

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: \_\_\_\_\_

Location Address: 1829-1857 MADISON STREET

Lot(s): 1,2,3,4,5,6,7,8,9 & 10 (W1/2) Block(s): 36 Subdivision: HOLLYWOOD

Folio Number(s): 514215017080, 7070, 7060, 7050, 7040, 7030

Zoning Classification: FH-2 / PS-2 Land Use Classification: MIXED-USE

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 15

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

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

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

Explanation of Request: NEW 125 UNIT 5-STORY & 10-STORY TOWER APARTMENT BUILDING

Number of units/rooms: 125 UNITS Sq Ft: 117,216 (FAR)

Value of Improvement: 15.8 MILLION Estimated Date of Completion: MARCH 2023

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

Name of Current Property Owner: MADISON 1800 LLC

Address of Property Owner: 17070 COLLINS AVE #256; SUNNY ISLES, FL

Telephone: 305-948-3062 Fax: \_\_\_\_\_ Email Address: masdisongroup72@gmail.com

Name of Consultant Representative/Tenant (circle one): Kaller Architecture

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

Fax: \_\_\_\_\_ Email Address: joseph@kallerarchitects.com

Date of Purchase: 04/26/2018 Is there an option to purchase the Property? Yes ( ) No (x)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

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

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

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

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

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

Signature of Current Owner: \_\_\_\_\_ Date: 8/19/19

PRINT NAME: Noti Halfon Date: 8/19/19

Signature of Consultant/Representative: Joseph B. Kaller Date: 8-16-19

PRINT NAME: JOSEPH B. KALLER Date: 8-16-19

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

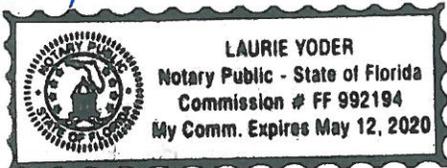
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**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 Preliminary Technical Advisory Committee to my property, which is hereby made by me or I am hereby authorizing Joseph B Kaller to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 19th day of August 2019

Laurie Yoder  
Notary Public  
State of Florida



Noti Halfon  
Signature of Current Owner

Noti Halfon  
Print Name

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

# Madison Flats

1829-1857  
MADISON STREET

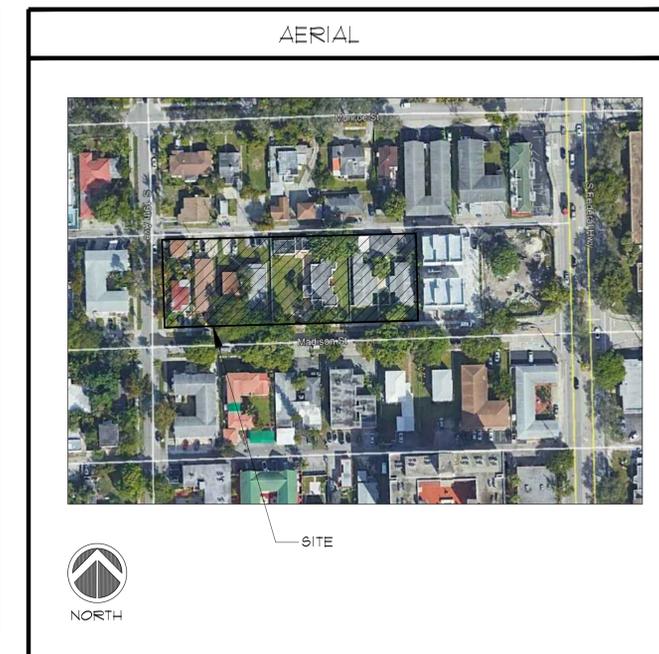
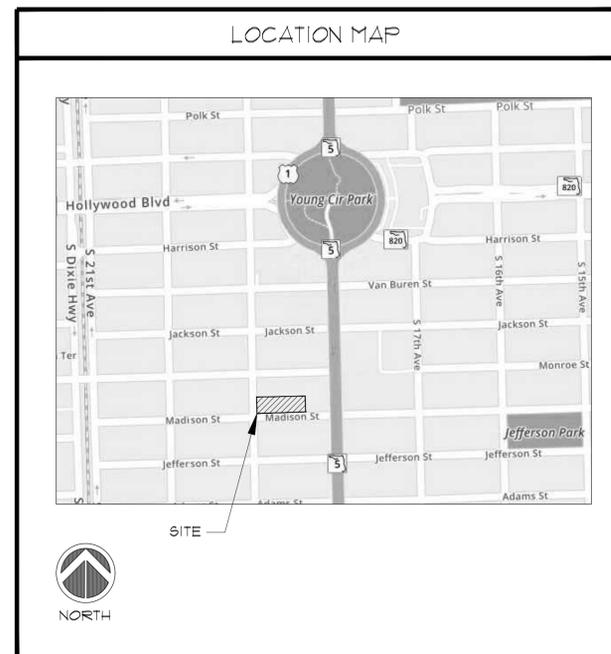


## MEETING DATES

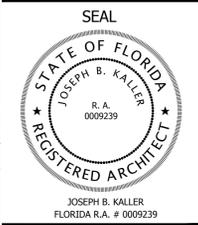
PRE-APPLICATION CONCEPTUAL OVERVIEW - APRIL 15, 2019  
PRELIMINARY T.A.C. MEETING - SEPTEMBER 3, 2019

