

# ATTACHMENT A

## Application Package





DEVELOPMENT SERVICES  
PLANNING DIVISION

# 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):

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Technical Advisory Committee   | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance          |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board    | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission                | <input type="checkbox"/> 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: \_\_\_\_\_



## 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](http://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

  
 Signature of Current Owner

Giuseppe Iadisernia  
 Print Name

Notary Public

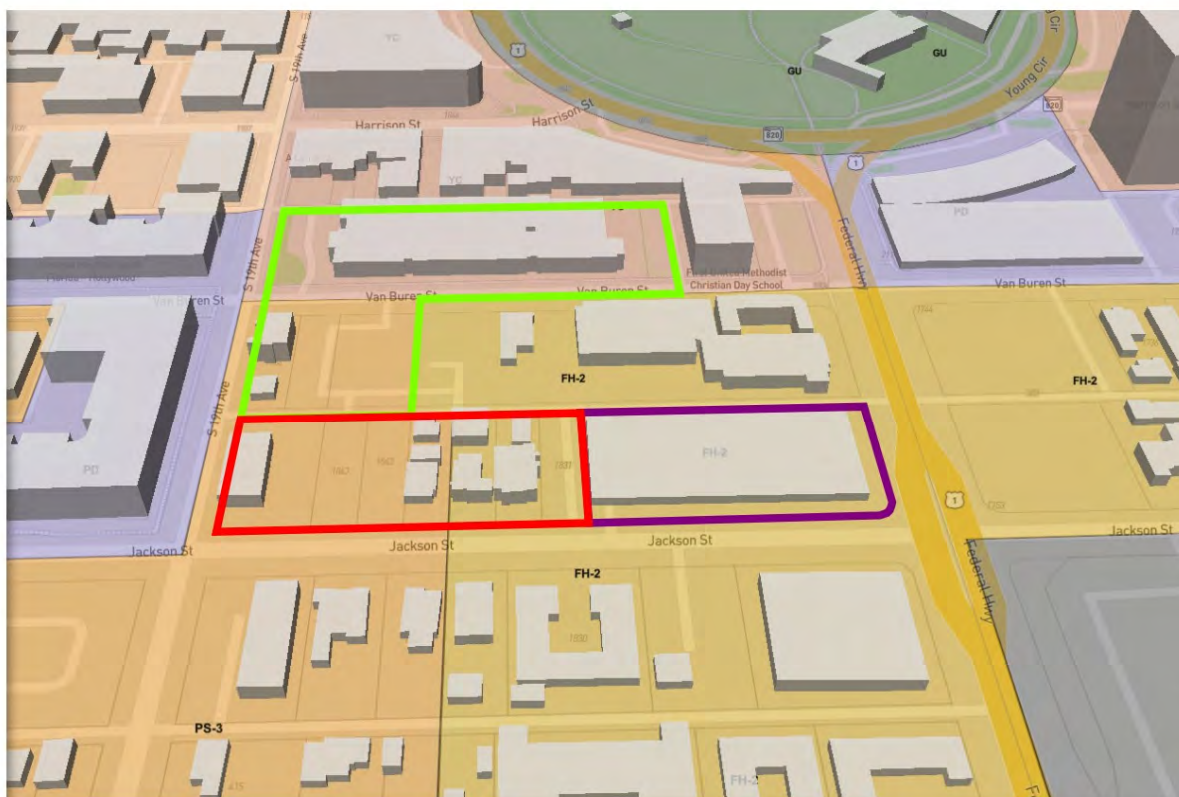
State of Florida

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



## 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 19<sup>th</sup> 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 19<sup>th</sup> 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  $\frac{3}{4}$  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-3 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](mailto:steve@gellerlawfirm.com)

Website: [www.gellerlawfirm.com](http://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.

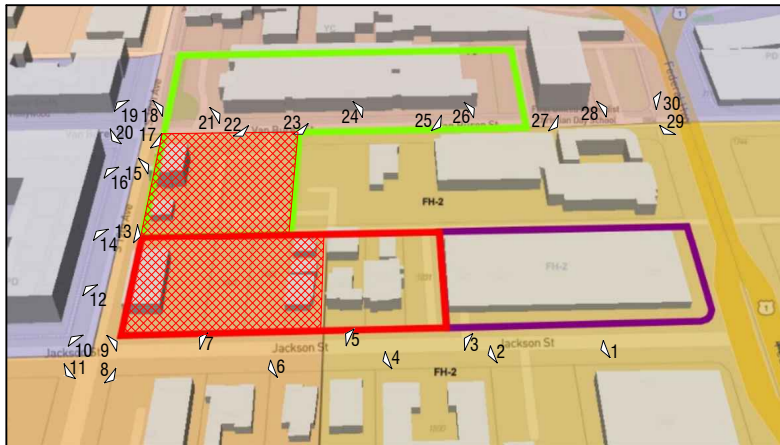
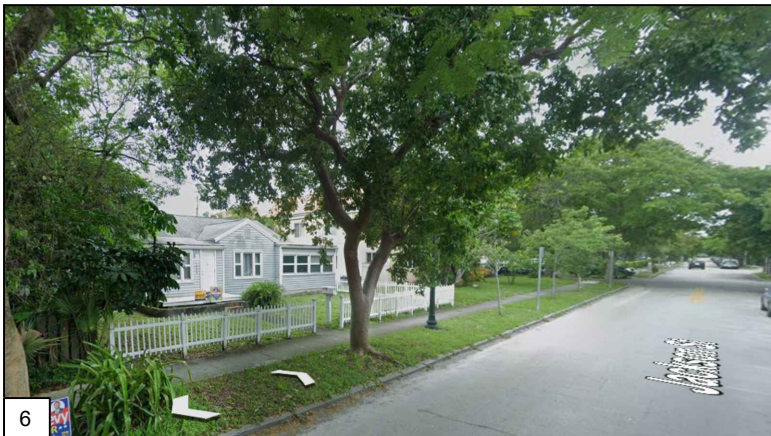
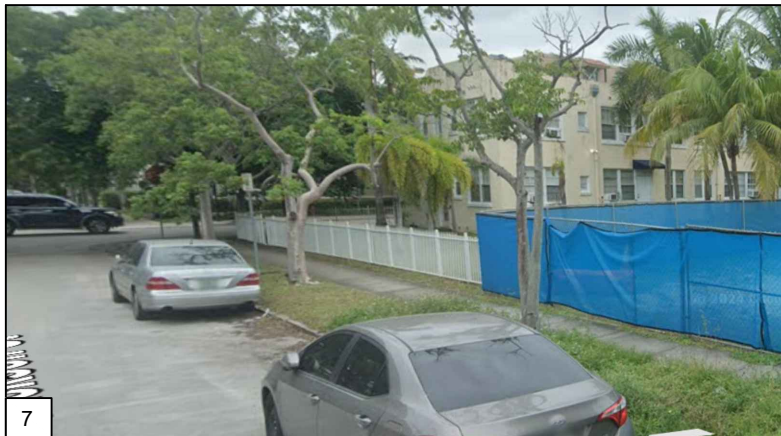
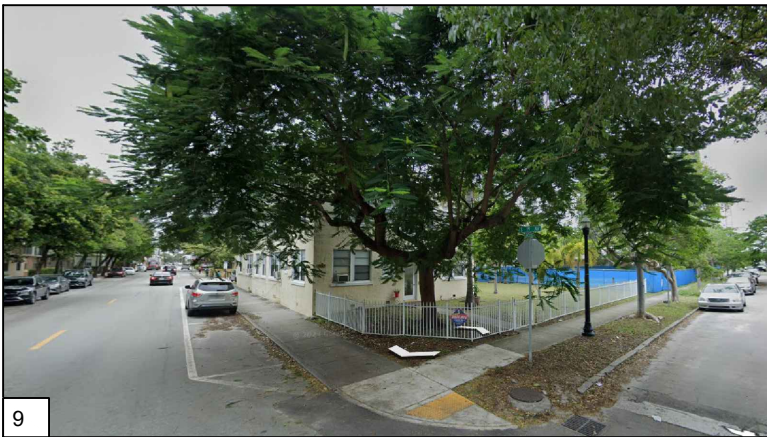
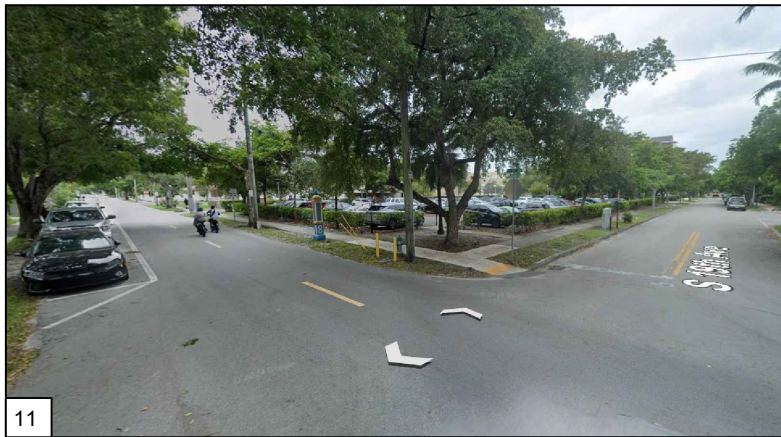
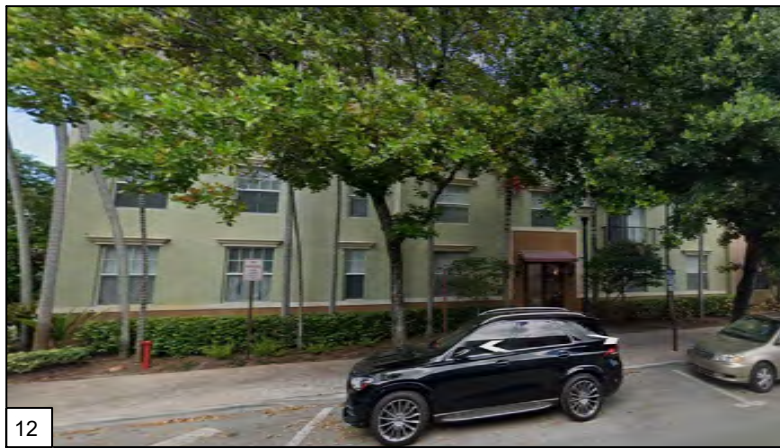
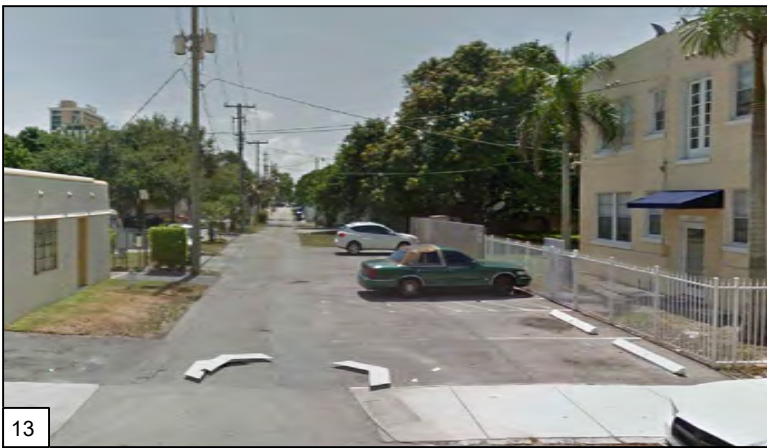
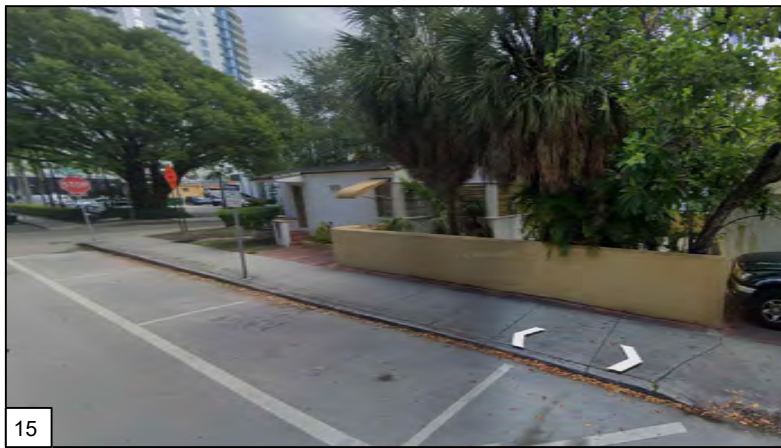
**e. That the proposed change is compatible with the development(s) within the same district/neighborhood:**

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

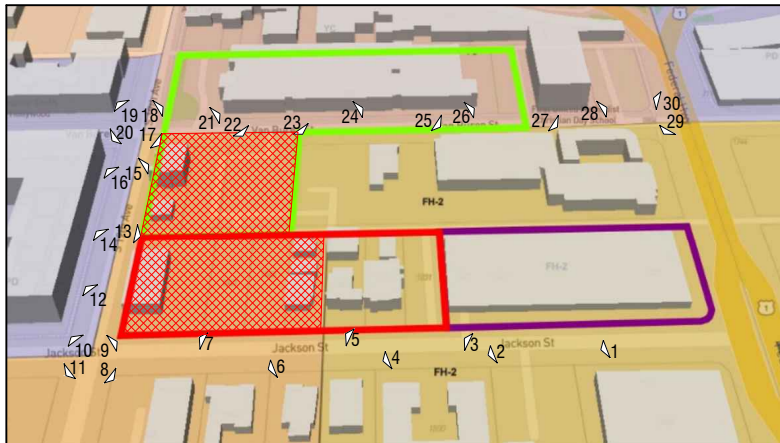
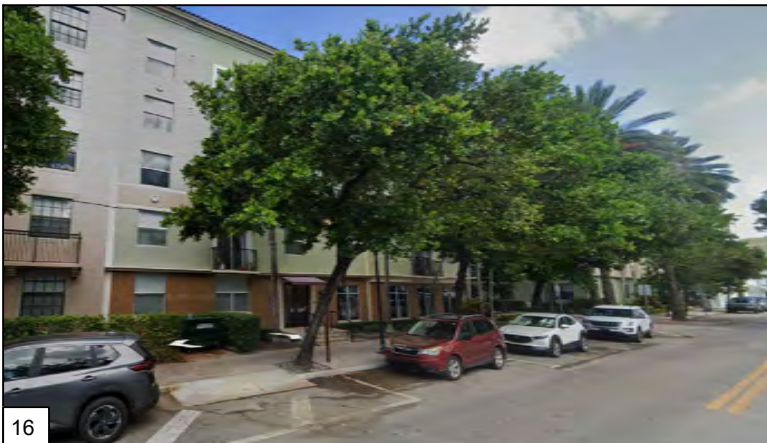
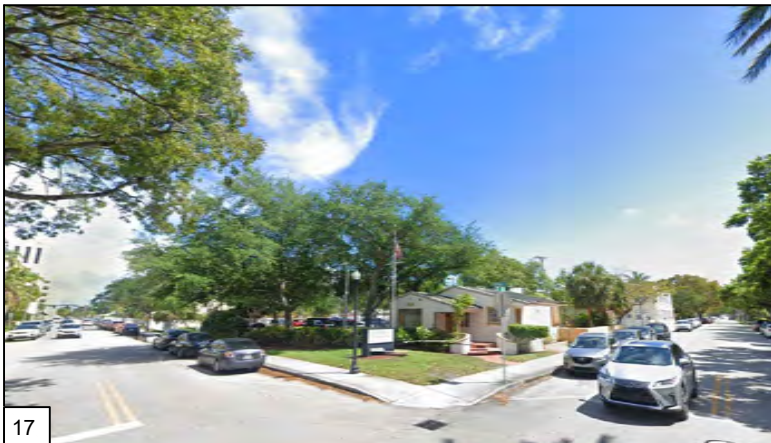
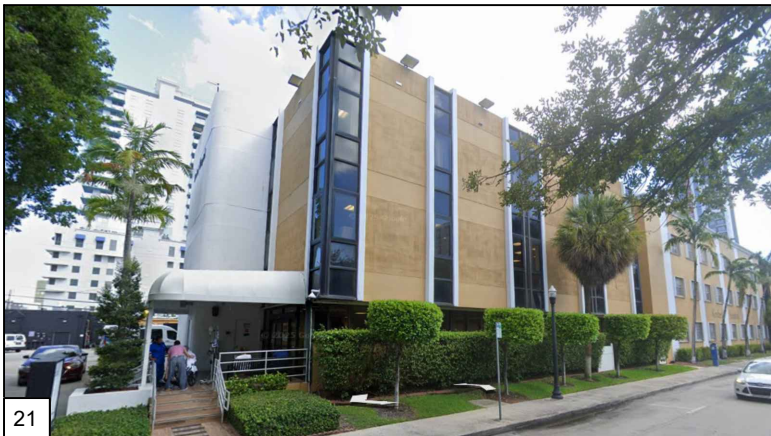
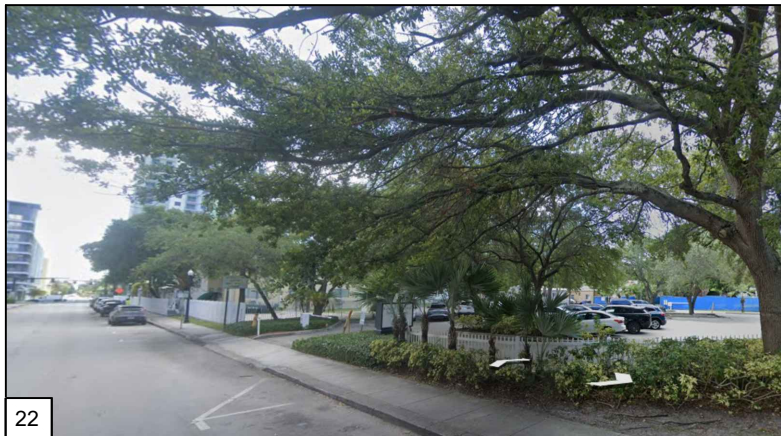
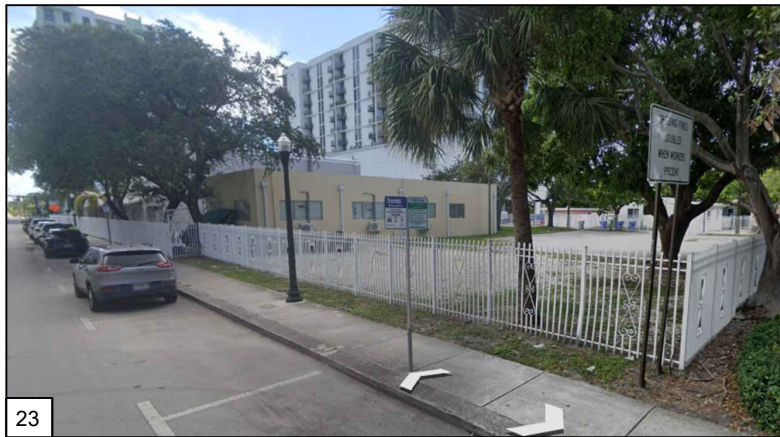
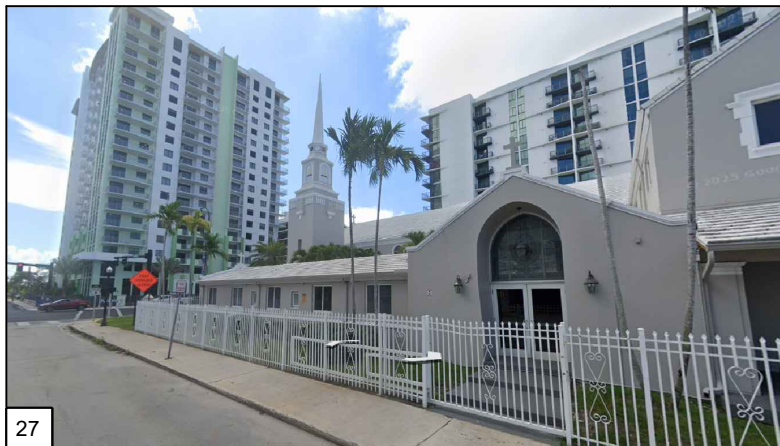


zoning designations. The height and massing permitted under FH-2 are no greater than the existing PS-3 standards, ensuring a consistent urban form. In fact, the site is bordered by FH-2 zoning to the east, PD zoning to the west, and the higher-density YC district to the north, creating a natural fit 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.









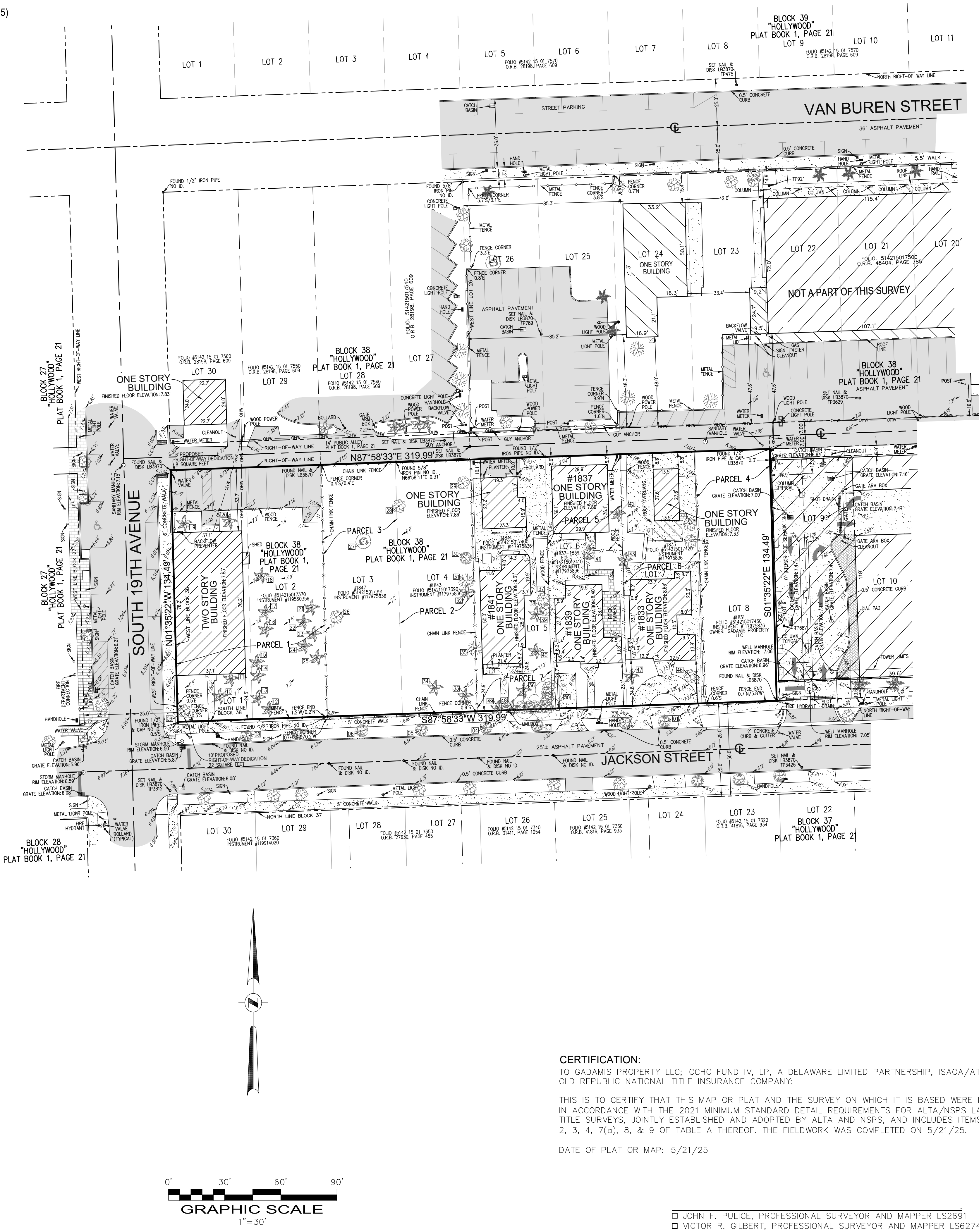


TREE TABLE:  
(PROVIDED BY ALEXIS ALVEY, ISA BOARD CERTIFIED MASTER ARBORIST #NY-5539B, ALVEY TREE CONSULTING-5/8/25)

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

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PAVERS
- OVERHEAD WIRES
- CENTERLINE
- FLORIDA DEPARTMENT OF TRANSPORTATION
- OFFICIAL RECORDS BOOK
- TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- FLORIDA POWER & LIGHT COMPANY
- LICENSED BUSINESS
- TREE NUMBER
- PALM TREE
- OAK TREE
- MANGO TREE
- TREE
- GUMBO LIMBO TREE



CERTIFICATION:

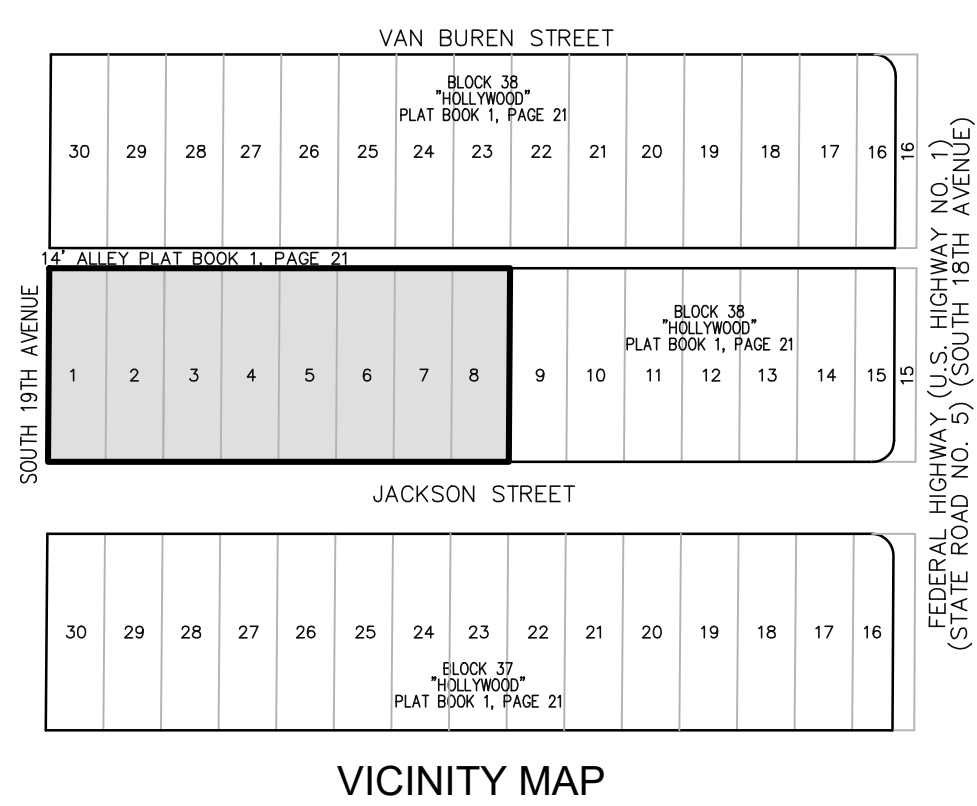
TO GADAMIS PROPERTY LLC; CCHC FUND IV, LP, A DELAWARE LIMITED PARTNERSHIP, ISAOA/ATIMA; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

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(a), 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 LS6274
- 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 #12011C0569J; 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.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, 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:

ITEMS 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.

5					
4					
3					
2	#74303-UPDATE SURVEY-5/21/25	K.F.			
1	#72565-ORIGINAL DRAWING-3/29/24	L.H.			
NO.	REVISIONS	BY			

LOTS 1 THRU 8

1831-1857 JACKSON STREET

HOLLYWOOD, FLORIDA 33020

(CITY OF HOLLYWOOD, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777

FAX: (954) 572-1778

E-MAIL: surveys@puliceandsurveyors.com

WEBSITE: www.puliceandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H.

CHECKED BY: J.F.P.

SCALE: 1" = 30'

SURVEY DATE: 5/21/25

CLIENT: GADAMIS PROPERTY LLC

ORDER NO.: 74303



# NINE 2

1843 Jackson Street, Hollywood, FL

SIGNOFF

DECEMBER 01, 2025

PREVIOUS MEETINGS:

DRC : AUGUST 18, 2025

PRELIMINARY TAC : MAY 19, 2025

PACO: JANUARY 13, 2025

VARIANCES:

- 1. CURB WIDTH VARIANCE.

## SHEET LIST

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





3/05/2025													
AREA CALCULATIONS				UNIT BREAKDOWN									
PODIUM:	S-A1	1 Bd-B1	1 Bd-B2	1 Bd-B3	1 Bd-B4	2 Bd-C1	2 Bd-C2	2 Bd-C3	2 Bd-C4	2 Bd-C5	2 Bd-C6	3 Bd-D1	Units/Lvl
	508	618	617	751	706	995	1024	921	1026	1043	1088	1130	10427
Ground Level	1				2						1		4
Parking Level 2													0
Parking Level 3													0
Parking Level 4													0
													0
Subtotals Podium	1		2					1				0	4
TOWER:													
Residential/Amenities Level 5	2	6	2	0	0	2	2	4	0	0	0	0	18
Residential Level 6	2	8	2	0	0	2	2	4	0	0	0	2	22
Residential Level 7	2	8	2	0	0	2	2	4	0	0	0	2	22
Residential Level 8	2	8	2	0	0	2	2	4	0	0	0	2	22
Residential Level 9	2	8	2	0	0	2	2	4	0	0	0	2	22
Residential Level 10	2	8	2	0	0	2	2	4	0	0	0	2	22
Residential Level 11	2	8	2	0	0	2	2	4	0	0	0	2	22
Residential Level 12	2	8	2	0	0	2	2	4	0	0	0	2	22
Residential Level 13	2	8	2	0	0	2	2	4	0	0	0	2	22
	18	70	18	0	0	18	18	36	0	0	0	16	194
	18		88					72				16	
Subtotals Tower	19	70	18	0	2	18	18	36	0	0	1	16	198
	9.652	43.260	11.106	0	1.412	17.910	18.432	33.156	0	0	1.088	18.080	154.096

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.

CODES AND STANDARDS:

ZONING: ORDINANCE OF THE CITY OF HOLLYWOOD

BUILDING: 2023 FLORIDA BUILDING CODE.

2023 FLORIDA ACCESSIBILITY CODE, 8TH EDITION.

STANDARD DETAILS FOR ENGINEERING AND LANDSCAPING OF THE CITY OF HOLLYWOOD

FIRE: 2023 FLORIDA FIRE PREVENTION CODE, 8TH EDITION. NFPA 1 FIRE CODE, 2021 EDITION. NFPA 101 LIFE SAFETY CODE, 2021.



LOCATION PLAN

afonsojurado

ARCHITECTURE

1035 N MIAMI AVE., STE. 406  
Miami, FL 33136  
T 3 0 5 . 2 0 6 . 6 2 1 4

Szauer Engineering

Civil Engineers

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

W H P

WITKIN HULTS  
+ PARTNERS

307 south 21st avenue hollywood, florida  
phone: 954.923.9691 fax: 954.923.9699  
www.witkindesign.com

NINE HOLLYWOOD PHASE 2

1843 Jackson Street, Hollywood, FL

May 05, 2025

I. GENERAL LOT INFORMATION			
MUNICIPALITY	City of Hollywood		
ZONING CLASSIFICATION	FH-2		
FOLIO NUMBERS	Lot 1 & 2: 514215017370 Lot 6: 514215017410	Lot 3: 514215017391 Lot 7: 514215017420	Lot 4: 514215017390 Lot 8: 514215017430 Lot 5: 514215017400
PROPERTY ADDRESS	1843 Jackson Street, Hollywood, FL 33020		
FEMA ZONE	ZONE-X		
CONSTRUCTION TYPE	IB		
II. LOT DISPOSITION			
NET LOT AREA:	REQUIRED 5,000 SF Minimum	PROVIDED 43,036 SF (0.9880 ACRES)	
LOT WIDTH:	100' Minimum	319.99 FT	
LOT COVERAGE:	N/A		
MAX. FLOOR AREA RATIO (F.A.R.):	Max. FAR 4.75 = 204,488SF	Total FLR = 203,640 GSF	
DENSITY:	Unlimited	Total Units = 198 Units	
OPEN SPACE:	N/A	Open Space Provided: 8,986 SF 21%	
FRONTAGE:	Min. 60% (Jackson ST) = 192LF	Frontage at ground level = 229'-3" 72%	
PEDESTAL HEIGHT RESTRICTIONS:	55 FT	4 Stories	48' Total
MAX NUMBER OF STORIES	18 Stories, 190 FT	13 Stories	138'-4" Total
MAXIMUM TOWER FOOTPRINT:	24,000 GSF Average, Max 30,000 GSF	Max. Tower SF = 19,860 SF	
MAXIMUM BUILDING LENGTH ABOVE 55'	300LF	Max. Tower Length = 254'-0" LF	
MINIMUM UNIT SIZE	300SF	508 SF	
AVERAGE UNIT SIZE	500SF	779 SF	
III. BUILDING SETBACKS			
PODIUM:	REQUIRED	PROVIDED	
STREET FRONTAGE (JACKSON ST)	10'-0" Minimum	10'-0"	
STREET FRONTAGE (S 19th AVE)	10'-0" Minimum	10'-0"	
SIDE INTERIOR	0'-0" Minimum	25'-0"	
REAR (Alley)	5'-0" Minimum	5'-0"	
TOWER:			
STREET FRONTAGE (JACKSON ST)	15'-0" Minimum	15'-0"	
STREET FRONTAGE (S 19th AVE)	15'-0" Minimum	24'-4"	
SIDE INTERIOR	0'-0" Minimum	40'-10"	
REAR (Alley)	5'-0" Minimum	13'-7"	
IV. BUILDING AREA FAR CALCULATIONS			
PODIUM:			
Ground Level			22,206 GSF
Parking Level 2 -3			1,202 GSF
Parking Level 4			924 GSF
TOWER:			24,332 GSF
Residential/Amenities Level 5			19,459GSF
Residential Levels 6 - 13			158,880GSF
Roof Level			969GSF
			179,308GSF
TOTAL BUILDING AREAS:	204,488GSF	ALLOWED:	PROVIDED: 203,640 GSF
V. BUILDING TOTAL AREA (GSF) CALCULATIONS			
PODIUM:			
Ground Level			22,206 GSF
Parking Level 2 - 4			(33,937 x 3)=101,811 GSF
TOWER:			TOTAL PODIUM: 124,017 GSF
Residential/Amenities Level 5			33,937 GSF
Residential Levels 6 - 13			(18,860 x 8)=158,880 GSF
Roof Level			19,860 GSF
			TOTAL TOWER: 212,677 GSF
			TOTAL BUILDING: 336,694 GSF
V. PARKING ANALYSIS			
Residential: Studios & 1-BDR: 1 Space/Unit + 10% Guest Parking	109 Units x 1.0 Spaces	109 x 1	109 Spaces Required
Residential: 2 BDR & 3 BDR: 1.5 Space/Unit + 10% Guest Parking	89 Units x 1.5 Spaces	89 x 1.5	134 Spaces Required
Visitors: 10%	198 x 10%	198 x 0.1	20 Spaces Required
Retail: 3 Spaces/1000 SF	6,432 SF x 3 / 1000	6,432 x 0.003	19 Spaces Required
Total			282 Spaces Required
Parking Level 1			2 Spaces
Parking Level 2			72 Spaces
Parking Level 3			103 Spaces
Parking Level 4			109 Spaces
Total Provided Parking			286 Parking Spaces
Retail Required Bicycle stalls	1 Bicycle Stall x 20 Parking Spaces	1 x 19 Parking Spaces	1 Stall Required
Total Required Bicycle stalls			1 Stall Required
Retail Bicycle stalls			10 Stalls
Total Provided Bicycle stalls			10 Bicycle Stalls
VI. LOADING ANALYSIS			
Residential: Berth Size = 10' x 25' x 14'			
50 - 100 Units: 1 Berth + 1 Berth for each additional 100 Units	204	/	100
Retail: Less than 10,000SF loading not required			2Berths Required
Total Loading Required			0Berths Required
Total Loading Provided			2Loading Berths
			2Loading Berths

- Note:
- Maximum foot candle levels shall not exceed 0.5 foot candles at all property lines.
  - Building shall be equipped throughout with an automatic sprinkler system installed in accordance with section 903.3.1.1
  - Building shall be equipped throughout with an addressable automatic fire alarm and smoke alarm system

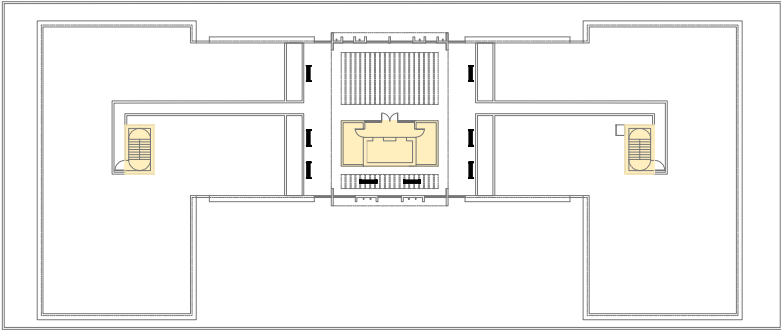
1	07-22-25	TAC Comments
2	11-07-25	TAC Comments
3	12-01-25	DRC Comments

Project Data

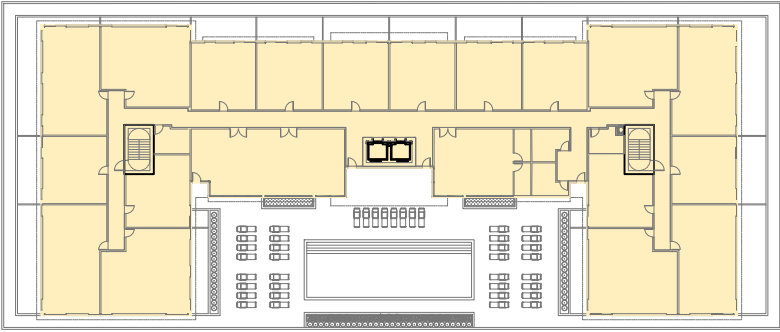
A001

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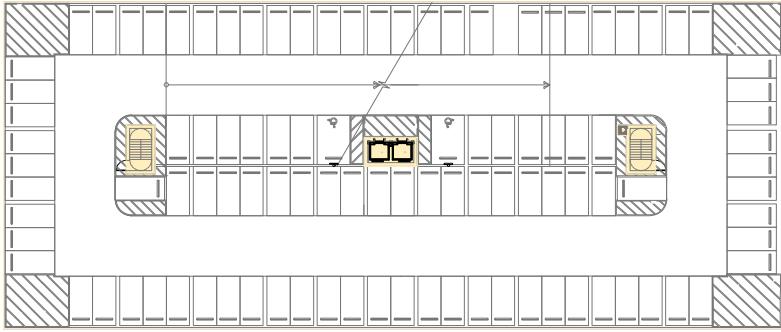




