



CITY OF
Hollywood
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):

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

PROPERTY INFORMATION

Location Address: _____

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

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

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

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes No Number of Phases: _____

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

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant Representative Tenant

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 06/03/2024

PRINT NAME: RICHARD COHEN Date: _____

Signature of Consultant/Representative: [Signature] Date: 6-3-24

PRINT NAME: Joseph B. Keller Date: 6-3-24

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 PAC + PCD EXEMPTS to my property, which is hereby made by me, or I am hereby authorizing Jessica A. Keller to be my legal representative before the Site Plan Appeal (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this _____ day of _____

[Signature]
Signature of Current Owner

RICHARD COHEN
Print Name

Notary Public
State of Florida

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

699 S FEDERAL HIGHWAY

HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

LOTS 4 & 5, BLOCK 62, OF "HOLLYWOOD"
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21,
 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH
 LOTS 2 AND 3 OF BLOCK 62 OF "TOWN OF HOLLYWOOD", ACCORDING TO THE
 PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC
 RECORDS OF BROWARD COUNTY, FLORIDA; AND LOT 1 OF BLOCK 62 LESS THE
 WESTERLY 15 FEET THEREOF AND LESS THAT PART OF LOT 1 INCLUDED IN THE
 EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE
 SOUTH LINE OF SAID LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF
 AND PARALLEL TO THE WEST LINE OF SAID LOT 1.
 PER INSTR.#114056284 PAGE 1 OF 1 BROWARD COUNTY COMMISSION DEPUTY
 CLERK.

Property ID: 514215021610
 Property ID: 514215021620

OWNER

HOLLYWOOD POINTE III, LLC.
 2700 N STATE RD 7
 HOLLYWOOD, FL 33021
 elyhus1@gmail.com

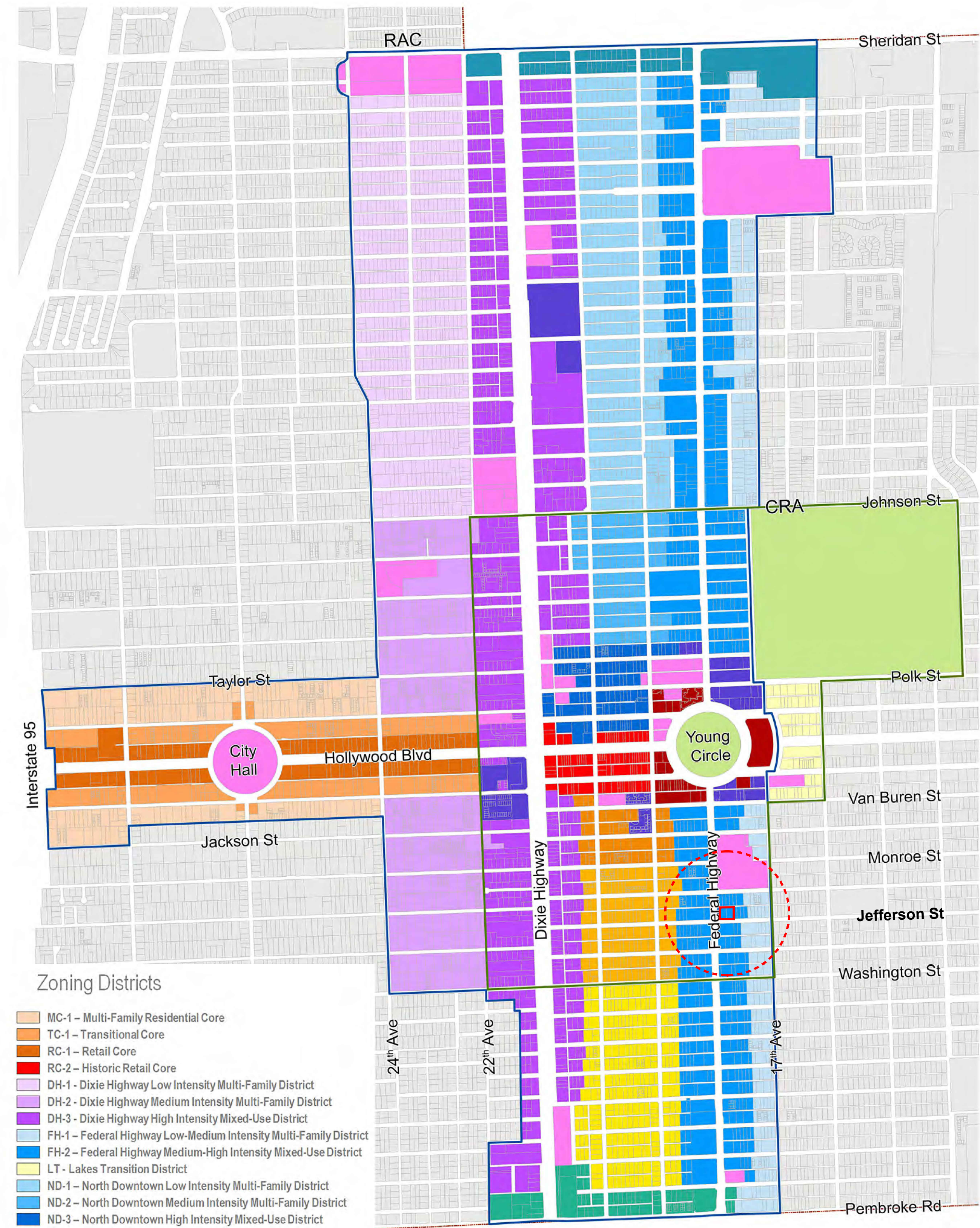
ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
 CONTACT: Mr. JOSEPH B. KALLER
 ADDRESS: 2417 HOLLYWOOD BLVD.
 HOLLYWOOD, FL 33019
 PHONE: (954)-920-5746
 FAX: (954)-926-2841
 EMAIL: joseph@kallerarchitects.com

SURVEYOR

FLORIDA BUILDING & LAND SURVEYING CORP.
 CONTACT: CARLOS HERNANDEZ
 ADDRESS: 12555 BISCAYNE BOULEVARD # 934
 NORTH MIAMI, FL 33181
 PHONE: (877)-894-8001
 EMAIL: roger@inspectionsandengineering.com

RAC

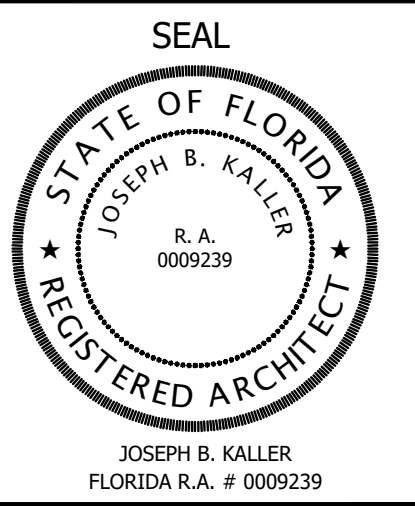


Zoning Districts

- MC-1 - Multi-Family Residential Core
- TC-1 - Transitional Core
- RC-1 - Retail Core
- RC-2 - Historic Retail Core
- DH-1 - Dixie Highway Low Intensity Multi-Family District
- DH-2 - Dixie Highway Medium Intensity Multi-Family District
- DH-3 - Dixie Highway High Intensity Mixed-Use District
- FH-1 - Federal Highway Low-Medium Intensity Multi-Family District
- FH-2 - Federal Highway Medium-High Intensity Mixed-Use District
- LT - Lakes Transition District
- ND-1 - North Downtown Low Intensity Multi-Family District
- ND-2 - North Downtown Medium Intensity Multi-Family District
- ND-3 - North Downtown High Intensity Mixed-Use District
- PS-1 - Parkside Low Intensity Multi-Family District
- PS-2 - Parkside Medium Intensity Multi-Family District
- PS-3 - Parkside High Intensity Mixed-Use District
- PR - Pembroke Road Mixed-Use District
- SS - Sheridan Street Mixed-Use District
- YC - Young Circle
- GU - Government Use
- PD - Planned Development



KallerArchitecture
 AA# 26001212
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 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



PROJECT TITLE
 699 S FEDERAL HIGHWAY
 HOTEL
 HOLLYWOOD, FL. 33020

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 CHARTS

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

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PROJECT No.: 24014
 DATE: 06.03.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET

A-0.0

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SKETCH OF SURVEY

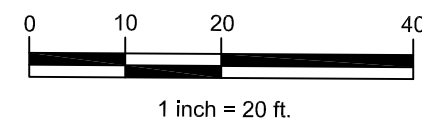
SCALE: 1" = 20'

FLORIDA BUILDING & LAND SURVEYING CORP.

Phone/Fax: (877) 894-8001
www.FloridaLandSurveying.com

PROUDLY SERVING FLORIDA COAST TO COAST

12555 BISCAYNE BOULEVARD # 934,
NORTH MIAMI, FLORIDA 33181

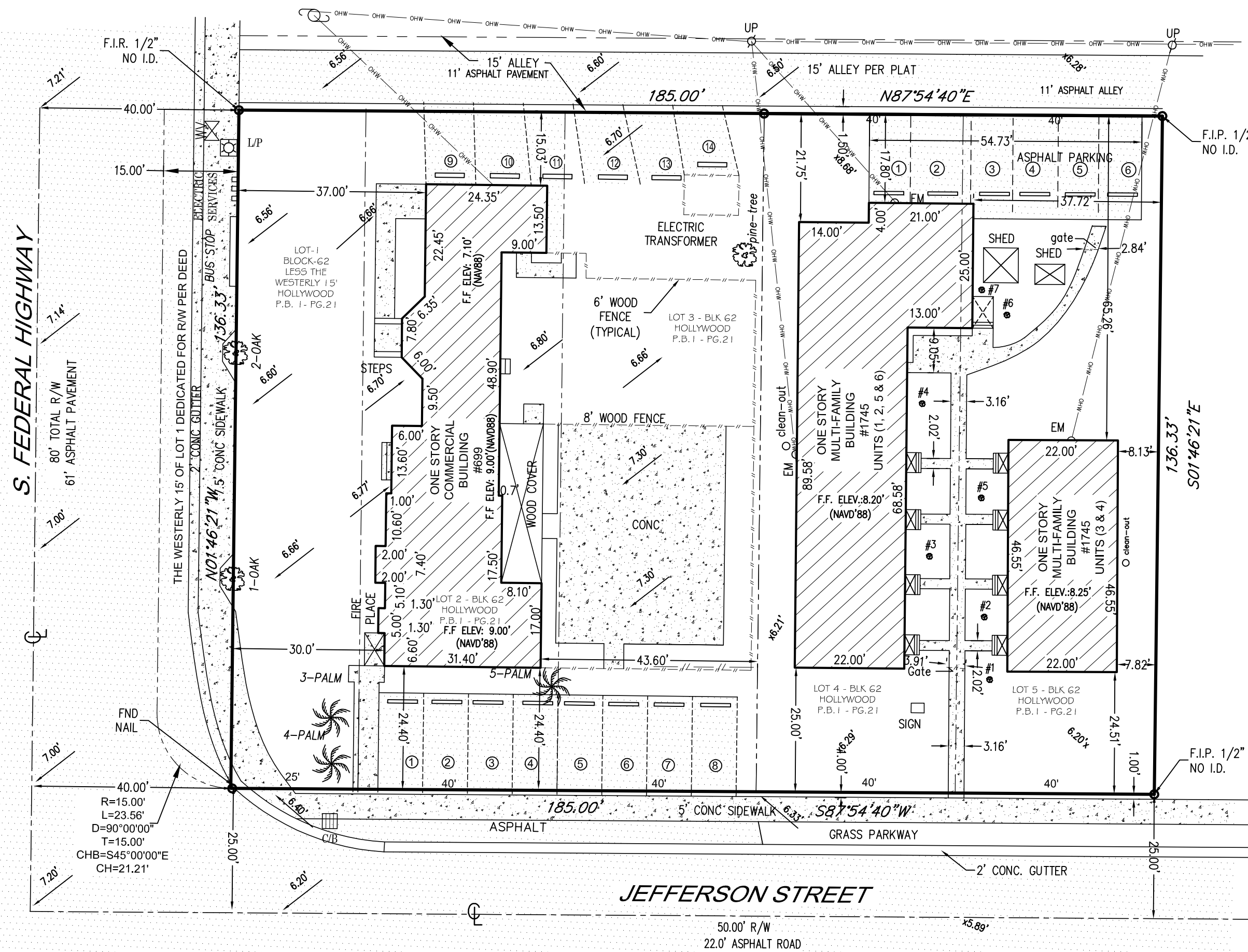


TREE TABLE

No.	NAME (Common)	DIA. (inch)	HEIGHT (feet)	CANOPY (feet)
1	CLUSTERS PALMS	11	8	3
2	PALM	12	11	3.5
3	PALM	11.5	12	3.5
4	PALM	12	12	3.5
5	PALM	10	10	3
6	CLUSTERS PALMS	12	8	5
7	CLUSTERS PALMS	11	9	4



LOCATION SKETCH
SCALE 1" = NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 4 & 5, BLOCK 62, OF "HOLLYWOOD" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH LOTS 2 AND 3 OF BLOCK 62 OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LOT 1 OF BLOCK 62 LESS THE WESTERLY 15 FEET THEREOF AND LESS THAT PART OF LOT 1 INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1. PER INSTR. #114056284 PAGE 1 OF 1 BROWARD COUNTY COMMISSION DEPUTY CLERK.

ADDRESS:
1745 JEFFERSON STREET #1-7, HOLLYWOOD FL 33020
699 S. FEDERAL HIGHWAY, HOLLYWOOD, FL 33020

FLOOD INFO:

COMMUNITY: BROWARD COUNTY
CITY OF HOLLYWOOD : 125113
Map & Panel #: 12011 C 0569
Suffix: H Date: 8/18/2014
Flood Zone: X Elevation: N/A

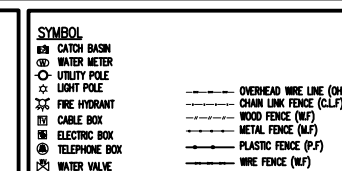
CERTIFIED TO:

SALOMON ADAD

This Survey has been prepared for the exclusive use of the entities named herein and the Certification does not extend to any unnamed party.

SURVEYOR'S NOTES:

- OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- NO UNDERGROUND IMPROVEMENTS WERE LOCATED
- ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (UNLESS ASSUMED)
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS
- LEGAL DESCRIPTION PROVIDED BY CLIENT
- UNLESS OTHERWISE NOTED RECORDED AND MEASURED WITH ELECTRONIC TRANSIT AND/OR STEEL TAPE W/ACCUR. 1:7500
- THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER PURPOSE
- ALL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH ELECTRONIC TRANSIT AND/OR STEEL TAPE W/ACCUR. 1:7500
- THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER PURPOSE
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENTS FOR TITLE INSURANCE
- DATE OF FIELD WORK: 2/26/2024



NOTE:
THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

BASIS OF BEARING:
PLAT ANGLES

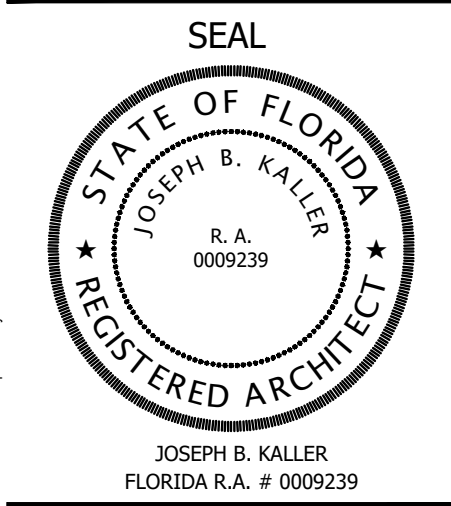
LEGEND:	P.O.C. = Point of Commencing
R. = Record	P.O.B. = Point of Beginning
HL = Measured	C.B.W. = Concrete Block Wall
C. = Calculated	P.V.M. = Pavement
C/P = Concrete Porch	R/W = Right of Way
F.I.P. = Found Iron Pipe	W.F. = Wood Fence
I.R.F. = Iron Rod Found	CL = Chain Link Fence
CL = Centerline	A/C = Air Conditioner
P.L. = Property Line	U.E. = Utility Easement
P.O.L. = Point on Line	R.O.H. = Basis of Bearing
IP = Iron Pipe	R.O.H. = Roof Overhang
Swk = Sidewalk	P.C. = Point of Curvature
Conc = Concrete	C&G = Curb & Gutter
CBS = Concrete Block Structure	O.H.L. = Overhead Wire Line
EB = Existing Elevation	LB = Licenses Business
FH = Fire Hydrant	RES = Residence
W/R = Wood Roof	F.F.E. = Finish Floor Elev.
PNY = Parkway	B.C. = Block Corner
FND N/D = Found Nail/Disk	ENC. = Encroachment
C/B = Catch Basin	A/R = Aluminum Roof
	A/S. = Aluminum Shed

CARLOS HERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LB 7619 2/26/2024
ELECT FILE CODE #1745 JEFFERSON STREET
Survey is not valid without the signature and raised/digital seal of the Florida Registered Professional Land Surveyor and Mapper

The boundary survey of the property shown herein is in accordance with the description furnished by the client. No search of public records has been made by this office for accuracy or omissions. Subject to opinion title and any dedications, limitations, restrictions or easements of record. No underground improvements and/or utilities were located. I hereby certify that the attached boundary survey of the property described below is to the best of my knowledge and belief accurate as recently surveyed under my direction; also that there are no ground encroachments other than those shown, and that this survey meets the minimum technical standards of practice set by the Florida Board of Land Surveyors as set forth in Section 472.027 (F.S.) Chapter 53-17.051 and 53-17.052 of the Florida Administrative Code.