PROJECT DATA	
<p><b>CODES:</b> FLORIDA BUILDING CODE, 2017 (6TH ED.) FLORIDA FIRE PREVENTION CODE, 5TH ED. (2014) NFPA 101, LIFE SAFETY CODE, 5TH ED. (2014)</p> <p><b>JURISDICTION:</b> CITY OF HOLLYWOOD BROWARD COUNTY STATE OF FLORIDA</p>	
PROJECT TEAM	
<p><b>ARCHITECT:</b> KALLER ARCHITECTURE CONTACT: JOSEPH B. KALLER ADDRESS: 2417 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 PHONE: (954) 920-5746 FAX: (954) 920-2841 EMAIL: joseph@kallerarchitects.com</p>	<p><b>OWNER:</b> MADISON 1800 LLC CONTACT: NIR GAVRA ADDRESS: 11070 COLLINS AVENUE SUITE 1036 SUNNY ISLES, FL 33160 PHONE: (305) 948-3062 FAX: (305) 948-3064 EMAIL: mdslongroup1@gmail.com</p>
<p><b>SURVEYOR:</b> BLANCO SURVEYORS, INC. CONTACT: ADIS N. NUNEZ ADDRESS: 555 NORTH SHORE DRIVE MIAMI BEACH, FL 33141 PHONE: (305) 865-1200 FAX: (305) 865-1800 EMAIL: blancosurveyorsinc@yahoo.com</p>	

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



PROJECT TITLE  
**MADISON FLATS**  
 1829-1857 MADISON STREET  
 HOLLYWOOD, FLORIDA 33020

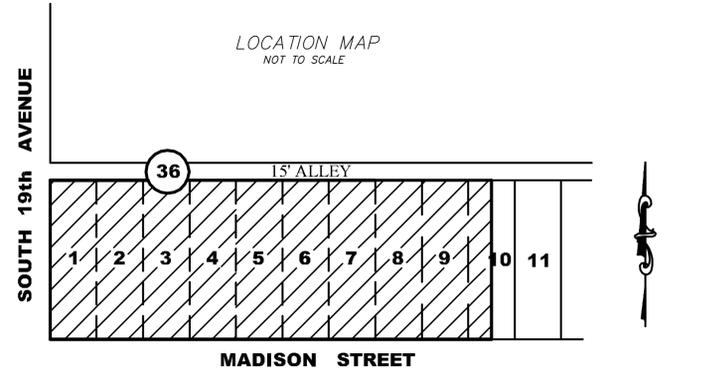
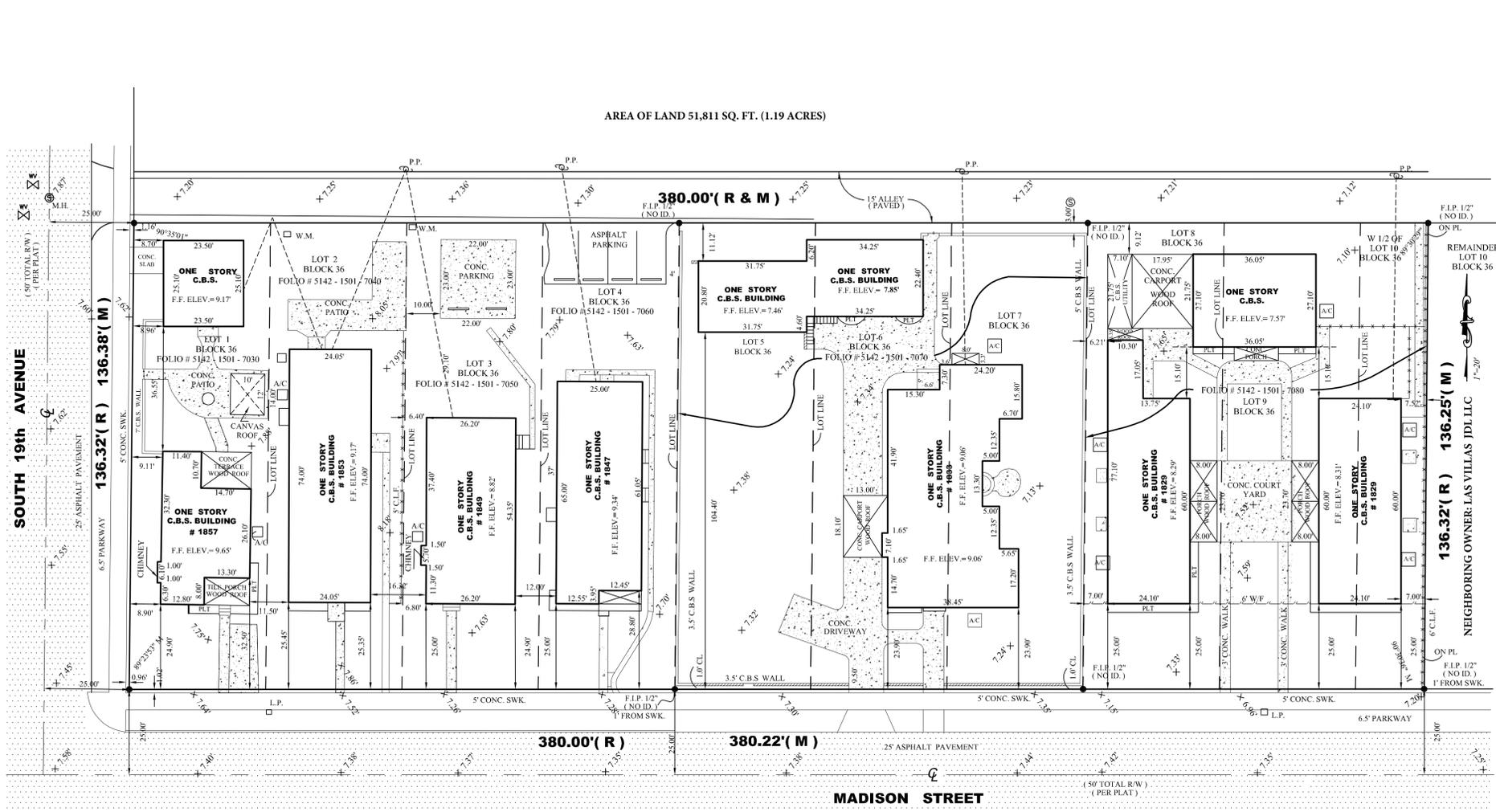
SHEET TITLE  
**COVER SHEET**

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 18119  
 DATE: 05.13.19  
 DRAWN BY: JIG  
 CHECKED BY: JBK

SHEET  
**T-1**

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.



