

JACKSON STREET APARTMENTS

1844, 1840, 1836, 1830 JACKSON ST.
HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

PARCEL 1: 1844 JACKSON ST, HOLLYWOOD, 33020 (PARCEL ID: 514215017350)

HOLLYWOOD 1-21 B LOT 27 LESS E 10, LOT 28 LESS W 10 BLK 37

PARCEL 2: 1840 JACKSON ST, Hollywood, 33020 (PARCEL ID: 514215017340)

HOLLYWOOD 1-21 B LOT 26 & E 10 LOT 27 BLK 37

PARCEL 3: 1836 JACKSON ST, HOLLYWOOD, 33020

HOLLYWOOD 1-21 B LOT 24 W 10, LOT 25 BLK 37

PARCEL 4: 1830 JACKSON ST, HOLLYWOOD, 33020

HOLLYWOOD 1-21 B LOT 22, 23, 24 LESS W 10 BLK 37

Total Lot Net Area: 36,810 SF (0.845 acres)

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.

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HOLLYWOOD, FL 33019

PHONE: (954)-920-5746

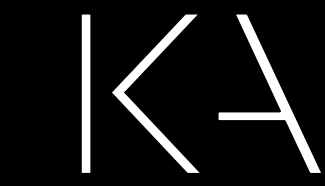
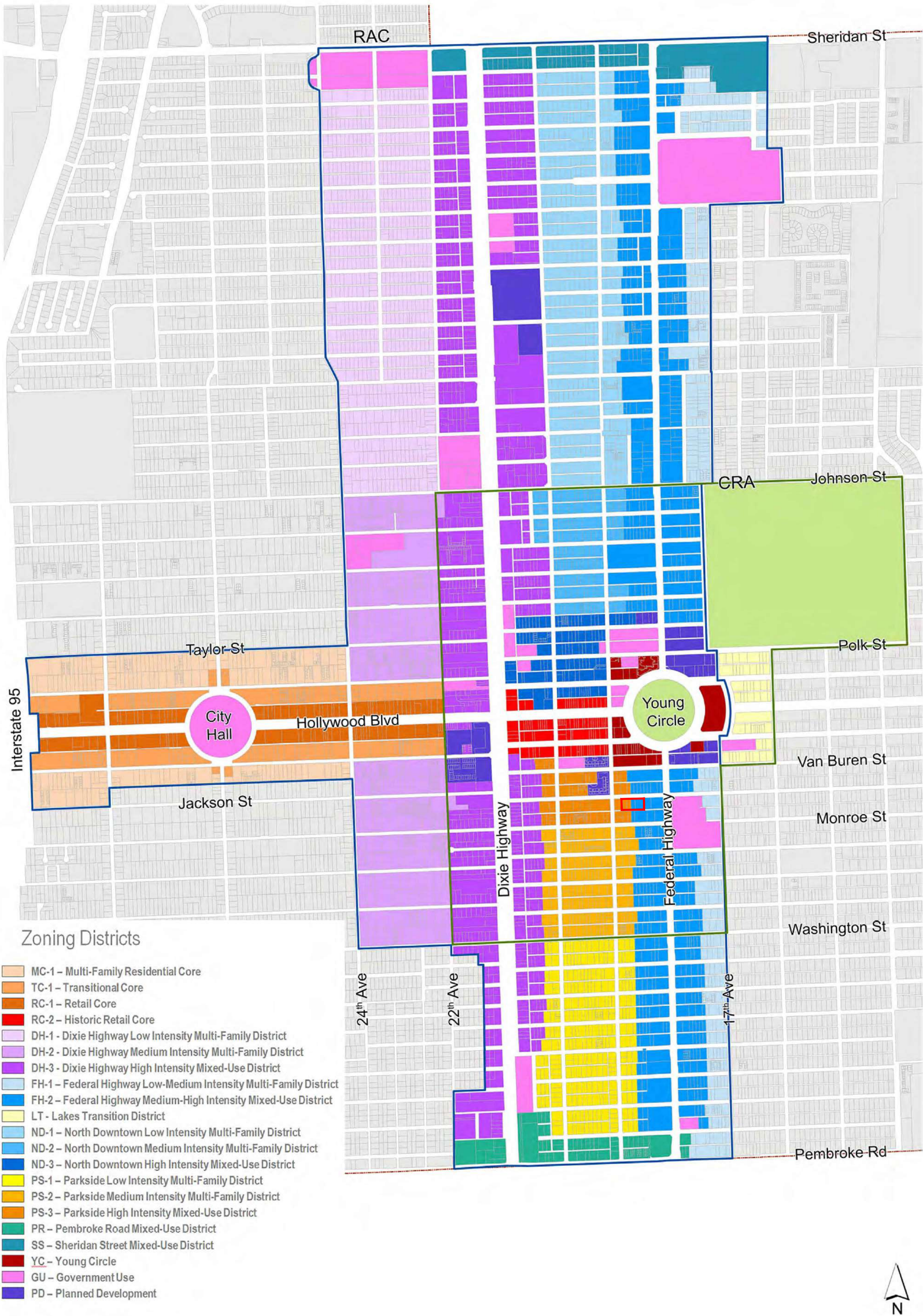
FAX: (954)-926-2841

