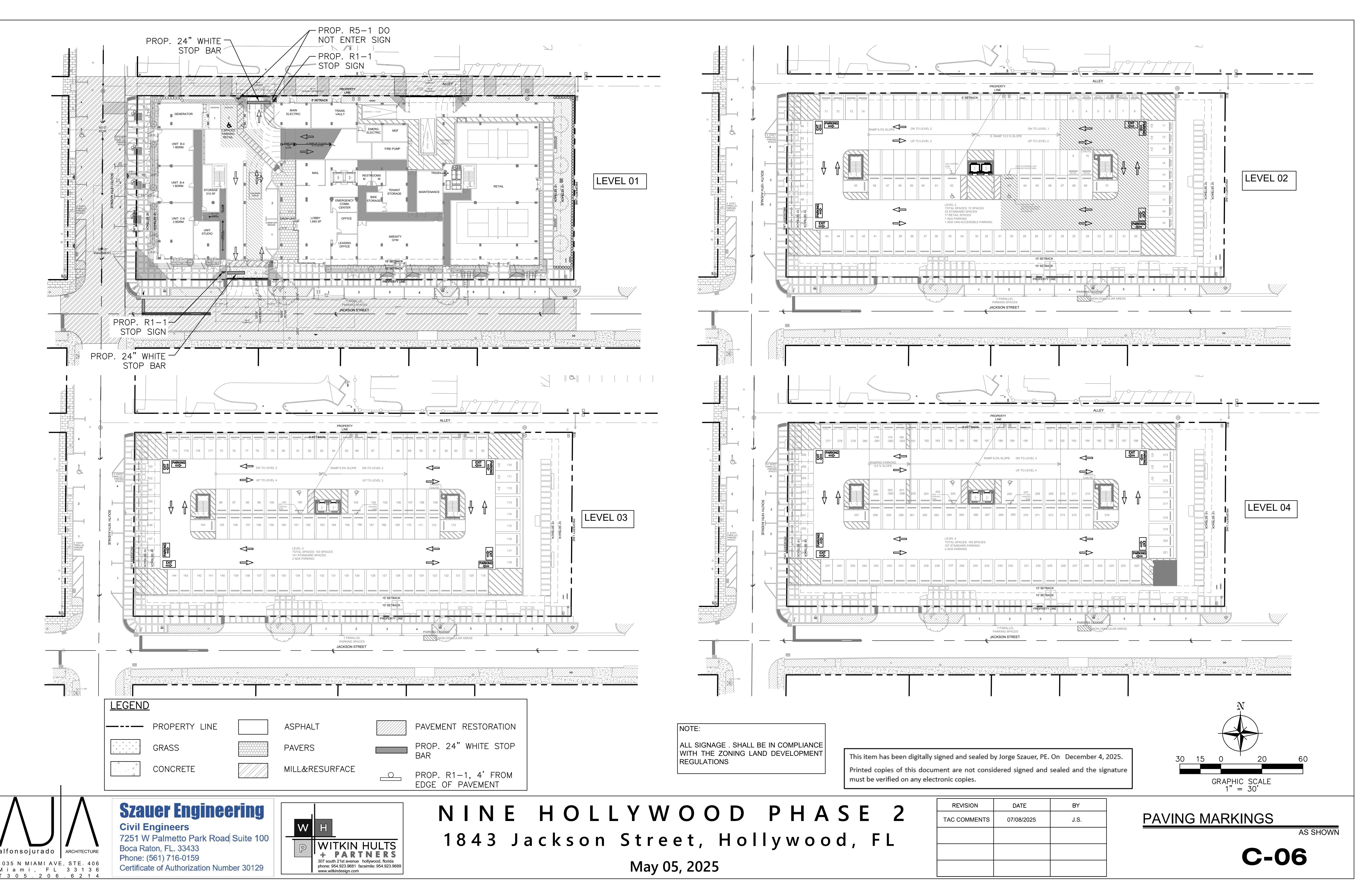
REVISION	DATE	BY
TAC COMMENTS	07/08/2025	J.S.

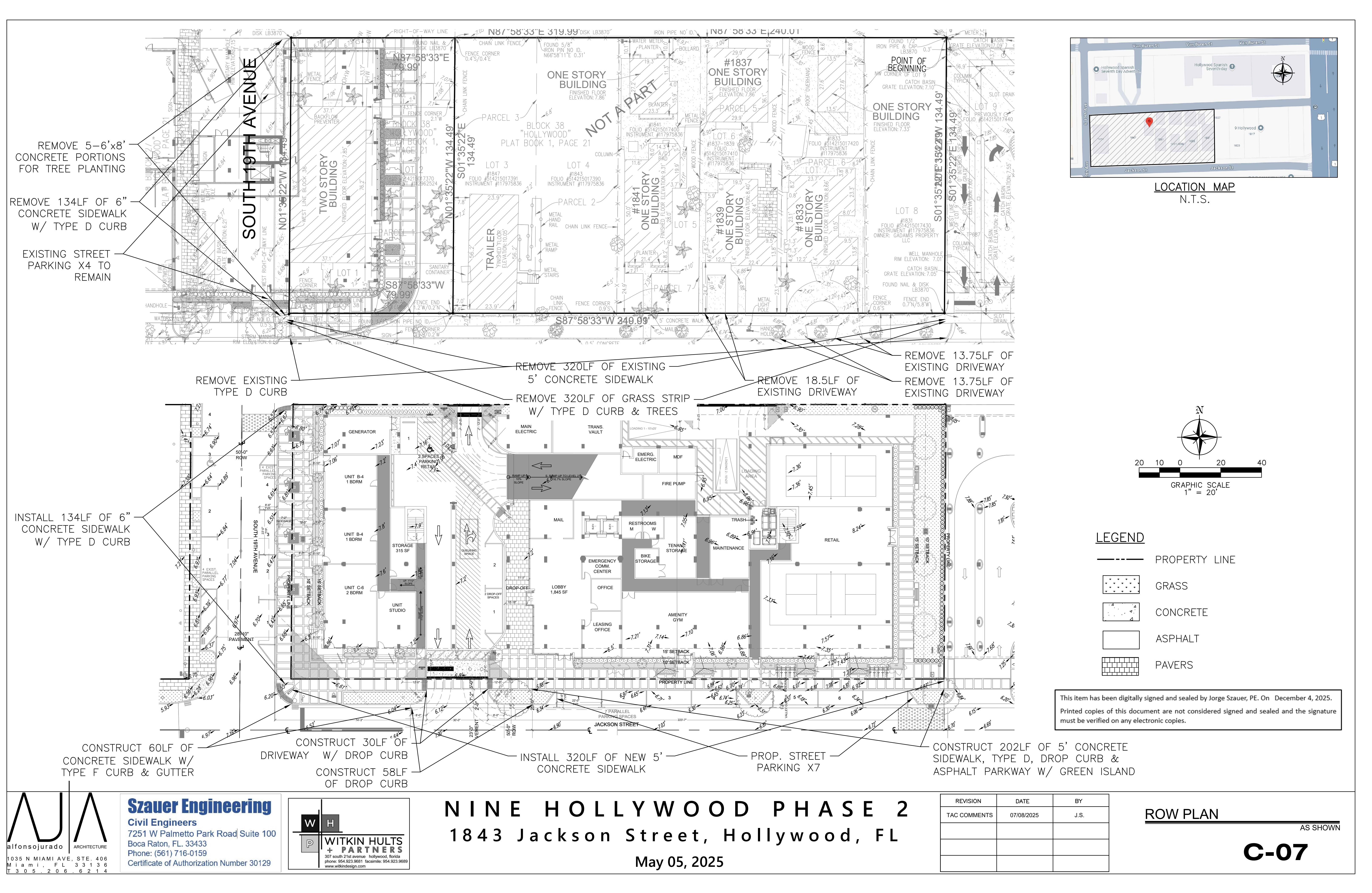
PAVING MARKINGS

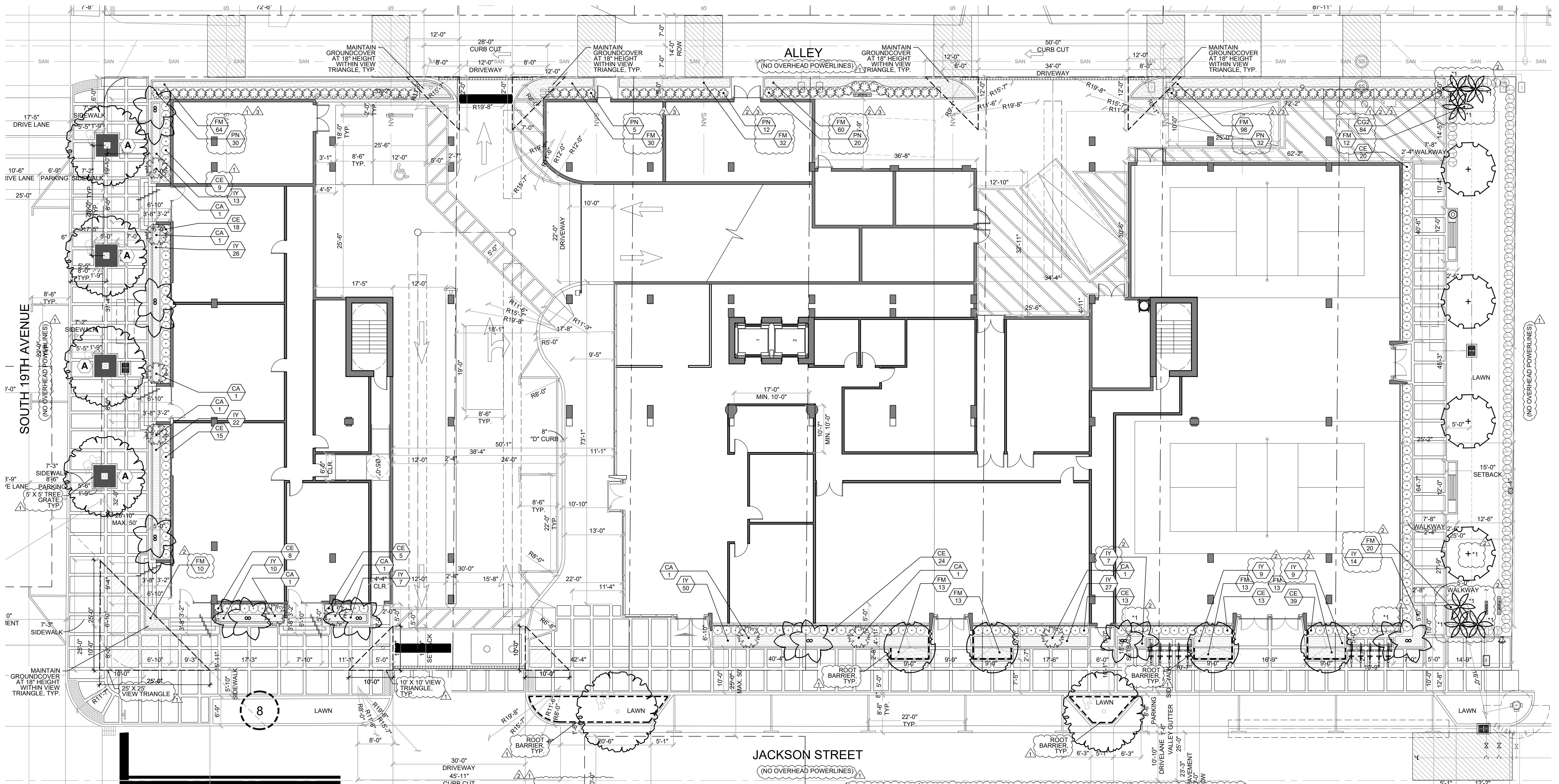
AS SHOWN

C-05

This item has been digitally signed and sealed by Jorge Szauer, PE. On December 4, 2025.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.