PROPERTY ADDRESS: 1829, 1833, 1847, 1849, 1853, 1857 MADISON ST., HOLLYWOOD, FL. 33020.

**CERTIFIED TO**  
MADISON 1800 LLC, A FLORIDA LIMITED LIABILITY COMPANY  
E & H FAMILY HOMES INC, A FLORIDA CORPORATION AND R A B OF SOUTH FLORIDA INC., A FLORIDA CORPORATION.  
LAW OFFICES OF PAUL FELDMAN, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 7B, 8, 9 AND 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 26TH, 2018.

SURVEY DONE ACCORDING TO FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO.: 6797023

- SCHEDULE B-II TITLE EXCEPTION #5 AFFECTS THE PROPERTY AND IS REFLECTED HEREON (P.B. 1, PAGE 21)
- ALL OTHER SCHEDULE B-II TITLE EXCEPTIONS ARE BLANKET IN NATURE AND NOT PLOTTABLE.
- PROPERTY HAS DIRECT VEHICULAR ACCESS TO A PUBLICLY DEDICATED RIGHT OF WAY.
- THERE ARE NO ENCROACHMENTS ON THE PROPERTY.

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND THE WEST 1/2 OF LOT 10, BLOCK 36, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY THE LAW OFFICES OF PAUL FELDMAN, P.A. (EFFECTIVE DATE: AUGUST 8, 2019.)

*ALTA SURVEY*

**LEGEND & ABBREVIATIONS:**

<p>CONCRETE</p> <p>CONC. BLOCK WALL</p> <p>WOOD DECK</p> <p>COVERED AREA</p> <p>ASPHALT</p> <p>CHAIN LINK FENCE (CLF)</p> <p>WOOD FENCE (WF)</p> <p>IRON FENCE (IF)</p> <p>ARC DISTANCE</p> <p>CENTRAL ANGLE / DELTA</p> <p>RADIUS</p> <p>TANGENT</p> <p>POINT OF TANGENCY</p> <p>POINT OF CURVATURE</p> <p>POINT OF COMPOUND CURVE</p>	<p>B.C. = BLOCK CORNER</p> <p>P. = PROPERTY LINE</p> <p>C. = CENTER LINE</p> <p>M. = MONUMENT LINE</p> <p>CALC. = CALCULATED</p> <p>M. = FIELD MEASURED</p> <p>P. = PER PLAT</p> <p>TYP. = TYPICAL</p> <p>P.R.M. = PERMANENT REFERENCE MONUMENT</p> <p>P.C.P. = PERMANENT CONTROL POINT</p> <p>FD. NAIL = FOUND NAIL</p> <p>FD. D/H = FOUND DRILL HOLE STRUCTURE</p> <p>FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER</p> <p>P.C.C. = POINT OF COMPOUND CURVE</p>	<p>U.E. = UTILITY EASEMENT</p> <p>A.E. = ANCHOR EASEMENT</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>ENCR. = ENCROACHMENT</p> <p>F.F. ELEV. = FINISHED FLOOR ELEVATION</p> <p>N.T.S. = NOT TO SCALE</p> <p>P.B. = PLAT BOOK</p> <p>R.M. = REFERENCE MONUMENT</p> <p>P.C.P. = PERMANENT CONTROL POINT</p> <p>FD. NAIL = FOUND NAIL</p> <p>FD. D/H = FOUND DRILL HOLE STRUCTURE</p> <p>FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER</p> <p>P.C.C. = POINT OF COMPOUND CURVE</p>	<p>P.R.C. = POINT OF REVERSE CURVE</p> <p>CH = CHORD</p> <p>CH. BRG. = CHORD BEARING</p> <p>B.M. = BENCH MARK</p> <p>B.R. = BEARING REFERENCE</p> <p>P.O.A. = POINT OF COMMENCEMENT</p> <p>P.O.B. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>P.O.B. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>FD. I.R. = FOUND IRON REBAR</p> <p>FD. P.K.NAIL = FOUND PARKER-KALON NAIL</p> <p>P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER</p> <p>A/C = AIR CONDITIONER PAD</p> <p>T.X. = TRANSFORMER</p> <p>D.M.E. = DRAINAGE &amp; MAINTENANCE EASEMENT</p>	<p>C.B. = CATCH BASIN</p> <p>CATV = CABLE UTILITY BOX</p> <p>W.M. = WATER METER</p> <p>R/W = RIGHT OF WAY</p> <p>ELEV. = ELEVATION</p> <p>SEC. = SECTION</p> <p>TWS. = TOWNSHIP</p> <p>RC. = RANGE</p> <p>SWK. = SIDEWALK</p> <p>+ 0.0 = EXISTING ELEVATION</p>
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**SURVEYOR'S NOTES:**

- OWNERSHIP SUBJECT TO OPINION OF TITLE.
- NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- UNDERGROUND ENCROACHMENTS NOT LOCATED.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNERSHIP OF FENCES ARE UNKNOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- ELEVATIONS BASED ON B.M.# 1896 ELEVATION: 10.932' NGVD LOCATOR: 15-51-42
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID P.B. 1, PAGE 21.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS N. NUNEZ  
REGISTERED LAND SURVEYOR  
STATE OF FLORIDA #9924

SINCE 1987

**BLANCO SURVEYORS INC.**  
Engineers • Land Surveyors • Planners • LB # 0007059  
555 NORTH SHORE DRIVE  
MIAMI BEACH, FL 33141

(305) 865-1200 Email: blanco-surveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: X	SUFFIX: H	FEMA DATE: 08/18/14	BASE: N/A
PANEL: 0569	COMMUNITY # 125113		
DATE: 11/26/18	SCALE: 1" = 20'	DWN. BY: R.BELLO	JOB No. 18-618

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

REVISED: 8/15/19 FOR CERTIFICATION

# SITE INFORMATION

## LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND THE WEST 1/2 OF LOT 10, BLOCK 36, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## PROPERTY ADDRESSES