LEVEL ROOF  
FLOOR AREA = 969 Sq. Ft

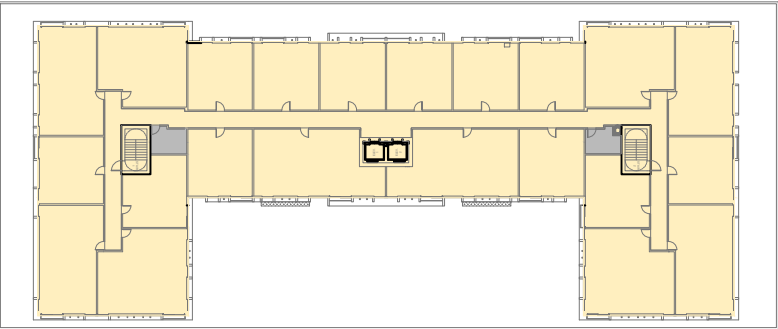


LEVEL 5 AMENITIES  
FLOOR AREA = 19,459 Sq. Ft

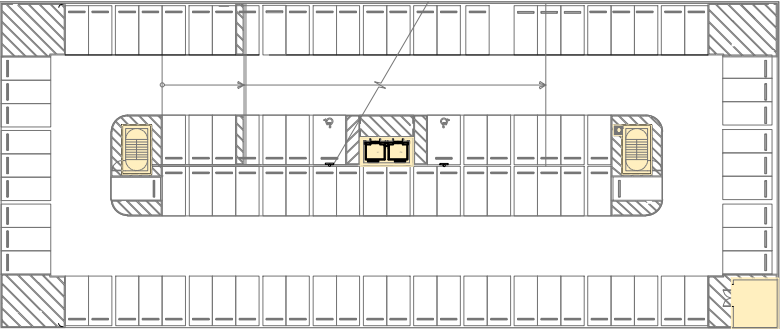


LEVEL 2  
FLOOR AREA = 601 Sq. Ft

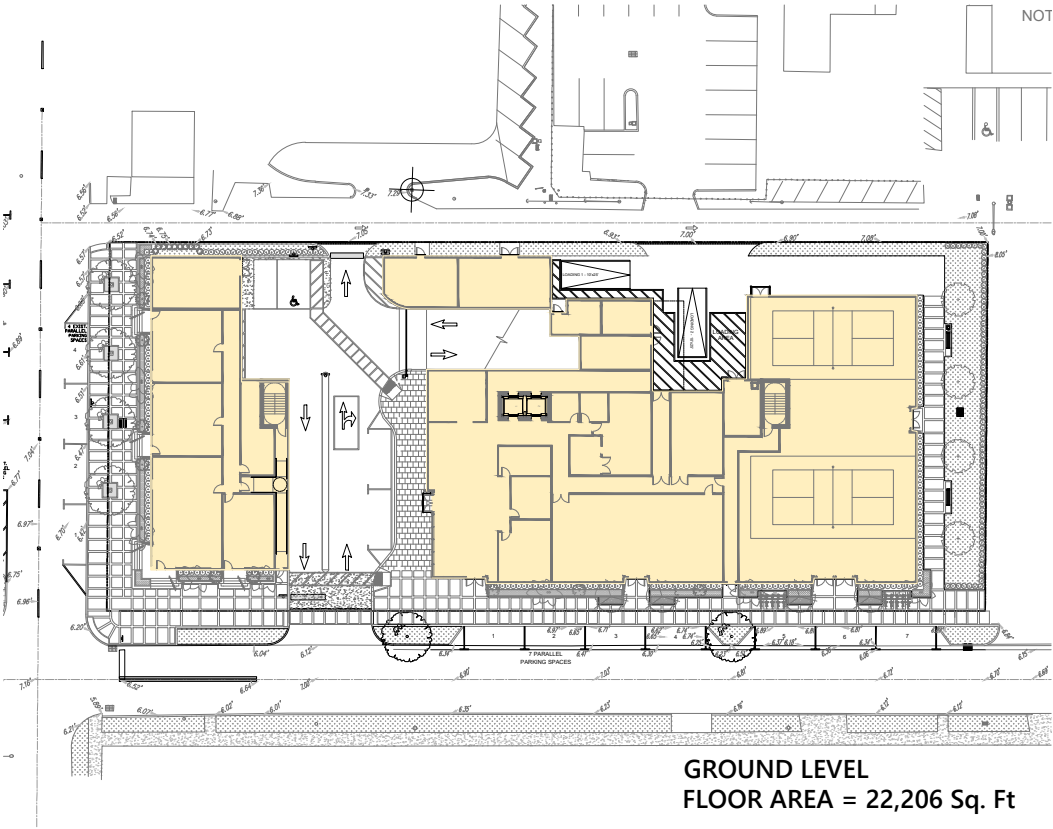
LEVEL 3  
FLOOR AREA = 601 Sq. Ft



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

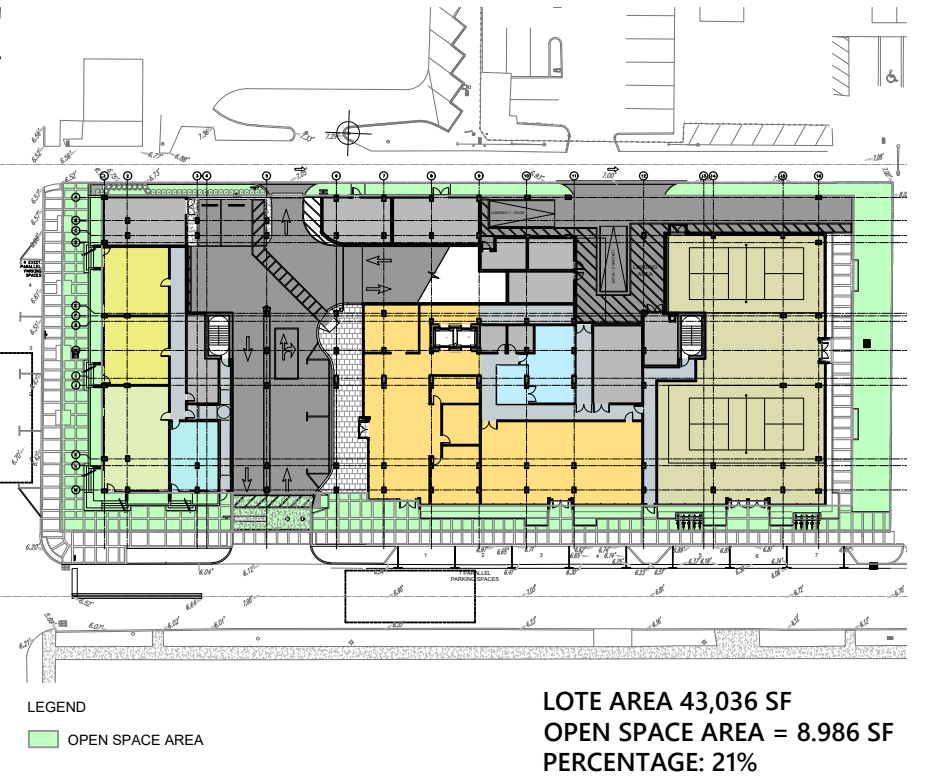
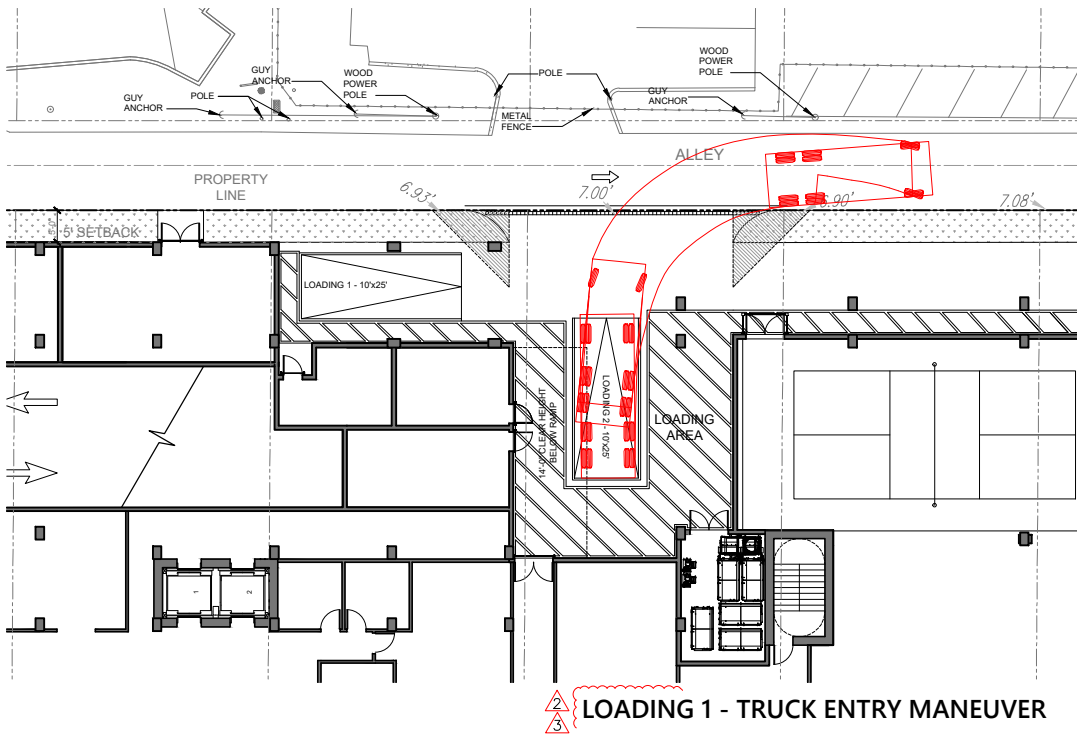
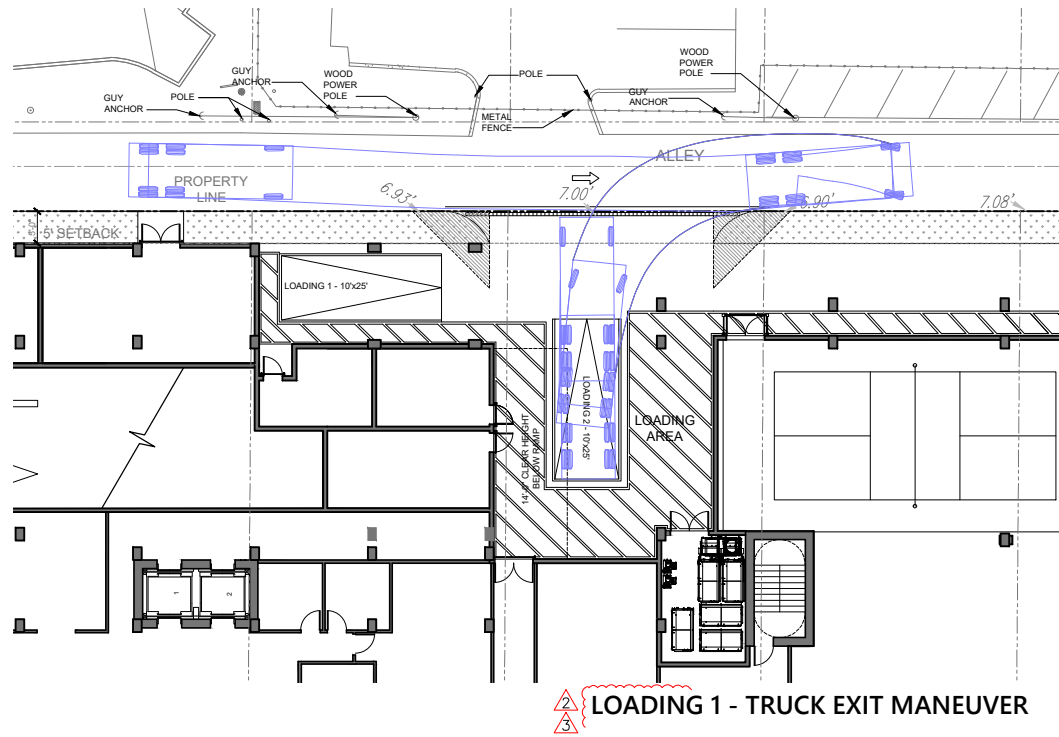
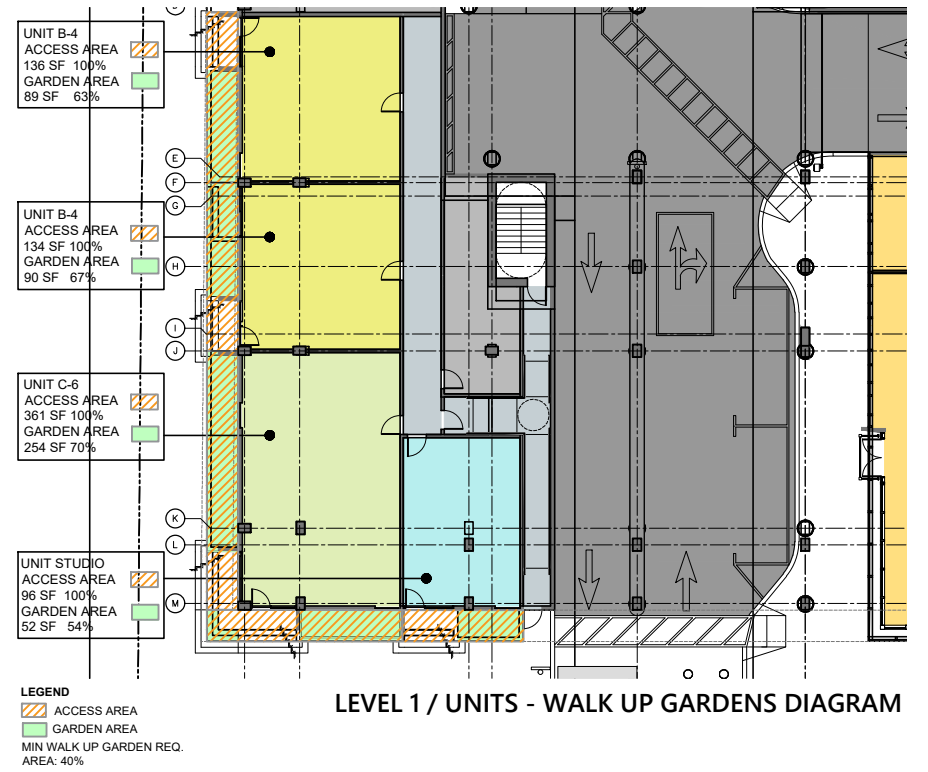
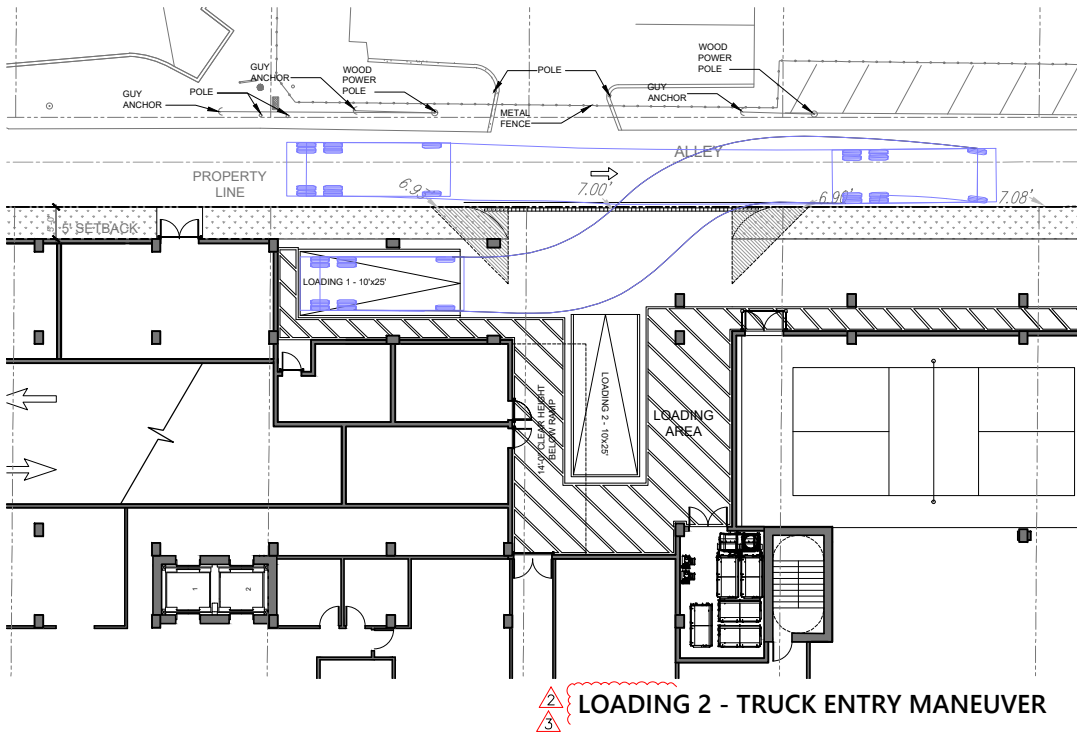
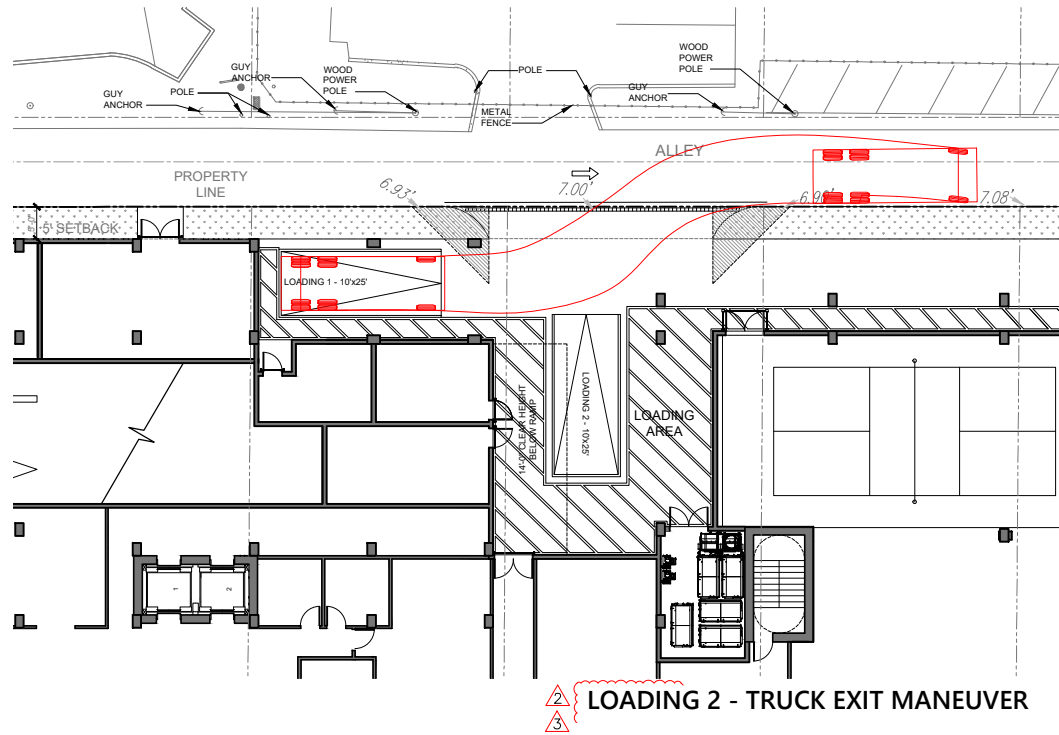


GROUND LEVEL  
FLOOR AREA = 22,206 Sq. Ft

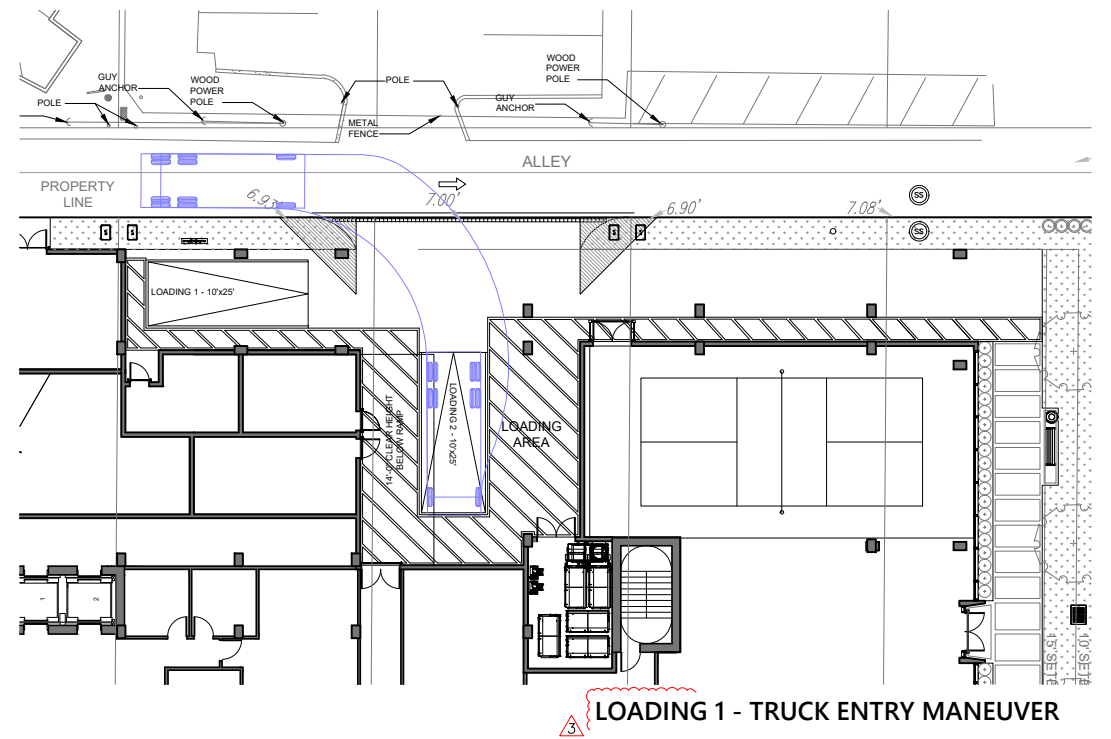
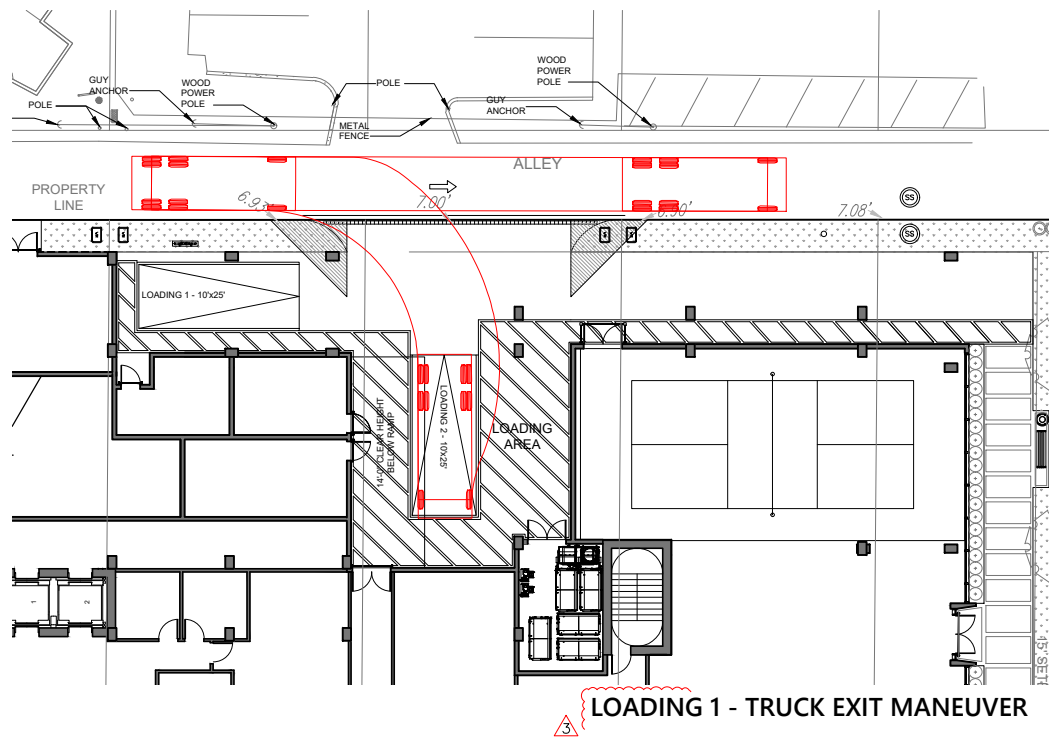
- Notes:
- 1. Recycling to be provided via sorter located in Trash Room. Space for recycling container will be provided in unit kitchens.
  - 2. All signage to be in compliance with Zoning and Land Development regulations.
  - 3. Project will be fully compliant with all applicable Turtle Lighting Ordinances.
  - 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.

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







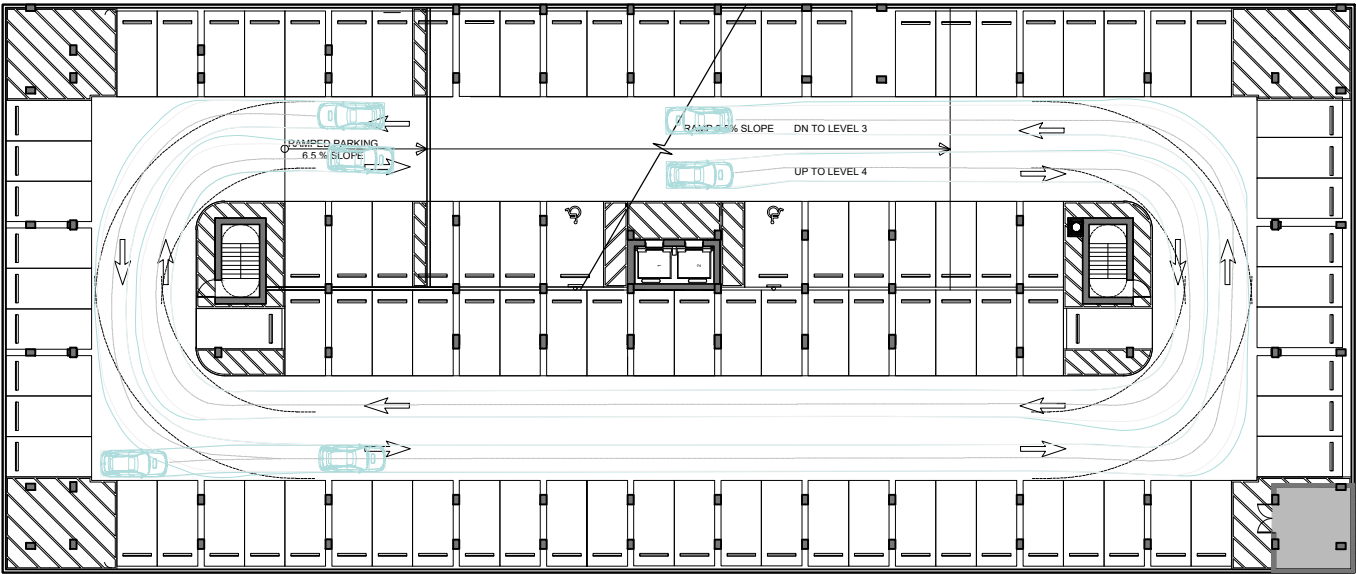


# NINE HOLLYWOOD PHASE 2 1843 Jackson Street, Hollywood, FL May 05, 2025

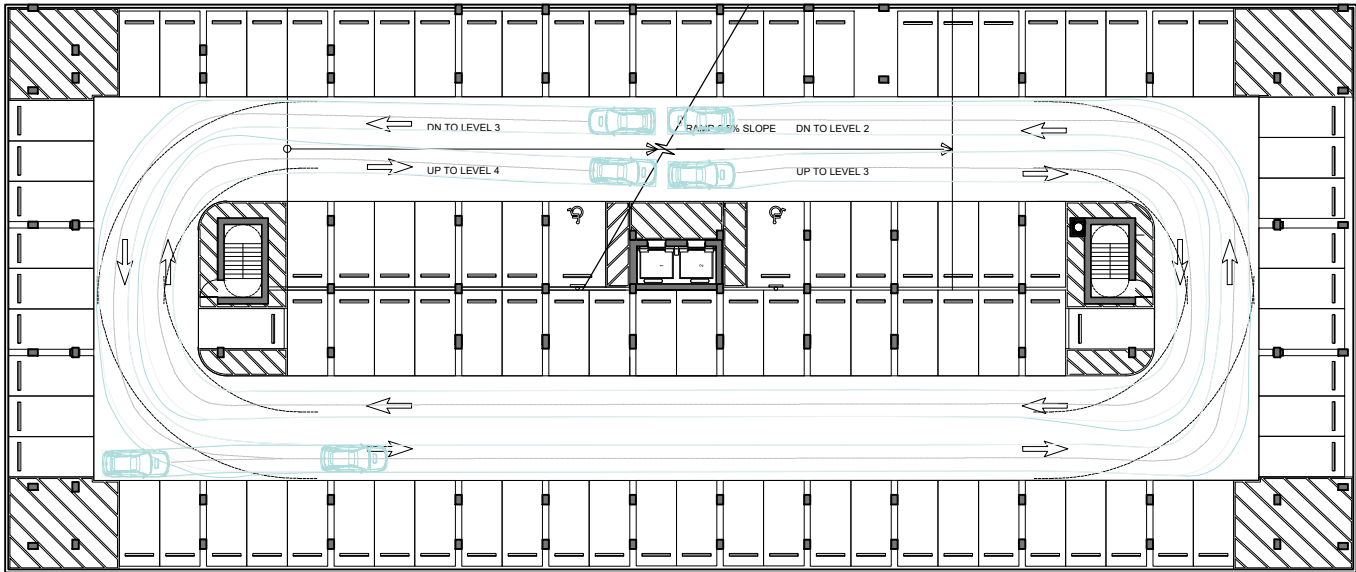
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2	11-07-25	TAC Comments
3	12-01-25	DRC Comments

DIAGRAMS  
A0 02B  
Scale: 1" = 80'

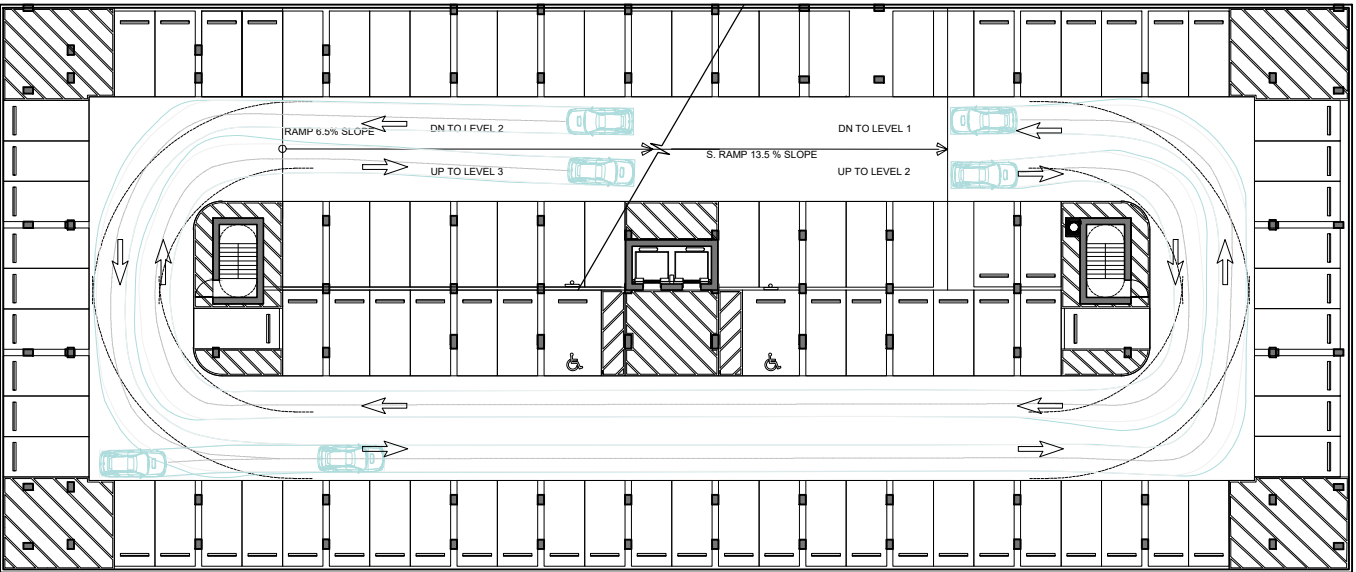




**PARKING LEVEL 4 - VEHICLE MANEUVER**

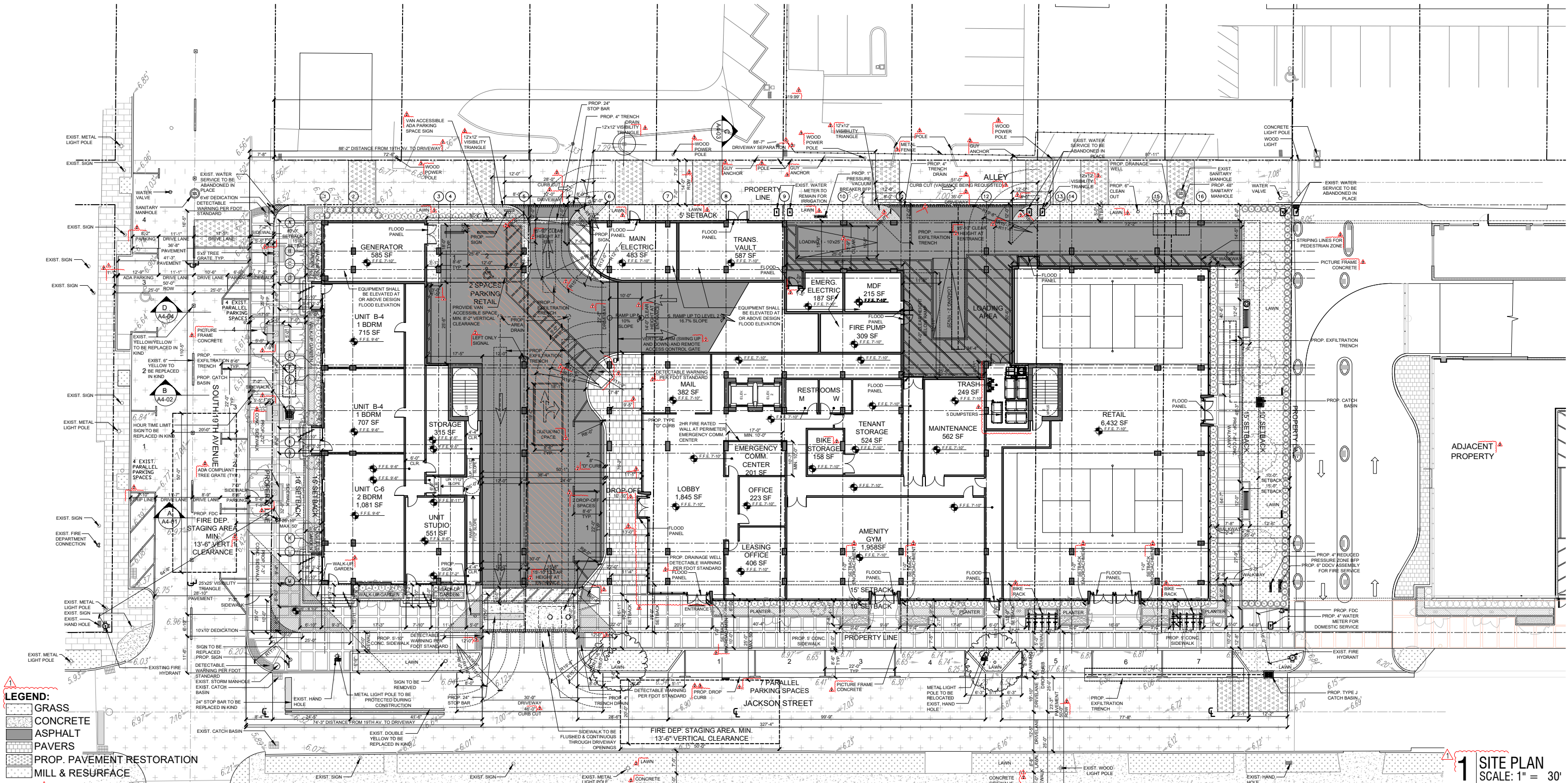


**PARKING LEVEL 3 - VEHICLE MANEUVER**



**PARKING LEVEL 2 - VEHICLE MANEUVER**





- LEGEND:**
- GRASS
  - CONCRETE
  - ASPHALT
  - PAVERS
  - PROP. PAVEMENT RESTORATION
  - MILL & RESURFACE

- Notes:**
- Recycling to be provided via sorter located in Trash Room. Space for recycling container will be provided in unit kitchens.
  - All signage to be in compliance with Zoning and Land Development regulations.
  - Project will be fully compliant with all applicable Turtle Lighting Ordinances.
  - Maximum foot candle level at all property lines, maximum 0.5 if adjacent to residential
  - Project will comply with Green Building Ordinance, via certification through the National Green Building Standard.
  - Infrastructure will be provided to allow the future installation of car charging stations in the residential parking garage.
  - All pedestrian shall have a max. cross slope of 2% and a max. longitudinal slope of 5% to comply with ADA requirements.
  - Any lip from  $\frac{1}{4}$ " but no greater than  $\frac{1}{2}$ " will be beveled to meet ADA requirements.

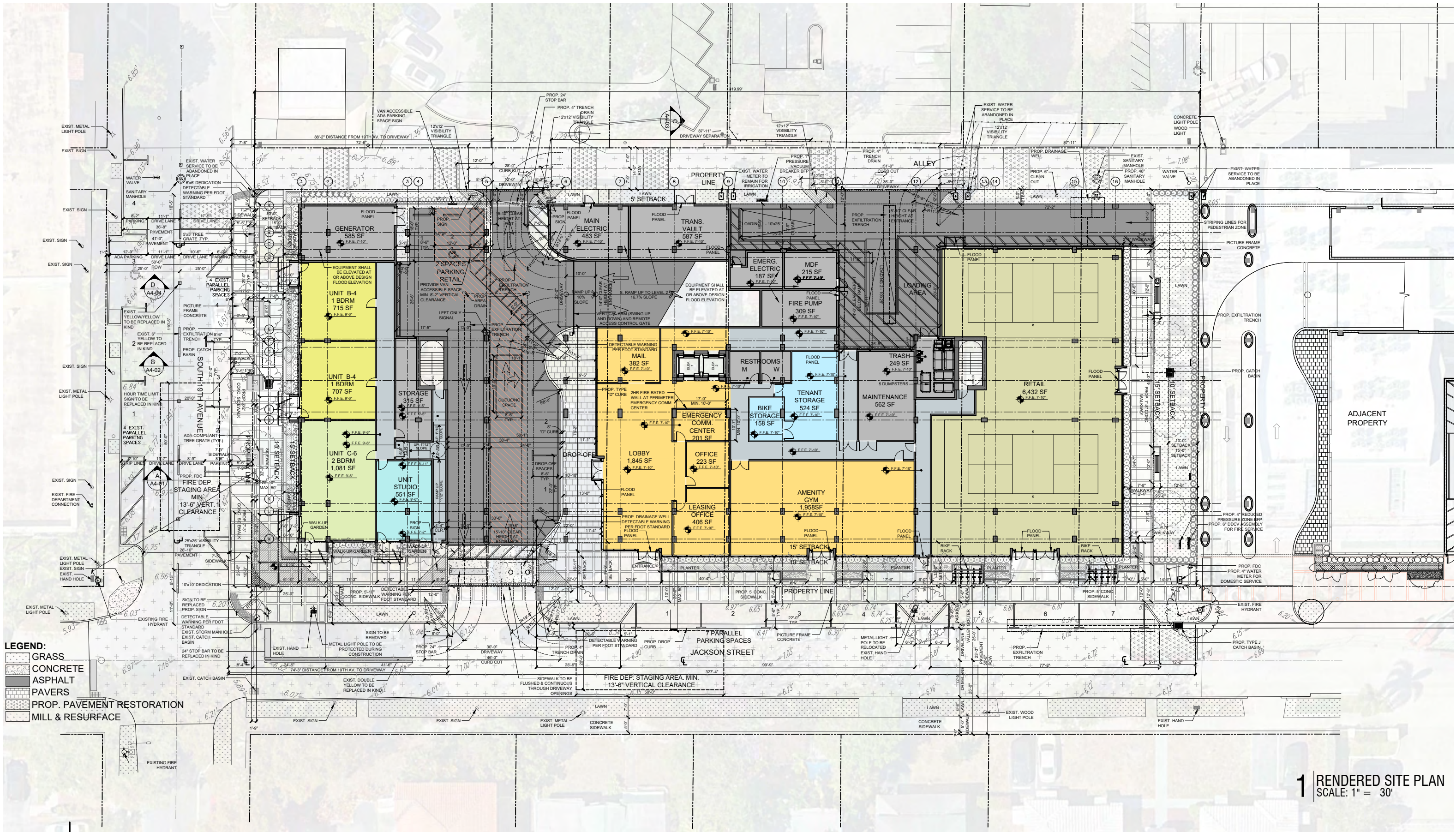
- Jackson St, S 19th Ave. & Back Alley shall be milled & resurfaced min. 1" along the entire property.
- ROW Pavement marking shall be restored to existing conditions or better per Broward County PW Department Traffic Engineering Division.
- Concrete: Concrete driveways on private property will be 5-inch 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.

- Pavers: Paver driveways require a minimum 2 3/8th 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.
- 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 SITE PLAN**  
SCALE: 1" = 30'

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

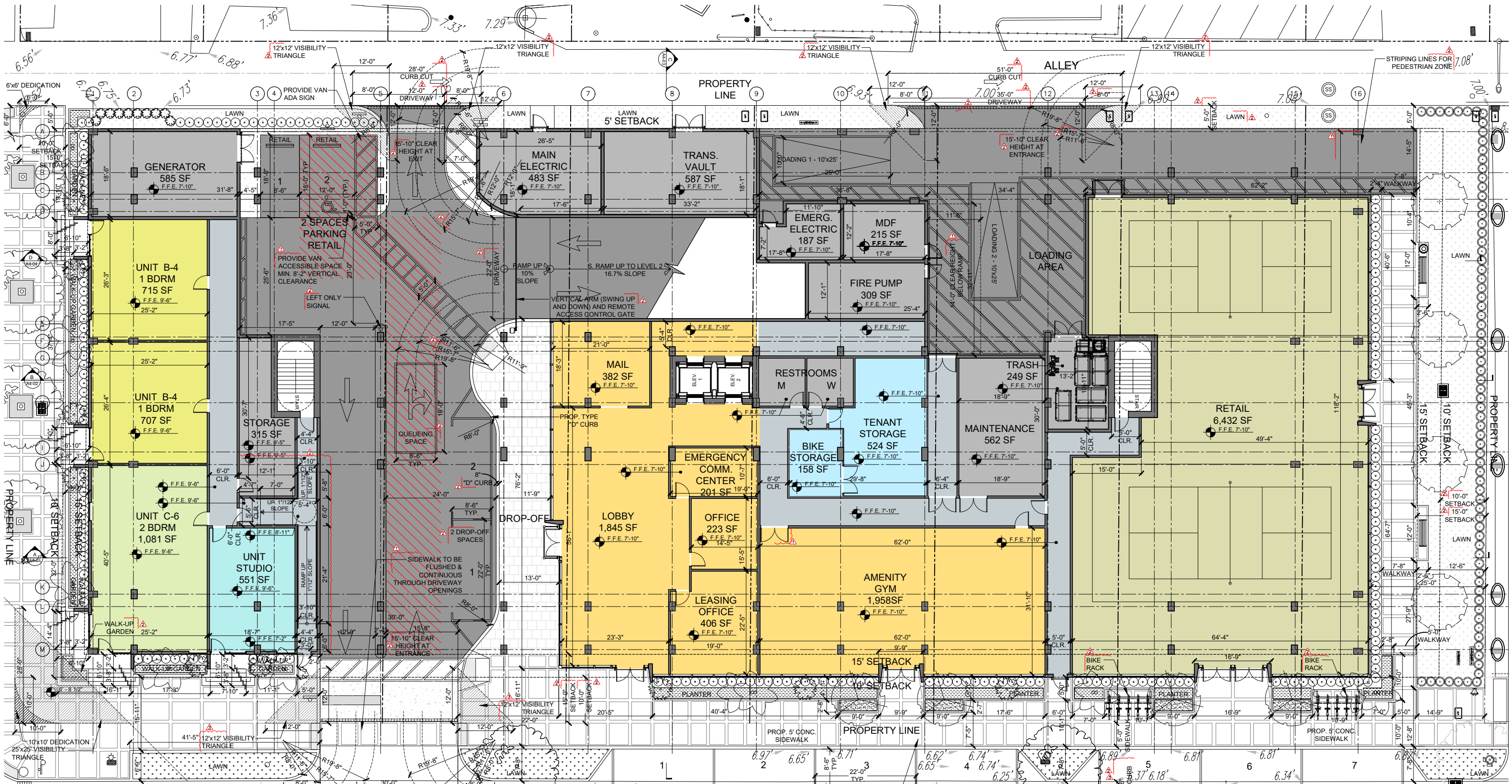




1 RENDERED SITE PLAN  
SCALE: 1" = 30'

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





- 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.