GROUND FLOOR LANDSCAPE PLAN

Scale: 1"=10'-0"

SHEET INDEX:

- L-1 GROUND FLOOR LANDSCAPE PLAN
- L-2 LEVEL 5 AMENITY LANDSCAPE PLAN
- L-3 ROOF LEVEL LANDSCAPE PLAN
- L-4 LANDSCAPE DETAILS



LEGEND

*1) Tree Counted Towards Mitigation

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
(1)	4	Lagerstroemia indica 'Natchez' WHITE CREPE MYRTLE	12' HT. X 5' SPR. 2" DBH. F.G.
(2)	6	Coccoloba diversifolia PIGEON PLUM	16' HT. X 8' SPR. 4" DBH. F.G.
(3)	4	Elaeocarpus decipiens JAPANESE BLUEBERRY	12' HT. X 4' SPR. 2" DBH. F.G.
(4)	8	*Thrinax radiata FLORIDA THATCH PALM	[1 TREE FOR MITIGATION] [2 PALMS FOR MITIGATION] 14' O.A. HT. MIN., DOUBLE F.G.
(5)	10	Ligustrum japonicum JAPANESE PRIVET	8' HT. X 8' SPR., MULTI TRUNK F.G.

* DENOTES NATIVE SPECIES

NOTE: THE CITY LANDSCAPE REVIEWER WILL BE NOTIFIED PRIOR TO ANY CHANGES IN APPROVED LANDSCAPE MATERIALS.

LANDSCAPE LEGEND CITY OF HOLLYWOOD

ZONE DISTRICT: RAC [FH-2]

Pervious Landscape area 3,673 sq. ft.
Street Tree Distance 355 linear feet

TREES:

Open Space

A. No. trees required per pervious landscape area
1 tree per 1,000 sq. ft.
3,673 sq. ft. / 1,000 sq. ft. = 4 trees

B. Percentage palms allowed
Palms permitted count as 3 palms = 1 tree
Up to 50%, but more than 20% all trees must be shade natives

Perimeter Landscape

C. Street trees (maximum spacing 30' o.c.)
355 linear feet along street / 30 ft = 12 trees

D. Total Trees Required

A + C = Total Trees (60% NATIVE REQUIRED)

E. Percentage Natives Required
60% of total trees required must be Florida Native

SHRUBS

A. Total Shrubs Provided (50% NATIVE SHRUBS):
861 SHRUBS PROVIDED (50%) = 431 NATIVE SHRUBS

431	649
-----	-----

*One existing tree to remain is counted toward the street tree requirements. Refer to Tree

Disposition Plan for exact species, size, and location.

NOTES

IRRIGATION: 100% coverage as required by City of Hollywood

Plant material will not be planted into root balls of trees and palms

No substitutions without the approval of Hollywood's Landscape Plan Reviewer

NINE HOLLYWOOD PHASE 2

1843 JACKSON STREET, HOLLYWOOD, FL

GROUND FLOOR LANDSCAPE PLAN

Project:

Revisions:	
1) City Comments	Date: 07/21/2025 AR
2) City Comments	07/12/2025 AR
3) City Comments	12/04/2025 AR
4) City Comments	12/09/2025 AR

Date: 07/21/2025 AR

11/12/2025 AR

12/04/2025 AR

12/09/2025 AR

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Ground Floor Landscape Plan

Date: 04/15/2025

Scale: See Left

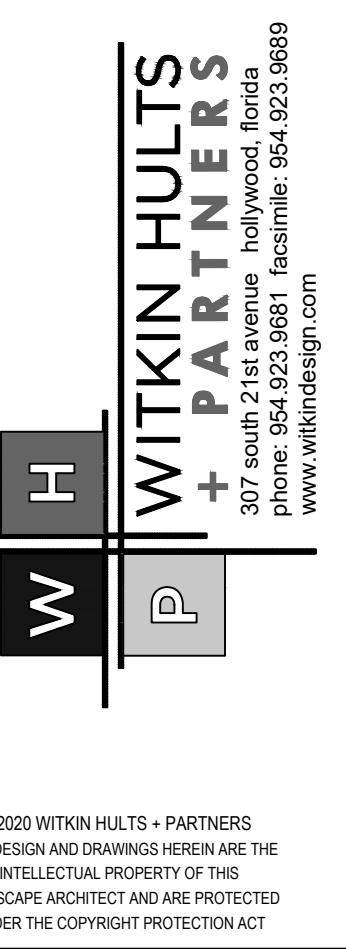
Drawn by: AR

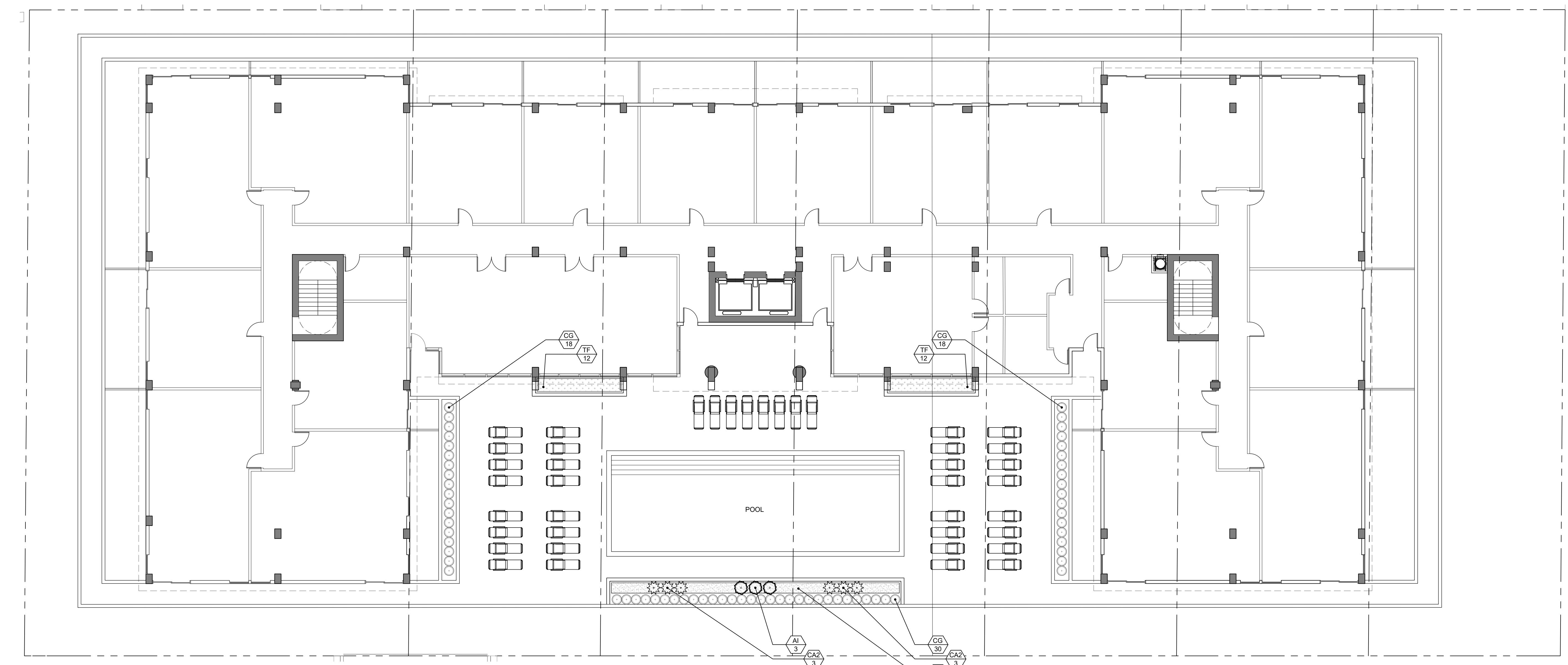
Sheet No.:

20250415-1444-00000000000000000000000000000000

Cad Id.: 2025-028

L-1





LEVEL 5 AMENITY LANDSCAPE PLAN

Scale: 1"=10'-0"



LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
1	4	Lagerstroemia indica 'Natchez' WHITE CREPE MYRTLE	12' HT. X 5' SPR. 2" DBH. F.G.
2	6	*Coccoloba diversifolia PIGEON PLUM	16' HT. X 8' SPR. 4" DBH. F.G.
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NOTE: THE CITY LANDSCAPE REVIEWER WILL BE NOTIFIED PRIOR TO ANY CHANGES IN APPROVED LANDSCAPE MATERIALS.