EMAIL: joseph@kallerarchitects.com

ARCHITECTURE

- A-0.1 COVERSHEET / LOCATION MAP
- R-1.0 RENDERING
- R-2.0 RENDERING
- R-3.0 RENDERING
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- A-1.10 EAST ELEVATION
- A-1.11 WEST ELEVATION
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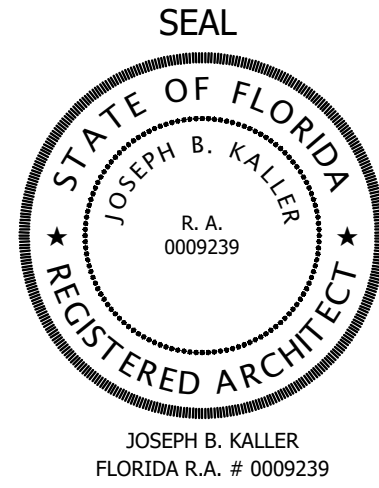
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PROJECT TITLE
1830-1844 JACKSON ST.
HOLLYWOOD, FL. 33020

SHEET TITLE
FEASIBILITY STUDY PACKAGE
LOCATION MAP

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	08.05.23	23-DP-80
TAC	10.02.23	23-DP-80
FINAL TAC	11.20.23	23-DP-80

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PROJECT No.: 23036
DATE: 11.20.23
DESIGNED BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-0.1



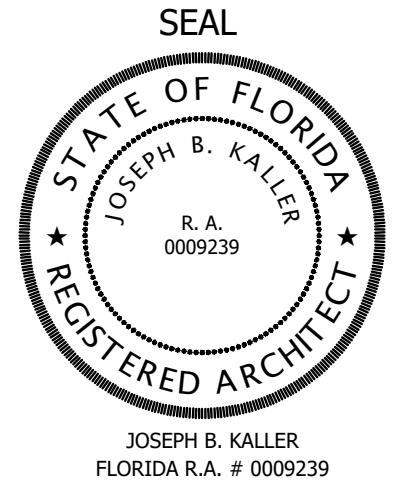
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RENDERING
N.T.S.



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HOLLYWOOD, FL. 33020

SHEET TITLE
**FEASIBILITY STUDY PACKAGE
RENDERING**

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SHEET
R-1.0



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SEAL

STATE OF FLORIDA

JOSEPH B. KALLER

R. A.

0009239

REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

1830-1844 JACKSON ST.

HOLLYWOOD, FL. 33020

SHEET TITLE

FEASIBILITY STUDY PACKAGE
RENDERING

MEETING DATES		
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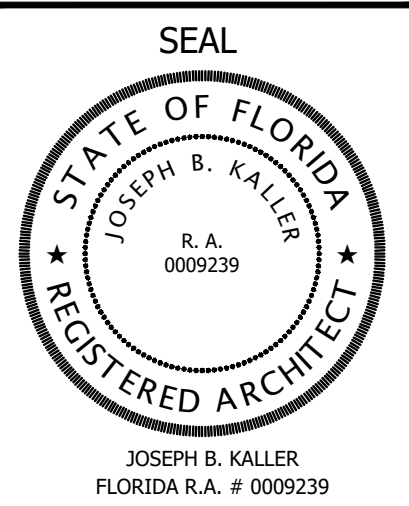
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HOLLYWOOD, FL. 33020

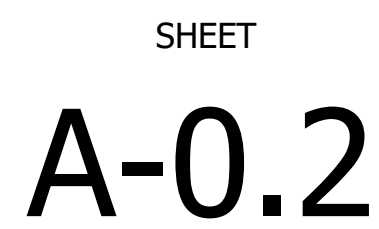
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SHEET
R-3.0



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HOLLYWOOD 1-21 B LOT 22, 23, 24 LESS W 10 BLK 37

Total Lot Net Area: 36,810 SF (0.845 acres)

FEMA

FLOOD ZONE: X

FUTURE CONDITIONS: 9.5

100-YEAR FLOOD ELEVATION

(Feet NAVD88)

ZONING INFO

BASIC ZONING PARCELS 1 and 2

Regional Activity Center (RAC) Downtown District
Community Redevelopment Area (CRA)

Zone: PS-3
Existing Building Use: SINGLE FAMILY RESIDENCE
Existing Land Use: Residential

ADDITIONAL ZONES

FEMA Flood Zone: N/A

Future Conditions

100-Year Flood Elevation (Feet NAVD88): 9.5

BUILDING INTENSITY

Maximum Building Height: 140 ft
Maximum Height - Stories: 10
Floor Area Ratio: 3.00
Minimum Open Space: 0%

MINIMUM SETBACKS

Frontage Non-Residential: 10.00 ft
Frontage Residential: 15.00 ft
Side Interior: 0 ft
Alley Setback: 5.00 ft

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

Front: 10 feet
Interior: 5 feet
Alley: 5 feet

Amount of Required Off-Street Parking

Units of one bedroom or less; and Qualifiable Affordable Housing Developments:
1 space per unit; Units exceeding one bedroom (including dens): 1.5 space per unit;
plus 1 space per 10 units for guest parking

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.

Minimum Dwelling Unit Size

Multi-family Dwelling Units, within the CRA (Community Redevelopment Areas)

New Construction

Minimum Per Unit: 300 SF
Minimum Cumulative Average: 500 SF

BASIC ZONING PARCELS 3 and 4

Regional Activity Center (RAC) Downtown District
Community Redevelopment Area (CRA)

Zone: FH-2
Existing Building Use: MULTI-FAMILY DWELLINGS
Existing Land Use: Residential

ADDITIONAL ZONES

FEMA Flood Zone: N/A

Future Conditions

100-Year Flood Elevation (Feet NAVD88): 9.5

BUILDING INTENSITY

Maximum Building Height: 140 ft
Maximum Height - Stories: N/A
Floor Area Ratio: 4.75
Minimum Open Space: 0%

Floor Area Ratio (FAR):

Allowed: 148,606 ft²
Proposed: 148,366 ft²

Parking Requirement:

One Bed Unit (99un x 1): 99 spaces
One Bed + Den (6un x 1.5): 09 spaces
Two Bed Unit (14un x 1.5): 21 spaces
Studio Unit (81un x 1): 81 spaces
Visitors (200un / 10): 20 spaces
Retail (1383.86 SF / 250): 5.5 spaces
Total Parking Required: 236 spaces
Total Parking Proposed: 236 spaces
(inc. 05 Handicap spaces)

Accessible Parking spaces:

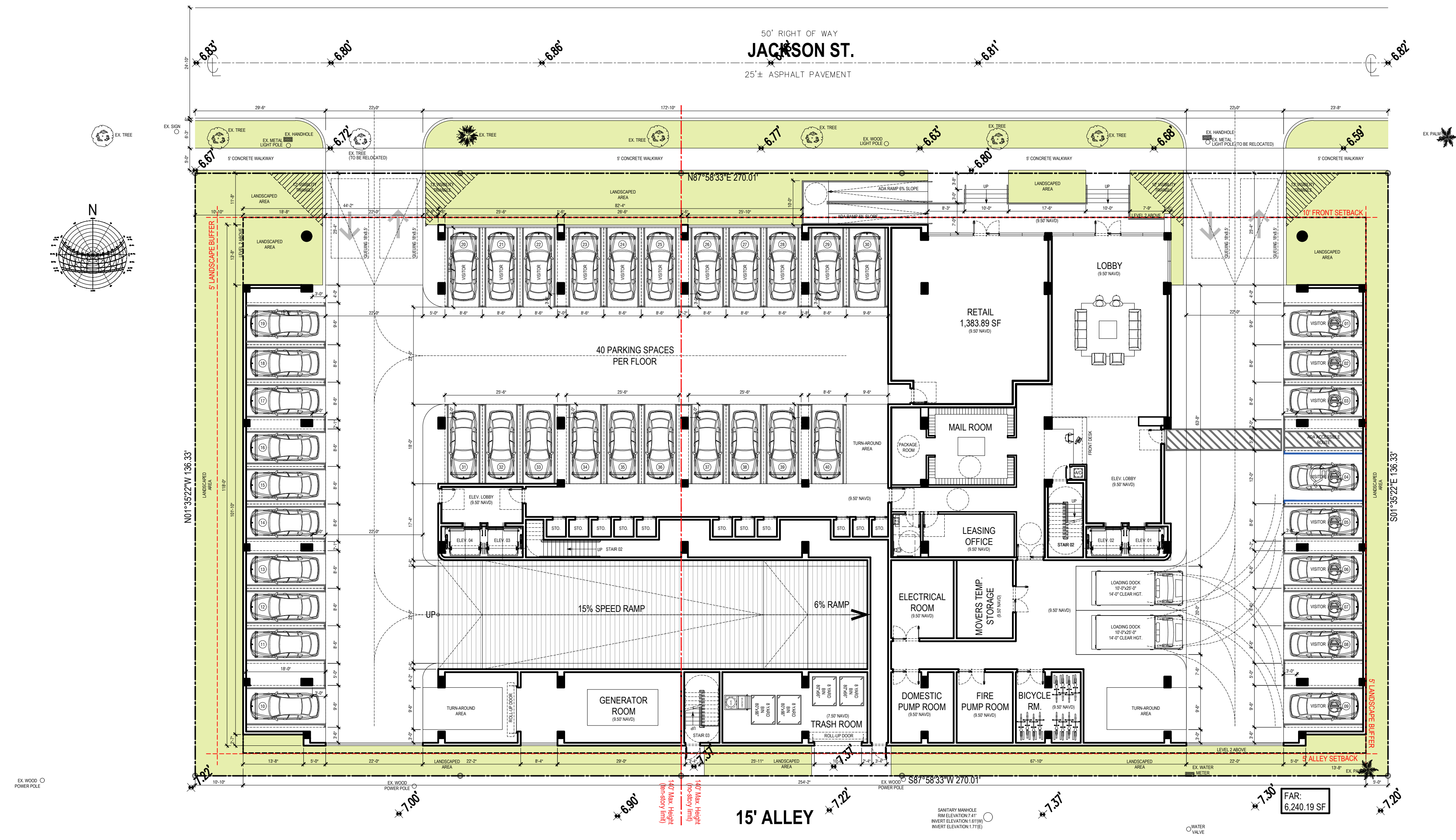
Required: 07 spaces
Provided: 07 spaces

Off-Street loading spaces:

Required: 2 space
Provided: 2 space

AVERAGE UNIT SIZE:

Required (Within the CRA): 500.00 SF
Provided: 619.61 SF



NOTE:
GREEN BUILDING CERTIFICATION TO BE OBTAINED
AS PER CITY ORDINANCE.

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:
ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY
FIRE PROTECTION CONTRACTOR HOLDING A CLASS I/J, OR V LICENSE PER FS 633.102.

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.

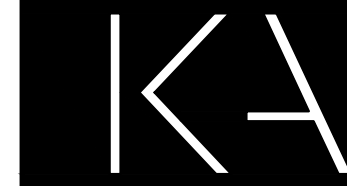
NOTE:
ALL SIGNAGE SHALL BE IN COMPLIANCE
WITH THE ZONING AND LAND
DEVELOPMENT REGULATIONS ARTICLE 8.0.

NOTE:
PER NFPA 1, 12.3.2.2 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.