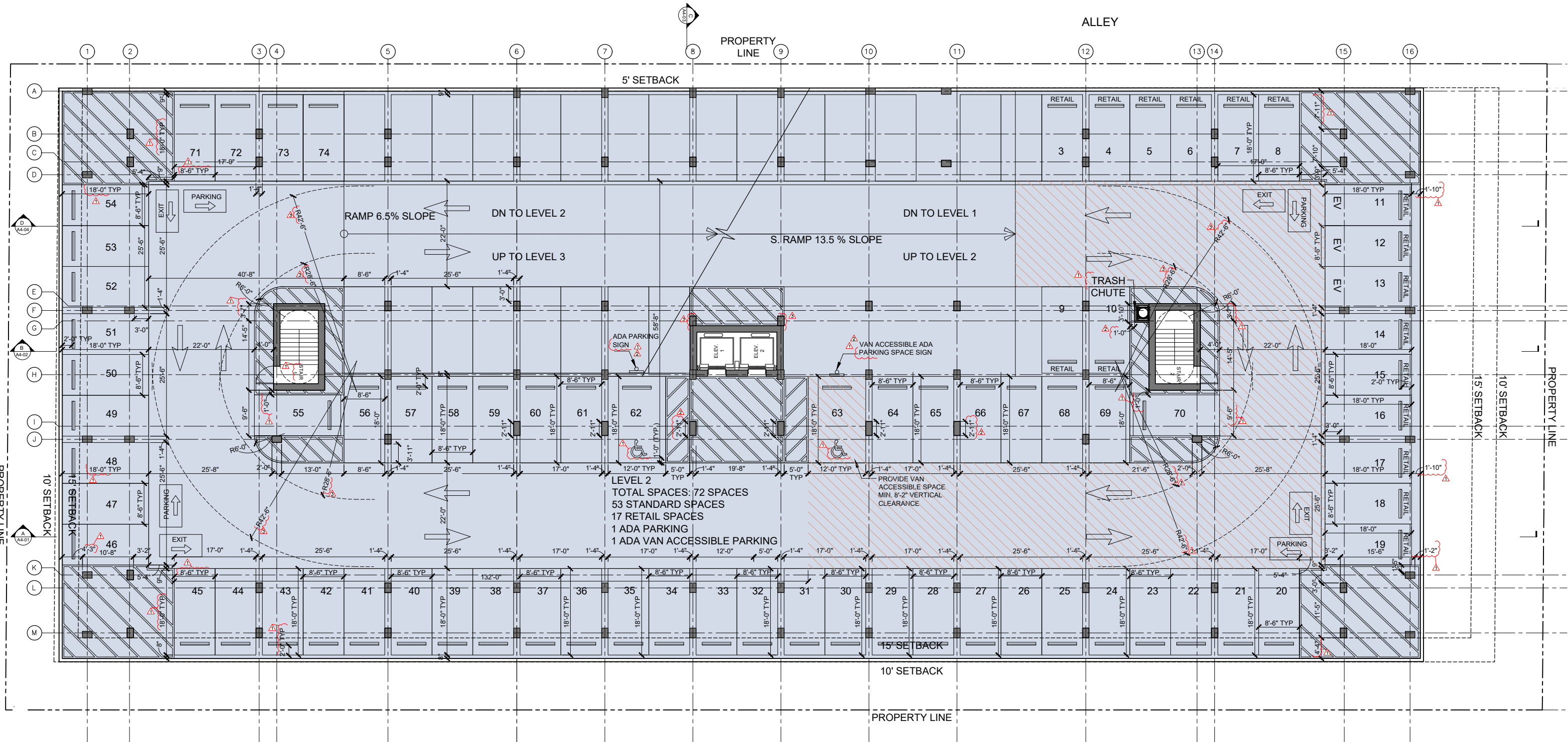
7. All pedestrian shall have a max. cross slope of 2% and a max. longitudinal slope of 5% to comply with ADA requirements.
8. Any lip from  $\frac{1}{4}$ " but no greater than  $\frac{1}{4}$ " will be beveled to meet ADA requirements.

1 GROUND LEVEL  
SCALE: 1" = 20'

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







- 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.

JACKSON STREET

**PARKING LEGEND:**  
NON-VEHICULAR AREAS

**1** LEVEL 2  
SCALE: 1" = 20'

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

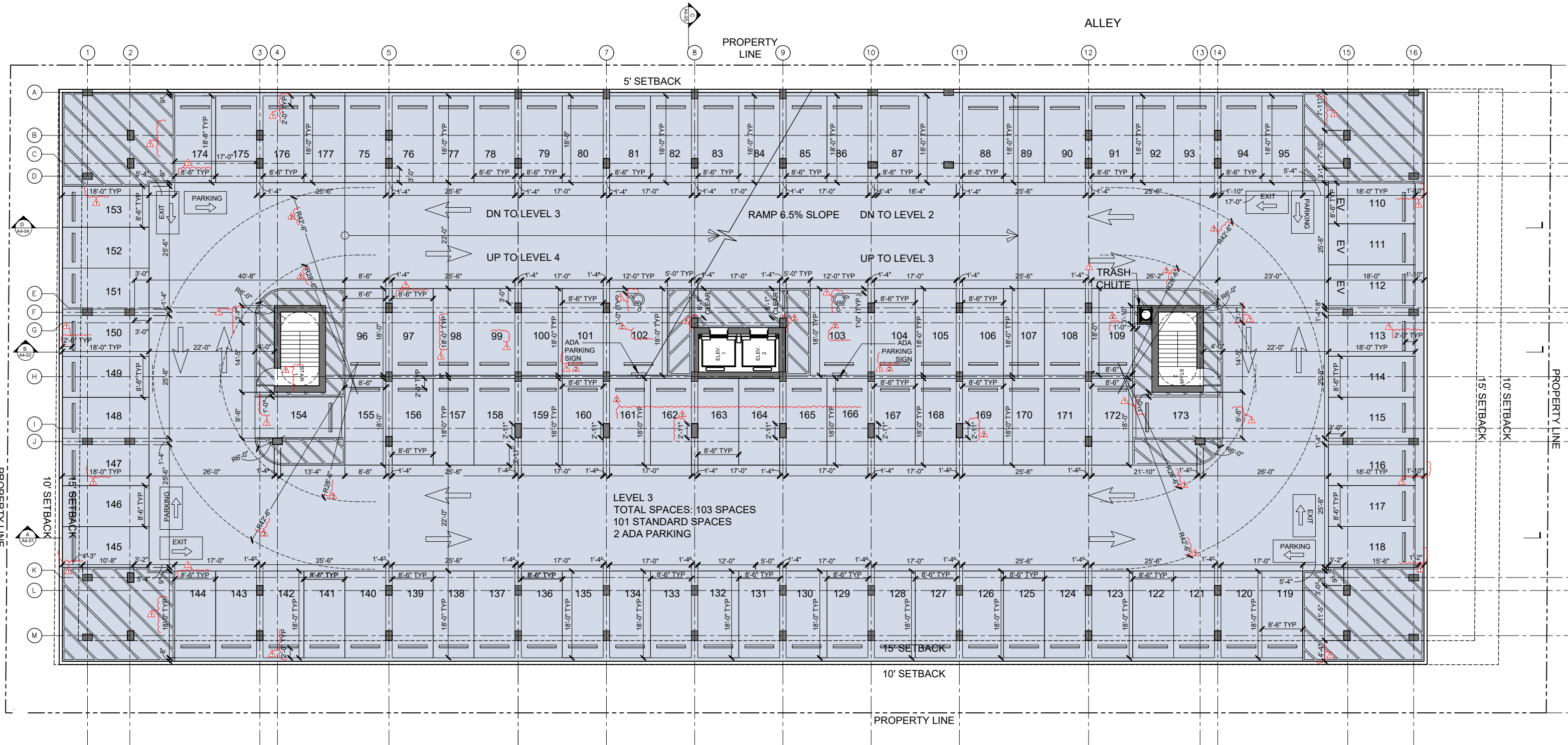
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www.witkindesign.com

**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

Level 2  
**A1 02**  
Scale: 1" = 20'





- Notes:
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  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.
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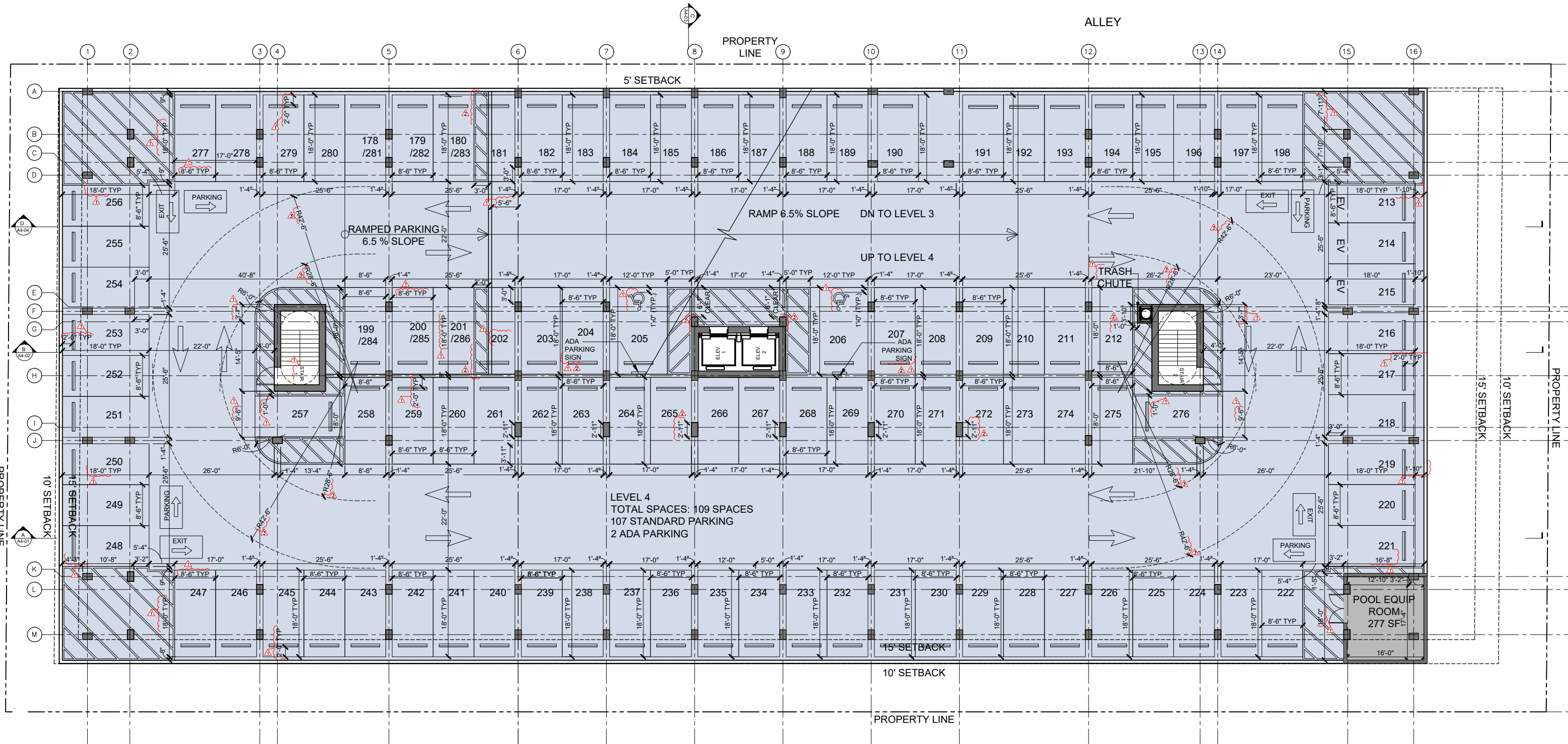
JACKSON STREET

**PARKING LEGEND:**  
 NON-VEHICULAR AREAS

**1** LEVEL 3  
SCALE: 1" = 20'

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





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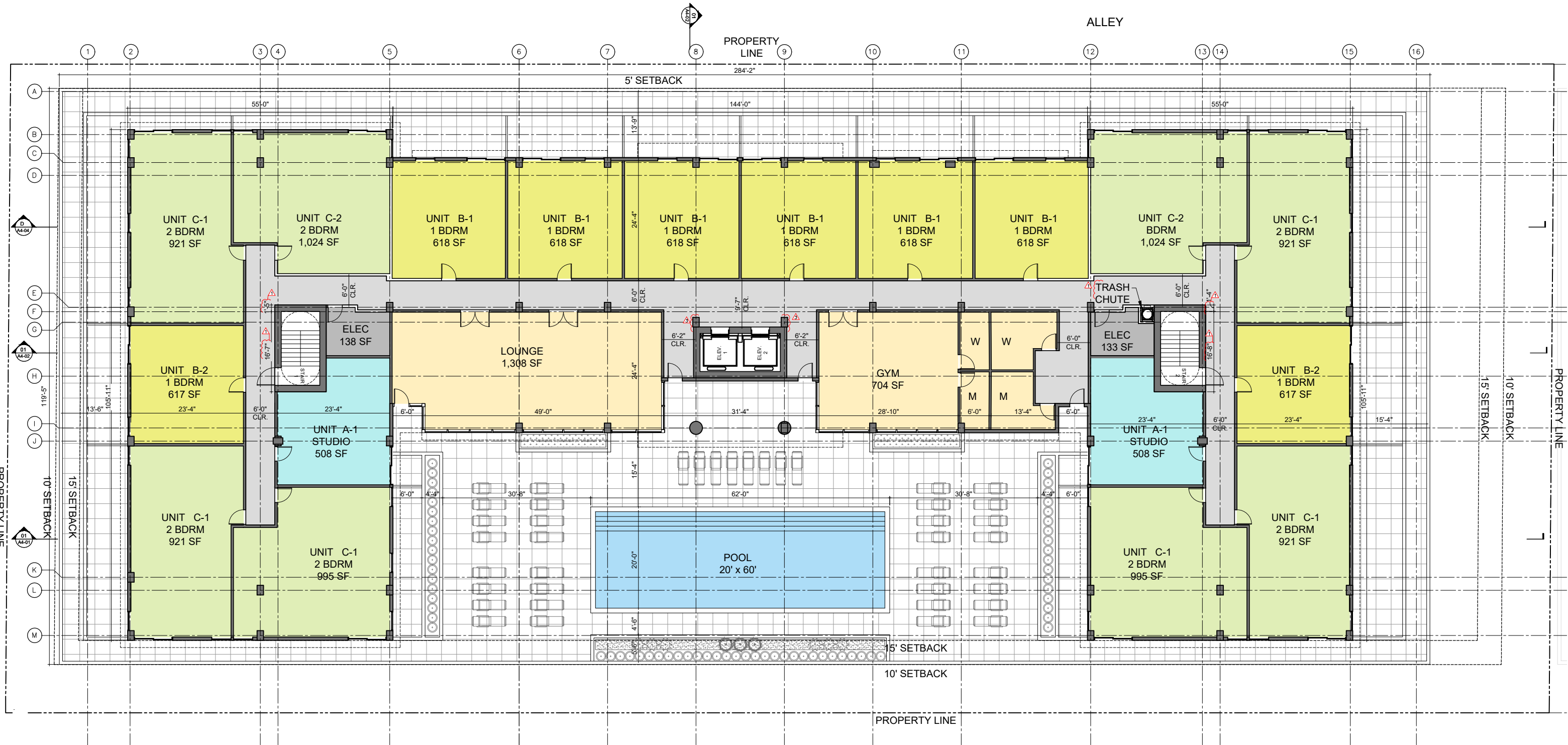
JACKSON STREET

**PARKING LEGEND:**  
 NON-VEHICULAR AREAS

**1** LEVEL 4  
SCALE: 1" = 20'

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





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JACKSON STREET

1 | LEVEL 5 AMENITIES  
SCALE: 1" = 20'



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1843 Jackson Street, Hollywood, FL

May 05, 2025

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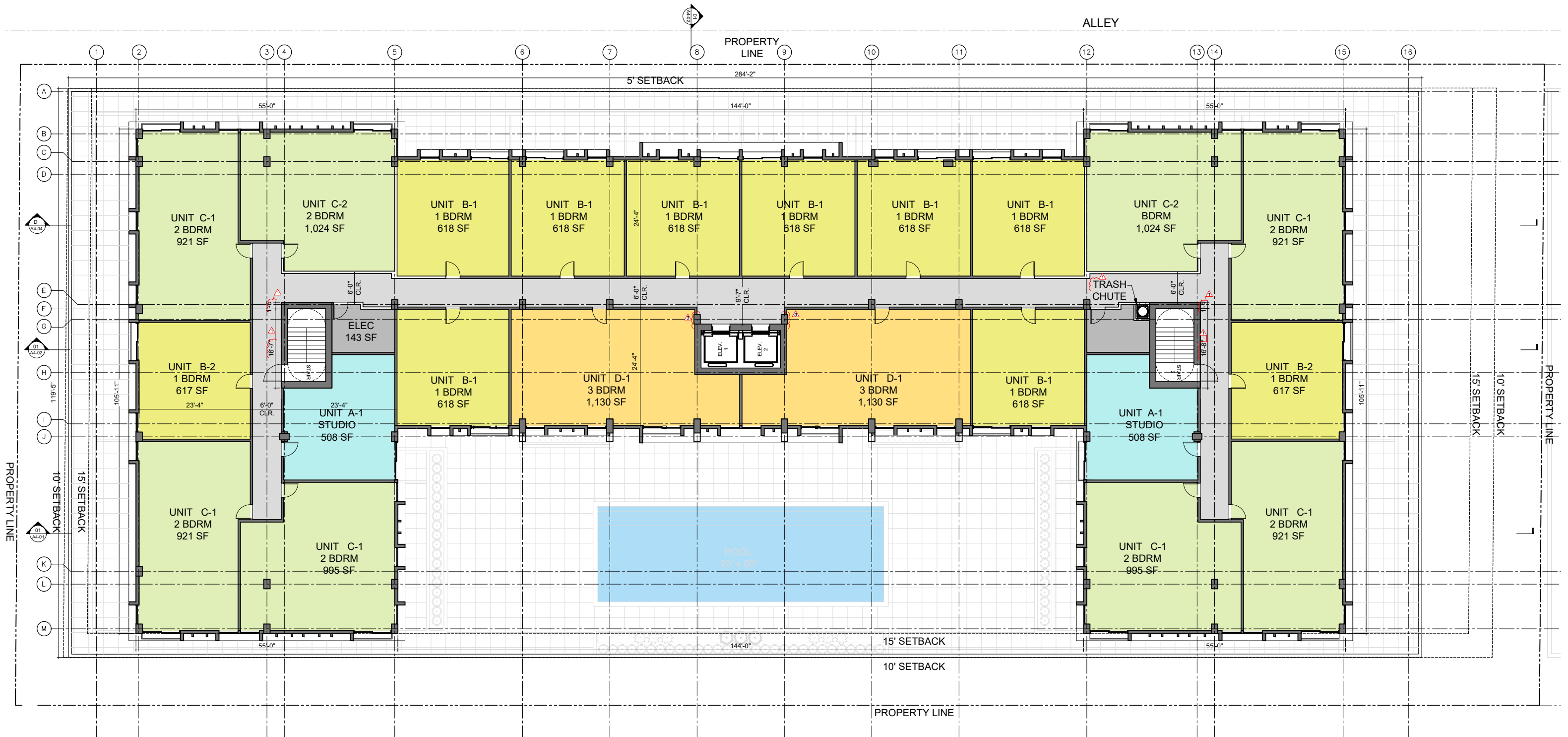


Level 5 Amenities

A1 | 05

Scale: 1" = 20'





Notes:

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JACKSON STREET

1 LEVELS 6 - 13  
SCALE: 1" = 20'



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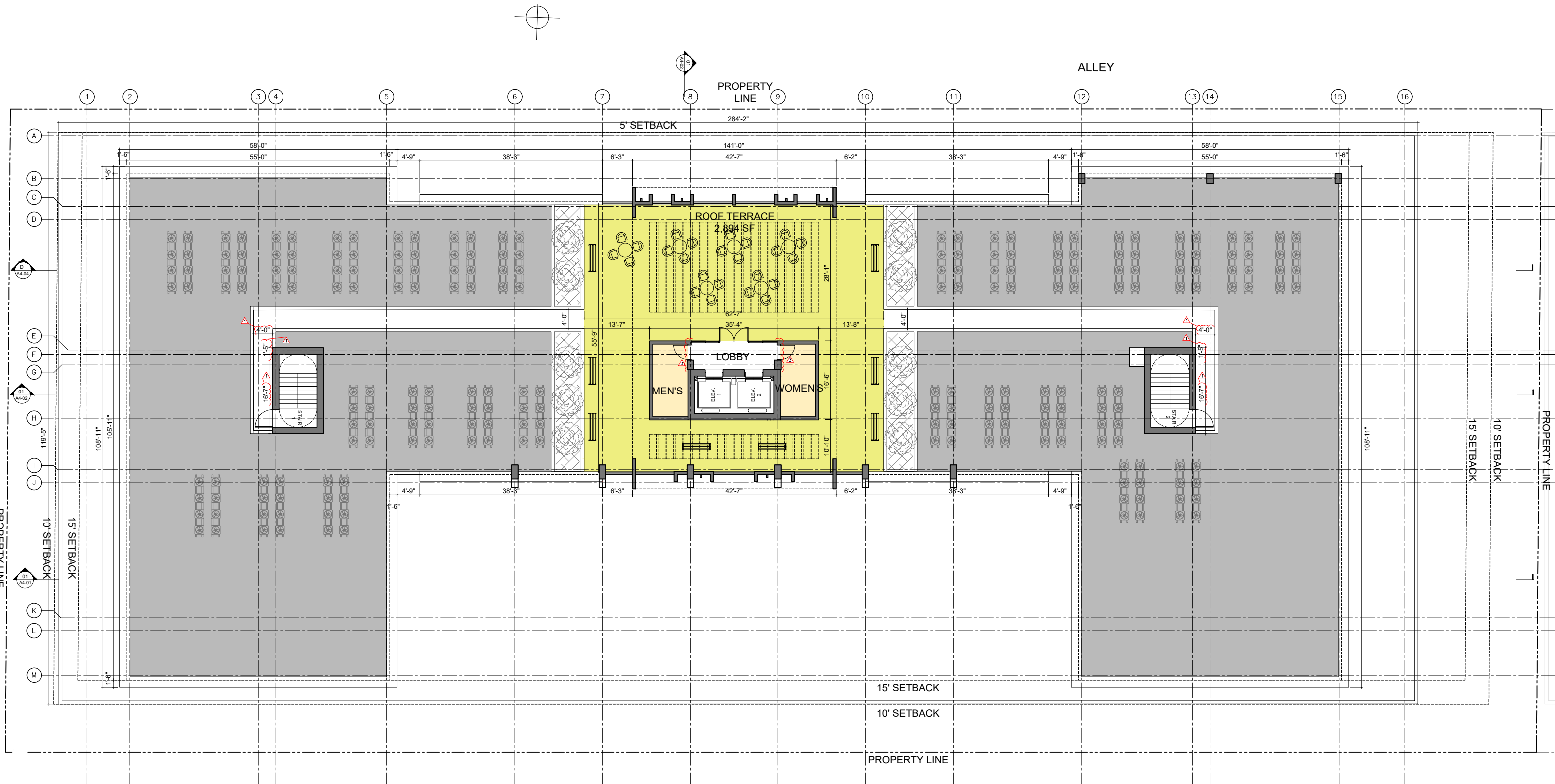
May 05, 2025

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





JACKSON STREET

1 | ROOF LEVEL  
SCALE: 1" = 20'

1	07-22-25	TAC Comments
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SOUTH ELEVATION

Notes:

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LEGEND



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NORTH ELEVATION

- Notes:
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LEGEND

	FLOOD RESISTANT GLAZING
	CLEAR HEIGHT FOR LOADING AREA

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Elevations  
**A3 | 02**  
Scale: 1" = 30'





WEST ELEVATION



EAST ELEVATION

- Notes:
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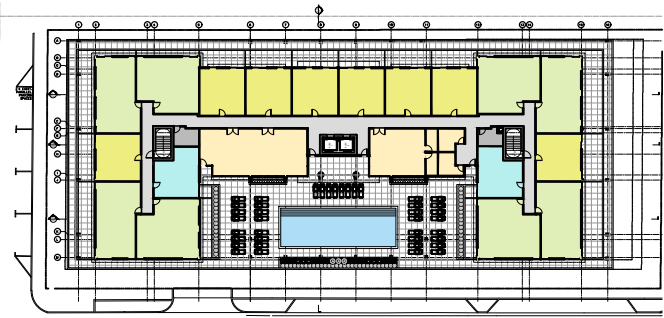
NINE HOLLYWOOD PHASE 2  
1843 Jackson Street, Hollywood, FL

May 05, 2025

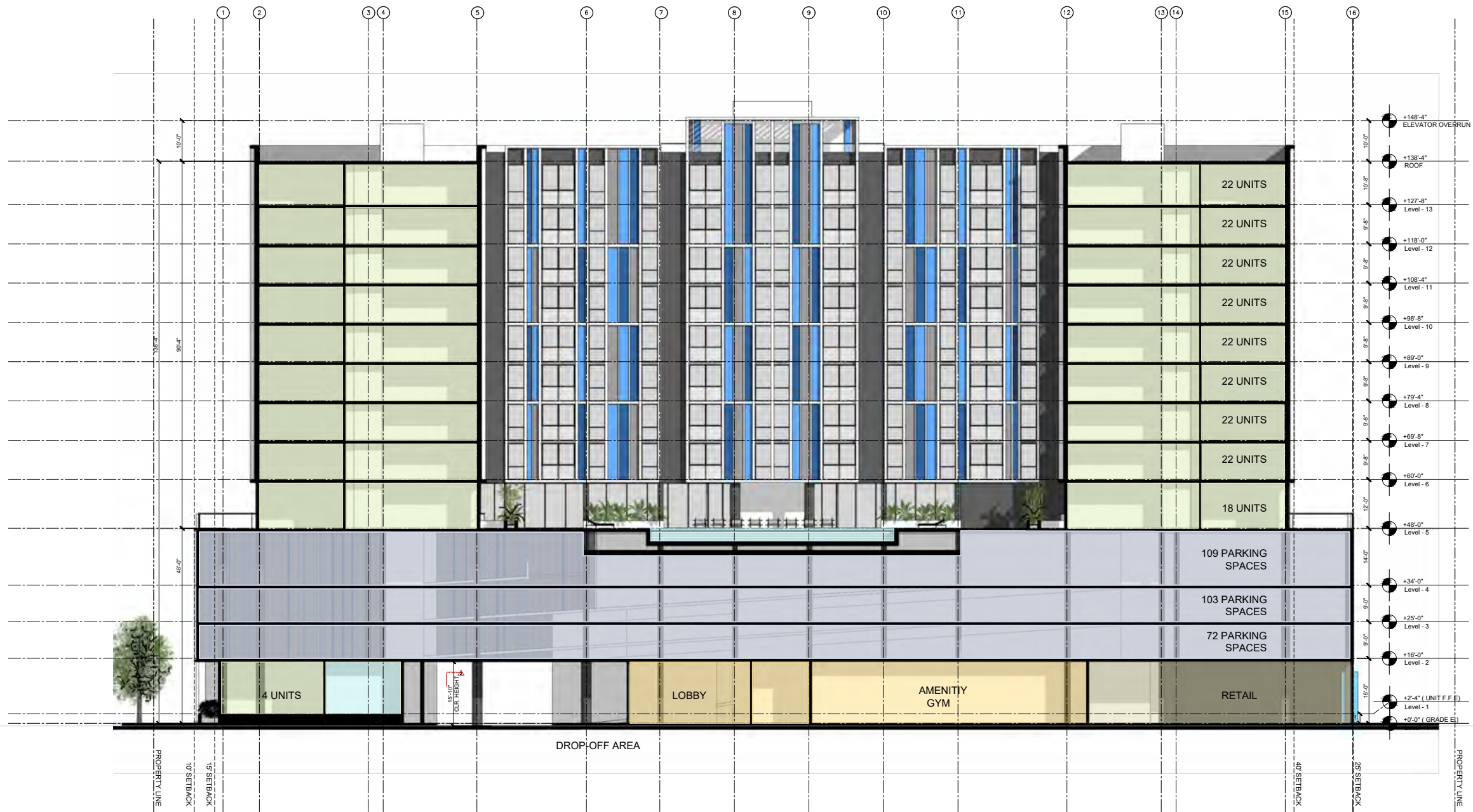
1	07-22-25	TAC Comments
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Elevations  
**A3 03**  
Scale: 1" = 30'





KEY PLAN



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LONGITUDINAL SECTION A

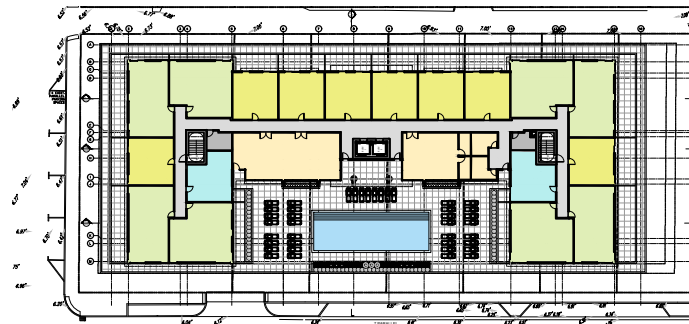
NINE HOLLYWOOD PHASE 2  
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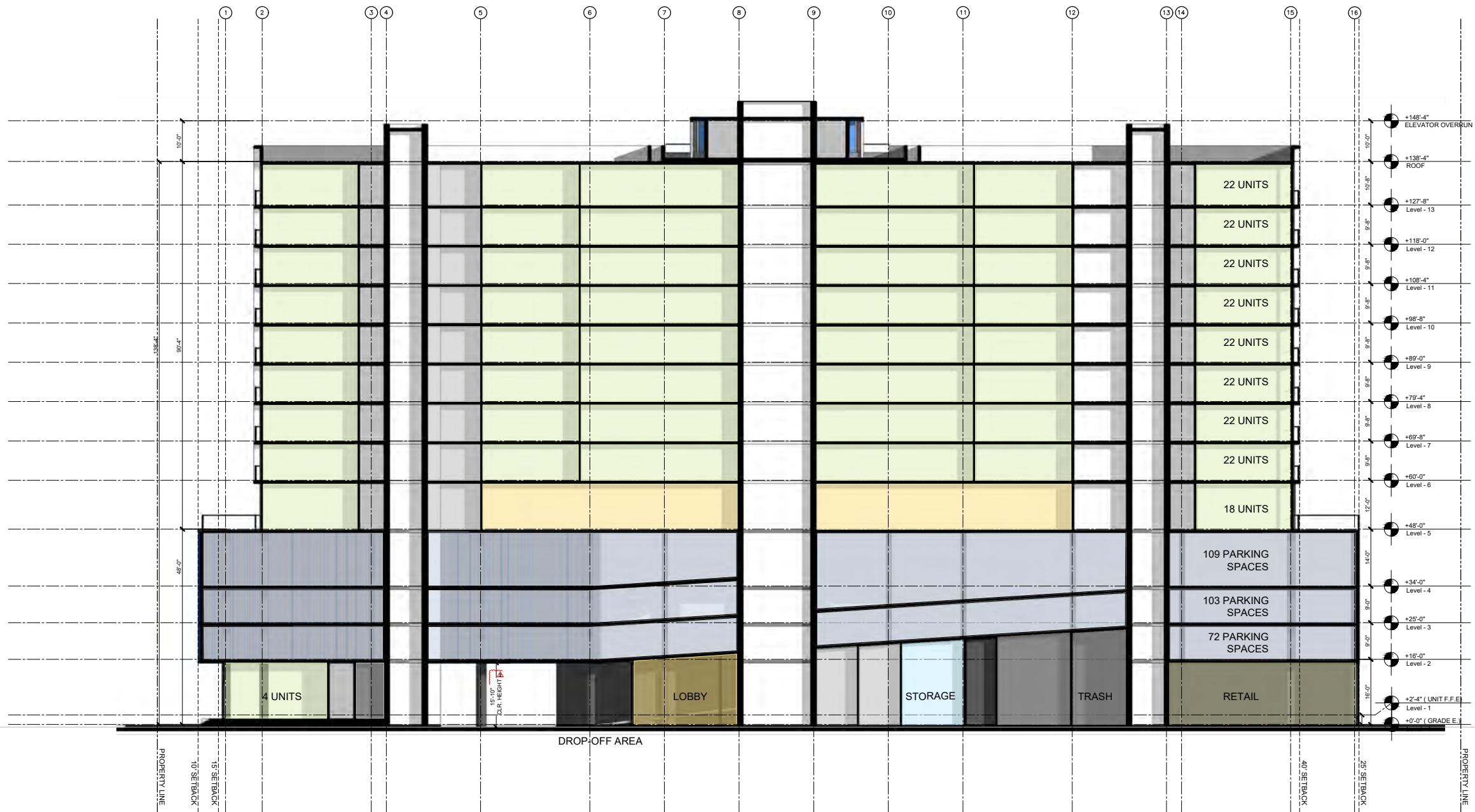
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2	11-07-25	TAC Comments
3	12-01-25	DRC Comments







KEY PLAN

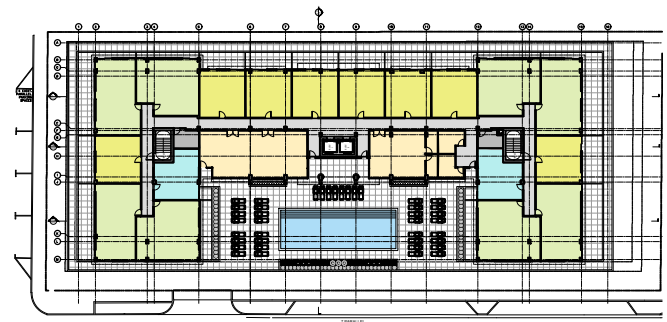


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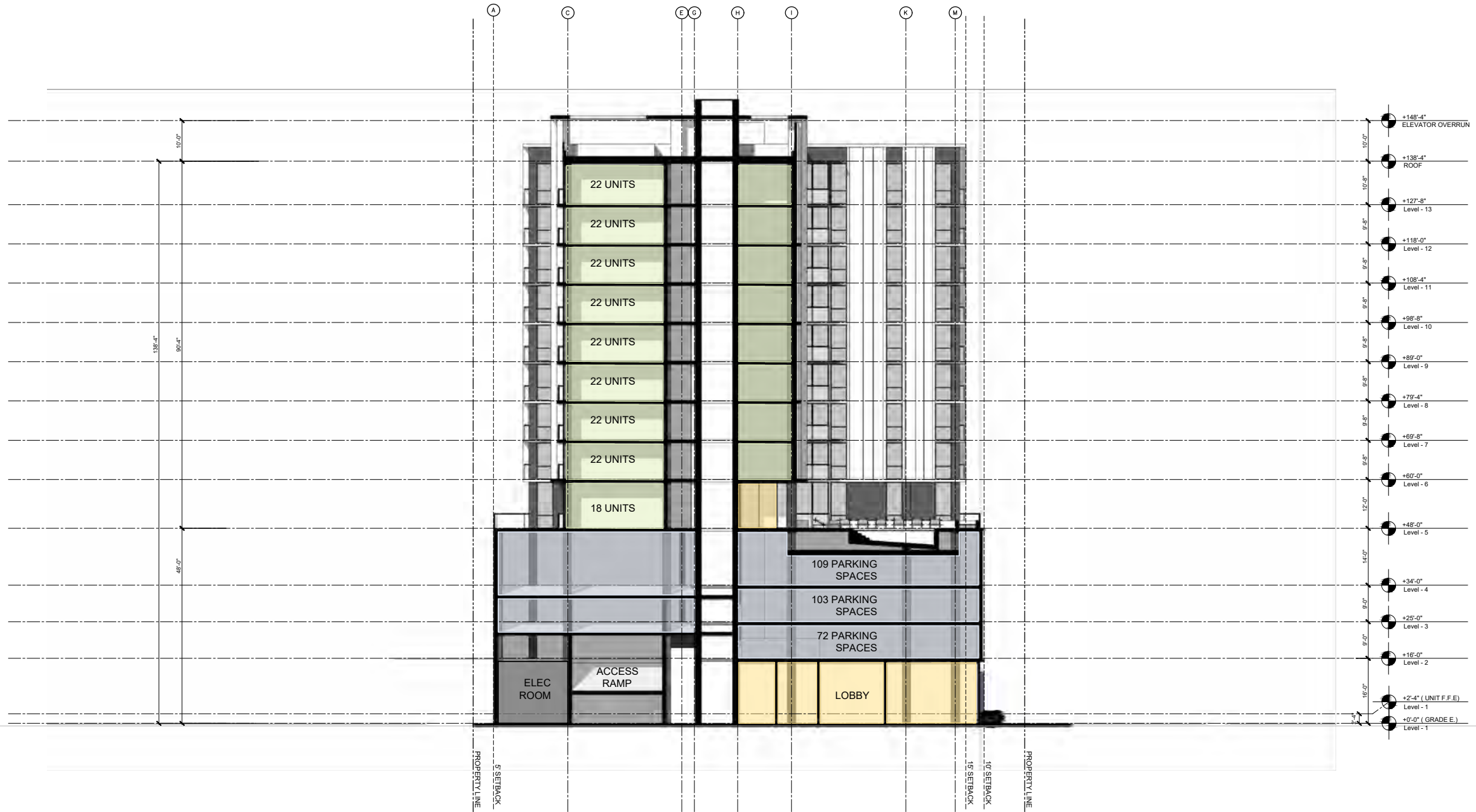
LONGITUDINAL SECTION B

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





K E Y P L A N

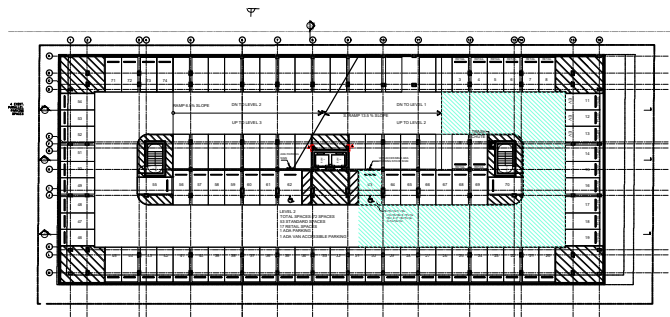


T R A N S V E R S A L   S E C T I O N   C

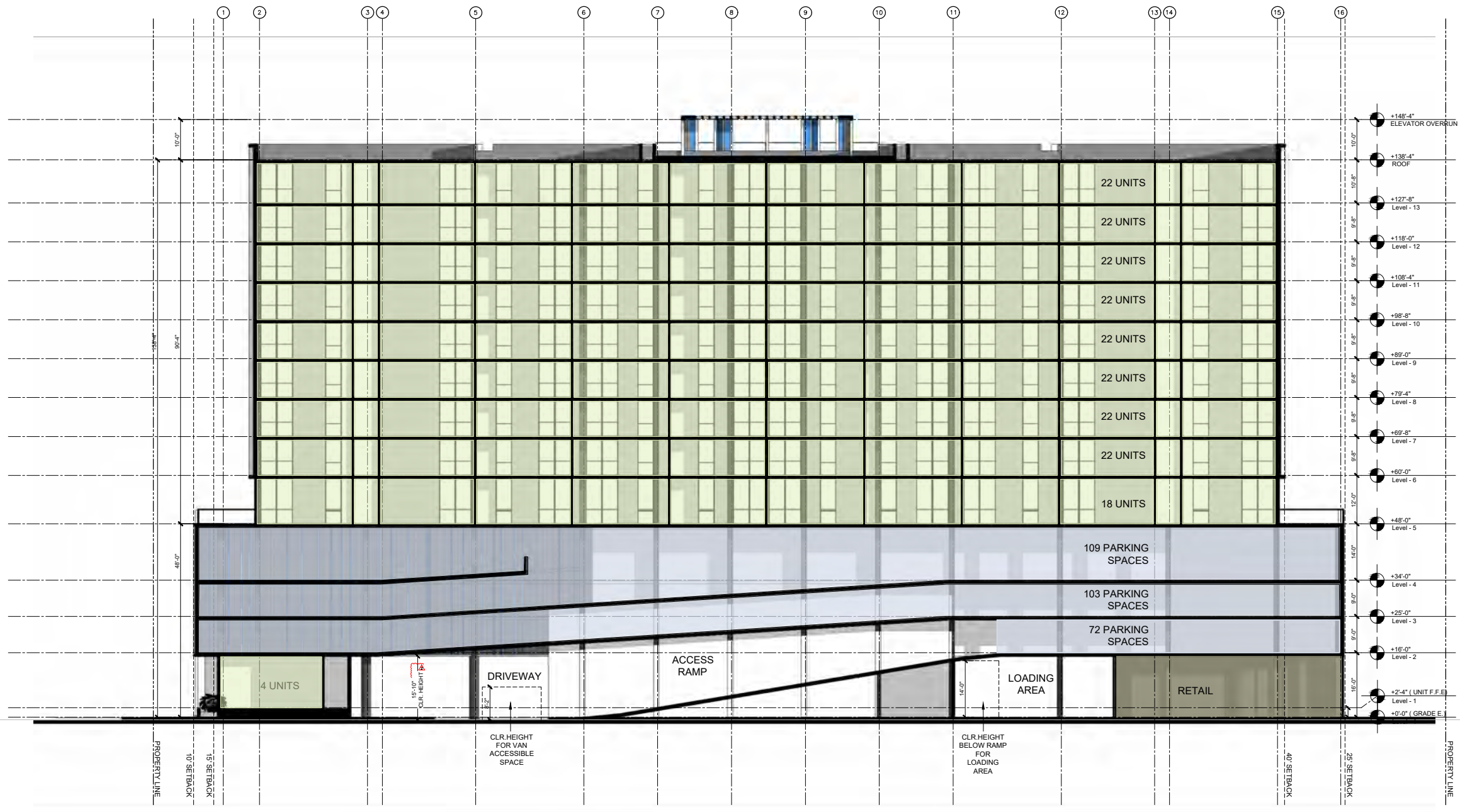
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KEY PLAN