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INTELLECTUAL PROPERTY OF THIS
LANDSCAPE ARCHITECT AND ARE PROTECTED
UNDER THE COPYRIGHT PROTECTION ACT

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AI	3	Alcantarea imperialis IMPERIAL BROMELIAD	2'-6" O.A. SPR.
CA	9	Crinum augustum 'Queen Emma' PURPLE CRINUM LILY	3' O.A. HT.
CA2	6	Crinum CRINUM LILY	3' O.A. HT.
CE	164	*Conocarpus erectus GREEN BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C.
CG	66	*Clusia guttifera SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C.
CG2	84	*Clusia guttifera SMALL LEAF CLUSIA	36" HT. X 24" SPR. / 24" O.C.
CI	212	*Chrysobalanus icaco GREEN COCOPLUM	18" HT. X 18" SPR. / 18" O.C.
FM	461	Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS	15" HT. X 15" SPR. / 15" O.C.
IY	194	Ixora 'Maui Yellow' YELLOW DWARF IXORA	18" HT. X 18" SPR. / 18" O.C.
TF	24	*Tripsacum floridanum DWARF FAKAHATCHEE GRASS	24" HT. X 24" SPR. / 24" O.C.
PN	99	*Psychotria nervosa WILD COFFEE	36" HT. X 24" SPR. / 24" O.C.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

LANDSCAPE LEGEND CITY OF HOLLYWOOD

ZONE DISTRICT: RAC [FH-2]
Pervious Landscape area 3,673 sq. ft.
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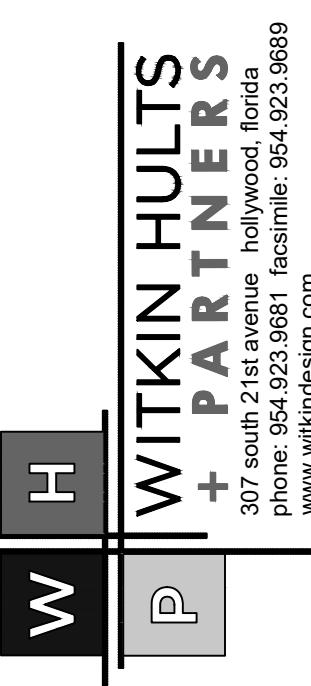
431 649
*One existing tree to remain is counted toward the street tree requirements. Refer to Tree
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No substitutions without the approval of Hollywood's Landscape Plan Reviewer

NINE HOLLYWOOD PHASE 2

1843 JACKSON STREET, HOLLYWOOD, FL

LEVEL 5 AMENITY LANDSCAPE PLAN



Revisions:
1) City Comments 07/21/2025 AR
2) City Comments 11/12/2025 AR
3) City Comments 12/04/2025 AR
4) City Comments 12/09/2025 AR

Project:	1843 JACKSON STREET, HOLLYWOOD, FL
Revisions:	1) City Comments 07/21/2025 AR 2) City Comments 11/12/2025 AR 3) City Comments 12/04/2025 AR 4) City Comments 12/09/2025 AR

