

ORDINANCE NO. 0-2006-32

(04-ZJ-79)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, WAIVING THE 2 ACRE MINIMUM ACREAGE REQUIREMENT FOR A PLANNED DEVELOPMENT WITHIN THE BOUNDARIES OF THE COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO SECTION 4.15 E.1. OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT 410 NORTH FEDERAL HIGHWAY, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", FROM RMCRA-76 (HIGH DENSITY MULTIPLE FAMILY) TO PD (PLANNED DEVELOPMENT DISTRICT); APPROVING THE PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY (HEREINAFTER KNOWN AS "1 AND TAYLOR CONDOMINIUM PLANNED DEVELOPMENT MASTER PLAN"); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

WHEREAS, the Zoning and Land Development Regulations provide that an application for a change of zoning may be filed; and

WHEREAS, an application (04-ZJ-79) was filed with the Office of Planning of the City of Hollywood including a request for a change of zoning from RMCRA-76 (High Density Multiple Family) to PD (Planned Development District), for property generally located at 410 North Federal Highway, with approximately 0.81 net acres/1.16 gross acres as more particularly described in Exhibit "A" (subject parcel) attached hereto and incorporated herein by reference; and

WHEREAS, the purpose of this request for change in zoning designation is to allow the development of the site which is currently comprised of single family and motel buildings with approximately 0.81 net acres in size to proceed in accordance with the PD (Planned Development District) Ordinance, in order to construct a mixed use planned development consisting of 85 condominium units, 4 lofts, approximately 4,336 square feet of retail space, and a parking garage consisting of 180 spaces (142 residential, 18 guest, 18 retail and 2 loading area/loading zone spaces); and

WHEREAS, the PD ordinance requires a minimum size of 2 acres within the Community Redevelopment Area for any Planned Development District which may be waived by the City Commission upon the recommendation of the Planning and Zoning Board and the Executive Director of the Community Redevelopment Agency; and

WHEREAS, the existing property is located at 410 North Federal Highway and has a current City zoning designation of RMCRA-76 (High Density Multiple Family) and a Future Land Use Designation of RAC (Regional Activity Center); and

WHEREAS, the subject property is adjacent to RMCRA-76 on the north, east and west, and GU on the South; and

WHEREAS, the PD ordinance requires that a Master Development Plan be submitted by the applicant for review by City staff and the Planning and Zoning Board; and

WHEREAS, such Master Development Plan shall include (1) a boundary survey; (2) schematic representation of the land uses; (3) delineation of internal circulation; (4) points of connection of the local streets to the trafficways; (5) general location and size of any community facility to be included in the PD; (6) an indication of existing vegetation and other natural features with plans for conservation and mitigation; (7) schematic depiction of existing and proposed surface water management elements; and (8) schematic depiction of the water distribution and wastewater collection facilities and drainage system; and

WHEREAS, the proposed Master Development Plan is subject to the applicant obtaining a variance relating to the 25' landscape setback from all surrounding rights-of-way (north, east and south) from the Development Review Board; and

WHEREAS, the Director of the Office of Planning and City staff, following analysis of the proposed Master Development Plan and its associated documents, have determined that the proposed Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan, and has therefore recommended that the Master Development Plan be approved with the following condition:

Applicant is to provide a minimum internal side setback (west) of 7.5' maintaining the same building heights;

and

WHEREAS, the Director of the Office of Planning, following analysis of the application and its associated documents, has determined that the proposed change of zoning district is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan and the City-Wide Master Plan, and has therefore recommended that it be approved with the aforementioned condition; and

WHEREAS, on March 27, 2006, the Planning and Zoning Board met and reviewed the above noted request for a change of zoning to PD (Planned Development District) and approval of the proposed Master Development Plan and forwarded a recommendation of approval to the City Commission; and

WHEREAS, on July 13, 2006, the Development Review Board considered the Developer's application for a variance relating to the 25' landscape setback from all surrounding rights-of-way (north, east and south) and the Board granted said variance; and

WHEREAS, after review and consideration of the Master Development Plan condition proposed by both staff and the Planning and Zoning Board, the Developer has revised its Master Development Plan to comply with the internal side setback (west) 7.5' condition which will maintain the building heights; and

WHEREAS, the City Commission finds that the waiving of the 2 acre minimum acreage requirement for a Planned Development, the rezoning request to PD (Planned Development District), along with approval of the Master Development Plan, are consistent with the Zoning and Land Development Regulations, are consistent with the City of Hollywood's Comprehensive Plan, and is in the best interest of the citizens of the City of Hollywood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the applicant has presented competent substantial evidence that the rezoning request to PD is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and there is no legitimate public purpose in maintaining the existing zoning.

Section 2: That the minimum size requirement of 2 acres for a Planned Development District is hereby waived for the subject property.

Section 3: That the subject property as more particularly described in Exhibit "A" is hereby rezoned from the zoning designation of RMCRA-76 (High Density Multiple Family) to PD (Planned Development District).

Section 4: That the 1 and Taylor Condominium Master Development Plan as more specifically described in Exhibit "B" attached hereto and incorporated herein by reference, is hereby approved.

Section 5: That the Official Zoning Map of the City of Hollywood is hereby amended to incorporate the above described change in zoning designation for the subject parcel.

ORDINANCE FOR 04-ZJ-79 REZONING OF 410 NORTH FEDERAL HIGHWAY TO PD (1 AND TAYLOR CONDOMINIUM PROJECT)

Section 6: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 8: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised Aug 25, 2006.


PASSED on first reading this 7 day of June, 2006.

PASSED AND ADOPTED on second reading this 6 day of Sept, 2006.

RENDERED this 8 day of Sept, 2006.

  
MARA GIULIANTI, MAYOR

ATTEST:

  
PATRICIA A. CERNY, MMC  
CITY CLERK

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

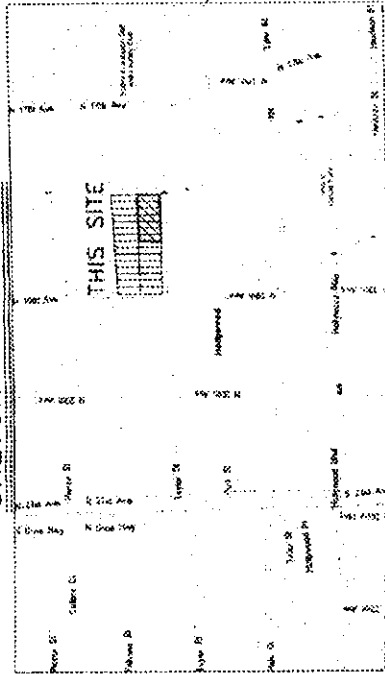
  
DANIEL L. ABBOTT, CITY ATTORNEY

9/7/06pac

EXHIBIT A

LOTS 9, 10, 11, 12, 13, 14 AND LOT 15 LESS ROAD RIGHT-OF-WAY, BLOCK 44, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

# SKETCH OF SURVEY



## NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- AS TO LOTS 8 & 10, BLOCK 44 : FILE NO. : 1082-666118 FROM BEGINNING TO OCTOBER 20, 2004.
- AS TO LOT 11 & LOT 12 LESS THE EAST 5 FEET, BLOCK 44 : FILE NO. : 1082-666091 FROM BEGINNING TO OCTOBER 20, 2004.
- AS TO THE EAST 5 FEET OF LOT 12 & LOT 13, BLOCK 44 : FILE NO. : 1082-666268 FROM BEGINNING TO OCTOBER 20, 2004.
- AS TO LOT 14 & LOT 15 LESS THE EAST 15 FEET, BLOCK 44 : FILE NO. : 1082-666123 FROM BEGINNING TO OCTOBER 20, 2004.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ LAYLER STREET & 15TH AVENUE ELEVATION = 9.55
- OWNERSHIP AND ENCUMBRANCE REPORT REVIEW :
- NO PLOTTABLE EXCEPTIONS.
- NET AREA (TO R/O/W LINES & PROPERTY LINES) = 35,538 SQ.FT. GROSS AREA (TO CENTERLINE OF R/O/W) = 30,854 SQ.FT.
- THERE ARE 15 EXISTING UNITS ON THE PROPERTY.

## LOCATION MAP (NTS)

### LEGEND

- CND CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/FG SET 5/8" IRON ROD & CAP #6448
- SRC SET NAIL AND CAP #6448
- FR FOUND IRON ROD
- CF FOUND IRON PIPE
- PRC FOUND NAIL AND CAP
- PRD FOUND NAIL & DISC
- PLAT PLAT BOOK
- B.C.B. BROWARD COUNTY RECORDS
- WM WATER MAIN
- CHL CHL UNK/ W/CO FENCE
- ELEV ELEVATION
- CEB CONCRETE BLOCK STRUCTURE
- CALC CALCULATION
- WPP WOOD POWER POLE
- A/C AIR CONDITIONER
- ELEV ELEVATION
- R/O/W RIGHT OF WAY

## LAND DESCRIPTION:

LOTS 9, 10, 11, 12, 13, 14 AND LOT 15 LESS ROAD RIGHT-OF-WAY, BLOCK 44, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## CERTIFIED TO :

JORGE BRAVER AND/OR ASSIGNS  
SERBER & WILKINSON, P.A.  
FIRST AMERICAN TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 610.17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.03, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCUMBRANCES OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

## FOR THE FIRM, BY:

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4186

SURVEY DATE : 04/21/04

REVISIONS	DATE	FB/PG	DWN	REC
BOUNDARY & IMPROVEMENT SURVEY	04/21/04	SECTION	AV	REC
REVISED NOTE # 2 & ADDED NOTE # 9	10/10/04		AV	REC
REVISED NOTE # 3, 7, 8 & 9 REPORT	11/16/04		AV	REC
ADDED CERTIFIED TO	07/14/05		AV	REC
ADDED NOTE # 4	10/12/05		AV	REC

PROJECT NUMBER : 4816-04

CLIENT :

MCS DEVELOPER GROUP, LLC

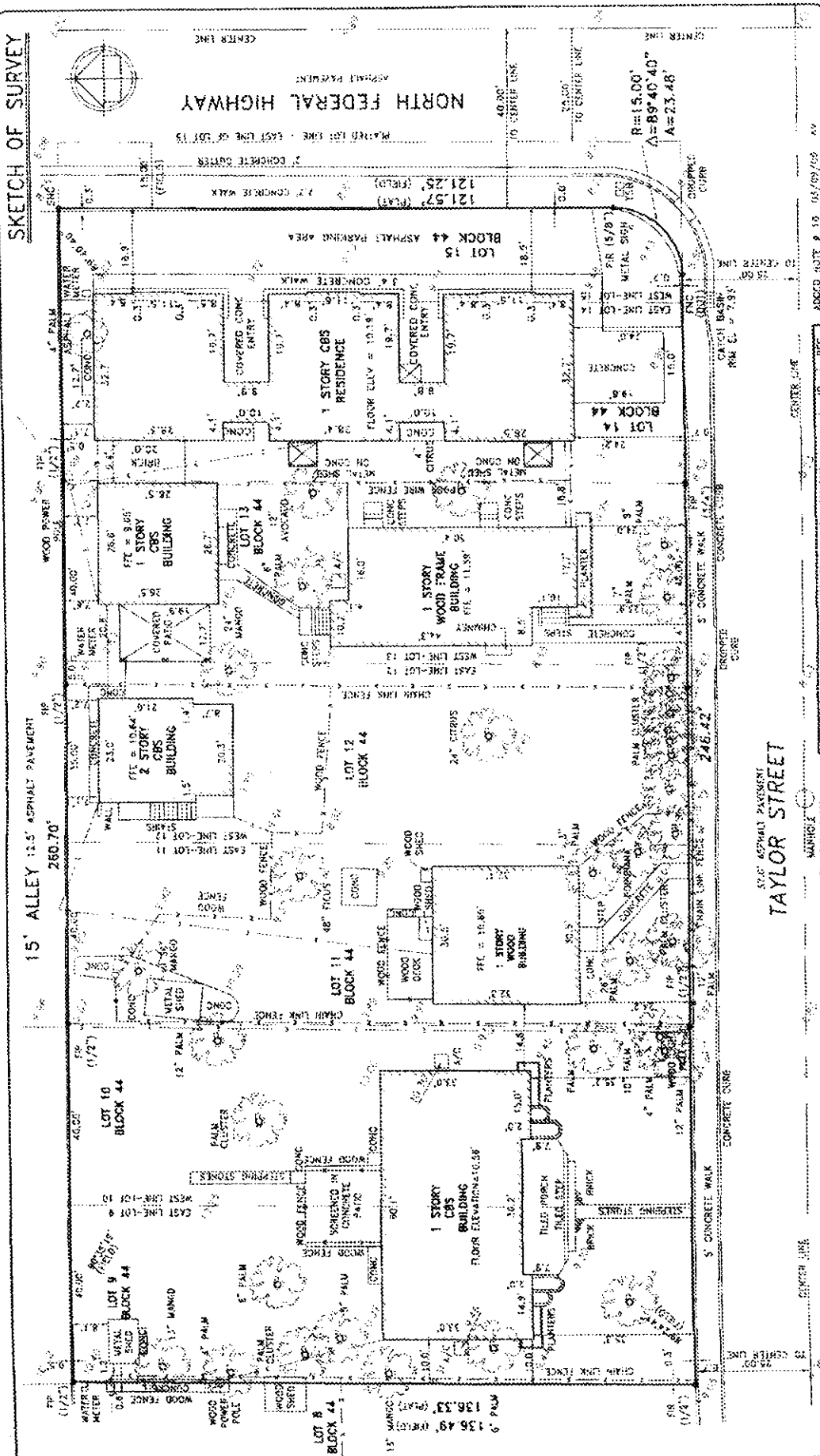
## COUSINS SURVEYORS & ASSOCIATES, INC.

6501 ORANGE DRIVE  
DADE, FLORIDA 33514  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)880-3885 FAX (954)880-3213

PROPERTY / JOINTNESS X JOINTNESS	SCALE: 1" = 20'	SHEET : OF 2
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FLOOD ZONE INFORMATION	COMMUNITY NUMBER : 125113	DATE FLOOD ELEVATION : N/A	EFFECTIVE DATE : 10/27/97
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# SKETCH OF SURVEY



<b>COUSINS SURVEYORS &amp; ASSOCIATES, INC.</b> 8401 ORANGE DRIVE DAVID, FLORIDA 33314 CERTIFICATE OF AUTHORIZATION : LB # 5446 PHONE (954) 980-9285 FAX (954) 980-0213		PROJECT NUMBER : 4816-04 CLIENT : MGS DEVELOPER GROUP, LLC		REVISIONS BOUNDARY & IMPROVEMENT SURVEY 04/21/04 108/05 REC REVISION NOTE # 1 3 ADDED NOTE # 8 10/10/04 REC REVISION NOTE # 2 10/10/04 REC REVISION NOTE # 3 11/16/04 REC ADDED DEFINED TO 12/14/05 REC ADDED NOTE # 9 10/12/05 REC	
PROJECT ADDRESS 1500 W. 20th ST. MIAMI, FL 33135		FLOOD ZONE INFORMATION COMMUNITY NUMBER 13111 PARCEL NUMBER 0017 C ZONE 1 BASE FLOOD ELEVATION N/A EFFECTIVE DATE 10/02/92		SCALE: 1" = 20' SHEET 2 OF 2	





DATE: 12.12.19  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

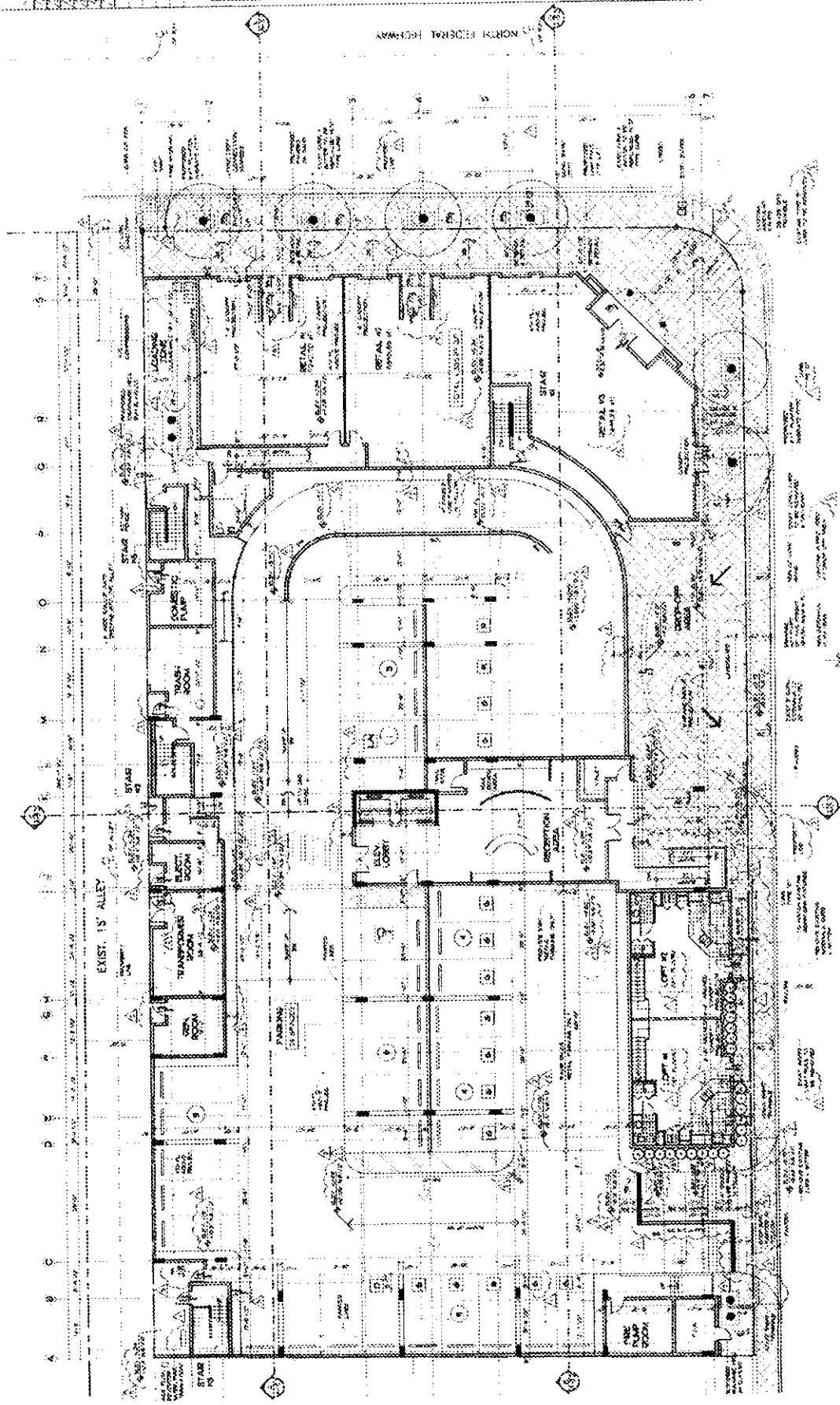


GARAGE - LEVEL 1  
SCALE: 1/8" = 1'-0"