Kaller Architecture
 AA# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



PROJECT TITLE
699 S FEDERAL HIGHWAY HOTEL
 HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SITE PLAN

MEETING DATES

BOARD/COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

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PROJECT No.: 24014
 DATE: 06.03.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET

A-1.1

PROJECT INFO

Maximum Building Height:
 Allowed: 140 ft
 Proposed: 64'-2" ft

Floor Area Ratio (FAR) 3.00:
 Allowed: 75,876.00 ft² (3.00)
 Proposed: 25,006.91 ft² (0.98)

Open Space (pervious):
 Minimum: 0.00%
 Proposed: 4,668.56 ft² (18.4%)

Front Setback:
 Minimum: 10'-0"
 Proposed: 10'-0"
 S. Federal Hwy: 10'-8"
 Jefferson St.: 10'-0"

Side Setback:
 Minimum: 0'-0"
 Proposed: 116'-6"

Alley:
 Minimum: 5'-0"
 Proposed: 5'-2"

Parking Requirement:
 Hotel (42 rooms):
 (10 rms x 1)+(32 rms x 0.25) 18 spaces
 Retail (3,500 ft²):
 3 x (3,500 / 1,000) 10.5 spaces
 Total Parking Required: 29 spaces
 Total Parking Proposed: 34 spaces (inc. 02 Handicap)

Accessible Parking spaces:
 Required: 02 spaces
 Provided: 02 spaces

Off-Street loading spaces:
 Required: 0 space
 Proposed: 1 space

ZONING INFO

BASIC ZONING
 Regional Activity Center (RAC) / Downtown CRA

Zone: FH-2

Existing Building Use: Office Building

Existing Land Use: Office

Allowed Use(s): Residential, Lodging, Office, Commercial, Civic, Educational and Industrial.

BUILDING INTENSITY

Maximum Lot Coverage: N/A

Maximum Building Height and Stoies: 140 ft (14 Stories)

Floor Area Ratio: 3.0

Maximum Built Area Allowed: 75,876 ft²

Minimum Open Space: 0.00%

SETBACKS AT GROUND LEVEL

All Frontages Setback: 10.00 ft

Side Interior Setback: 0.00 ft

Alley: 5.00 ft

MINIMUM ACTIVE USES AT GROUND FLOOR

Federal Highway: 60%

MINIMUM HOTEL ROOM SIZE

Minimum Per Unit: 250 SF

Minimum Cumulative Average: 250 SF

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

Front: 10 feet
Interior: 5 feet

Amount of Required Off-Street Parking

Commercial: 3 spaces per 1,000 SF

Hotel: 1 space per room for the first 10 rooms, plus .25 space per room for each additional room; plus 60% of the requirement for accessory uses.

Off-Street loading spaces: general provisions

Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.

FEMA

Proposed Zone: A Series / VE

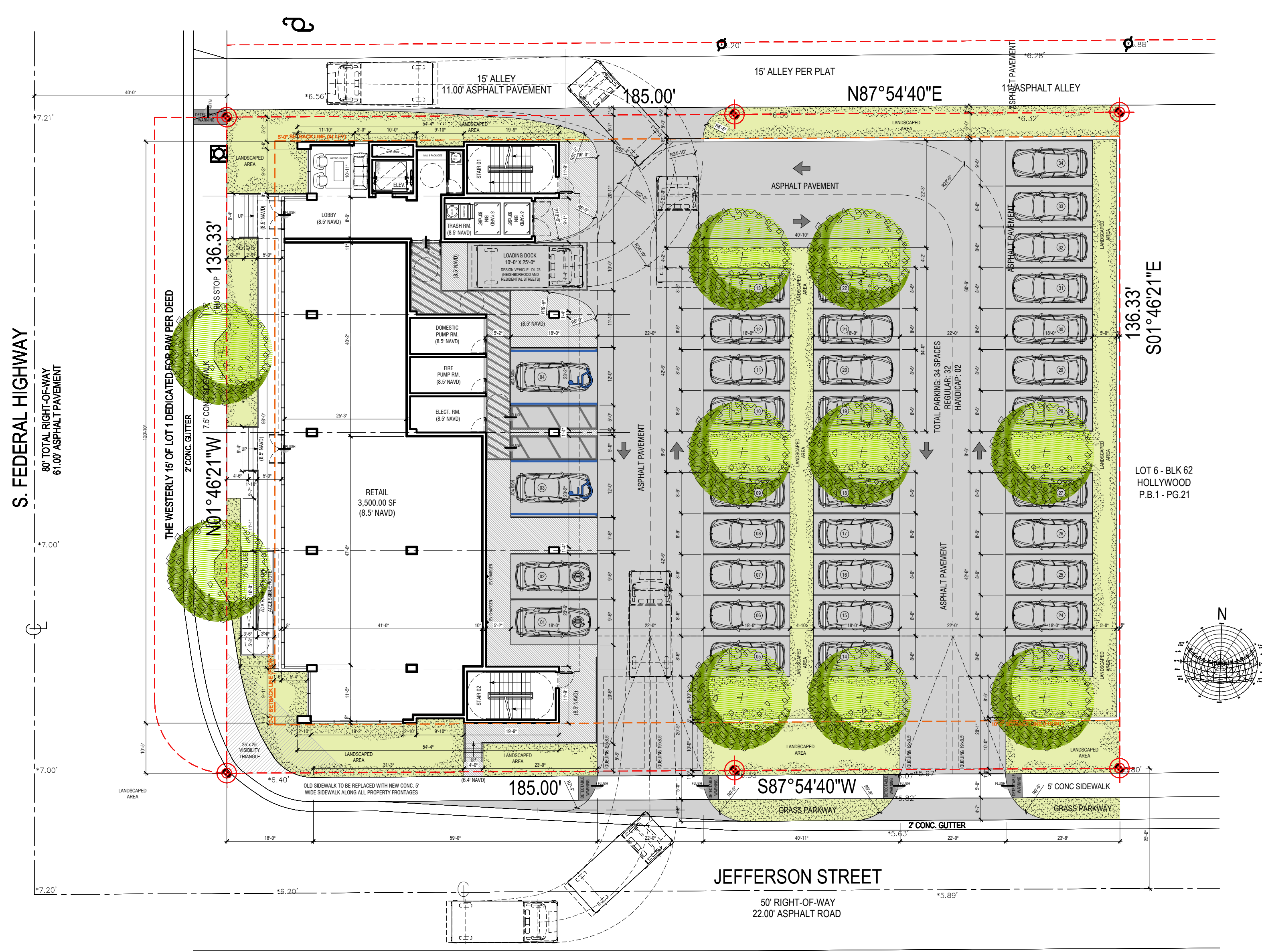
Proposed (effective July 31, 2024) BFE: 7 Feet

100 YEAR MAP

Future Conditions 100-Year Flood Elevation (Feet NAVD88)

Elevation: 5.5

NATIONAL GREEN BUILDING STANDARD CERTIFICATION (NGBS) TO BE OBTAINED.



699 S FEDERAL HIGHWAY
 HOLLYWOOD, FL 33020

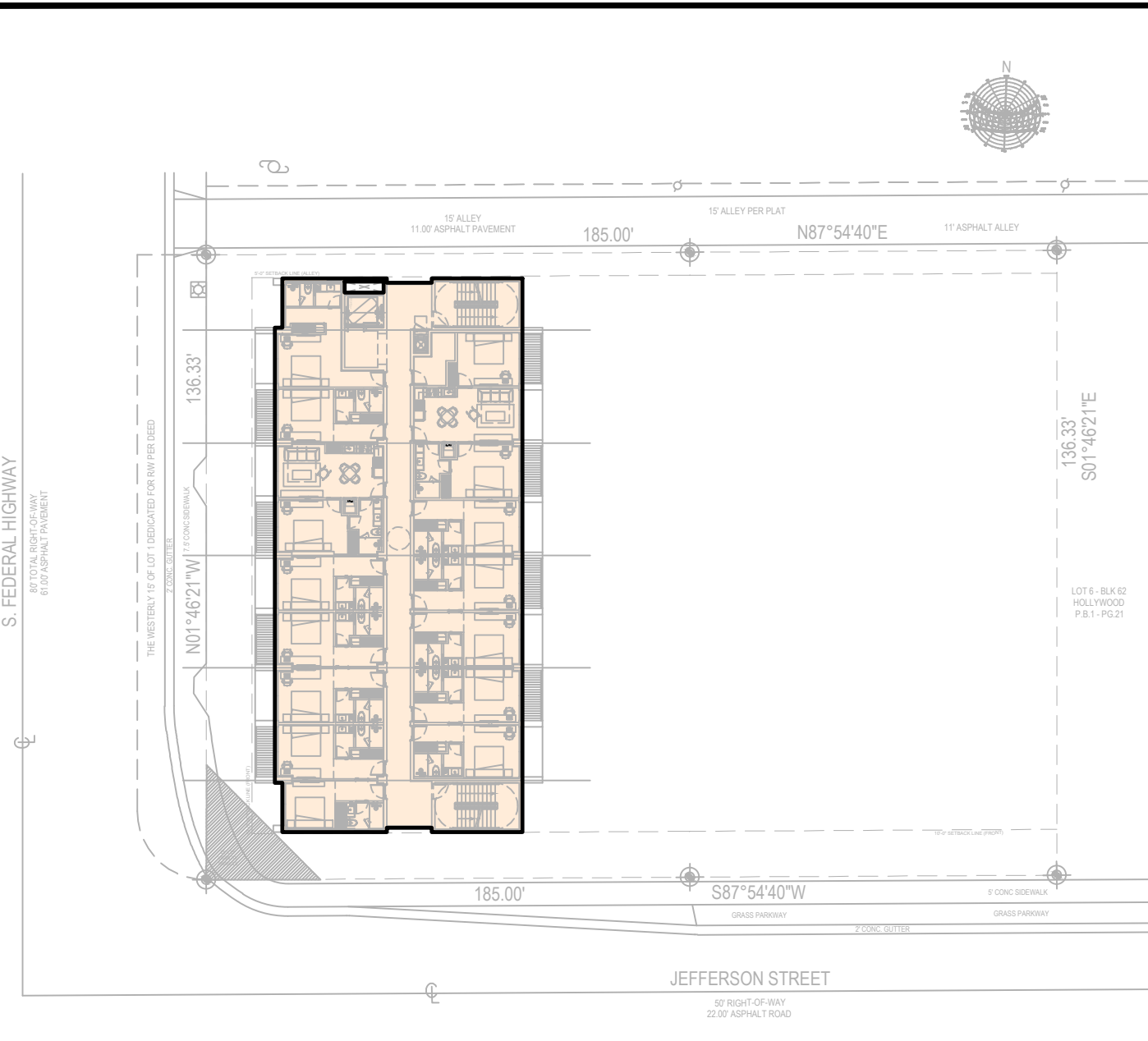
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 PER INSTR.#114056284 PAGE 1 OF 1 BROWARD COUNTY COMMISSION DEPUTY CLERK.

Property ID: 514215021610
Property ID: 514215021620

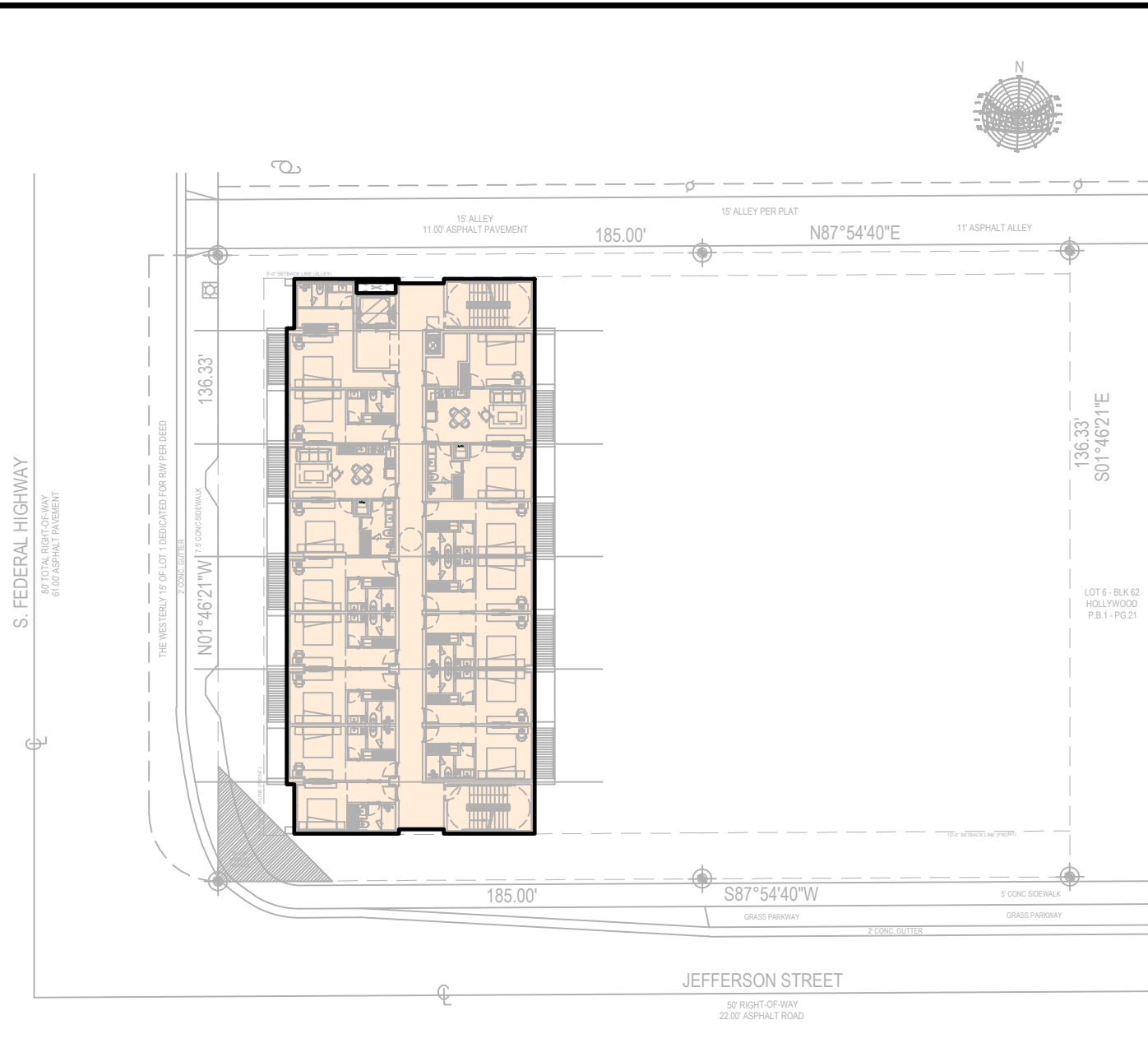
Total Lot Net Area: 25,292 SF (0.58 acres)

- NOTE: ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- NOTE: MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
- NOTE: ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- NOTE: SUBJECT BUILDING TO BE GREEN CERTIFIED THROUGH THE FLORIDA GREEN BUILDING COALITION CERTIFICATION PROCESS (GREEN GLOBE).
- NOTE: TANDEM PARKING SPACES SHALL BE ASSIGNED TO ONE UNIT ONLY AND NOT BE USED FOR GUEST PARKING.
- NOTE: ALL BUILDING ENTRANCES TO BE WET FLOODPROOFED (FLOOD VENTS) AS PER ASCE 24 REQUIREMENTS
- NOTE: ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS
- NOTE: PER SECTION 7.1.1 PROVIDED TANDEM SPACE (VERTICAL OR HORIZONTAL) SHALL BE ASSIGNED TO AND FOR THE SOLE USE OF A SINGLE UNIT; NOT TO INCLUDE REQUIRED GUEST SPACES.
- NOTE: ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS ARTICLE 8.0.
- NOTE: MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYING WITH NFPA 72 (2016 EDITION). BDA SYSTEM MAY BE REQUIRED.
- NOTE: PER NFPA 1, 12.3.2 A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.
- NOTE: MAXIMUM 0.5 FOOT CANDLE LEVEL AT ALL PROPERTY LINES.

