

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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 ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 8-27-23

Location Address: 2217-2239 JACKSON STREET, HOLLYWOOD FL 33020

Lot(s): 3 (E48,W52), 4, 5(E1/2) Block(s): 5 Subdivision: HOLLYWOOD LITTLE RANCHES

Folio Number(s): 514216012410, 514216012400, 514216012420, 514216012430

Zoning Classification: DH-2 Land Use Classification: RESIDENTIAL

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 4

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

Explanation of Request: NEW CONSTRUCTION 95 UNIT RENTAL APARTMENT BUILDING

Number of units/rooms: 95 UNITS Sq Ft: 84,931 SQ. FT. FAR

Value of Improvement: \$15,000,000 Estimated Date of Completion: 2026

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

Name of Current Property Owner: 2217-2231 JACKSON LLC

Address of Property Owner: 3 AYDEN CT SUFFERN NY 10901

Telephone: 954-920-5746 Fax: _____ Email Address: JOSEPH@KALLERARCHITECTS.COM

Name of Consultant/Representative/Tenant (circle one): JOSEPH B KALLER, AIA, LEED BD+C

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

Fax: _____ Email Address: JOSEPH@KALLERARCHITECTS.COM

Date of Purchase: _____ 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: MENACHEM TRIETEL

Address: 3 AYDEN CT SUFFERN NY 10901

Email Address: menachem@capitallgroup.com

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. 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: Aug 31, 2023

PRINT NAME: _____

David Stein

Date: Aug 31, 2023

Signature of Consultant/Representative: _____

Date: 8-31-2023

PRINT NAME: _____

JOSEPH B. KALLER

Date: 8-31-2023

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

Sworn to and subscribed before me

this 31 day of August 2023

Notary Public

State of Florida

My Commission Expires: 6/15/25 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

Mark J. Nussbaum
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02NU6207774
Qualified in Rockland County
Commission Expires June 15, 2025

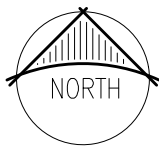
David Stein

Signature of Current Owner

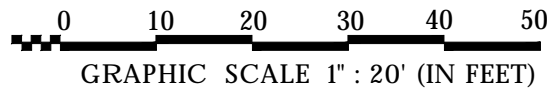
David Stein

Print Name

LOCATION SKETCH:
NOT TO SCALE



MAP OF ALTA AND TOPOGRAPHIC SURVEY:



SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR:
a) 2217 JACKSON STREET, HOLLYWOOD, FLORIDA 33020
Parcel ID Number: 514216-01-2410

b) 2221 JACKSON STREET, HOLLYWOOD, FLORIDA 33020
Parcel ID Number: 514216-01-2400

c) 2231 JACKSON STREET, HOLLYWOOD, FLORIDA 33020
Parcel ID Number: 514216-01-2420

d) 2239 JACKSON STREET, HOLLYWOOD, FLORIDA 33020
Parcel ID Number: 514216-01-2430

2. LEGAL DESCRIPTION :

a). East 48 feet of Lot 3, Block 5, "HOLLYWOOD LITTLE RANCHES"; according to the Plat Thereof as Recorded in Plat Book 1 at Page 26 of the Public Record of Broward County, Florida.
Containing 9840 square feet or ± 0.225 Acres.

b). The West 52 feet of Lot 3, block 5, HOLLYWOOD LITTLE RANCHES"; according to the Plat Thereof as Recorded in Plat Book 1 at Page 26 of the Public Record of Broward County, Florida.
Containing 10660 square feet or ± 0.245 Acres.

c). Lot 4, Block 5, "HOLLYWOOD LITTLE RANCHES"; according to the Plat Thereof as Recorded in Plat Book 4 at Page 26 of the Public Record of Broward County, Florida.
Containing 20500 square feet or ± 0.471 Acres.

d). The East 1/2 of Lot 5, Block 5, "HOLLYWOOD LITTLE RANCHES"; according to the Plat Thereof as Recorded in Plat Book 4 at Page 26 of the Public Record of Broward County, Florida.
Containing 10250 square feet or ± 0.235 Acres.