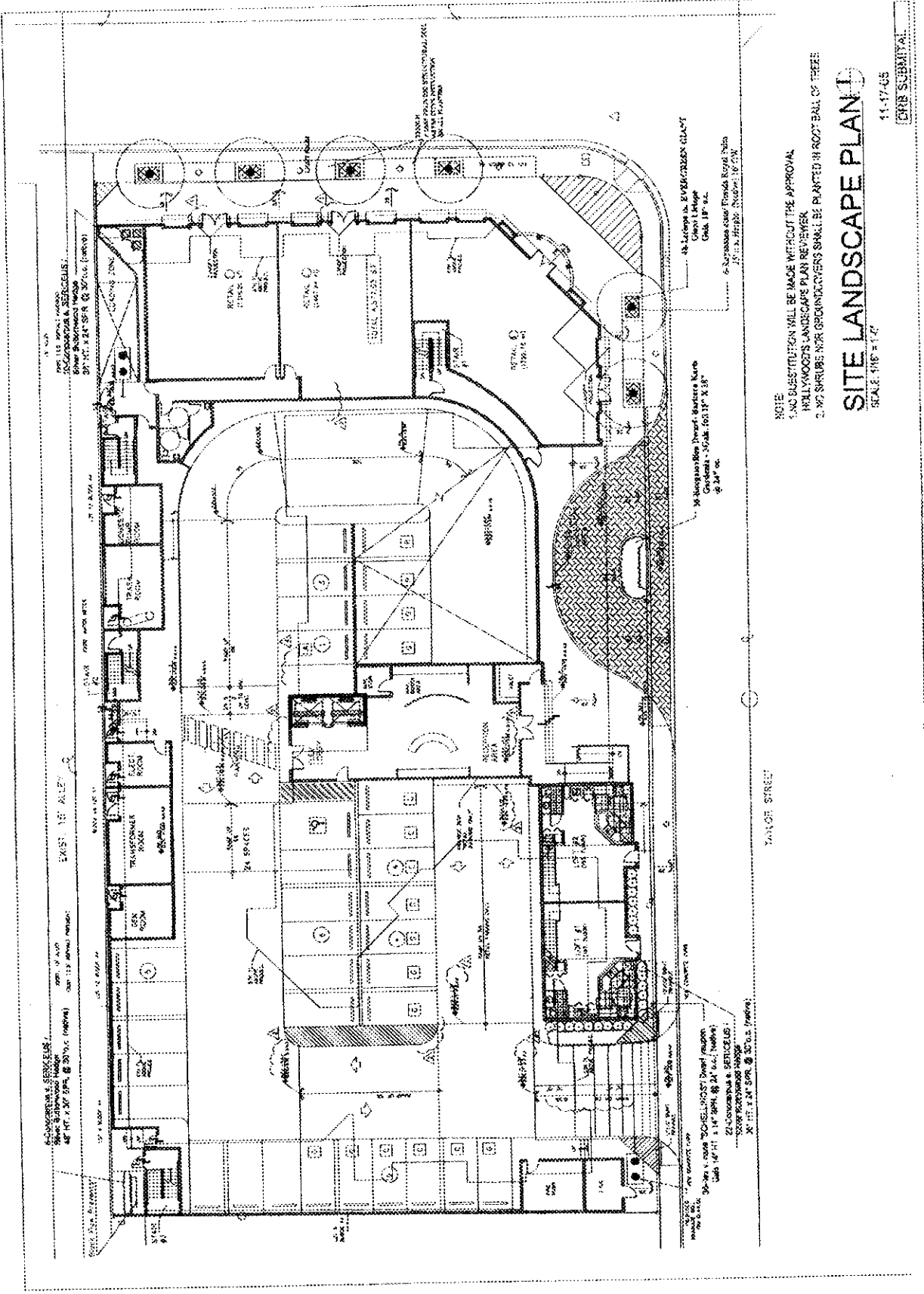
THIS GARAGE FLOOR PLAN IS A PRELIMINARY DESIGN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS THE RISK OF INADEQUACIES IN THE DESIGN AND CONSTRUCTION OF THE PROJECT.

\* SEE EXHIBIT 12.00 - 12.01

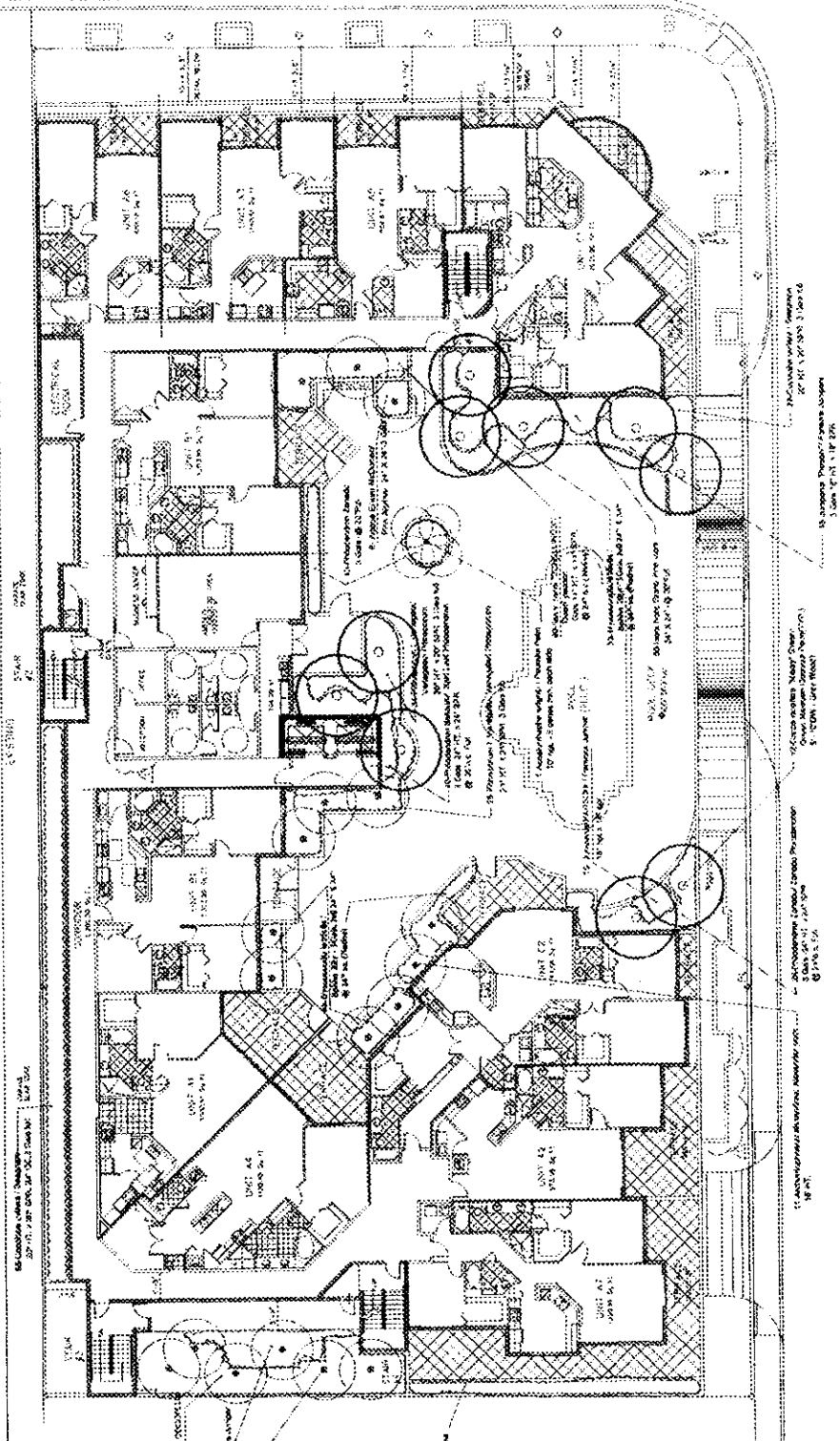
NOTE: GARAGE IS LOCATED AROUND THE PERIMETER OF TAYLOR AND FEDERAL HWY.



**SALAZAR ARCHITECTURAL GROUP**  
ARCHITECTS & PLANNERS  
1 & TAYLOR CONDOMINIUM  
1425 DEY AVE. P. 2 WORK LEASES GROUP  
1950 HARRISON ST. SUITE # 203  
HOLLYWOOD, FLORIDA 33020  
TEL: 305.975.1234  
FAX: 305.975.1235  
WWW.SALAZARARCHITECT.COM







## NOTES

☆ 2016 年 10 月 1 日

[illegible]

## LANDSCAPE REQUIREMENTS/ CALCULATIONS:

0.924:0.16755 4.1183:0.0904 SR 6:0.0760:0.0317 12.1140:0.0317

[illegible][illegible]

2020年10月22日

1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 26

U.S. MAR. ST. TEST. OF DEFENSE

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本報社址：廣東省廣州市長堤大新街二號 電話：(020) 81111111 傳真：(020) 81111111 郵政編碼：510300



# ATTACHMENT A

## Application Package



FILE NUMBER: 04-ZJ-79

OFFICE OF PLANNING  
HOLLYWOOD, FLORIDA  
GENERAL APPLICATION

This application must be completed in its entirety and submitted along with all necessary documents in order for it to be processed. **THIS APPLICATION WILL NOT BE PLACED ON A BOARD OR COMMITTEE'S AGENDA UNTIL IT IS COMPLETE.** Refer to the checklist for the appropriate Board/Committee to determine the supplemental documentation required with each application. Staff will provide the appropriate checklist for each type of application. Plans submitted shall be signed and sealed by an architect or engineer registered in the State of Florida. The applicant of record or their authorized legal agent shall present projects to the pertinent Board/Committee.

For after the fact applications the responsible contractor/agent/architect or engineer of record should be present at the Board/Committee hearing. Their failure to attend may impact upon the disposition of your application. Once placed on an agenda, the applicant or their authorized legal agent must be present at all meetings.

APPLICATION TYPE (CHECK ONE):

☒ Development Review Board

☐ Historic Preservation Board

☐ Planning and Zoning Board

☐ Technical Advisory Committee

☐ Concurrency Review Committee

☒ City Commission

Location Address: 410 N. FEDERAL Highway Zip Code: 33020

Lot(s): 9-14 Block: 44 Subdivision: \_\_\_\_\_

Folio Number(s): SEE ATTACHED

Zoning Classification: RNCRA 76 Land Use Classification: RAC

1. Explanation of Request: REZONE TO PD

2. Value of Improvement: \_\_\_\_\_ Estimated Date of Project Completion: 6/08

3. Will Project be Phased?: NO If Phased, Estimated Completion of Each Phase: \_\_\_\_\_

4. Name of Current Property Owner: Taylor Hollywood, LLC

Address of Property Owner: 1930 HARRISON ST # 303 Zip Code: 33020

Business Telephone: 929 522 29 Home: \_\_\_\_\_ Fax: 929 522 26

Email Address: crutter@mg3developer.com

5. Name of Consultant/Representative/Tenant (circle one): Rod Ferner, Esq.

Address of Consultant/Representative/Tenant: 1404 S. Andrews Zip Code: 33316

Business Telephone: 761-3636 Home: \_\_\_\_\_ Fax: 761-1818

Email Address: \_\_\_\_\_



FILE NUMBER: 04-25-79

6. Date of Purchase: 4/1/04 Is there an option to purchase the Property Yes ( ) No (☒)  
If Yes, Attach Copy of the Contract to This Application.
7. Name/Address of Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_  
Zip Code: \_\_\_\_\_
- Email Address: \_\_\_\_\_
8. Is the Request the Result of A Violation Notice? NO If yes, attach a copy of the violation.
9. Existing Property Use: Residential / Motel
10. Proposed Use: Residential / Cam Square Footage/Number of Units: \_\_\_\_\_
11. Has This Property Been Presented to the City before? Yes

Check All That Apply and Provide File Number(s) & Resolution(s): \_\_\_\_\_

- |   |  |
|---|--|
| <input type="checkbox"/> Development Review Board                         | <input type="checkbox"/> Historic Preservation Board             |
| <input checked="" type="checkbox"/> Planning and Zoning Board             | <input checked="" type="checkbox"/> Technical Advisory Committee |
| <input checked="" type="checkbox"/> Concurrence Review Committee          | <input type="checkbox"/> City Commission                         |
| <input type="checkbox"/> Economic Roundtable (Attach copy of application) |  |

#### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the Zoning and Land Development Regulations, Design Review Guidelines, Design Guidelines for Historic Properties and 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: \_\_\_\_\_

PRINT NAME: GUSTAVO BRAZMOLINI

Date: 4/19/06

Signature of Consultant/Representative: BOB A. FENNER

Date: 4/19/06

PRINT NAME: BOB A. FENNER

Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTE: APPLICATION MUST BE SIGNED BY ALL APPLICABLE PARTIES AND NAMES MUST BE PRINTED.**

FILE NUMBER: 04-ZJ-79

**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 70 REZONE to my property, which is hereby made by me or I am hereby  
authorizing RITA FELDER to be my legal representative before the  
CITY COMMISSION (Board and/or Committee) relative to all matters concerning this application.

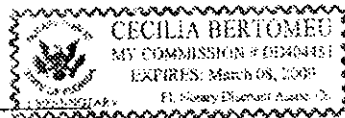
Sworn to and subscribed before me

this 11 day of April, 2006

Notary Public

State of Florida

My Commission Expires:



SIGNATURE OF CURRENT OWNER

Gustavo Bogomolni

PRINT NAME

(Check One) ☒ Personally known to me; OR

☐ Produced Identification \_\_\_\_\_ (type of identification)

### Statement of Justification for Rezoning to Planned Development (PD)

A. *That the petition for a change of zoning does not meet any one of the following criteria whereby the request would be considered contract or spot zoning:*

(1) *The proposed rezoning would give privileges not generally extended to property similarly situated in the area.*

The proposed rezoning will not give privileges not generally extended to property which are similarly situated. The proposed PD zoning district is intended to accommodate mixed use projects in the CRA and other areas of the City while promoting the goals and objectives of redevelopment within the CRA. Other properties within the CRA and City are capable of requesting a rezoning to PD, which creates a Master Plan to which the zoning is linked. Furthermore, the proposed plan meets the intent of the Zyscovich.

(2) *The proposal will result in similarly situated property being treated differently.*

Similarly situated property will not be treated differently. Every request for rezoning to PD is reviewed on its own merits because a necessary element of the PD zoning designation is the Master Plan. The Master Plan in this case follows the recommendations of the City's Planning Consultant and has been conceptually approved by the City's Economic Roundtable and TAC. Other projects within the CRA are also planned for rezoning to PD and have followed a similar course of development, which means that this property is being treated exactly the same as other similarly situated property.

(3) *The proposed rezoning request does not fall within the existing land use designation(s) for the subject property.*

The proposed rezoning is consistent with the RAC land use designation, which specifically permits mixed-use developments. The current zoning does not permit mixed-use developments, and thus the proposed rezoning is more consistent with the land use plan designation for the property than the current zoning designation.

(4) *The proposed change will result in an isolated district unrelated to adjacent or nearby districts.*

The proposed zoning district will not result in an isolated district. The PD zoning designation which has been requested will enable this project to more closely resemble and be integrated into other developments which have been approved in the Downtown CRA.

B. *That the petition for a change in zoning is consistent with six or more of the following criteria:*

- (1) *The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the Comprehensive Plan.*

The proposed zoning district, PD, is consistent with and in furtherance of the Goals, Objectives and Policies of the Comprehensive Plan. The proposed zoning change allows a mixed use development on the subject property, which is a permitted and encouraged use in the RAC future land use element. The proposed zoning district will also promote redevelopment and a resort feel to the property while promoting growth along major travel corridors, all of which are goals of the Comprehensive Plan and the Downtown CRA.

- (2) *The rezoning will result in uses permitted under the proposed district classification which would be in the general public interest and/or would not be merely in the interest of an individual or small group.*

The rezoning will allow a mixed use rather than a purely residential use, which is in the general public interest. The mixed use concept in the CRA will help reduce traffic congestion, aid in the redevelopment of the City's Downtown Area and will promote the design and use concepts expressed by the City's Planning Consultant. Furthermore, the proposed rezoning assists traffic flow along the commercial corridors, a goal which is in the City's interest. In addition, the commercial element of the mixed use component will help create a vibrant downtown area and will also serve current projects already approved by the City, such as the ArtsPark and the redevelopment of the golf course.

- (3) *The proposed change will result in development that is consistent in scale (building height, mass, siting) with other buildings in the neighborhood.*

The proposed change will result in development that is consistent with the neighborhood. The City Commission will be able to ensure this because the proposed zoning district is linked to an approved Master Plan which ensures that the development will be consistent with the surrounding neighborhood. In addition, the proposed Master Plan has incorporated many of the design guidelines expressed in the vision for the Downtown CRA by the City's planning consultant.

- (4) *Conditions have substantially changed from the date the present zoning district was placed on the property which make the passage of the proposed change necessary.*

Conditions have substantially changed from the date on which the present zoning district was placed on the property. Since the zoning district has changed the subject property has been incorporated into the Downtown CRA and several new development projects in the CRA have either been approved or received conceptual approval. In addition, an overall design plan for the Downtown area has been authored by the City's planning consultant. This also changes the area and proposed development for the area. When combined all of these factors show that the area

where the property is located has changed.

(5) *The proposed change will not adversely influence living conditions in the neighborhood.*

The proposed change in zoning will not adversely influence living conditions but will instead positively influence living conditions in the neighborhood. The proposed zoning will enable to the project to meet the development criteria suggested by the City's planning consultant. In addition, the mixed use concept will help create an urban environment in the downtown area which will alleviate traffic problems and aid the development of the commercial corridors. Finally, the proposed development (incorporated as part of the PD zoning designation) preserves the character of the neighboring residential property by substantially reducing the height of the proposed development in those areas which are adjacent to the existing residential uses.

(6) *The proposed change is consistent with public safety concerns and will not create traffic hazards.*

The proposed change is consistent with public safety and will not create traffic hazards. The proposed development satisfies all City required parking. Furthermore, the proposed PD development creates internal roadways and pedestrian thoroughfares which enhance both traffic and pedestrian movement and help spur development along the commercial corridors of the City. The requested zoning designation also allows a mixed use development to occur on the property, which will lead to more pedestrian movement and less traffic on the roadway as more of the residents in the downtown area both work and live in downtown.