NOTE:
ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE
BEVELED TO MEET ADA REQUIREMENTS

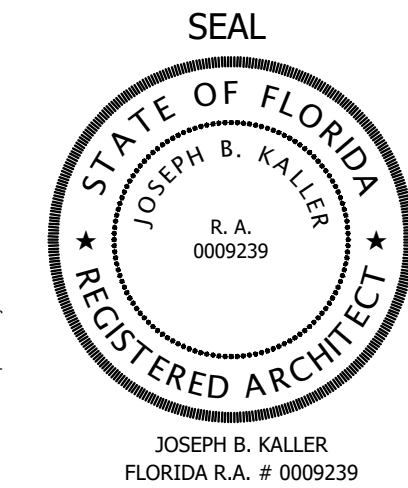
NOTE:
PER SECTION 7.1.1 PROVIDED TANDEM SPACE (VERTICAL OR HORIZONTAL)
SHALL BE ASSIGNED TO AND FOR THE SOLE USE OF A SINGLE UNIT;
NOT TO INCLUDE REQUIRED GUEST SPACES.



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PROJECT TITLE
1830-1844 JACKSON ST.

SHEET TITLE
FEASIBILITY STUDY PACKAGE
SITE PLAN / AREA CHART

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	08.05.23	23-DP-80
TAC	10.02.23	23-DP-80
FINAL TAC	11.20.23	23-DP-80