3. SOURCES OF DATA (HORIZONTAL CONTROL):

The North Arrow and Bearings as shown hereon are based of bearings value S87°56'00"W, along the center line of Jackson Street according to Plat Book 1, Page 26 of the Public Records of Broward County, Florida; and RTK GPS.

4. SOURCES OF DATA (VERTICAL CONTROL):

FLOOD INFORMATION BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY. (NGVD29)

F.I.R.M. date	Flood Zone	Base elevation	Community	Panel No.	Suffix	BM Used
09-11-2009	X	N/A	125113	0569	H	AD2462 ELEV.=9.07' NAVD88

5. ACCURACY : The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

6. LIMITATIONS :

This survey was performed for the sole and exclusive benefit of the parties to whom it was certified. Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned surveyor, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor. Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of County, or the records of any other public and private entities as their jurisdictions may appear. Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entities or individual who may appear of public record. This survey may be subject to dedications, limitations, restrictions, reservations, encumbrances or easements of record the same that may not be noted or depicted hereon. No improvements were located, other than those shown. This survey does not purport to show ownership of walls and/or fences along property lines. Unless otherwise noted, this firm has not attempted to locate underground footings and/or foundations. The elevations (if any) were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavement, curbs, sidewalks and other manmade structures. Wall ties are to the face of the same. Fence ties are from the nearest face of the same to the property line. Public Records have not been researched by the surveyor to determine the accuracy of these descriptions nor have adjoining properties been researched to determine overlaps and hiatus. The survey depicted here is not covered by professional liability insurance. Notice: Sunshine State One Call of Florida, Inc. must be contacted at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. Pursuant to Chapter 556.101-111 of the FL Statutes.

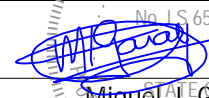
ABBREVIATIONS AND LEGEND:

A = arc	HT = high (height)	PRM = permanent reference monument	+ X.XX' = elevation NAVD88	— board fence
BOB = basis of bearings	L.F.E. = lowest floor elevation	R/W = right-of-way	⊕ fire hydrant	▨ CBS wall / fence
BM = bench mark	LS = land surveyor	Sec = section	⊗ gas meter	— chain link fence
BC = block corner	M = measured distance	S = south	⊙ manhole (unknown)	— pre-cast fence
C = calculated	NA = not applicable	T = tangent	⊗ concrete power pole	— wooden fence
Ch = chord	N&D = nail & disc	U.E. = utility easement	⊗ wood power pole	— center line
CBS = concrete block structure	NAVD = national american vertical datum	W = west	⊗ air conditioner	— overhead utility line
D = diameter	N = north		⊗ catch basin	▨ covered / roofed
∠ = central angle	NTS = not to scale		⊗ clean out	▨ building/adjacent
DH = drill hole	O/S = offset		⊗ electric meter	▨ asphalt
° = degrees	ORB = official record book			▨ concrete
E = east	P = plat			▨ rock
F.I.P. = found iron pipe no id	P.B. = plat book			▨ pavers
F.I.R. = found iron rebar no id	P.C. = point of curvature			▨ tile
F.N&D = found nail and disc	PG = page			▨ vegetation
F.F.E. = finish floor elevation	PCP = permanent control point			▨ water
				▨ wooden

CERTIFY TO : BRIDGE ASSET MANAGEMENT.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S CERTIFICATE : I hereby certify, That this "Boundary and Topographic Survey" and Report resulting therefor was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 53-17.050 through 53-17.052 of the Florida Administrative Code and it's implementing law, chapter 472.027 of the Florida Statutes.