(7) *The proposed change will not adversely affect property values in the adjacent area.*

The proposed change will not adversely affect property values. The proposed zoning designation, PD, is linked to a Master Plan which shows amenities and other advantageous benefits to property owners of the development. This will, in turn, add to the value of the units which helps add to the property values of the surrounding areas. In addition, by virtue of the common ownership of the common areas it is ensured that the common areas will be well maintained thus helping to ensure that property values remain high. Furthermore, rezoning to PD will allow the redevelopment of the property with a modern development, thus raising property values in the area.

(8) *It is impossible to find other adequate sites in the City for the proposed use on property presently zoned for such use.*

It is impossible to find other sites in the City for the proposed use. The requested rezoning is to PD, which is site specific and linked to an approved Master Plan. Thus, there is no other area in the City in which the proposed development could be placed because of the nature of the requested rezoning to PD.



**I & TAYLOR CONDOMINIUM**  
410 N. FEDERAL HWY  
HOUSTON, TX

BUILDING FACADE

70%  
SPARKLE  
GLASS COATED

BUILDING FACADE



COLOR 21  
WINTER WHITE

ALUMINUM  
SIGNAGE & CASING

2025-60  
SWEET INNOCENCE

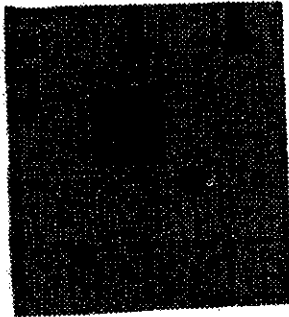
ALUMINUM  
DOOR & WINDOW  
FRAME



WHITE

BENJAMIN MOORE / PANTONE

**salazar**architectural  
group  
URBAN PLANNERS



LOCATION MAP

# 1 & TAYLOR CONDOMINIUM

410 N. FEDERAL HWY, HOLLYWOOD FL. 33020

FOR:  
MG3 DEV. GROUP / WORK LEADER GROUP  
1930 HARRISON ST, SUITE # 303

LOCATED AT:  
HOLLYWOOD, FLORIDA

## SALAZAR ARCHITECTURAL GROUP

ARCHITECTS & PLANNERS  
5300 BLUE LAGOON DRIVE, SUITE 425  
MIAMI, FL 33156  
(305) 263-5760  
AR 4297

LANDSCAPE ARCHITECT:  
MARIANO CORRAL & ASSOC. INC.  
5001 SW 10th COURT  
MIAMI, FL 33155  
(305) 951-1262, FAX (305) 955-2026

### INDEX OF DRAWINGS

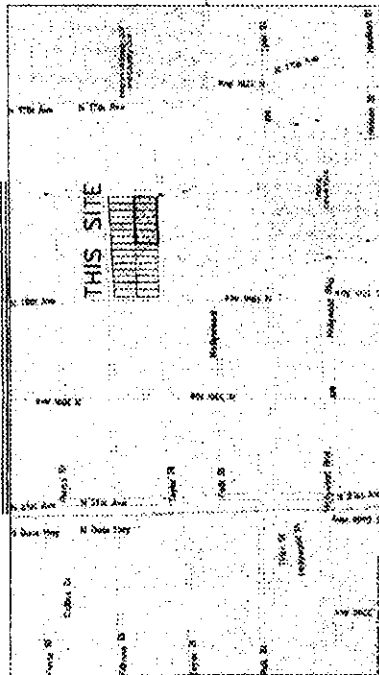
#### ARCHITECTURAL

SP-0 SITE DATA / INT. HIK  
SP-10 GROUND FLOOR PLAN BASSEMENT  
SP-11 LEVEL 1 FLOOR PLAN - RETAIL - RECEPTION  
SP-12 LEVEL 2 FLOOR PLAN - RETAIL  
SP-13 LEVEL 3 BASEMENT / STORAGE  
SP-14 LEVEL 4 RETAIL / AMENITY / FOOD DECK  
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A-03 BUILDING ELEVATIONS  
A-04 BUILDING ELEVATIONS  
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A-100 UNIT FLOOR PLANS

#### LANDSCAPE

SP-1 SITE LANDSCAPE PLAN  
SP-2 SITE LANDSCAPE PLAN  
SP-3 SITE LANDSCAPE PLAN  
SP-4 SITE LANDSCAPE PLAN  
SP-5 SITE LANDSCAPE PLAN  
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SP-99 SITE LANDSCAPE PLAN  
SP-100 SITE LANDSCAPE PLAN

# SKETCH OF SURVEY



## NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.  
AS TO LOTS 9 & 10, BLOCK 44 : FILE NO. : 1062-666118  
FROM BEGINNING TO OCTOBER 25, 2004.  
AS TO LOT 11 & LOT 12 LESS THE EAST 5 FEET, BLOCK 44 : FILE NO. : 1062-666091  
FROM BEGINNING TO OCTOBER 25, 2004.  
AS TO THE EAST 5 FEET OF LOT 12 & LOT 13, BLOCK 44 : FILE NO. : 1062-665268  
FROM BEGINNING TO OCTOBER 25, 2004.  
AS TO LOT 14 & LOT 15 LESS THE EAST 15 FEET, BLOCK 44 : FILE NO. : 1062-666123  
FROM BEGINNING TO OCTOBER 25, 2004.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPEND UPON THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ TAYLOR STREET & 18TH AVENUE. ELEVATION = 9.55
8. OWNERSHIP AND ENCUMBRANCE NEPSHE REVIEW :
9. NET AREA (TO R/O/W LINES & PROPERTY LINES) = 35,556 SQ.FT.  
GROSS AREA (TO CENTERLINE OF R/O/W) = 50,854 SQ.FT.
10. THERE ARE 15 EXISTING UNITS ON THE PROPERTY.

## LOCATION MAP (NTS)

### LEGEND:

OND CONCRETE  
 DWN DRAWN BY  
 FB/PG FIELD BOOK AND PAGE  
 SIR SET 5/8" IRON ROD & CAP #6448  
 SMC SET NAIL AND CAP #6448  
 FIR FOUND IRON ROD  
 FIP FOUND IRON PIPE  
 FNC FOUND NAIL AND CAP  
 FND FOUND NAIL & DISC  
 P.B. PLAY BOOK  
 B.C.R. BROWARD COUNTY RECORDS  
 WM WATER METER  
 -X- CHAIN LINK/ WOOD FENCE  
 ELEV ELEVATION  
 CCS CONCRETE BLOCK STRUCTURE  
 CALC CALCULATION  
 WPP WOOD POWER POLE  
 A/C AIR CONDITIONER  
 ELEV ELEVATION  
 R/O/W RIGHT OF WAY

### LAND DESCRIPTION:

LOTS 8, 10, 11, 12, 13, 14 AND LOT 15 LESS ROAD  
 RIGHT-OF-WAY, BLOCK 44, "HOLLYWOOD", ACCORDING  
 TO THE PLAY THEREOF, RECORDED IN PLAY BOOK 1,  
 PAGE 21, OF THE PUBLIC RECORDS OF BROWARD  
 COUNTY, FLORIDA.

### CERTIFIED TO :

JORGE BRAVER AND/OR ASSIGNS  
 SERRER & WEACATCH, P.A.  
 FIRST AMERICAN TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED  
 PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF  
 AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL 2004.  
 I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS  
 FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 610.17 OF  
 THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA  
 STATUTES. THERE ARE NO ABOVE GROUND ENCUMBRANCES OTHER THAN THOSE  
 SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

### FOR THE FIRM, BY:

RICHARD E. COUSINS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 4188

SURVEY DATE 04/21/04

| ADDED NOTE # TO              | DATE     | BY/PG | OWN | REC |
|------------------------------|----------|-------|-----|-----|
| ADDED LEASER FROM PROP TO CL | 02/08/05 | ---   | AV  | REC |
|                              | 11/23/04 | ---   | AV  | REC |

PROJECT NUMBER : 4816-04

CLIENT :

MCS DEVELOPER GROUP, LLC

COUSINS SURVEYORS & ASSOCIATES, INC.

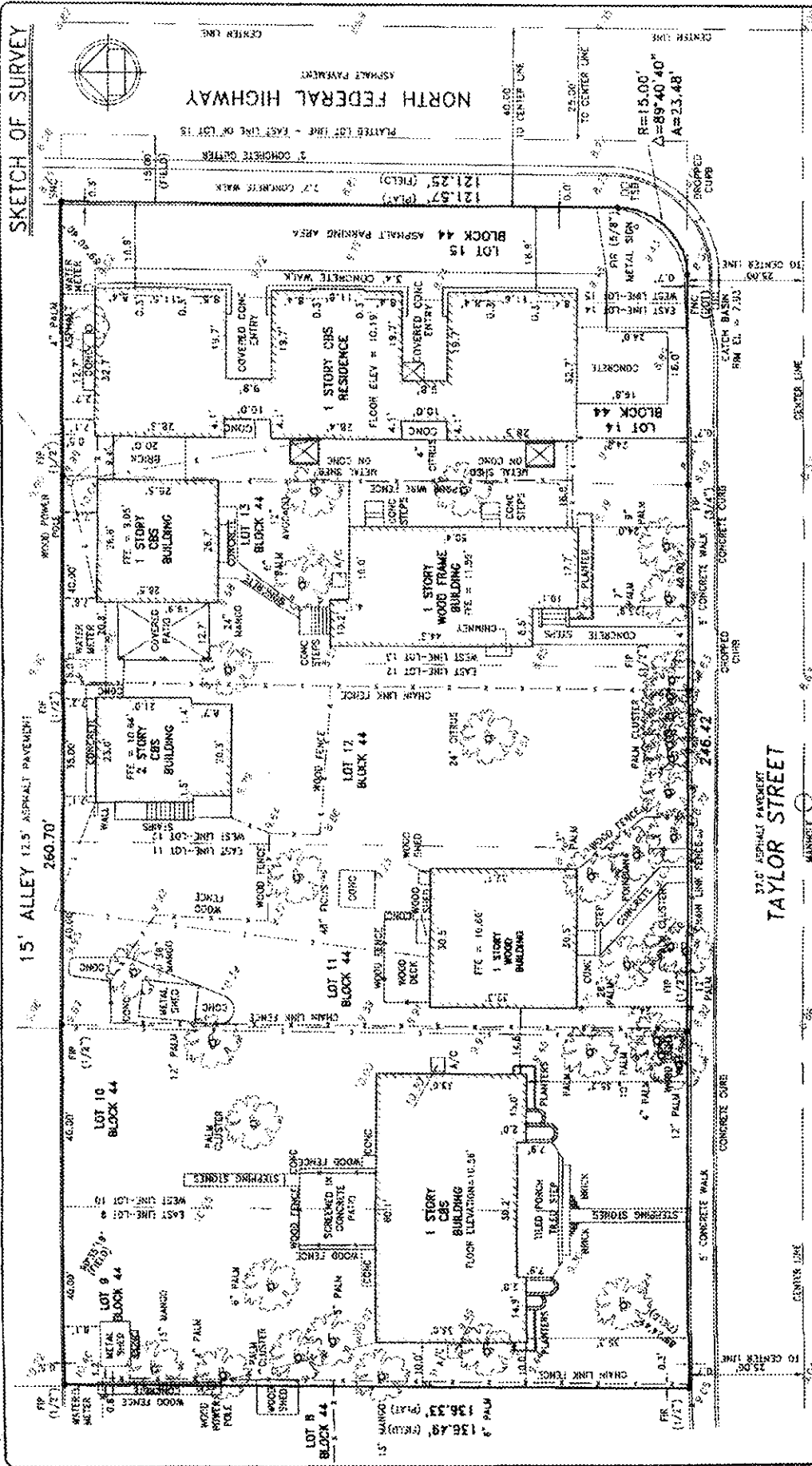
5501 ORANGE DRIVE  
 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954)660-5565 FAX (954)660-0213



| PROPERTY ADDRESS            | COMMUNITY NUMBER | PARCEL NUMBER | ZONE | BASE FLOOD ELEVATION | EFFECTIVE DATE |
|-----------------------------|------------------|---------------|------|----------------------|----------------|
| TAYLOR STREET & 18TH AVENUE | 105115           | 0317 G        | Y    | N/A                  | 10/22/03       |
| SCALE: 1" = 20'             |                  |               |      |                      |                |
| SHEET 1 OF 2                |                  |               |      |                      |                |



# SKETCH OF SURVEY



|  |  |  |  |   |  |
|--|--|--|--|---|--|
| <b>COUSINS SURVEYORS &amp; ASSOCIATES, INC.</b><br>5511 ORANGE DRIVE<br>DAVID, FLORIDA 33314<br>CERTIFICATE OF AUTHORIZATION: 18 # 8448<br>PHONE (954)883-3885 FAX (954)880-0213 |  | <b>CLIENT:</b><br>MG3 DEVELOPER GROUP, LLC   |  | <b>PROJECT NUMBER:</b> 4816-04                            |  |
| <b>REVISIONS</b><br>BOUNDARY & IMPROVEMENT SURVEY<br>REVISED NOTE # 2 & ADDED NOTE # 9<br>REVISED NOTE # 2 / D & E REPORT<br>ADDED NOTE # 9                                      |  | <b>DATE</b><br>04/21/04<br>10/10/04<br>11/16/04<br>03/14/05<br>10/12/05  |  | <b>FB/PG: DWN</b><br>108/06<br>108/06<br>108/06<br>108/06 |  |
| <b>ADDED LEASER FROM PRIOR TO EL</b><br>11/23/03   |  | <b>REC</b><br>10   |  | <b>REC</b><br>10  |  |
| <b>ADDED NOTE # 10</b><br>10/09/06   |  | <b>REC</b><br>10   |  | <b>REC</b><br>10  |  |
| <b>PROPERTY ADDRESS</b><br>1500 STREET<br>5 50204-0000   |  | <b>FLOOD ZONE INFORMATION</b><br>COMMUNITY NUMBER 12313<br>PARCEL NUMBER 0217 C<br>ZONE A<br>BASE FLOOD ELEVATION N/A<br>EFFECTIVE DATE 10/02/97 |  | <b>SCALE: 1" = 20'</b><br><b>SHEET 2 OF 2</b>             |  |





**LEVEL 1 (PARTIAL BASEMENT LEVEL)**

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

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.  
 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

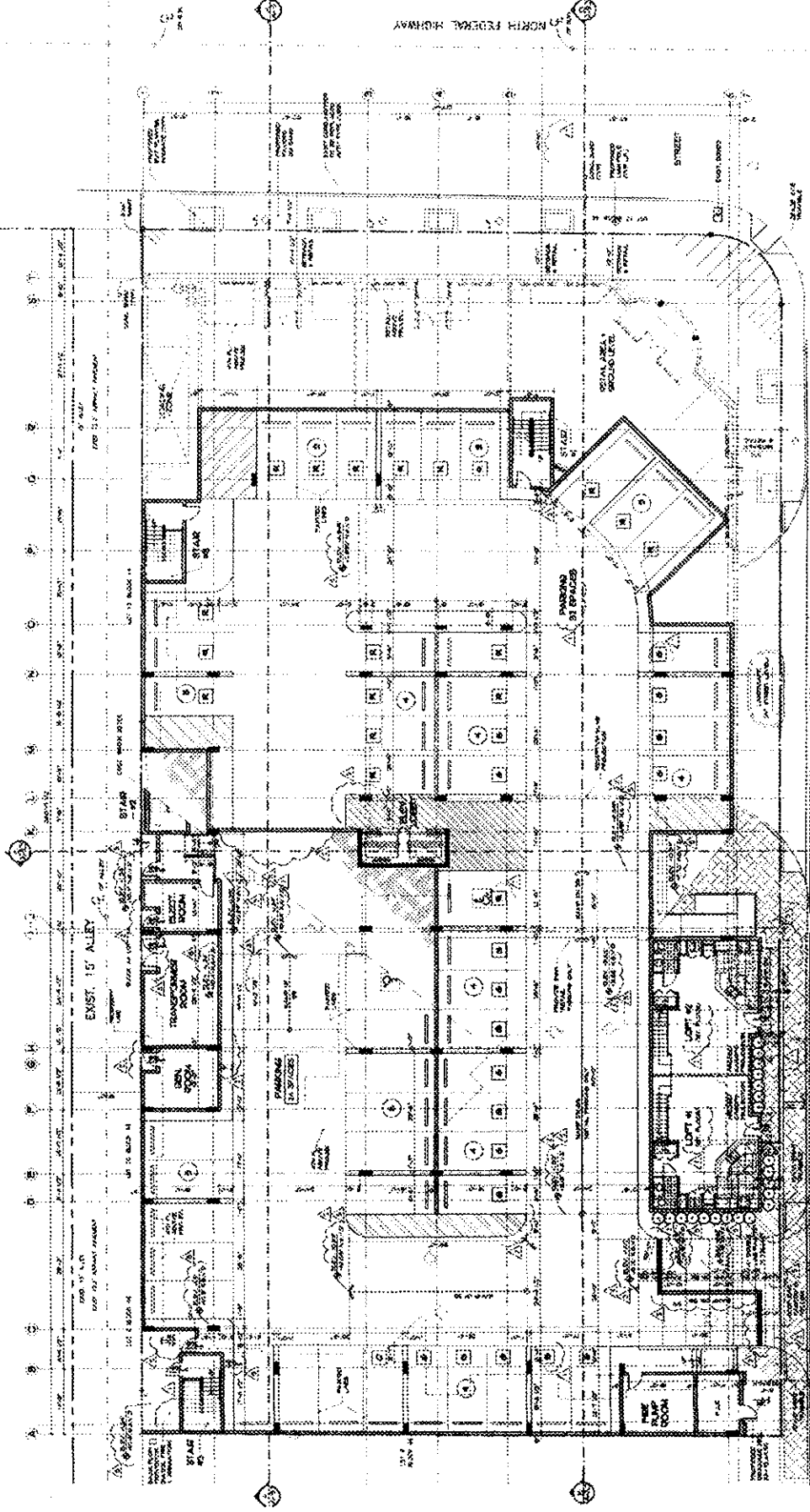
| PARKING COUNT |           |
|---------------|-----------|
| STANDARD      | 12 SPACES |
| COMPACT       | 10 SPACES |
| BIKE          | 5 SPACES  |
| TOTAL         | 27 SPACES |

TAYLOR STREET

NOTE: PARKING IS LOCATED ALONG THE STREET OF TAYLOR AND FEDERAL AVE.

NOTE: PROVIDE WATER PROOFING & ALL WALLS LOCATED BELOW FLOODING GRADE.