PROJECT No.: 23036

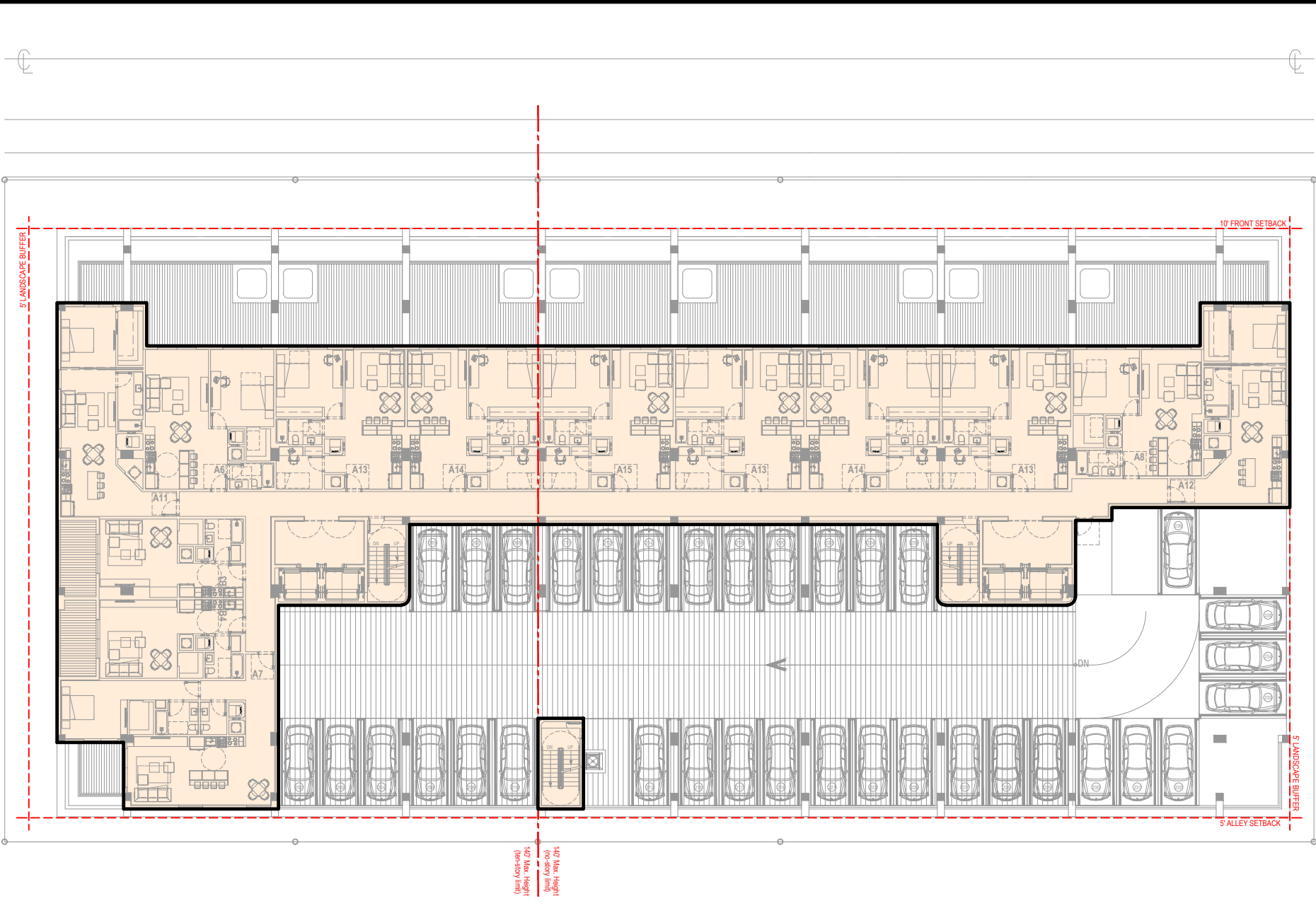