By: 
Miguel J. Garay
Professional Surveyor and Mapper
No. 6594 State of Florida

8801 NW 176th Street Miami Lakes, Fl. 33018
P. 305.362.7926 P. 305.305.4143
M.madlen@surveyinflorida.com

Date: 09-06-2023
Job No. 23-12096F
Sheet No. 1 of 1

PRISMA LAND SURVEYORS LLC
SURVEYOR AND MAPPERS LB. 8036
north central and south florida

OWNERSHIP AND ENCUMBRANCE REPORT (O&E):

Property 1: 2217 Jackson Street Hollywood, FL 33020 / TITLE NO. MTAFL-182686
Property 2: 2221 Jackson Street Hollywood, FL 33020 / TITLE NO. MTAFL-183046
Property 3: 2231 Jackson Street Hollywood, FL 33020 / TITLE NO. MTAFL-184678
Property 4: 2239 Jackson Street Hollywood, FL 33020 / TITLE NO. MTAFL-188309

To: City of Hollywood, Broward County, Florida

With the understanding that this Ownership & Encumbrance Report is furnished to the City of Hollywood, as inducement for acceptance of certain permits/construction, and as an inducement for acceptance of a proposed plans covering the real property, hereinafter described, that Madison Title Agency, LLC examined a complete Abstract of Title covering the periods:

Property 1: from December 1, 1922 to January 30, 2023
Property 2: from November 24, 1923 to February 5, 2023
Property 3: from January 1, 1953 to January 31, 2023
Property 4: from _____ to May 4, 2023

of the following described properties:
All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Hollywood, County of Broward, State of Florida.

Property 1:
East 48 Feet of Lot 3, Block 5, HOLLYWOOD LITTLE RANCHES, according to the Amended Plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Property 2:
The West 52 feet of Lot 3, Block 5, of Hollywood Little Ranches, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Property 3:
Lot 4, Block 5, Hollywood Little Ranches, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Property 4:
The East 1/2 of Lot 5, Block 5, AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or the plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

On the last-mentioned date, the fee simple title to the above-described real property was vested in:

Property 1: Richard I. Meritz, a single man
Property 2: Mauricio M. Yaniquini and Mariela Cristina Felder, husband and wife
Property 3: Cardinal, LLC, a Florida limited liability company
Property 4: Asia Trading Company LLC, a Delaware limited liability company
Subject to the following encumbrances, liens, and other exceptions (if "none" please indicate):

1. RECORDED MORTGAGES:

Property 1: Made by: Richard I. Meritz, a single man
To: Citibank, N.A.
Dated: 09/13/2019 Recorded: 10/03/2019
Instrument No. 116092575.
Amount: \$160,000.00

Property 2: Made by: Mauricio M. Yaniquini and Mariela Cristina Felder, husband and wife
To: Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation
Recorded: 02/15/2012
Book 48513, Page 1060.

Property 3: NONE

Property 4: Made by: Asia Trading Company LLC
To: All Kinds of Investments, LLC
Dated: 03/29/2022 Recorded : 03/31/2022
Instrument No. 118044699
Amount: \$225,000.00

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE.

3. GENERAL EXCEPTIONS:

Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, lack of access, violated plat building lines, or any matters not of record, which would be disclosed by an accurate survey and inspection of the land. Any type of lien provided by City or County Ordinance or by Ch. 153 or Ch. 159, or by other CH. Of the F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems, trash system, gas systems or other utility system serving the land described herein; and any lien for waste fees in favor of any county or municipality including but not limited to County Special Assessment Liens of any kind.

4. SPECIAL EXCEPTIONS:

Property 1:
1. Reservations, Restrictions and Right of Reverter contained in Warranty Deed from Hollywood Land & Water Company to Paul Reise recorded November 24, 1923 in Book 16 Page 258.
2. Ordinance 76 by the City Commissioner of the City of Hollywood as set forth in OR Book 8136 Page 244.
3. Ordinance No. 2002-61 recorded November 21, 2002 as set forth in OR Book 34145 Page 1891.
4. Ordinance 2005-18 by the Broward Board of County Commissioners as set forth in OR Book 40082 Page 1783.
5. Ordinance 2005-19 by the Broward Board of County Commissioners as set forth in OR Book 40082 Page 1789.
6. Certificate from United States Department of Interior, Bureau of Land Management as set forth in OR Book 41397 Page 1179.
7. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 1 Page 26.