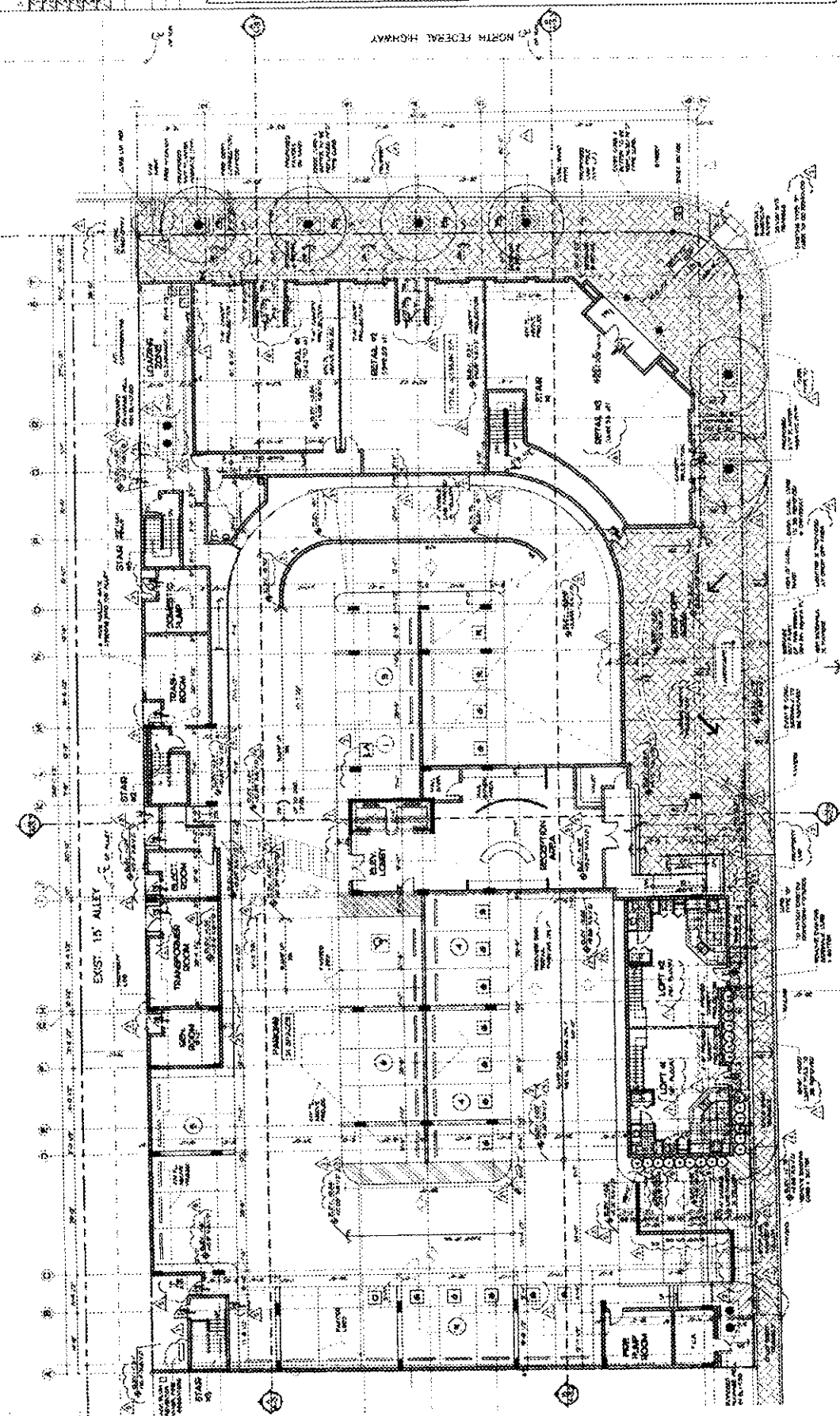
| PARKING LEGEND |                              |
|----------------|------------------------------|
| 1              | STANDARD PARKING SPACE       |
| 2              | COMPACT PARKING SPACE        |
| 3              | BIKE PARKING SPACE           |
| 4              | LOADING AREA / PARKING SPACE |



|             |                       |
|-------------|-----------------------|
| DATE        | 10/1/00               |
| BY          | ARCHITECTURAL GROUP   |
| CHECKED BY  | ARCHITECTS & PLANNERS |
| APPROVED BY |                       |
| SCALE       | 1/8" = 1'-0"          |

**1 & TAYLOR CONDOMINIUM**  
 MASS DEV. GROUP / WOOD LUSK GROUP  
 1550 WASHINGTON ST. SUITE 200  
 HOLLYWOOD, FLORIDA 33020

**SALAZAR ARCHITECTURAL GROUP**  
 ARCHITECTS & PLANNERS  
 1550 WASHINGTON ST. SUITE 200  
 HOLLYWOOD, FLORIDA 33020



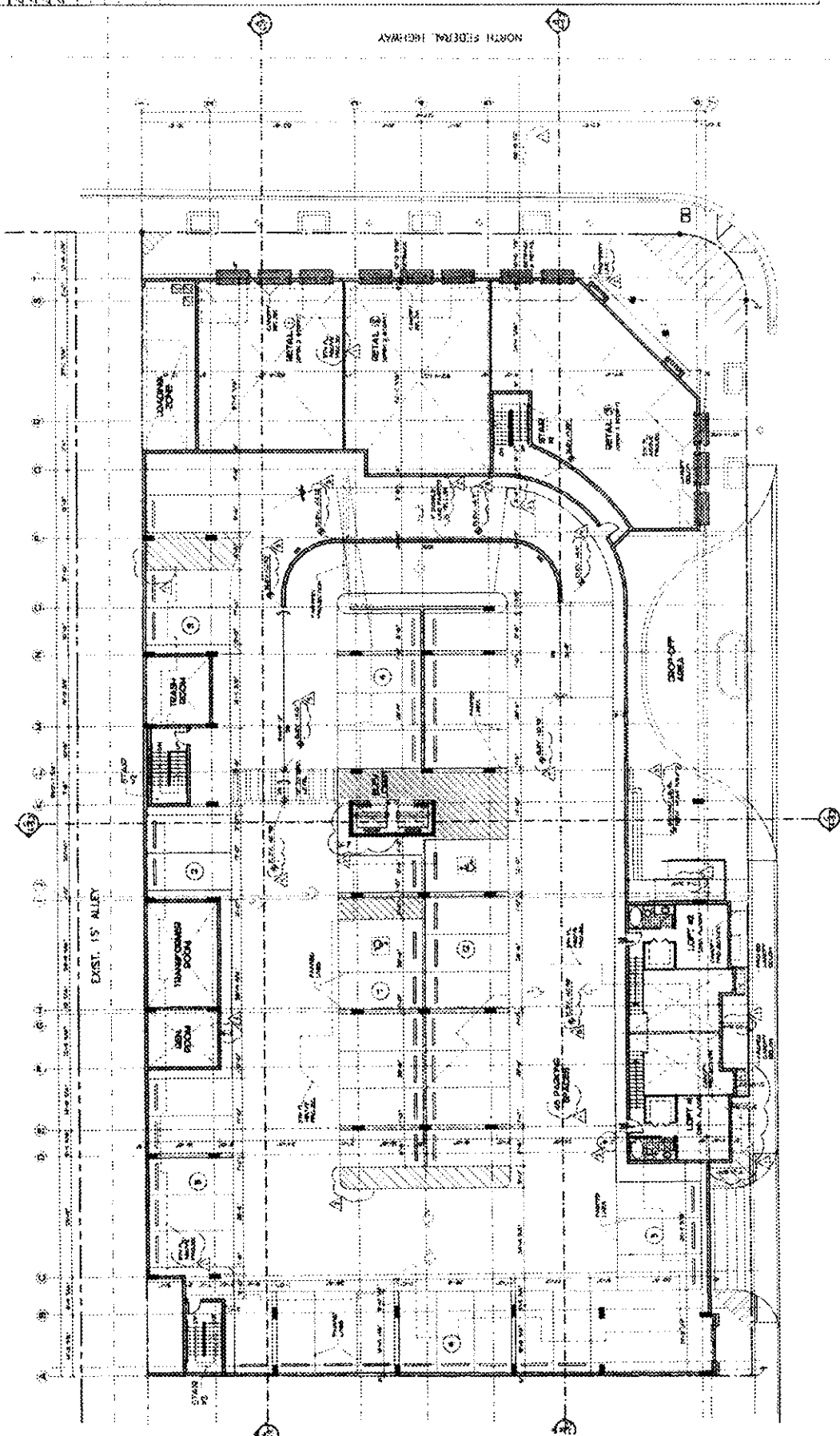
**GARAGE - LEVEL 1**  
 SCALE: 1/8" = 1'-0"

NOTE: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL ROOMS SHALL BE FINISHED TO SLOTTED JOIST OR CONCRETE SLAB.  
 3. ALL ROOMS SHALL BE FINISHED TO SLOTTED JOIST OR CONCRETE SLAB.  
 4. ALL ROOMS SHALL BE FINISHED TO SLOTTED JOIST OR CONCRETE SLAB.

NOTE: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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1338-5 807A



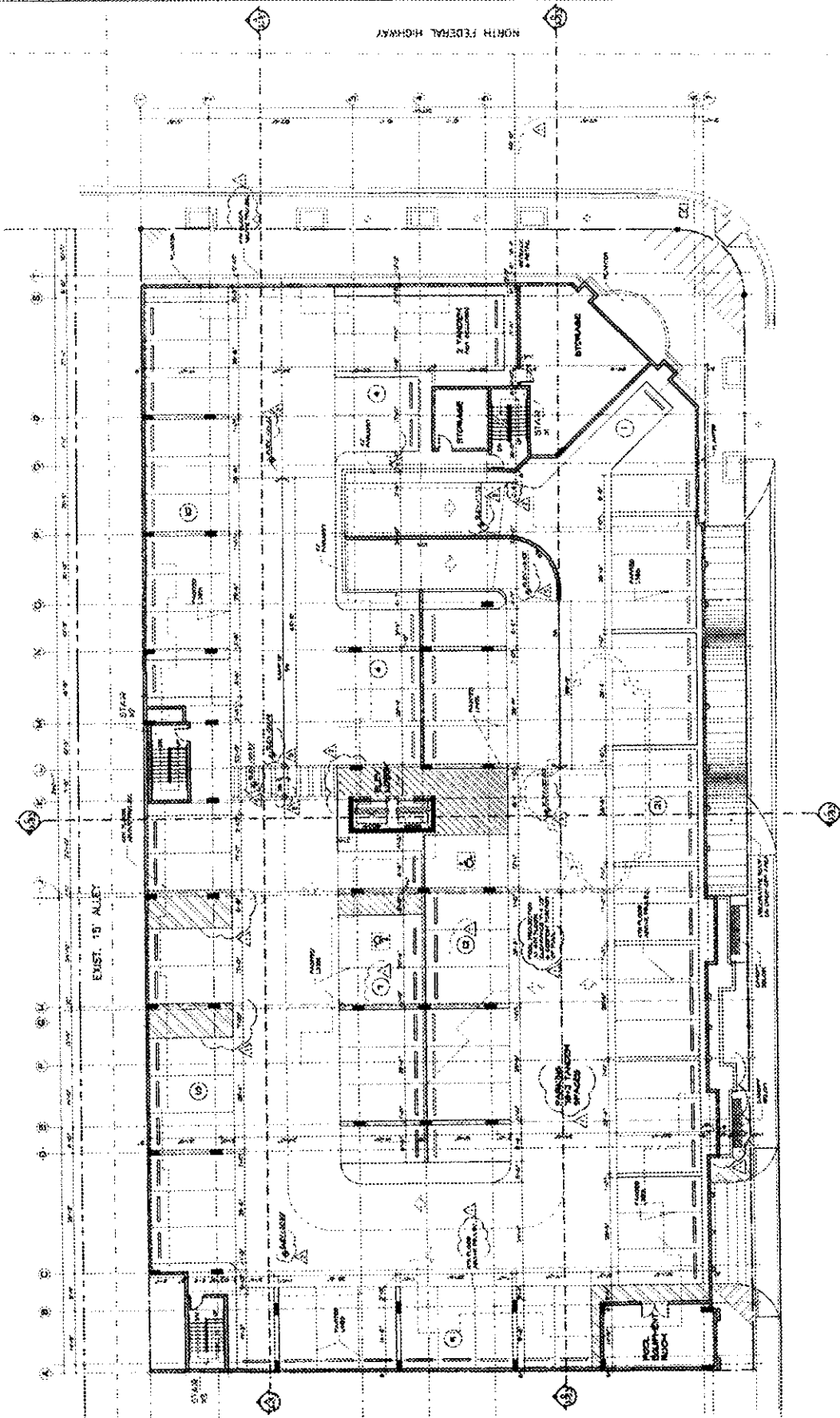
61-018



GARAGE - LEVEL 3

SCALE 1/8" = 1'-0"

TAYLOR STREET



1 & TAYLOR CONDOMINIUM  
1001 FEDERAL HWY, HOLLYWOOD, FL 33020  
HWS TRX GROUP / WICK LIZARD GROUP  
1001 FEDERAL HWY, HOLLYWOOD, FL 33020  
HOLLYWOOD, FLORIDA 33020

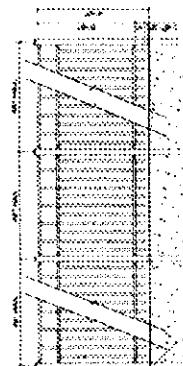
SALAZAR  
ARCHITECTURAL  
GROUP  
ARCHITECTS & PLANNERS  
1001 FEDERAL HWY, SUITE 100  
HOLLYWOOD, FL 33020  
TEL: 305.975.1111  
FAX: 305.975.1112  
WWW.SALAZARARCHITECTURAL.COM