1829 -1857 MADISON STREET  
HOLLYWOOD, FL 33020

## SITE INFORMATION

EXISTING ZONING: FH-2 FEDERAL HIGHWAY MEDIUM-HIGH INTENSITY MIXED USE DISTRICT  
PS-2 PARKSIDE MEDIUM INTENSITY MULTI-FAMILY DISTRICT USE

LAND USE DESIGNATION: MIXED USE

NET LOT AREA: 51,811.0 SQUARE FEET

FAR: FH-2 3.00 X 13,630.3 = 40,890.9  
PS-2 2.00 X 38,180.7 = 76,361.4  
TOTAL = 117,252.3

COMMERCIAL USE: RETAIL/ RESTAURANT 1059 SF

PARKING: REQUIRED PROVIDED

OFFICE MIN. 2.5 SPACE /1000 SF = 4 SPACES 6 SPACES  
COFFEE SHOP MIN. 3 SPACE /1000 SF = 3 SPACES 4 SPACES

RESIDENTIAL MIN. 1 SPACE /UNIT = 125 SPACES 125 SPACES  
1 GUEST /10 UNITS = 13 SPACES 21 SPACES

TOTAL = 140 SPACES MIN. 156 SPACES  
incl. 6 hc spaces

LOADING: REQUIRED PROVIDED

RETAIL/ RESTAURANT 0 SPACE 0 SPACE  
RESIDENTIAL 2 SPACES 2 SPACES  
TOTAL 2 SPACES 2 SPACES

SETBACKS:

FH-2	REQUIRED		PROVIDED	
	BASE (<55')	TOWER (55'-140')	BASE (<55')	TOWER (55'-140')
(a) ALL FRONTAGES	NON-RES 10'-0" RES 15'-0"	NON-RES 10'-0" RES 15'-0"	10'-0" 15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	0'-0"	0'-0"	0'-0"	8'-0"
(c) ALLEY	5'-0"	5'-0"	10'-0"	10'-0"

PS-2	REQUIRED		PROVIDED	
	BASE (<55')	TOWER (55'-140')	BASE (<55')	TOWER (55'-140')
(a) ALL FRONTAGES	15'-0"	15'-0"	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	NA	NA	NA	NA
(c) REAR (ALLEY)	10'-0"	10'-0"	10'-0"	10'-0"

## BUILDING SUMMARY

BUILDING HEIGHT:	ALLOWED		PROVIDED	
	FH-2	140'-0"	10 STORIES	104'-0"
	PS-2	55'-0"	5 STORIES	54'-0"

UNITS:	TYPE	#
	LOFTS - LIVE/WORK	5
	STUDIO	29
	1/1	60
	2/2	31
		125

# FLOOD CLASSIFICATION

## FLOOD INFORMATION:

- INFORMATION PROVIDED IS BASED ON NEW FIRM MAPS DATED 08/18/2014
- REFERENCE TO FEMA ELEVATIONS IS SHOWN PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- PROPERTY IS LOCATED IN FIRM PANEL 120105694H UNDER ZONE 'X' (BELOW 500-YEAR FLOOD).

# GREEN BUILDING PRACTICES

## GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE #0-2015-026

### §1808 LARGE DEVELOPMENTS

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

### GREEN CERTIFICATION NOTE

PROJECT TO ACHIEVE NATIONAL GREEN BUILDING STANDARD CERTIFICATION - SILVER LEVEL (2ND TIER CERTIFICATION). DOCUMENTATION WILL BE PROVIDED AT TIME OF BUILDING PERMIT.

ELEMENTS TO BE INCLUDED IN GREEN CERTIFICATION ARE AS FOLLOWS, BUT NOT LIMITED TO:

ENERGY EFFICIENCY BA OVER FLORIDA BUILDING CODE  
ENERGY STAR CERTIFIED COOL ROOF  
LIGHT POLLUTION CONTROL  
ELECTRIC CAR CHARGING INFRASTRUCTURE  
USE OF REGIONAL AND RECYCLED MATERIALS  
MOISTURE CONTROL MEASURES  
ENERGY STAR APPLIANCES + LIGHTING  
ENERGY EFFICIENT HVAC SYSTEM DESIGN AND BUILDING ENVELOPE  
WATER-EFFICIENT FIXTURES  
PROGRAMMABLE THERMOSTATS

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

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

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

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

FIRE ALARM NOTE: A FIRE ALARM SYSTEM IS REQUIRED AS PER FFP.C. 5TH EDITION - NFPA 101 SECTION 30.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

# LOADING SPACE INFORMATION

## ZONING AND LAND DEVELOPMENT REGULATIONS

ARTICLE 4: SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS

SECTION 4.6.G: REGIONAL ACTIVITY CENTER DISTRICTS

C. General Development Regulations Applicable to All districts

3. General Parking Regulations

f. Loading and maneuvering shall be pursuant to Article 7 of the Zoning and Land Development Regulations and to the following requirements:

- Loading for all proposed developments shall occur internal to the building footprint or from the alley and shall be visually screened from public view.
- Public rights-of-way, excluding alleys shall not be utilized for maneuvering associated with building loading access.

## ZONING AND LAND DEVELOPMENT REGULATIONS

ARTICLE 7: OFF-STREET PARKING AND LOADING

B. Off-Street loading spaces; general provisions.

8. Multi-storied residential developments containing a minimum of 50 units: designated temporary loading spaces for loading and unloading of furniture shall be illustrated on submitted plans with good relationship to the building entrance in a manner which does not restrict the free movement of traffic during their utilization.