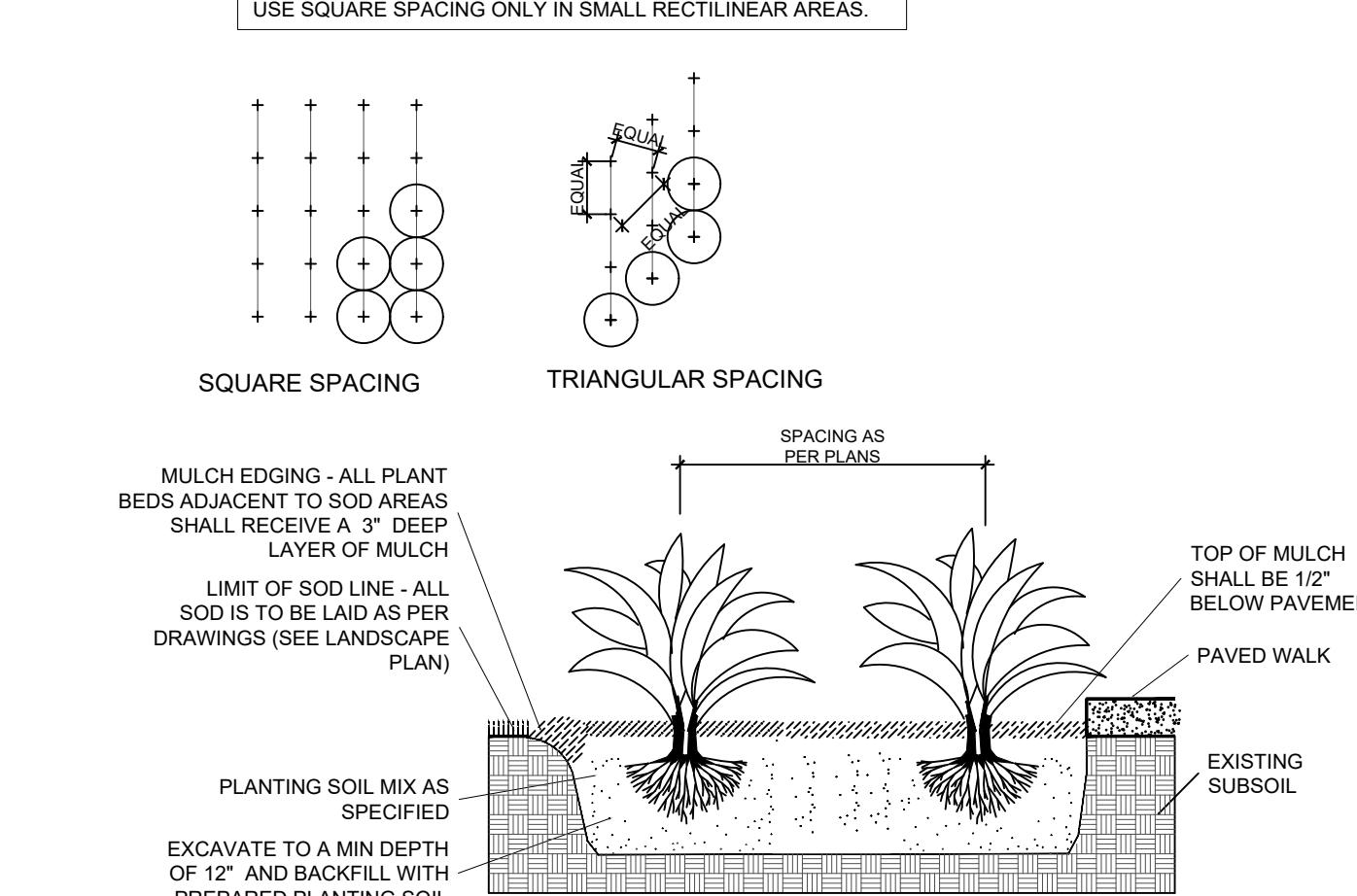
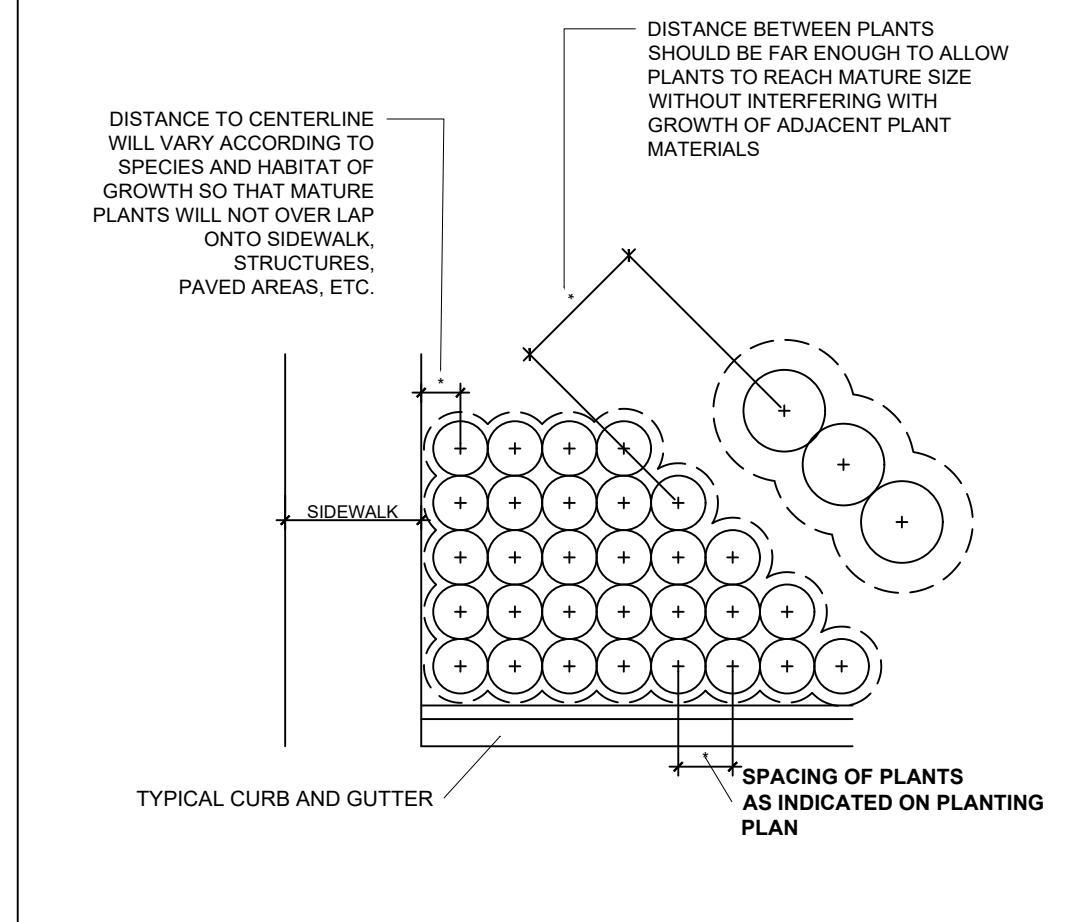
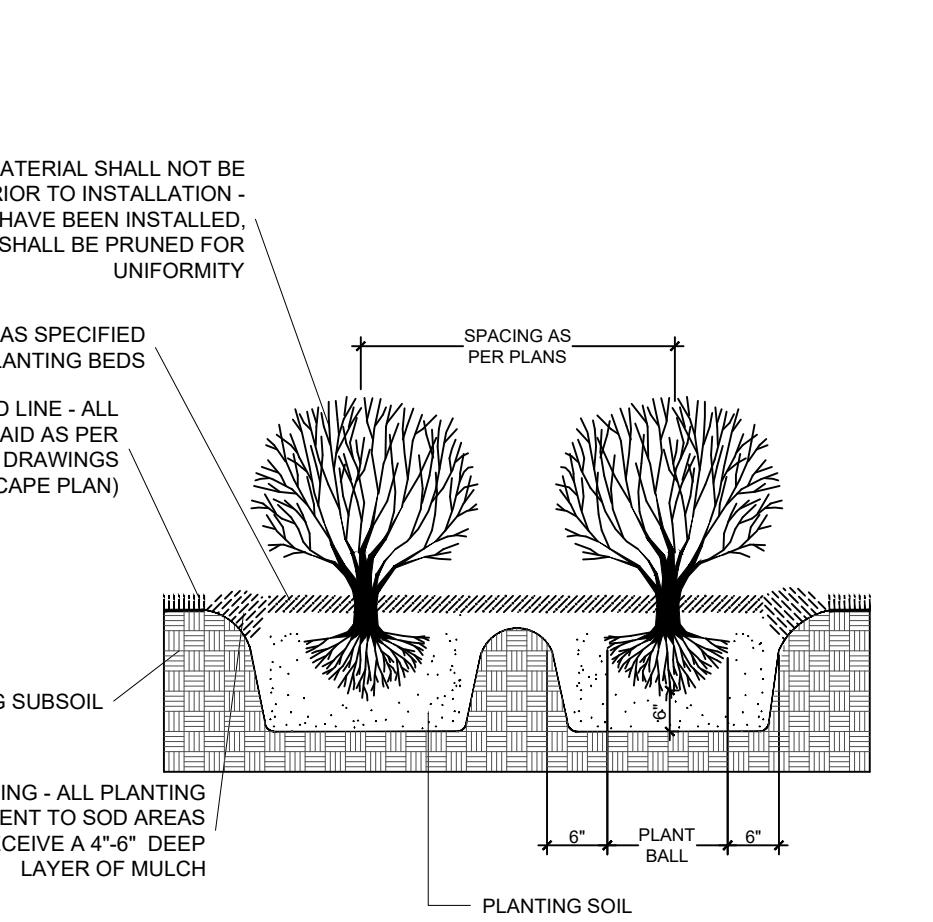
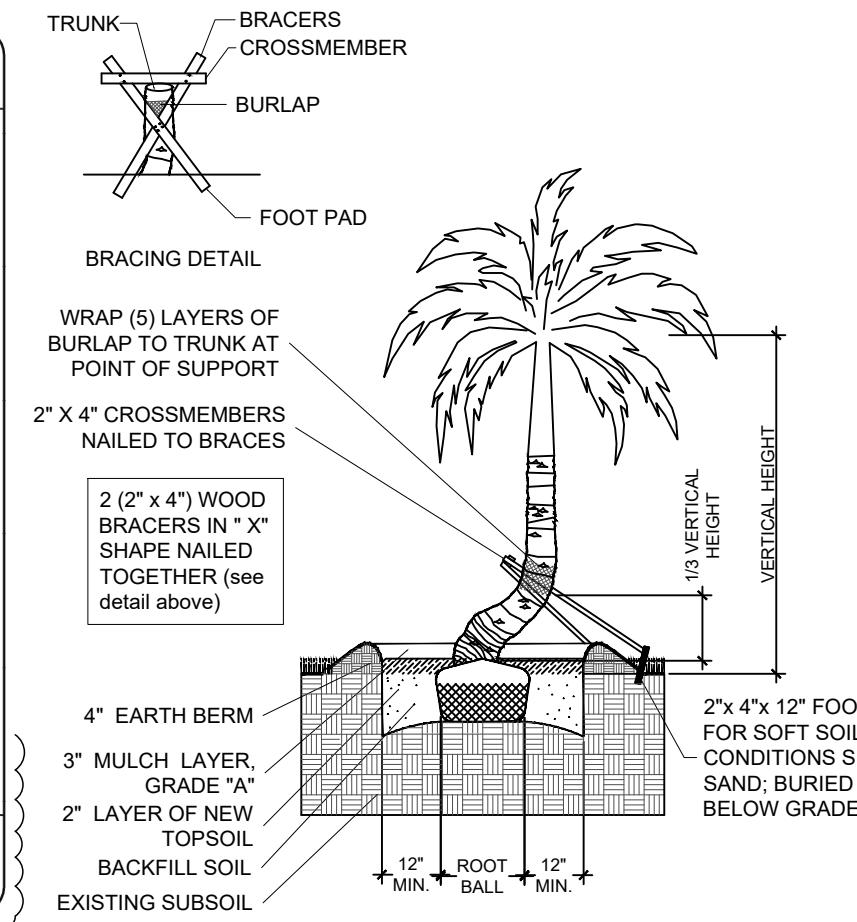
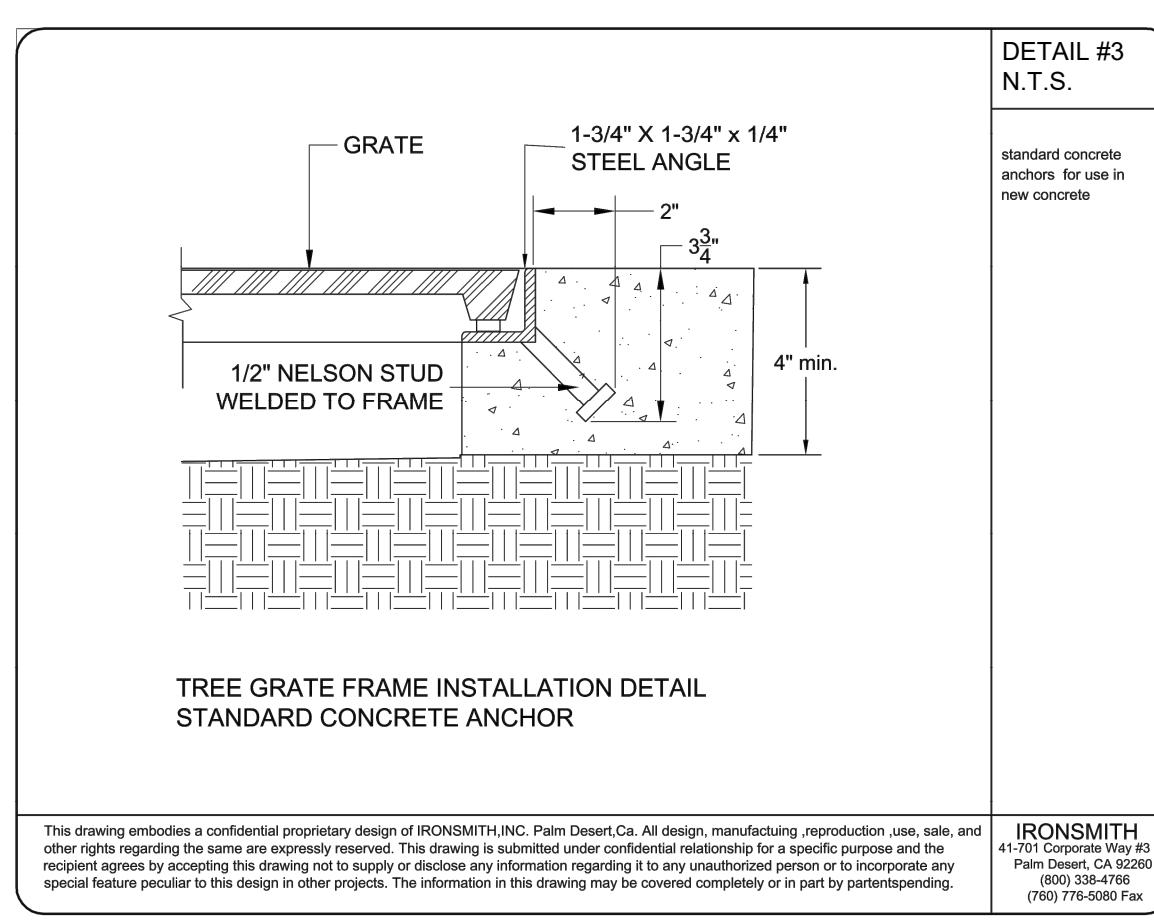
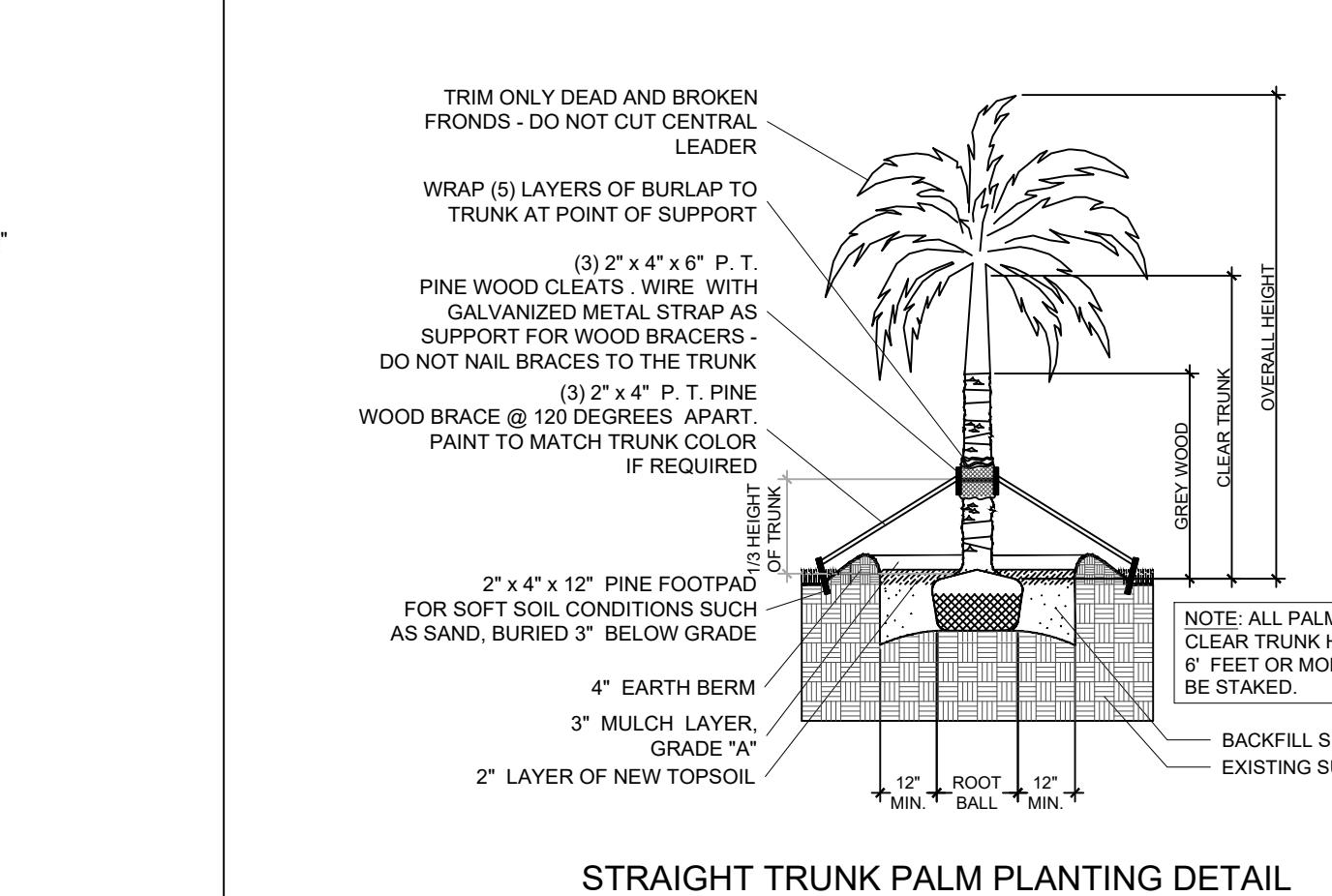