FLOOR PLAN: LEVEL 4TH

-----  
 05/01/2005

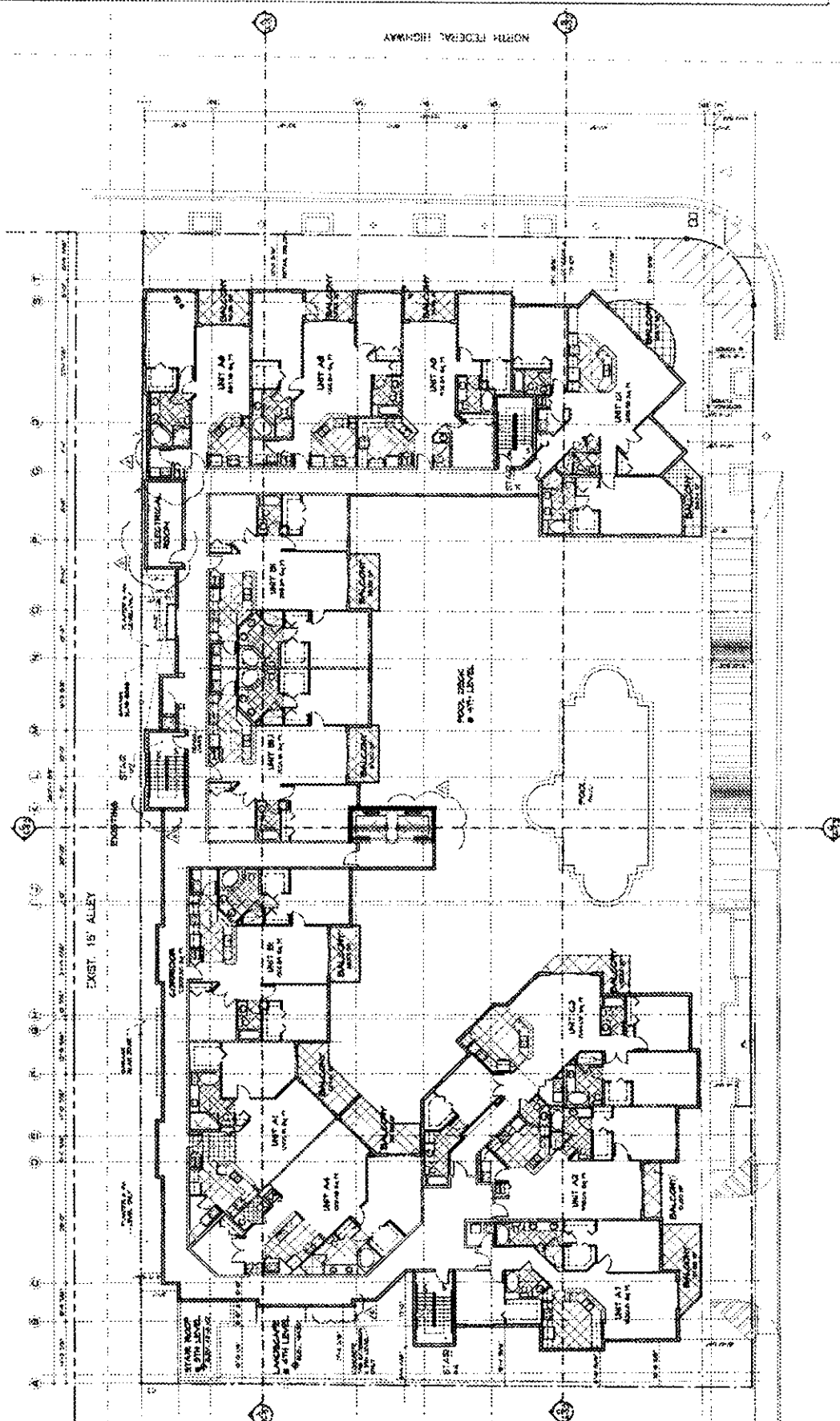
INVESTIGATION



ALUMINUM FENCE DETAIL

**SALAZAR**  
**ARCHITECTURAL**  
**GROUP**  
ARCHITECTS & PLANNERS

**I & TAYLOR CONDOMINIUM**  
NO. 1000  
MAY 27, 1980 / MARCH 1980 GROUP  
SIDE # 303  
LOOK EAST  
**GROUP # 30000000:**

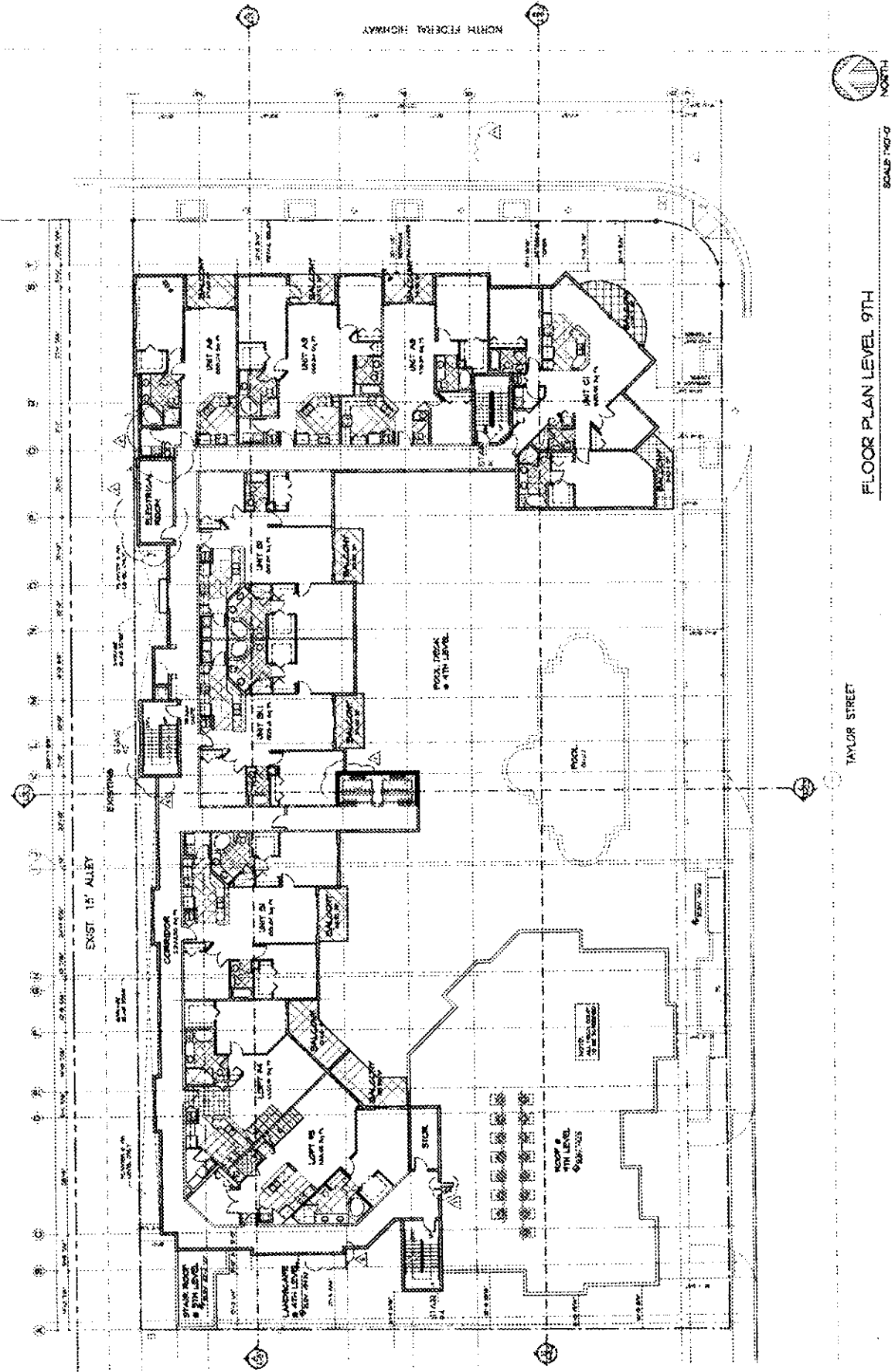




|             |               |
|-------------|---------------|
| DATE        | 10/1/88       |
| BY          | J. L. SALAZAR |
| CHECKED BY  | J. L. SALAZAR |
| APPROVED BY | J. L. SALAZAR |

**SALAZAR**  
**ARCHITECTURAL**  
**GROUP**  
ARCHITECTS & PLANNERS  
100 N. W. 10TH AVENUE, SUITE 100  
MIAMI, FLORIDA 33136  
TEL: 375-1234

**1 & TAYLOR CONDOMINIUM**  
403 19TH AVENUE, SUITE 100  
MIAMI, FLORIDA 33136  
TEL: 375-1234



FLOOR PLAN LEVEL 9TH

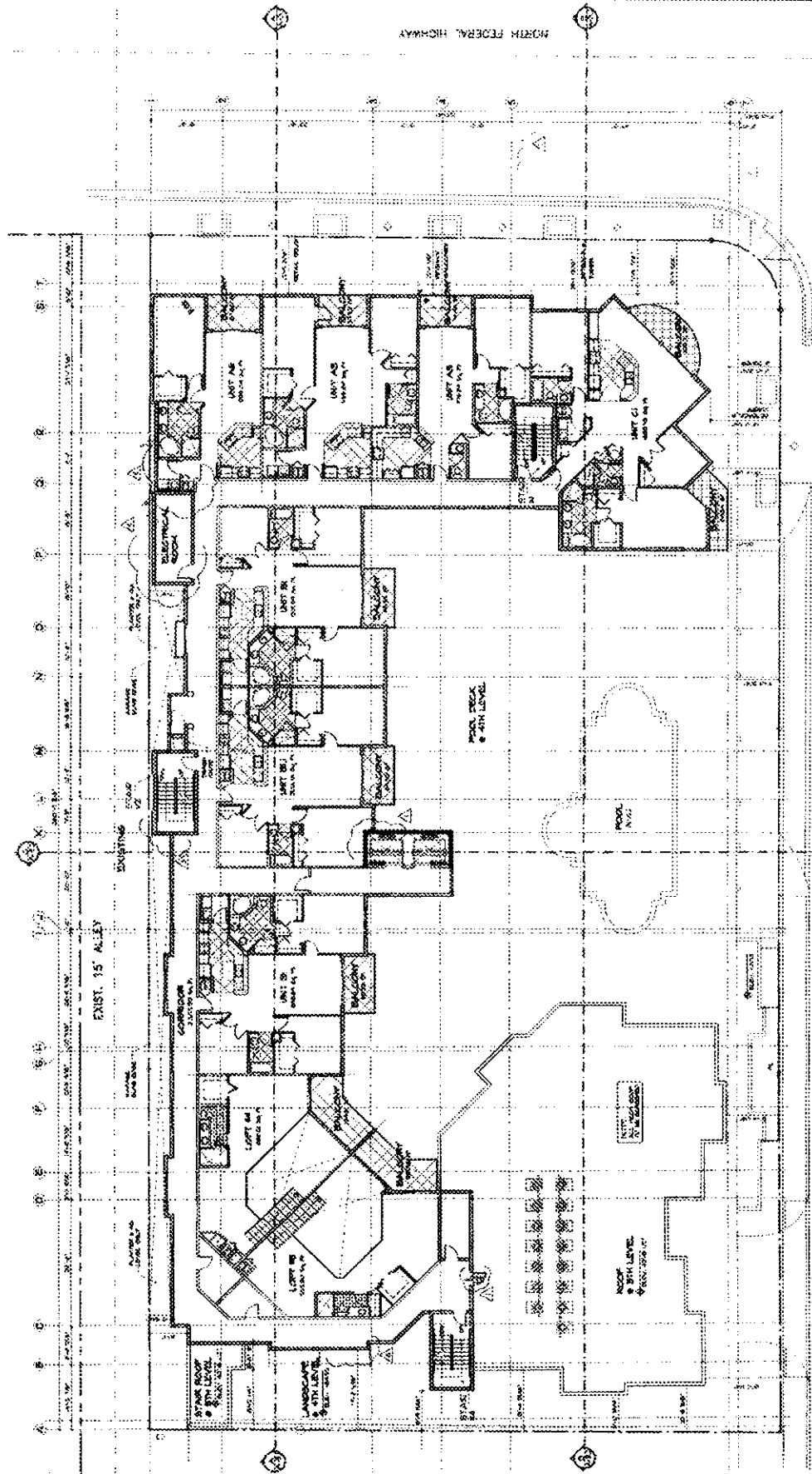
SCALE 1/8"=1'-0"



0.00' STITCH  
 SCALE 1/8" = 1'-0"

**FLOOR PLAN LEVEL 10TH**

TAYLOR STREET

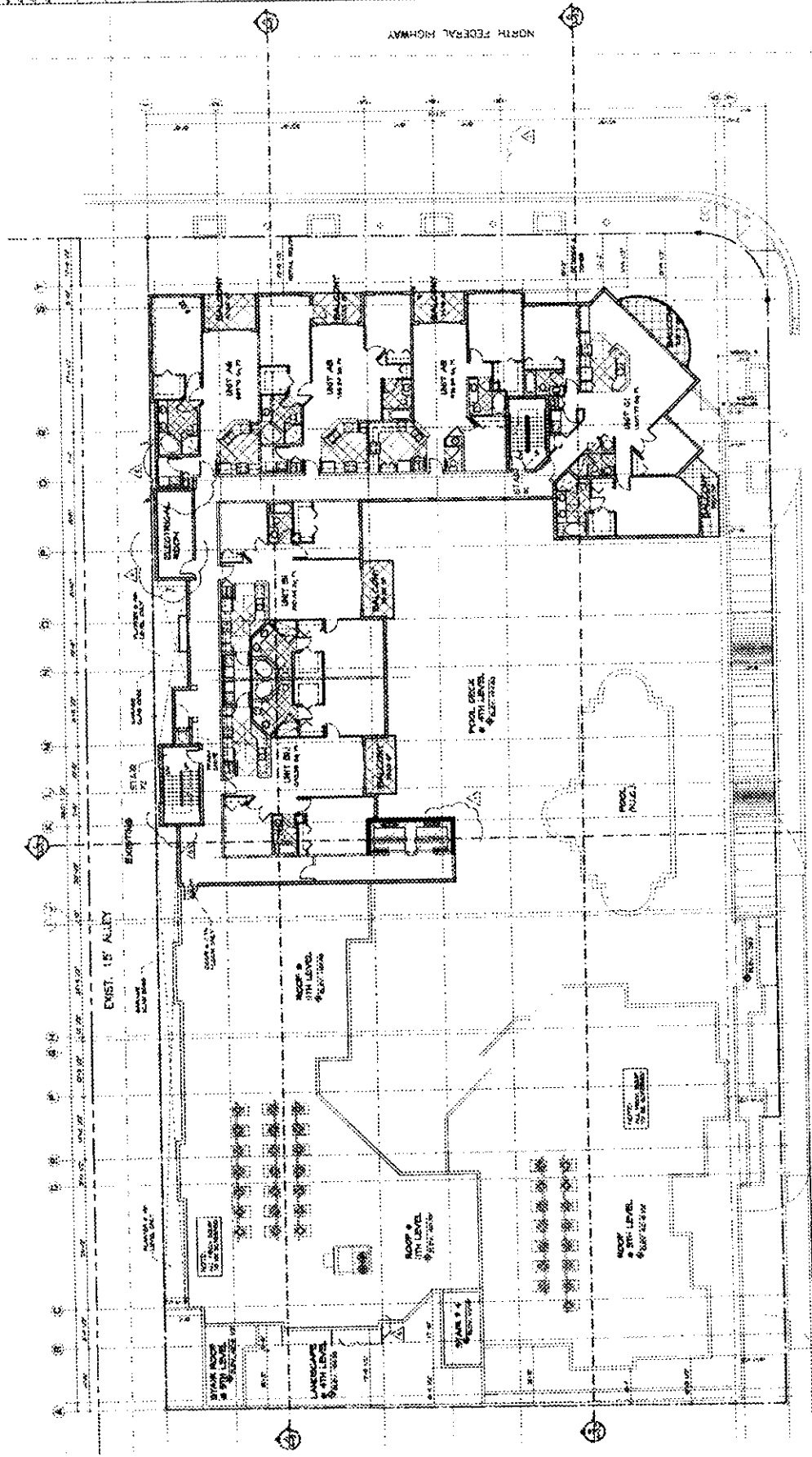




FLOOR PLAN LEVEL 11TH THRU LEVEL 12TH

TAYLOR STREET

SCALE 1/8"=1'-0"



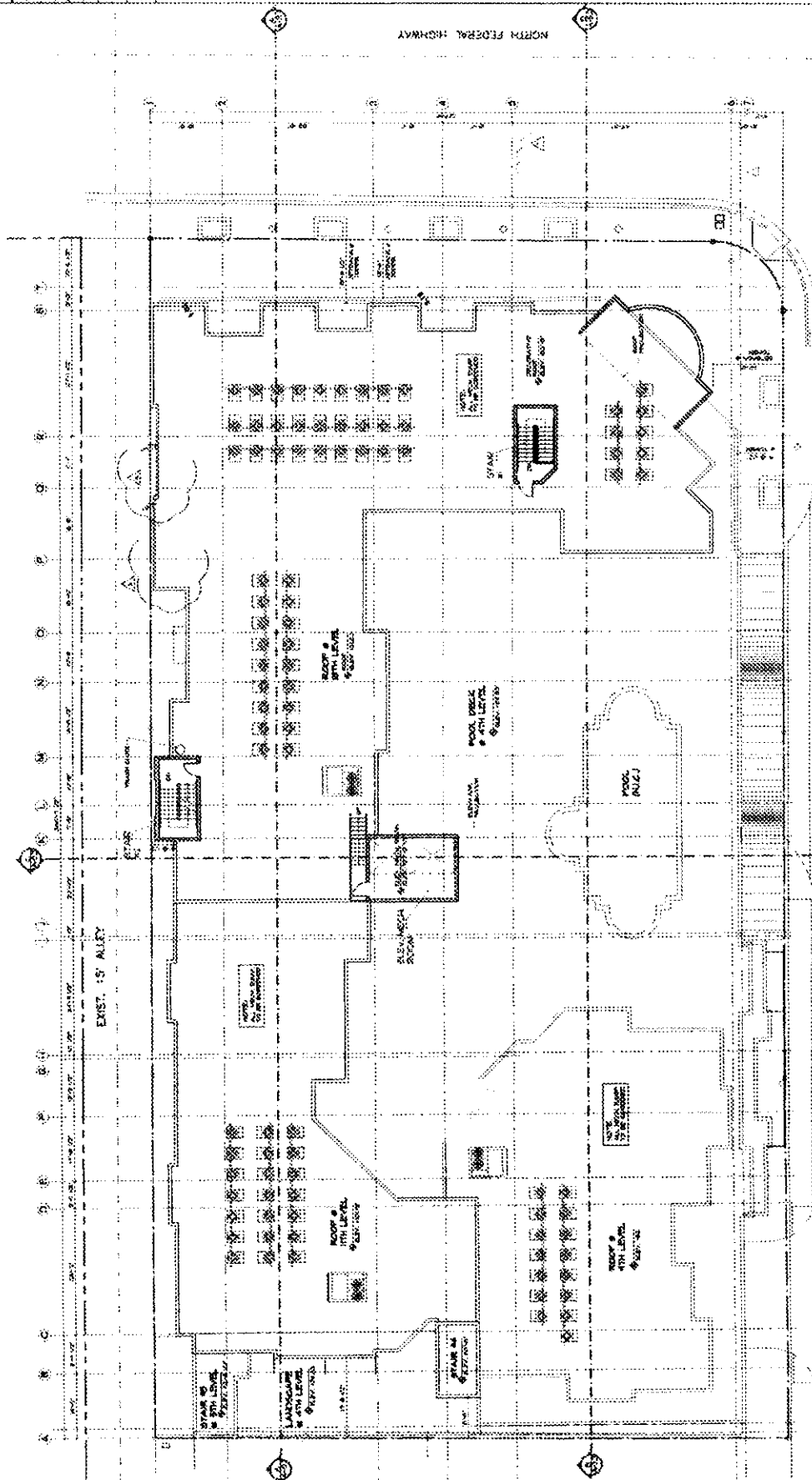
**SALAZAR ARCHITECTURAL GROUP**  
ARCHITECTS & PLANNERS  
1000 N. GULF BLVD., SUITE 100  
FORT MYERS, FL 33901  
TEL: 941.933.1111  
FAX: 941.933.1112  
WWW.SALAZARARCHITECTURAL.COM

**1 & TAYLOR CONDOMINIUM**  
1 & TAYLOR ST., SUITE 100  
FORT MYERS, FL 33901  
TEL: 941.933.1111  
FAX: 941.933.1112  
WWW.1ANDTAYLORCONDOMINIUM.COM

**MOORE GROUP / MOORE GROUP**  
1000 N. GULF BLVD., SUITE 100  
FORT MYERS, FL 33901  
TEL: 941.933.1111  
FAX: 941.933.1112  
WWW.MOOREGROUP.COM

1 & TAYLOR CONDOMINIUM  
AC N. HOLLAND WY. HOLLWOOD FL 33030  
POS.  
MRS DEV. GROUP / MOORE LEASER GROUP  
3525 HAMPSHIRE ST. SUITE 700  
LOS ANGELES CA 90018