C. Off-street loading spaces shall be provided as follows  
2. Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.

# UNIT DATA

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			AC	TERRACE/ BALCONY	AC	BALCONY
1ST FLOOR LINE WORK: 9	L-1	2/2	1224		6120	
	L-2	2/2	1224			
	L-3	2/2	1224			
	L-4	2/2	1224			
	L-5	2/2	1224			
3RD FLOOR	301	2/2 A	914		16382	
	302	STUDIO A	489			
	303	1/1 A	833			
	304	1/1 A	833			
	305	2/2 A	914			
	306	2/2 A	914			
	307	STUDIO A	489			
	308	STUDIO A	489			
	309	STUDIO A	489			
	310	STUDIO A	489			
	311	1/1 E	106	1139		
	312	1/1 A	833			
	313	1/1 A	833			
	314	STUDIO A	489			
	315	2/2 A	914			
316	1/1 E	106				
317	STUDIO B	512				
318	1/1 E	106				
319	1/1 E	106				
320	1/1 E	106				
321	1/1 E	106				
322	1/1 E	106				
323	1/1 E	106	8643			
4TH FLOOR	401	2/2 A	914		15782	
	402	STUDIO A	489			
	403	1/1 A	833			
	404	1/1 A	833			
	405	2/2 A	914			
	406	2/2 A	914			
	407	STUDIO A	489			
	408	STUDIO A	489			
	409	STUDIO A	489			
	410	STUDIO A	489			
	411	1/1 E	106	1139		
	412	STUDIO A	489			
	413	STUDIO A	489			
	414	STUDIO A	489			
	415	STUDIO A	489			
416	2/2 A	914				
417	2/2 A	914				
418	1/1 A	833				
419	1/1 A	833				
420	STUDIO A	489				
421	1/1 E	106				
422	1/1 E	106				
423	STUDIO B	512	8643			
5TH FLOOR	501	2/2 A	914		15958	
	502	STUDIO A	489			
	503	1/1 A	833			
	504	1/1 A	833			
	505	2/2 A	914			
	506	2/2 A	914			
	507	STUDIO A	489			
	508	STUDIO A	489			
	509	STUDIO A	489			
	510	STUDIO A	489			
	511	1/1 E	106	1139		
	512	STUDIO A	489			
	513	STUDIO A	489			
	514	STUDIO A	489			
	515	STUDIO A	489			
516	2/2 A	914				
517	2/2 A	914				
518	1/1 A	833				
519	1/1 A	833				
520	STUDIO A	489				
521	2/2 A	914				
522	1/1 D	593				
523	STUDIO B	512	8718			
6TH FLOOR	601	2/2 A	914		7626	
	602	STUDIO A	489			
	603	1/1 A	833			
	604	1/1 A	833			
	605	2/2 A	914			
	606	2/2 A	914			
	607	STUDIO A	489			
	608	STUDIO A	489			
	609	STUDIO A	489			
	610	STUDIO A	489			
	611	1/1 D	593			
7TH FLOOR	701	2/2 B	966		7695	
	702	1/1 C	684			
	703	1/1 A	833			
	704	1/1 C	684			
	705	2/2 B	966			
	706	2/2 A	914			
	707	1/1 B	733			
	708	1/1 B	733			
	709	STUDIO A	489			
	710	1/1 D	593			
8TH FLOOR	801	2/2 B	966		7695	
	802	1/1 C	684			
	803	1/1 A	833			
	804	1/1 C	684			
	805	2/2 B	966			
	806	2/2 A	914			
	807	1/1 B	733			
	808	1/1 B	733			
	809	STUDIO A	489			
	810	1/1 D	593			
9TH FLOOR	901	2/2 B	966		7695	
	902	1/1 C	684			
	903	1/1 A	833			
	904	1/1 C	684			
	905	2/2 B	966			
	906	2/2 A	914			
	907	1/1 B	733			
	908	1/1 B	733			
	909	STUDIO A	489			
	910	1/1 D	593			
10TH FLOOR	1001	2/2 B	966		7695	
	1002	1/1 C	684			
	1003	1/1 A	833			
	1004	1/1 C	684			
	1005	2/2 B	966			
	1006	2/2 A	914			
	1007	1/1 B	733			
	1008	1/1 B	733			
	1009	STUDIO A	489			
	1010	1/1 D	593			
TOTAL NET AREA						95,100

# FLOOR AREAS

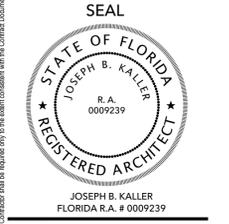
SPACE	AREA		GROSS AREA		AREA INCL IN FAR	AREA NOT INCL					
	AC	NON AC	AC	NON AC							
1ST FL	ELEV. LOBBY	898	6649	34013	7574	33088					
	RETAIL	1059									
	UNITS	3970									
	STAIRWELLS	731									
	ELEVATORS	194									
	UTILITIES	722									
	DUMPSTER	380									
	LOADING	1130									
	PARKING DECK	31007									
	BALCONY/ FOYERS	571									
2ND FL	ELEV. LOBBY / FIRE COMMAND	679	2829	35382	3754	34457					
	UNITS	2150									
	STAIRWELLS	731									
	ELEVATORS	194									
	TRASH CHUTE	60									
	PARKING DECK	33443									
	BALCONIES	368									
	PLANTER	586									
	3RD FL	ELEV. LOBBY/ CORR.					3528	19960	20642	20875	20173
		UNITS					16382				
STAIRWELLS		666									
ELEVATORS		186									
TRASH		50									
TRASH CHUTE		91									
COURTYARD		3054									
PARKING DECK		13868									
BALCONIES		2777									
4TH FL		ELEV. LOBBY/ CORR.	2247	19430	18039	20282	17187				
	UNITS	15782									
	STAIRWELLS	666									
	ELEVATORS	186									
	GYM/BATHS	1351									
	TRASH	50									
	TRASH CHUTE	91									
	POOL DECK	14498									
	BALCONIES	2598									
	5TH FL	ELEV. LOBBY/ CORR.	2182					18190	4026	18874	3342
UNITS		15958									
STAIRWELLS		498									
ELEVATORS		186									
TRASH		50									
TRASH CHUTE		60									
BALCONIES		3282									
6TH FL		ELEV. LOBBY/ CORR.	968	8619	2210	9137	1692				
		UNITS	7626								
		STAIRWELLS	332								
	ELEVATORS	186									
	TRASH	25									
	TRASH CHUTE	30									
	BALCONIES	1662									
	7TH FL	ELEV. LOBBY/ CORR.	899					8619	2210	9137	1692
		UNITS	7695								
		STAIRWELLS	332								
ELEVATORS		186									
TRASH		25									
TRASH CHUTE		30									
BALCONIES		1662									
8TH FL		ELEV. LOBBY/ CORR.	899	8619	2210	9137	1692				
		UNITS	7695								
		STAIRWELLS	332								
	ELEVATORS	186									
	TRASH	25									
	TRASH CHUTE	30									
	BALCONIES	1662									
	9TH FL	ELEV. LOBBY/ CORR.	899					8619	2210	9137	1692
		UNITS	7695								
		STAIRWELLS	332								
ELEVATORS		186									
TRASH		25									
TRASH CHUTE		30									
BALCONIES		1662									
10TH FL		ELEV. LOBBY/ CORR.	899	8619	2210	9137	1692				
		UNITS	7695								
		STAIRWELLS	332								
	ELEVATORS	186									
	TRASH	25									
	TRASH CHUTE	30									
	BALCONIES	1662									
	TOTAL							115,030</			