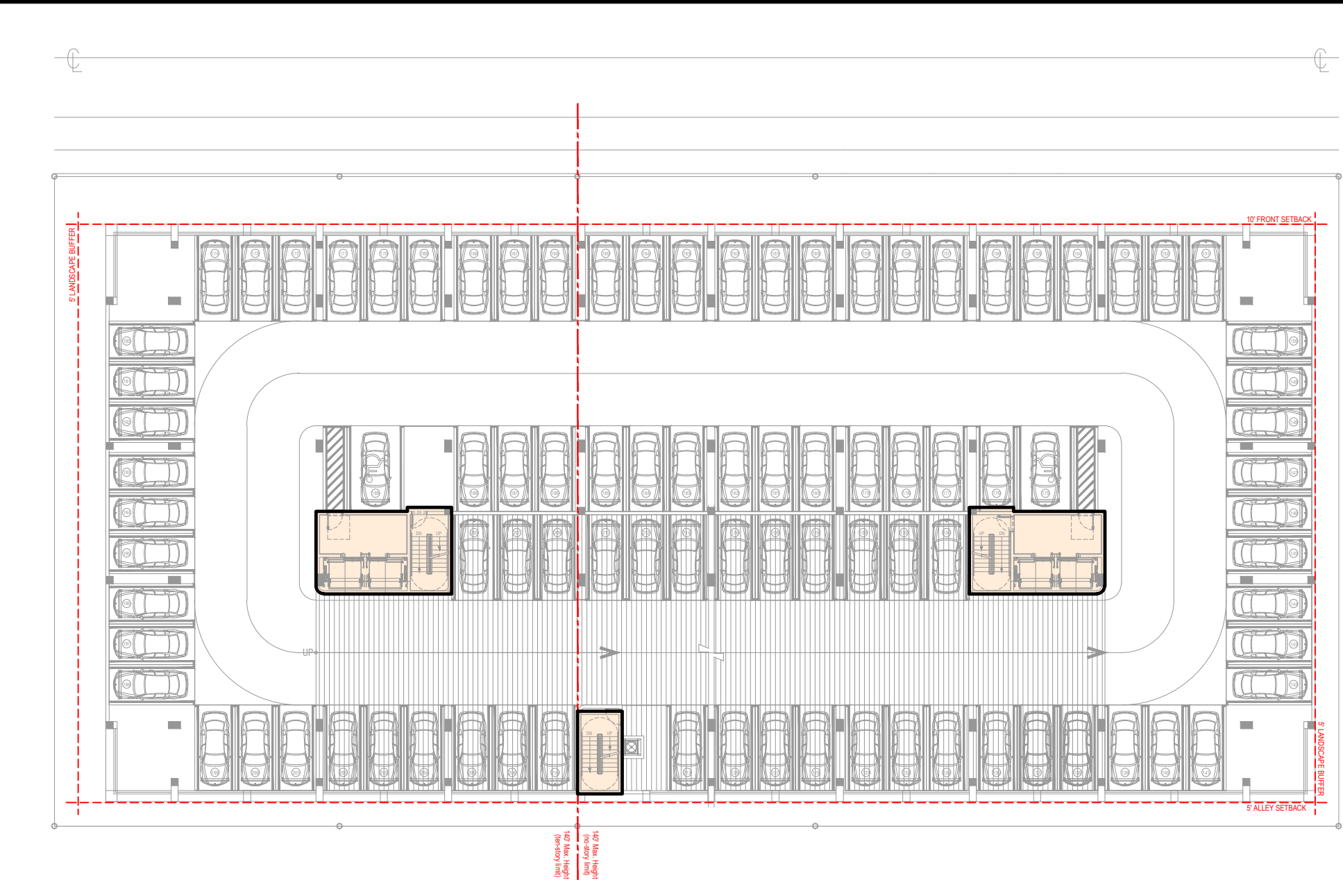
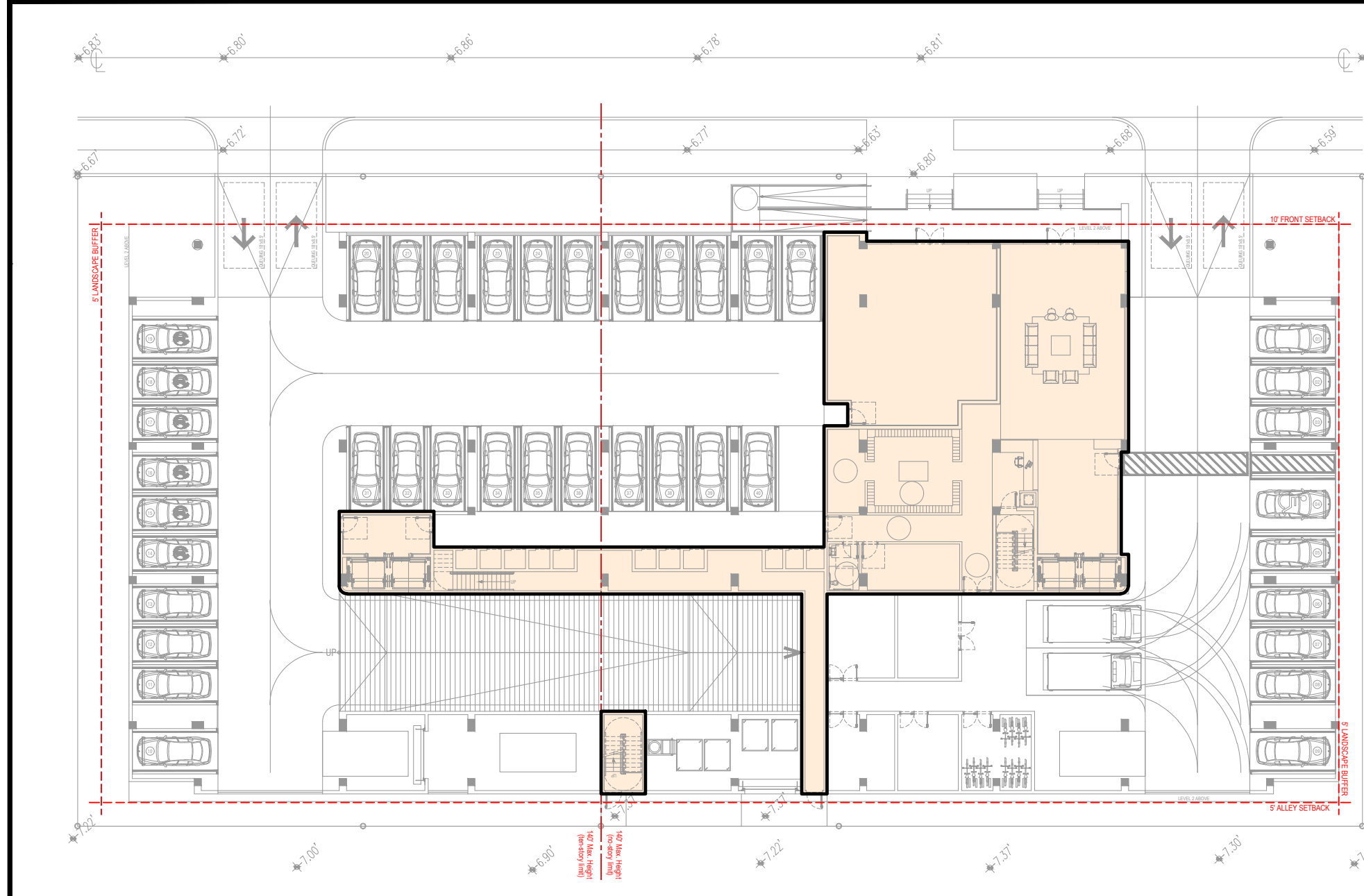
DATE: 11.20.23