NOFRA FEDERAL HIGHWAY





BUILDING ELEVATIONS  
D-142/E-47708

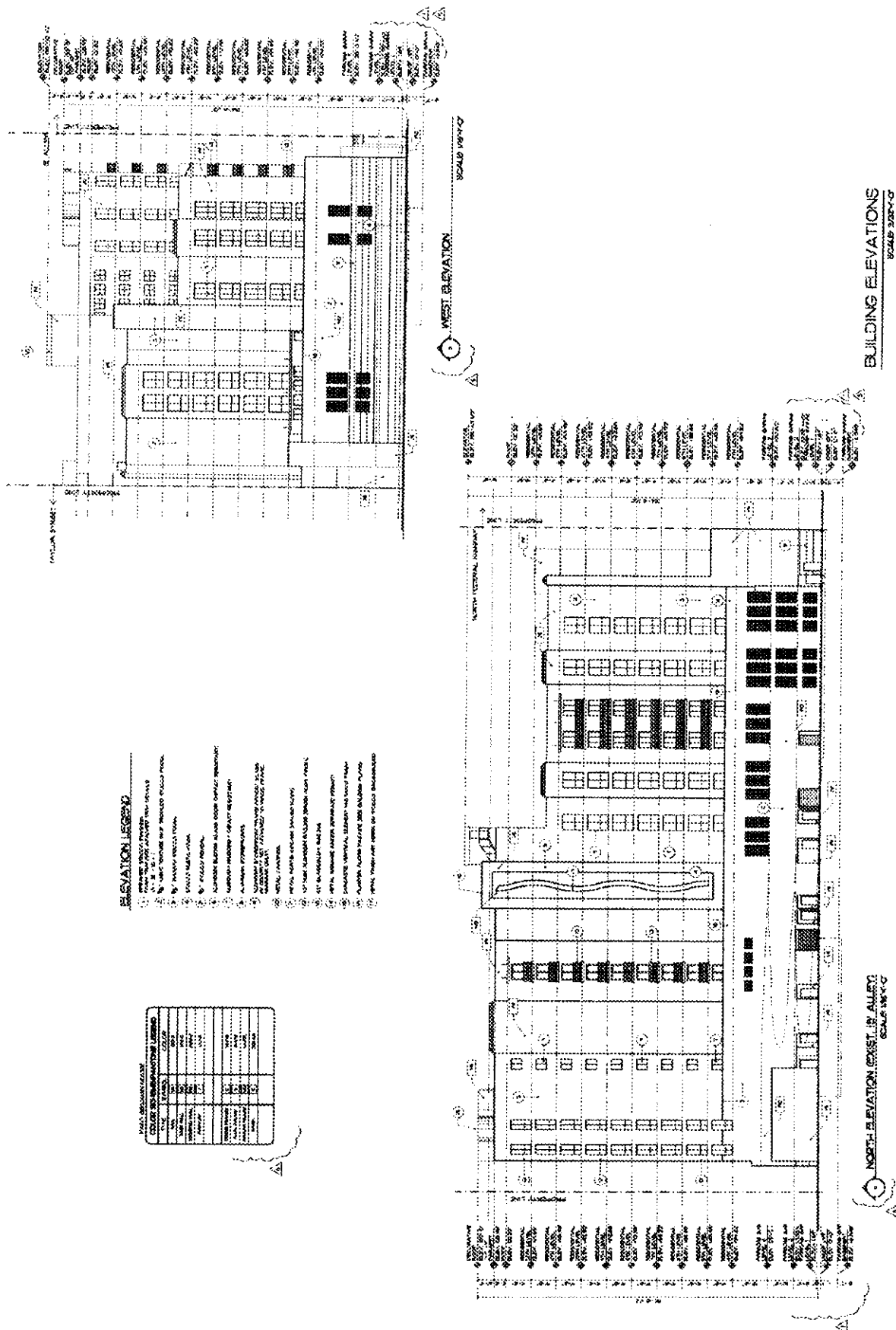
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NORTH ELEVATION EXIST'N' ALLEYS  
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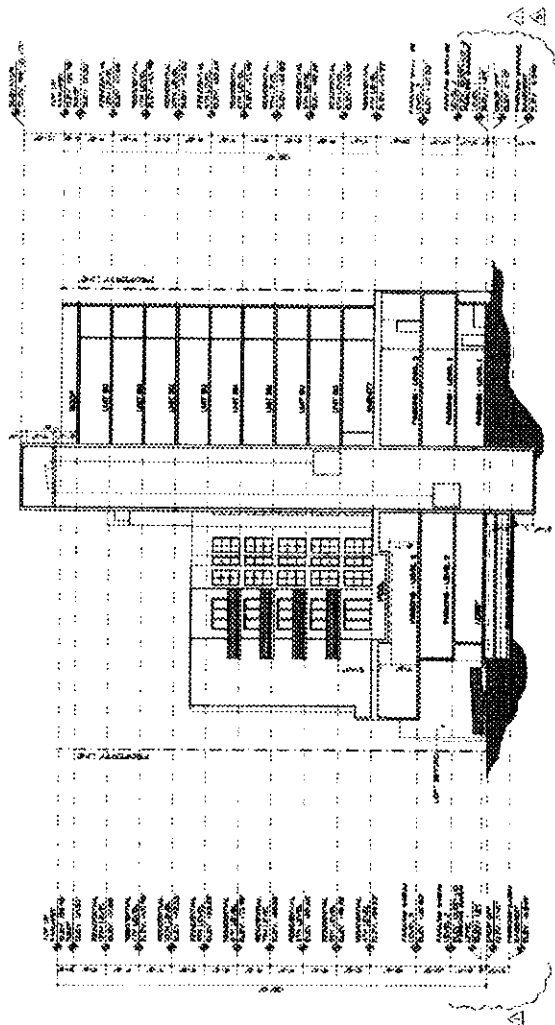
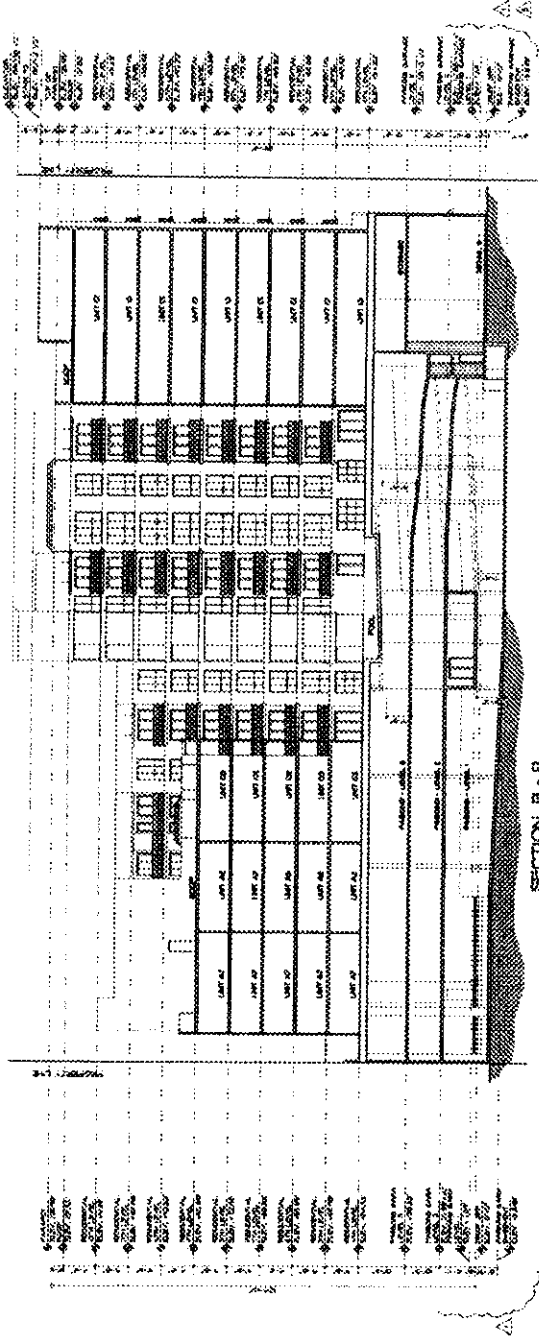
**SCA 8 1967-68**

**SALAZAR**  
**ARCHITECTURAL**  
**GROUP**  
ASSOCIATES & PLANNERS

1 & TAYLOR CONDOMINIUM  
JONES LA INFORMATION LAM TAYLOR CON  
JONES LA INFORMATION LAM TAYLOR CON  
JONES LA INFORMATION LAM TAYLOR CON  
JONES LA INFORMATION LAM TAYLOR CON







**1 & TAYLOR CONDOMINIUM**  
 1000 WASHINGTON ST. SUITE # 205  
 JACKSONVILLE, FL 32202  
 904.744.1111

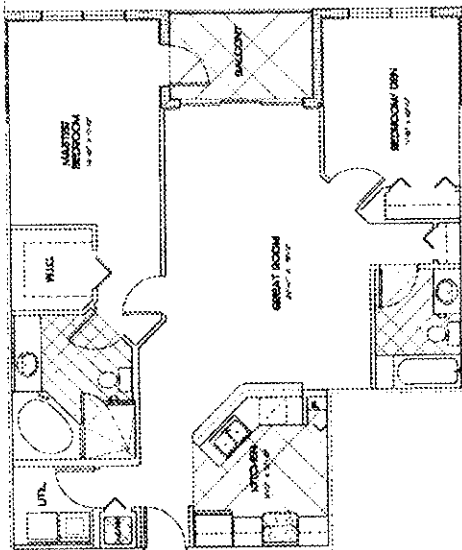
**SALAZAR ARCHITECTURAL GROUP**  
 ARCHITECTS & PLANNERS  
 1000 WASHINGTON ST. SUITE # 205  
 JACKSONVILLE, FL 32202  
 904.744.1111



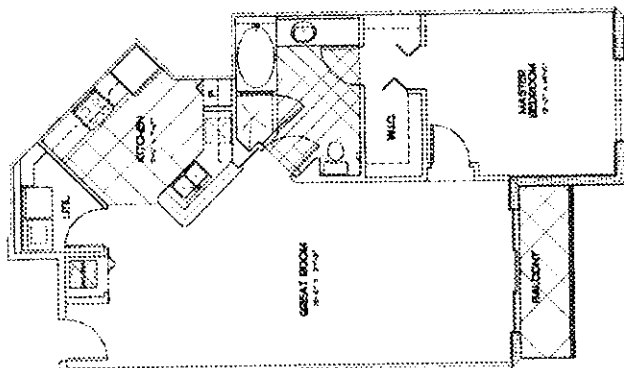
## UNIT FLOOR PLANS

**SALAZAR**  
**ARCHITECTURAL**  
**GROUP**  
ARCHITECTS & PLANNERS

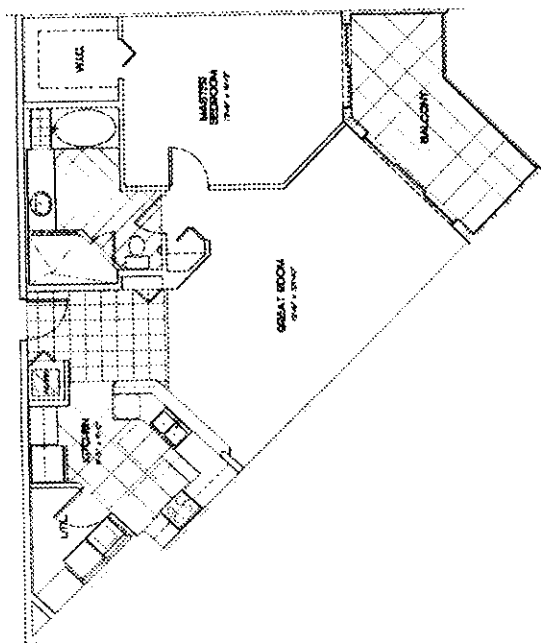
1 & TAYLOR CONDOMINIUM  
1000 W. WASHINGTON ST. SUITE 200  
MILWAUKEE, WISCONSIN 53233



LN07 - A3  
LN: 0000: 0000 28  
LN: 0000: 0000 28  
LN: 0000: 0000 28



1047 - 42



UNIT - A1

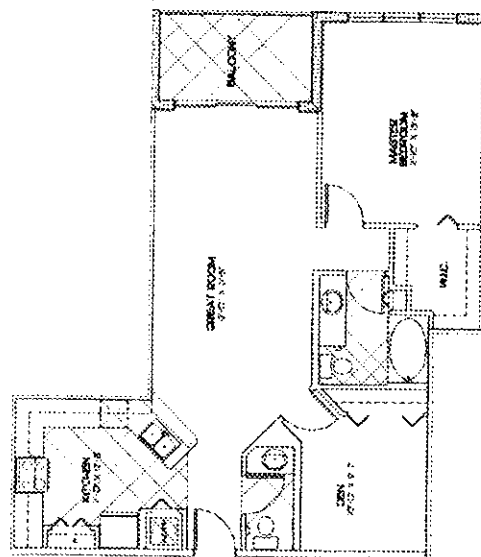
UNIT FLOOR PLANS  
SCALE: 1/4"=1'-0"

1990年6月18日

[illegible]

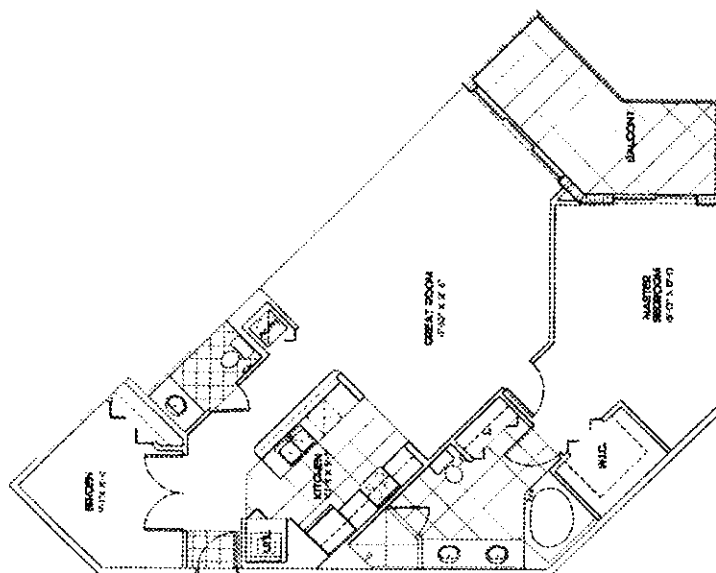
**SALAZAR**  
**ARCHITECTURAL**  
**GROUP**  
ARCHITECTS & PLANNERS

1 & TAYLOR CONDOMINIUM  
W/IN "HOLLYWOOD" W/IN HOLLYWOOD FL 33020  
1983 DEV. GROUP / 1980K LEADER GARAGE  
1930 WASHINGTON ST. SUITE # 302  
(407) 333-XXXX  
HOLLYWOOD, FLORIDA 33020



{ART - 25}

|              |            |
|--------------|------------|
| N: 0000      | V12.37 0.5 |
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UNIT - 64  
UNIT CODE: 18643 37  
EXAMINER: 18643 65

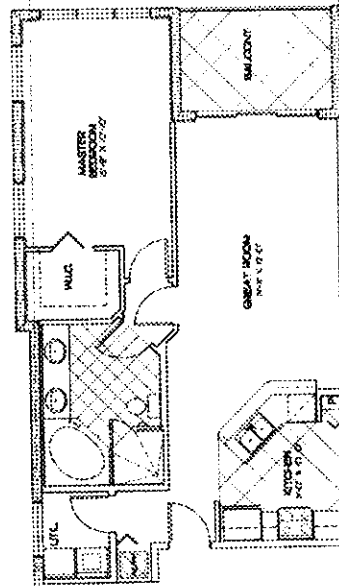
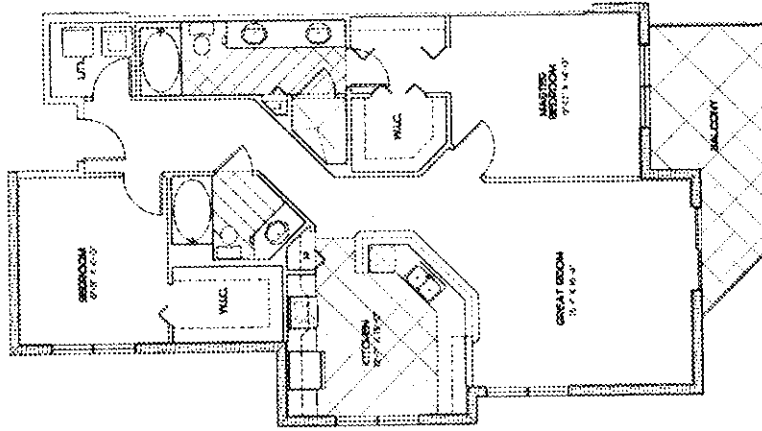
UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

|         |              |
|---------|--------------|
| NO. 1   | 1/4" = 1'-0" |
| NO. 2   | 1/4" = 1'-0" |
| NO. 3   | 1/4" = 1'-0" |
| NO. 4   | 1/4" = 1'-0" |
| NO. 5   | 1/4" = 1'-0" |
| NO. 6   | 1/4" = 1'-0" |
| NO. 7   | 1/4" = 1'-0" |
| NO. 8   | 1/4" = 1'-0" |
| NO. 9   | 1/4" = 1'-0" |
| NO. 10  | 1/4" = 1'-0" |
| NO. 11  | 1/4" = 1'-0" |
| NO. 12  | 1/4" = 1'-0" |
| NO. 13  | 1/4" = 1'-0" |
| NO. 14  | 1/4" = 1'-0" |
| NO. 15  | 1/4" = 1'-0" |
| NO. 16  | 1/4" = 1'-0" |
| NO. 17  | 1/4" = 1'-0" |
| NO. 18  | 1/4" = 1'-0" |
| NO. 19  | 1/4" = 1'-0" |
| NO. 20  | 1/4" = 1'-0" |
| NO. 21  | 1/4" = 1'-0" |
| NO. 22  | 1/4" = 1'-0" |
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| NO. 31  | 1/4" = 1'-0" |
| NO. 32  | 1/4" = 1'-0" |
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| NO. 34  | 1/4" = 1'-0" |
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| NO. 36  | 1/4" = 1'-0" |
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| NO. 39  | 1/4" = 1'-0" |
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| NO. 98  | 1/4" = 1'-0" |
| NO. 99  | 1/4" = 1'-0" |
| NO. 100 | 1/4" = 1'-0" |

**SALAZAR ARCHITECTURAL GROUP**  
ARCHITECTS & PLANNERS

**T & TAYLOR CONDOMINIUM**  
1990 W. WASHINGTON ST. SUITE 100  
FORT WORTH, TEXAS 76102  
TEL: 817-335-1111  
FAX: 817-335-1112



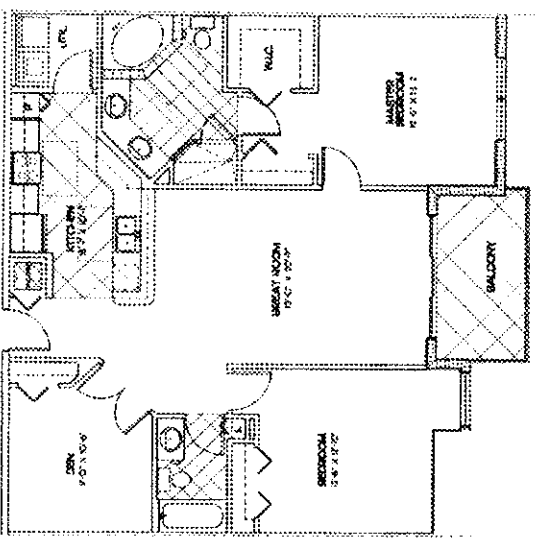
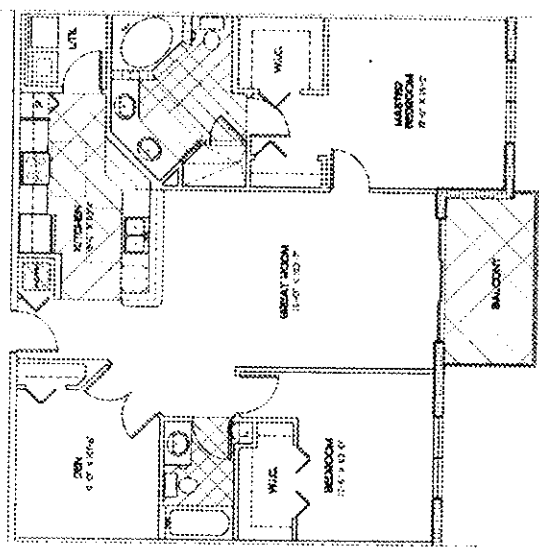
UNIT FLOOR PLANS