Property 2:
1. Ordinance No. 2187 recorded in Official Records Book 2594, Page 864, of the Public Records of Broward County, Florida.
2. Ordinance No. 76 recorded in Official Records Book 8136, Page 244, of the Public Records of Broward County, Florida.
3. Ordinance No. 2002-61 recorded in Official Records Book 34145, Page 1891, of the Public Records of Broward County, Florida.
4. Ordinance No. 2005-18 recorded in Official Records Book 40082, Page 1783, of the Public Records of Broward County, Florida.
5. Ordinance No. 2005-19 recorded in Official Records Book 40082, Page 1789, of the Public Records of Broward County, Florida.
6. Certificate from United States Department of Interior, Bureau of Land Management recorded in Official Records Book 41397, Page 1179, of the Public Records of Broward County, Florida.
7. Plat as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Property 3:
1. Ordinance No. 2002-61 recorded on November 21, 2002 in Instrument No. 102434727.
2. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 1 Page 26.

Property 4:
1. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 1 Page 26.
2. Easements recorded in Official Records Book 38247, Page 425 and in Official Records Book 40244, Page 1465, of the Public Records of Broward County, Florida.
3. Terms and Conditions of Agreements as recorded in Official Records Book 14863, Page 321 and in Official Records Book 47021, Page 724, of the Public Records of Broward County, Florida.
4. Ordinance No. 76 by the City Commissioner of the City of Hollywood recorded in Official Records Book 8136, Page 244, of the Public Records of Broward County, Florida.
5. Ordinance No. 2002-61, an ordinance of Broward County, Florida adopting an amendment as part of the Second Annual 2002 Amendments to the Broward County Comprehensive Plan, by amending the wetlands map as part of the Broward County Land Use Plan Natural Resources Map Series M providing for severability, providing for an effective date, recorded 11/21/02 in Official Records Book 34145, Page 1891, of the Public Records of Broward County, Florida.
6. Ordinance No. 2005-18 by the Broward Board of County Commissioners recorded in Official Records Book 40082, Page 1783, of the Public Records of Broward County, Florida.
7. Ordinance No. 2005-19 including terms and conditions thereof as recorded in Official Records Book 40082, Page 1789, of the Public Records of Broward County, Florida.
8. Certificate from United States Department of Interior, Bureau of Land Management recorded in Official Records Book 41397, Page 1179, of the Public Records of Broward County, Florida.
9. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions. The instruments referenced in Item 4 above, appear to be all of the encumbrances affecting the subject property.

I HEREBY CERTIFY that the legal description contained in this Report coincides with and is the same as the legal description in the proffread, recorded deed.

HOLLYWOOD, FL. 33020

Parcel ID: 514216012410
514216012400
514216012420
514216012430

Lot Area (Combined Parcels): 51,264 SF

Legal Description: HOLLYWOOD LITTLE RANCHES 1-26 B
LOT 3 E 48 BLK 5

BASIC ZONING

Municipal Future Land Use:	Regional Activity Center (RAC)
Zone:	DH-2
Existing Building Use:	Single Family Residential
Existing Land Use:	Residential
County Future Land Use:	Regional Activity Center

ADDITIONAL ZONES

Future Conditions 100-Year Flood Elevation (Feet NAVD88)	11.5'
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<u>BUILDING INTENSITY</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
Maximum Building Height:	45 ft	45 ft
Maximum Height - Stories:	4	4
Floor Area Ratio:	1.75 (89,712)	84,931 SF
Minimum Open Space:	20%	20%
<u>RESIDENTIAL LOADING AREA</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
50-100 Units	1 Space	1 Space

SETBACKS AT GROUND LEVEL

Minimum Primary Frontage Setback:	15'-0"	15'-0"
Minimum Side Setback:	10'-0"	10'-0"
Minimum Rear Setback:	20'-0"	20'-0"

EXTERNAL LIGHTING

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

- Parking Lots 3-5 foot candles
- Walking Surfaces 3 foot candles
- Recreational Areas 2-3 foot candles
- Building Entryways 5 foot candles
- Maximum 0.5 foot candle level at all property lines