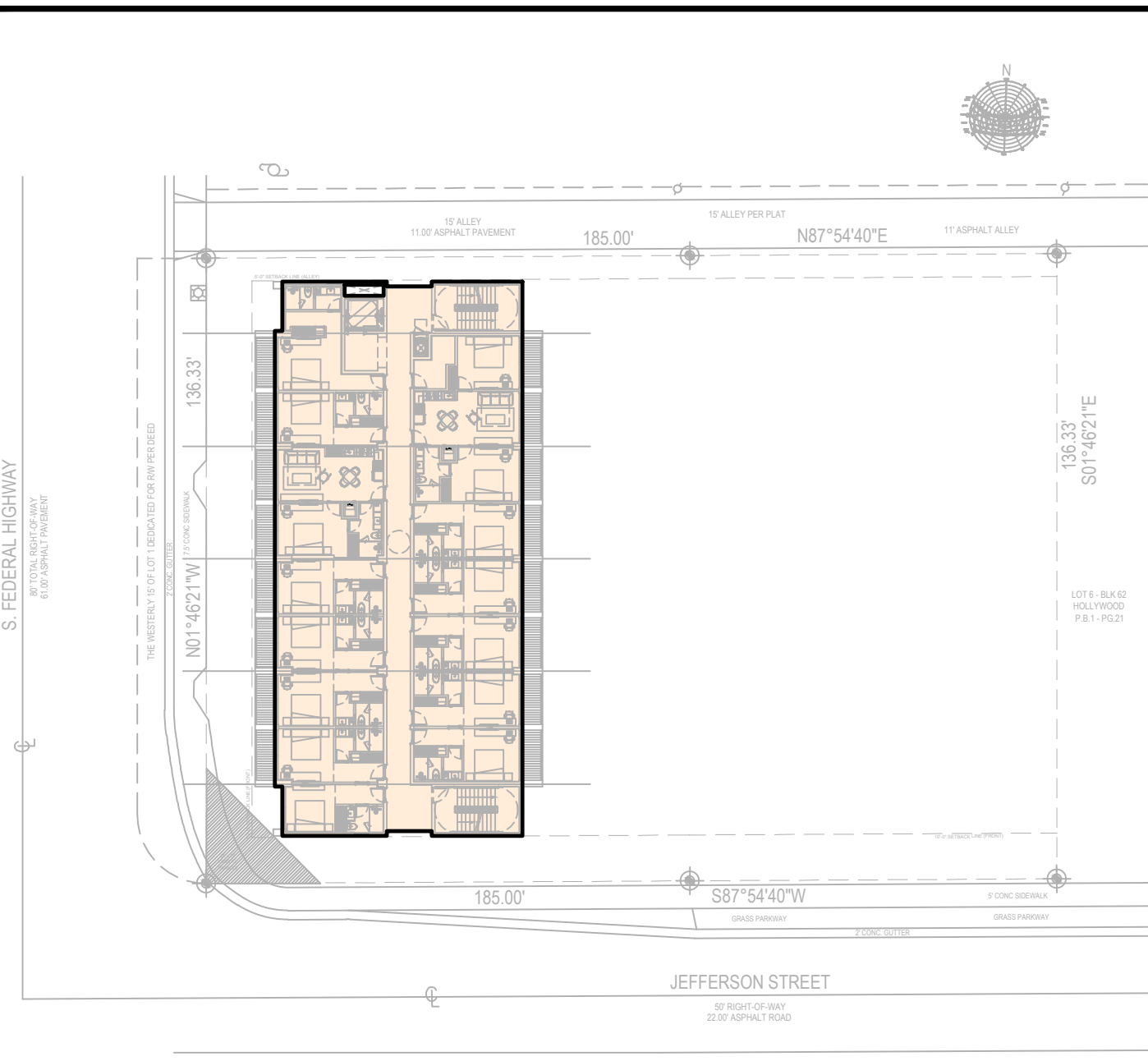
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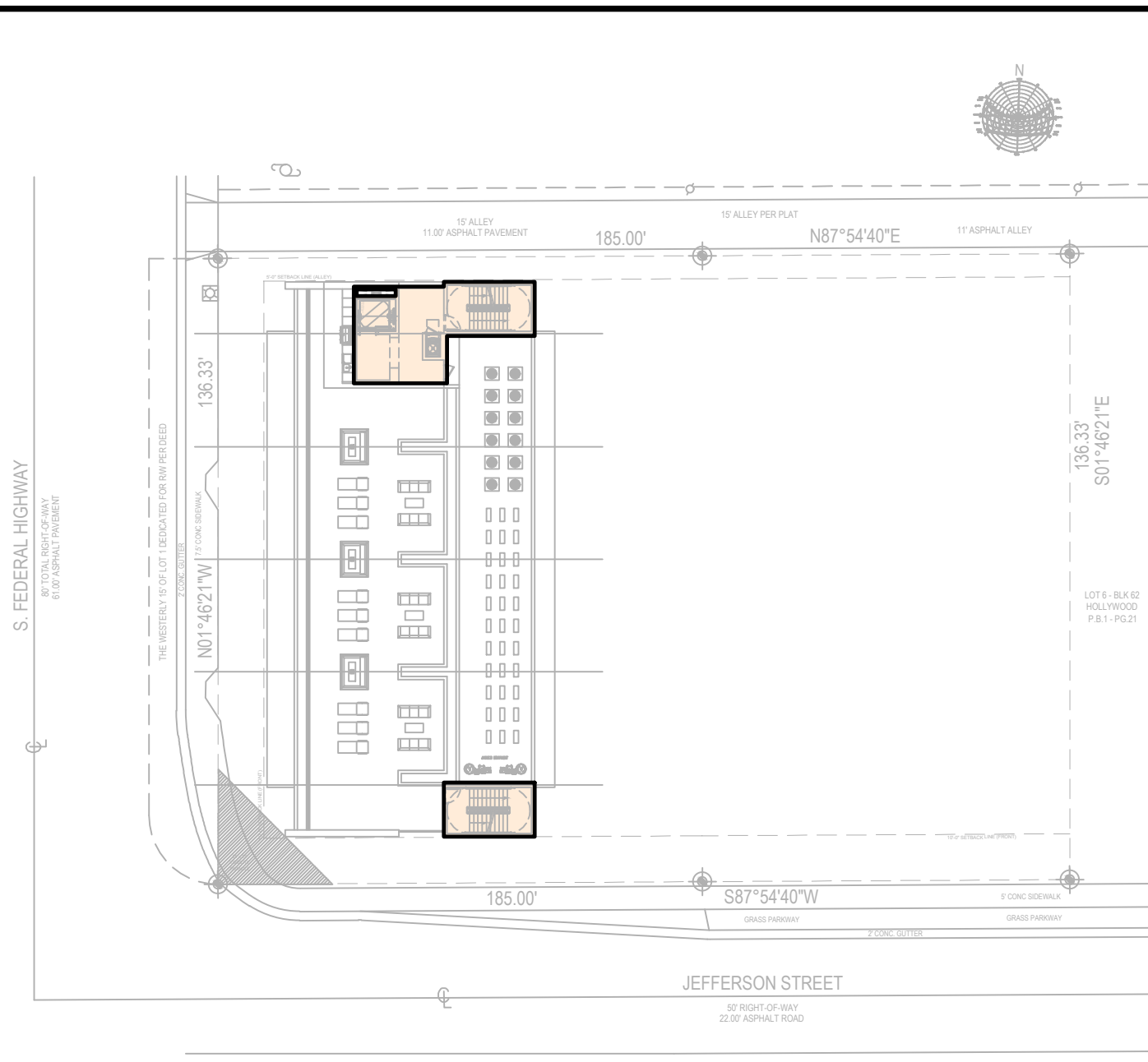
THIRD FLOOR FAR: 6,449.11 SF



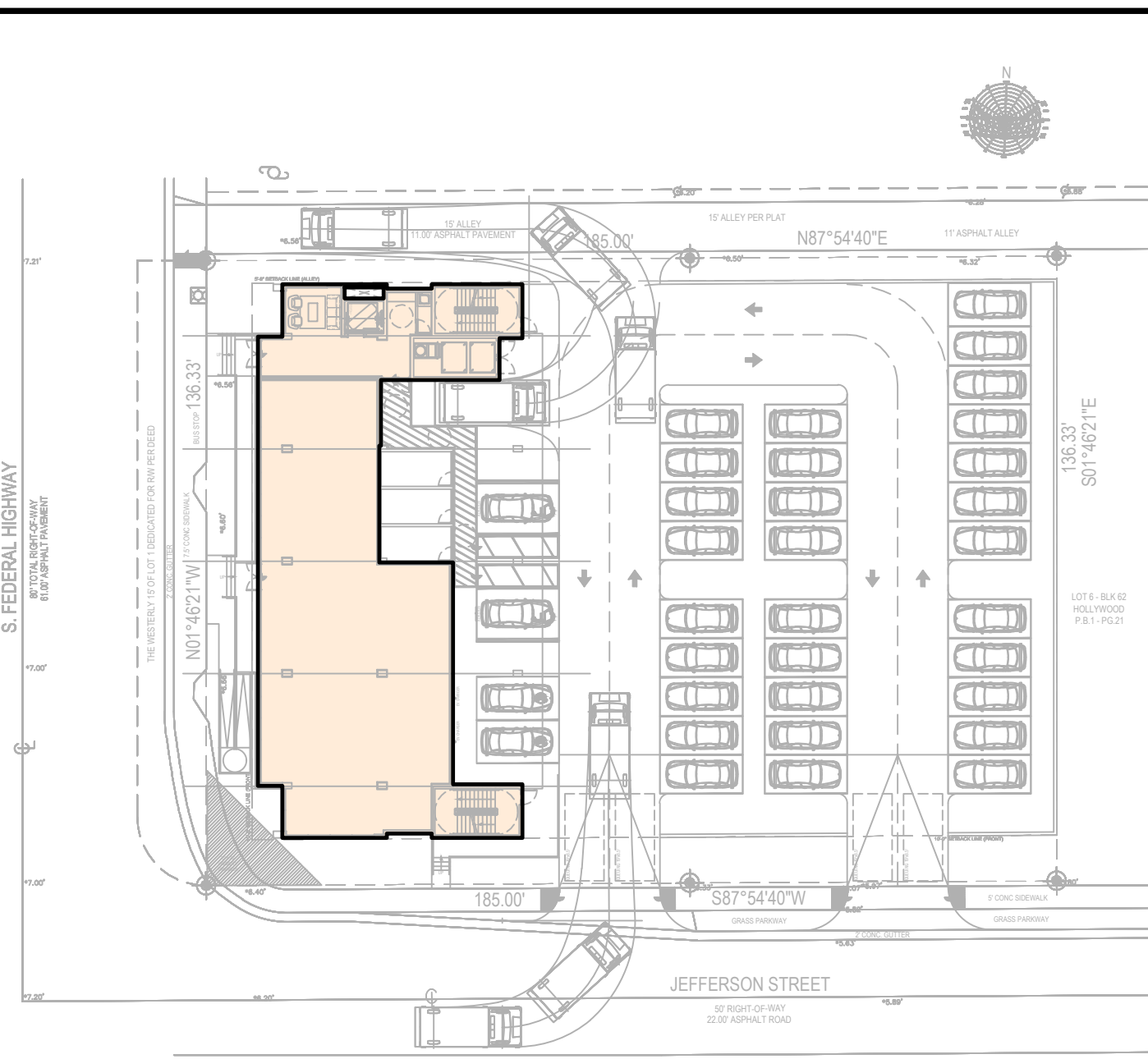
FOURTH FLOOR FAR: 6,449.11 SF



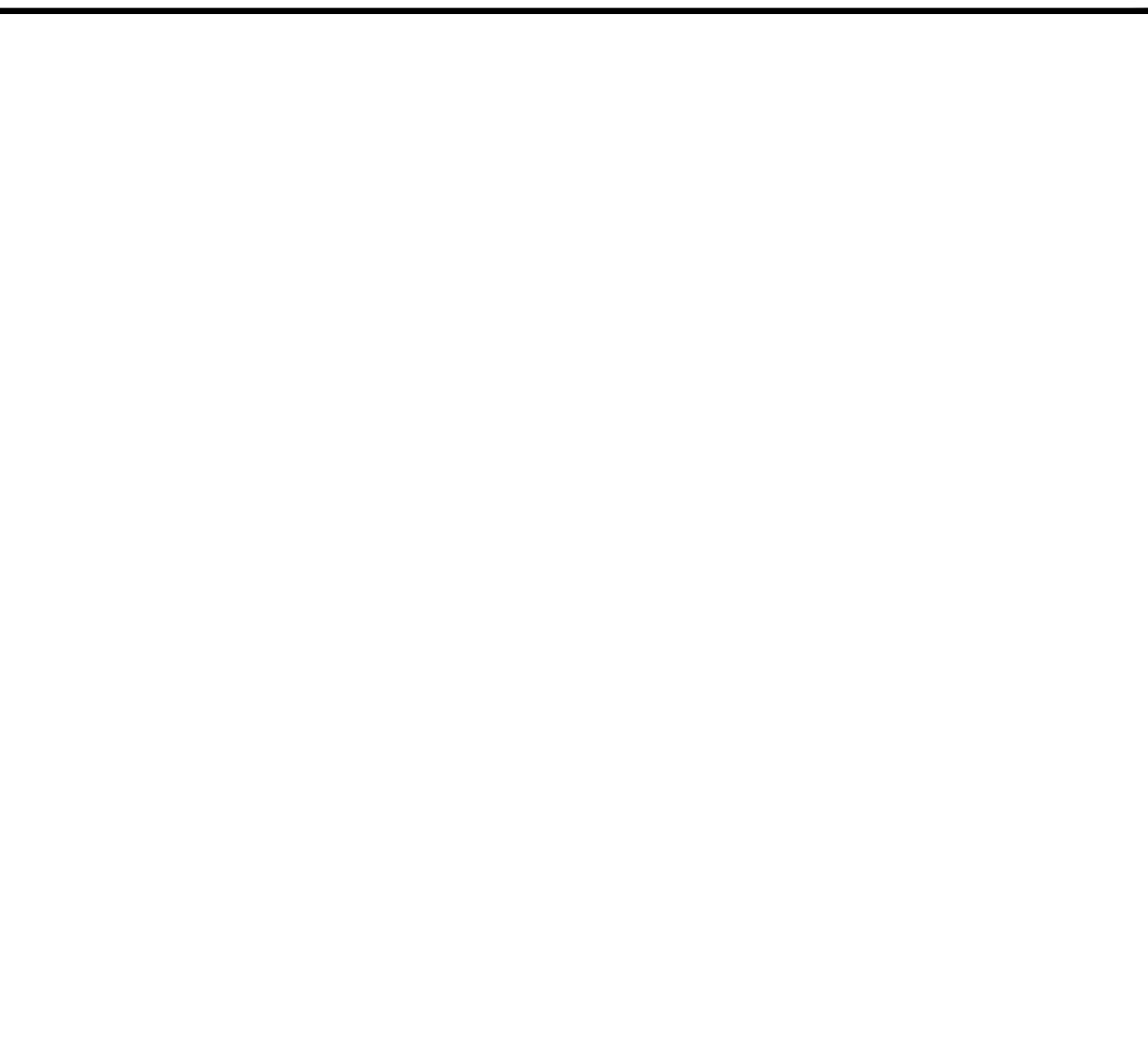
SECOND FLOOR FAR: 6,449.11 SF



ROOF TERRACE FAR: 873.77 SF
(ON FLOOR)



GROUND FLOOR FAR: 4,785.81 SF



TOTAL FAR: 25,006.91 SF



Required Landscaping (pervious)
of Paved Vehicular Use Area:
Total VUA Area: 17,730 ft² (100%)

Minimum: 25% (4,432 ft²)
Proposed: 26% (4,668 ft²)

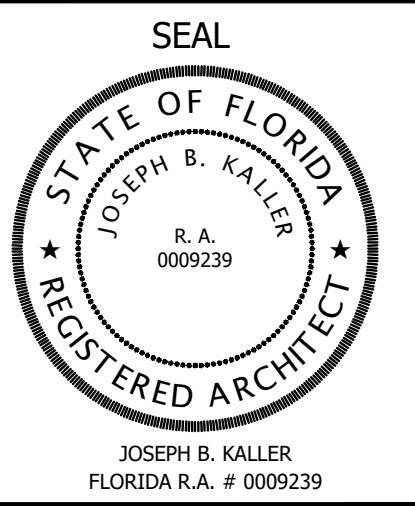
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1 FAR DIAGRAM
N.T.S.