SCALE 1/8" = 1'-0"

| NO. | REVISION             | DATE     |
|-----|----------------------|----------|
| 1   | ISSUED FOR PERMIT    | 01/15/00 |
| 2   | REVISED PER COMMENTS | 02/15/00 |
| 3   | REVISED PER COMMENTS | 03/15/00 |
| 4   | REVISED PER COMMENTS | 04/15/00 |
| 5   | REVISED PER COMMENTS | 05/15/00 |
| 6   | REVISED PER COMMENTS | 06/15/00 |
| 7   | REVISED PER COMMENTS | 07/15/00 |
| 8   | REVISED PER COMMENTS | 08/15/00 |
| 9   | REVISED PER COMMENTS | 09/15/00 |
| 10  | REVISED PER COMMENTS | 10/15/00 |
| 11  | REVISED PER COMMENTS | 11/15/00 |
| 12  | REVISED PER COMMENTS | 12/15/00 |

**SALAZAR ARCHITECTURAL GROUP**  
ARCHITECTS & PLANNERS  
200 AVENUE 100, SUITE 1000, DALLAS, TEXAS 75201  
TEL: 214.750.1000 FAX: 214.750.1001  
WWW.SALAZARARCH.COM

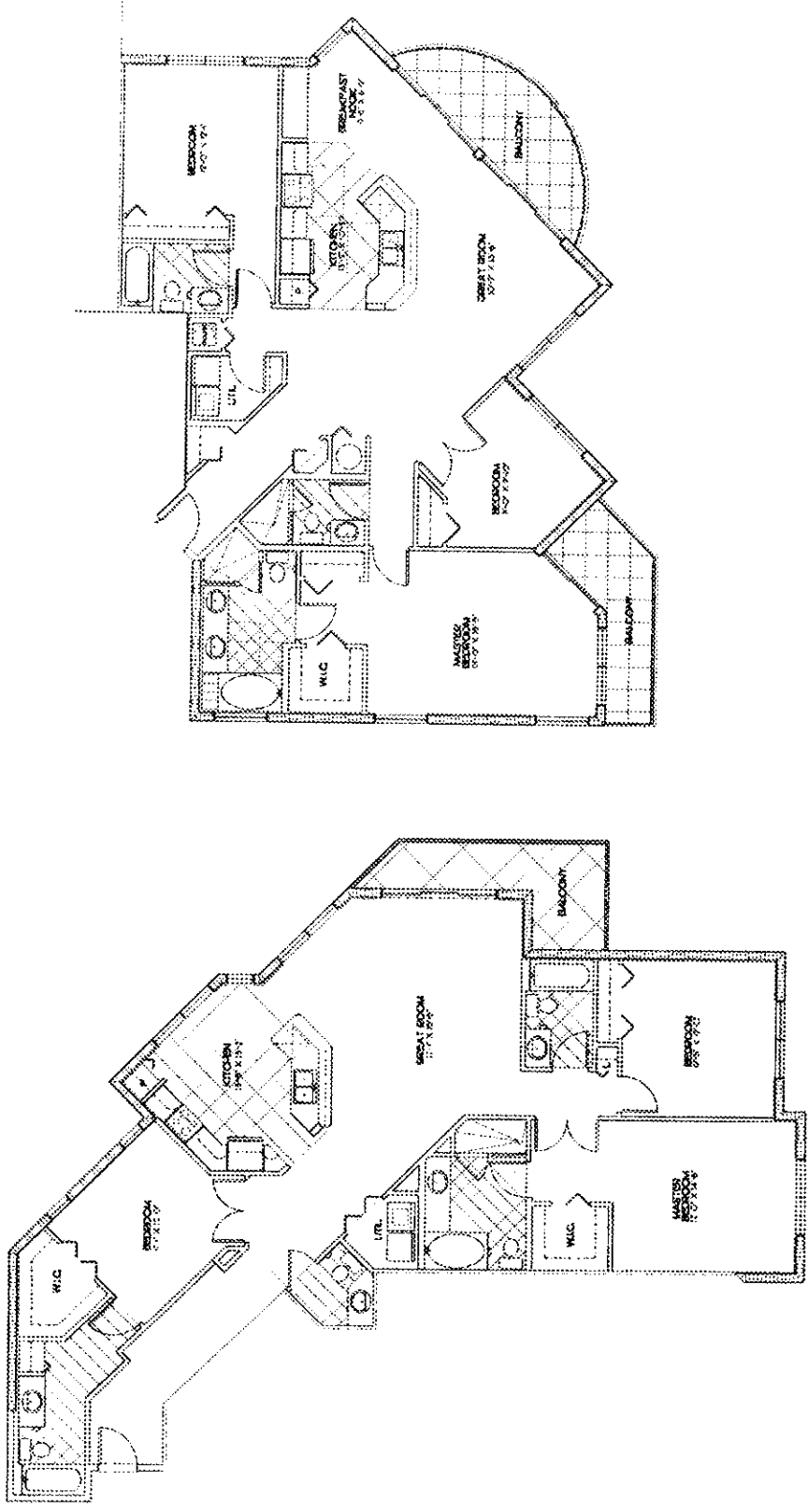
**1 & TAYLOR CONDOMINIUM**  
1000 WEST 10TH STREET, SUITE 1000, DALLAS, TEXAS 75201  
1000 WEST 10TH STREET, SUITE 1000, DALLAS, TEXAS 75201  
1000 WEST 10TH STREET, SUITE 1000, DALLAS, TEXAS 75201  
1000 WEST 10TH STREET, SUITE 1000, DALLAS, TEXAS 75201



|          |           |
|----------|-----------|
| DATE     | 10/1/2010 |
| BY       | SS        |
| CHECKED  | SS        |
| APPROVED | SS        |

SP-4.5

UNIT FLOOR PLANS  
 SCALE: 1/4" = 1'-0"



UNIT - C1  
 1000 N. W. 10TH AVENUE, SUITE 1000  
 MIAMI, FL 33136  
 TEL: (305) 571-1111  
 FAX: (305) 571-1112  
 E-MAIL: info@salazararchitect.com

UNIT - C2  
 1000 N. W. 10TH AVENUE, SUITE 1000  
 MIAMI, FL 33136  
 TEL: (305) 571-1111  
 FAX: (305) 571-1112  
 E-MAIL: info@salazararchitect.com

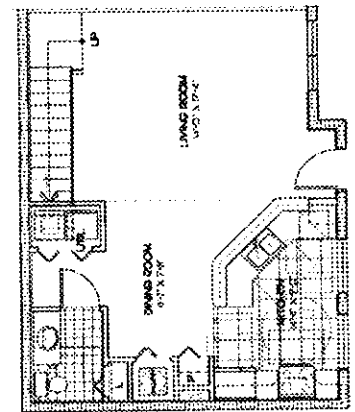
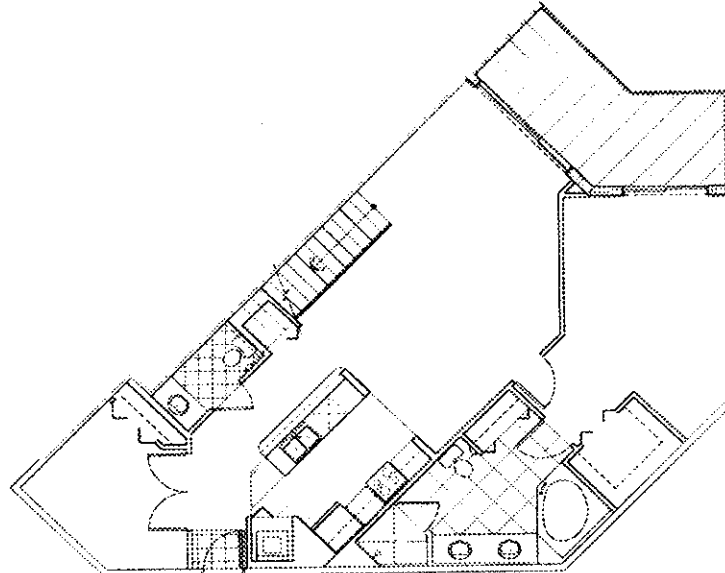
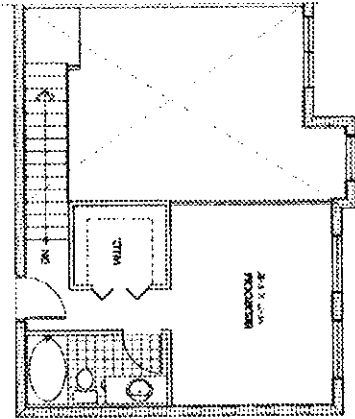
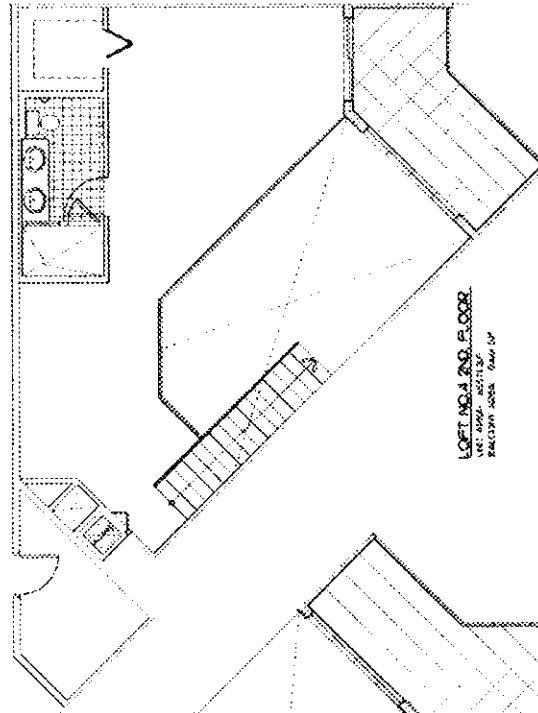
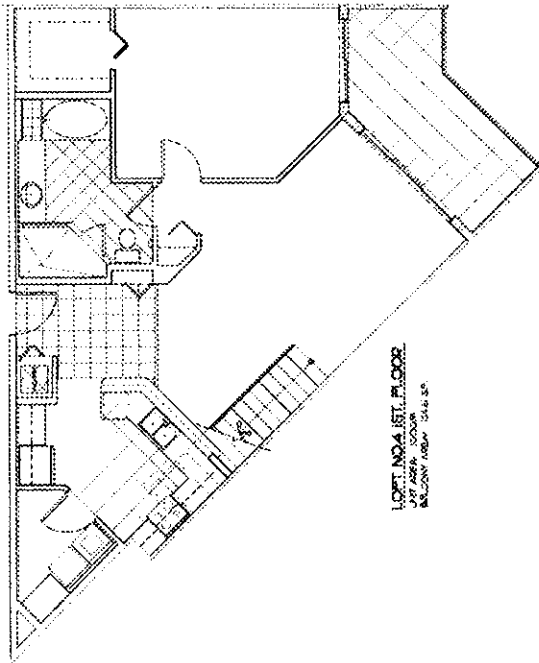
LOFTS FLOOR PLANS  
SCALE 1/4" = 1'-0"

LOFT NO. 3 2ND FLOOR  
1347 SQ. FT.  
BALCONY AREA 75.00 SQ. FT.

LOFT NO. 3 1ST FLOOR  
1347 SQ. FT.  
BALCONY AREA 75.00 SQ. FT.

**SALAZAR ARCHITECTURAL GROUP**  
ARCHITECTS  
1000 N. WILSON ST., SUITE 100  
HOUSTON, TEXAS 77002  
TEL: 713.592.1000  
FAX: 713.592.1001  
WWW.SALAZARARCHITECTS.COM

**I & TAYLOR CONDOMINIUM**  
1000 N. WILSON ST., SUITE 100  
HOUSTON, TEXAS 77002  
TEL: 713.592.1000  
FAX: 713.592.1001  
WWW.I&TAYLORCONDOMINIUM.COM

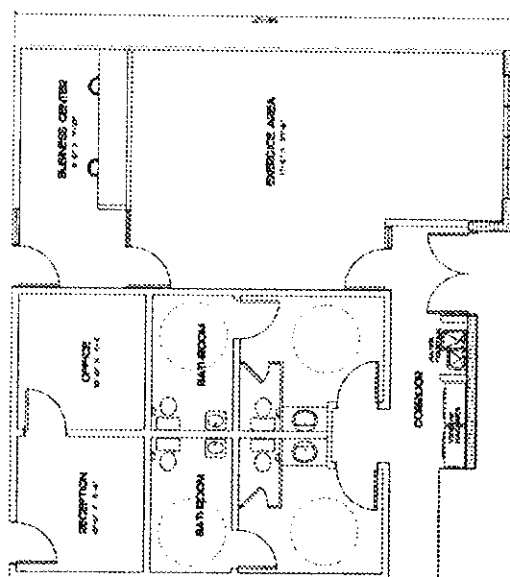


# AMENITIES FLOOR PLANS

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

8-01.1

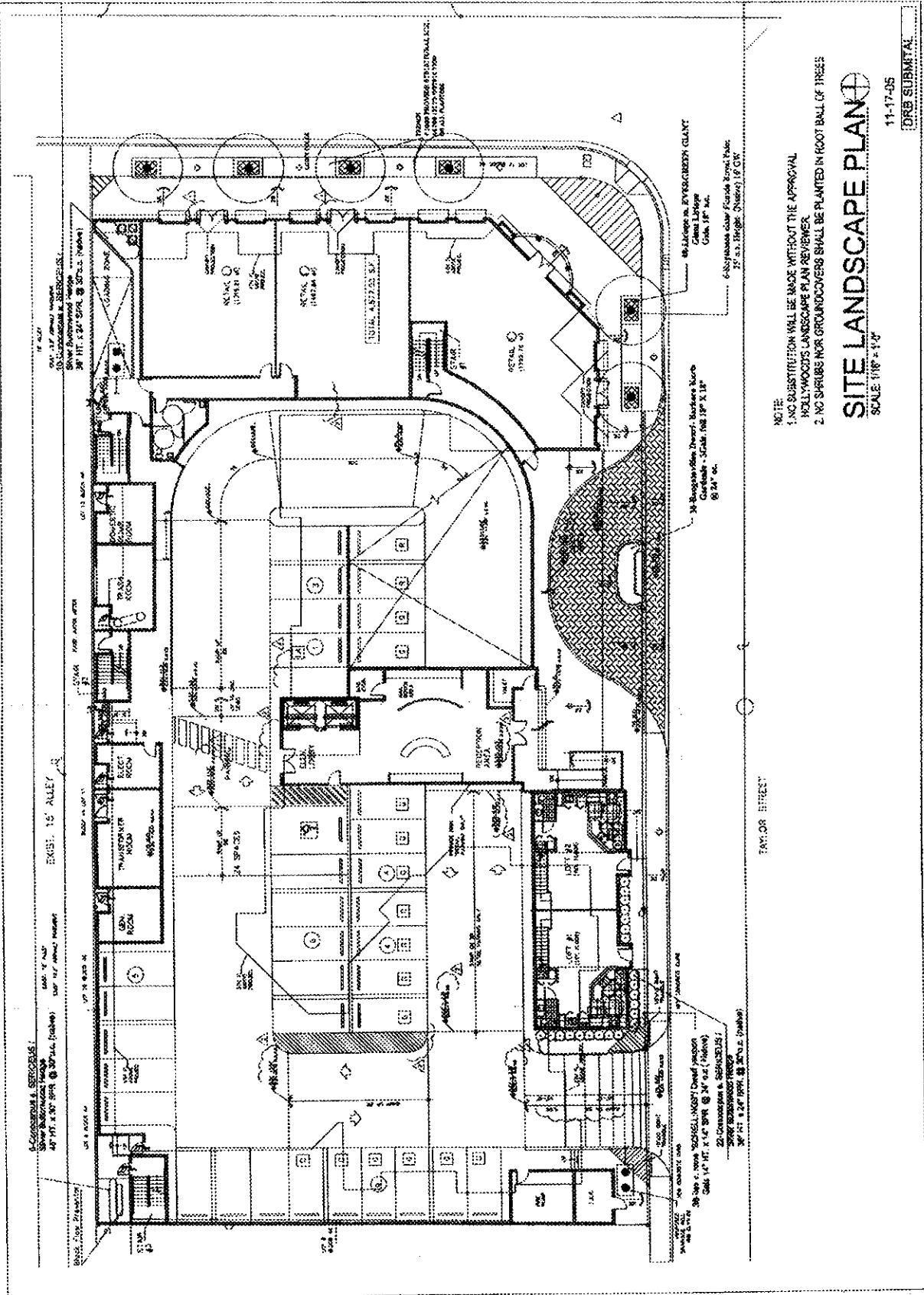
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AMENITY  
AMENITY AREA  
CONCOURSE AREA

SALAZAR  
ARCHITECTURAL  
GROUP  
ARCHITECTS & PLANNERS

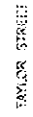
1 & TAYLOR CONDOMINIUM  
1000 N. HARRISON ST. SUITE 1000  
FORT WORTH, TEXAS 76102  
TEL: 817.335.1000  
FAX: 817.335.1001  
WWW.SALAZARARCHITECTURAL.COM





SECRET

DRS SUBMITAL



4322315 2407:ANV



**ACES**

ARCHITECTURAL  
ENGINEERING  
CONSULTANTS

DATE OF ISSUE  
12/15/2001

PROJECT NO.  
100-000000

DESIGNED BY  
J. L. BRYAN

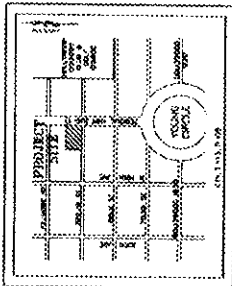
**TAYLOR CONDOS**  
HOLLYWOOD, FLORIDA

PAVING, GRADING,  
DRAINAGE, WATER  
AND SEWER PLAN

PROJECT NO.  
100-000000

DATE  
12/15/2001

C-1

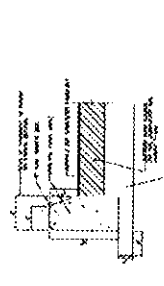


LOCATION MAP

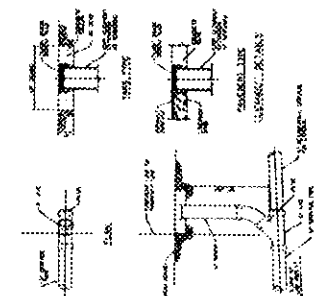
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SECTION 10, TOWNSHIP 26S, RANGE 28E, CO. 10E, FLA.  
SECTION 10, TOWNSHIP 26S, RANGE 28E, CO. 10E, FLA.  
SECTION 10, TOWNSHIP 26S, RANGE 28E, CO. 10E, FLA.