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LONGITUDINAL SECTION

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Sections  
**A4 | 04**  
Scale: 1" = 30'





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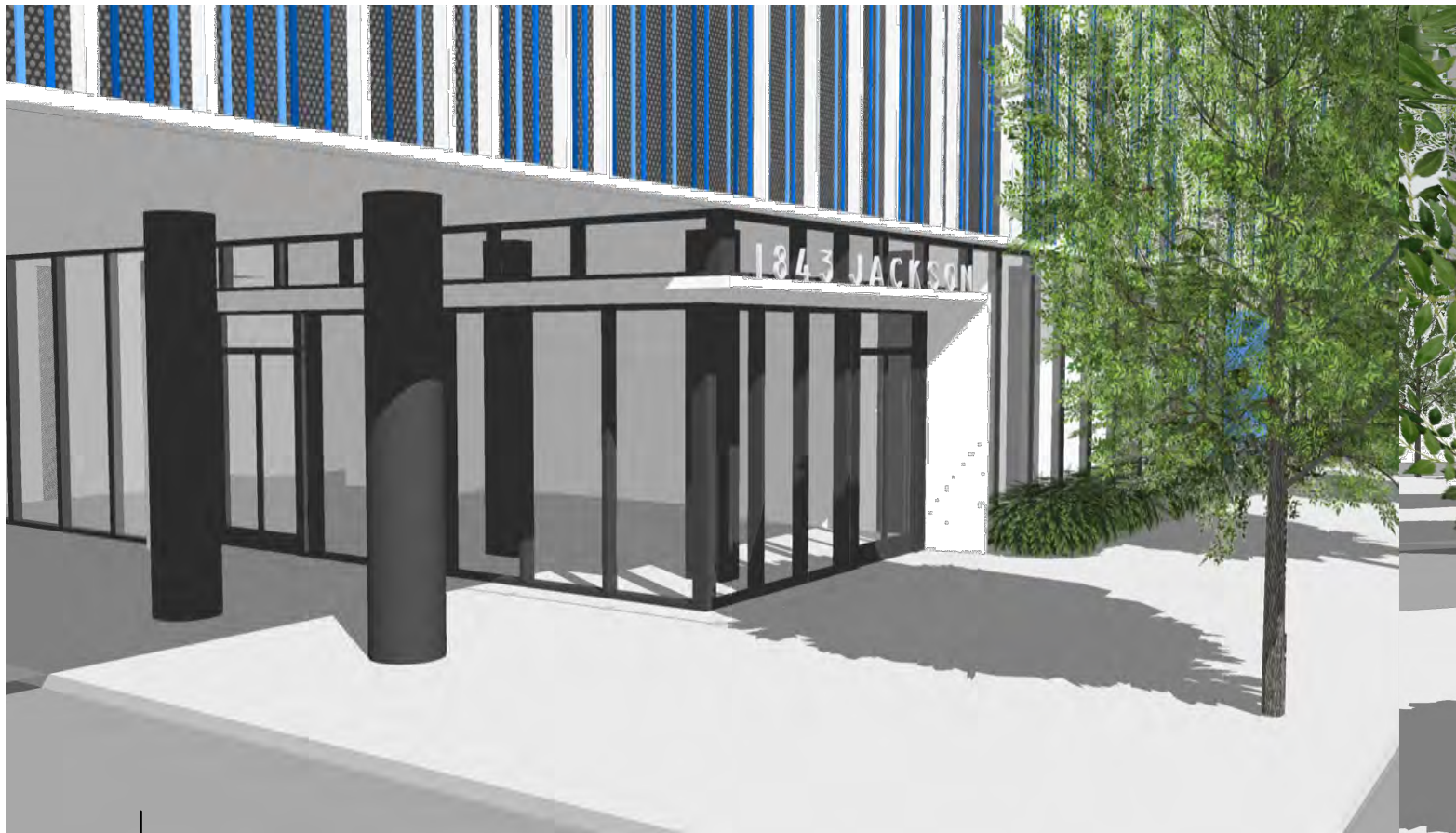
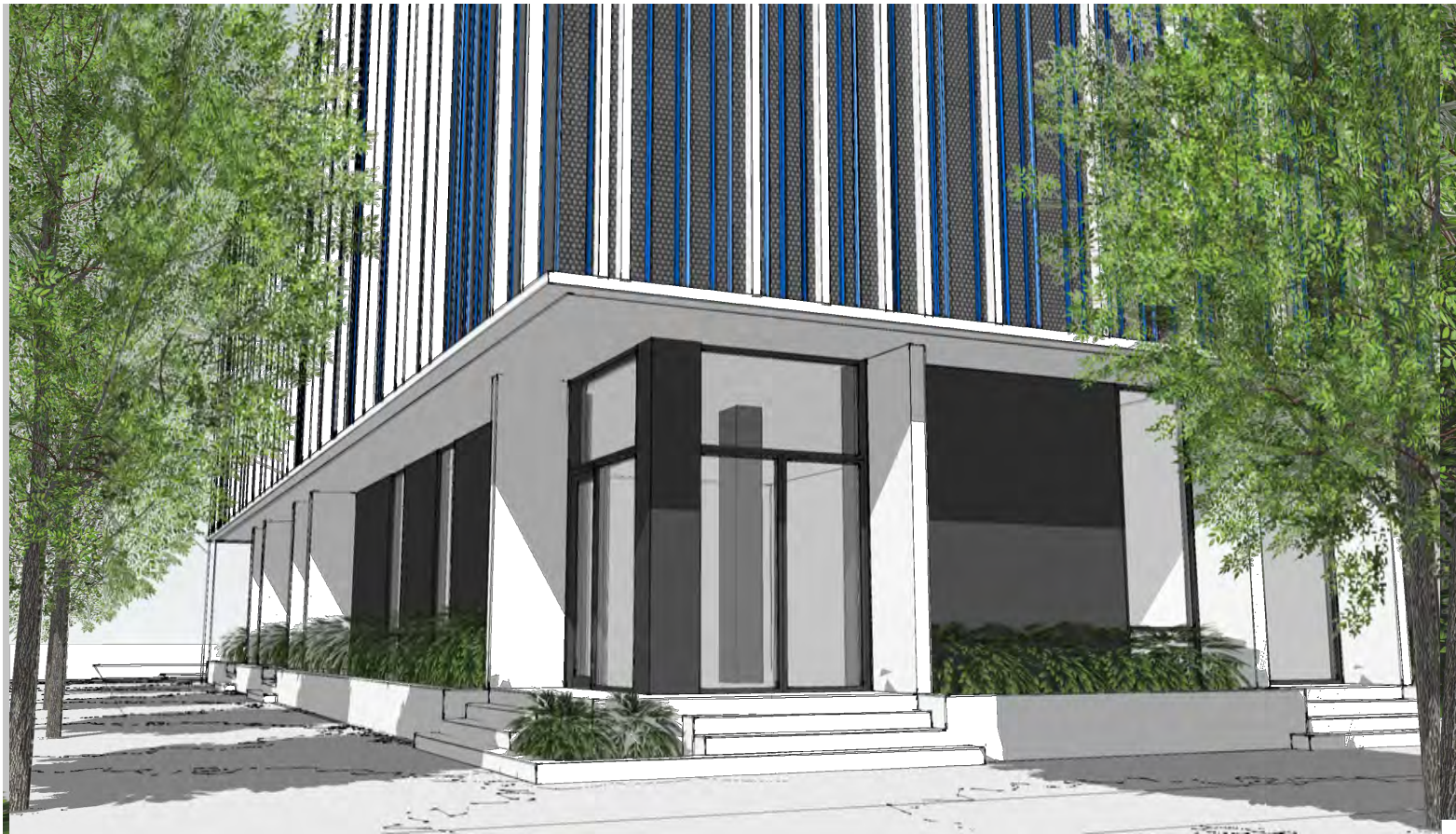




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**FN-1**  
Stucco Dark Gray



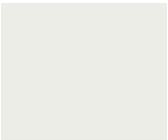
**FN-2**  
Stucco Light Gray



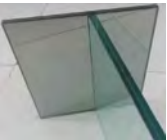
**FN-3**  
Stucco Dark Blue



**FN-4**  
Stucco Light Blue



**FN-5**  
Stucco White



**FN-6**  
Glass Color  
15% Tint  
Residence



**FN-7**  
Fabric Mesh



**FN-8**  
Glass Color  
Clear  
Common Areas

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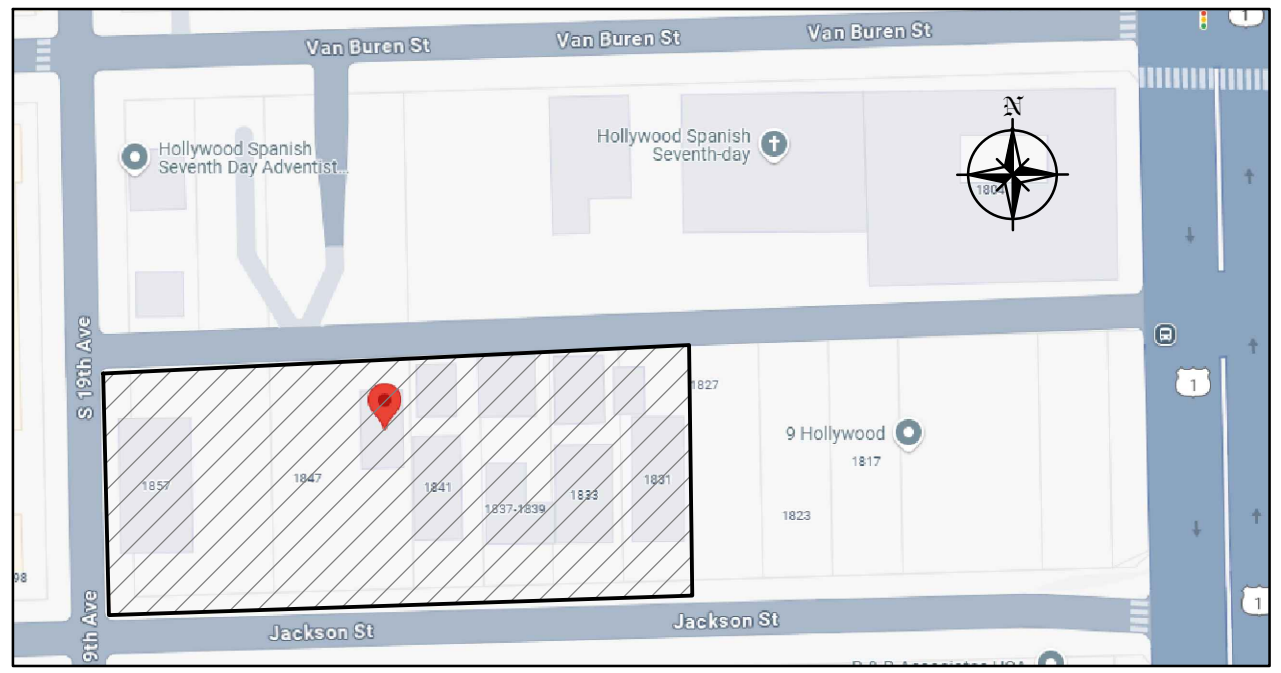
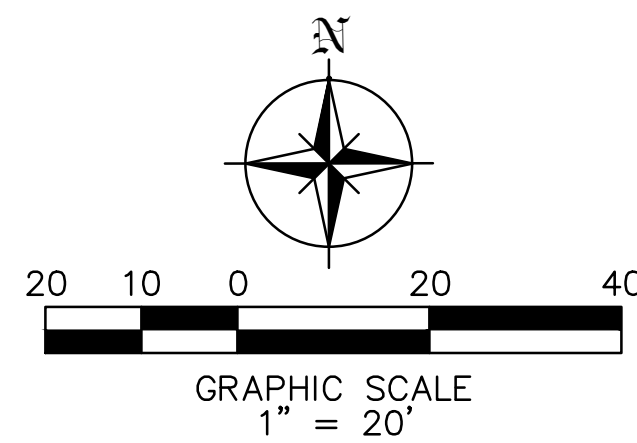
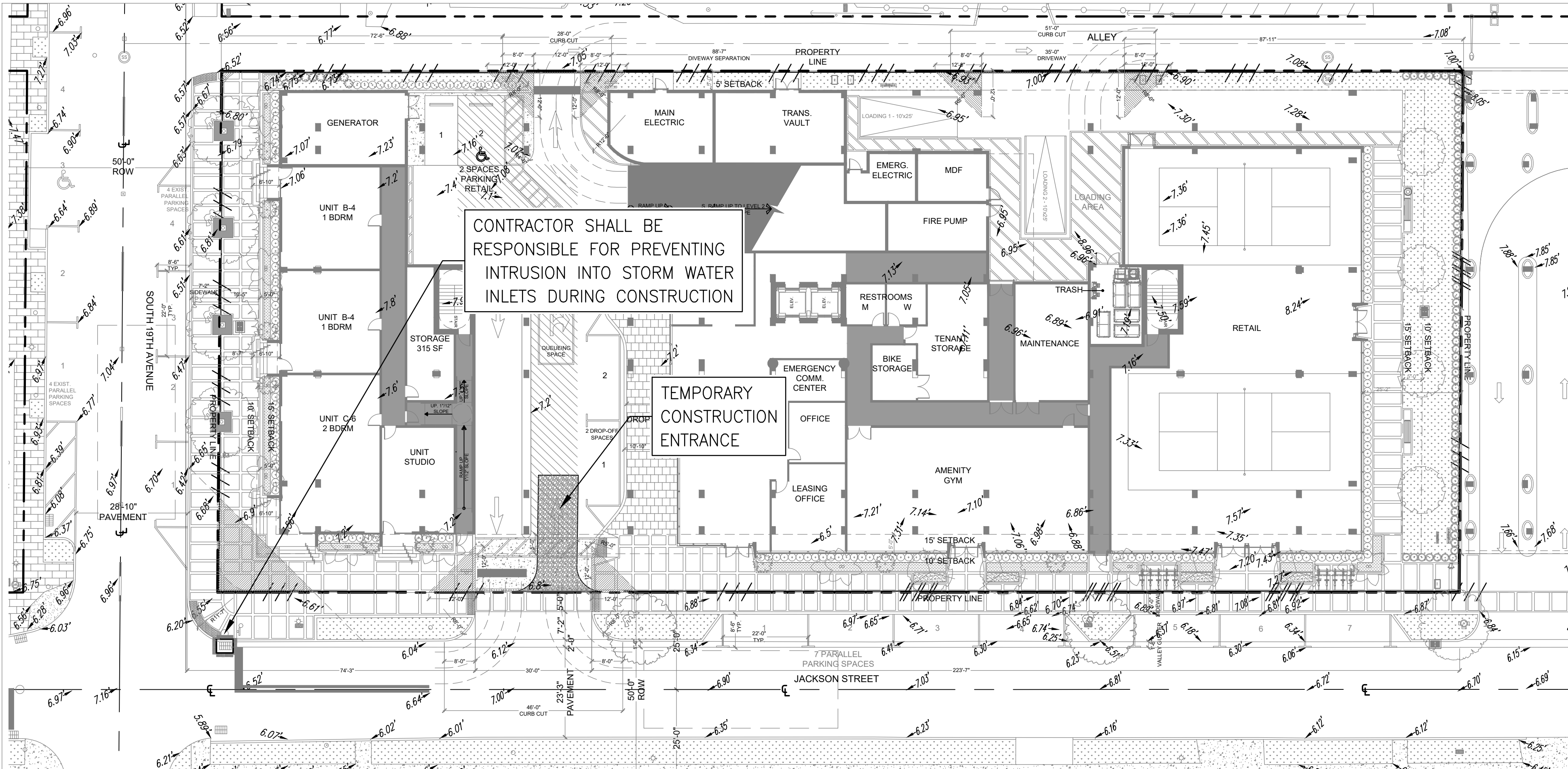
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LOCATION MAP  
N.T.S.

**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 DELINEATE 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 , ETC.) SHALL BE DETAINED 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 1 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 SEEDED, 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.

- P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

**BMP MAINTENANCE EROSION NOTES**

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- 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.
- 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.
- 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.
- 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.
- 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%.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

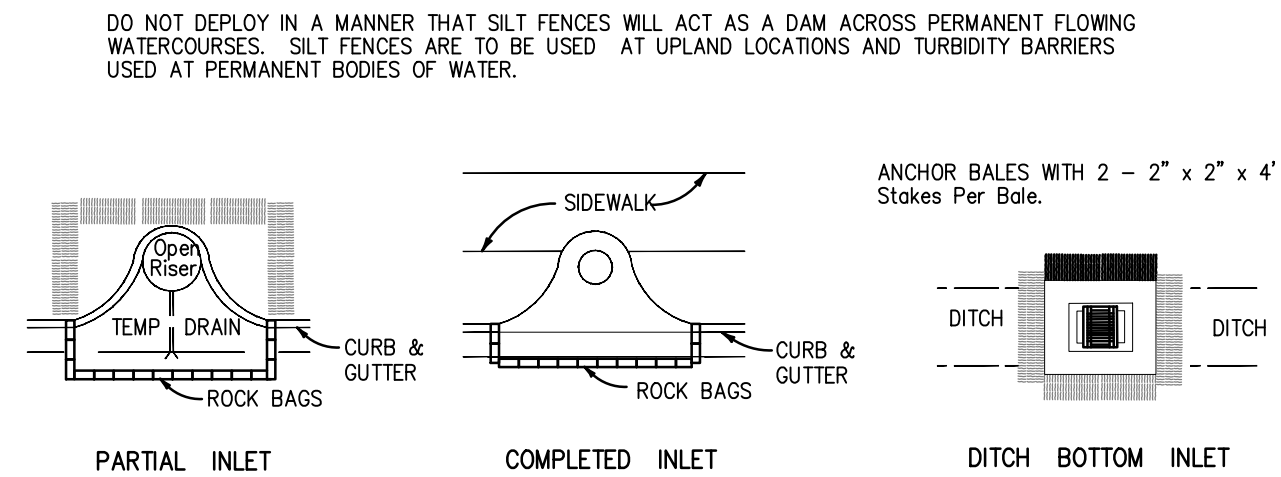
**WASHING AREAS**

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.

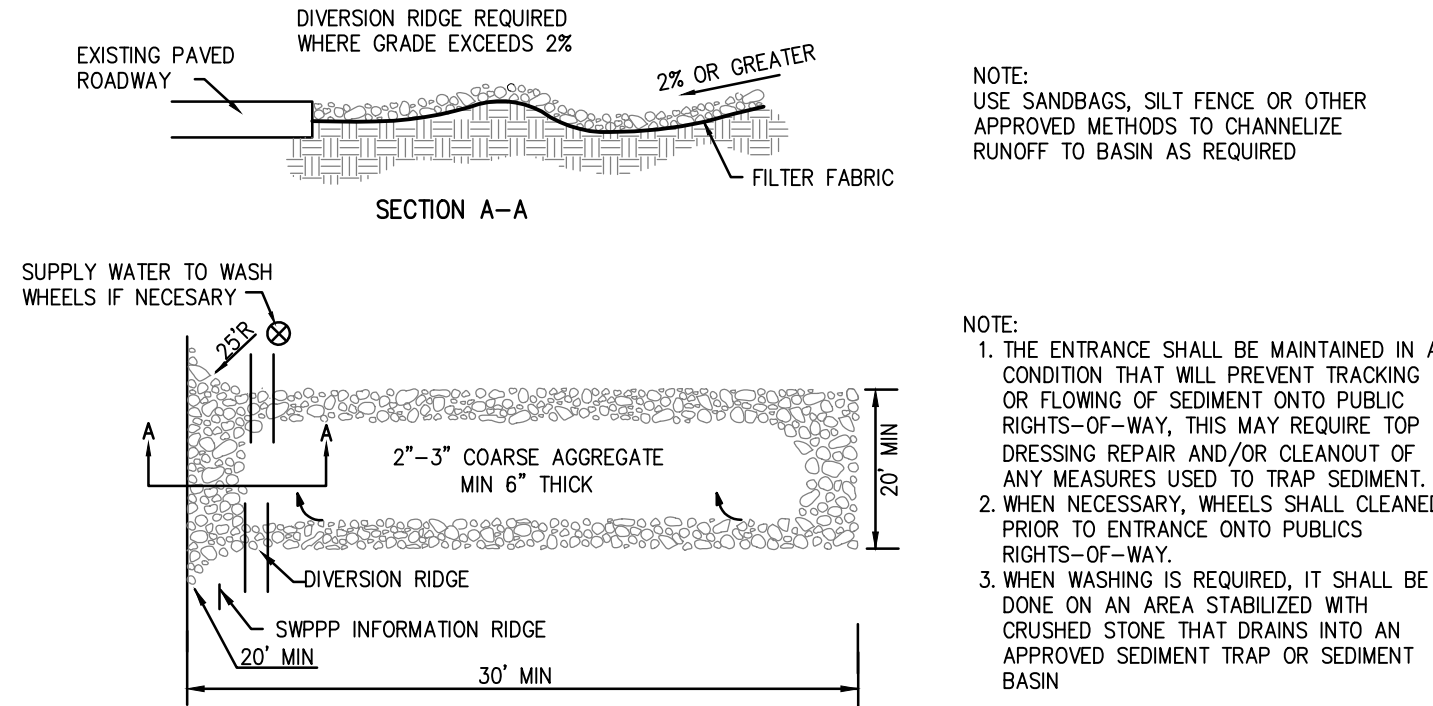
**SYMBOLS LEGEND**

- PROPERTY LINE/LIMITS OF DISTURBANCE
- /// PROPOSED SILT FENCE

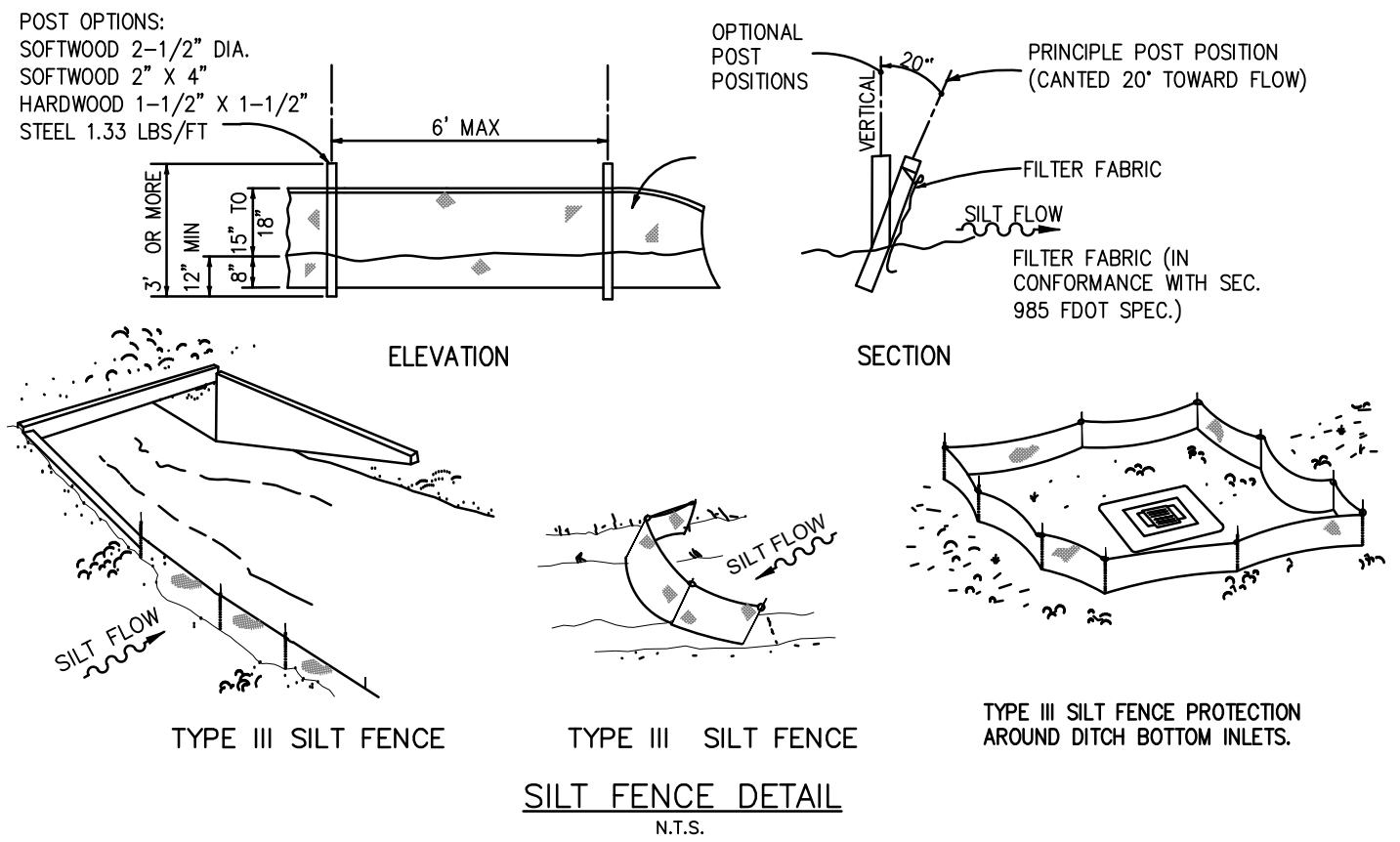
CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.



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



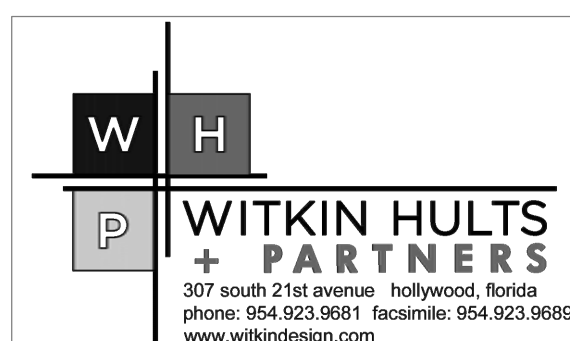
TEMPORARY CONSTRUCTION ENTRANCE DETAIL  
N.T.S.



SILT FENCE DETAIL  
N.T.S.



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# NINE HOLLYWOOD PHASE 2

## 1843 Jackson Street, Hollywood, FL

May 05, 2025

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

**EROSION CONTROL PLAN**  
AS SHOWN

**C-02**

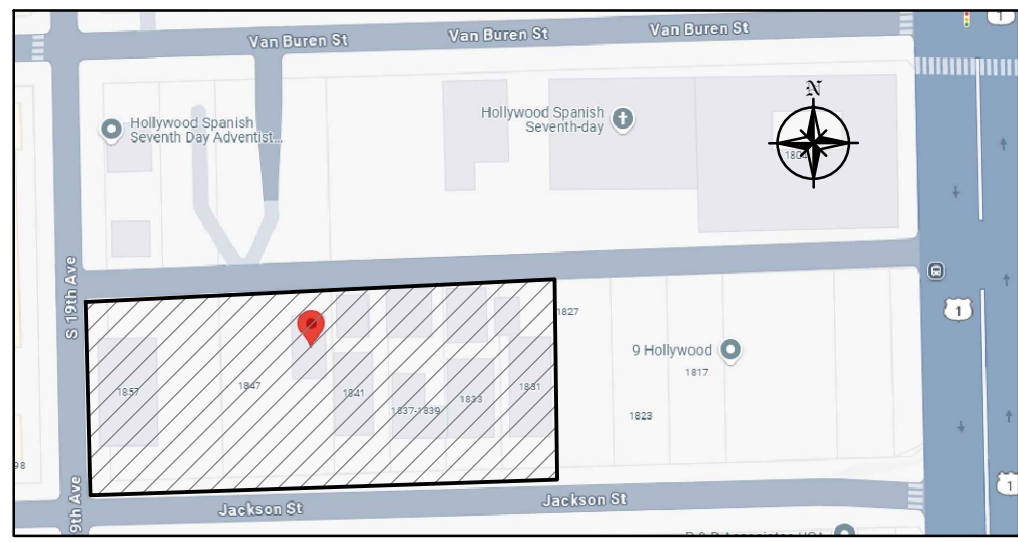
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NOTE:  
ROOF DRAIN TO CONNECT TO PROPOSED STORM SYSTEM

NOTE:  
ONLY STORM WATER IS PROPOSED ON DRAINAGE SYSTEM

NOTE:  
GENERATOR, MAIN ELECTRIC, TRANS. VAULT,  
EMERG. ELECTRIC, MDF, FIRE PUMP & ALL  
EQUIPMENTS SHALL BE INSTALLED AT 9.50'  
NAVD OR HIGHER



LOCATION MAP  
N.T.S.

NOTES:  
• ELEVATIONS ARE RELATIVE TO 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88).  
• ALL BUILDINGS WITH A FINISH FLOOR ELEVATION LOWER THAN THE FEMA 100 YEAR FLOOD ELEVATION SHALL BE PROTECTED WITH FLOOD PANELS TO BE CERTIFIED BY A LICENSED STRUCTURAL ENGINEER.

NOTES:  
a. 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.  
b. PAVERS:  
PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8TH 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.  
c. 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.

LEGEND  
--- PROPERTY LINE  
x11.3' EXISTING ELEVATION  
7.50' PROP. GRADING ELEVATION  
MEG MATCH EXISTING GRADE  
GRASS  
CONCRETE  
ASPHALT  
PAVERS  
TYPE D CURB  
DROP CURB  
TYPE F CURB & GUTTER

PROP. 18" AREA DRAIN  
RIM ELEV. 7.00'  
INV. ELEV. 2.50'

PROP. ADA RAMP W/  
DETECTABLE WARNINGS  
PER FDOT INDEX  
522-002 TYPE CR-G

6'x6' DEDICATION

PROP. CB  
RIM ELEV. 7.00'  
INV. ELEV. 2.50'

INSTALL 10LF OF 18"  
EXFILTRATION TRENCH

INSTALL 80LF OF 18"  
EXFILTRATION TRENCH

PROP. DRAINAGE WELL  
RIM ELEV. 7.05'  
INV. ELEV. 2.50'

10'x10' DEDICATION

PROP. ADA RAMP W/  
DETECTABLE WARNINGS  
PER FDOT INDEX  
522-002 TYPE CR-L

PROP. 4"  
TRENCH DRAIN  
RIM ELEV. 7.00'  
INV. ELEV. 2.50'

PROP. 4"  
TRENCH DRAIN  
RIM ELEV. 7.05'  
INV. ELEV. 2.50'

PROP. 4"  
TRENCH DRAIN  
RIM ELEV. 7.00'  
INV. ELEV. 2.50'

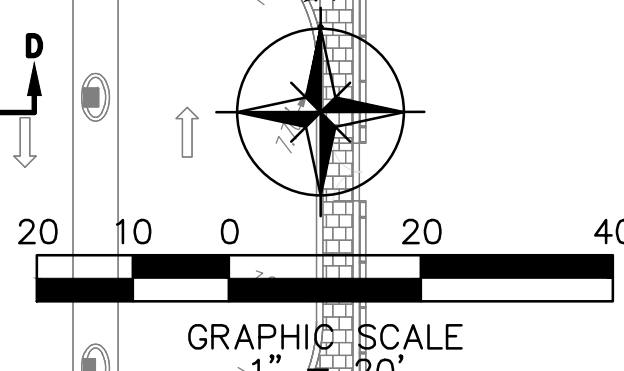
INSTALL 20LF OF 18"  
EXFILTRATION TRENCH

INSTALL 40LF OF 18"  
EXFILTRATION TRENCH

PROP. DRAINAGE WELL  
RIM ELEV. 7.60'  
INV. ELEV. 3.00'

INSTALL 20LF OF 18"  
EXFILTRATION TRENCH

PROP. CB  
RIM ELEV. 7.30'  
INV. ELEV. 3.00'



SIDEWALK TO BE  
FLUSHED &  
CONTINUOUS THROUGH  
DRIVEWAY OPENINGS

PROP. DROP CURB  
PROP. TYPE D CURB

INSTALL 50LF OF 18"  
EXFILTRATION TRENCH

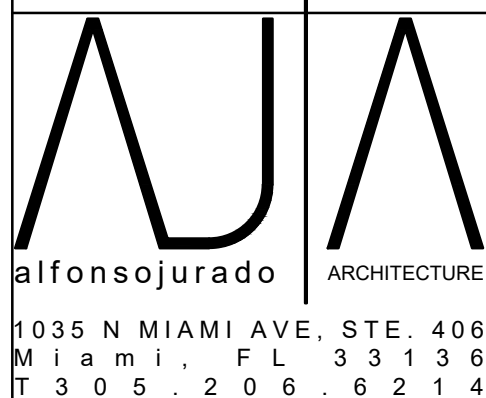
PROP. SIDEWALK  
TO MATCH EXISTING  
PROP. TYPE J  
CATCH BASIN

NOTE:  
PROPOSED LANDSCAPING SHALL  
NOT OBSTRUCT STORMWATER  
RUNOFF RETENTION

NOTE:  
ALL PEDESTRIAN SHALL HAVE A  
MAXIMUM CROSS SLOPE OF 2% AND A  
MAXIMUM LONGITUDINAL SLOPE OF 5%  
TO COMPLY WITH ADA REQUIREMENTS