2 VUA DIAGRAM
N.T.S.



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AA# 26001212
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PROJECT TITLE
**699 S FEDERAL HIGHWAY
HOTEL**
HOLLYWOOD, FL. 33020

SHEET TITLE
**SCHEMATIC DESIGN PACKAGE
F.A.R. DIAGRAMS**

MEETING DATES		
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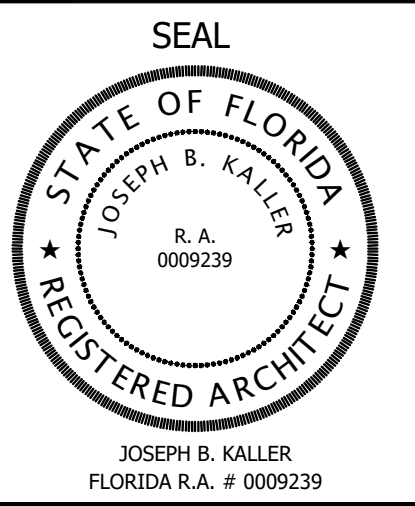
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PROJECT No.: 24014
DATE: 06.03.24
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-1.2



Kaller Architecture
 A.A.# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



PROJECT TITLE
 699 S FEDERAL HIGHWAY
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SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 GROUND FLOOR

MEETING DATES

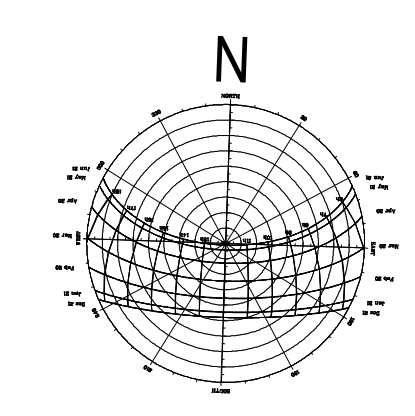
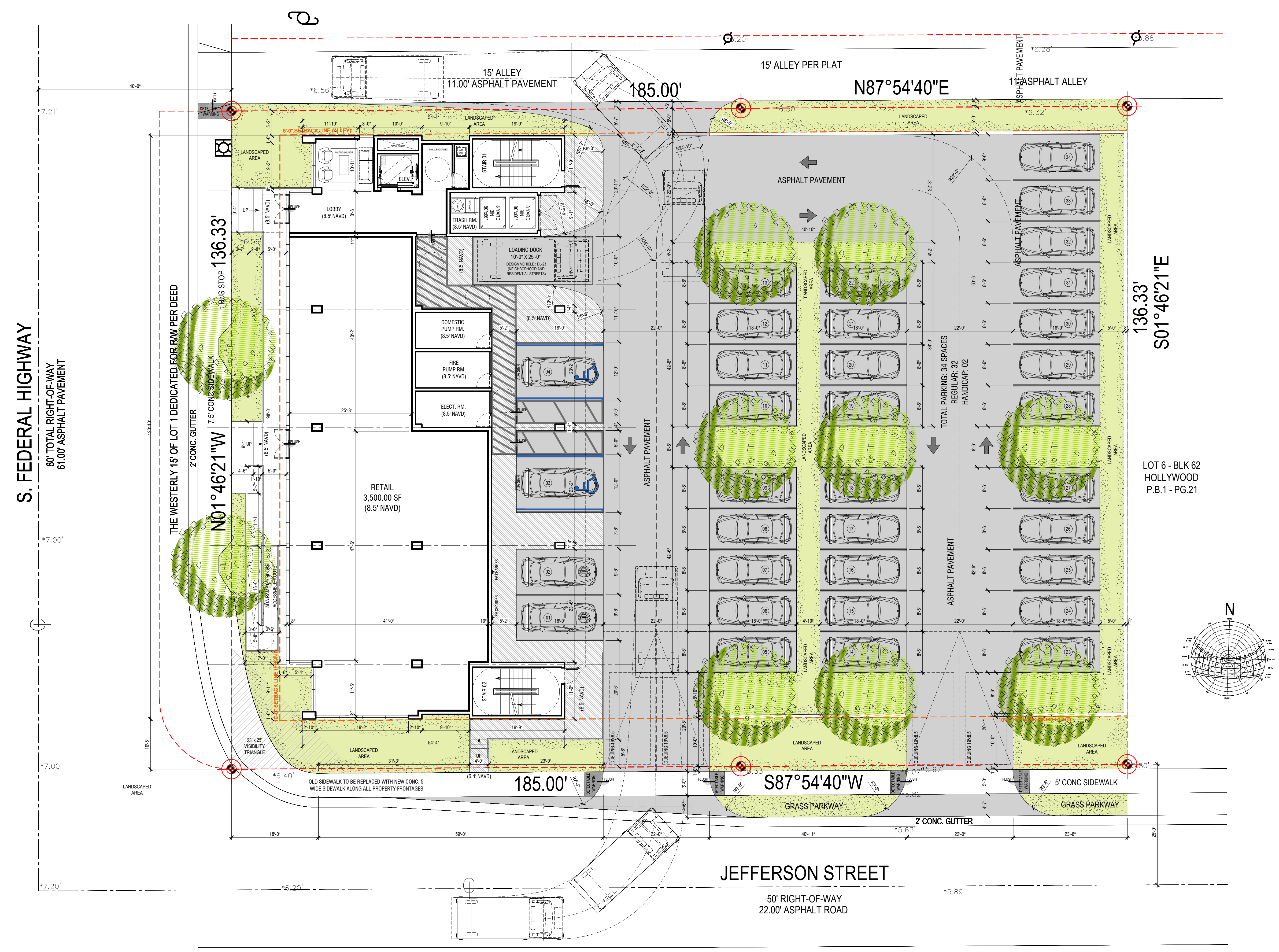
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FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

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PROJECT No.: 24014
 DATE: 06.03.24
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 CHECKED BY: JBK

SHEET

A-2.1



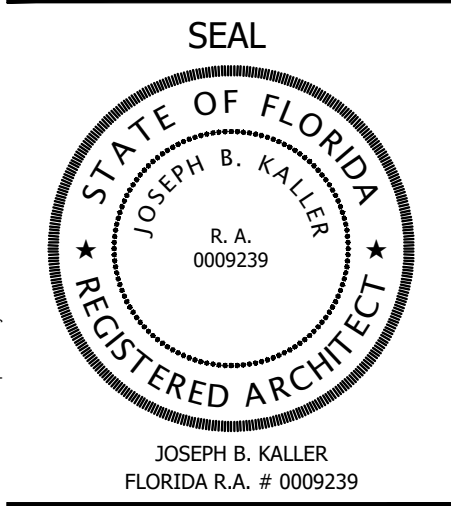
NOTE:
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1 GROUND FLOOR
 3/32" = 1'-0"

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PROJECT TITLE
 699 S FEDERAL HIGHWAY
 HOTEL
 HOLLYWOOD, FL. 33020

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 SECOND FLOOR

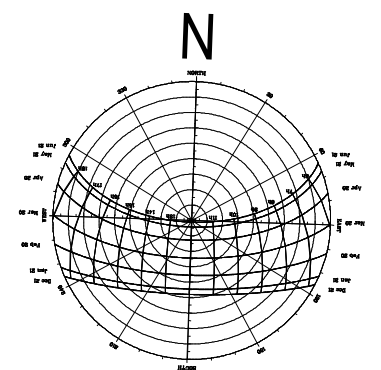
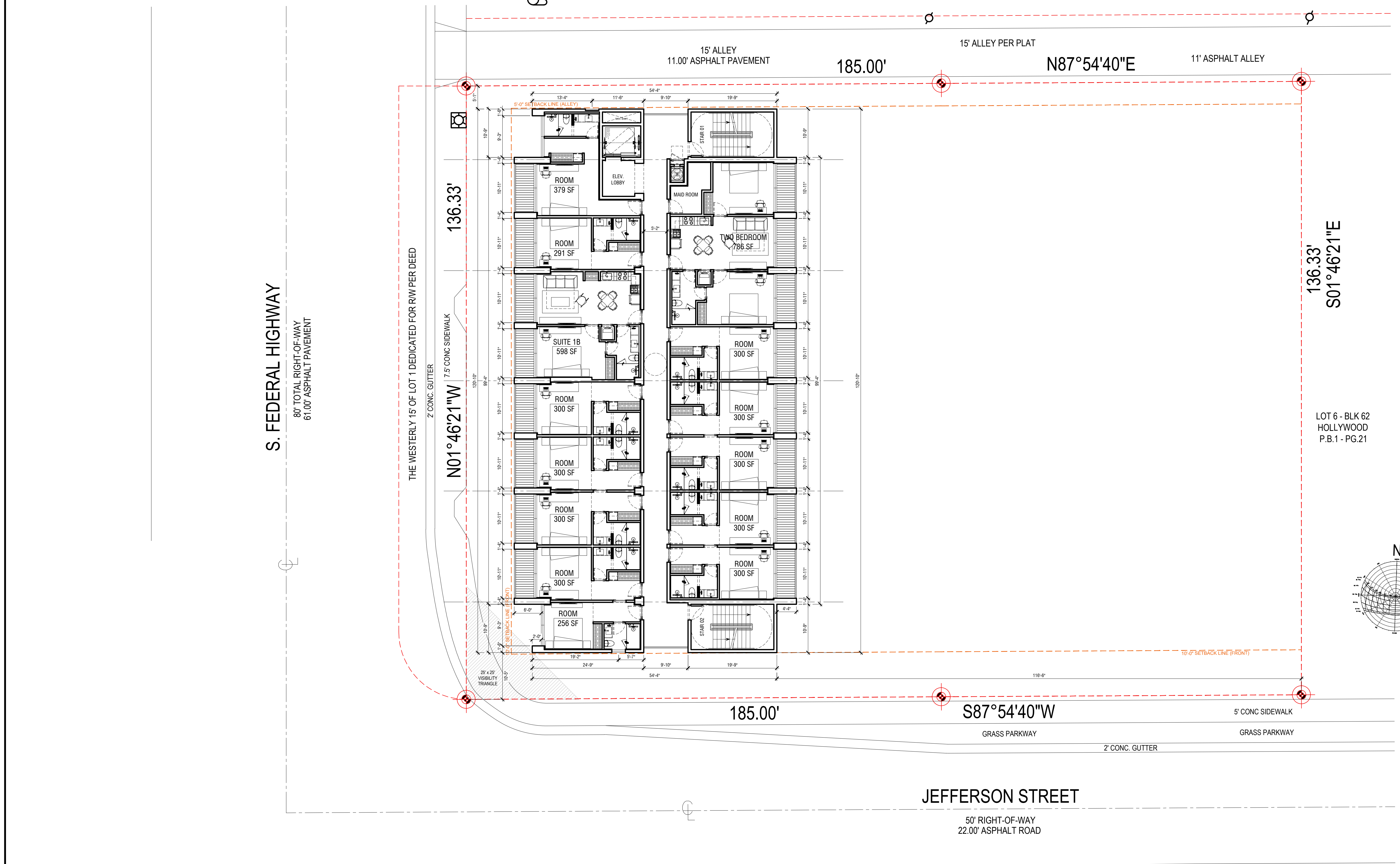
MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

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SHEET
A-2.2



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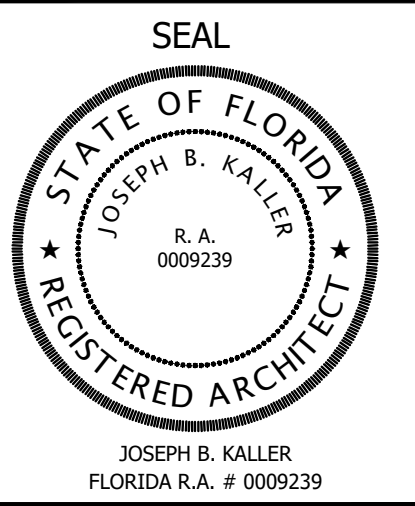
1 SECOND FLOOR
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PROJECT TITLE
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 HOLLYWOOD, FL. 33020

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 THIRD FLOOR

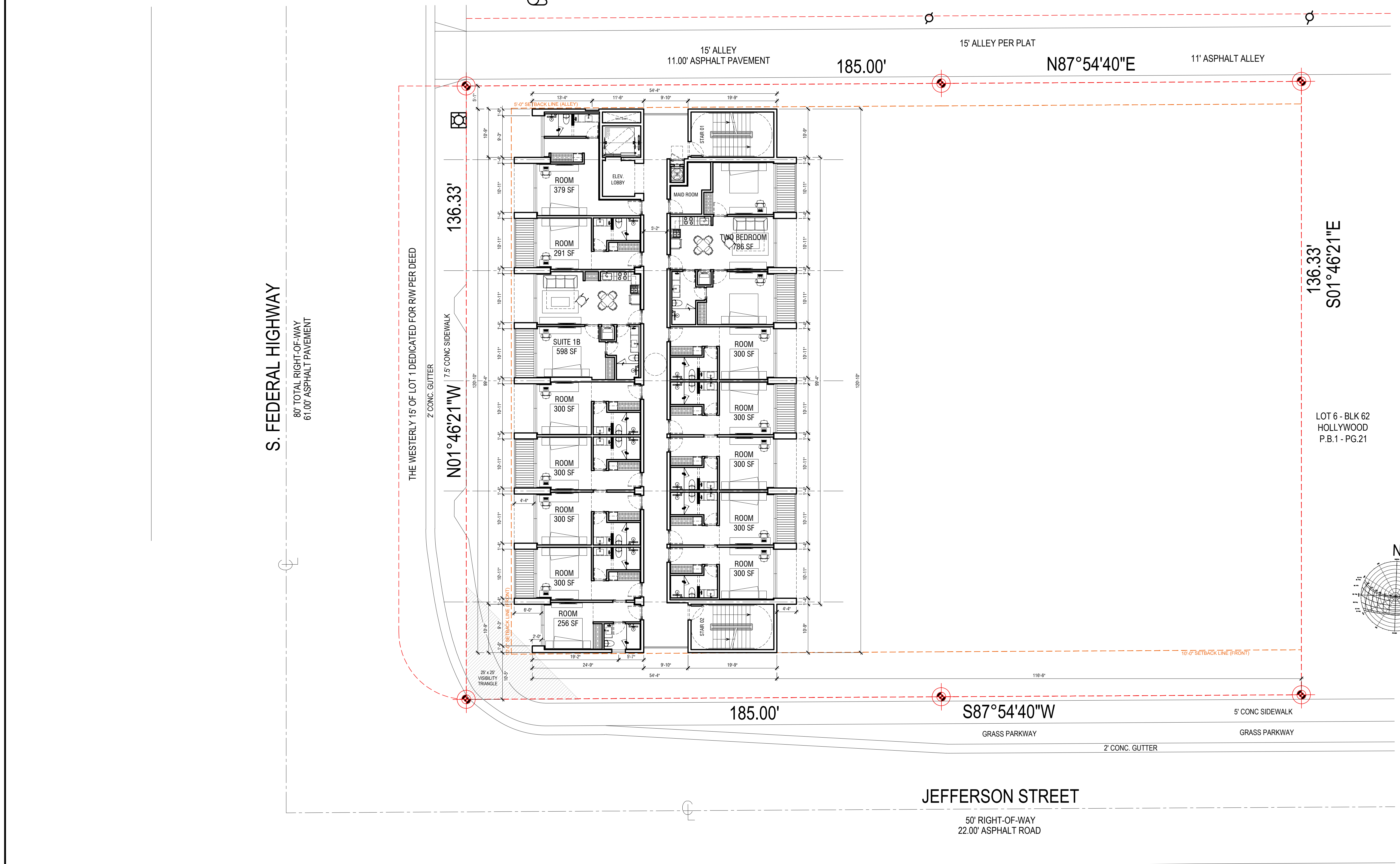
MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

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 DATE: 06.03.24
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SHEET
A-2.3

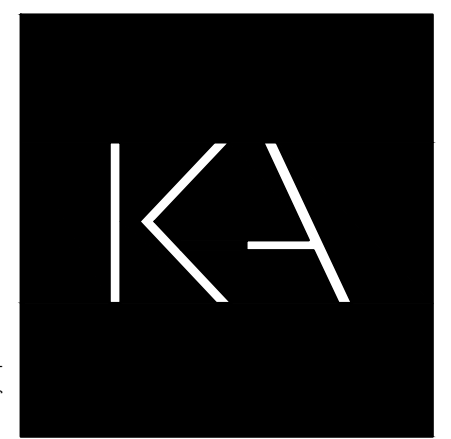


NOTE:
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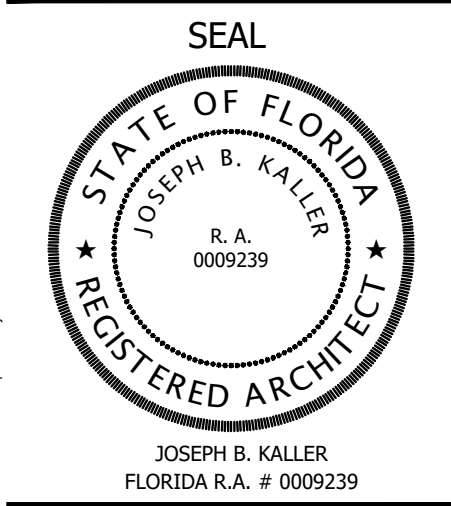
1 **THIRD FLOOR**
 3/32" = 1'-0"

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SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 FOURTH FLOOR