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SHEET

A-0.3



GROUND FLOOR

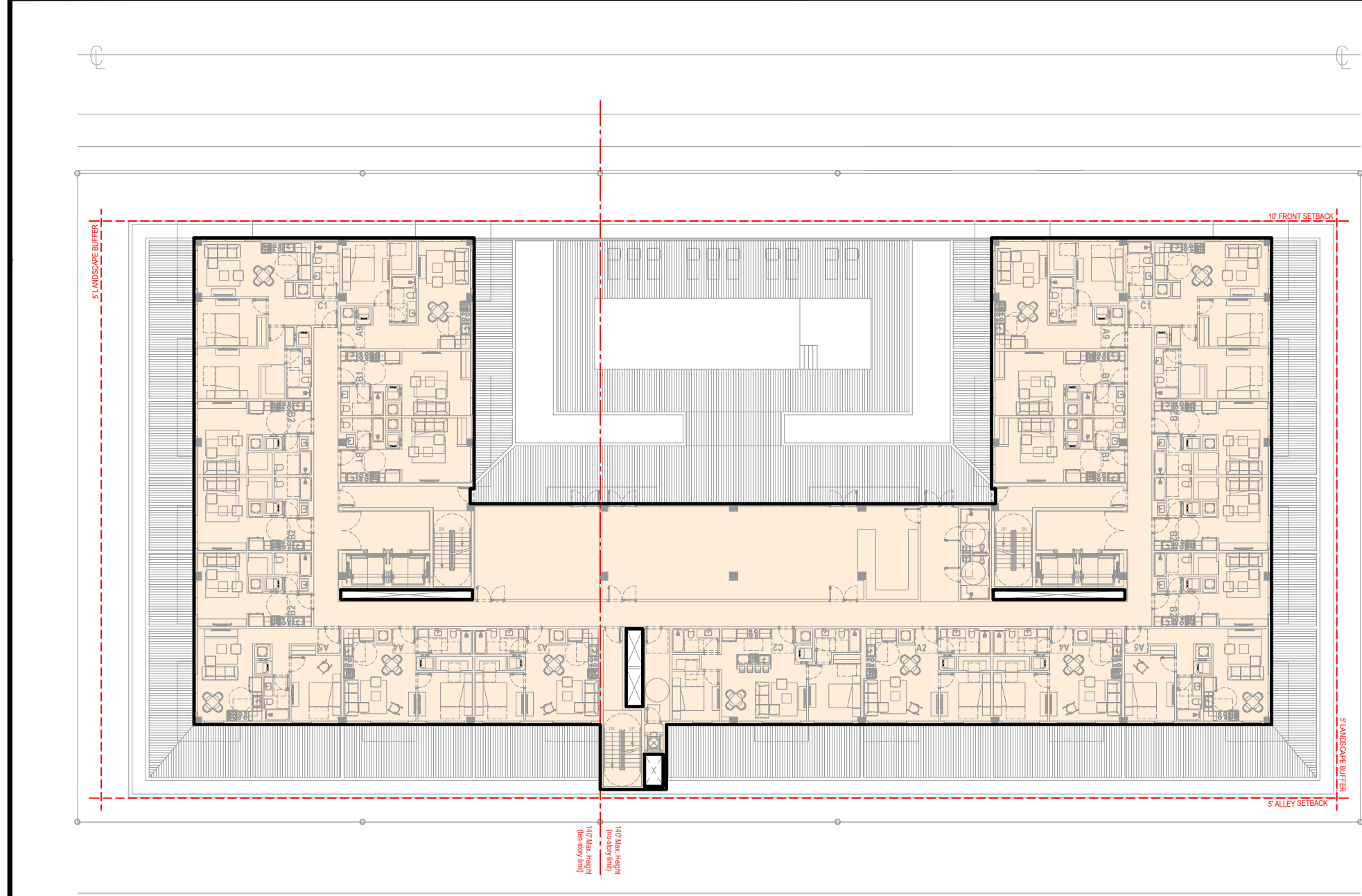
FAR: 6,240.19 SF

2nd AND 3rd FLOOR

FAR: 1,164.14 SF

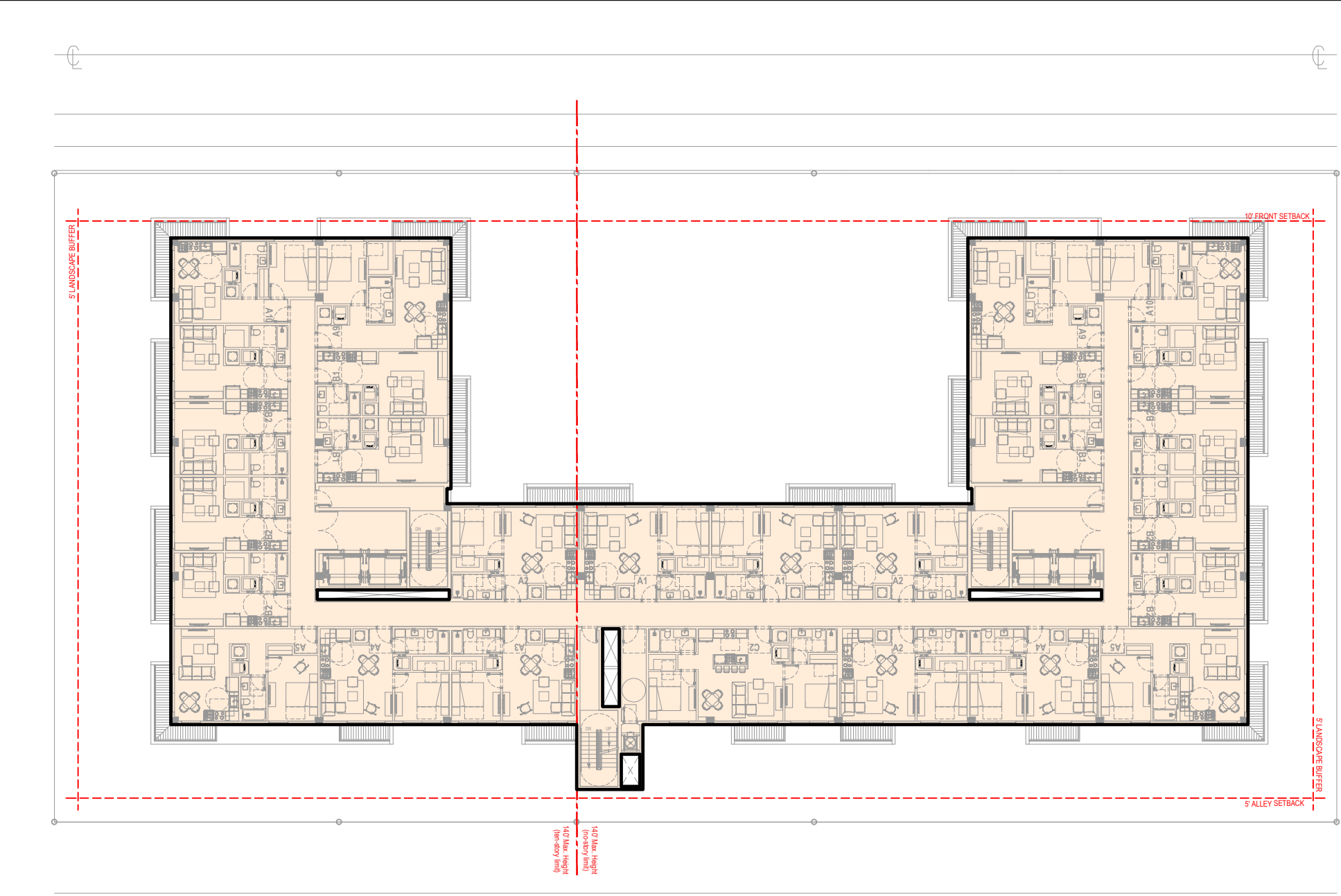