NOTE:  
ANY LIP FROM 1/4" BUT NO  
GREATER THAN 1/2" WILL BE  
BEVELED TO MEET ADA  
REQUIREMENTS

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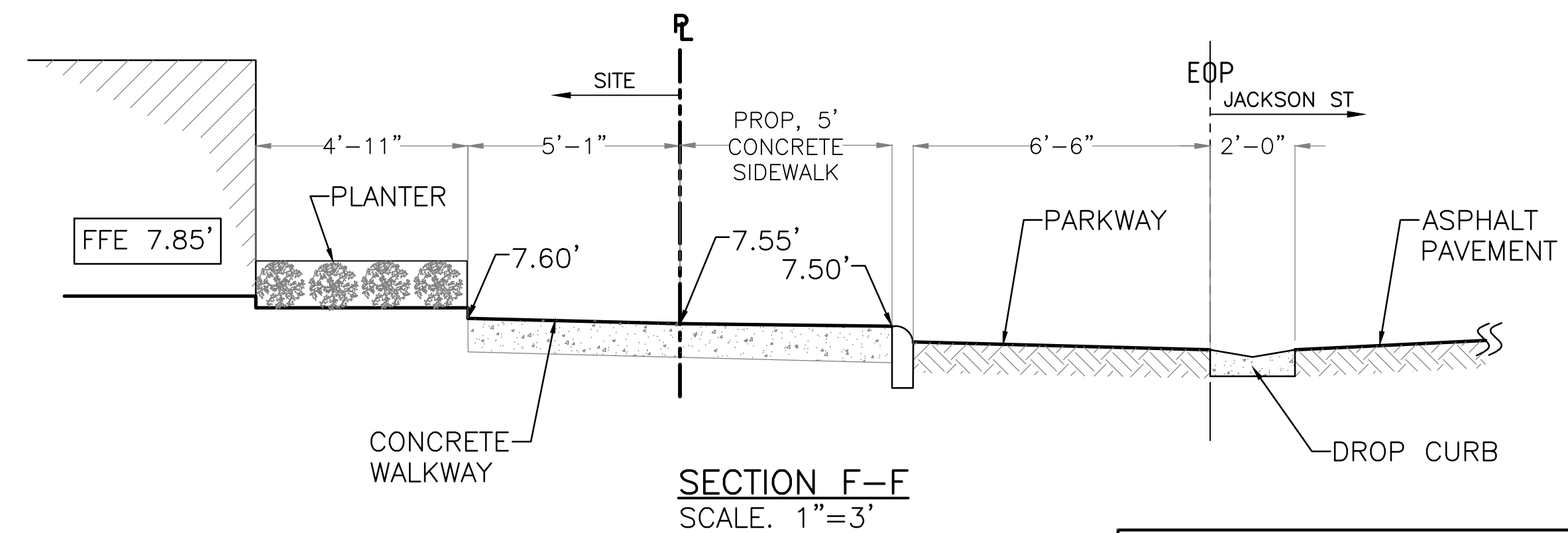
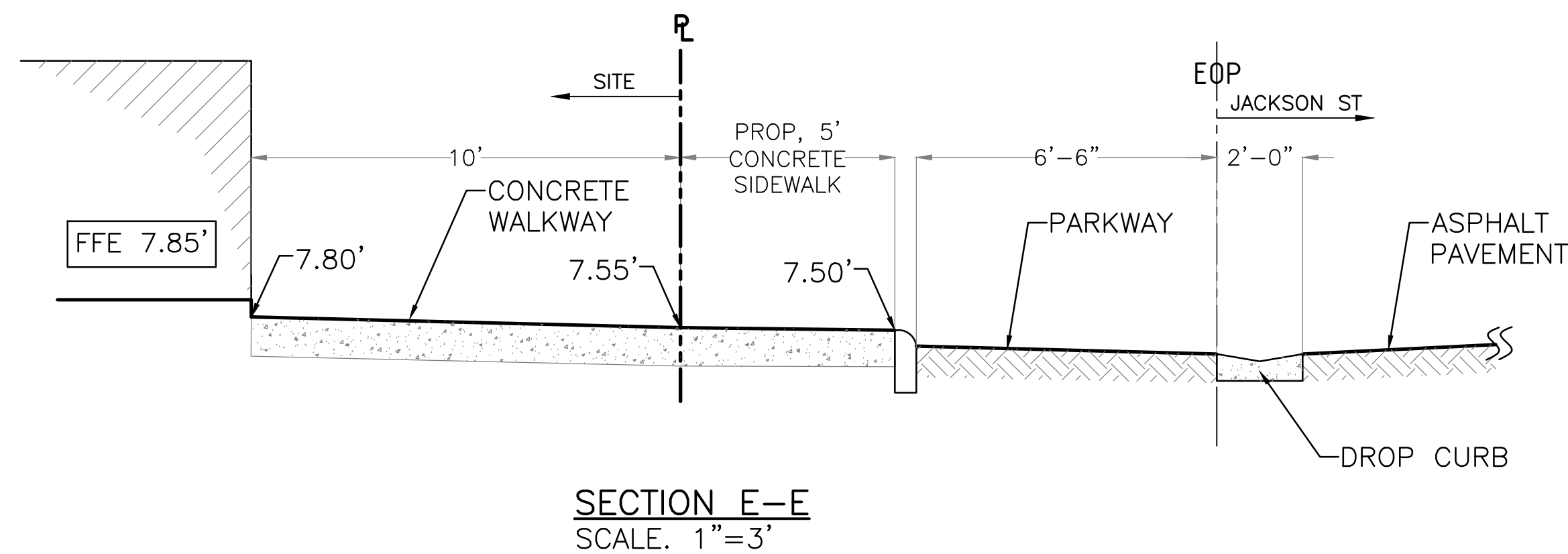
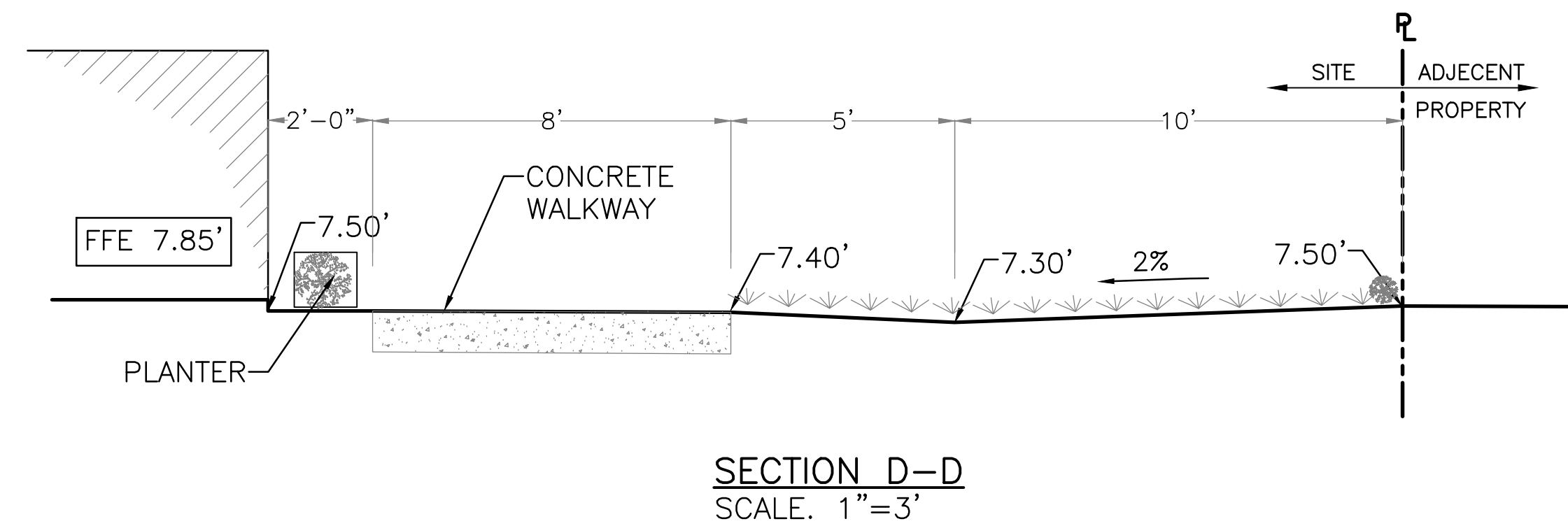
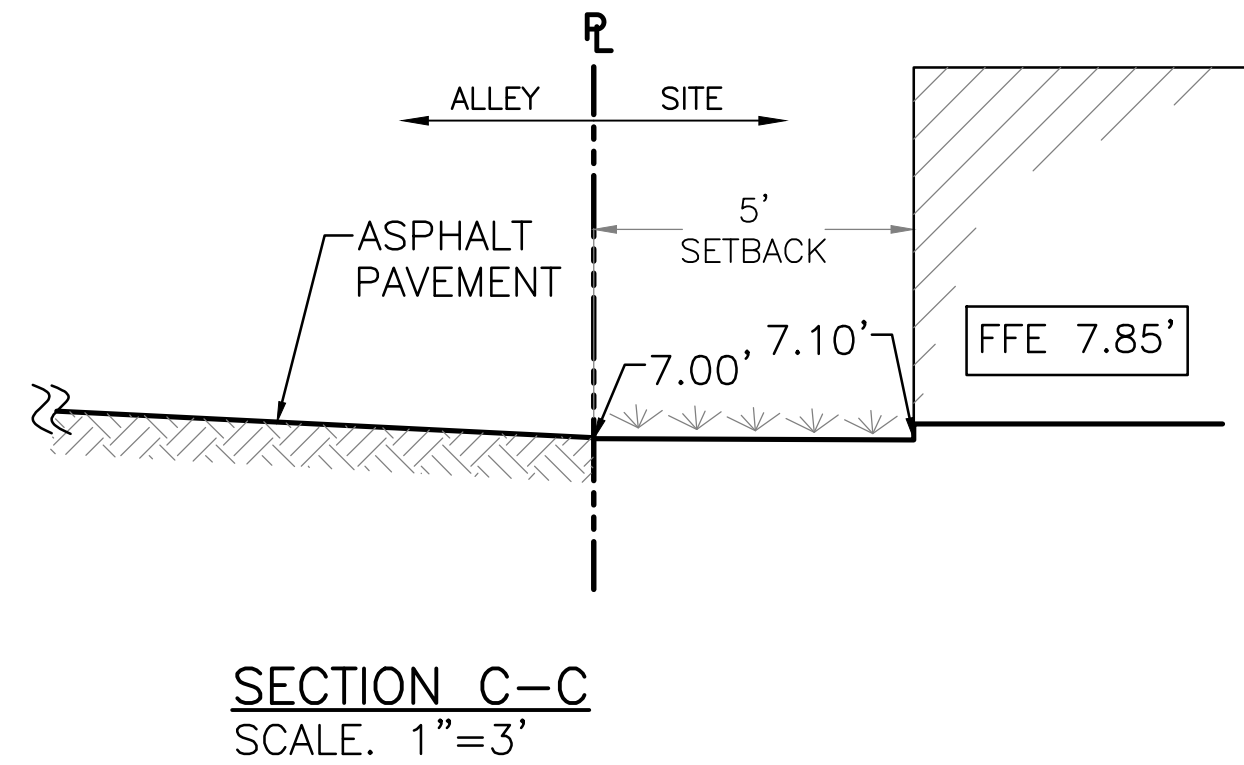
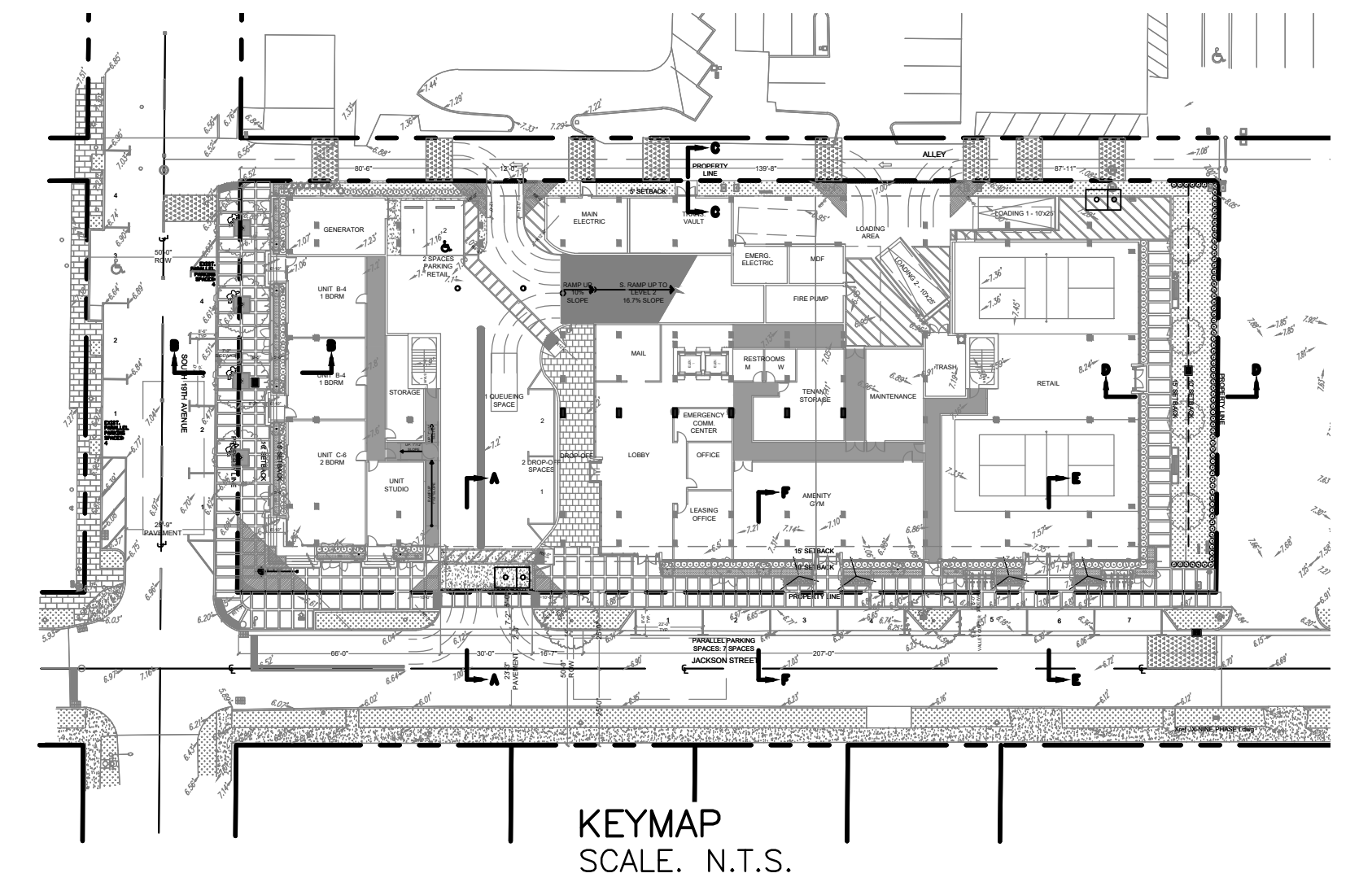
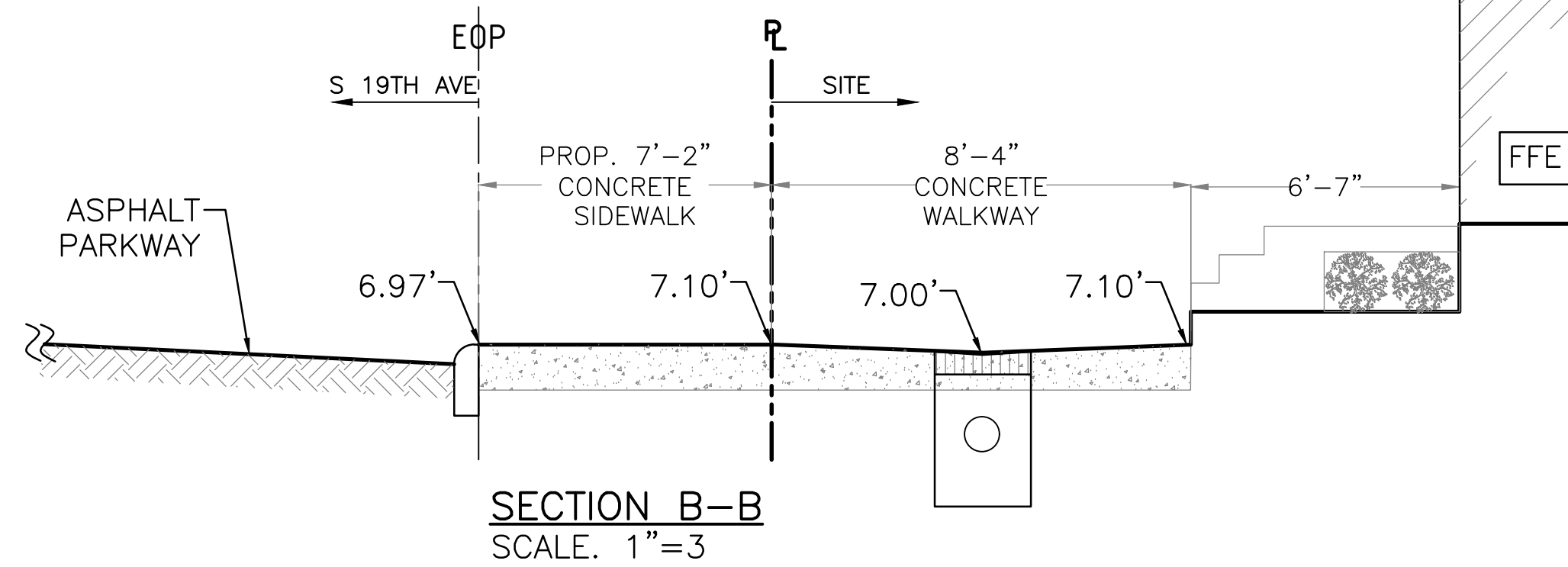
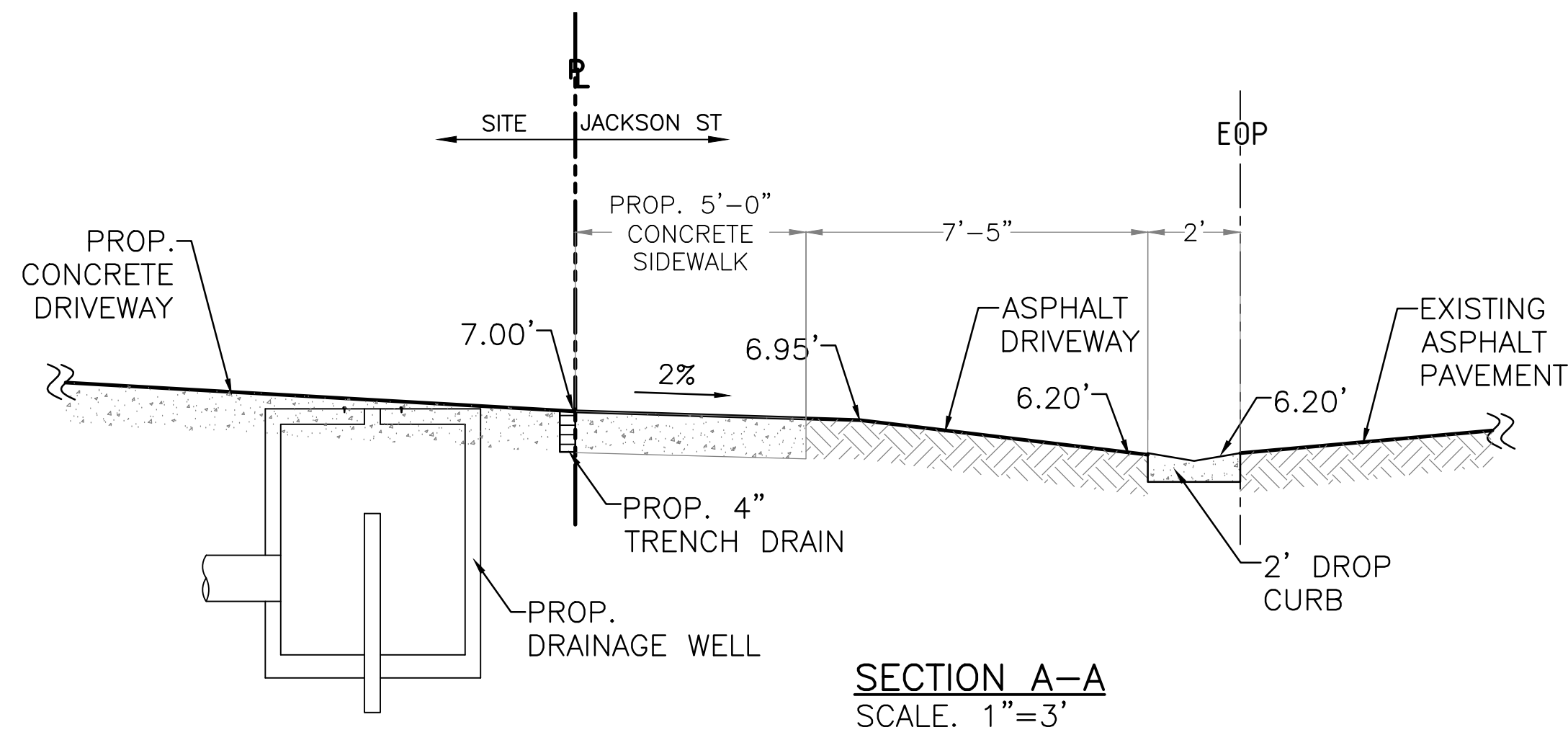


**NINE HOLLYWOOD PHASE 2**  
1843 Jackson Street, Hollywood, FL  
May 05, 2025

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

**PAVING, GRADING & DRAINAGE**  
AS SHOWN  
**C-03A**

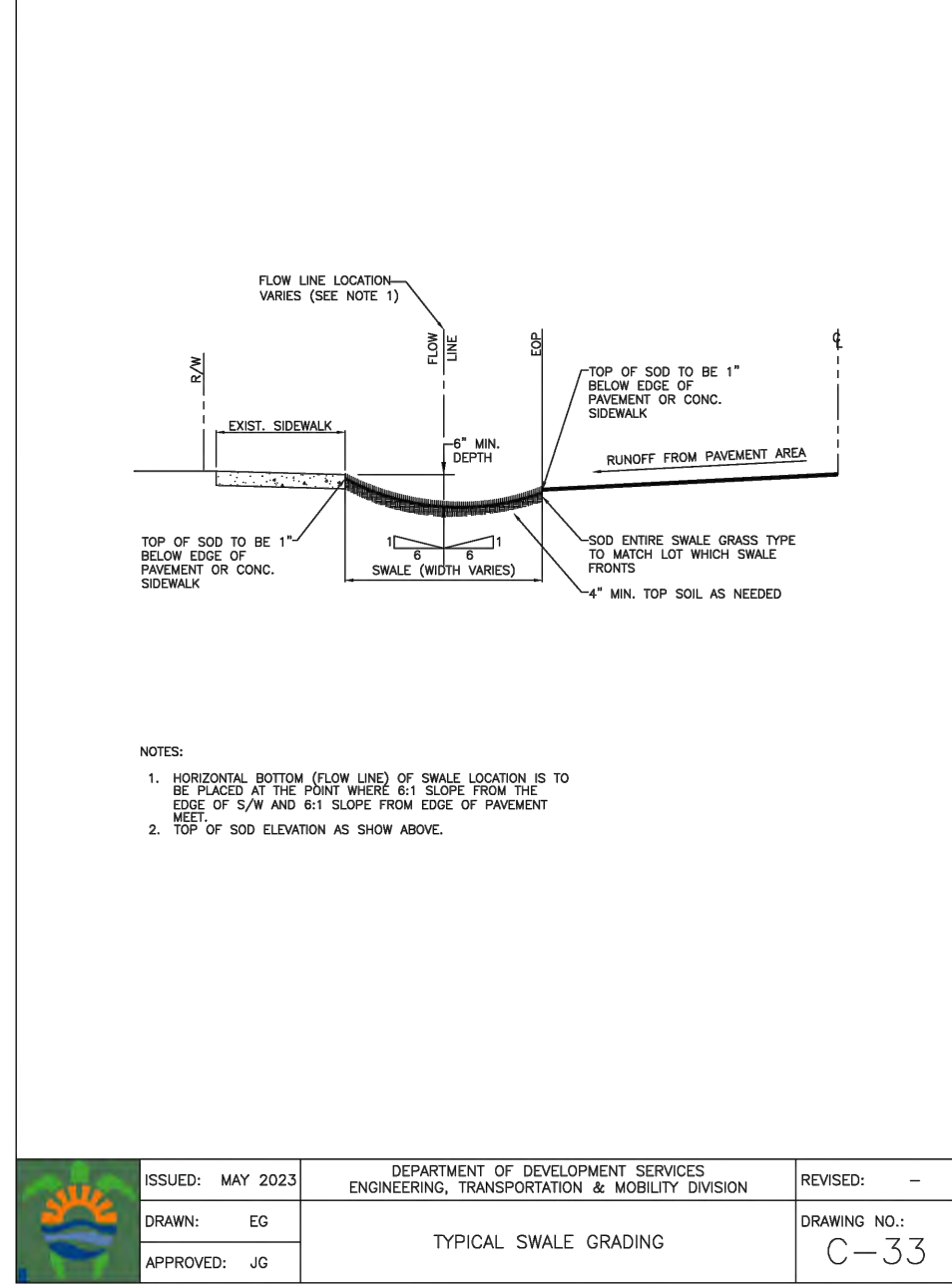
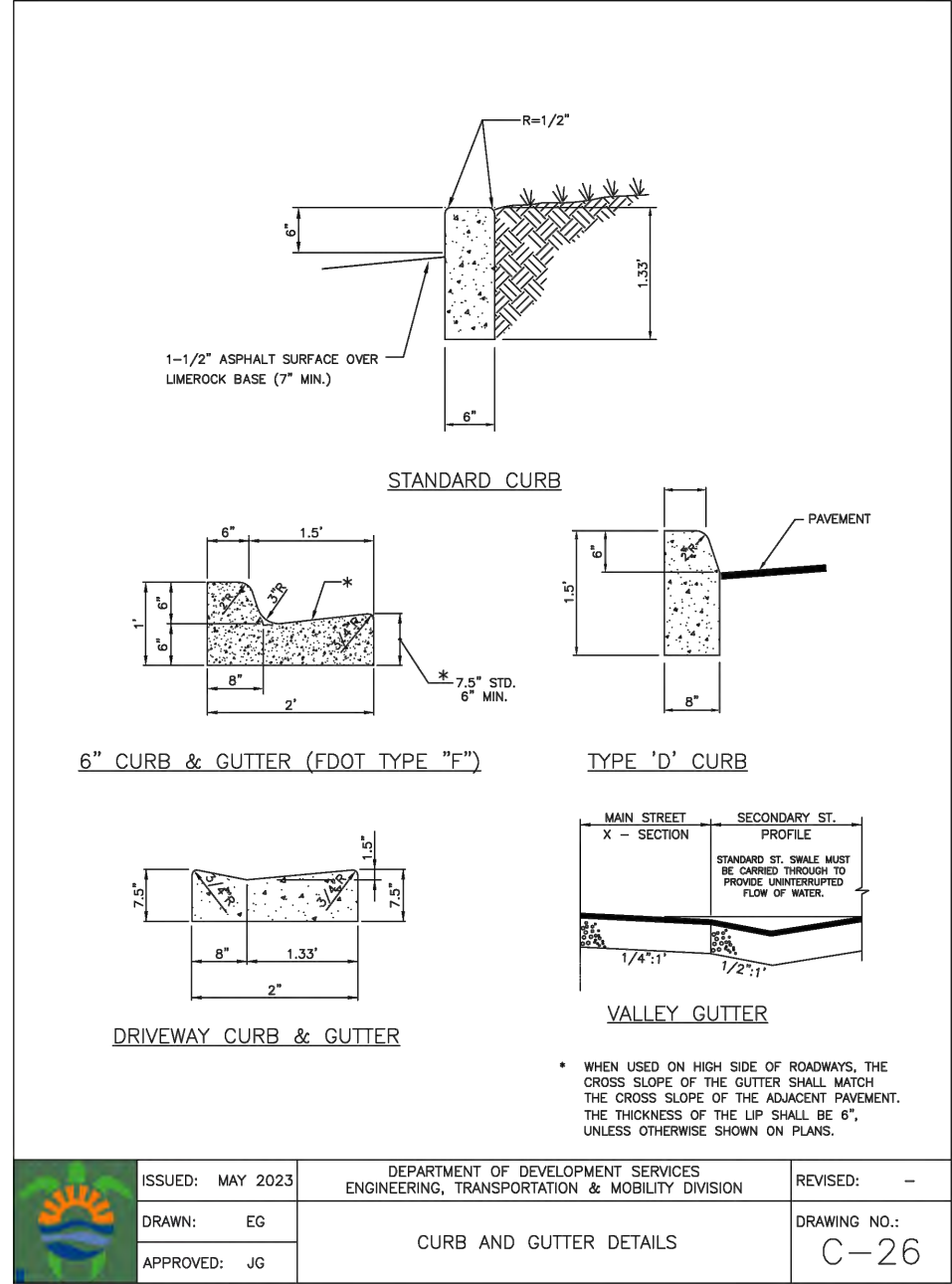
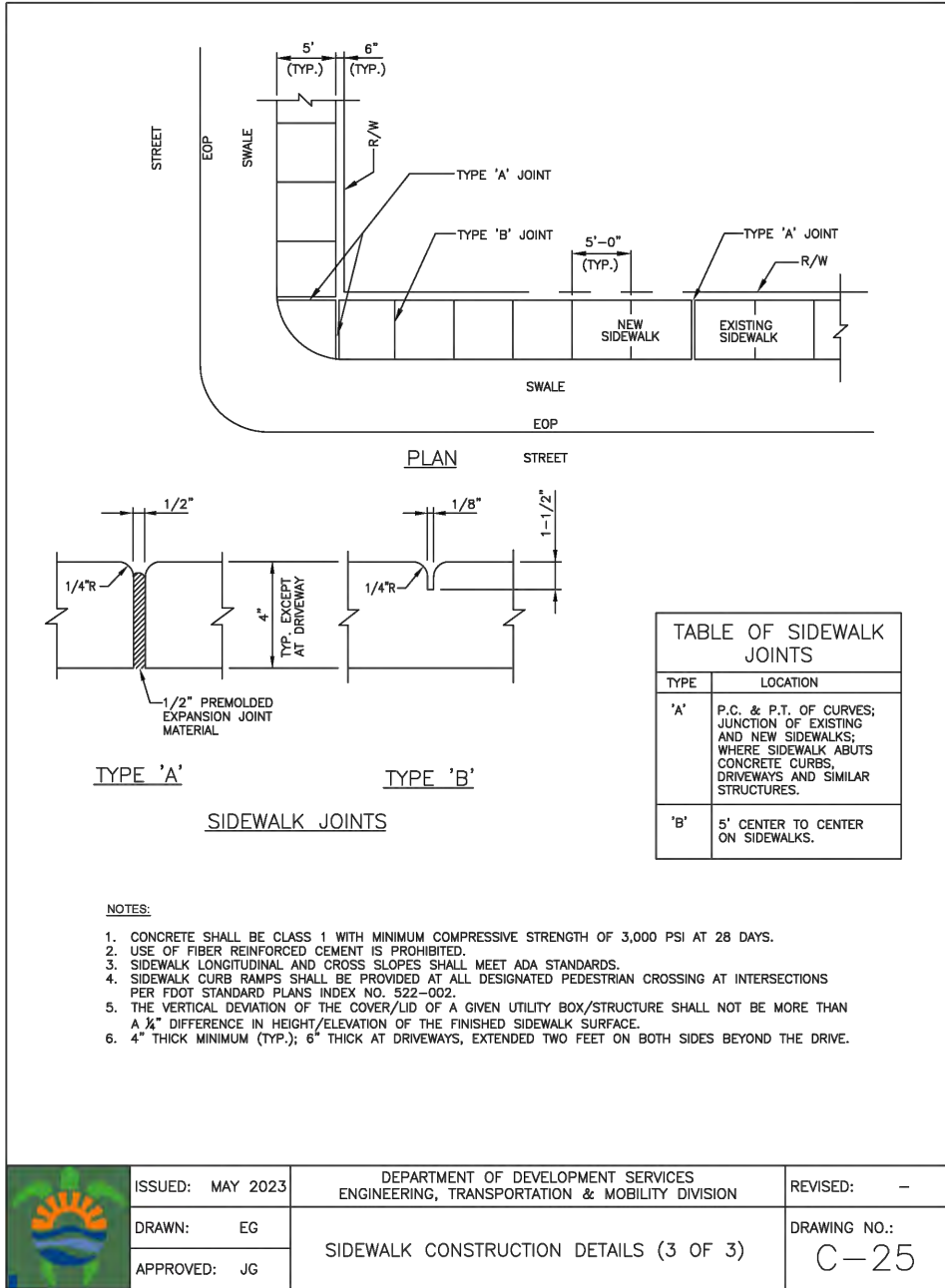
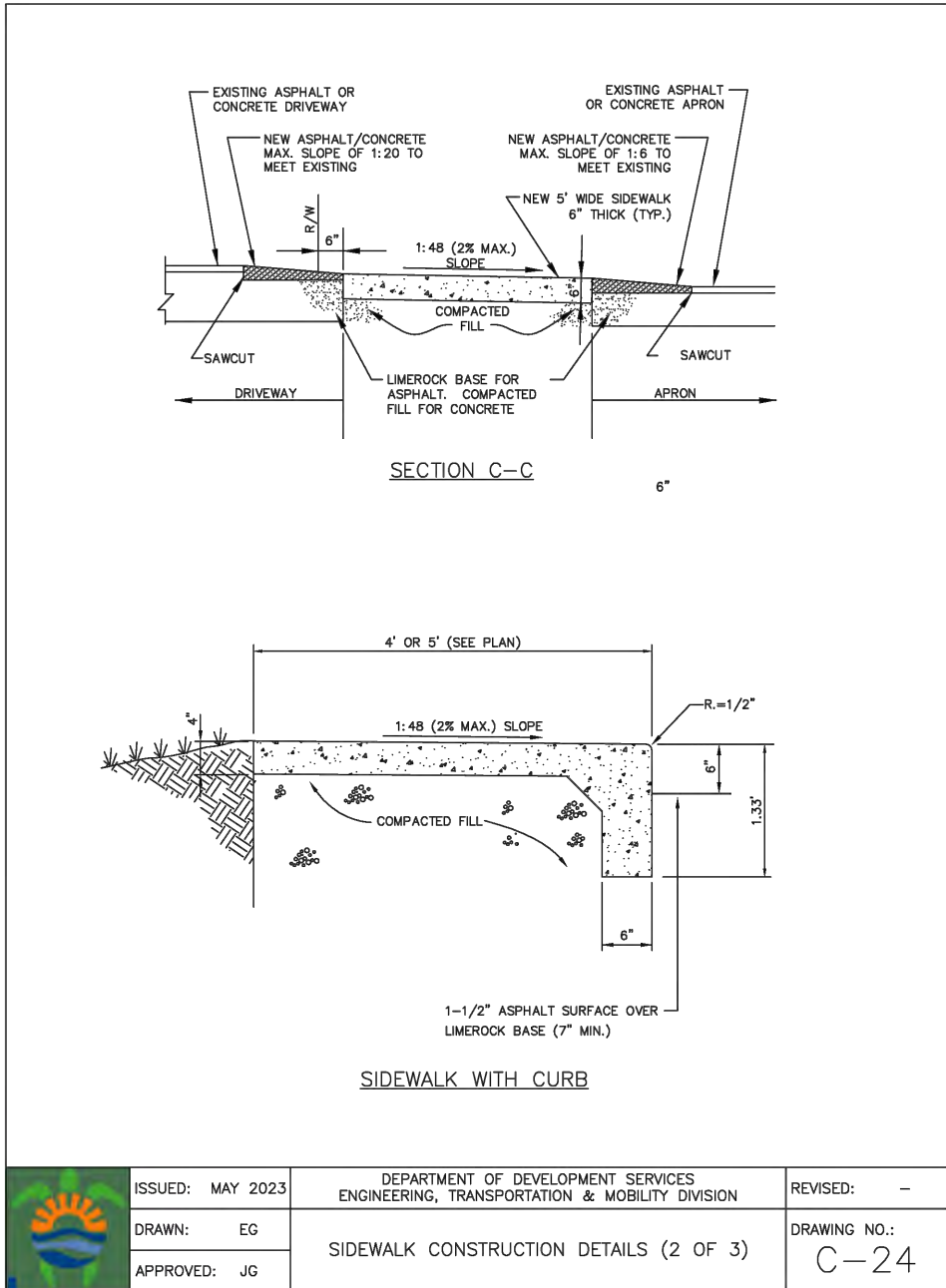
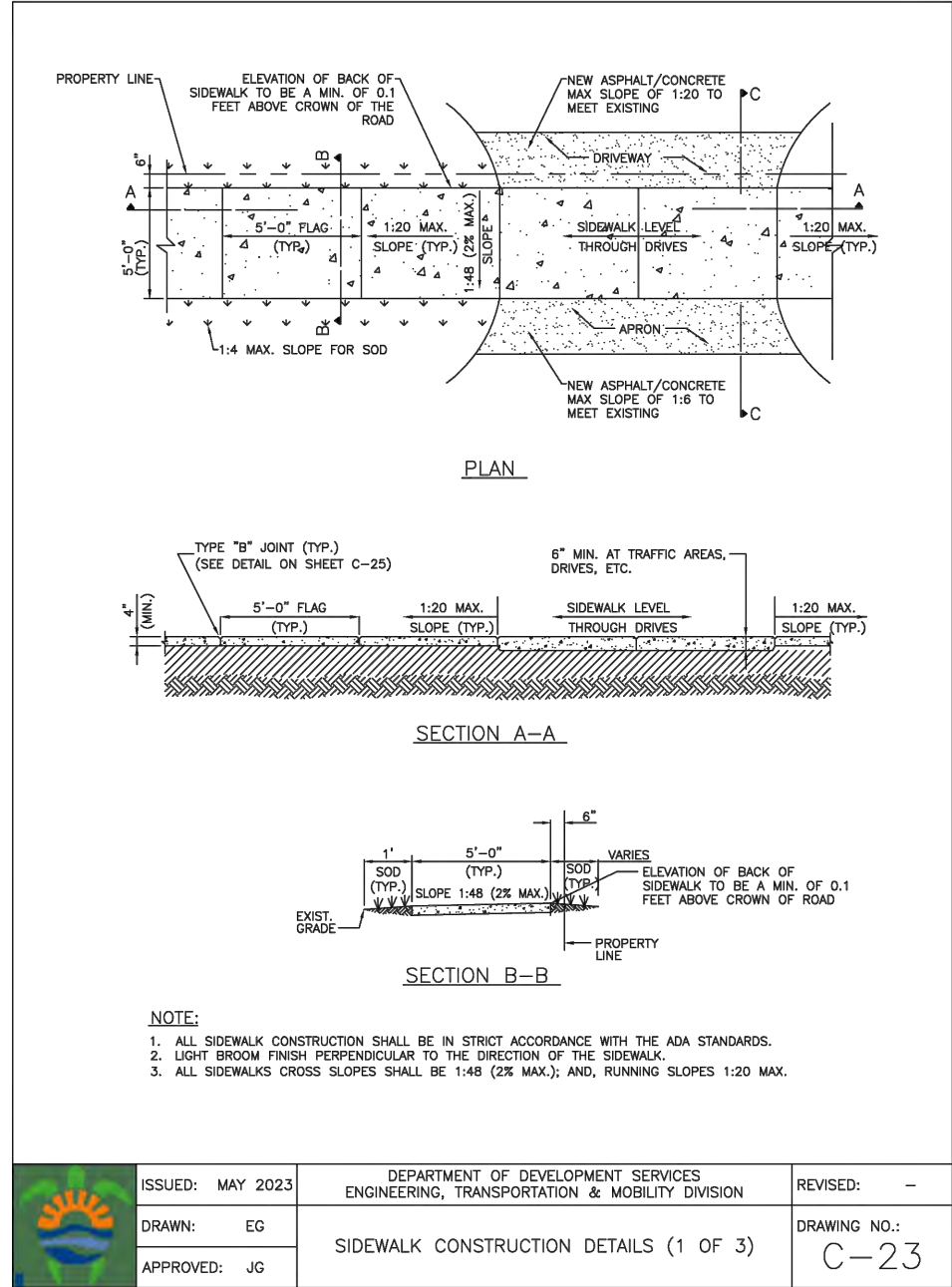




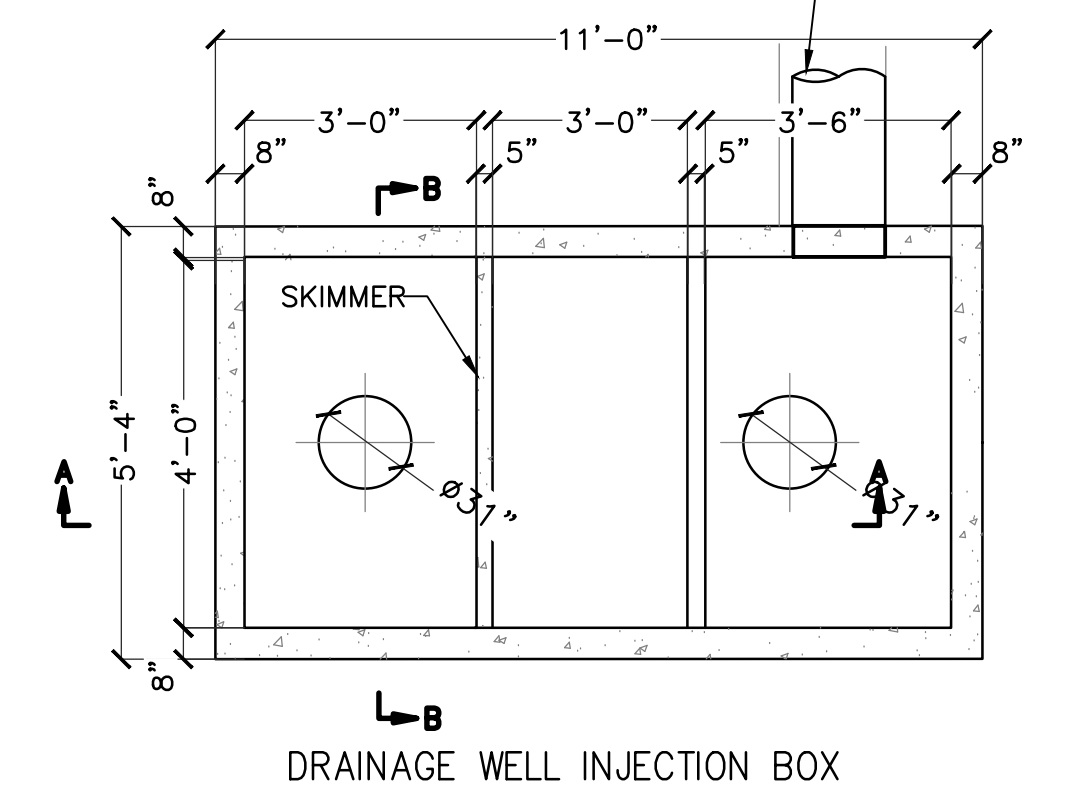
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TAC COMMENTS	07/08/2025	J.S.