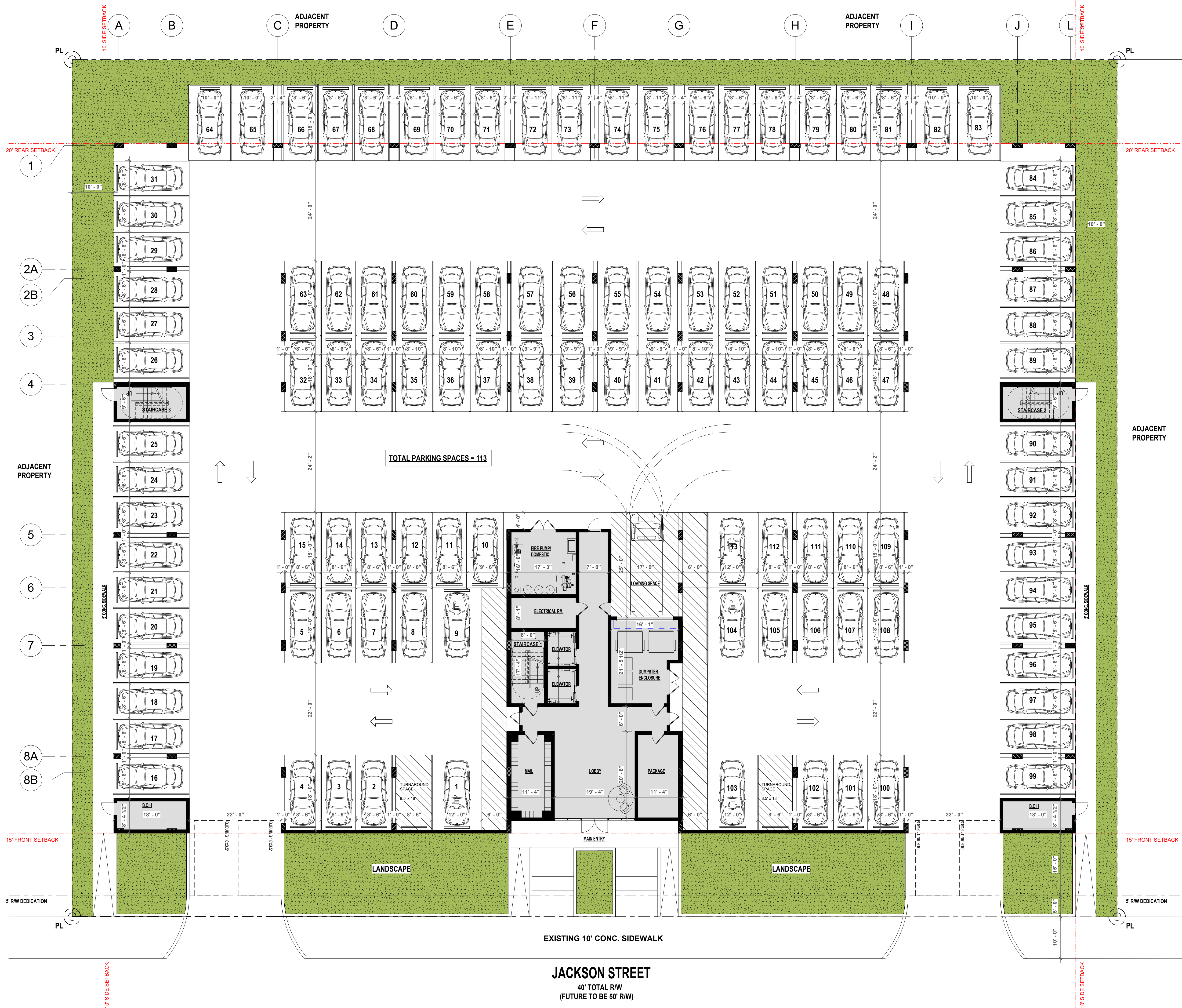
UNIT TYPE INFORMATION

<u>UNIT TYPE</u>	<u>QUANTITY</u>
STUDIO	14
ONE BED	66
TWO BED	15
TOTAL	95 UNITS

NOTE:

- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
- ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS

SITE MAP



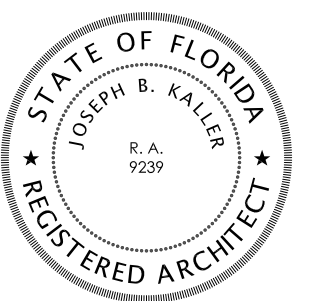
1 PROPOSED SITE PLAN
3/32" = 1'-0"

**Kaller Architecture**

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

www.kallerarchitects.com

SEAL



JOSEPH B. KALLER
FLORIDA R.A. #0009239

**MULTI-FAMILY
APARTMENTS**
2217, 2221, 2231, 2239 JACKSON ST.
HOLLYWOOD, FL 33020

PROJECT TITLE

37 III 133HS

SITE PLAN

REVISIONS

[illegible]

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.

PROJECT No.: 23-056
DATE: 6/30/23
DRAWN BY: MF
CHECKED BY: JBK

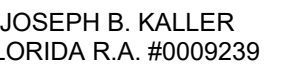
SHEET

A-1



www.kallerarchitects.com

EAL



SECOND FLOOR

REVISIONS

[illegible]

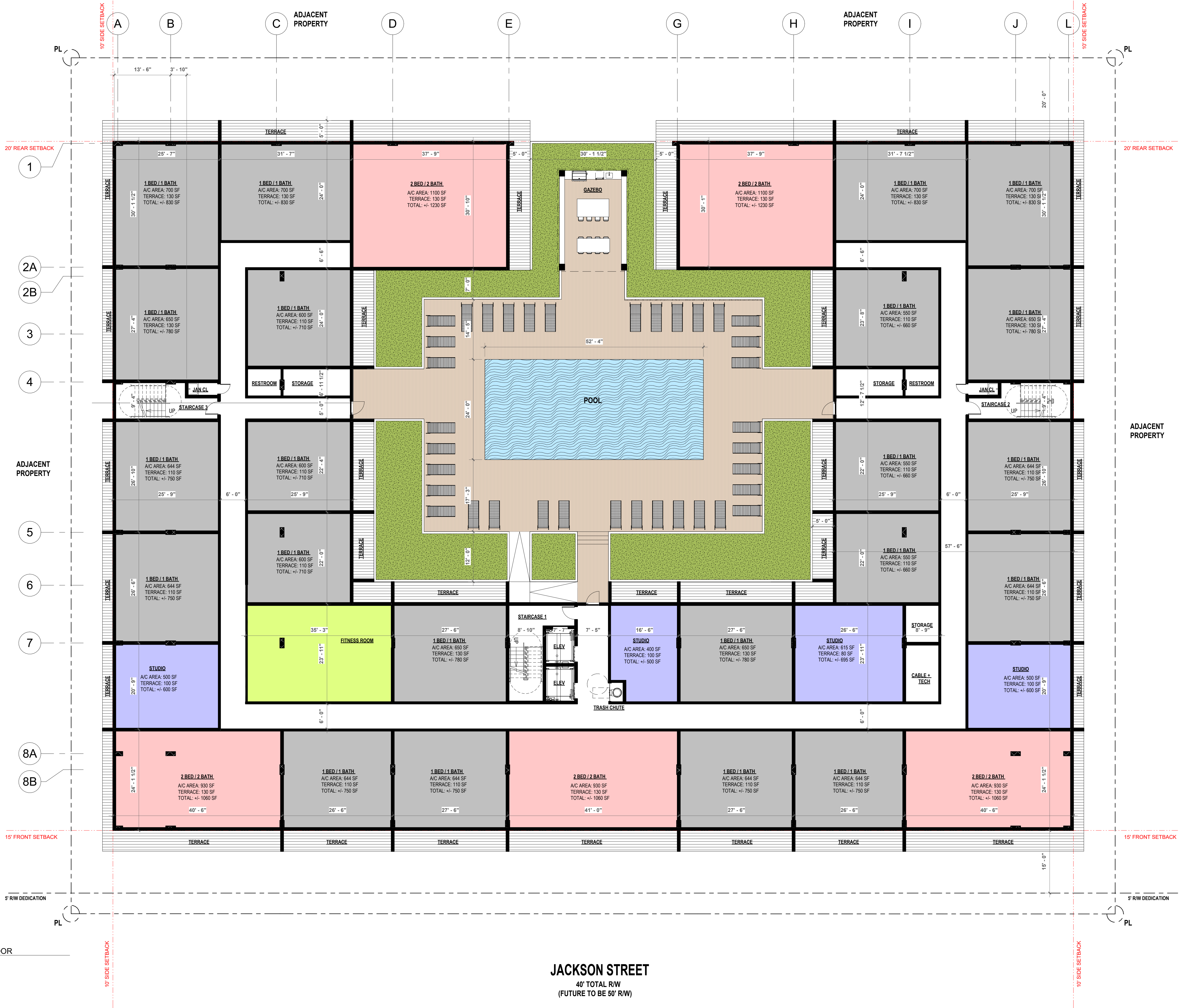
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23-056
DATE: 6/30/23
DRAWN BY: MF
CHECKED BY: JBK