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**PROJECT TITLE**  
**MADISON FLATS**  
 1829-1857 MADISON STREET  
 HOLLYWOOD, FLORIDA 33020

**SHEET TITLE**  
**SIGN DETAILS**

NO.	DATE	DESCRIPTION

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PROJECT No.: 18119  
 DATE: 05.13.19  
 DRAWN BY: JUG  
 CHECKED BY: JBK

**SHEET**  
**SP-3**



**SOUTH ELEVATION**



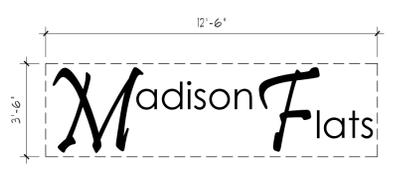
**WEST ELEVATION**



**NORTH ELEVATION**

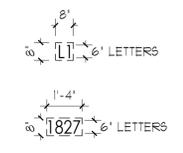
**2 SIGN LOCATION**

SCALE: NTS



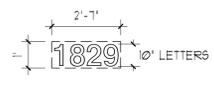
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①



NAME SIZE = 0.44 SF. / 0.89 SF.  
 FONT STYLE - CENTURY GOTHIC

②



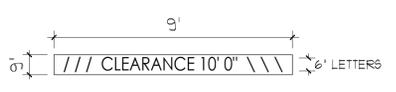
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 FONT STYLE - SWISS 121

③



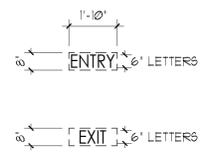
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 FONT STYLE - CENTURY GOTHIC

④



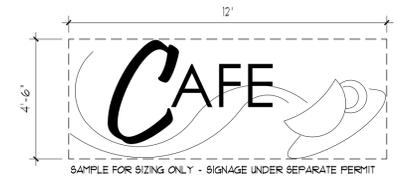
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 FONT STYLE - CENTURY GOTHIC

⑤



NAME SIZE = 12 SF.  
 FONT STYLE - CENTURY GOTHIC

⑥



NAME SIZE = 54.0 SF.  
 FONT STYLE - UNDER SEPARATE PERMIT

⑦

ALL SIGNAGE TO BE LED BACK LIT PIN MOUNTED CHANNEL LETTERS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE FH-2 4 PS-2 ZONING DISTRICTS.

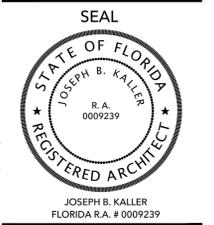
NOTE:  
 A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.  
 A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.