**WATER QUANTITY CALCULATIONS**

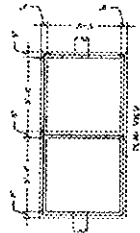
|                 |            |
|-----------------|------------|
| WATER DEMAND    | 1.0 GPM/SF |
| WATER SUPPLY    | 1.0 GPM/SF |
| WATER LOSS      | 1.0 GPM/SF |
| WATER RETENTION | 1.0 GPM/SF |
| WATER STORAGE   | 1.0 GPM/SF |



SECTION 10-1



SECTION 10-4



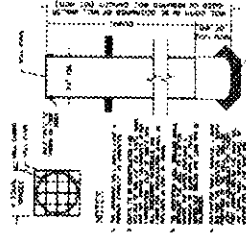
SECTION 10-5



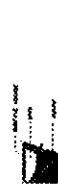
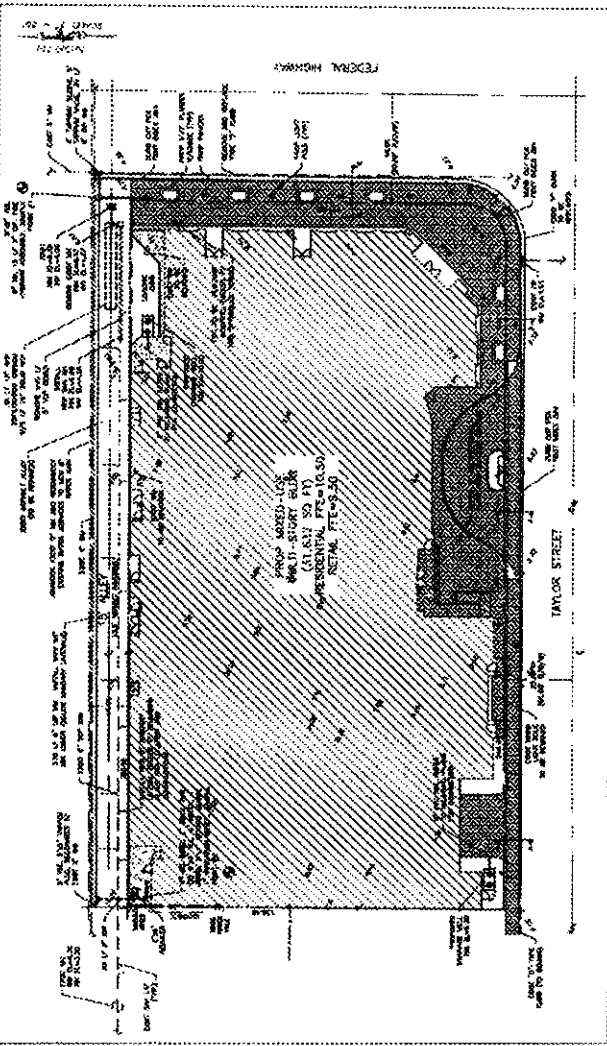
SECTION 10-6

**WALL STRUCTURE DETAIL**

NOTES:  
1. WALL SHALL BE CONCRETE WITH REINFORCING BARS.  
2. WALL SHALL BE 12" THICK.  
3. WALL SHALL BE 10' HIGH.  
4. WALL SHALL BE 10' LONG.



SECTION 10-7



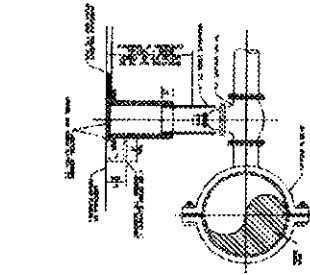
SECTION 10-8

**CONCRETE FOUNDATION DETAIL**

NOTES:  
1. FOUNDATION SHALL BE CONCRETE WITH REINFORCING BARS.  
2. FOUNDATION SHALL BE 12" THICK.  
3. FOUNDATION SHALL BE 10' HIGH.  
4. FOUNDATION SHALL BE 10' LONG.



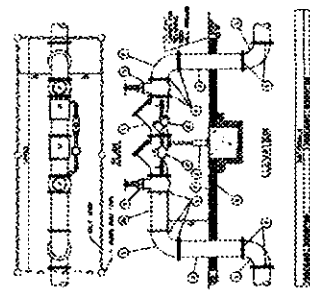
SECTION 10-9



SECTION 10-10

**PRELIMINARY MAIN CONNECTION**

NOTES:  
1. CONNECTION SHALL BE CONCRETE WITH REINFORCING BARS.  
2. CONNECTION SHALL BE 12" THICK.  
3. CONNECTION SHALL BE 10' HIGH.  
4. CONNECTION SHALL BE 10' LONG.



SECTION 10-11

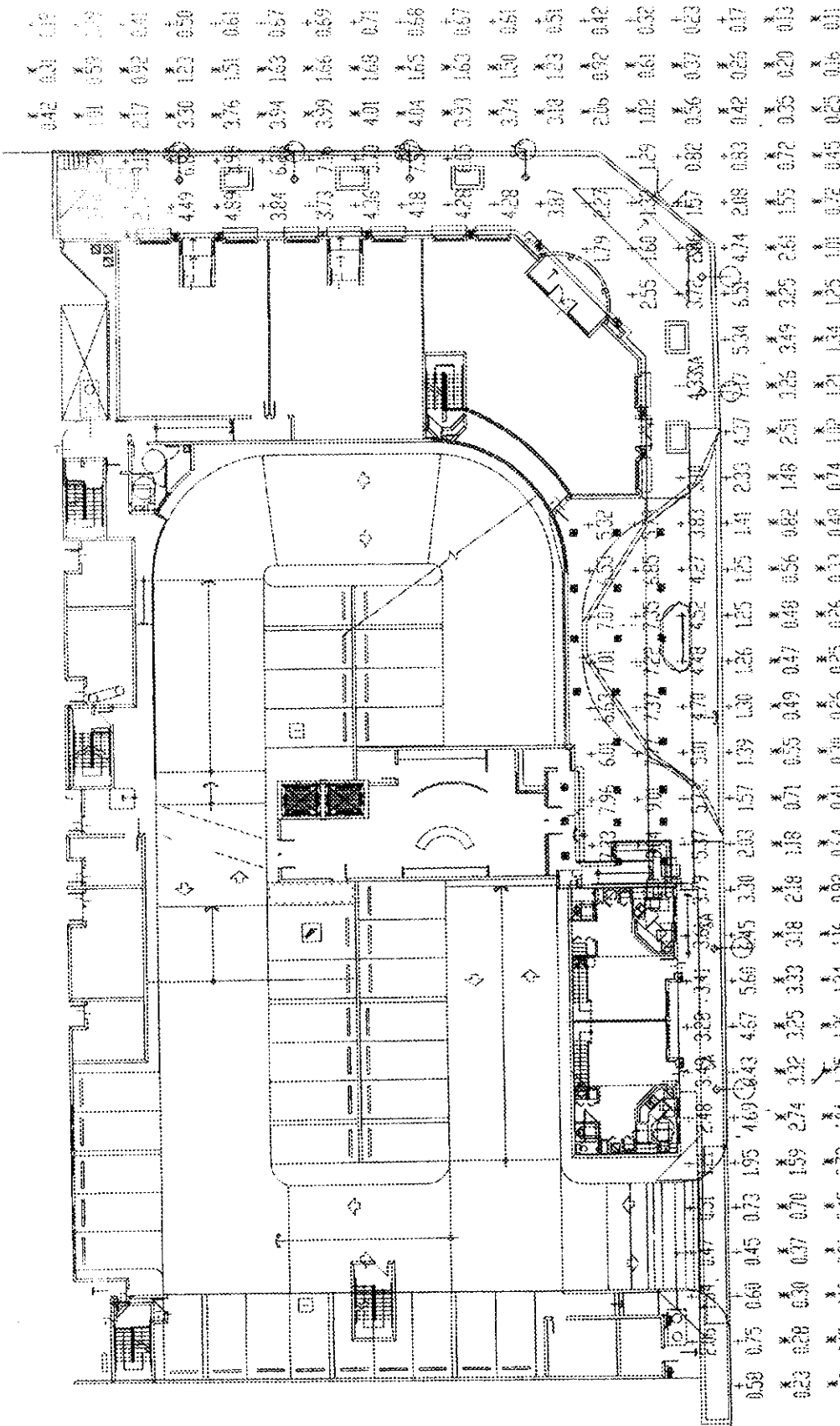
**PRELIMINARY MAIN CONNECTION**

NOTES:  
1. CONNECTION SHALL BE CONCRETE WITH REINFORCING BARS.  
2. CONNECTION SHALL BE 12" THICK.  
3. CONNECTION SHALL BE 10' HIGH.  
4. CONNECTION SHALL BE 10' LONG.

NAME: JENSON  
 NAME OF: JENSON  
 GOOD BY: JENSON  
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| ELECTION SUMMARY |        |       |     |         |     |       |     |         |     |
|------------------|--------|-------|-----|---------|-----|-------|-----|---------|-----|
| CANDIDATE        |        | VOTES |     | PERCENT |     | TOTAL |     | AVERAGE |     |
| NAME             | NUMBER | 1ST   | 2ND | 1ST     | 2ND | 1ST   | 2ND | 1ST     | 2ND |
| ALAN B. BROWN    | 1      | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 2      | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 3      | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 4      | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 5      | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 6      | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 7      | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 8      | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 9      | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 10     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 11     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 12     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 13     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 14     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 15     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 16     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 17     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 18     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 19     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 20     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 21     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 22     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 23     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 24     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 25     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 26     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 27     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 28     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 29     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 30     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 31     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 32     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 33     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 34     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 35     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 36     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 37     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 38     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 39     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |
| ALAN B. BROWN    | 40     | 100   | 100 | 100     | 100 | 100   | 100 | 100     | 100 |

| 11.8 | 11.9 | 12.0 | 12.1 | 12.2 | 12.3 | 12.4 | 12.5 | 12.6 | 12.7 | 12.8 | 12.9 | 13.0 | 13.1 | 13.2 | 13.3 | 13.4 | 13.5 | 13.6 | 13.7 | 13.8 | 13.9 | 14.0 | 14.1 | 14.2 | 14.3 | 14.4 | 14.5 | 14.6 | 14.7 | 14.8 | 14.9 | 15.0 | 15.1 | 15.2 | 15.3 | 15.4 | 15.5 | 15.6 | 15.7 | 15.8 | 15.9 | 16.0 | 16.1 | 16.2 | 16.3 | 16.4 | 16.5 | 16.6 | 16.7 | 16.8 | 16.9 | 17.0 | 17.1 | 17.2 | 17.3 | 17.4 | 17.5 | 17.6 | 17.7 | 17.8 | 17.9 | 18.0 | 18.1 | 18.2 | 18.3 | 18.4 | 18.5 | 18.6 | 18.7 | 18.8 | 18.9 | 19.0 | 19.1 | 19.2 | 19.3 | 19.4 | 19.5 | 19.6 | 19.7 | 19.8 | 19.9 | 20.0 | 20.1 | 20.2 | 20.3 | 20.4 | 20.5 | 20.6 | 20.7 | 20.8 | 20.9 | 21.0 | 21.1 | 21.2 | 21.3 | 21.4 | 21.5 | 21.6 | 21.7 | 21.8 | 21.9 | 22.0 | 22.1 | 22.2 | 22.3 | 22.4 | 22.5 | 22.6 | 22.7 | 22.8 | 22.9 | 23.0 | 23.1 | 23.2 | 23.3 | 23.4 | 23.5 | 23.6 | 23.7 | 23.8 | 23.9 | 24.0 | 24.1 | 24.2 | 24.3 | 24.4 | 24.5 | 24.6 | 24.7 | 24.8 | 24.9 | 25.0 | 25.1 | 25.2 | 25.3 | 25.4 | 25.5 | 25.6 | 25.7 | 25.8 | 25.9 | 26.0 | 26.1 | 26.2 | 26.3 | 26.4 | 26.5 | 26.6 | 26.7 | 26.8 | 26.9 | 27.0 | 27.1 | 27.2 | 27.3 | 27.4 | 27.5 | 27.6 | 27.7 | 27.8 | 27.9 | 28.0 | 28.1 | 28.2 | 28.3 | 28.4 | 28.5 | 28.6 | 28.7 | 28.8 | 28.9 | 29.0 | 29.1 | 29.2 | 29.3 | 29.4 | 29.5 | 29.6 | 29.7 | 29.8 | 29.9 | 30.0 | 30.1 | 30.2 | 30.3 | 30.4 | 30.5 | 30.6 | 30.7 | 30.8 | 30.9 | 31.0 | 31.1 | 31.2 | 31.3 | 31.4 | 31.5 | 31.6 | 31.7 | 31.8 | 31.9 | 32.0 | 32.1 | 32.2 | 32.3 | 32.4 | 32.5 | 32.6 | 32.7 | 32.8 | 32.9 | 33.0 | 33.1 | 33.2 | 33.3 | 33.4 | 33.5 | 33.6 | 33.7 | 33.8 | 33.9 | 34.0 | 34.1 | 34.2 | 34.3 | 34.4 | 34.5 | 34.6 | 34.7 | 34.8 | 34.9 | 35.0 | 35.1 | 35.2 | 35.3 | 35.4 | 35.5 | 35.6 | 35.7 | 35.8 | 35.9 | 36.0 | 36.1 | 36.2 | 36.3 | 36.4 | 36.5 | 36.6 | 36.7 | 36.8 | 36.9 | 37.0 | 37.1 | 37.2 | 37.3 | 37.4 | 37.5 | 37.6 | 37.7 | 37.8 | 37.9 | 38.0 | 38.1 | 38.2 | 38.3 | 38.4 | 38.5 | 38.6 | 38.7 | 38.8 | 38.9 | 39.0 | 39.1 | 39.2 | 39.3 | 39.4 | 39.5 | 39.6 | 39.7 | 39.8 | 39.9 | 40.0 | 40.1 | 40.2 | 40.3 | 40.4 | 40.5 | 40.6 | 40.7 | 40.8 | 40.9 | 41.0 | 41.1 | 41.2 | 41.3 | 41.4 | 41.5 | 41.6 | 41.7 | 41.8 | 41.9 | 42.0 | 42.1 | 42.2 | 42.3 | 42.4 | 42.5 | 42.6 | 42.7 | 42.8 | 42.9 | 43.0 | 43.1 | 43.2 | 43.3 | 43.4 | 43.5 | 43.6 | 43.7 | 43.8 | 43.9 | 44.0 | 44.1 | 44.2 | 44.3 | 44.4 | 44.5 | 44.6 | 44.7 | 44.8 | 44.9 | 45.0 | 45.1 | 45.2 | 45.3 | 45.4 | 45.5 | 45.6 | 45.7 | 45.8 | 45.9 | 46.0 | 46.1 | 46.2 | 46.3 | 46.4 | 46.5 | 46.6 | 46.7 | 46.8 | 46.9 | 47.0 | 47.1 | 47.2 | 47.3 | 47.4 | 47.5 | 47.6 | 47.7 | 47.8 | 47.9 | 48.0 | 48.1 | 48.2 | 48.3 | 48.4 | 48.5 | 48.6 | 48.7 | 48.8 | 48.9 | 49.0 | 49.1 | 49.2 | 49.3 | 49.4 | 49.5 | 49.6 | 49.7 | 49.8 | 49.9 | 50.0 | 50.1 | 50.2 | 50.3 | 50.4 | 50.5 | 50.6 | 50.7 | 50.8 | 50.9 | 51.0 | 51.1 | 51.2 | 51.3 | 51.4 | 51.5 | 51.6 | 51.7 | 51.8 | 51.9 | 52.0 | 52.1 | 52.2 | 52.3 | 52.4 | 52.5 | 52 |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|----|
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|----|

PO-2006-23

Passed  
on  
1st Read

6/7/06

PO-2006-23

Passed  
on  
2nd Read.

9/6/06

LEGAL AD  
CITY OF HOLLYWOOD

NOTICE IS HEREBY GIVEN in accordance with Section 166.041 Florida Statutes that the City Commission of the City of Hollywood, Florida, at a Regular City Commission Meeting, on WEDNESDAY, September 6, 2006, in the City Commission Chambers, Room 219, General Joseph W. Watson Circle, Hollywood, Florida, proposes to consider on second and final reading the following proposed ordinance(s):

Proposed Ordinance - PO-2006-33 beginning at: 1:15 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING SECTION 113.01 OF THE CODE OF ORDINANCES TO ADD A DEFINITION OF "PRIVATE PARTY"; AMENDING SECTION 113.25 & SECTION 113.26 TO DELETE PROVISIONS FOR BARS MORE THAN 2 MILES FROM ANY AREA ZONED RESIDENTIAL; AMENDING SECTION 113.25 AND SECTION 113.26 TO REQUIRE ADDITIONAL NOTICE WHEN A VENDOR OR AN EXTENDED HOURS LICENSEE REQUESTS A HEARING ON RECEIVING NOTICE OF A SUSPENSION OR REVOCATION; PROVIDING FOR THE OCTOBER 1, 2007 REPEAL OF SECTION 113.26, WHICH ESTABLISHES AND REGULATES EXTENDED HOURS LICENSES.

Proposed Ordinance - PO-2006-23 beginning at: 3:30 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, WAIVING THE 2 ACRE MINIMUM ACREAGE REQUIREMENT FOR A PLANNED DEVELOPMENT WITHIN THE BOUNDARIES OF THE COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO SECTION 4.15 E.1. OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT 410 NORTH FEDERAL HIGHWAY, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", FROM RMCRA-76 (HIGH DENSITY MULTIPLE FAMILY) TO PD (PLANNED DEVELOPMENT DISTRICT); APPROVING THE PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY (HEREINAFTER KNOWN AS "1 AND TAYLOR CONDOMINIUM PLANNED DEVELOPMENT MASTER PLAN"); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION. (04-ZJ-79)

The proposed ordinance(s) may be inspected by the public in the Office of the City Clerk, Room 221, General Joseph W. Watson Circle, Hollywood, Florida, between the hours of 8:00 AM and 4:45 PM on any regular working day. Interested parties may appear at the aforesaid time and place and be heard with respect to the proposed ordinance(s).

NOTE: Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the

appeal is to be based. Please call 954-921-3211 for any questions regarding the above matter.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Office of the City Manager three business days in advance at 954-921-3201 (voice). If an individual is hearing or speech impaired, please call 800-955-8771 (V-TDD).

Dated this 25<sup>th</sup> day of August, 2006.

Patricia A. Cerny, MMC  
City Clerk  
Hollywood, FL

THE SUN SENTINEL/LEGAL AD  
PUBLISH: Friday, August 25, 2006  
FURNISH PROOF OF PUBLICATION

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