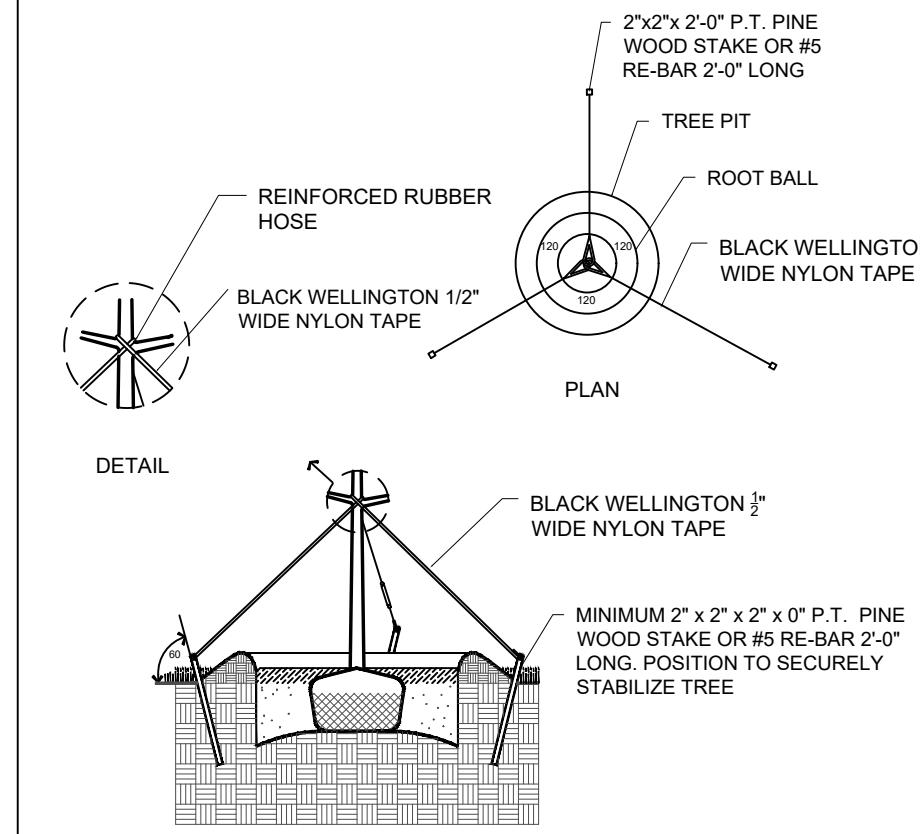
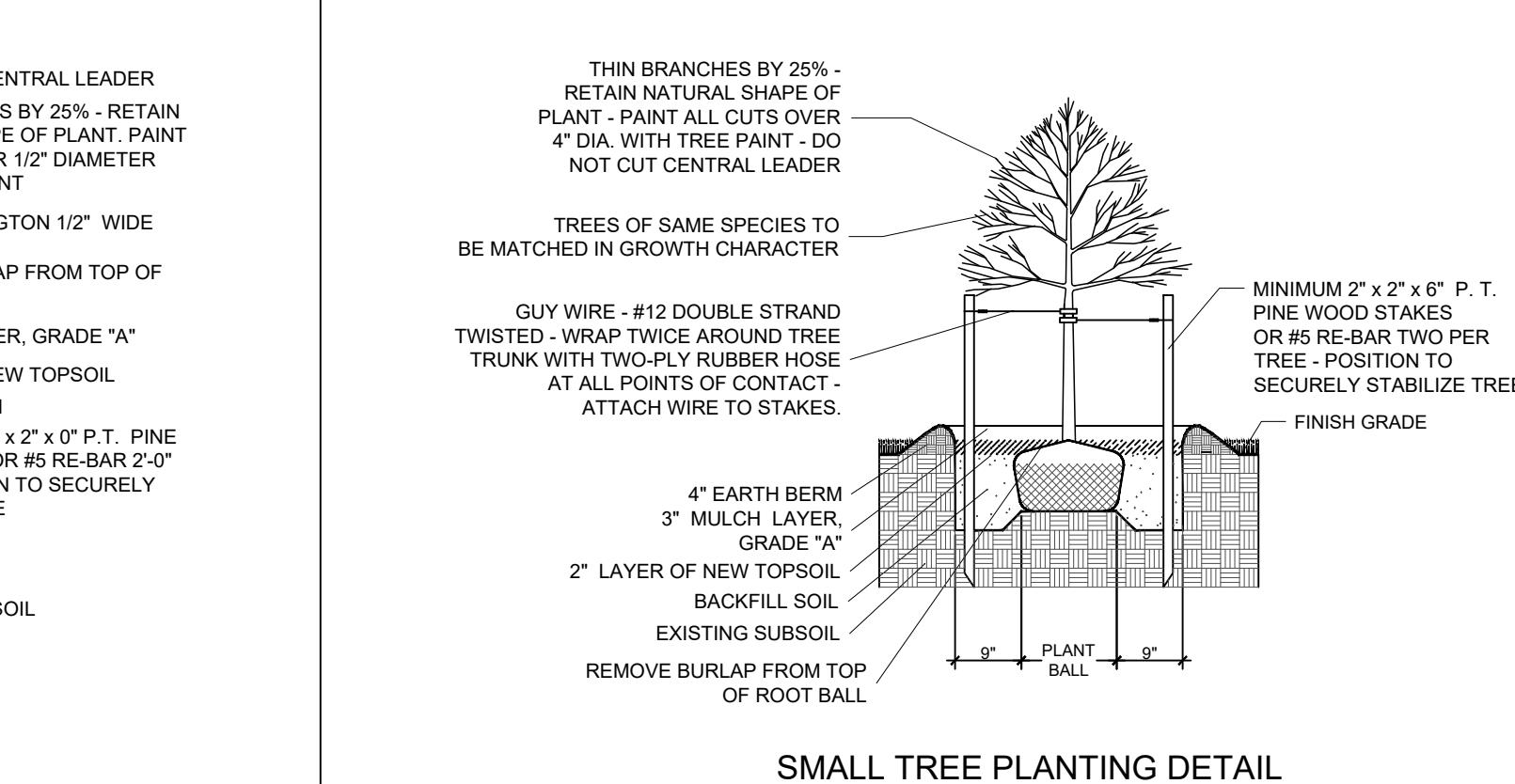
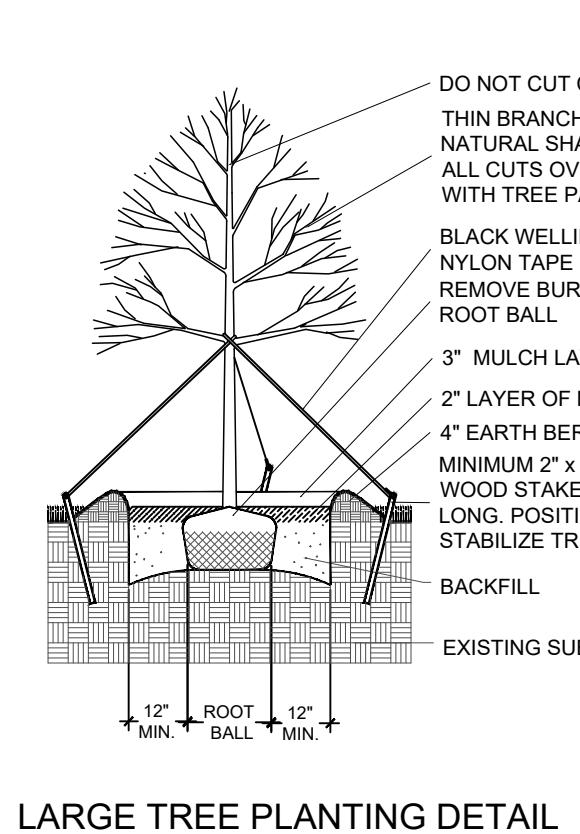
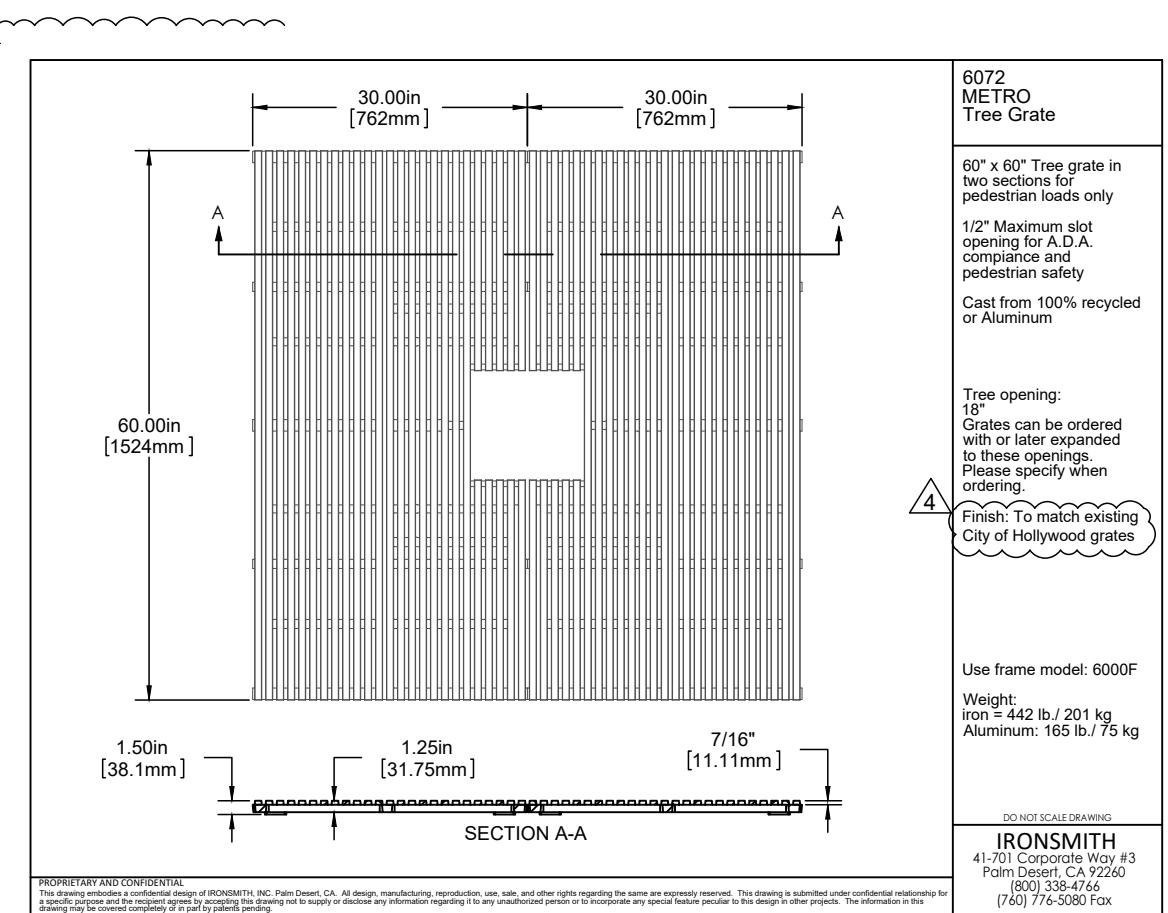
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Lic. # LA6667290
Member: A.S.L.A.