**1 SIGN DETAILS**

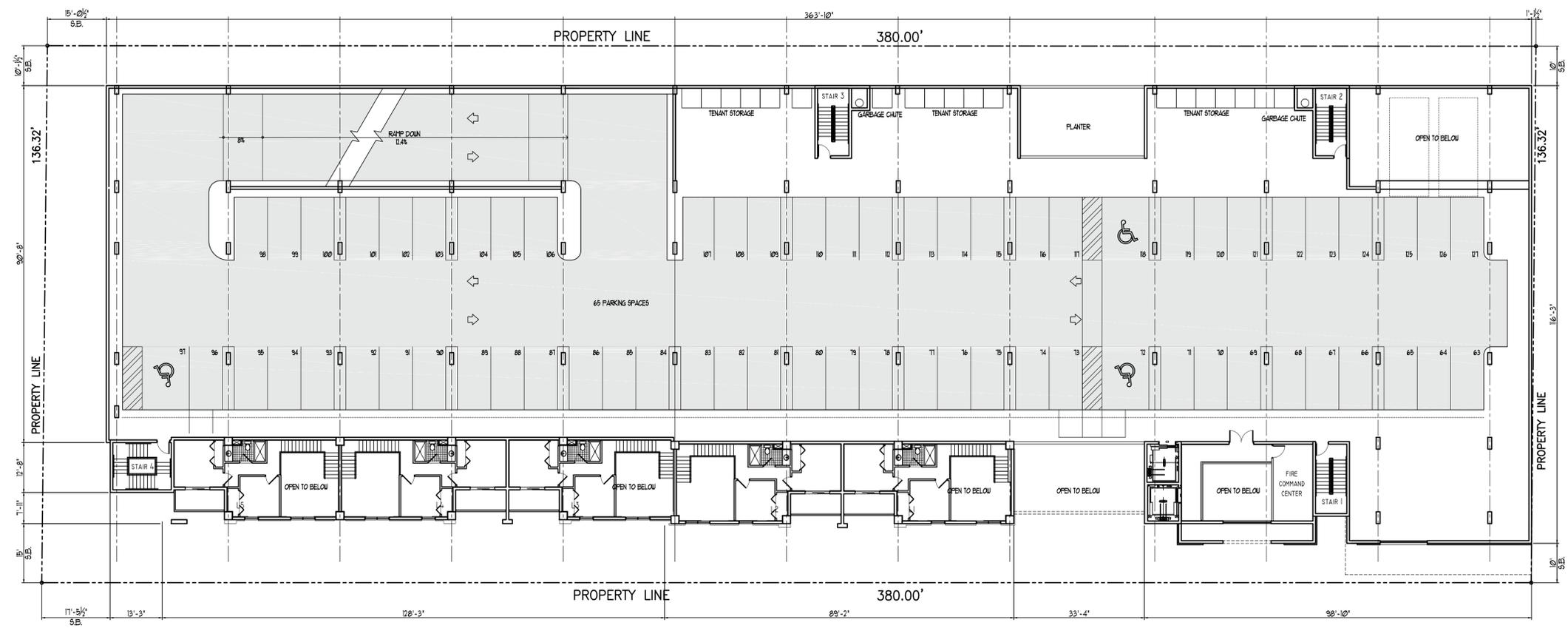
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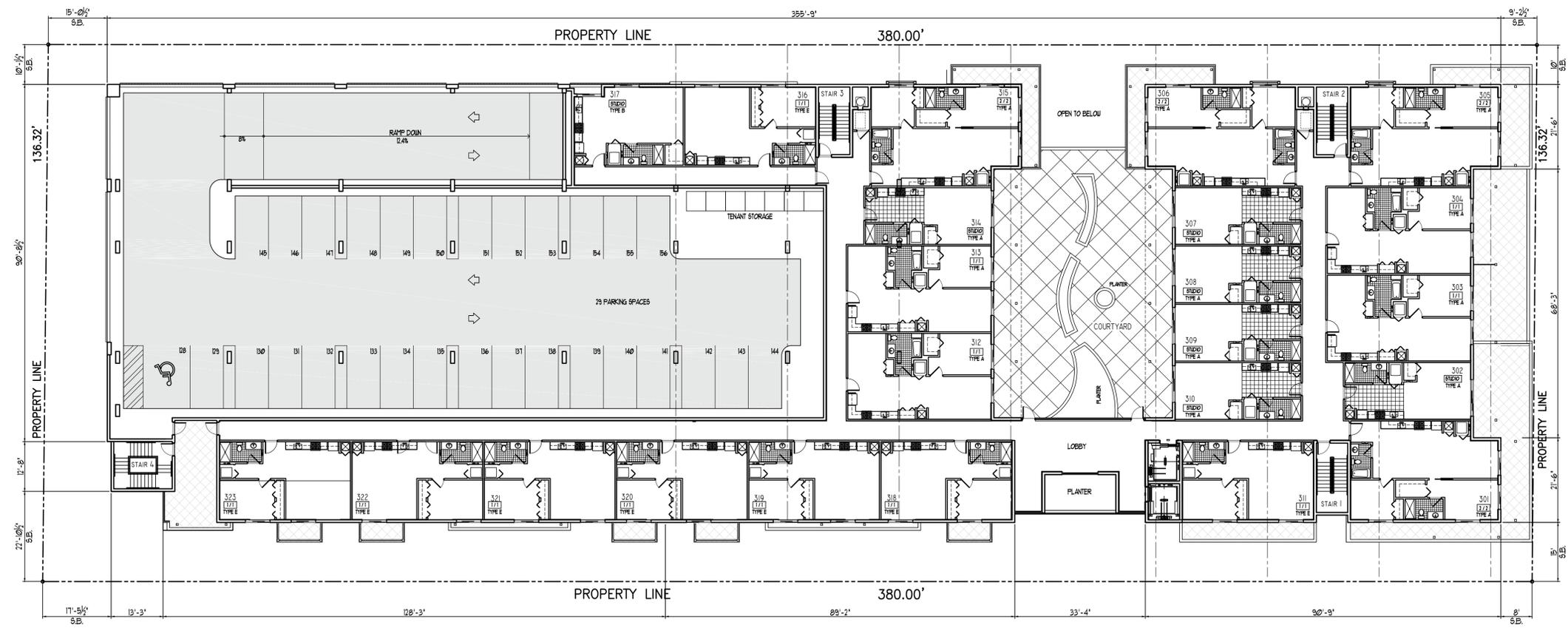
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 joseph@kallerarchitects.com  
 www.kallerarchitects.com