FRAME AND COVER TO BE US. FOUNDRY MODEL N° 195—EBWTL BOLTED WATER TIGHT MANHOLE RING AND COVERS OR EQUAL W THE WORDS "STROM SEWER" CAST ON COVER

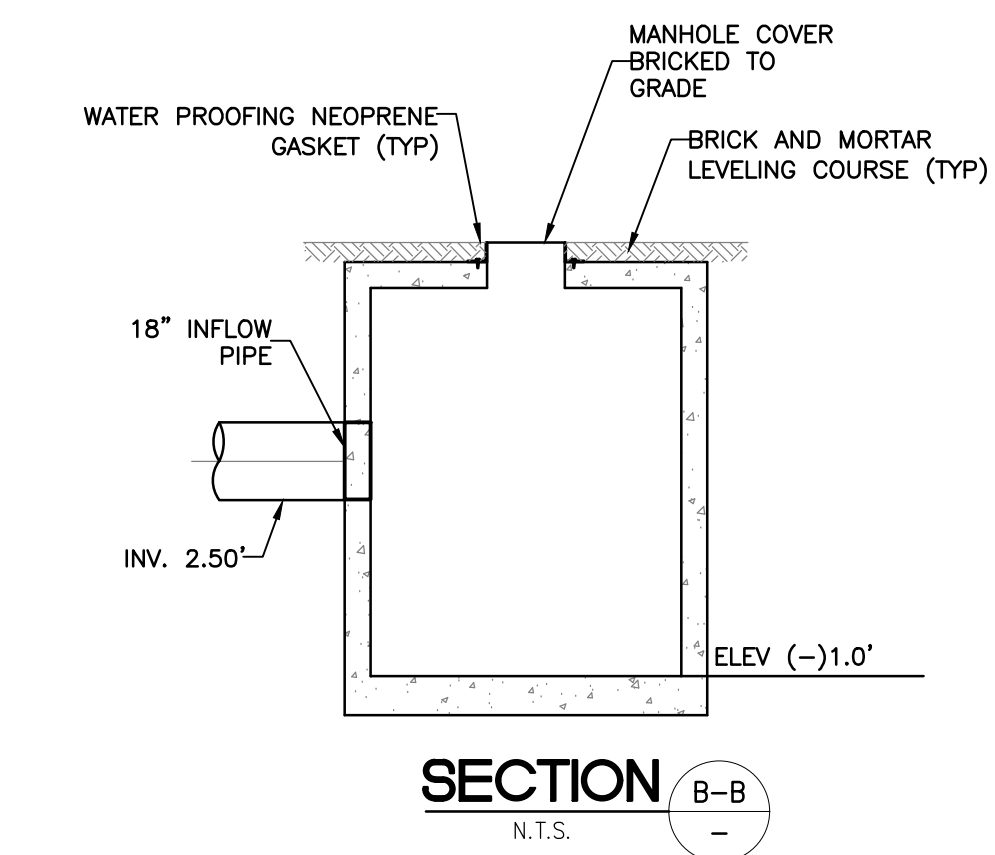


DRAINAGE WELL INJECTION BOX

DETAIL 1

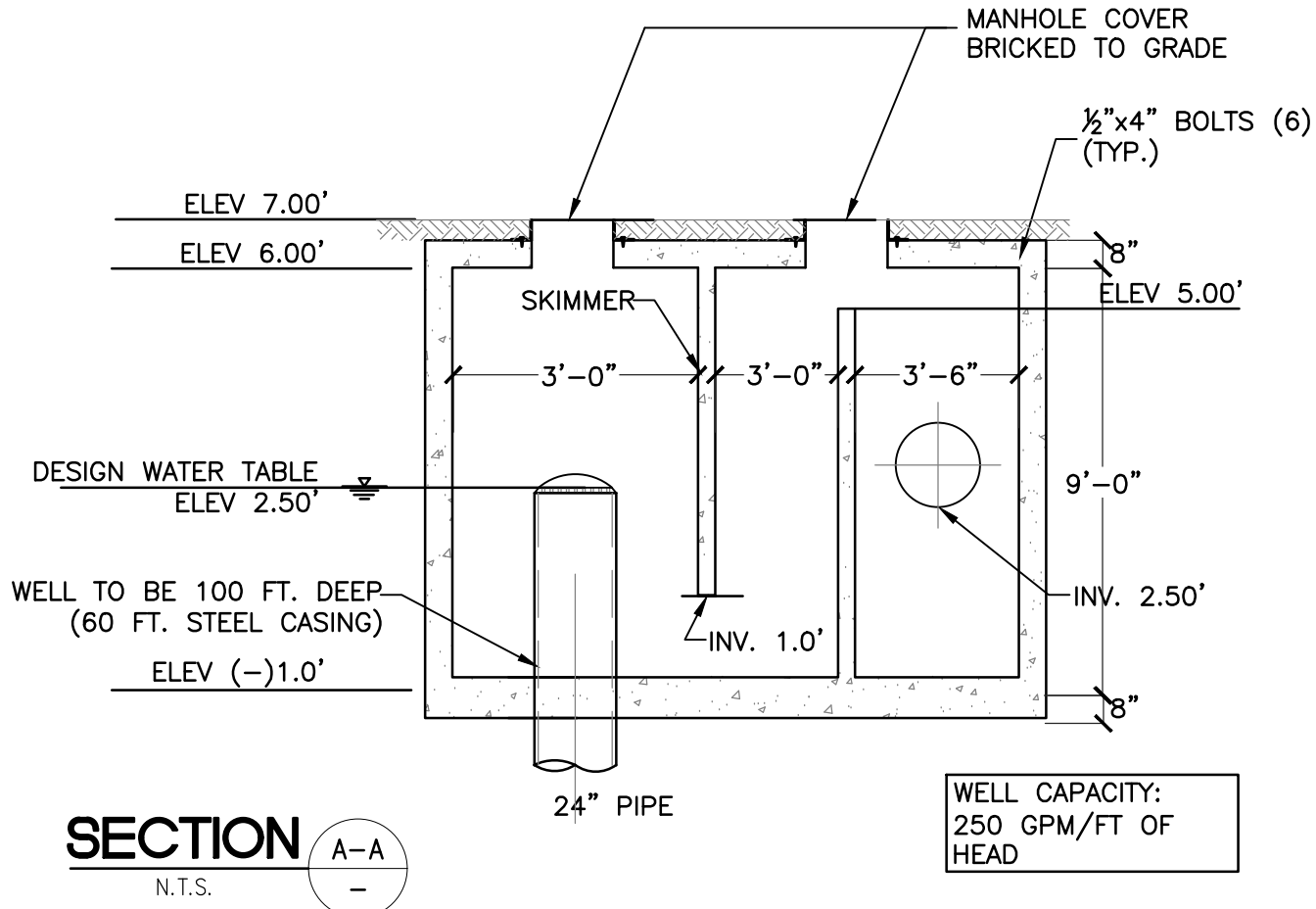
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STD



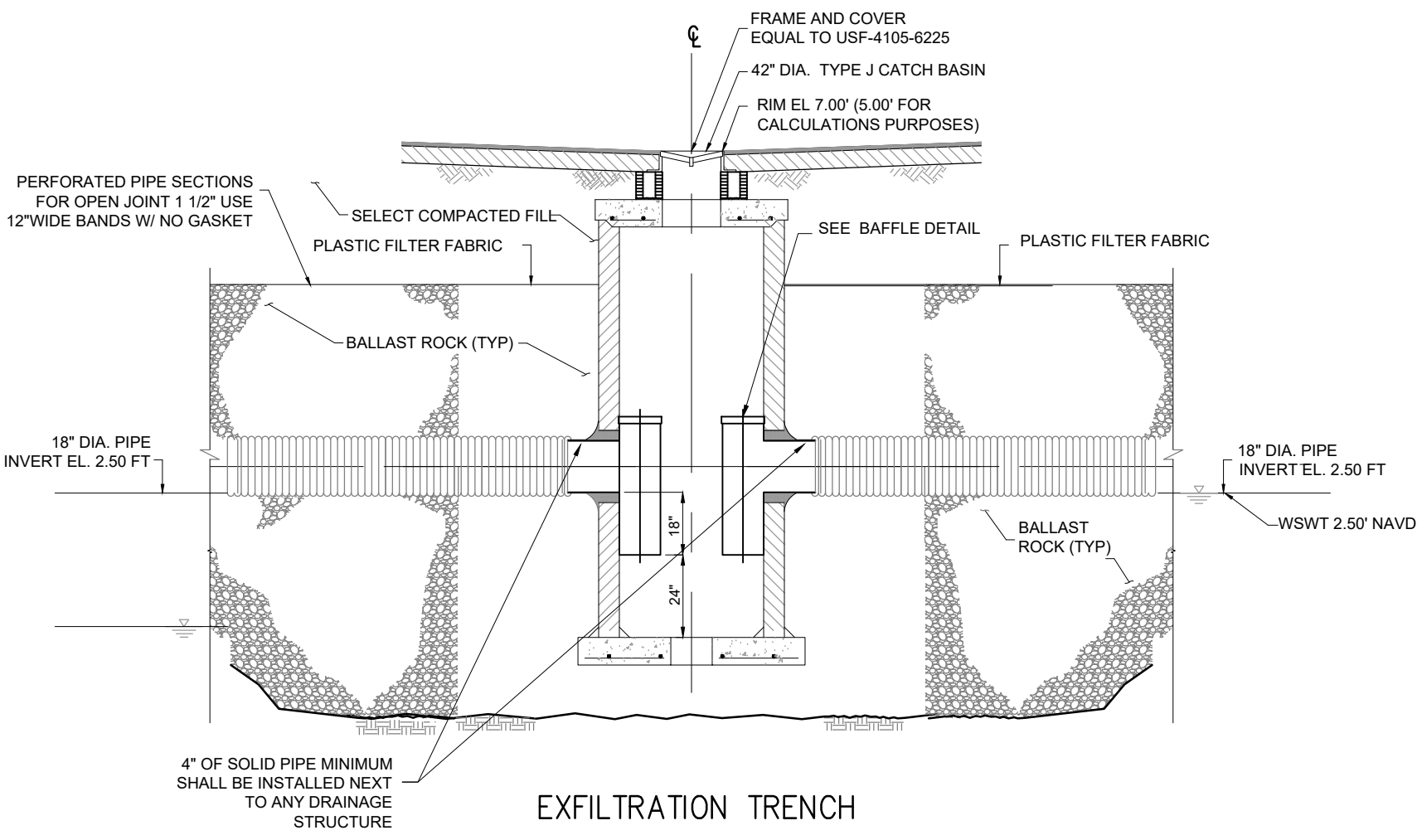
SECTION B-B

N.T.S.



SECTION A-A

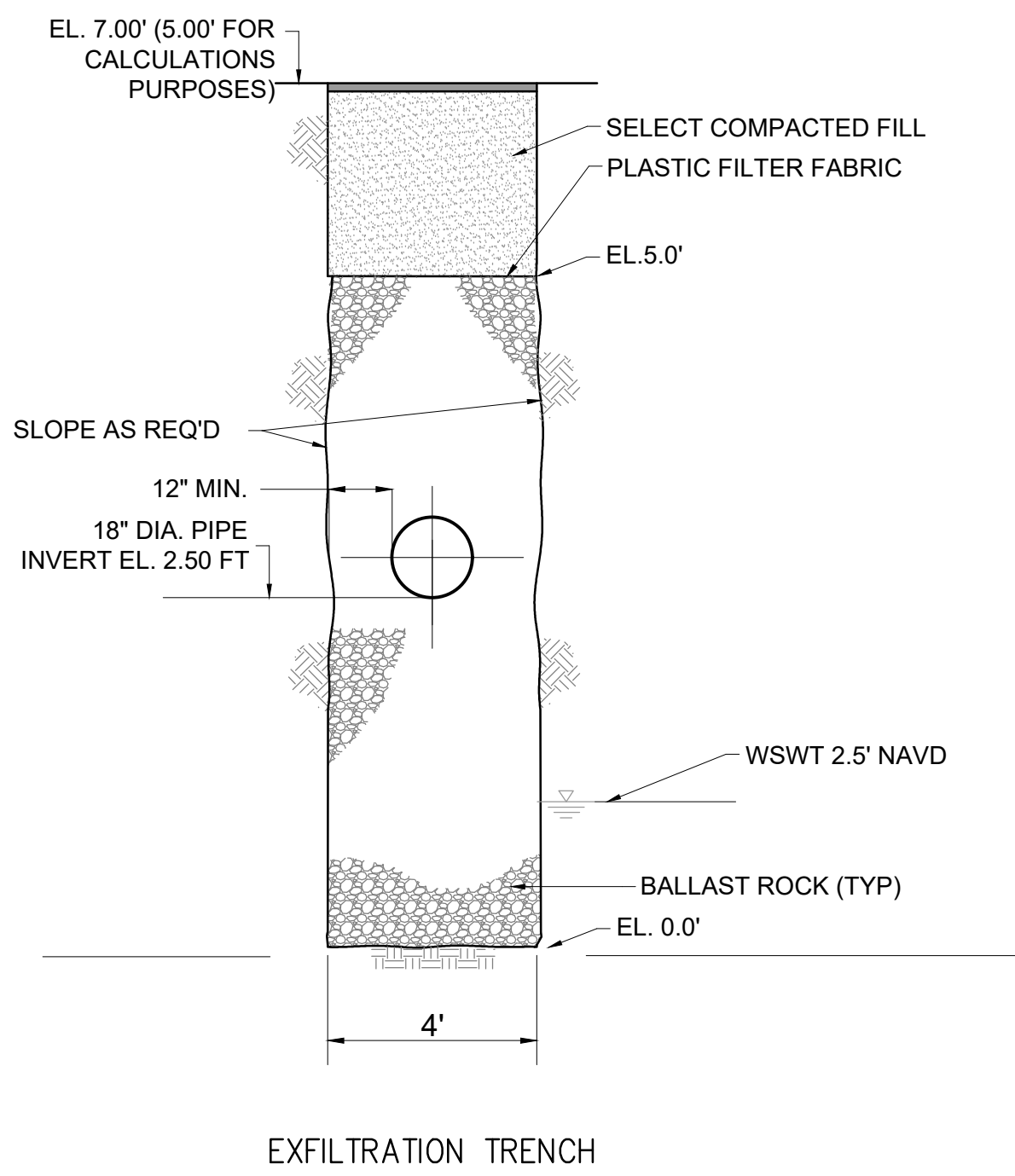
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DETAIL 3

NTS

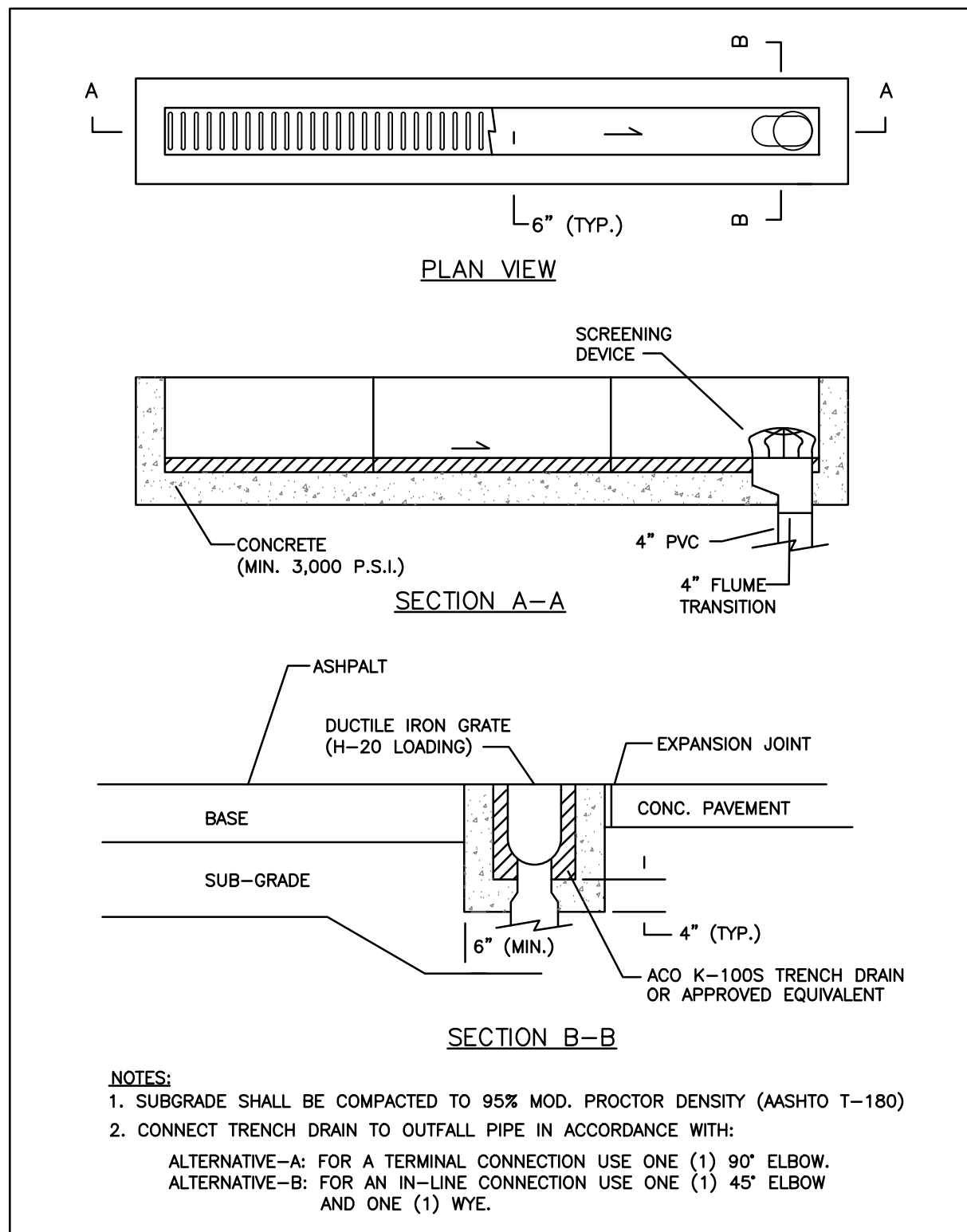
STD



DETAIL 2

NTS

STD



TRENCH DRAIN DETAIL

DETAIL 4

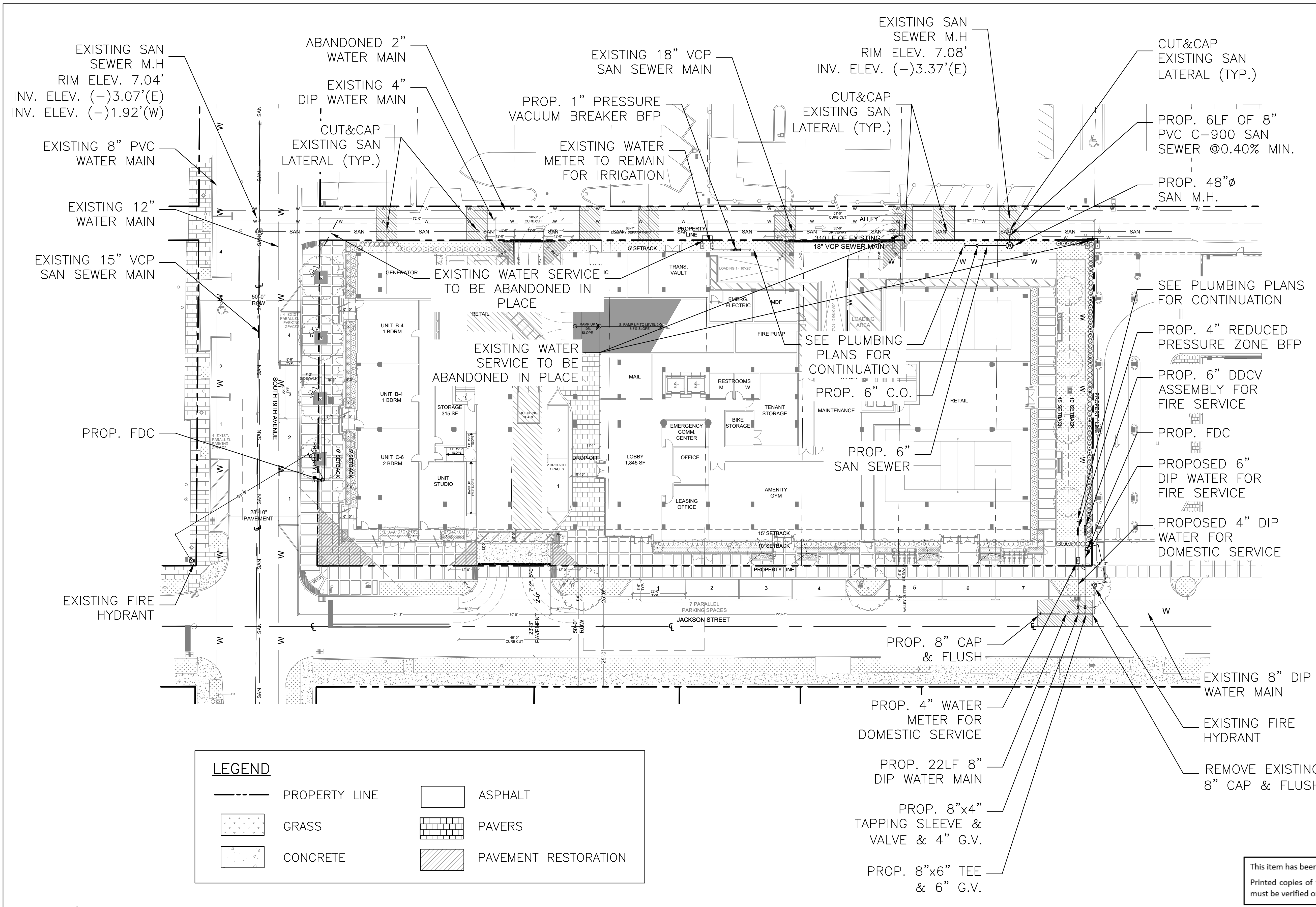
NTS

STD

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**NOTE:**

—ALL ELEVATIONS ARE RELATIVE TO NAVD 88.

—MINIMUM COVER FOR SEWER PIPE IS 36\"/>

**NOTE:**

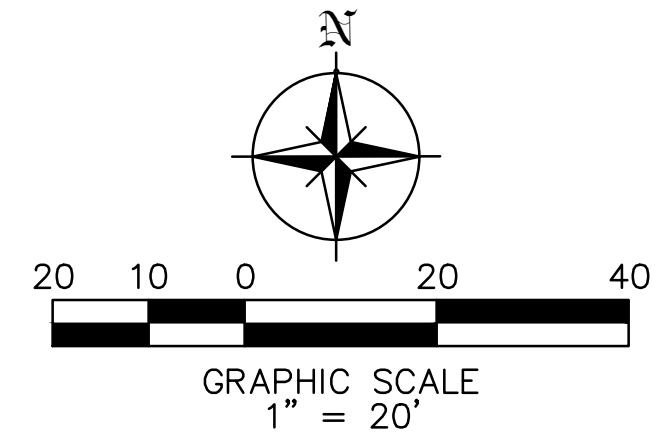
—ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II OR IV LICENSE PER F.S.653.102

**NOTE:**

—DURING INSTALLATION OF 48\"/>

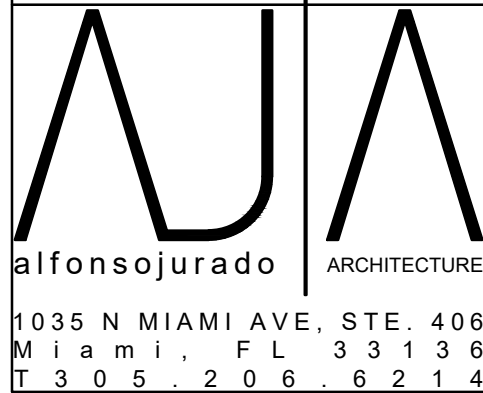
**NOTE:**

ALL PIPING USED IN PRIVATE FIRE SERVICE MAINS SHALL COMPLY WITH NFPA CHAPTER 10 IN ITS ENTIRELY

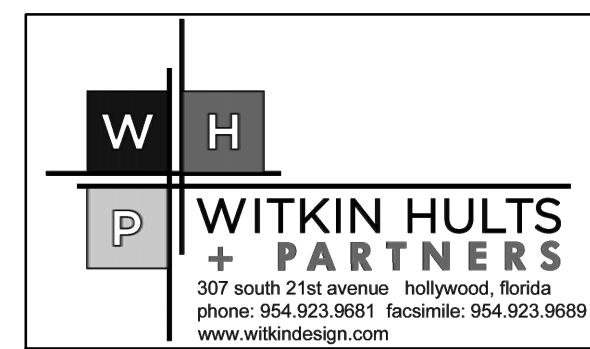


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# NINE HOLLYWOOD PHASE 2

## 1843 Jackson Street, Hollywood, FL

May 05, 2025

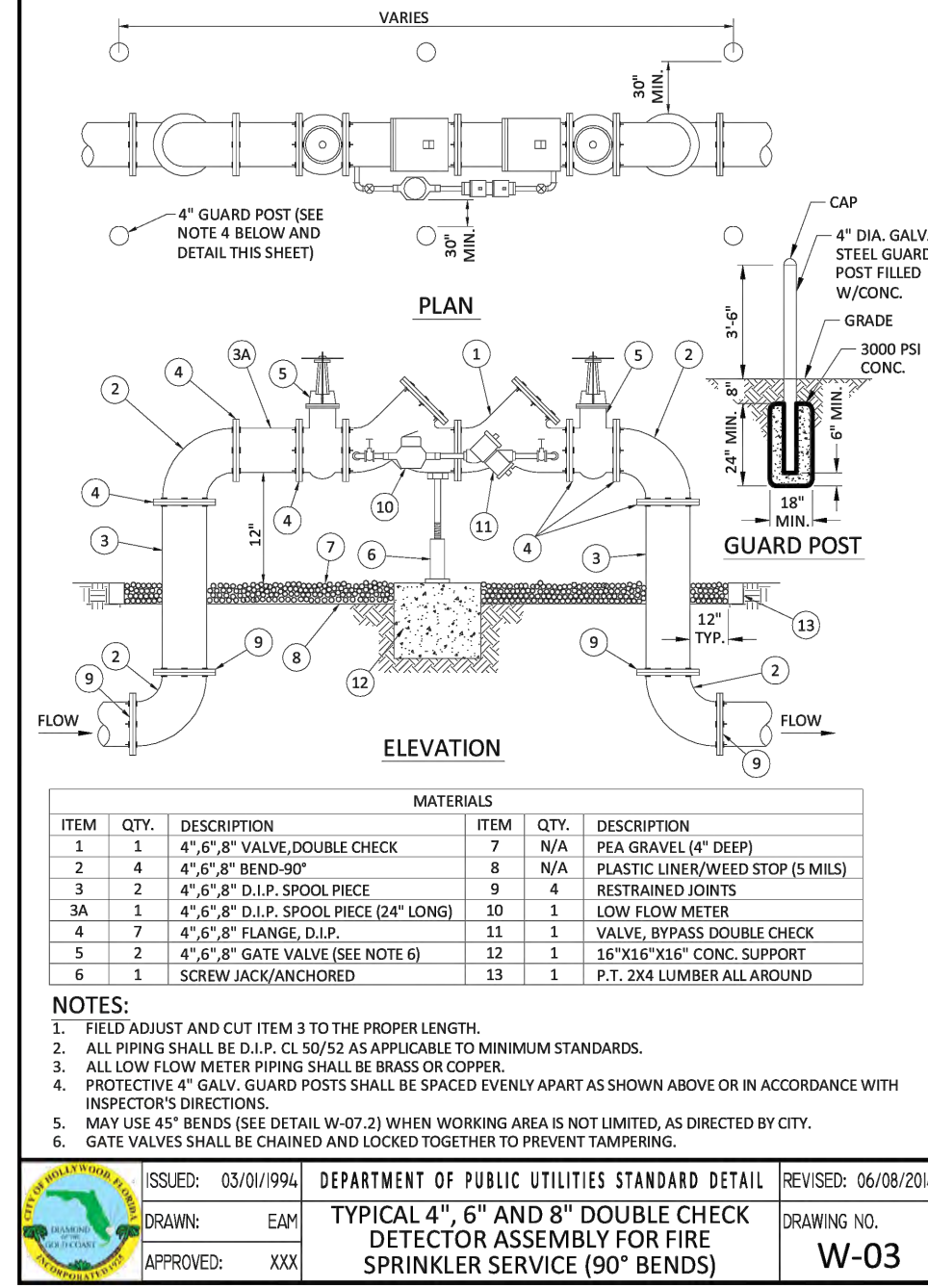
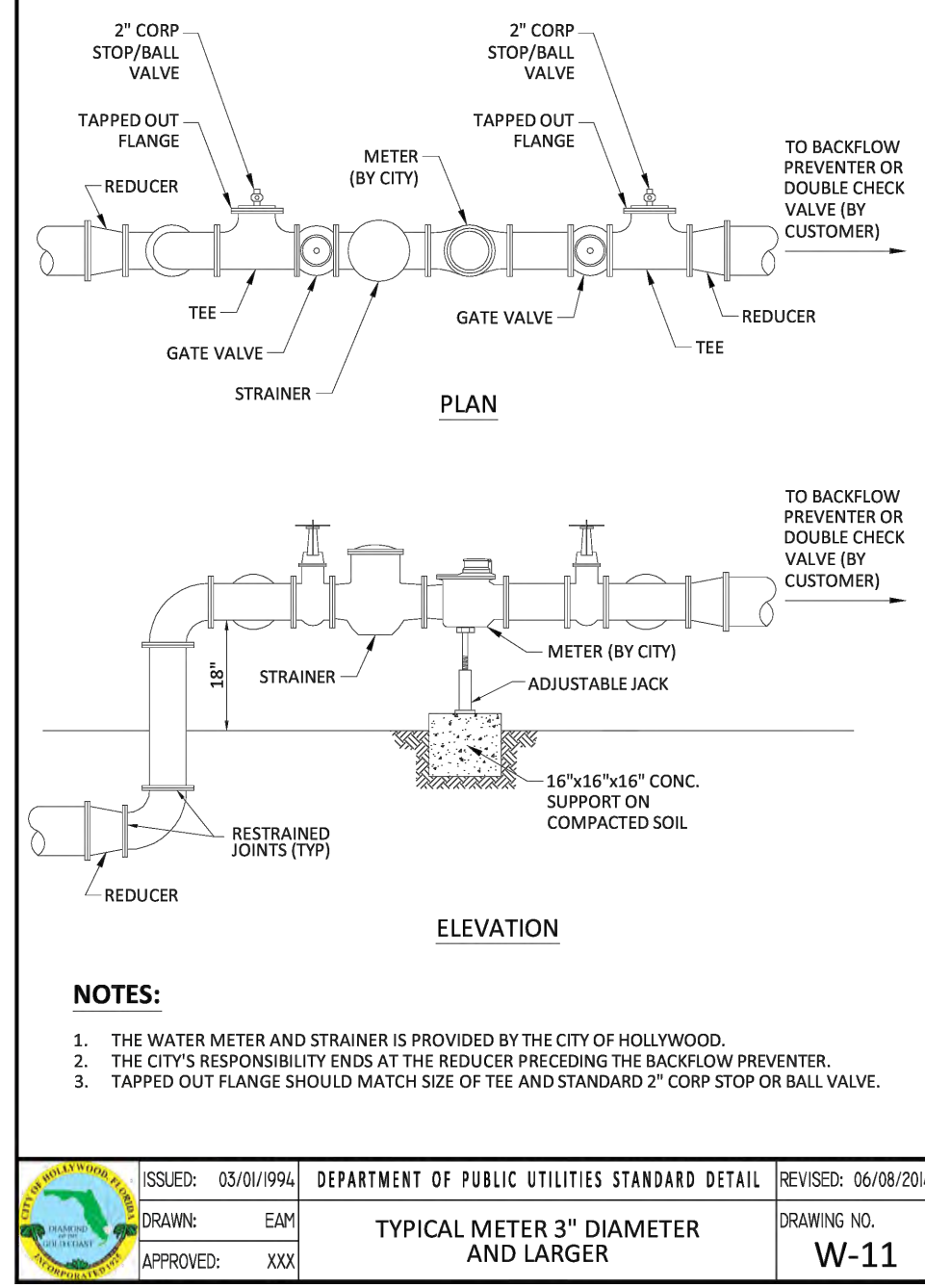
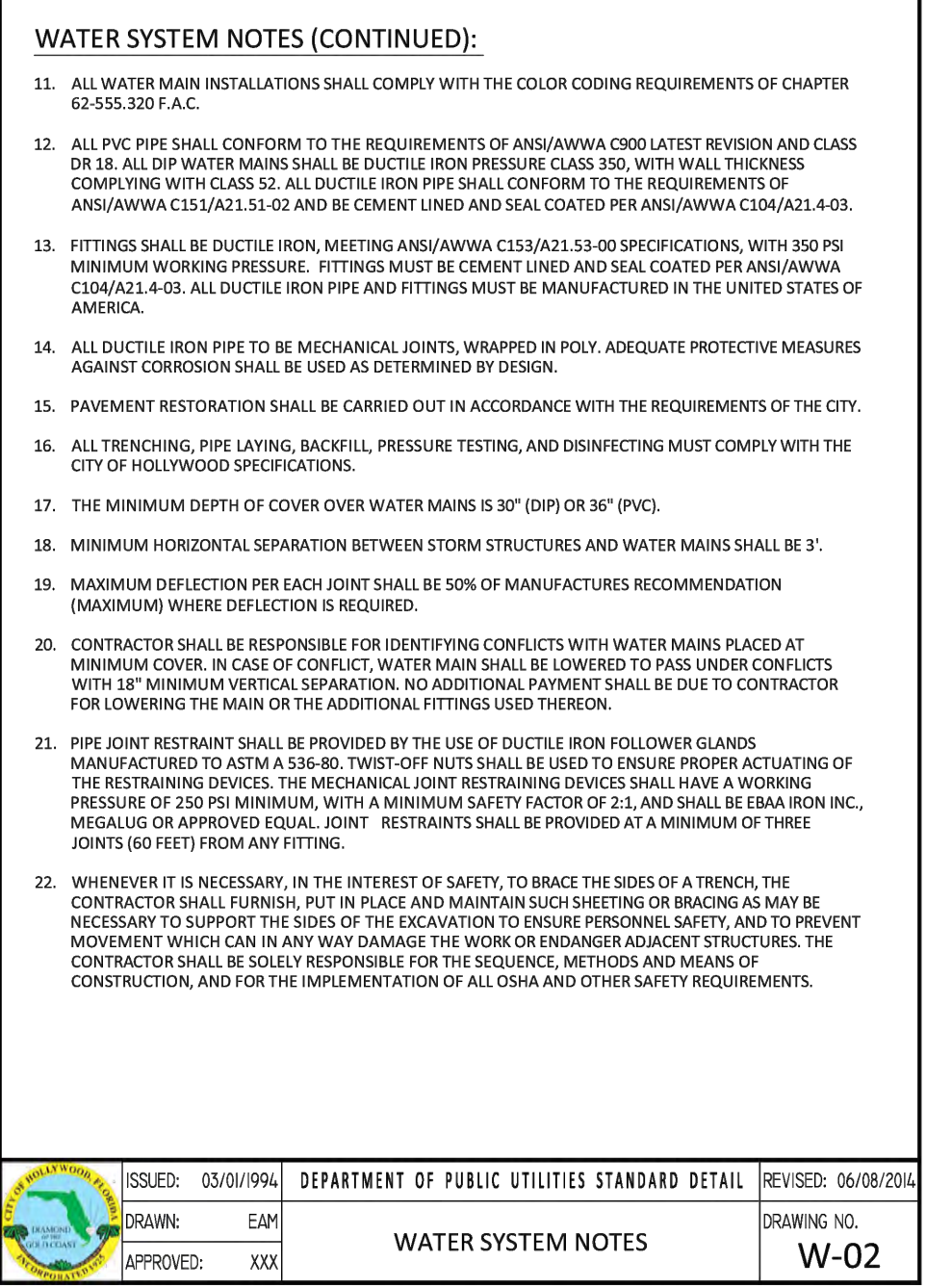
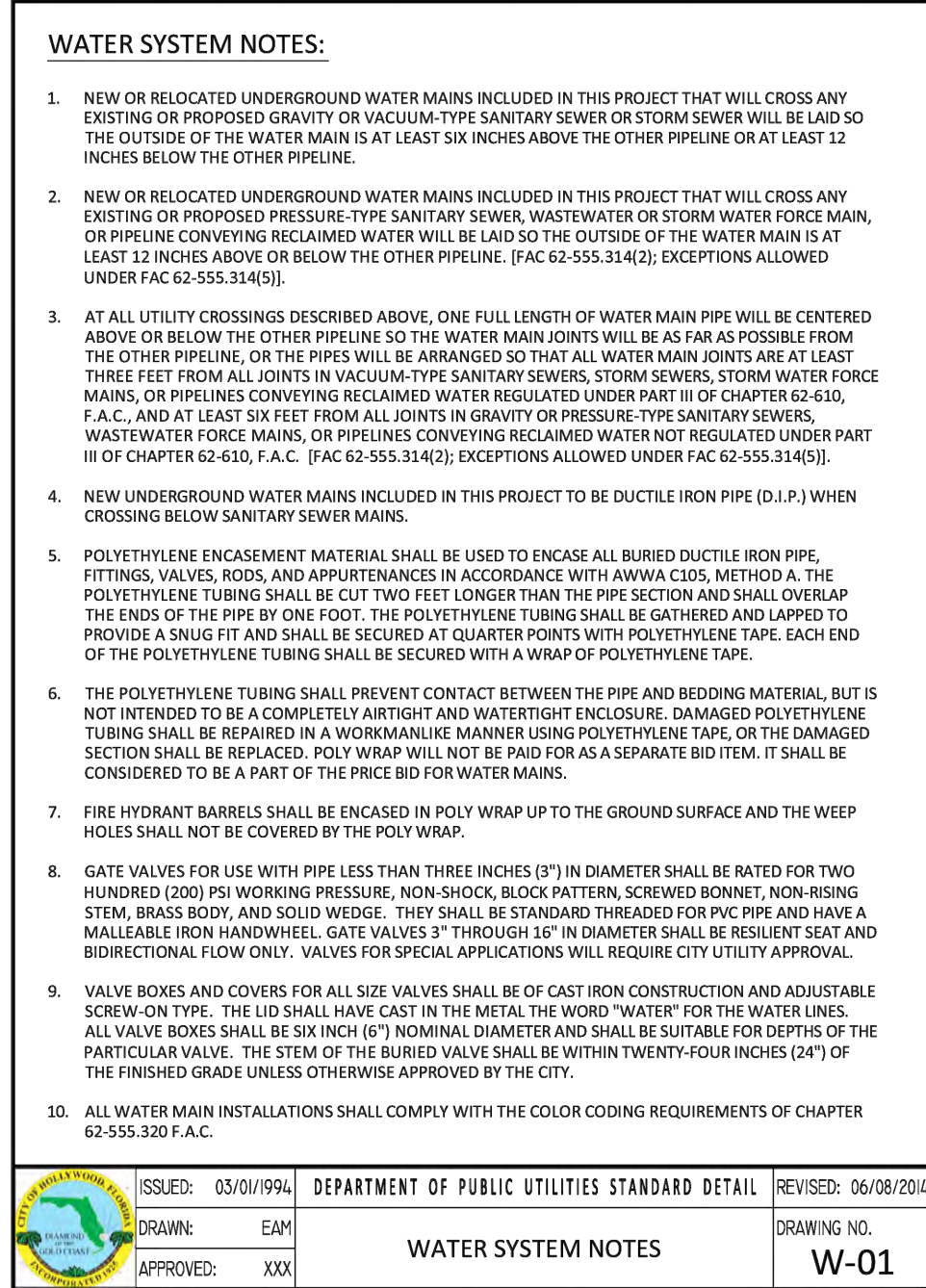
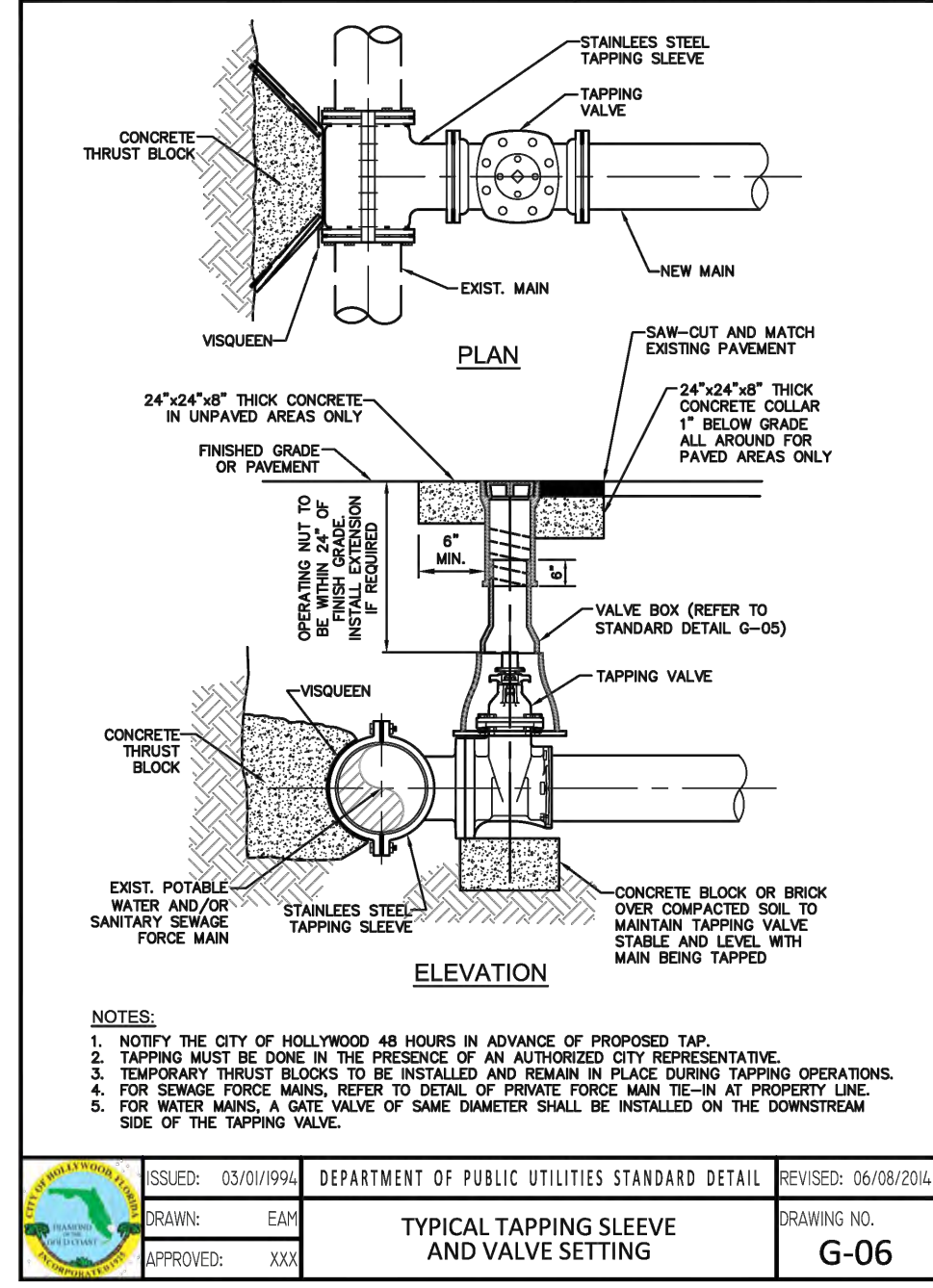
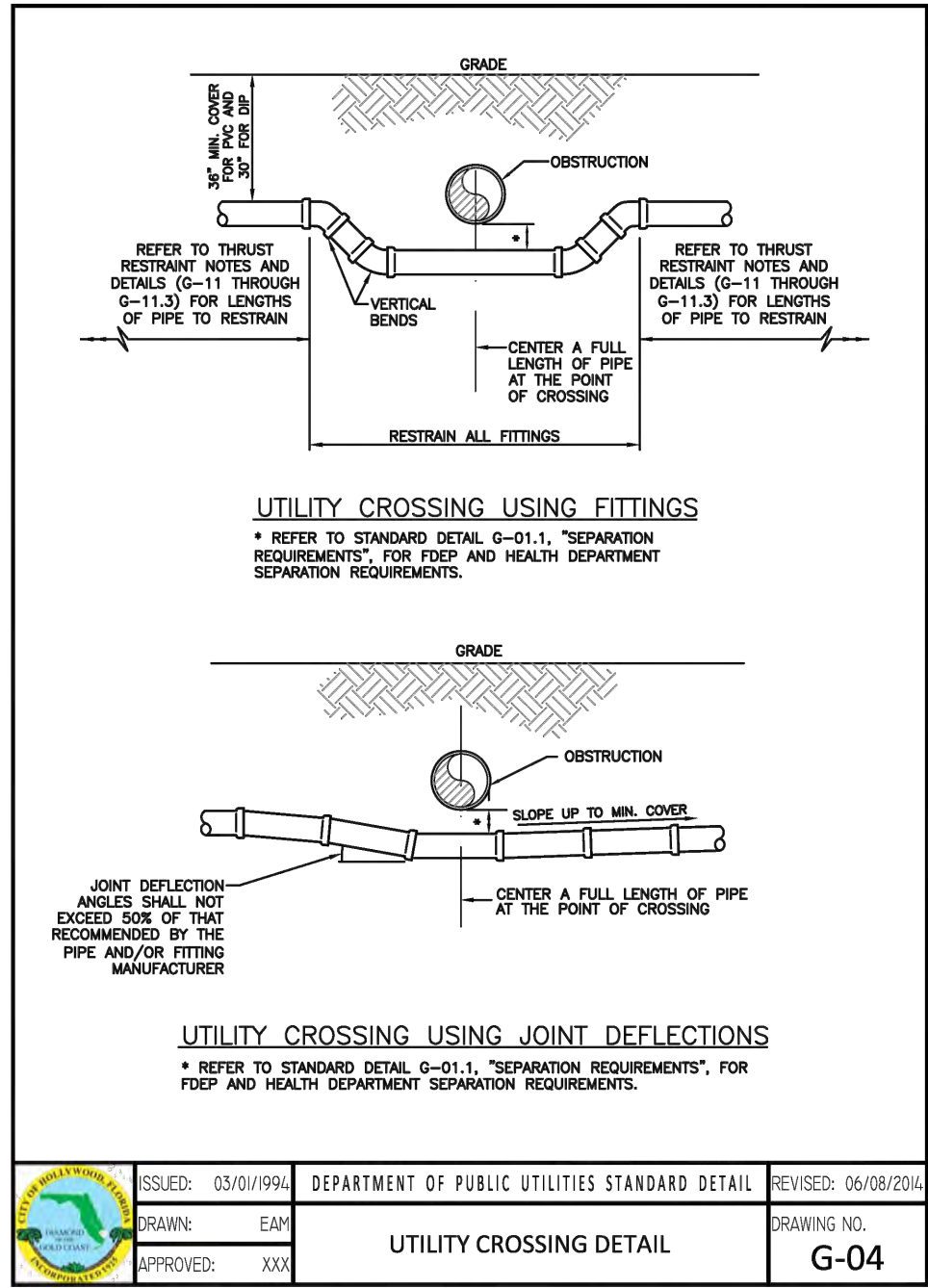
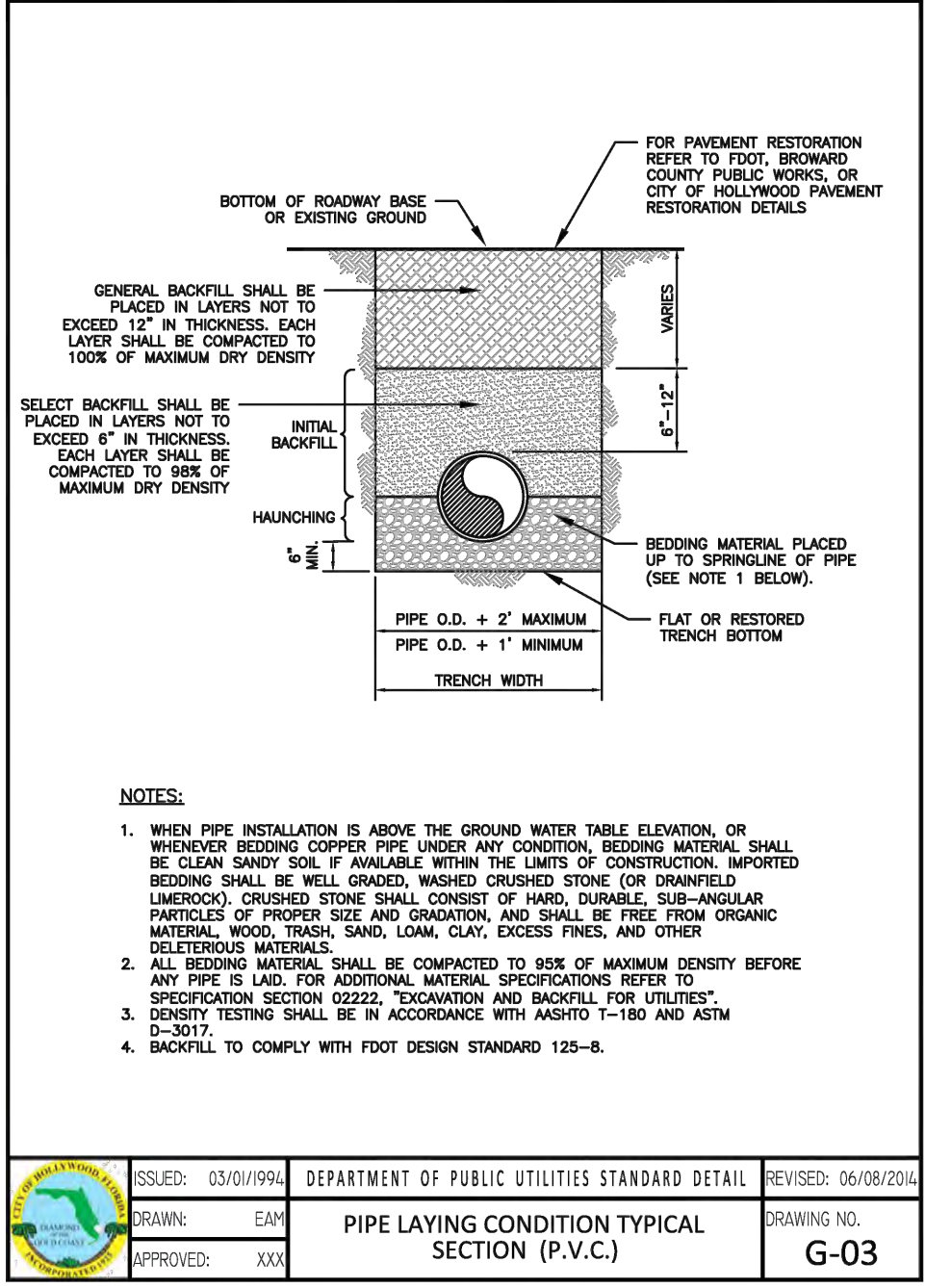
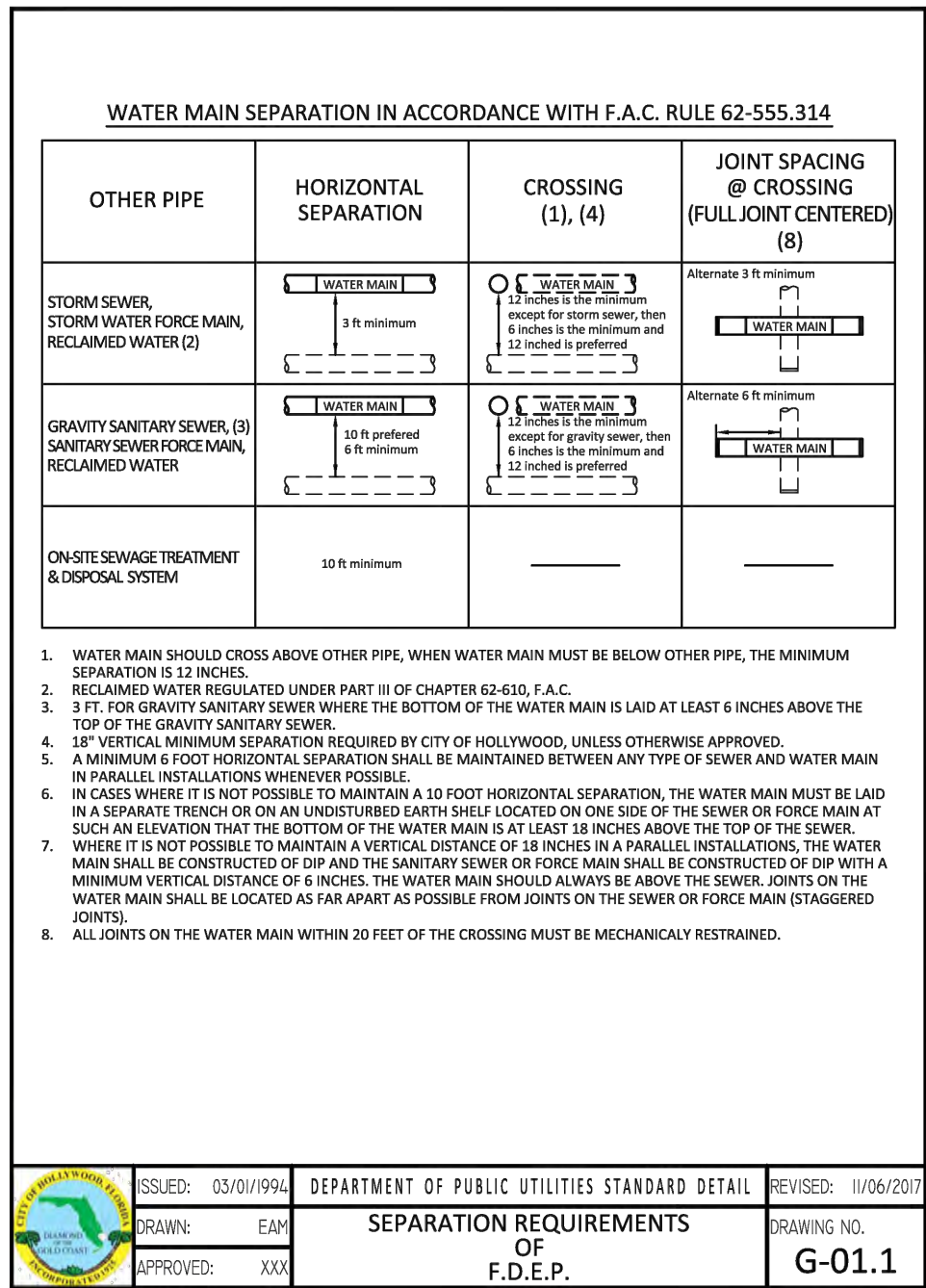
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TAC COMMENTS	07/08/2025	J.S.