Drawing: Level 5 Amenity
Landscape Plan
Date: 04/15/2025
Scale: See Left
Drawn by: AR
Sheet No.:

L-2
Cad Id.: 2025-028
2/2020 (Rev. 1) Landscaping Plan - 2025-028 (Sheet 02 of 02)

NINE HOLLYWOOD PHASE 2

LANDSCAPE DETAILS



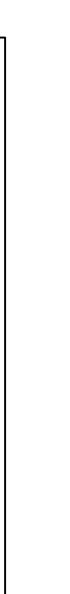
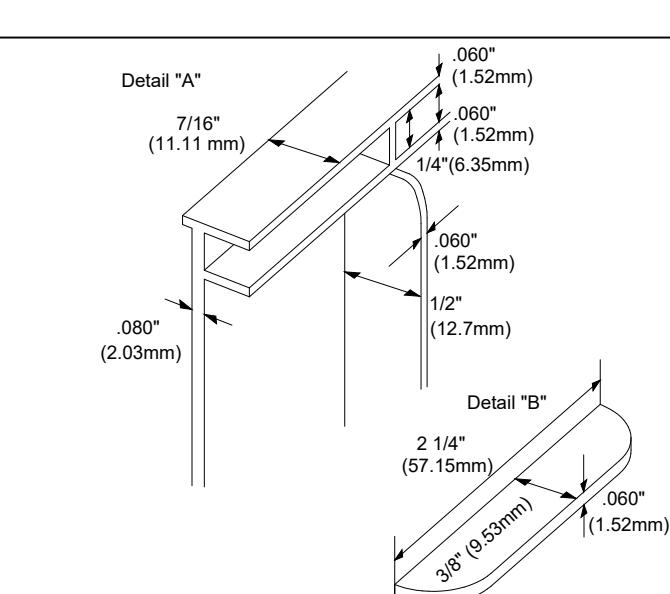
UB 18-2 Specifications

24-Lift Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscape. Assemblies of 2' long panels are to create various sizes of barriers for preventing root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be produced of UB 18-2 as indicated. The tree root barriers shall be produced of UB 18-2 #4, San Francisco, CA (800-458-7689) or equal. The barrier shall be Black, Injection Molded Panels, of 0.08" (2.03mm) thick, 24" wide, 2' long, and 24" high by 24" (61cm) deep, manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitor, recycled plastic.



PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

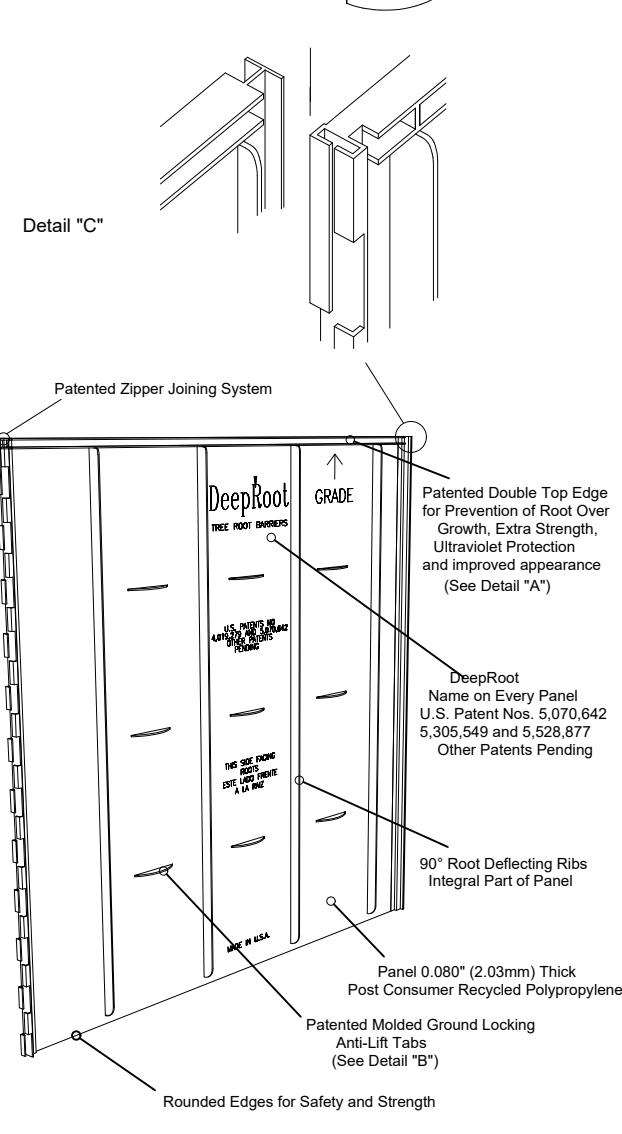
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.



SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.

-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

Revisions: Date: 07/21/2025 AR
41 City Comments
41 City Comments

Seal:

Lic. # LA6667290
Member: A.S.L.A.

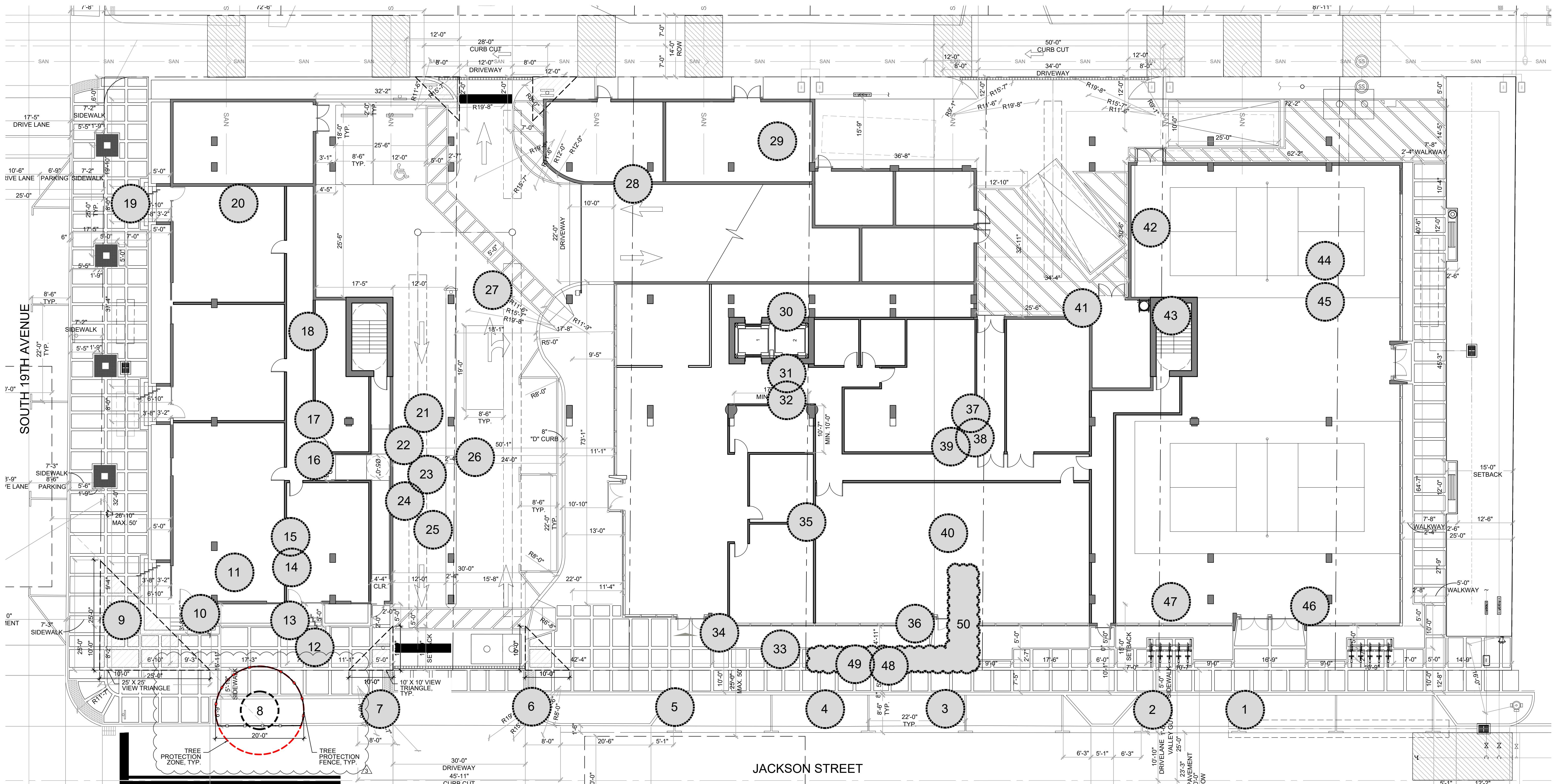
Drawing: Landscape Details

Date: 04/15/2025

Scale: See Left

Drawn by: AR

Sheet No.:



TREE DISPOSITION PLAN

Scale: 1"=10'-0"



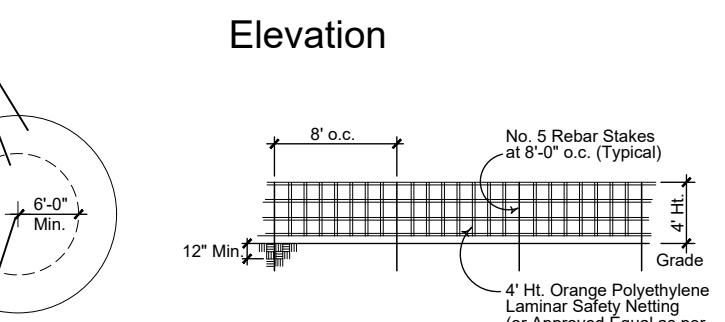
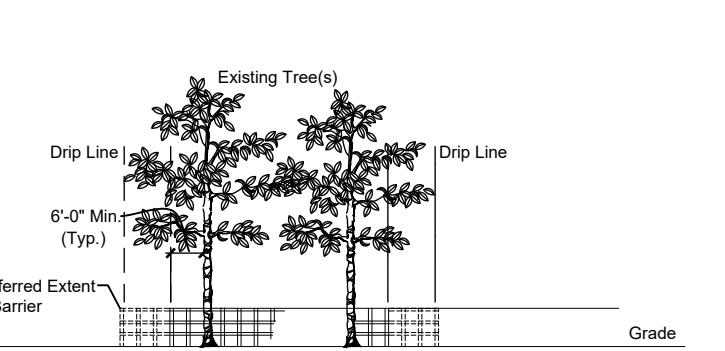
SHEET INDEX:

TD-1 TREE DISPOSITION PLAN
TD-2 TREE DISPOSITION LIST

Note: Protection area shall be kept up at all times during the construction phase. No encroachment or construction debris shall be allowed in the protection zone. Keep in place all tree protection barriers until the project is completed.