EET

A-2

PARKING BREAKDOWN			
LEVEL	STUDIO	ONE_BEDROOM	TWO-BEDROOM
<u>SECOND FLOOR</u>	4	22	5
<u>THIRD FLOOR</u>	5	22	5
<u>FOURTH FLOOR</u>	5	22	5
<u>TOTAL</u>	14 X 1 = 14	66 X 1 = 66	15 X 1.5 = 23
<u>GRAND TOTAL</u>	<u>103 TOTAL PARKING SPACES REQUIRED FOR UNITS</u> <u>10 SPACES REQUIRED FOR GUESTS</u>		



NORTH

① SECOND FLOOR
3/32" = 1'-0"

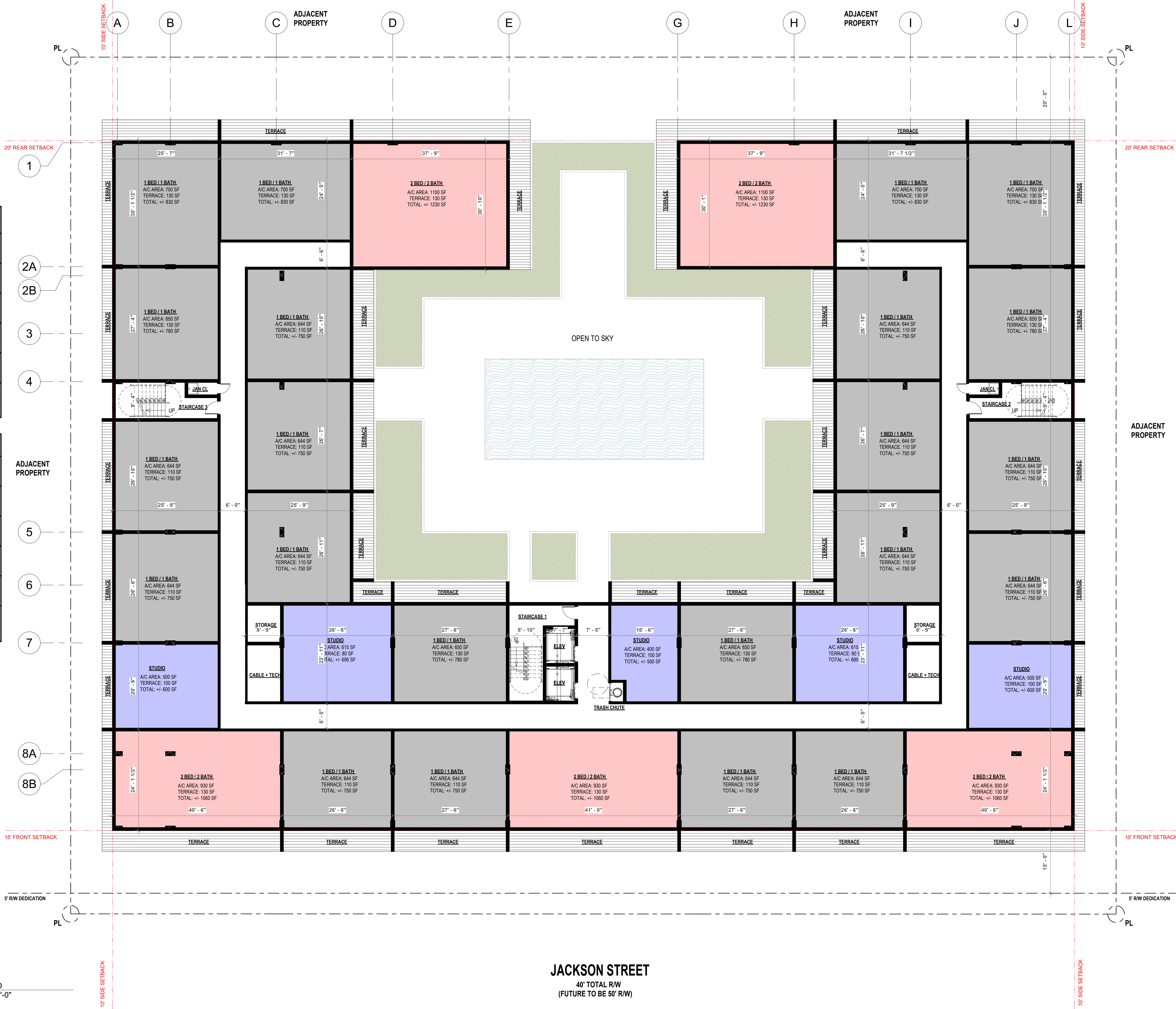
JACKSON STREET
40' TOTAL R/W
(FUTURE TO BE 50' R/W)