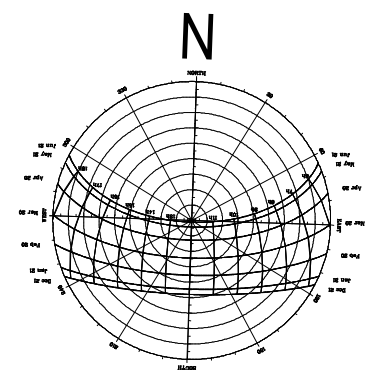
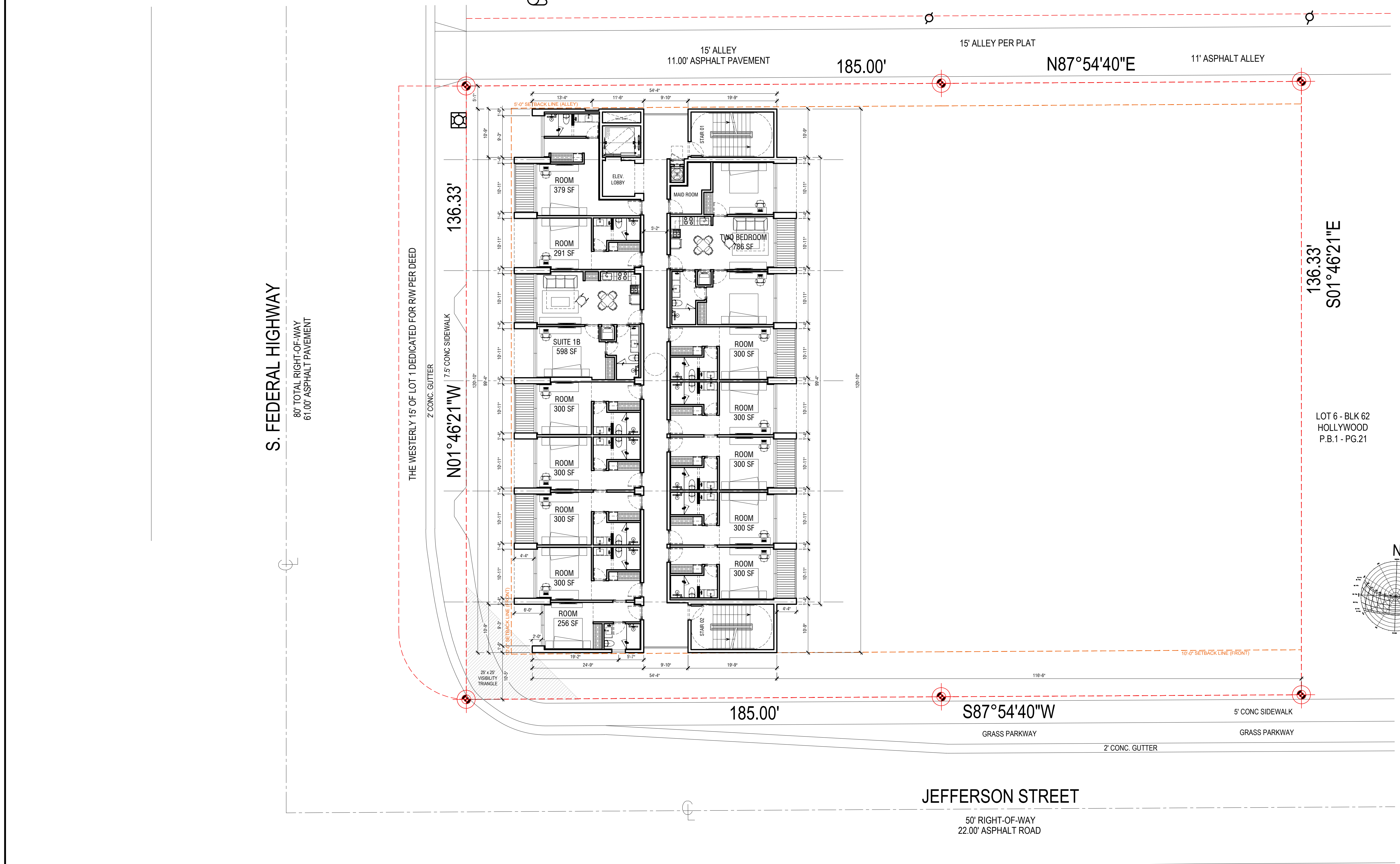
MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

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SHEET
A-2.4



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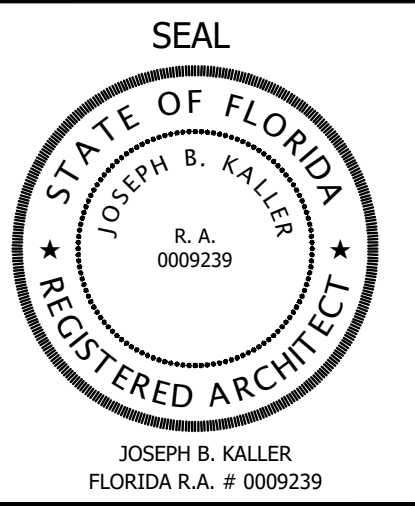
1 FOURTH FLOOR
 3/32" = 1'-0"

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SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 FIFTH FLOOR
 ROOF TERRACE

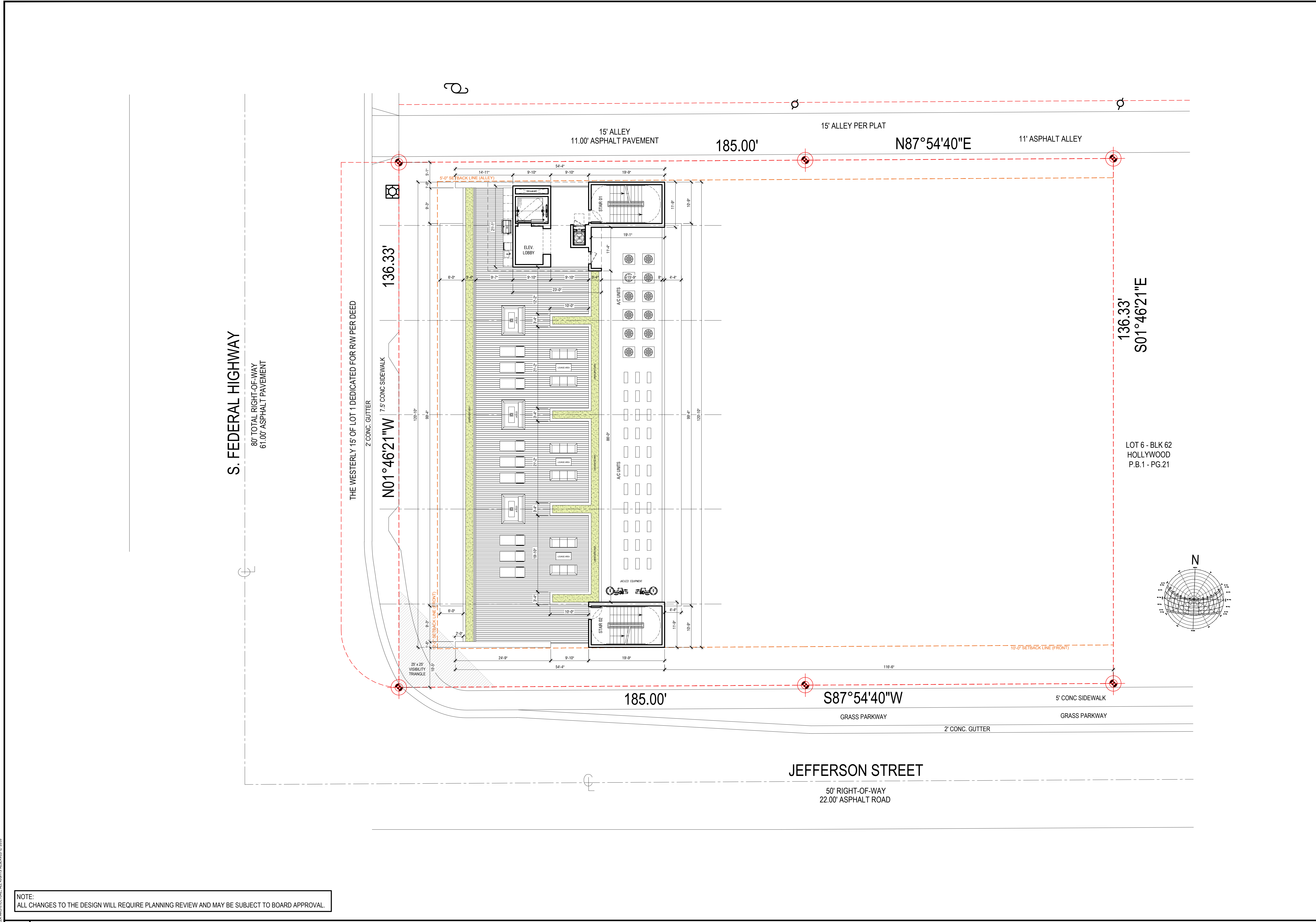
MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

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SHEET
A-2.5

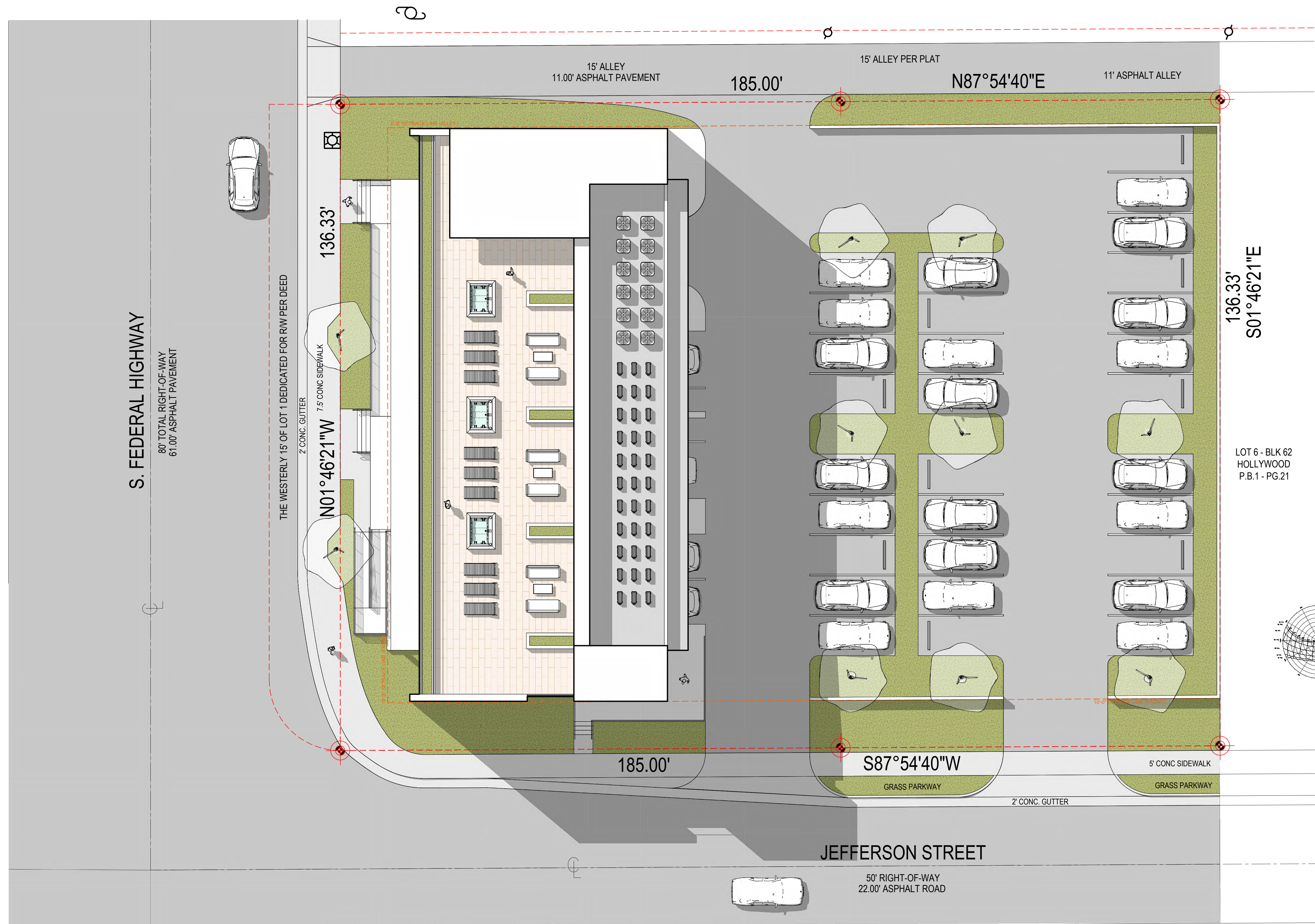


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1 FIFTH FLOOR (ROOF TERRACE)
 3/32" = 1'-0"

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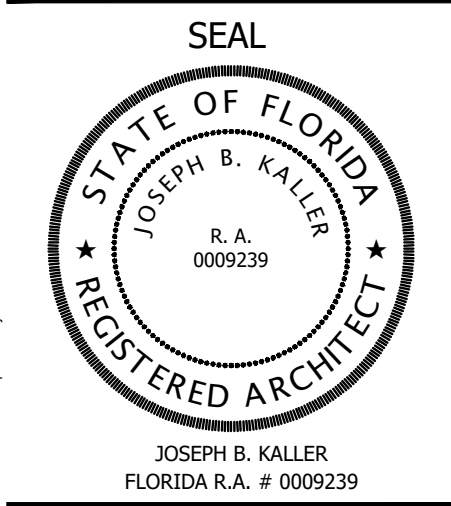


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1 ROOF PLAN
3/32" = 1'-0"



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SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 ROOF PLAN

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

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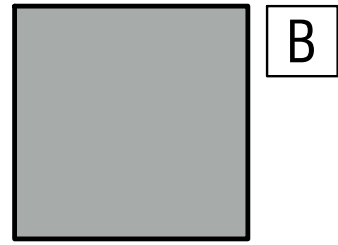
PROJECT No.: 24014
 DATE: 06.03.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET
A-2.6

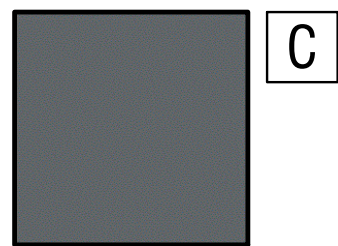
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LIGHT TEXTURE STUCCO
COLOR: PURE WHITE SW 7005



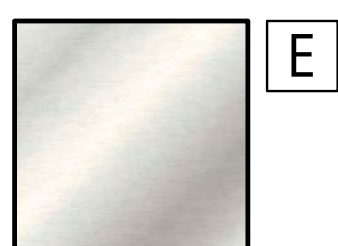
LIGHT TEXTURE STUCCO
COLOR: NETWORK GRAY SW 7073



LIGHT TEXTURE STUCCO
COLOR: WEB GRAY SW 7075



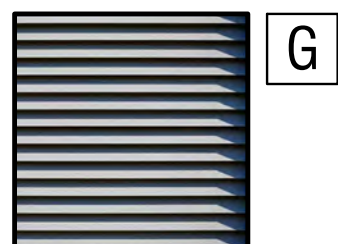
GLASS BALCONY RAILING



WINDOW FRAME
FINISH: WHITE



CLEAR GLASS



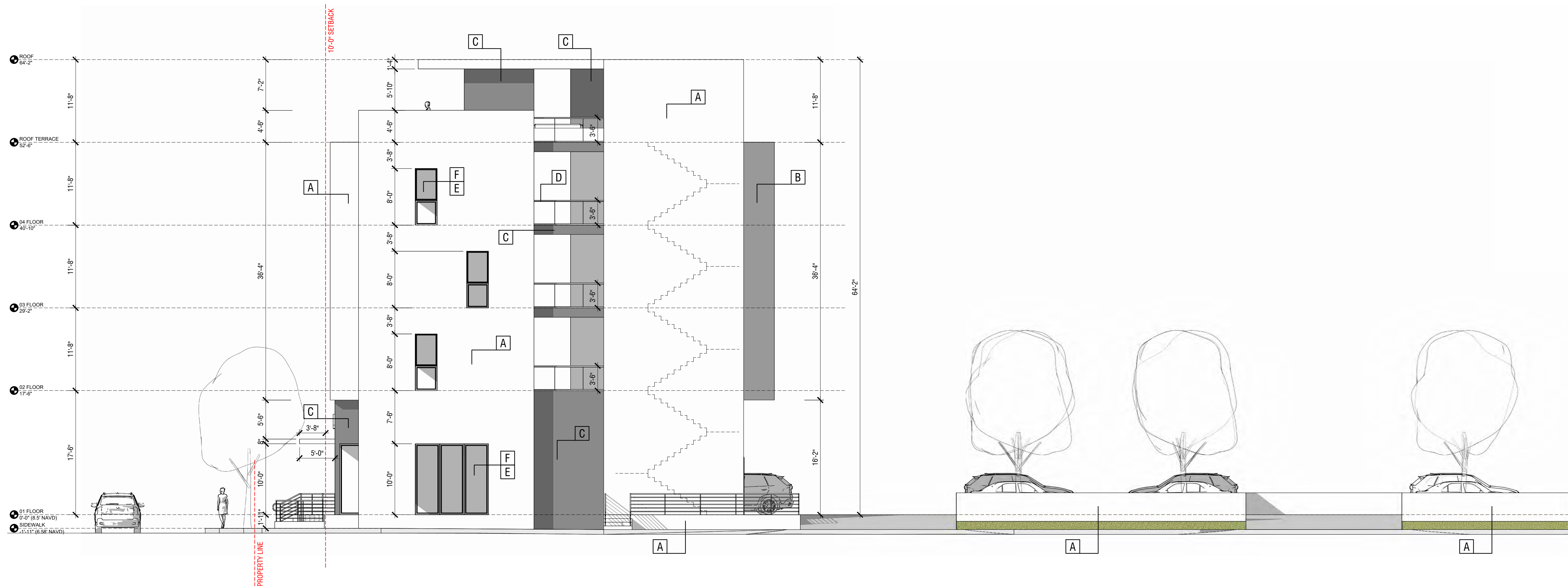
ALUMINUM HORIZONTAL LOUVERS
FINISH: COLOR GREY / SILVER



ARTIFICIAL GREEN WALL



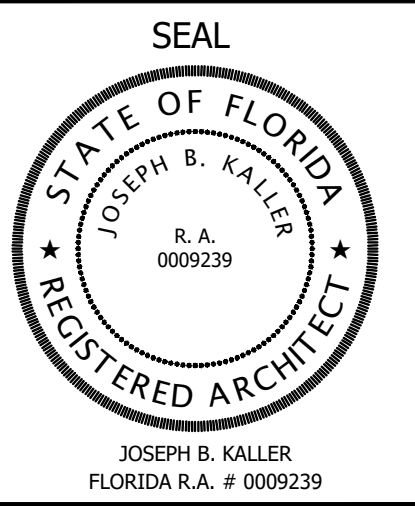
1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