SYMBOL LEGEND

- Tree to Remove
- Tree to Remain
- Tree Protection Zone
- Tree Protection Fence



Plan Detail

Tree Protection Barrier Detail

Note: Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area no less than six (6) feet (in radius) from the trunk of any protected tree cluster or preservation area unless a lesser distance is specified by the Department. Protective barriers shall be a minimum of four (4) feet above ground level and shall be constructed of wood, plastic or metal, and shall remain in place until development is completed and the Department has authorized their removal. Protective barriers shall be in place prior to the start of any construction.

NINE HOLLYWOOD PHASE 2

1843 JACKSON STREET, HOLLYWOOD, FL

TREE DISPOSITION PLAN

Project:

Revisions:

2 City Comments

3 City Comments

Date: 11.12.2025 AR

12.04.2025 AR

By: AR AR

Seal:

Lic. # LA6667290

Member: A.S.L.A.

Drawing: Tree Disposition Plan

Date: 06/17/2025

Scale: See Left

Drawn by: AR

Sheet No.:

TD-1

Cad Id.: 2025-028

Z:\\2025\\Sheet\\Landscaping\\Hollywood\\Phase 2\\2025-028 Tree Disposition\\TD-1.dwg

NINE HOLLYWOOD PHASE 2

1843 JACKSON STREET, HOLLYWOOD, FL

TREE DISPOSITION LIST

NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	TPZ RADIUS (FT)	NATIVE?	NOTES	DISPOSITION
1	Gumbo Limbo	<i>Bursera simaruba</i>	3	10	8	poor	5	yes	street tree	REMOVE
2	Gumbo Limbo	<i>Bursera simaruba</i>	9	18	18	fair	9	yes	street tree	REMOVE
3	Gumbo Limbo	<i>Bursera simaruba</i>	2	9	5	poor	5	yes	street tree	REMOVE
4	Gumbo Limbo	<i>Bursera simaruba</i>	4	16	10	fair	5	yes	street tree	REMOVE
5	Gumbo Limbo	<i>Bursera simaruba</i>	8	20	18	poor	9	yes	street tree	REMOVE
6	Gumbo Limbo	<i>Bursera simaruba</i>	12	18	10	poor	5	yes	street tree	REMOVE
7	Gumbo Limbo	<i>Bursera simaruba</i>	13.5	28	20	poor	10	yes	street tree	REMOVE
8	Gumbo Limbo	<i>Bursera simaruba</i>	11.5	25	20	fair	10	yes	street tree	REMAIN
9	Royal Poinciana	<i>Delonix regia</i>	22	27	35	fair	17.5	no		REMOVE
10	Royal Palm	<i>Roystonea regia</i>	14	35	16	fair	8	yes		REMOVE
11	Foxtail Palm	<i>Wodyetia bifurcata</i>	5	12	10	poor	5	no		REMOVE
12	Foxtail Palm	<i>Wodyetia bifurcata</i>	9	16	10	poor	5	no		REMOVE
13	Foxtail Palm	<i>Wodyetia bifurcata</i>	5	14	10	poor	5	no		REMOVE
14	Foxtail Palm	<i>Wodyetia bifurcata</i>	7	10	0	dead	-	no	dead tree	REMOVE
15	Foxtail Palm	<i>Wodyetia bifurcata</i>	9	6	0	dead	-	no	dead tree	REMOVE
16	Royal Palm	<i>Roystonea regia</i>	12	30	16	fair	8	yes		REMOVE
17	Royal Palm	<i>Roystonea regia</i>	13	25	8	poor	5	yes		REMOVE
18	Foxtail Palm	<i>Wodyetia bifurcata</i>	4	12	10	poor	5	no		REMOVE
19	Royal Palm	<i>Roystonea regia</i>	14	32	12	fair	6	yes		REMOVE
20	Royal Palm	<i>Roystonea regia</i>	14	32	12	fair	6	yes		REMOVE
21	Coconut Palm	<i>Cocos nucifera</i>	8	30	18	good	9	Cat. 2 Invasive		REMOVE
22	Coconut Palm	<i>Cocos nucifera</i>	9	16	8	poor	5	Cat. 2 Invasive		REMOVE
23	Coconut Palm	<i>Cocos nucifera</i>	8	27	18	good	9	Cat. 2 Invasive		REMOVE
24	Coconut Palm	<i>Cocos nucifera</i>	7	25	18	fair	9	Cat. 2 Invasive		REMOVE
25	Coconut Palm	<i>Cocos nucifera</i>	6	20	16	fair	8	Cat. 2 Invasive		REMOVE

NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	TPZ RADIUS (FT)	NATIVE?	NOTES	DISPOSITION
26	Avocado	<i>Persea americana</i>	12	25	20	poor	10	no		REMOVE
27	Mango	<i>Mangifera indica</i>	35	45	50	good	25	no		REMOVE
28	Brazilian Pepper	<i>Schinus terebinthifolia</i>	18	28	25	fair	12.5	Cat. 1 Invasive		REMOVE
29	Oriental Arborvitae	<i>Platycladus orientalis</i>	15	20	15	fair	7.5	no		REMOVE
30	Gumbo Limbo	<i>Bursera simaruba</i>	7	18	15	fair	7.5	yes		REMOVE
31	Live Oak	<i>Quercus virginiana</i>	14.5	30	30	good	15	yes		REMOVE
32	Solitaire Palm	<i>Ptychosperma elegans</i>	3	16	8	fair	5	Cat. 2 Invasive		REMOVE
33	Areca Palm	<i>Dypsis lutescens</i>	cluster	20	15	fair	7.5	no		REMOVE
34	Sabal Palm	<i>Sabal palmetto</i>	12	18	12	good	6	yes		REMOVE
35	Live Oak	<i>Quercus virginiana</i>	16	30	35	good	17.5	yes		REMOVE
36	Sabal Palm	<i>Sabal palmetto</i>	10	18	12	good	6	yes		REMOVE
37	Mahogany	<i>Swietenia mahagoni</i>	14	30	20	good	10	yes		REMOVE
38	Weeping Fig, 2	<i>Ficus benjamina</i>	12 each	30	20	fair	10	no		REMOVE
39	Christmas Palm	<i>Adonidia merrillii</i>	5	18	8	poor	5	no		REMOVE
40	Christmas Palm	<i>Adonidia merrillii</i>	5	18	10	fair	5	no		REMOVE
41	Gumbo Limbo	<i>Bursera simaruba</i>	15	30	30	fair	15	yes		REMOVE
42	Coconut Palm	<i>Cocos nucifera</i>	9	14	14	good	7	Cat. 2 Invasive		REMOVE
43	Areca Palm	<i>Dypsis lutescens</i>	cluster	18	12	fair	6	no		REMOVE
44	Mahogany	<i>Swietenia mahagoni</i>	7	20	10	good	5	yes		REMOVE
45	Brazilian Pepper	<i>Schinus terebinthifolia</i>	10	20	25	good	12.5	Cat. 1 Invasive		REMOVE
46	Weeping Fig	<i>Ficus benjamina</i>	20	25	30	good	15	no		REMOVE
47	Royal Palm	<i>Roystonea regia</i>	16	26	14	fair	7	yes		REMOVE
48	Christmas Palm	<i>Adonidia merrillii</i>	6	16	8	fair	5	no		REMOVE
49	Christmas Palm	<i>Adonidia merrillii</i>	6	16	8	fair	5	no		REMOVE
50	Weeping Fig hedge	<i>Ficus benjamina</i>	4 to 14	20	15	poor	7.5	no		REMOVE

* Tree information provided
by Alvery Tree Consulting LLC.

TOTAL DBH REMOVED:	245
TOTAL PALMS REMOVED:	27

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Tree Disposition List
Date: 06/17/2025
Scale: See Left
Drawn by: AR
Sheet No.:

TD-2

Cad Id.: 2025-028
Z:\2025\028\Landscaping\Tree Disposition List\Tree Disposition List.dwg
File Name: Tree Disposition List.dwg
File Date: 06/17/2025
File Time: 10:11 AM
File Size: 1.10 MB

Planning and Development Board
Nine Hollywood Phase II, 1831-1857 Jackson St
File Number: 25-DP-52
December 3, 2025

DESIGN REVIEW CRITERIA:

1. Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with 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.

Response: The project's architecture relies on a Mondrian-inspired geometric façade that introduces variation through color blocking, reveals, and clean rectilinear patterns, helping to visually break down the massing. Juliette balconies provide subtle articulation and rhythm without projecting outward, reinforcing the vertical and horizontal organization of the façade. The garage is screened with vertical translucent mesh panels in varying tones, creating a unified design language that ties into the building's geometric expression while softening the appearance of the structured parking. At the ground level, extensive glass storefronts along Jackson Street activate the pedestrian realm, enhance visibility, and create a more engaging streetscape. Together, these elements balance aesthetics and functionality while supporting an inviting and walkable environment.

2. Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

Response: The project incorporates design cues found in Hollywood's Art Deco and Mid-Century Modern architecture—such as clean geometric lines, vertical accents, and simplified balcony forms—allowing it to align with the established character of the neighborhood while maintaining a contemporary expression. The building is fully consistent with the surrounding context and the planned intensity for this area. It complements and completes the block by continuing the architectural language and proportions established by the first phase of the project, just east of the site. Together, the two phases create a cohesive streetscape and a unified urban edge that reinforces the envisioned character of the RAC.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; or with the established and adopted vision for the area. Building geometries 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.

Response: The height and massing of the proposed building are consistent with those established by Phase I at the east end of the block, creating a cohesive overall development pattern. While maintaining comparable height, this phase is intentionally set back from Phase I to introduce meaningful building separation, improving light, air circulation, privacy, and overall livability for both structures. This spatial relationship also helps break down the perceived mass along the block, reinforcing an appropriate scale transition and supporting the urban design vision for the corridor.

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.

Response: The landscape design uses a predominantly native plant palette, including native trees that enhance shade, canopy coverage, and long-term sustainability. The proposed landscape plan provides an integrated, ecologically appropriate system that complements both the building and adjacent public spaces.

VARIANCE CRITERIA:

(1) When literal or strict enforcement of the conditions set forth in this section would cause an unusual, exceptional, unnecessary or undue hardship or injustice, either the Planning and Development Board or Historic Preservation Board may vary or modify the conditions set forth herein.

Response: Strict application of the curb-cut width requirements creates an unusual and unnecessary hardship due to the subject property's reliance on alley access for loading. Unlike street frontages, where curb-cut measurements exclude the apron and taper located within the right-of-way, alley conditions require these elements to occur entirely within the property line and be counted toward curb-cut width. This distinction results in a technical noncompliance that is not reflective of the actual functional or visual impact of the curb cut. Absent relief, the strict enforcement would undermine the intended use of alleys for service access and frustrate established urban design objectives.