PROJECT TITLE  
**MADISON FLATS**  
 1829-1857 MADISON STREET  
 HOLLYWOOD, FLORIDA 33020



**1** 2ND FLOOR PLAN  
 SCALE: 1/16" = 1'-0"



**2** 3RD FLOOR PLAN  
 SCALE: 1/16" = 1'-0"

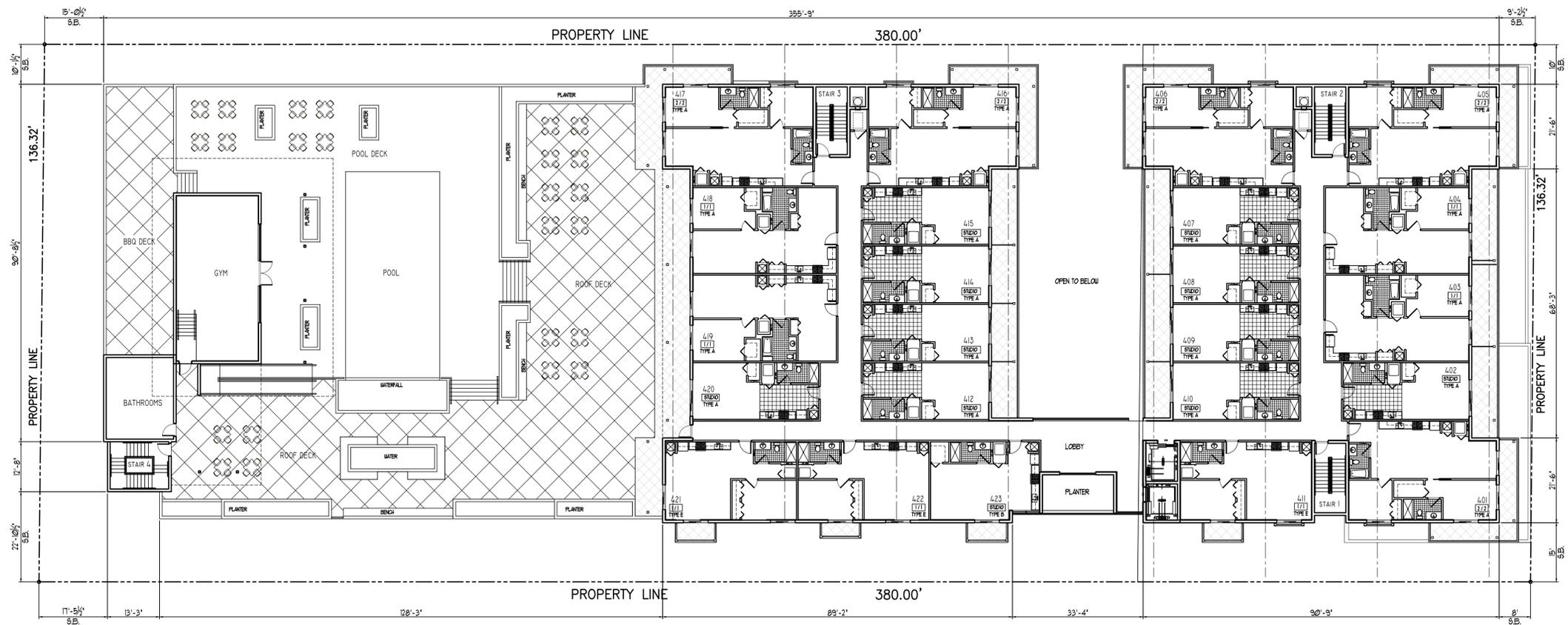
SHEET TITLE  
**2ND & 3RD FLOOR PLAN**

REVISIONS		
No.	DATE	DESCRIPTION

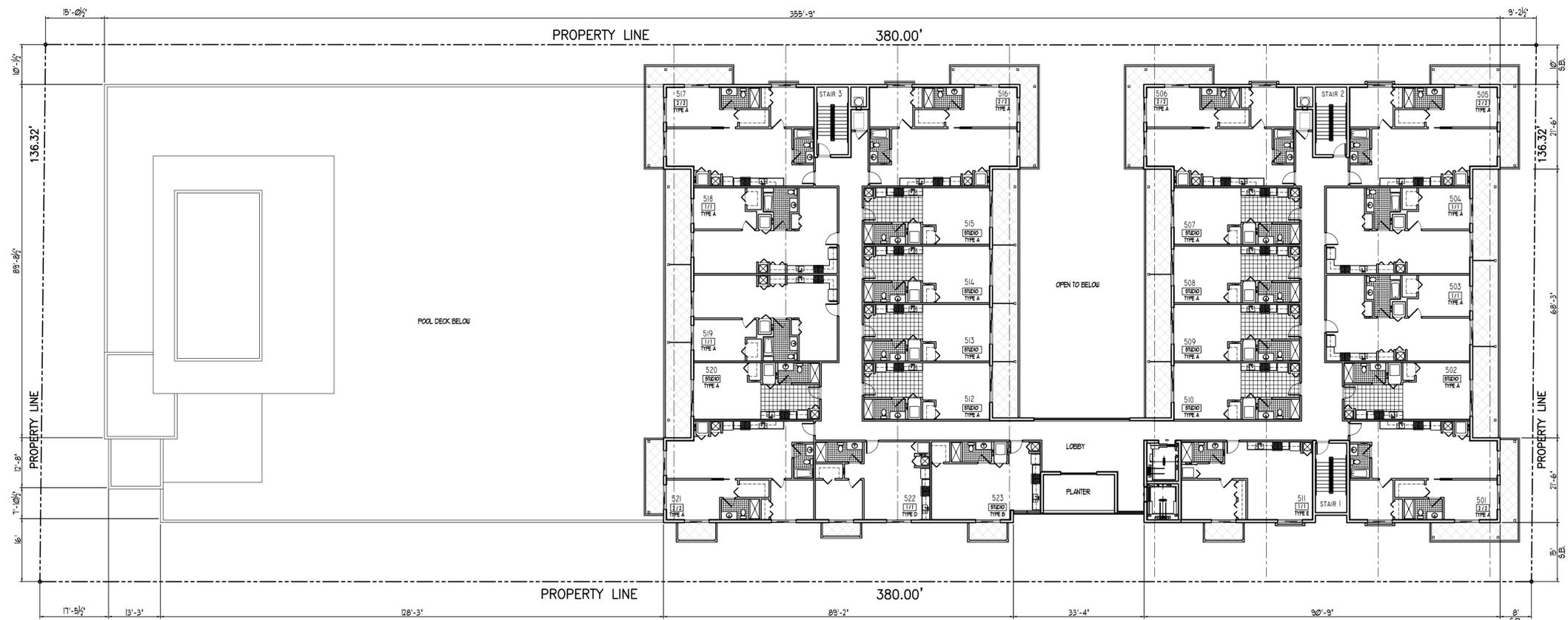
PROJECT No.: 18119  
 DATE: 05.13.19  
 DRAWN BY: JGG  
 CHECKED BY: JBK

SHEET  
**A-2**

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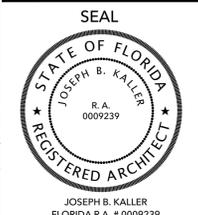
1 4TH FLOOR PLAN  
SCALE: 1/16" = 1'-0"



2 5TH FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
**MADISON FLATS**  
1829-1857 MADISON STREET  
HOLLYWOOD, FLORIDA 33020

SHEET TITLE  
**4TH & 5TH FLOOR PLAN**

REVISIONS		
No.	DATE	DESCRIPTION

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SHEET  
**A-3**



















# Madison Flats

1829-1857  
Madison Street