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SHEET TITLE
**SCHEMATIC DESIGN PACKAGE
ELEVATIONS**

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

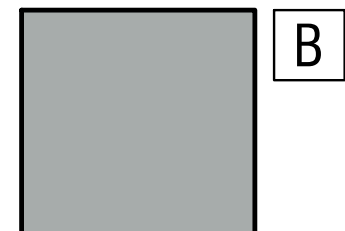
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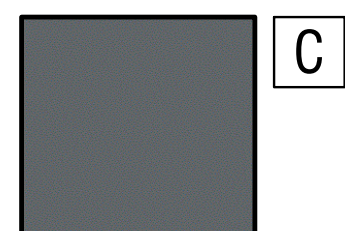
SHEET
A-4.1



LIGHT TEXTURE STUCCO
COLOR: PURE WHITE SW 7005



LIGHT TEXTURE STUCCO
COLOR: NETWORK GRAY SW 7073



LIGHT TEXTURE STUCCO
COLOR: WEB GRAY SW 7075



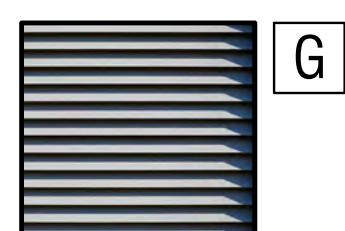
GLASS BALCONY RAILING



WINDOW FRAME
FINISH: WHITE



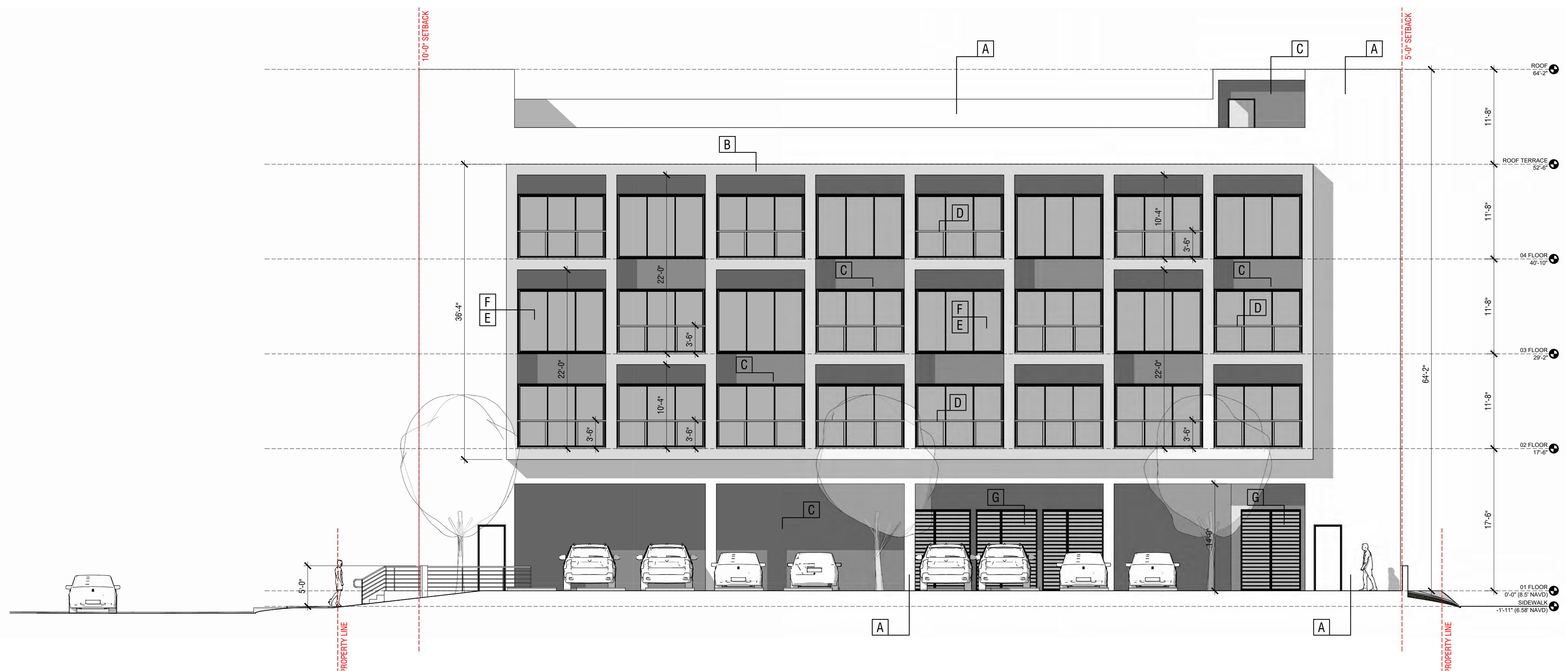
CLEAR GLASS



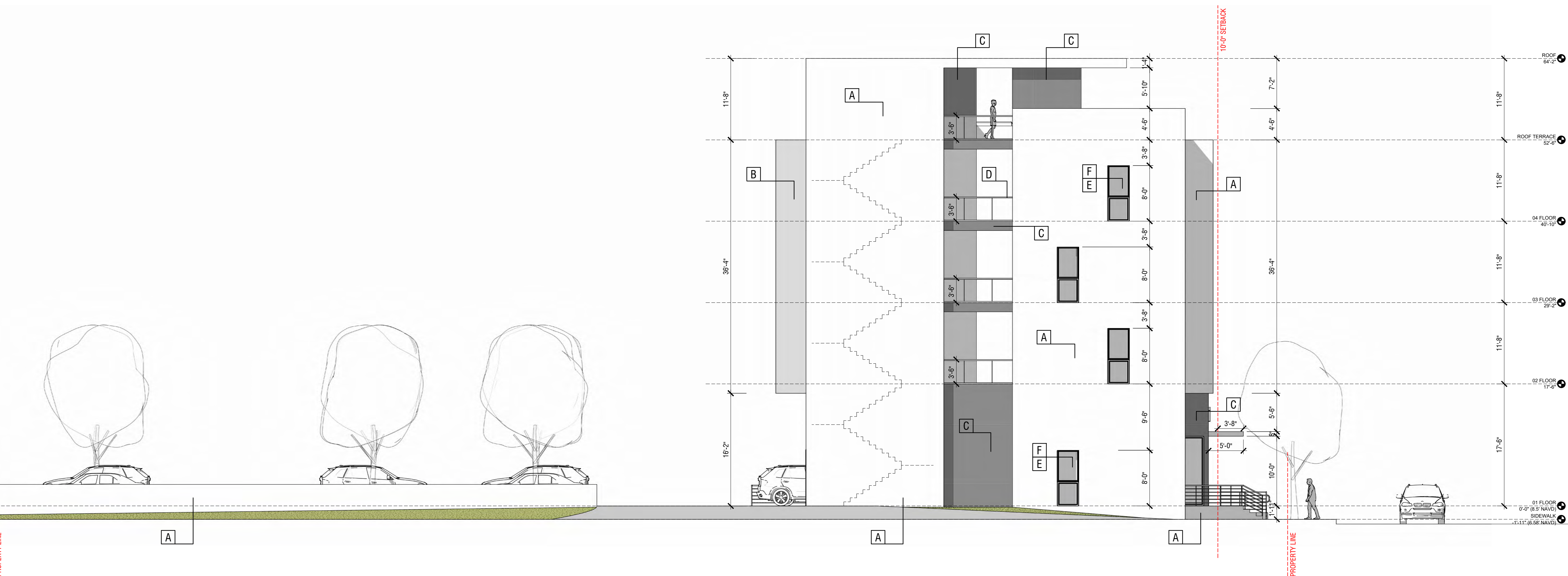
ALUMINUM HORIZONTAL LOUVERS
FINISH: COLOR GREY / SILVER



ARTIFICIAL GREEN WALL



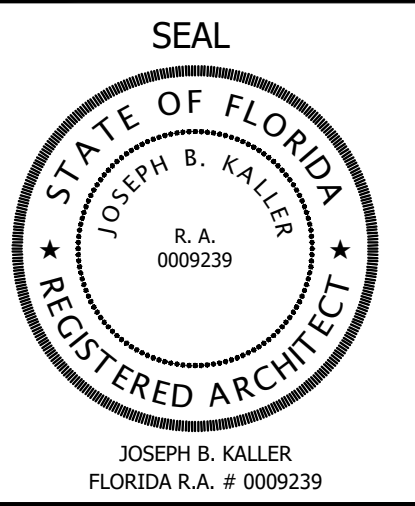
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



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**699 S FEDERAL HIGHWAY
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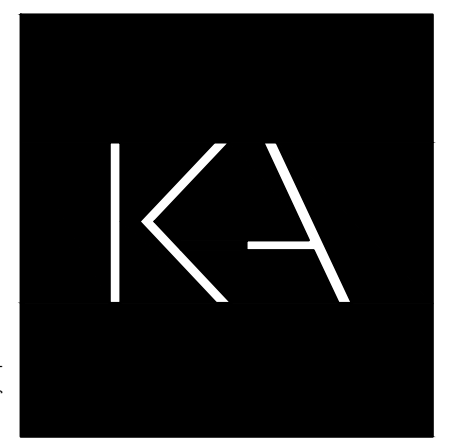
SHEET TITLE
**SCHEMATIC DESIGN PACKAGE
ELEVATIONS**

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

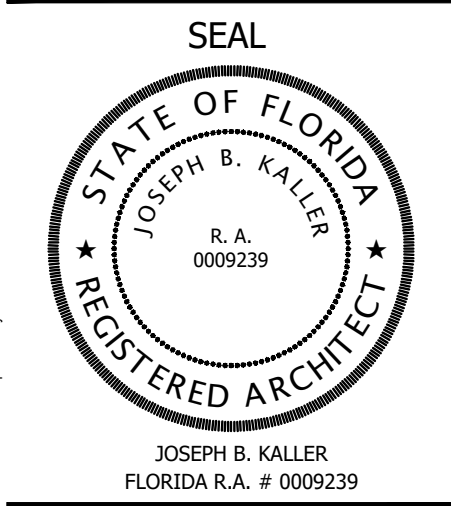
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SHEET
A-4.2



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SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 WEST ELEVATION
 ENLARGED

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

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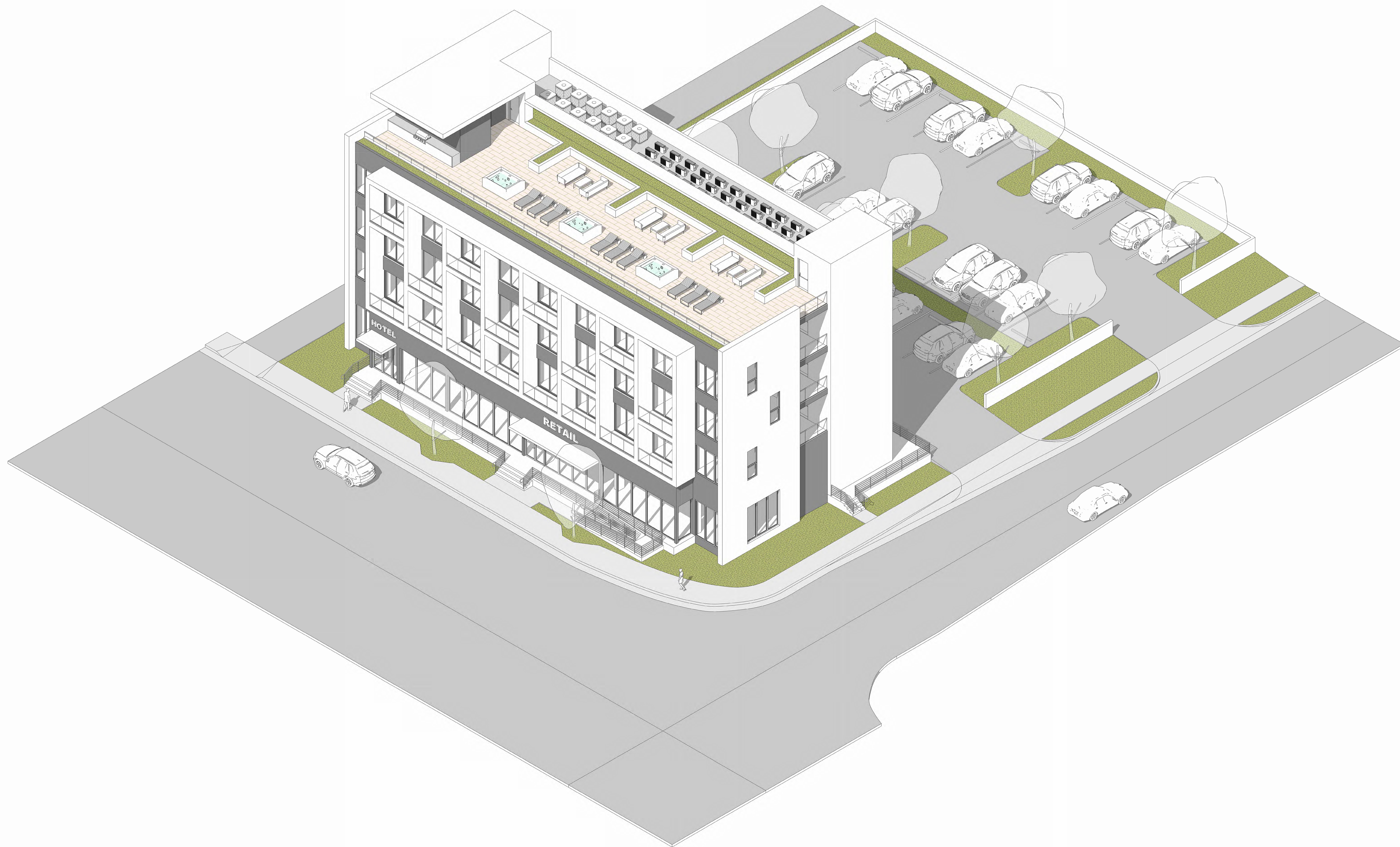
PROJECT No.: 24014
 DATE: 06.03.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET
A-4.3



LIGHT TEXTURE STUCCO COLOR: PURE WHITE SW 7005	LIGHT TEXTURE STUCCO COLOR: NETWORK GRAY SW 7073	LIGHT TEXTURE STUCCO COLOR: WEB GRAY SW 7075	GLASS BALCONY RAILING	WINDOW FRAME FINISH: WHITE	CLEAR GLASS	ALUMINUM HORIZONTAL LOUVERS FINISH: COLOR GREY / SILVER	ARTIFICIAL GREEN WALL

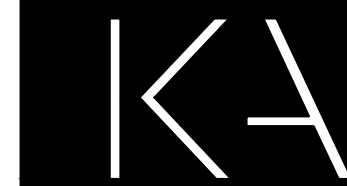
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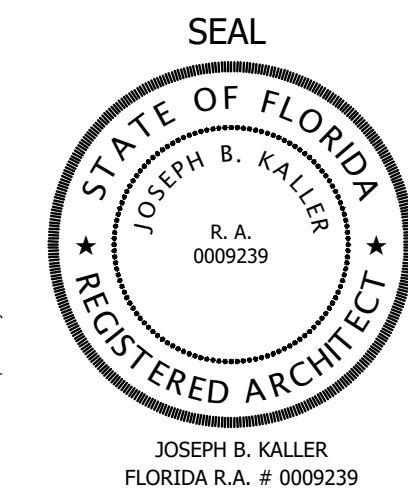
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3D VIEW
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SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 3D VIEW