UNIT BREAKDOWN			
LEVEL	STUDIO	ONE-BEDROOM	TWO-BEDROOM
SECOND FLOOR	4	22	5
THIRD FLOOR	5	22	5
FOURTH FLOOR	5	22	5
TOTAL	14	66	15
GRAND TOTAL	85 TOTAL UNITS		

PARKING BREAKDOWN			
LEVEL	STUDIO	ONE-BEDROOM	TWO-BEDROOM
SECOND FLOOR	4	22	5
THIRD FLOOR	5	22	5
FOURTH FLOOR	5	22	5
TOTAL	14 X 1 = 14	66 X 1 = 66	15 X 1.5 = 23
GRAND TOTAL	103 TOTAL PARKING SPACES REQUIRED FOR UNITS 10 SPACES REQUIRED FOR GUESTS		

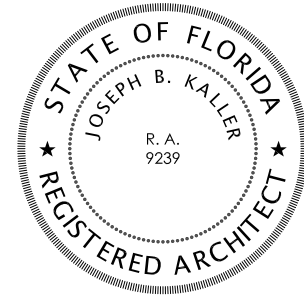


① 03 THIRD
3/32" = 1'-0"



Kaller Architecture
AA#26001212
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SEAL



JOSEPH B. KALLER
FLORIDA R.A. #0009239

**MULTI-FAMILY
APARTMENTS**
2217, 2221, 2231, 2239 JACKSON ST.
HOLLYWOOD, FL 33020

PROJECT TITLE

THIRD + FOURTH FLOORS

SHEET TITLE

REVISIONS

No.	Description	Date

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PROJECT No.: 23-056
DATE: 6/30/23
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-3

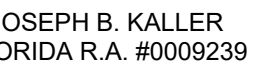




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EAL



**MULTI-FAMILY
APARTMENTS**
JACKSON ST. HOLLYWOOD, FL

ELEVATIONS - NORTH & WEST

EVISIONS

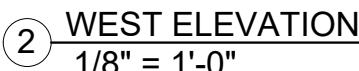
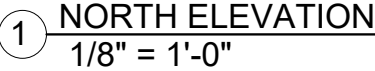
[illegible]

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PROJECT No.: 22-248
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

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