**UTILITIES**

AS SHOWN

# C-04





NINE HOLLYWOOD PH2				
Waste Water Generation				
Use	Quantity	Generation Rate*	ERU	Demand
Proposed				
Residential				
One Bedroom + Studio	106	250 GPD	84.12	26,500 GPD
Two & Three Bedroom	88	250 GPD	69.84	22,000 GPD
Pool	25 person capacity	2 gal/person	0.16	50 GPD
Retail	9,978 sqft	0.10 GPD/sqft	2.85	900 GPD
<b>Total Proposed</b>			<b>157 ERU @ 315 GPD</b>	<b>49,450 GPD</b>
Potable Water Consumption				
Use	Quantity	Generation Rate *		Demand
Proposed				
Residential				
One Bedroom + Studio	80		84.12	29,442 GPD
Two & Three Bedroom	16		69.84	24,444 GPD
Pool	25 person capacity		0.16	55 GPD
Retail	9,978 sqft		2.85	1,000 GPD
<b>340 ERU @ 350 GPD</b>		<b>Total Proposed</b>	<b>157 ERU @ 350 GPD</b>	<b>54,941 GPD</b>

\* As per the Florida Administrative Code: Chapter 64E-6.008 Table I for System Design, ESTIMATED SEWAGE FLOW. ERU = Equivalent Residential Unit and the Broward County Code of Ordinances Section 27-201

**Fire Flow Calculations for Nine Hollywood PH 2**

**SITE DATA**

Proposed is the construction of a 13 story Class IB residential Building located at 1843 Jackson Street, in Hollywood, Florida, Broward County. The existing land uses surrounding the site are residential to the North, South, East and West.

**DESIGN CRITERIA**

The proposed building shall have an approved automatic sprinkler system.

Per NFPA-1 18.4.4.2 Type I (443), Type I (332), and Type II (222) Construction fire flow area shall be the area of the three largest successive floors. Fire flow area: 33,937 X 3 = 101,811 sf

Per NFPA-1 Table 18.4.5.2.1 the required fire flow for a 101,811 sf Type IB Building is 3,500 gpm with a flow duration of 3 hours.

Per NFPA-1, 18.4.5.3.2, that the required fire flow, as established in Table 18.4.5.2.1 shall be reduced by 75%, with a fire flow no less than 1,000 gpm when the building is provided with an approved automatic sprinkler system.

**REQUIRED FIRE FLOW**

**3,500 X 0.25 = 875 GPM (1,000 gpm Min)**

Hydrant Flow test has been ordered and results shall be provided when available

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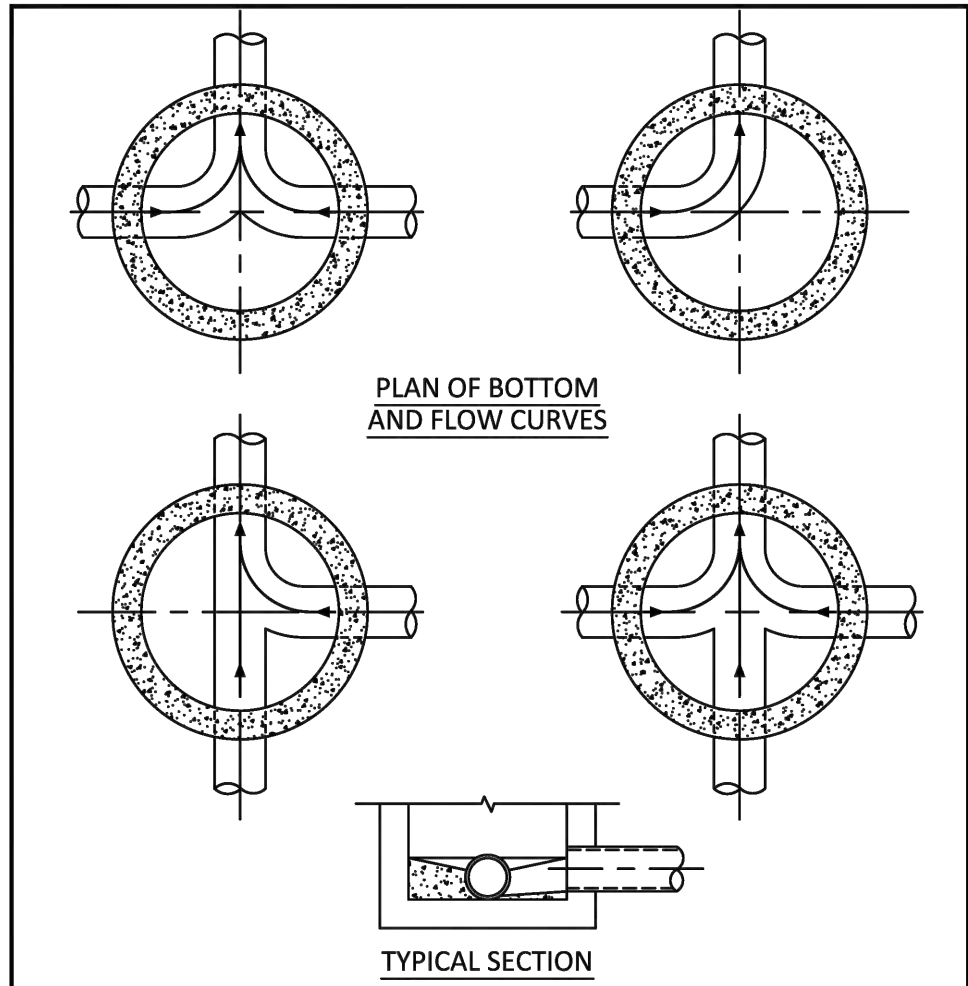


SEWER NOTES:

1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:  
$$L = 5.5 D \sqrt{P}$$

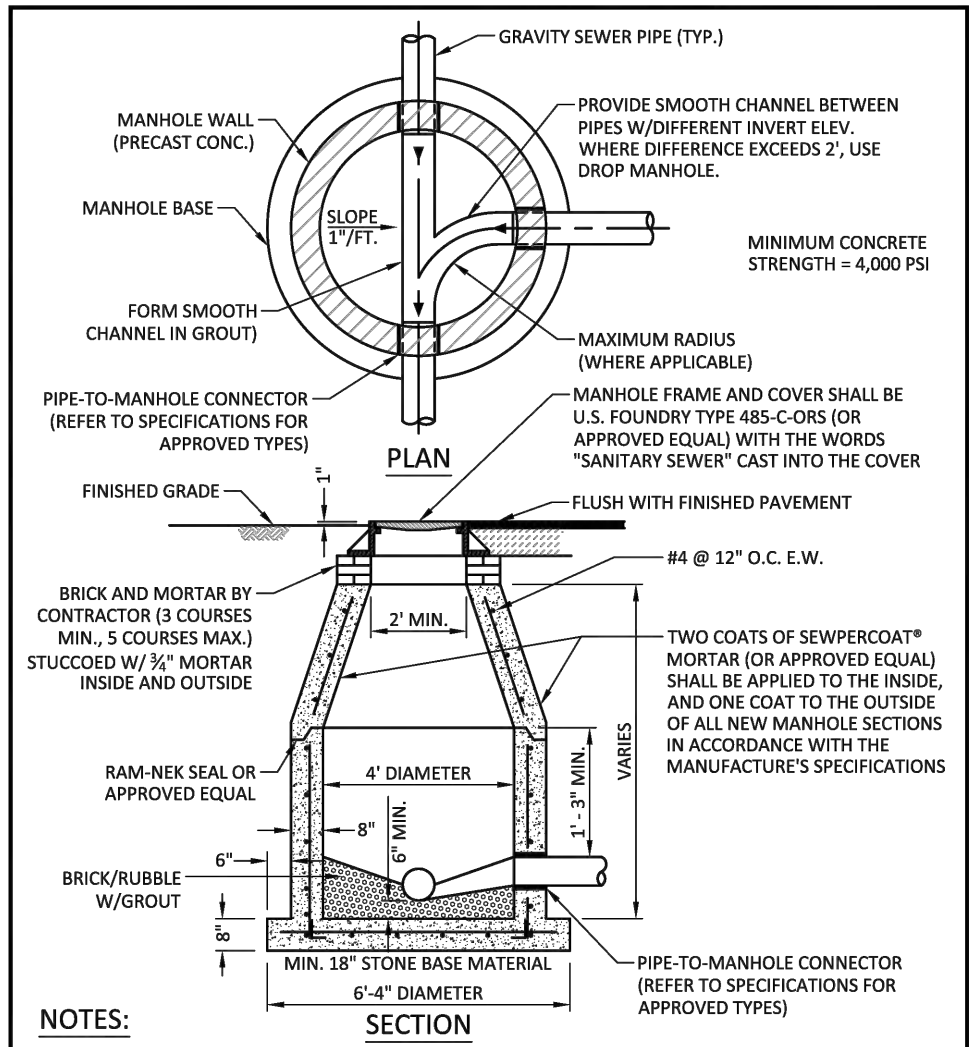
WHERE:  
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR  
D = PIPE DIAMETER IN INCHES  
P = AVERAGE TEST PRESSURE IN PSI
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SHIELDING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED: XXX		



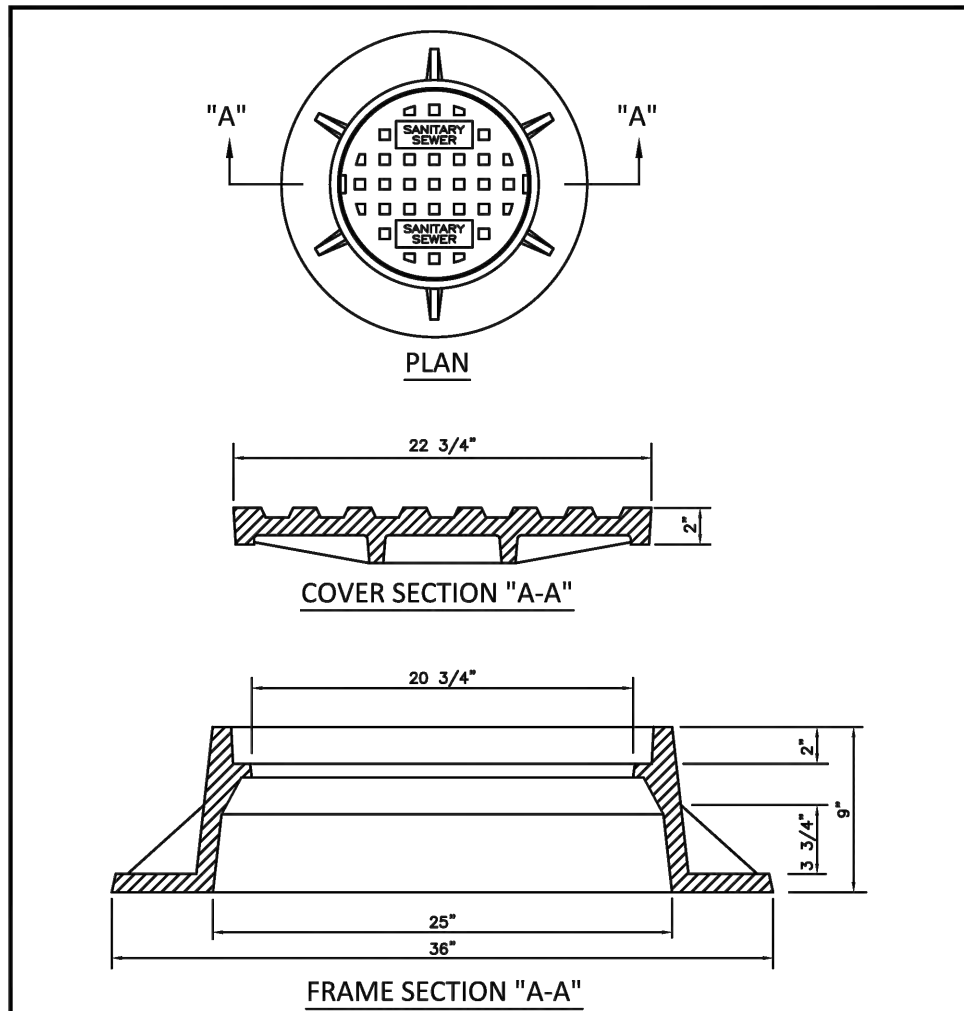
- NOTES:
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
  2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING SMOOTH FLOWS.
  3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED FILLED WITH SAND & COVERED WITH 1" OF MORTAR.
  4. WHEN FLOW LINE DEFLECTS MORE THAN 45°, A DROP OF 0.10' IS REQUIRED.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FLOW PATTERNS	DRAWING NO. S-02
APPROVED: XXX		



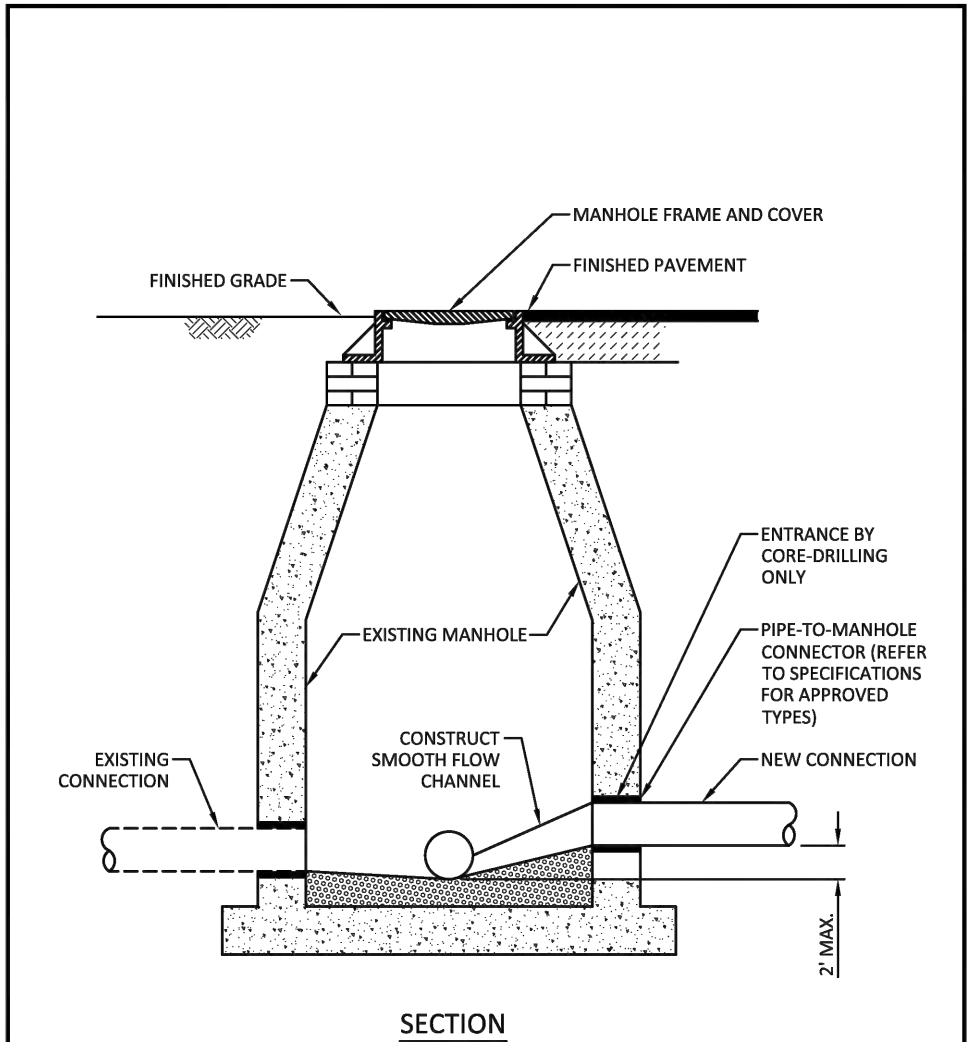
- NOTES:
1. SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE CITY PRIOR TO INSTALLATION.
  2. THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION TO A MINIMUM OF 3" ABOVE SLAB BASE.
  3. NO CONSTRUCTION JOINTS ARE ALLOWED BELOW ELEVATION +2.00 NAVD. ABOVE ELEVATION +2.00 NAVD CONSTRUCTION JOINTS ARE ALLOWED, IF ADEQUATE JOINTS WITH KEY-WAYS AND WATER STOPS ARE PROVIDED. SUBMIT SHOP DRAWINGS OF JOINT DETAILS TO THE ENGINEER FOR APPROVAL.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/08/2018
DRAWN: EAM	STANDARD PRECAST MANHOLE	DRAWING NO. S-03
APPROVED: XXX		



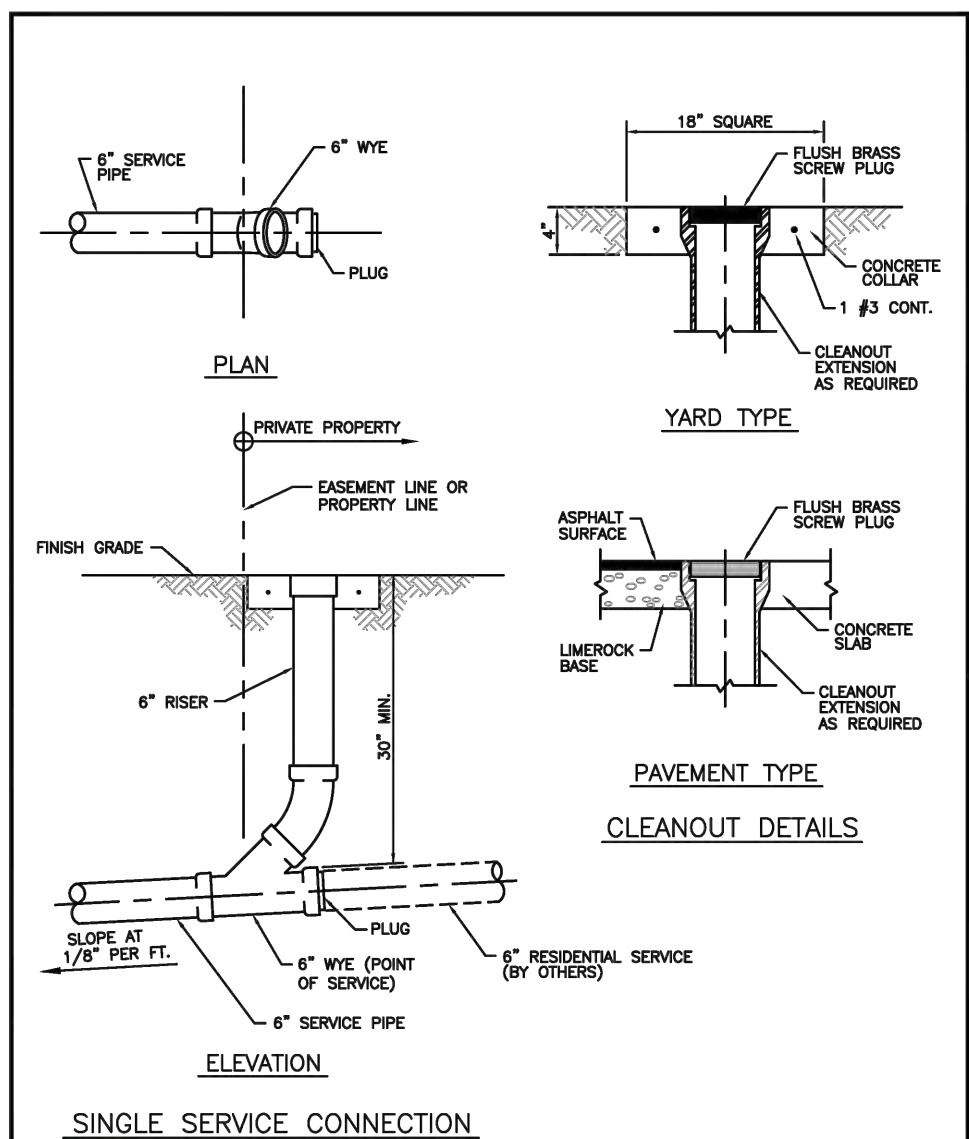
- NOTES:
1. LETTERS ON COVER TO BE 3/8" HIGH, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF COVER.
  2. ALL BEARING SURFACES TO BE MACHINED.
  3. MINIMUM WEIGHTS: COVER - 160 LBS., TOTAL - 400 LBS.
  4. MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDRY 485-C-ORS WITH THE WORDS "SANITARY SEWER" CAST INTO THE COVER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FRAME AND COVER	DRAWING NO. S-06
APPROVED: XXX		



SECTION

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	NEW CONNECTION TO EXISTING MANHOLE	DRAWING NO. S-07
APPROVED: XXX		



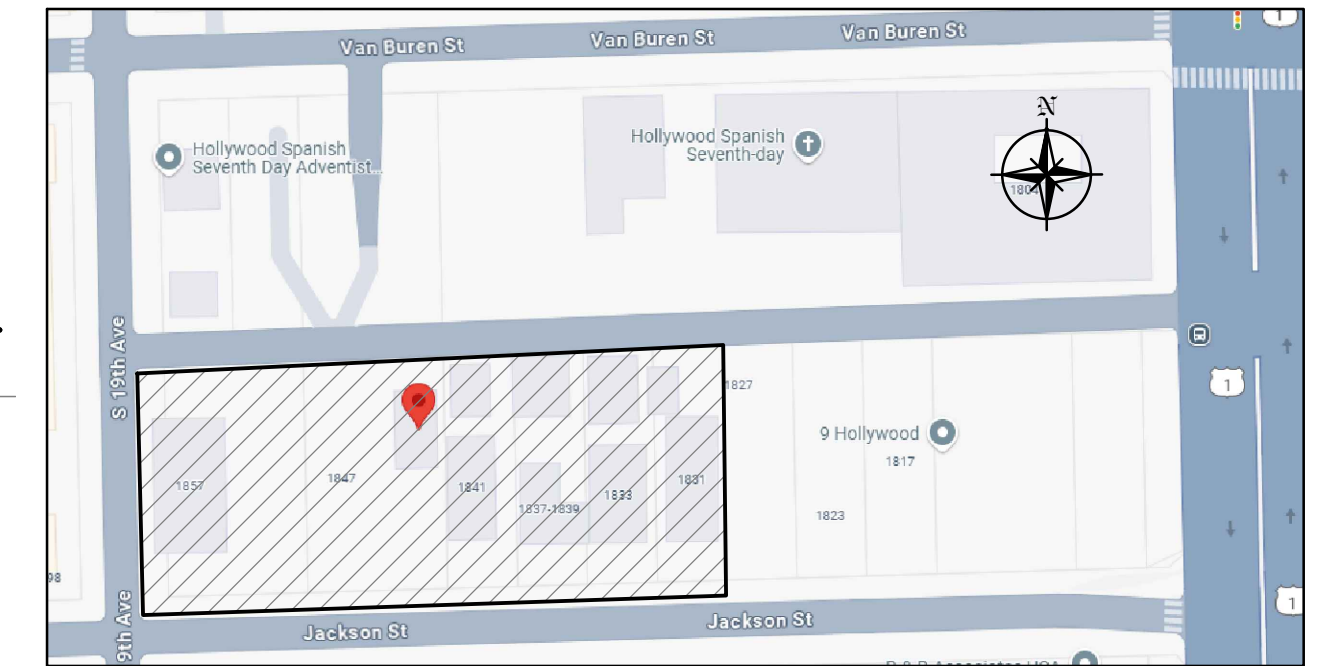
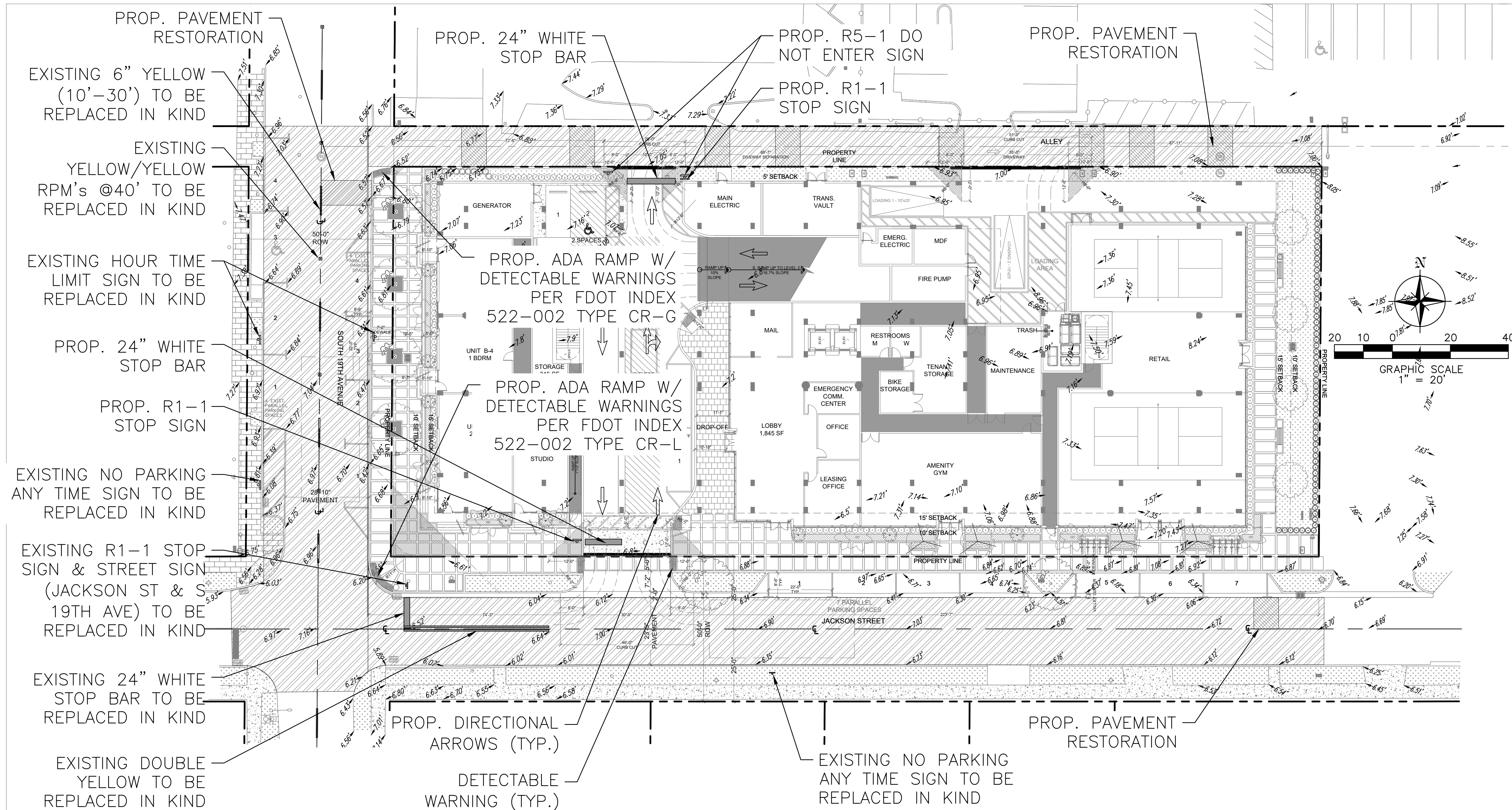
SINGLE SERVICE CONNECTION

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		

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





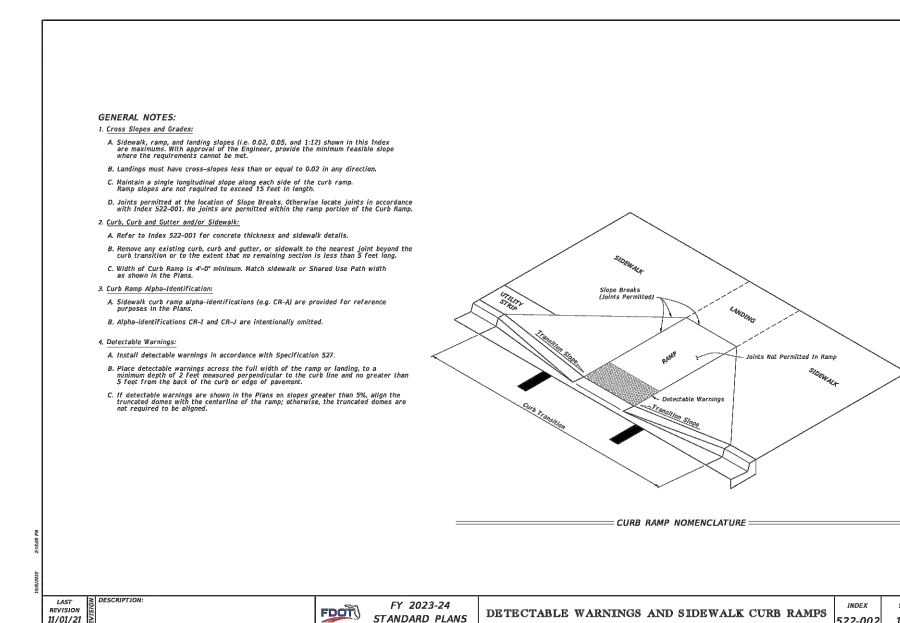
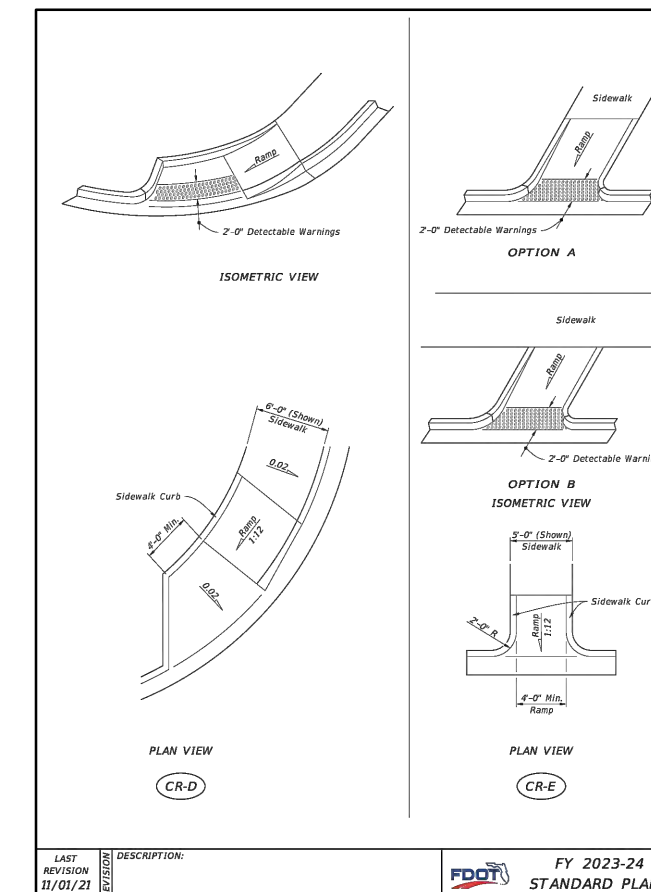
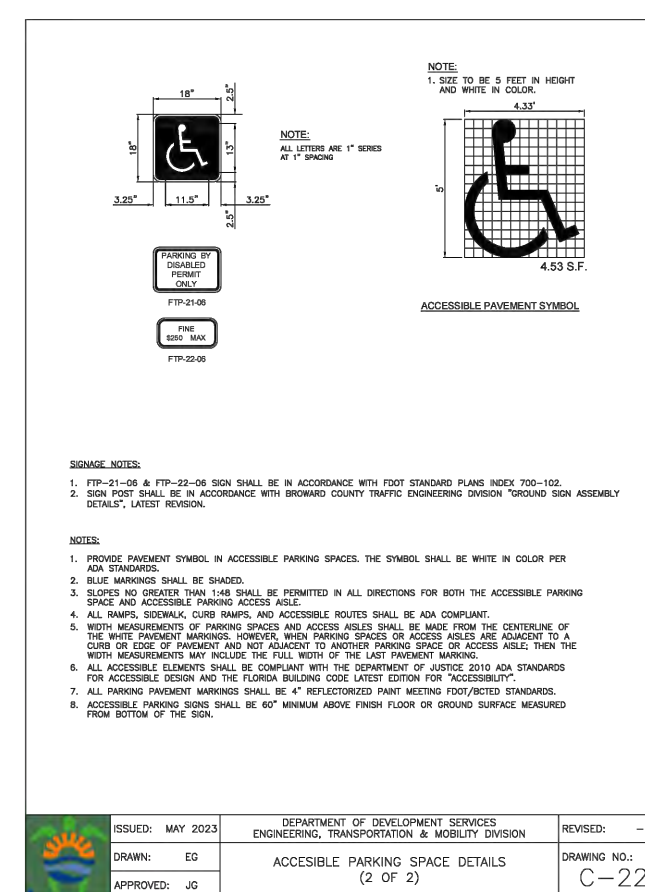
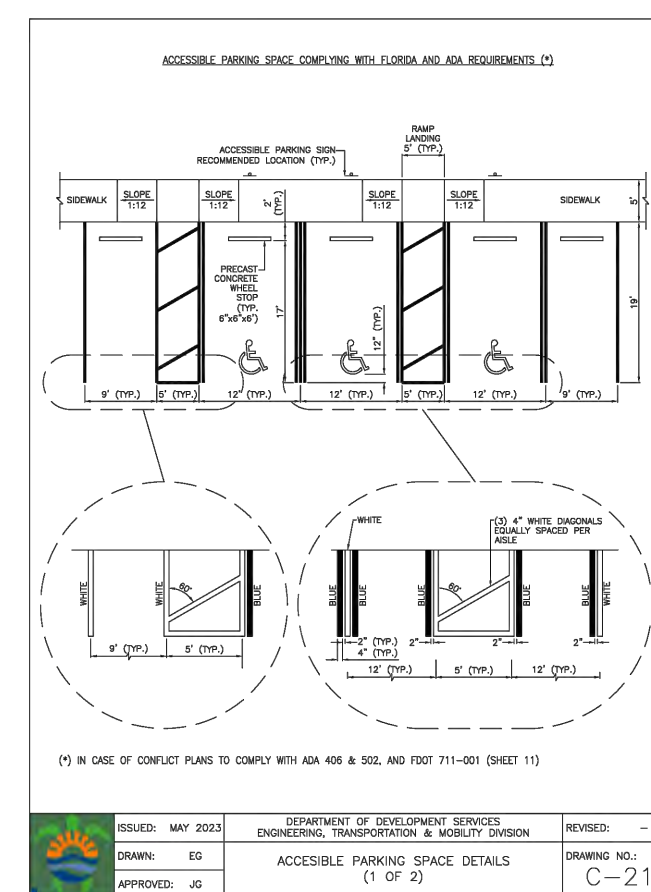
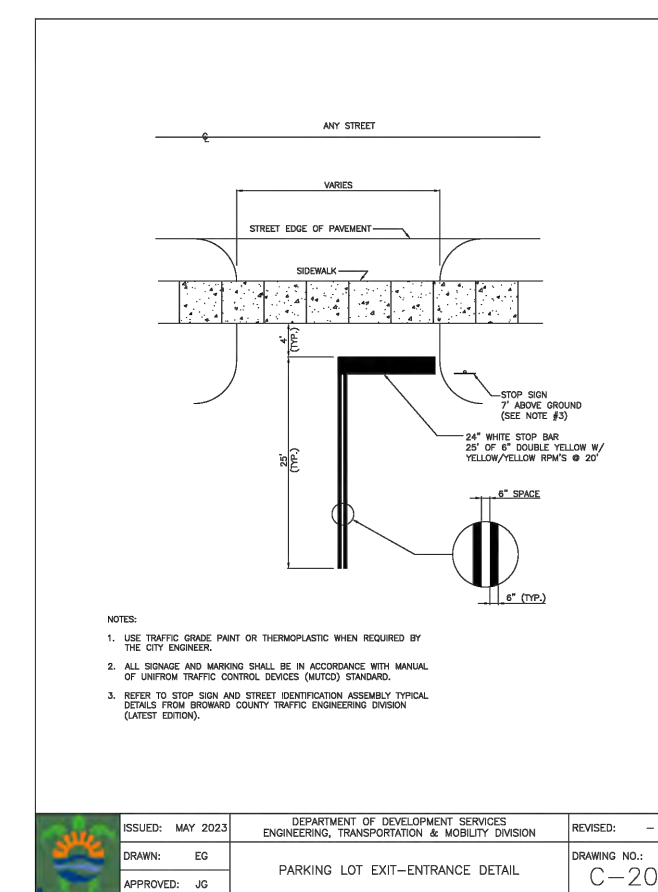
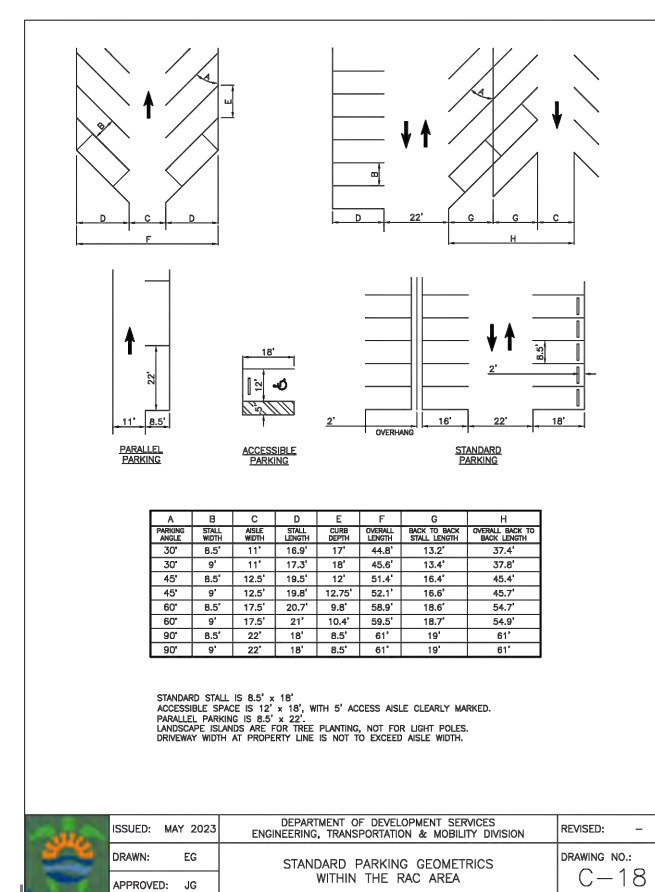
LOCATION MAP  
N.T.S.