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

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SHEET

R-1.1



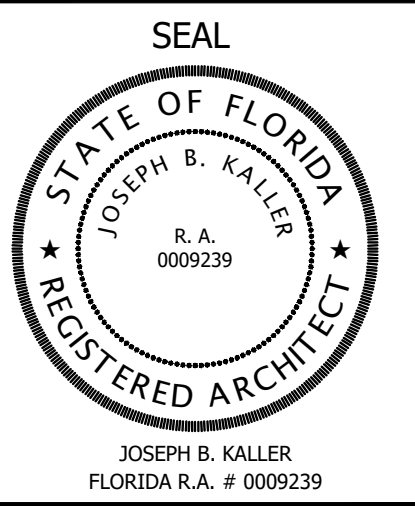
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PROJECT TITLE
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 HOTEL
 HOLLYWOOD, FL. 33020

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 3D VIEW

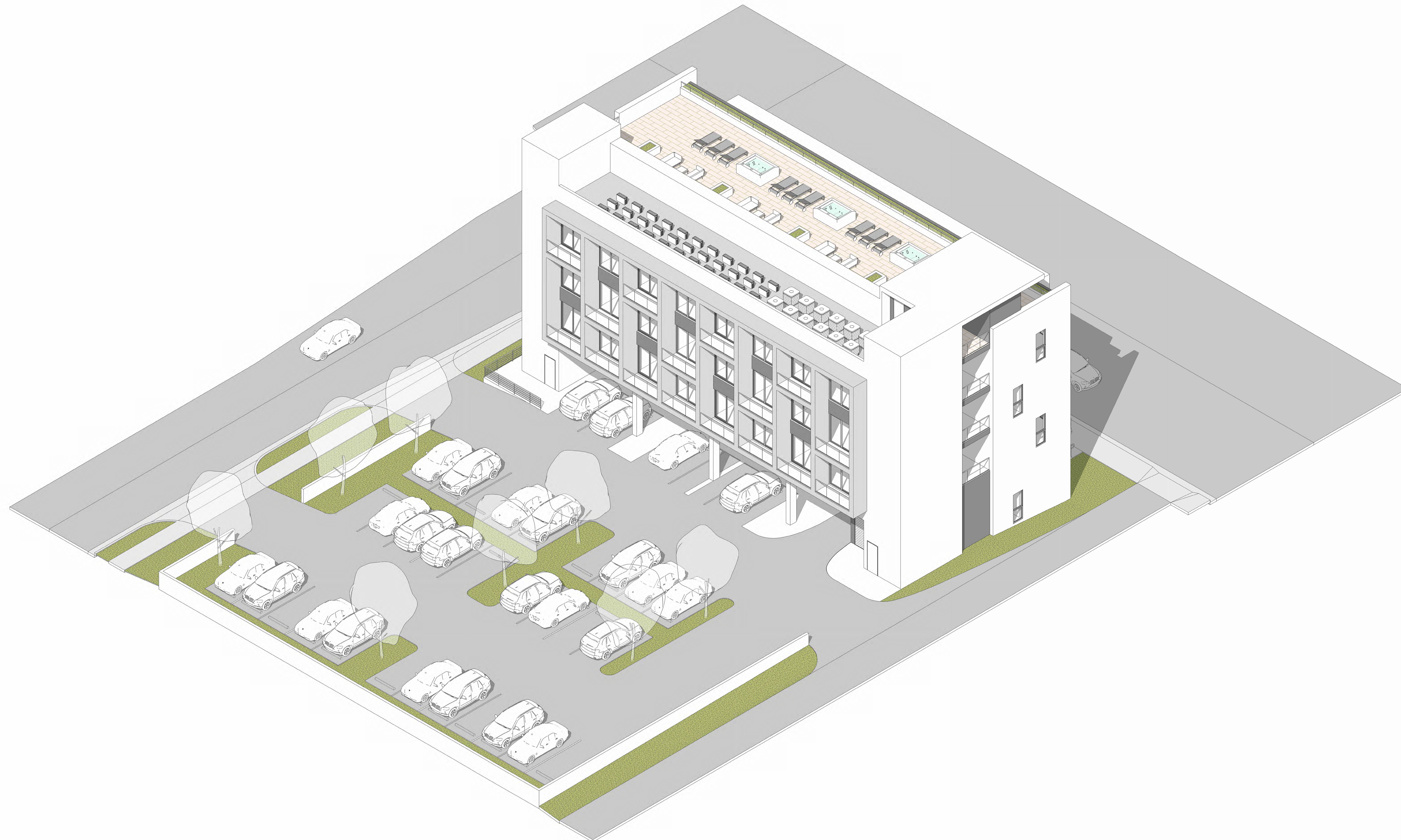
MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

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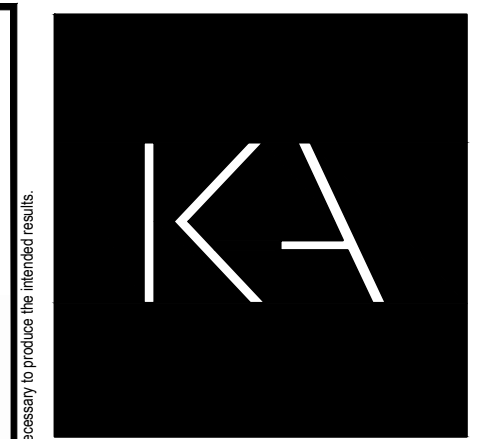
SHEET
R-1.2



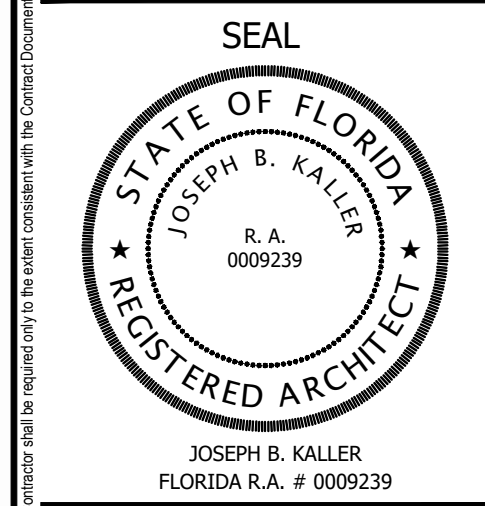
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PROJECT TITLE
699 S FEDERAL HIGHWAY HOTEL
 HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
3D VIEW

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

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SHEET
R-1.3



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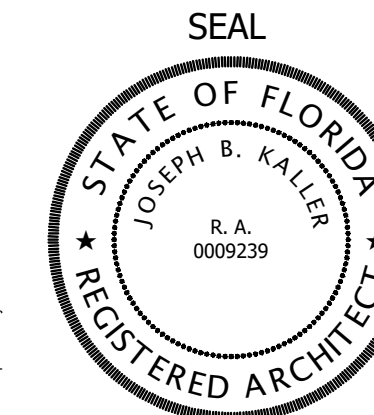
3D VIEW
N.T.S.



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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
699 S FEDERAL HIGHWAY
HOTEL
HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
3D VIEW

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
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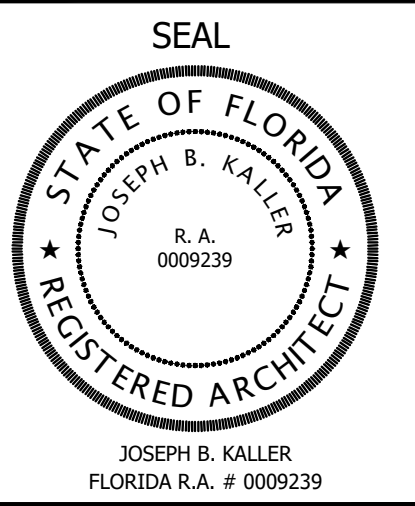
PROJECT No.: 24014
DATE: 06.03.24
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

R-1.4



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 joseph@kallerarchitects.com
 www.kallerarchitects.com



PROJECT TITLE
**699 S FEDERAL HIGHWAY
 HOTEL**
 HOLLYWOOD, FL. 33020

SHEET TITLE
**SCHEMATIC DESIGN PACKAGE
 3D VIEW**

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	03.28.24	TBD
PRE TAC	06.03.24	TBD
FINAL TAC	xx.xx.xx	TBD
PDB	xx.xx.xx	TBD

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PROJECT No.: 24014
 DATE: 06.03.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET
R-1.5



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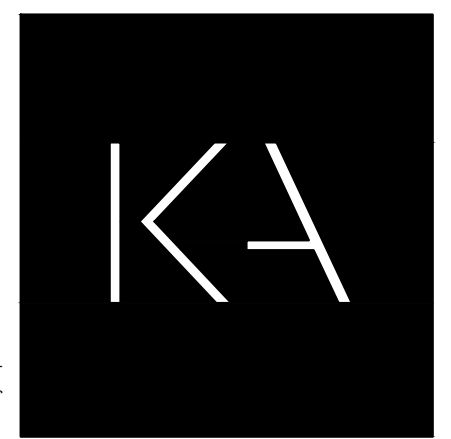
1 3D VIEW
 N.T.S.



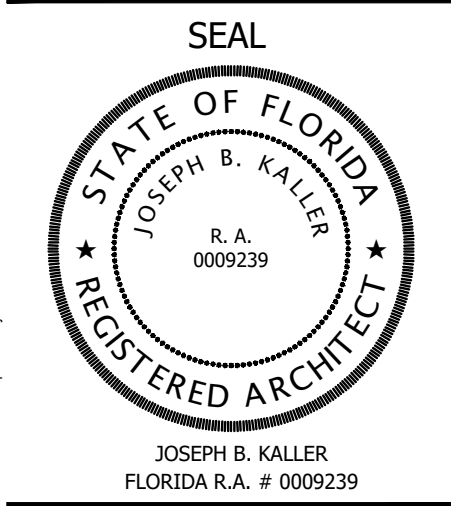
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1

3D VIEW
N.T.S.



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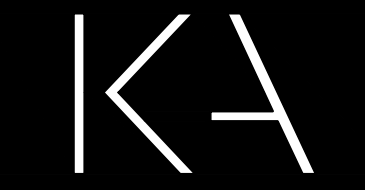
SHEET
R-1.6



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1

3D VIEW
N.T.S.

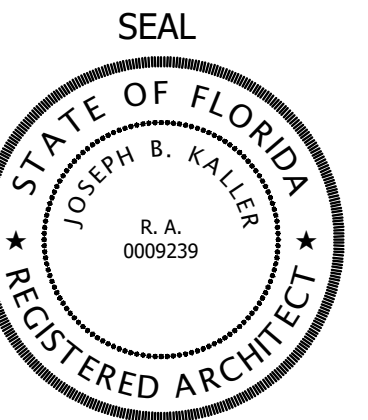


Kaller Architecture

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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

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HOTEL**
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PROJECT No.: 24014
DATE: 06.03.24
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

R-1.7



March 26, 2024

Joseph B. Kaller, AIA, LEED AP BD+C, President
Kaller Architecture
2417 Hollywood Boulevard
Hollywood, Florida 33020

Via Email Only

Dear Mr. Kaller:

Re: Platting requirements for a parcel legally described as Lots 1-5, Block 62, "Hollywood," according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, less a portion of Lot 1 for right-of-way purposes. This parcel is generally located on the northeast corner of Federal Highway/U.S. 1 and Jefferson Street, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.63 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above. It is noted that lands dedicated for right-of-way purposes do not negatively impact whether or not a subject property meets the specifically delineated requirement.

Joseph B. Kaller
March 26, 2024
Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:HHA

cc/email: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
INVESTMENT UNO LLC

Filing Information

Document Number L14000119960
FEI/EIN Number 61-1742516
Date Filed 07/30/2014
State FL
Status ACTIVE

Principal Address

17885 COLLINS AVE
SUITE 1005
SUNNY ISLES BEACH, FL 33160

Mailing Address

17885 COLLINS AVE
SUITE 1005
SUNNY ISLES BEACH, FL 33160

Changed: 08/06/2014

Registered Agent Name & Address

COHEN COHEN , NISSIN
17885 COLLINS AVE
SUITE 1005
SUNNY ISLES BEACH, FL 33160

Name Changed: 08/14/2019

Address Changed: 08/01/2019

Authorized Person(s) Detail

Name & Address

Title MGR

COHEN COHEN, NISSIN
17885 COLLINS AVE
SUITE 1005
SUNNY ISLES BEACH, FL 33160

Title MGR

COHEN LANCERY, RICHARD D
17885 COLLINS AVE
SUITE 1005
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2022	04/29/2022
2023	03/10/2023
2024	01/30/2024

Document Images

01/30/2024 -- ANNUAL REPORT	View image in PDF format
03/10/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
01/02/2020 -- ANNUAL REPORT	View image in PDF format
08/14/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
08/01/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
03/02/2015 -- ANNUAL REPORT	View image in PDF format
07/30/2014 -- Florida Limited Liability	View image in PDF format



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

600 W. Hillsboro Blvd. Ste 450

Deerfield Beach, FL 33441

Phone: 954-421-4599

Fax: 866-621-4839

OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT

File No: 24024367

Examiner - Isele Salazar

isalazar@oldrepublictitle.com

Agent File Reference: Investment Uno LLC

Attorneys Title Partners, Inc.

8461 Lake Worth Road

Suite 117

Lake Worth, FL 33467

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

PARCEL 1:

LOTS 2 AND 3, IN BLOCK 62, OF **HOLLYWOOD**, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LOT 1 OF BLOCK 62, LESS THE WESTERLY 15 FEET THEREOF AND LESS THAT PART OF LOT 1 INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAD LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1.

PARCEL 2:

LOTS 4 AND 5, BLOCK 62, OF **HOLLYWOOD**, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Last Record Title Holder:

Investment Uno LLC, a Florida limited liability company

Documents of Record (copies attached):

1. Deed from Hollywood Land & Water Company, a Florida corporation to Millie F. Hill, recorded March 2, 1926, in Deed Book 101, Page 215. (As to Parcel 1 - Lot 1)
2. Warranty Deed from Dr. J. Franklin Hill to Walter Kaye, recorded July 12, 1972, in Official Records Book 4922, Page 566. **Note:** We have been unable to locate a Deed of conveyance or Probate proceedings, transferring Lot 1, in Block 62, to Dr. J. Franklin Hill. (As to Parcel 1 - Lot 1)
3. Warranty Deed from Walter Kaye joined by his wife Adele Kaye to the State of Florida Department of Transportation, recorded June 4, 1973, in Official Records Book 5309, Page 507. (As to Parcel 1 – Westerly 15 feet Lot 1 and part of Lot 1)
4. Quit Claim Deed from Walter Kaye joined by Adele Kaye, his wife to Lawrence S. Berrin & Robert G. Berrin, recorded March 19, 1976, in Official Records Book 6525 Page 565. (As to Parcel 1 – Lot 1)
5. Warranty Deed from Lawrence S. Berrin & Robert G. Berrin to Ernest R. Harper & Helen M. Harper recorded March 19, 1976, in Official Records Book 6525, Page 566. (As to Parcel 1 – Lot 1, less Westerly 15 feet)
6. Warranty Deed from Hollywood Land & Water Company, a Florida corporation to Welton Durling & Co., Inc., a Florida corporation recorded October 27, 1925, in Deed Book 81, Page 180. (As to Parcel 1 – Lot 2)
7. Warranty Deed from Welton Durling & Co., Inc. to R. W. Durling recorded March 29, 1929, in Deed Book 201, Page 237. (As to Parcel 1 – Lot 2)
8. Warranty Deed from Hollywood Land & Water Company, a Florida corporation to Welton & Durling, Inc., a Florida corporation, recorded January 17, 1935, in Deed Book 254, Page 249. (As to Parcel 1 – Lot 2)
9. Warranty Deed from R. W. Durling and wife Bertha Durling to James H. Baum and Sara Baum, husband and wife, recorded January 17, 1935, in Deed Book 254, Page 251. (As to Parcel 1 – Lot 2)
10. Release of Reverter recorded September 10, 1937, in Deed Book 300, Page 116. (As to Parcel 1 – Lot 2) **Note:** Instrument image is illegible.
11. Warranty Deed from James H. and Sarah Baum to Blanche Gavin recorded September 17, 1937, in Deed Book 300, Page 277. (As to Parcel 1 – Lot 2)
12. Warranty Deed from Blanche Gavin joined by her husband Charles L. to Ernest R. Harper and Mary M. Harper, husband and wife, recorded May 17, 1939, in Deed Book 333, Page 284. (As to Parcel 1 – Lot 2)
13. Warranty Deed from Hollywood Land & Water Company, a Florida corporation to Dr. E. R. Harper and Mary M. Harper, his wife, recorded July 20, 1940, in Deed Book 361, Page 523. (As to Parcel 1 – Lot 3)
14. Warranty Deed from Ernest R. Harper and Mary E. Harper, his wife to T.D. Ellis, Jr., as Trustee recorded February 2, 1945, in Deed Book 471, Page 153. (As to Parcel 1 – Lots 2 and 3)
15. Fee Simple Deed from T.D. Ellis, Jr., Trustee and Marcella Tinsley Ellis, his wife to Broward Bank & Trust Company, as Trustee, recorded February 1, 1946, in Deed Book 516, Page 526. (As to Parcel 1 – Lots 2 and 3)
16. Deed from Broward Bank & Trust Co., as Trustee to Ernest R. Harper recorded April 30, 1946, in Deed Book 534, Page 318. (As to Parcel 1 – Lots 2 and 3)