(2) Variances to this section shall not be granted unless a written application for a variance has been submitted to the Office of Planning demonstrating:

(a) That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands;

Response: Special conditions exist that are unique to the subject property due to its alley frontage and the City's requirement that loading access be provided from the alley. The method by which curb-cut width is measured in alleys—capturing apron and taper dimensions within the property line—differs materially from street conditions and results in an artificially inflated curb-cut width. These circumstances are inherent to the site and are not applicable to properties with street-based loading access.

(b) That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties;

Response: A literal interpretation of the curb-cut standards would deprive the applicant of the ability to provide alley-based loading access in a manner commonly enjoyed by other properties. If measured under a street condition, the same curb cut would comply with the code without the need for a variance. Denial of the variance would therefore place the subject property at a disadvantage solely due to its alley condition, contrary to the equitable application of the regulations.

(c) That the special conditions and circumstances do not result from actions of the applicant; and

Response: The need for the variance does not result from any action of the applicant, but rather from the physical characteristics of the alley and the City's curb-cut measurement methodology. The project intentionally locates loading along the alley to comply with Downtown and RAC objectives that prioritize active street frontages and pedestrian-oriented design. The hardship arises from code mechanics, not from site planning decisions or economic considerations.

(d) That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance.

Response: Granting the requested variance would not confer any special privilege that is denied to other properties. The variance merely allows the subject property to function equivalently to properties with street-based curb cuts by accounting for the different physical realities of alley access. The request does not exceed what would otherwise be permitted under the code and does not rely on nonconforming conditions on neighboring properties.

(3) Upon the recommendation of the City Engineer, Variance requests shall be forwarded to the Planning and Development Board. A public hearing before the Board shall be scheduled to hear the proposed variance request. The Planning and Development Board, shall make the following findings:

(a) That the requirements of this subdivision have been met;

Response: The application demonstrates that the criteria for granting a variance have been satisfied, including the existence of special conditions, lack of self-imposed hardship, and consistency with the intent of the regulations.

(b) That the reasons set forth in the application justify the granting of the variance to make possible the reasonable use of the land;



Response: The variance is necessary to allow reasonable use of the property by enabling safe, functional loading access from the alley, consistent with City policy. Without the variance, the site cannot reasonably accommodate required service functions while maintaining compliance with urban design goals.

(c) That the granting of the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding property, would not impair the desirable general development of the neighborhood, and would not otherwise be detrimental to the public welfare.

Response: The granting of the variance is in harmony with the general purpose and intent of the code, as it keeps back-of-house functions away from primary streets and preserves an active, uninterrupted public frontage. All loading activity remains confined to the alley, minimizing impacts on pedestrians, vehicles, and adjacent properties. The variance supports desirable development patterns and is not injurious to surrounding properties or the public welfare.

Planning and Development Board
Nine Hollywood Phase II, 1831-1857 Jackson St
File Number: 25-DP-52
December 3, 2025

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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.

Response: The project incorporates design cues found in Hollywood's Art Deco and Mid-Century Modern architecture—such as clean geometric lines, vertical accents, and simplified balcony forms—allowing it to align with the established character of the neighborhood while maintaining a contemporary expression. The building is fully consistent with the surrounding context and the planned intensity for this area. It complements and completes the block by continuing the architectural language and proportions established by the first phase of the project, just east of the site. Together, the two phases create a cohesive streetscape and a unified urban edge that reinforces the envisioned character of the RAC.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; or with the established and adopted vision for the area. Building geometries 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.

Response: The height and massing of the proposed building are consistent with those established by Phase I at the east end of the block, creating a cohesive overall development pattern. While maintaining comparable height, this phase is intentionally set back from Phase I to introduce meaningful building separation, improving light, air circulation, privacy, and overall livability for both structures. This spatial relationship also helps break down the perceived mass along the block, reinforcing an appropriate scale transition and supporting the urban design vision for the corridor.

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.

Response: The landscape design uses a predominantly native plant palette, including native trees that enhance shade, canopy coverage, and long-term sustainability. The proposed landscape plan provides an integrated, ecologically appropriate system that complements both the building and adjacent public spaces.

VARIANCE CRITERIA:
a. The requested Variance maintains the basic intent and purpose of the regulations, particularly as it affects the stability and appearance of the city.

Response: The variance maintains the core intent of the code by ensuring that back-of-house functions, specifically loading, remain internal to the site and accessed from the alley, rather than interrupting pedestrian activity or diminishing the appearance of the public-facing right-of-way. This aligns with the City's urban design objectives for the Downtown and RAC areas, where active frontages and uninterrupted streetscapes are key goals. The increased curb-cut width results solely from how curb cuts are measured in alleys, where the required apron must occur within the property line rather than beyond it as would occur on a public street. Adjusting for this condition preserves the intended functionality and appearance of the code without altering the visual character of the block.

b. The requested Variance is otherwise compatible with surrounding land uses and would not be detrimental to the community.

Response: The proposed curb-cut width supports operational needs in a manner fully compatible with surrounding mixed-use and urban development patterns. All loading activity is contained within the alley, reducing conflicts with pedestrians, cyclists, and vehicles along the primary public frontage. By directing service functions away from the main streets, the variance enhances, not harms, community aesthetics, walkability, and overall safety.

c. The requested Variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the Comprehensive Plan, Neighborhood Plan, and other adopted plans.

Response: The variance directly supports Comprehensive Plan and RAC policies promoting pedestrian-oriented design, active ground-floor uses, and minimization of vehicular interruptions along primary streets. Using the alley for loading preserves the urban frontage envisioned in these plans and reinforces the intended hierarchy between public streets and service alleys. Allowing a properly functioning alley loading area is therefore in clear furtherance of the City's adopted planning framework.

d. The need for the requested Variance is not economically based or self-imposed.

Response: The request arises from the geometry of alley conditions and how curb-cut width is measured, not from any economic or self-created hardship. Unlike a street frontage, where the apron and taper occur outside the property line and are not counted toward the measured curb-cut width, the alley condition forces all required taper and apron movements within the property limits. This measurement anomaly artificially inflates the curb-cut width, triggering a technical variance that would not otherwise be necessary.

e. The Variance is necessary to comply with applicable law and is the minimum variance necessary.

Response: Because the curb-cut measurement method for alleys captures required apron dimensions within the property line, compliance with the code cannot be achieved without the variance. The requested increase represents the minimum dimensional adjustment required to meet operational and safety standards for loading access while still confining service functions to the alley as intended by the Code and Comprehensive Plan. Without this correction, the project cannot satisfy both functional loading requirements and the City's broader urban design mandates.

Rezoning Criteria

Procedures. In reviewing a request for a change of zoning district, the Board shall consider the following criteria:

a. That the petition for a change of zoning district will not result in spot zoning or contract zoning:

The proposed rezoning will not result in spot or contract zoning. Rather, it resolves an outdated and fragmented zoning pattern that was established during the 2016 rezoning effort, when zoning boundaries had to conform to the fragmented ownership structure that existed at the time. By aligning the zoning with current ownership and development plans, the proposed change promotes a more consistent and logical land use pattern. The project area includes seven parcels, four of which require rezoning from PS-3 to FH-2 to unify the site and enable coordinated development. The rezoning extends beyond the project boundary to include the three parcels to the north, on the same block. While these northern parcels are not part of the Site Plan approval and will remain unchanged, their inclusion helps eliminate a zoning “island,” ensuring that the entire block is governed by a single, compatible district. This action brings consistency to the zoning map, avoids the creation of fragmented or isolated zoning classifications, and aligns the zoning framework with both the existing built environment and surrounding districts. The block is currently surrounded by FH-2 to the east, PD to the west, and YC to the north, all of which are equal or more intense than PS-3. This rezoning avoids unnecessary complexity, supports cohesive development, and reflects best planning practices by correcting an outdated zoning condition.

b. That the proposed change is consistent with, and in furtherance of, the Goals, Objectives and Policies of the City's Comprehensive Plan:

The proposed rezoning advances numerous goals and policies in the City's Comprehensive Plan, including promoting infill redevelopment, improving neighborhood compatibility, and encouraging sustainable growth. It supports compact, transit-oriented development and enhances the urban fabric of Downtown Hollywood, where increased residential density is critical to ensuring the vitality of local businesses and the long-term success of the City's core. As Mayor Josh Levy stated in 2024 regarding Downtown redevelopment efforts, the City is committed to “modernizing Downtown with more residential density to support its businesses and future vitality.” This project aligns directly with that objective by enabling the construction of new housing in a walkable, urban location. With South Florida continuing to face significant housing demand, this rezoning helps facilitate the type of high-quality, centrally located housing that is needed to meet market pressures and support equitable growth.

c. That conditions have substantially changed from the date the present zoning district classification was placed on the property which make the passage of the proposed change necessary:

The current zoning reflects historic ownership patterns and regulatory conditions that are no longer relevant. The parcels have now been assembled under unified ownership and are part of a coordinated development plan, which could not have been anticipated when the zoning was originally applied. Since that time, the City has invested heavily in Downtown revitalization, using the momentum of the RAC rezoning to attract reinvestment, promote walkable mixed-use development, and support additional residential density that reinforces the area's role as a vibrant urban core. Maintaining the existing split zoning undermines these efforts, restricting development potential on part of the site while permitting greater intensity on adjacent parcels. The proposed rezoning resolves this inconsistency and enables a well-integrated mixed-use development that meets contemporary needs—especially the demand for new housing near jobs, transit, and amenities.

d. The proposed change will not adversely influence living conditions in the neighborhood:

The proposed rezoning will enhance, not detract from, living conditions in the area. By enabling cohesive development on the site with no changes in maximum height or required setbacks, it provides a smooth transition to surrounding uses and preserves neighborhood character. The adjacent zoning districts—FH-2 and YC—already support more intensive development than PS-3, and the proposed change maintains compatibility without introducing abrupt increases in scale or density. The proposed residential development also underwent a detailed traffic impact review, which found no negative effects on traffic operations or safety, specifically:

- All surrounding intersections are projected to operate at acceptable levels of service (LOS) in 2028, even with the project in place.
- No turn lanes are warranted at the proposed site access points, based on FDOT and AASHTO standards.
- The development will not necessitate intersection improvements, and the existing transportation network can comfortably accommodate the traffic volumes generated by the project.

e. That the proposed change is compatible with the development(s) within the same district/neighborhood:

The proposed rezoning is highly compatible with existing and anticipated development in the immediate area. It brings four parcels into conformance with the FH-2 zoning already applied to the other three parcels on the site and aligns the entire block with surrounding

zoning designations. The height and massing permitted under FH-2 are no greater than the existing PS-3 standards, ensuring a consistent urban form. In fact, the site is bordered by FH-2 zoning to the east, PD zoning to the west, and the higher-density YC district to the north, creating a natural fit for this zoning designation. By enabling an integrated development, the rezoning will create new housing opportunities, reinforce the mixed-use character of Downtown, and support the broader objectives of walkability, transit-supportive density, and urban sustainability.