**NOTE:**

- 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



# NINE HOLLYWOOD PHASE 2

## 1843 Jackson Street, Hollywood, FL

May 05, 2025

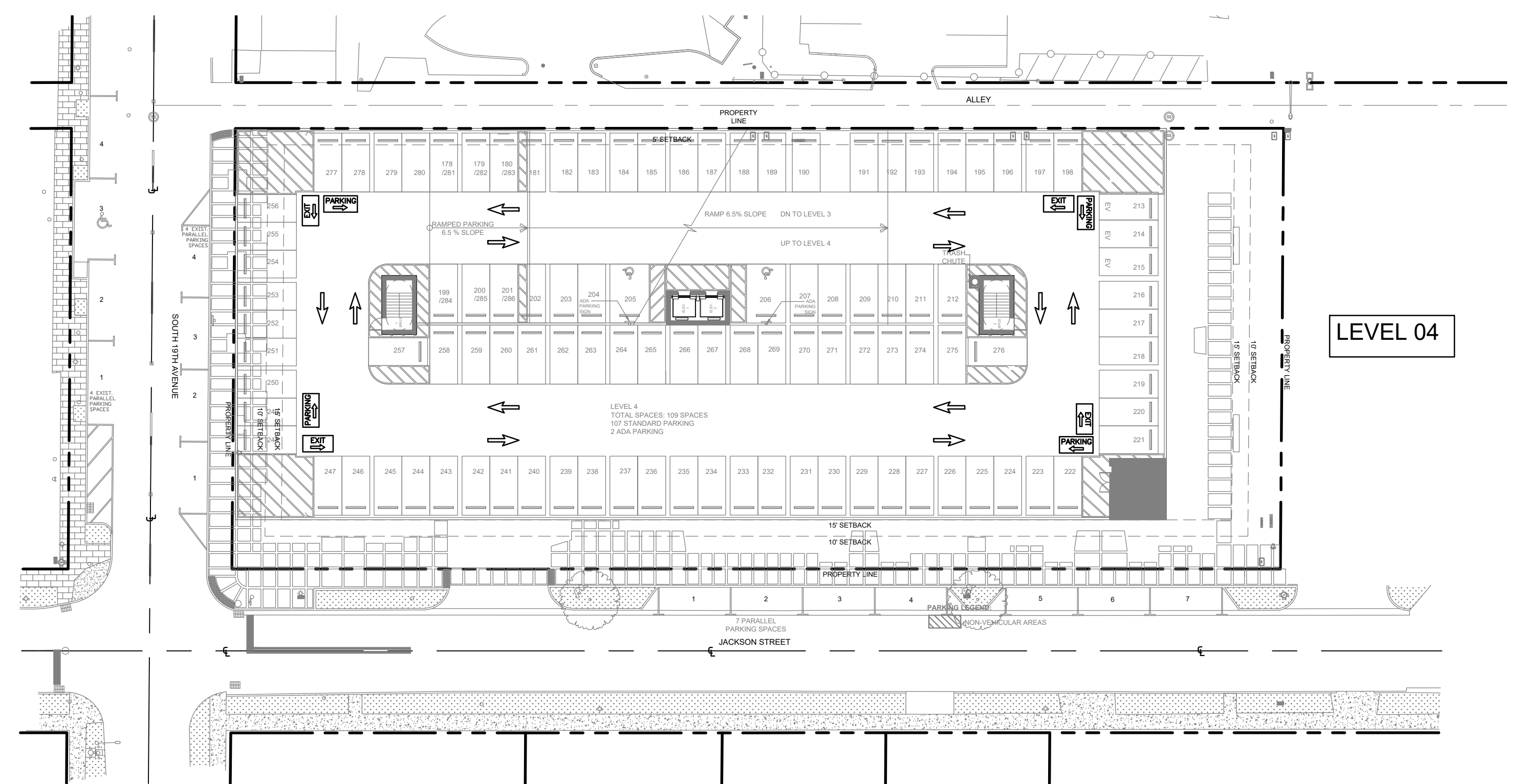
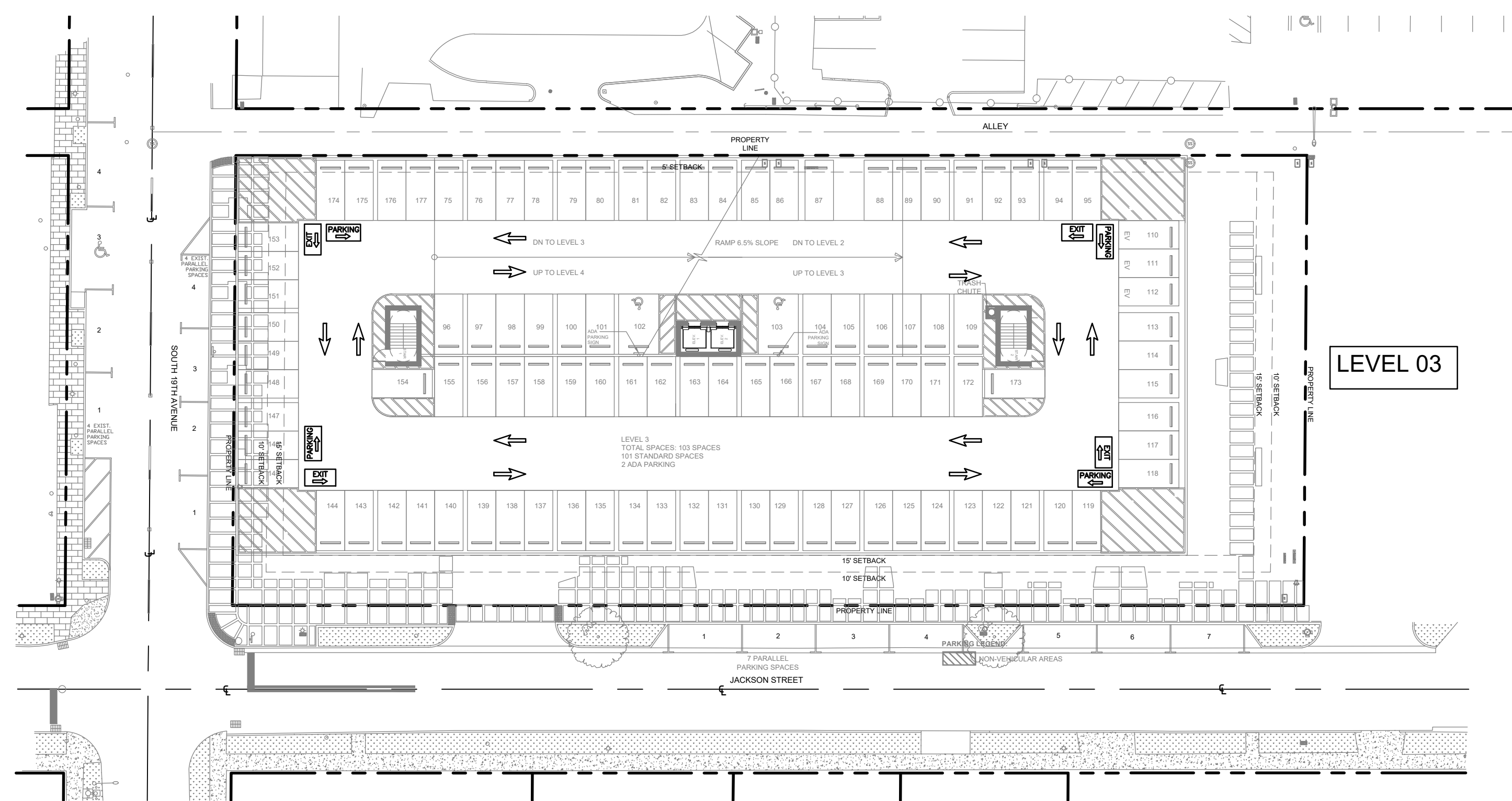
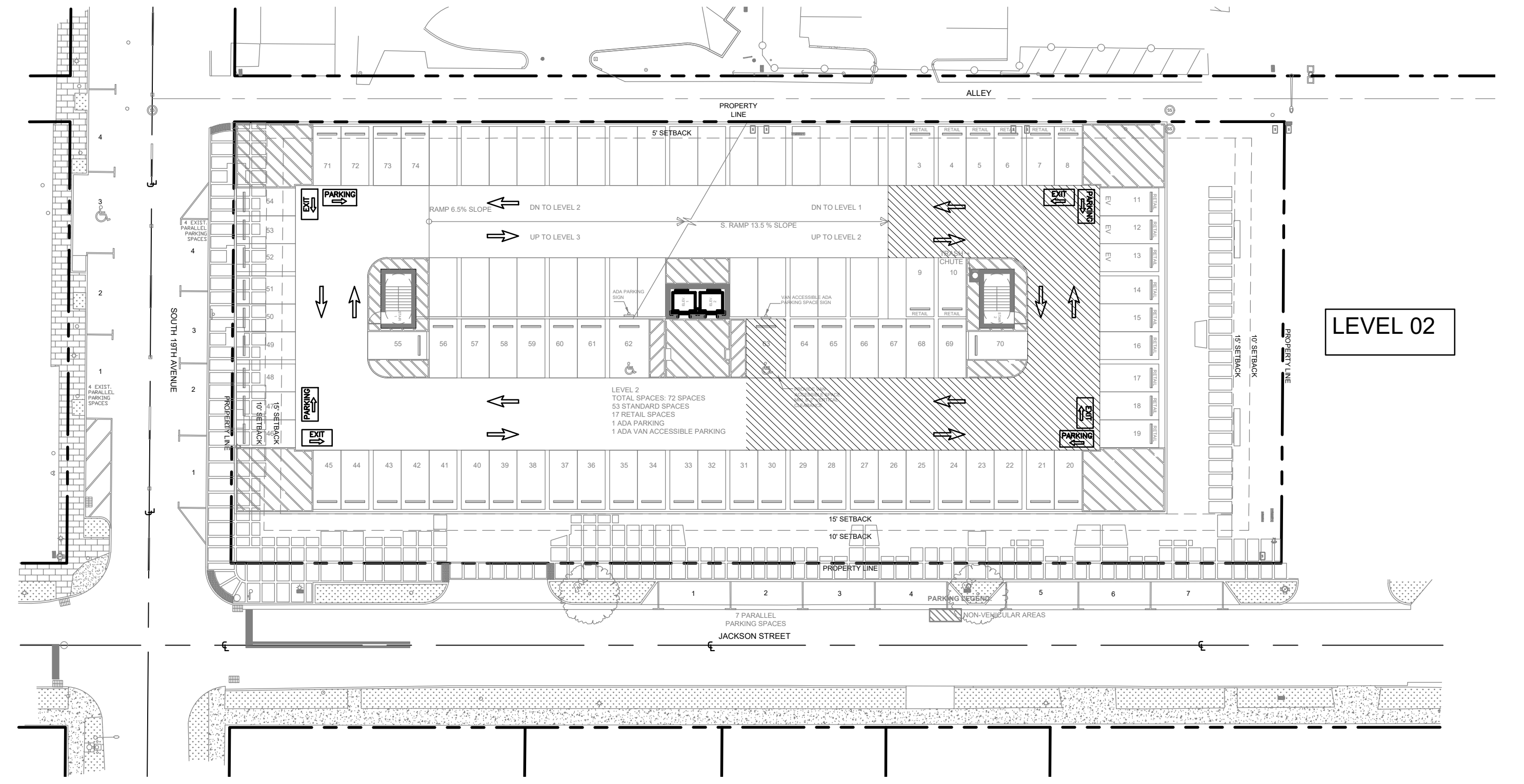
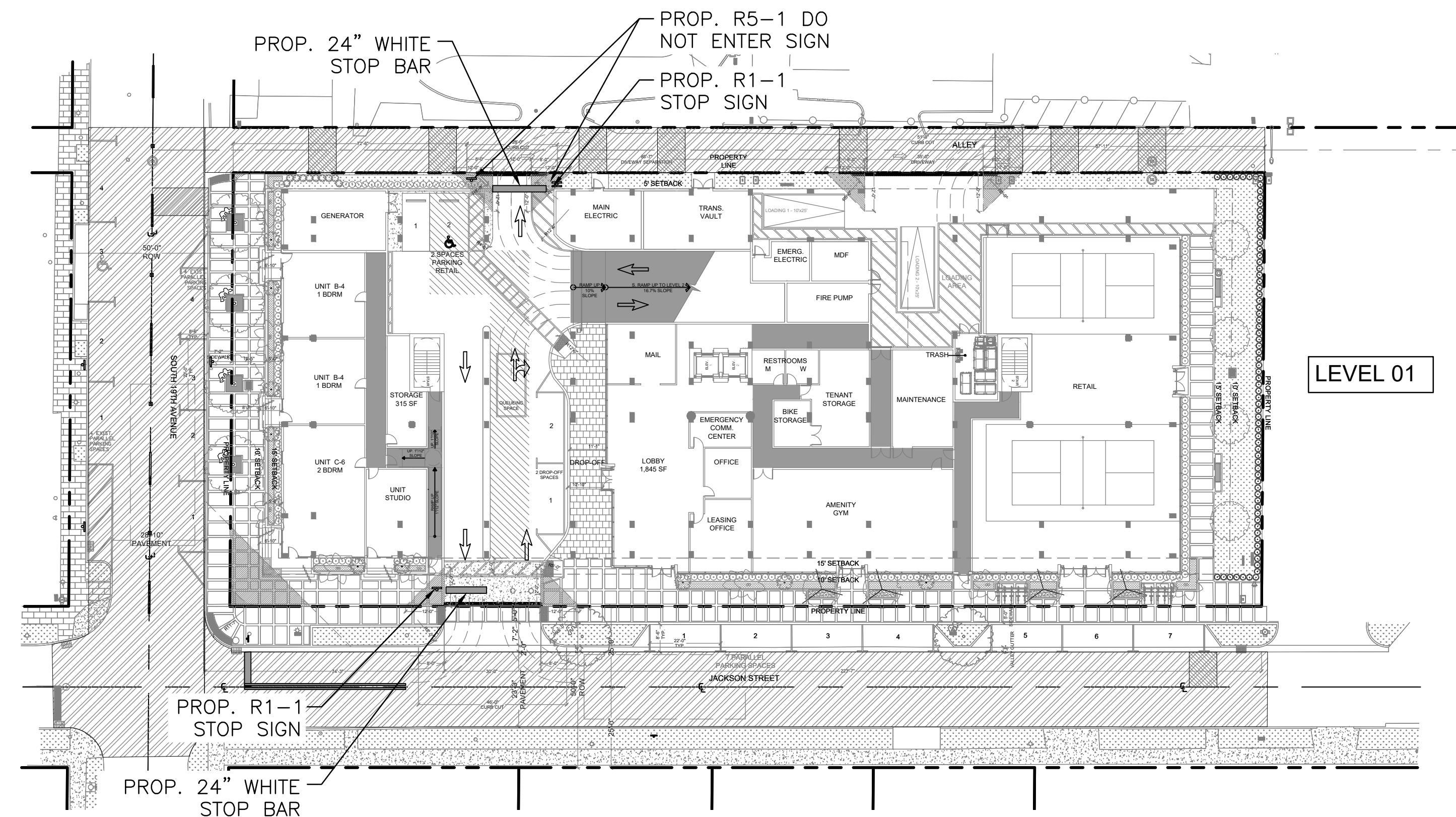
REVISION	DATE	BY
TAC COMMENTS	07/08/2025	J.S.

PAVING MARKINGS  
AS SHOWN

**C-05**

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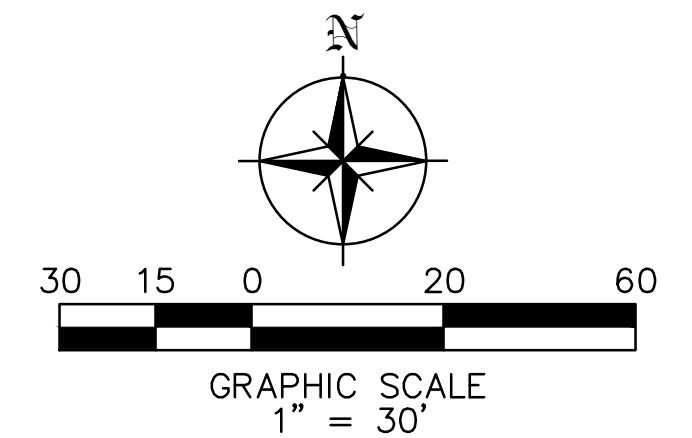


**LEGEND**

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

**NOTE:**  
ALL SIGNAGE . SHALL BE IN COMPLIANCE WITH THE ZONING LAND DEVELOPMENT REGULATIONS

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**alfonsojurado ARCHITECTURE**  
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MIAMI, FL 33136  
T 3 0 5 . 2 0 6 . 6 2 1 4

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Certificate of Authorization Number 30129

**W H WITKIN HULTS + PARTNERS**  
307 south 21st avenue hollywood, florida  
phone: 954.923.9681 facsimile: 954.923.9689  
www.witkindesign.com

# NINE HOLLYWOOD PHASE 2

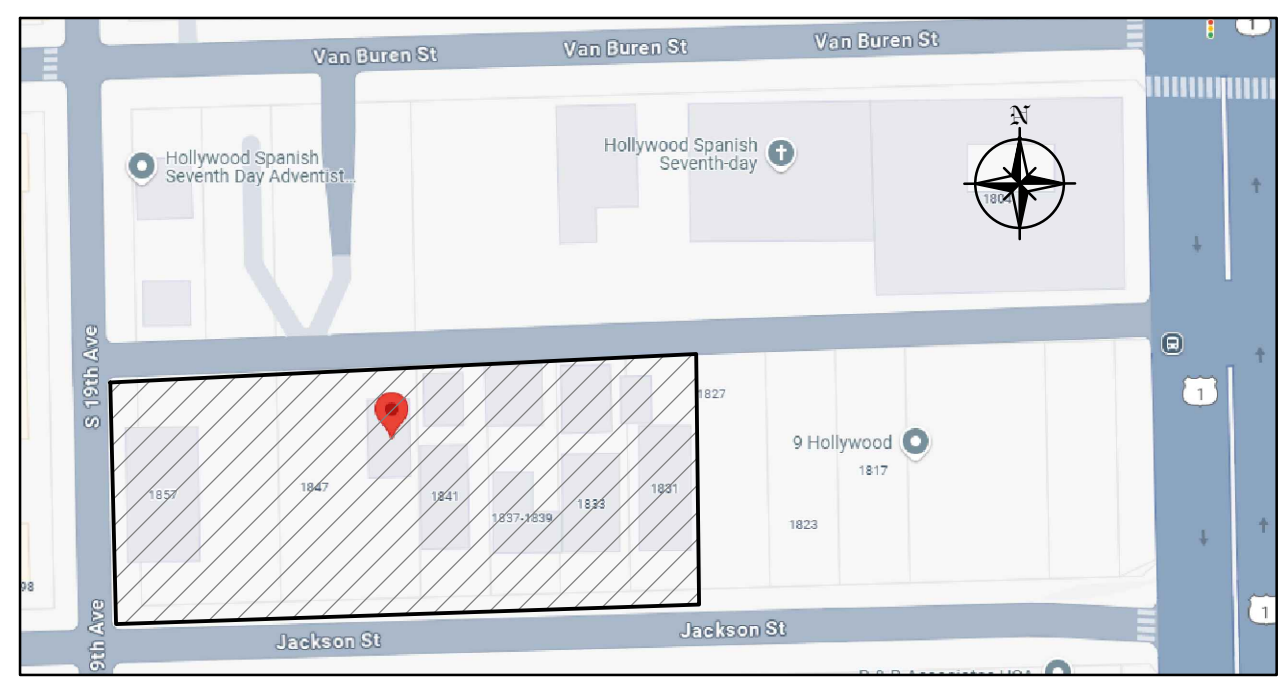
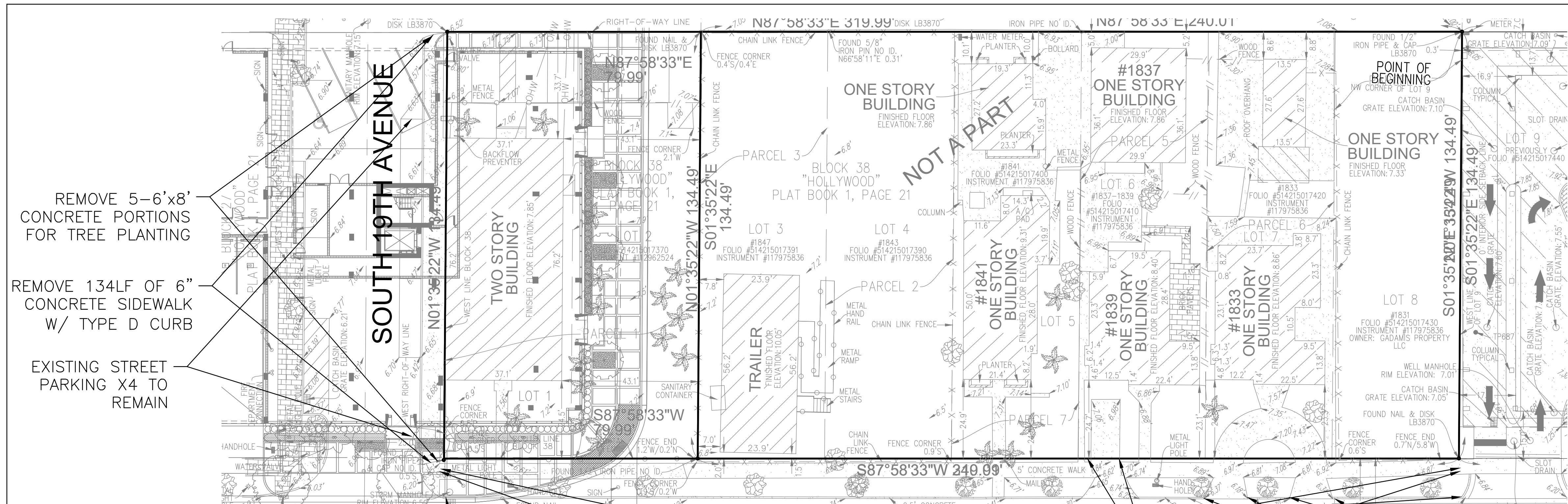
## 1843 Jackson Street, Hollywood, FL

May 05, 2025

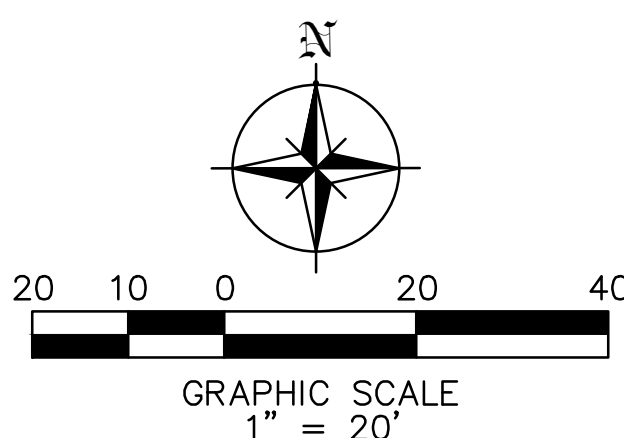
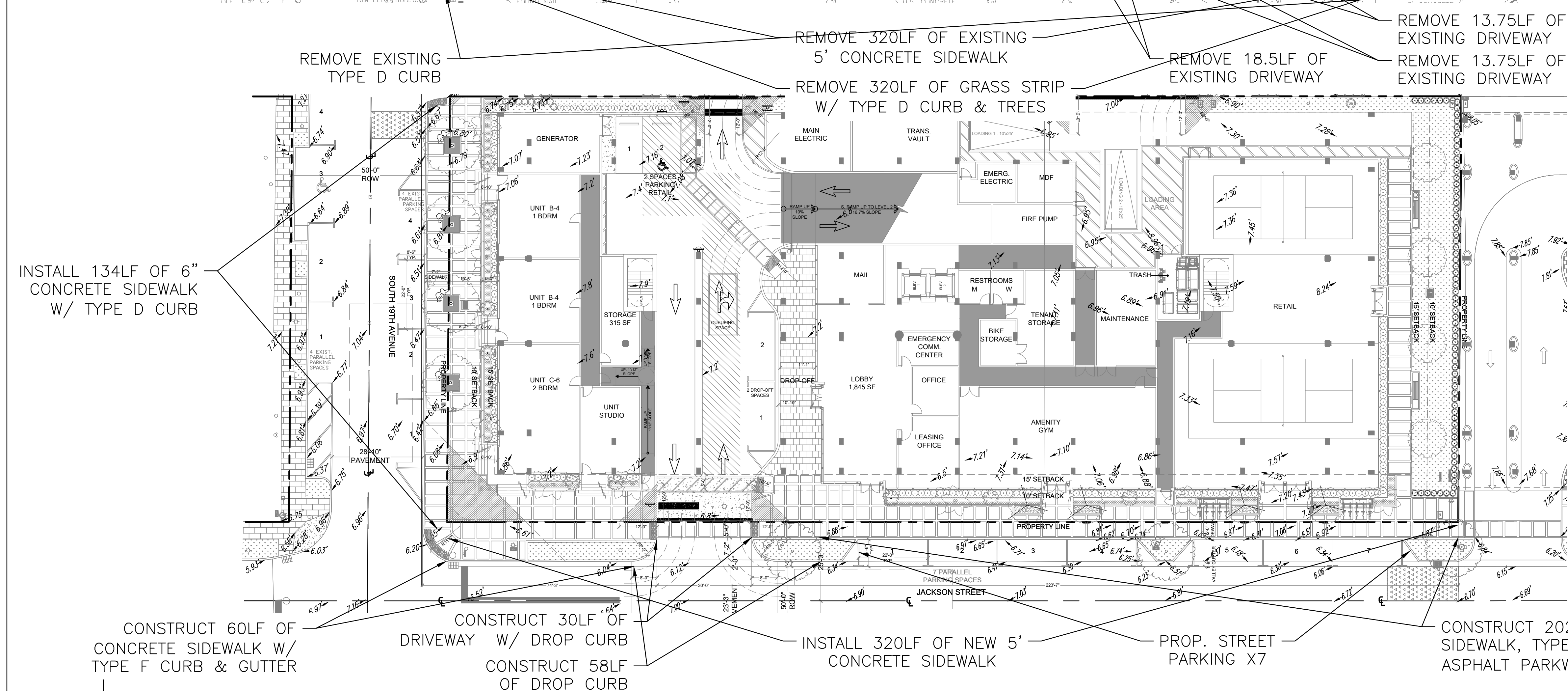
REVISION	DATE	BY
TAC COMMENTS	07/08/2025	J.S.

**PAVING MARKINGS**  
AS SHOWN  
**C-06**





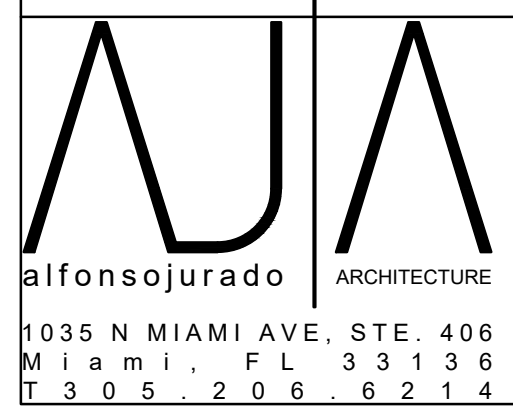
LOCATION MAP  
N.T.S.



LEGEND

- PROPERTY LINE
- [Pattern] GRASS
- [Pattern] CONCRETE
- [Pattern] ASPHALT
- [Pattern] PAVERS

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# NINE HOLLYWOOD PHASE 2

## 1843 Jackson Street, Hollywood, FL

May 05, 2025

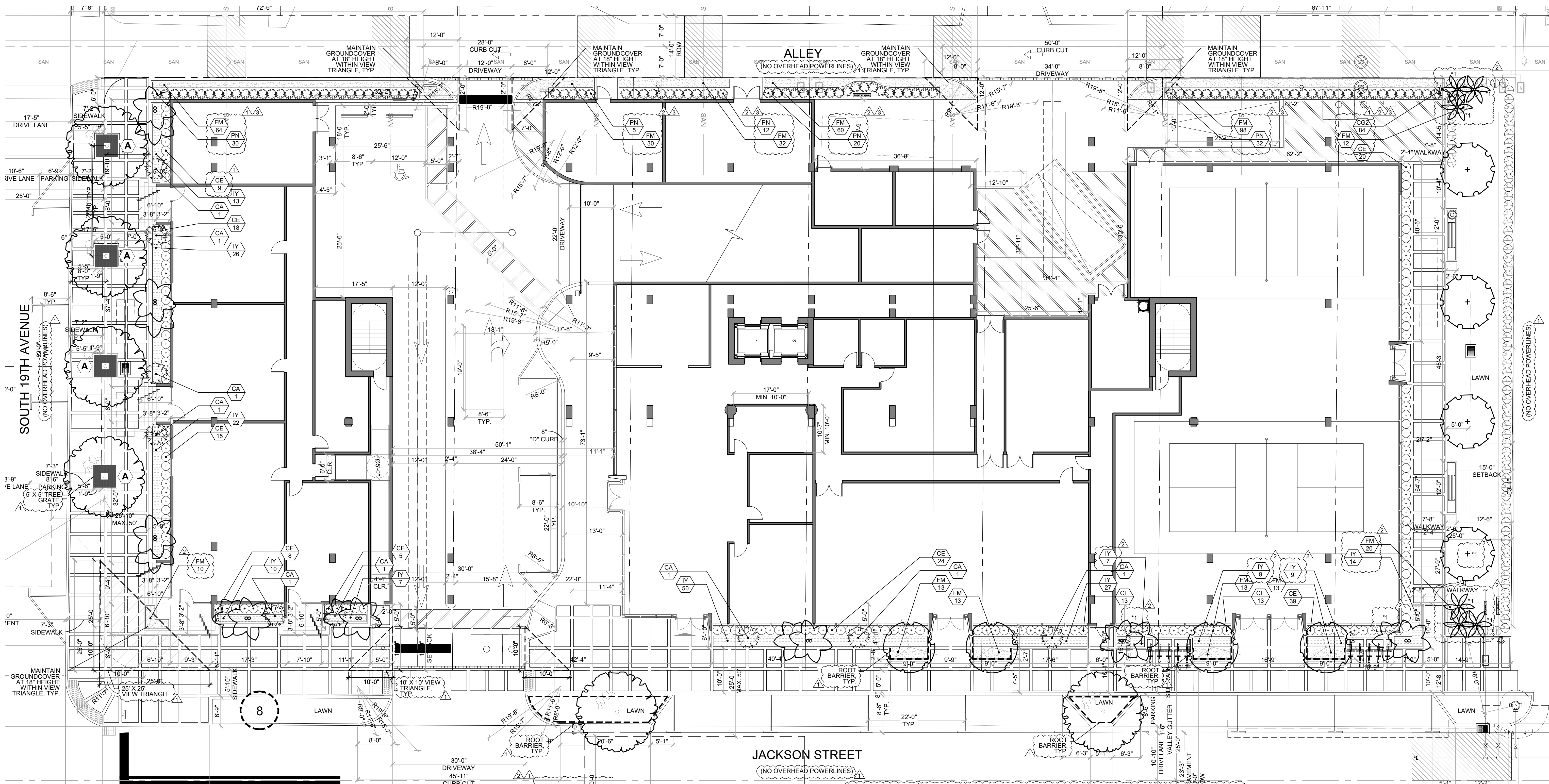
REVISION	DATE	BY
TAC COMMENTS	07/08/2025	J.S.

ROW PLAN

AS SHOWN

**C-07**



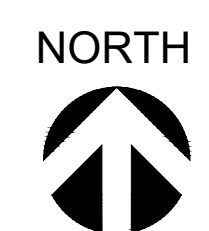


# GROUND FLOOR LANDSCAPE PLAN

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**  
\*) Tree Counted Towards Mitigation

STREET TREE GRATES	
A	MANUFACTURED: IRON SMITH
	STYLE: METRO
	FINISH: TO MATCH EXISTING CITY OF HOLLYWOOD GRATES
	SIZE: 17" X 24" OPENING SIZE: 18" QNTY: 4

Note: Contractor to provide screening hedge for any additional equipment not shown on plan.

Note: Landscaping within the triangular areas shall provide unobstructed cross visibility at a level between 2 feet and 6.5 feet.

MITIGATION REQUIRED: 245" TREE DBH REMOVED, 27 PALMS REMOVED=245" DBH AND (27) 8" CLEAR TRUNK PALMS

MITIGATION BREAKDOWN	
TREE DBH REPLACEMENT: We have 2 trees with DBH above required code. We are counting the 2 trees with 2" DBH towards mitigation.	
245" DBH	2" DBH (1 Tree 2" DBH)
PALM REPLACEMENT: (0) 8" CLEAR TRUNK PALMS	
27 PALMS	8 PALMS
TOTAL MITIGATION REMAINING:	
243" DBH / 2" DBH = 121.5 (\$350) + 19 (\$350) = \$49,175	

Mitigation Note: Any additional mitigation shall take place off site or paid into a tree trust fund. Mitigation shall be worked out with the City of Hollywood based on the tree survey.

### LANDSCAPE LIST

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

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

\* 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:	REQ.	PROV.
Open Space		
A. No. trees required per pervious landscape area		
1 tree per 1,000 sq. ft.	4	7
3,673 sq. ft. / 1,000 sq. ft. = 4 trees		
B. Percentage palms allowed		
Palms permitted count as 3 palms = 1 tree	8	4
Up to 50%, but more than 20% all trees must be shade natives		
Perimeter Landscape		
C. Street trees (maximum spacing 30' o.c.)	12	12*
355 linear feet along street / 30 If = 12 trees		
D. Total Trees Required	16	19*
A + C = Total Trees(60% NATIVE REQUIRED)		
E. Percentage Natives Required	10	10
60% of total trees required must be Florida Native		
SHRUBS		
A. Total Shrubs Provided (50% NATIVE SHRUBS) :	431	649
861 SHRUBS PROVIDED (50%) = 431 NATIVE SHRUBS		

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

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LANDSCAPE ARCHITECT AND ARE PROTECTED  
UNDER THE COPYRIGHT PROTECTION ACT

**NINE HOLLYWOOD PHASE 2**  
1843 JACKSON STREET, HOLLYWOOD, FL  
GROUND FLOOR LANDSCAPE PLAN

Project:

Revisions:	Date:	By:
1) City Comments	02.21.2025	AR
2) City Comments	11.17.2025	AR
3) City Comments	10.05.2025	AR
4) City Comments	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.:

Cad Id.: 2025-028

**L-1**





LANDSCAPE LIST				3/2
TREES				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	
	4	Lagerstroemia indica 'Natchez'	12' HT. X 5' SPR. 2" DBH.	
		WHITE CREPE MYRTLE	F.G.	3/2
	6	*Coccobolba diversifolia	16' HT. X 8' SPR. 4" DBH.	
		PIGEON PLUM	F.G.	
	4	Elaeocarpus decipiens	12' HT. X 4' SPR. 2" DBH.	
		JAPANESE BLUEBERRY	F.G.	
	8	*Thrinax radiata	12' O.A. HT. MIN., DOUBLE	
		FLORIDA THATCH PALM	F.G.	4
	10	Ligustrum japonicum	8' HT. X 8' SPR., MULTI TRUNK	
		JAPANESE PRIVET	F.G.	

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 30%;"> <p><b>LANDSCAPE LEGEND</b></p> <p><b>CITY OF HOLLYWOOD</b></p> </div> <div style="width: 40%;"></div> <div style="width: 30%;"></div> </div>		
<b>ZONE DISTRICT:     RAC [FH-2]</b>		
Previous Landscape area 3,673 sq. ft.		
Street Tree Distance 355 linear feet		
<b>TREES:</b> <b>Open Space</b> 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  <b>Perimeter Landscape</b> C. Street trees (maximum spacing 30' o.c.) 355 linear feet along street / 30 lf = 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	<b>REQ.</b>	<b>PROV.</b>
A.	4	7
B.	8	4
C.	12	12*
D.	16	19*
E.	10	10
<b>SHRUBS</b>		
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.		
<b>NOTES</b> <b>IRRIGATION:</b> 100% coverage as required by City of Hollywood Plant material will not be planted into root balls of trees and palms No substitutions with the approval of the City of Hollywood's Landscape Plan Reviewer		



















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

#### 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:**

**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.