17. Agreement by and between Jimmye Lynn and Ernest Harper a/k/a Ernest R. Harper to City of Hollywood, a Municipal corporation of Florida recorded July 21, 1953, in Official Records Book 8, Page 246. (As to Parcel 1 – Lots 2 and 3)
18. Warranty Deed from Ernest R. Harper and Jimmye Lynn Harper, his wife to Jimmye Lynn Harper recorded December 21, 1956, in Official Records Book 797, Page 250. (As to Parcel 1 – Lots 2 and 3)
19. Agreement between Jimmye Lynn Harper (wife) and Ernest R. Harper (husband) recorded July 31, 1958, in Official Records Book 1280, Page 522. (As to Parcel 1 – Lots 2 and 3)
20. Affidavit from Jimmye Lynn Harper, recorded August 16, 1961, in Official Records Book 2227, Page 922. (As to Parcel 1 – Lots 2 and 3)
21. Affidavit from Nicholas J. Iannone, recorded August 16, 1961, in Official Records Book 2227, Page 923. (As to Parcel 1 – Lots 2 and 3)
22. Quit Claim Deed from Nicholas J. Iannone to Jimmye Lynn Harper, recorded August 16, 1961, in Official Records Book 2227, Page 928. (As to Parcel 1 – Lots 2 and 3)
23. Warranty Deed from Jimmye Lynn Martin to Ernest R. Harper and Helen M. Harper, husband and wife, recorded December 13, 1967, in Official Records Book 3554, Page 768. (As to Parcel 1 – Lots 2 and 3)
24. Warranty Deed from Ernest R. Harper and Helen M. Harper, his wife to Arnold Yablin and Sabine G. Schwind recorded April 20, 1979, in Official Records Book 8165, Page 862. **Notes:** 1) Affidavit recorded April 20, 1979, in Official Records Book 8165, Page 863. 2) Surveyor's Affidavit recorded April 20, in Official Records Book 8165, Page 864. (As to Parcel 1 – Lots 2 and 3 and Portions of Lot 1).
25. Warranty Deed from Sabina G. Schwind to Sabina Ginori Schwind and George Charles Schwind, as Co-Trustees of the Sabina Ginori Schwind Living Revocable Trust dated August 13, 1987, recorded October 14, 1988, in Official Records Book 15871, Page 823. (As to Parcel 1 – Lots 2 and 3 and Portions of Lot 1)
26. Warranty Deed recorded from Sabina Ginori Schwind and George Charles Schwind, as Co-Trustees of the Sabina Ginori Schwind Living Revocable Trust dated August 13, 1987 to Arnold Yablin, record July 15, 1991, in Official Records Book 18561, Page 389. (As to Parcel 1 – Lots 2 and 3 and Portions of Lot 1)
27. Warranty Deed from Arnold Yablin, a single man to Arnold Yablin Revocable Living Trust dated August 30, 1996, recorded September 27, 1996, in Official Records Book 25447, Page 43. (As to Parcel 1 – Lots 2 and 3 and Portions of Lot 1)
28. Warranty Deed from Arnold Yablin, Trustee of the Amended and Restated Revocable Living Trust of Arnold Yablin, to Galindo Realty, L.L.C., a Florida limited liability company, recorded August 10, 2000, in Official Records Book 30754, Page 385. (As to Parcel 1 – Lots 2 and 3 and Portions of Lot 1)
29. Warranty Deed from Galindo Realty, L.L.C., a Florida limited liability company to Investment Uno LLC, a Florida limited liability company, recorded November 22, 2016, in Official Records Instrument Number 114056284. (As to Parcel 1 – Lots 2 and 3 and Portions of Lot 1)
30. Sheriff's Deed from A.W. Turner Sheriff to The Highway Construction Co. of Ohio, Inc., and Ohio corporation, recorded July 8, 1930, in Deed Book 217, Page 67. (As to Parcel 2 – Lots 3, 4 and 5)
31. Fee Simple Deed from The Highway Construction Co. of Ohio, Inc., an Ohio corporation to Hollywood Inc., a Florida corporation, recorded February 21, 1931, in Deed Book 221, Page 175. (As to Parcel 2 – Lots 3, 4 and 5)
32. Warranty Deed from Hollywood Inc., a Florida corporation, to Harvey Anderson and Florence Anderson, husband and wife, recorded June 17, 1940, in Deed Book 360, Page 138. (As to Parcel 2 – Lots 4 and 5)

33. Warranty Deed from Harvey Anderson (single) to John W. Johnson and Lillian Johnson, his wife, recorded May 23, 1945, in Deed Book 486, Page 300. (As to Parcel 2 – Lots 4 and 5)
34. Warranty Deed from John W. Johnson and Lillian Johnson, is wife to Rose Hackett recorded November 14, 1946, in Deed Book 561, Page 518. (As to Parcel 2 – Lot 4)
35. Warranty Deed from John W. Johnson to Lillian Johnson, his wife to Eleanor L. McGrath recorded October 29, 1947, in Deed Book 604, Page 517. (As to Parcel 2 – Lot 5)
36. Warranty Deed from Rose Hackett to Eleanor McGrath, recorded October 29, 1947, in Deed Book 604, Page 519. (As to Parcel 2 – Lot 4)
37. Warranty Deed from Eleanor L. McGrath, as single woman to Lita Thatcher, recorded January 30, 1948, in Deed Book 614, Page 312. (As to Parcel 2 – Lots 4 and 5)
38. Warranty Deed from Lita Thatcher, a single woman to Alcide Legault and Geraldine Legault, his wife, recorded July 29, 1968, in Official Records Book 3713, Page 951. (As to Parcel 2 – Lots 4 and 5)
39. Warranty Deed from Alcide Legault and Geraldine Legault, his wife to Lawrence L. Korda and Miette K. Burstein, recorded April 1, 1970, in Official Records Book 4177, Page 671. (As to Parcel 2 – Lots 4 and 5)
40. Warranty Deed from Lawrence L. Korda and Miette K. Burstein, joined by her husband Myron H. Burnstein to Anna R. Rigabar and Ann E. Rigabar, recorded May 4, 1970, in Official Records Book 4202, Page 105. (As to Parcel 2 – Lots 4 and 5)
41. Warranty Deed from Anna R. Rigabar, a single woman to Matthew Cohen, recorded September 8, 2008, in Official Records Book 45660, Page 880. **Notes: 1)** Death Certificate for Anna E. Rigabar, recorded in Official Records Book 45719, Page 1506. **2)** Affidavit recorded December 31, 1998, in Official Records Book 29115, Page 1399. (As to Parcel 2 – Lots 4 and 5)
42. Warranty Deed from Matthew Cohen to Ettore Romeo and Brenda Romeo, husband and wife, recorded May 8, 2009, in Official Records Book 46211, Page 111. (As to Parcel 2 – Lots 4 and 5)
43. Warranty Deed from Ettore Romeo and Brenda Romeo, husband and wife to E & B of Hollywood, LLC, a Florida limited liability company, recorded June 15, 2009, in Official Records Book 46301, Page 320. (As to Parcel 2 – Lots 4 and 5)
44. Re-recorded Warranty Deed Ettore Romeo and Brenda Romeo, husband and wife to E & B of Hollywood, LLC, a Florida limited liability company, recorded July 20, 2009, in Official Records Book 46388, Page 1290. (As to Parcel 2 – Lots 4 and 5)
45. Special Warranty Deed from E & B of Hollywood, LLC, a Florida limited liability company to Big and Little Associates, LLC, a Florida limited liability company, recorded September 6, 2012, in Official Records Book 49053, Page 836. (As to Parcel 2 – Lots 4 and 5)
46. Special Warranty Deed from Big and Little Associates, LLC, a Florida limited liability company to Investment Uno LLC, a Florida limited liability company, recorded June 19, 2018, in Official Records Instrument Number 115147312. (As to Parcel 2 – Lots 4 and 5)

NOTES:

- 1) Please be advised that we did not find any open mortgages within our search and the land appears to be unencumbered, the Company requires that affirmative declaration by a title affidavit, which includes the Title Holder that there are no mortgages or other liens against the land not recorded. Seller/borrower must be encouraged to disclose any off-record encumbrance, lien, or any other matter that may affect title.

- 2) Clerk's Affidavit on Plat recorded July 6, 2020, in Official Records Instrument Number 116591984, enclosed for Informational Purposes.

Period Searched:

From March 2, 1926 to March 12, 2024 @ 08:00AM. (Effective Date)

Tax Information:

Tax ID 5142 15 02 1600 (Lot 1 less W15 ft) & 5142 15 02 1610 (Lots 2 & 3) – Parcel 1
Number: 5142 15 02 1620 ((Lots 4 & 5) – Parcel 2

2023 Taxes are Paid for both Parcel 1 and Parcel 2.
Back Taxes: NO PRIOR YEARS DUE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Date: March 18, 2024

Isele Salazar

Authorized Signatory

Patriot Search Results

Prepared for: Old Republic National Title Insurance Company

Search #: 248789214

Prepared by: Isele Salazar

Search Date: 03/18/2024 04:30 PM

Name(s) Searched	Match Type(s)	List(s) Matched
Investment Uno LLC	No Match	0 of 57628

List(s) Searched

Abbr	List	Country	Of Records	Updated
BIS	Bureau of Industry and Security	United States	620	05/07/2023
EUSL	European Union Sanction List	Belgium	2072	03/18/2024
FBI	Federal Bureau of Investigation	United States	960	09/13/2023
FINCEN	The Financial Crimes Enforcement Network	United States	25237	04/28/2023
HMTSL	HM Treasury Sanction List	United Kingdom	13393	02/27/2022
OFAC	Office of Foreign Assets Control - Specially Designated Nationals List	United States	13526	03/18/2024
OFACL	Office of Foreign Assets Control - Consolidated Sanctions List	United States	444	03/18/2024
OFSI	Office of the Superintendent of Financial Institutions	Canada	9	01/17/2024
UN1267	United Nations 1267	United States	1367	03/18/2024

1-21
1-21

STATE OF FLORIDA
BROWARD COUNTY
I HEREBY CERTIFY that the above
and foregoing is a true and correct copy of
the original plat.
Notary Public
Lauderdale, Fla., Dec. 21, 1925
By *George G. Schmidt*, Notary Public
D.C.



HOLLYWOOD

A subdivision of Section Fifty-one (51) South of Range Forty-two (42) East, described as follows, to wit: Beginning at the northwest corner of said section, running thence South upon and along the west line of said section, fifty four hundred two and sixty-six hundredth (5402.66) feet to the southwest corner of said section; thence East upon and along the South Line of said section, fifty-two hundred sixty-eight and ninety-five hundredth (5268.95) feet to the southeast corner of said section; thence north upon and along the east line of said section, fifty-three hundred fifty-seven and seventy-five hundredth (5337.75) to the northeast corner of said section; thence west upon and along the north line of said section, fifty-one hundred fifty-nine and fifty-six hundredth (5159.56) feet to the place of beginning, excepting therefrom the right of way of the Florida East Coast Railroad Company, as shown by the within plat.

We the undersigned, hereby certify that the within plat shows the subdivisions of the described lands as made by us in a recent survey in due conformity to the established boundaries of such lands; that the dimensions shown are from measurements made on the grounds and that they are correct to the best of our knowledge and belief.

George G. Schmidt and Company, Surveyors
By *George G. Schmidt*
License No. 177
Issued February 21st 1921

State of Florida }
Broward County } S.S.

Know all men by these presents, that the Hollywood Land and Water Co., a corporation under the laws of Florida, has caused to be made the above plat of Hollywood, a subdivision of section fifteen (15), in Township Fifty-one (51) south, of range forty-two (42) east, and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, alleys, drives, parks, boulevards, ways and walks, shown on said plat.

Hollywood Land and Water Company
By *J. N. Young*
President
Attest: *Lillian Alton*
Secretary

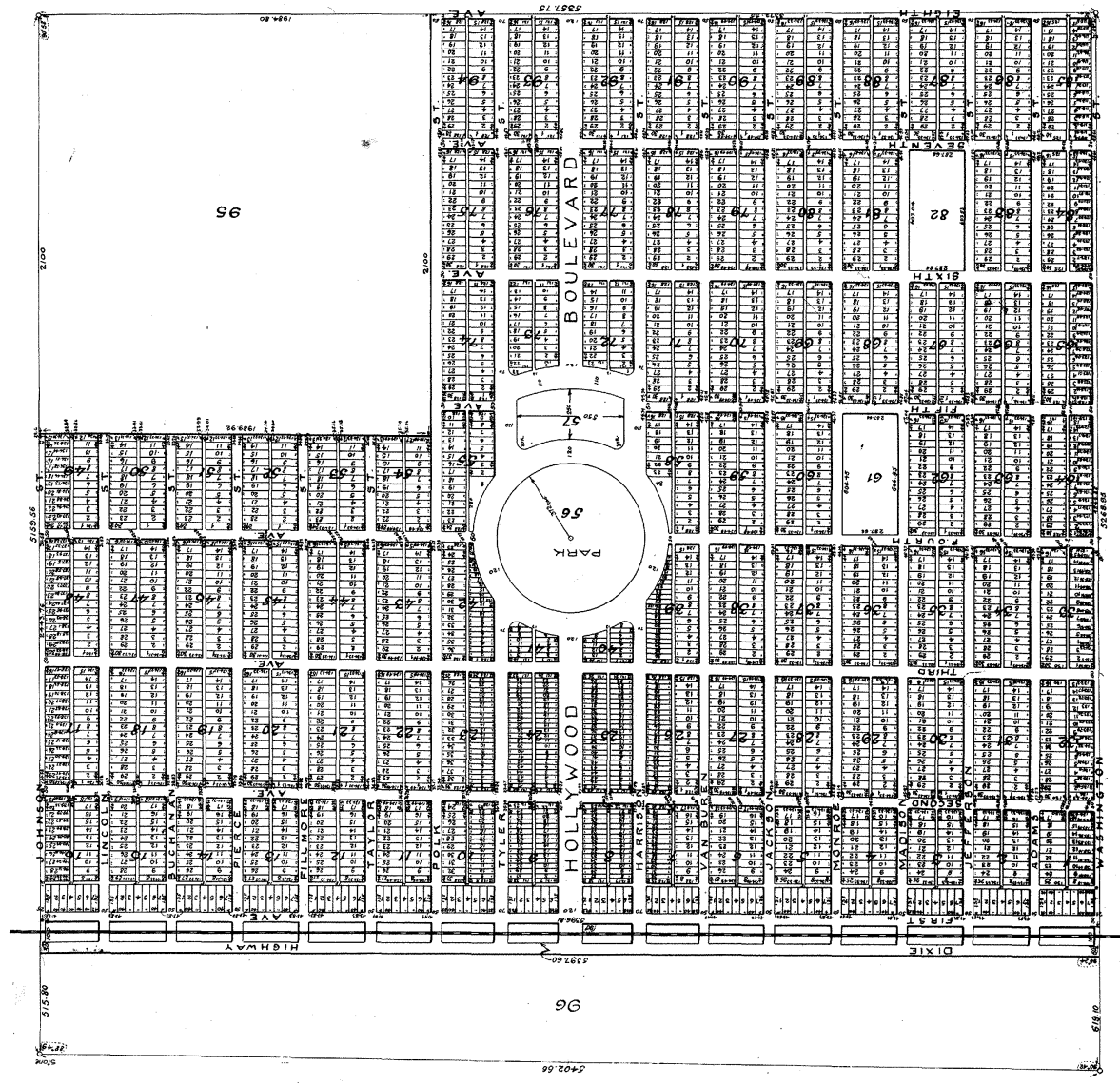
State of Florida }
County of Dade } S.S.

I, *Bessie Cowdry*, a Notary Public in and for said County and State, do hereby certify that on the date hereof, there personally appeared before me, *Joseph W. Young* and *Lillian Alton*, to me well known to be, respectively, the President and Secretary of Hollywood Land and Water Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, and in person severally acknowledged that they executed the above and foregoing plat of Hollywood together with all descriptive matter and reservations therein set forth, as their free and voluntary act and as the free and voluntary act of the said Hollywood Land and Water Company, for the uses and purposes therein set forth.

Witness my hand and notarial seal at Miami, in said County and State this 14th day of September, A. D. 1925

Bessie Cowdry
Notary Public

My Commission expires on the 14th day of May 1925



58% Sheet 2 (each side) #160 (15)

1-21
159.60
9-14-21