4th FLOOR

FAR: 12,866.77 SF



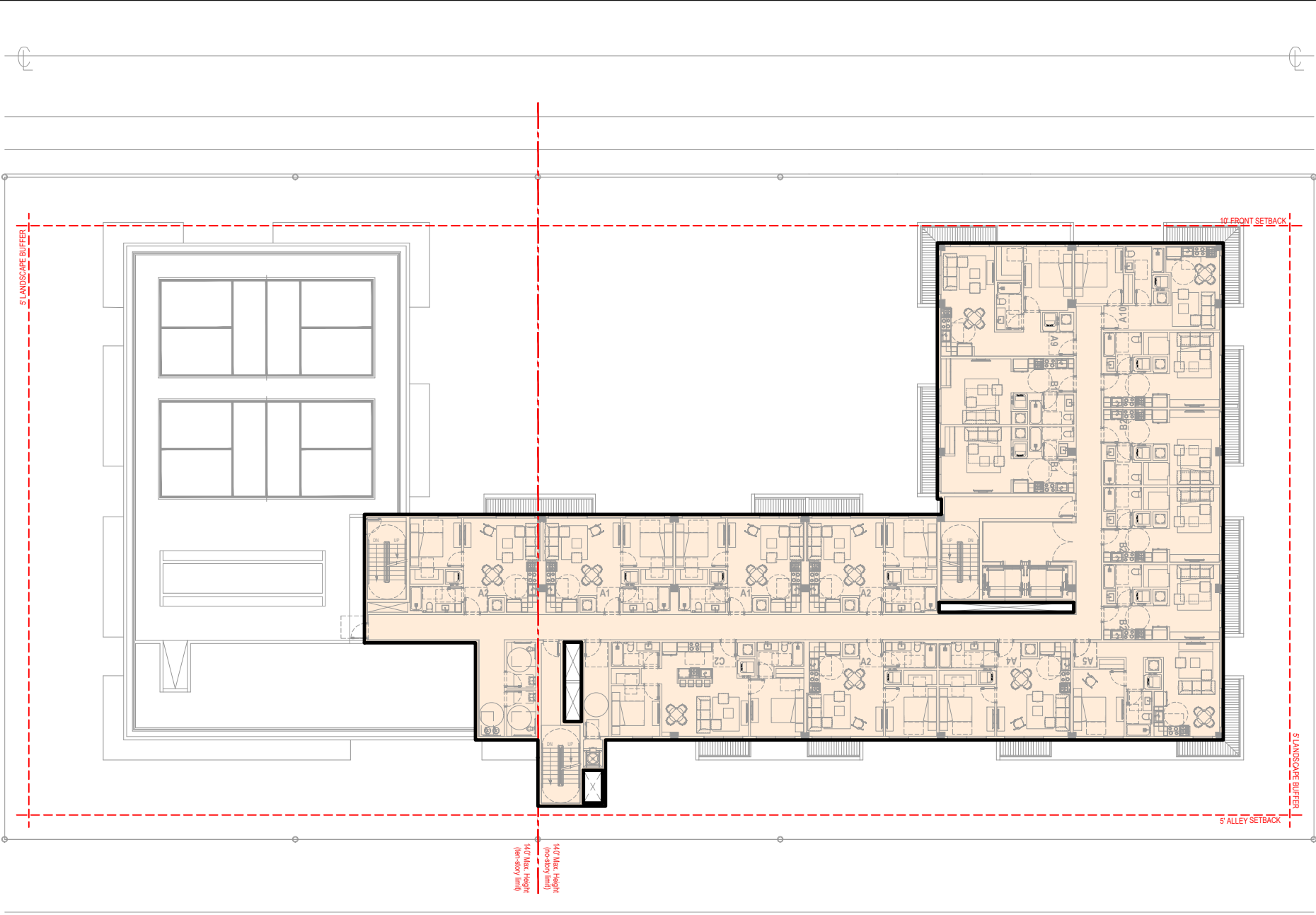
5th FLOOR

FAR: 17,141.00 SF



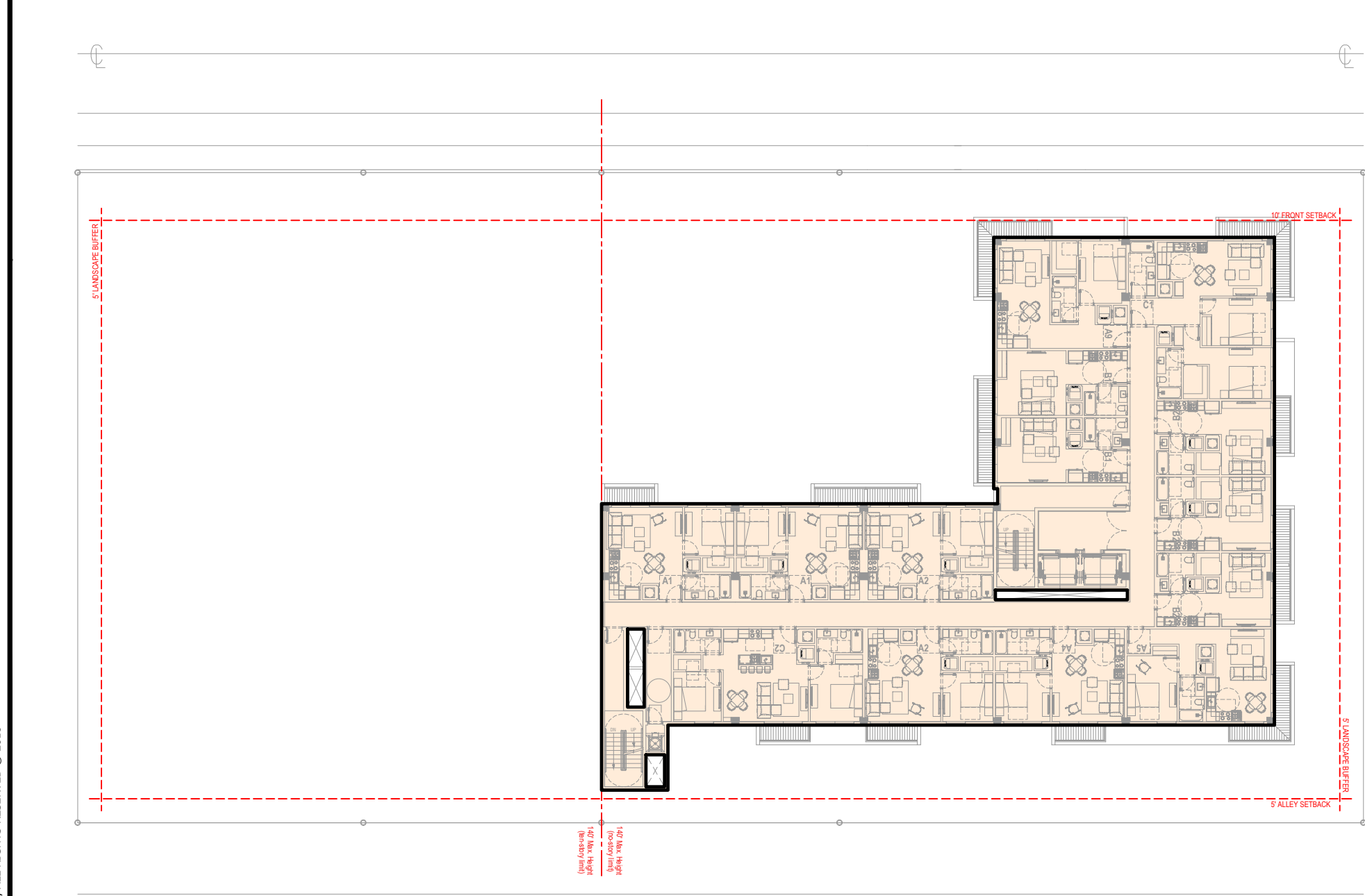
6th TO 9th FLOOR

FAR: 17,141.00 SF



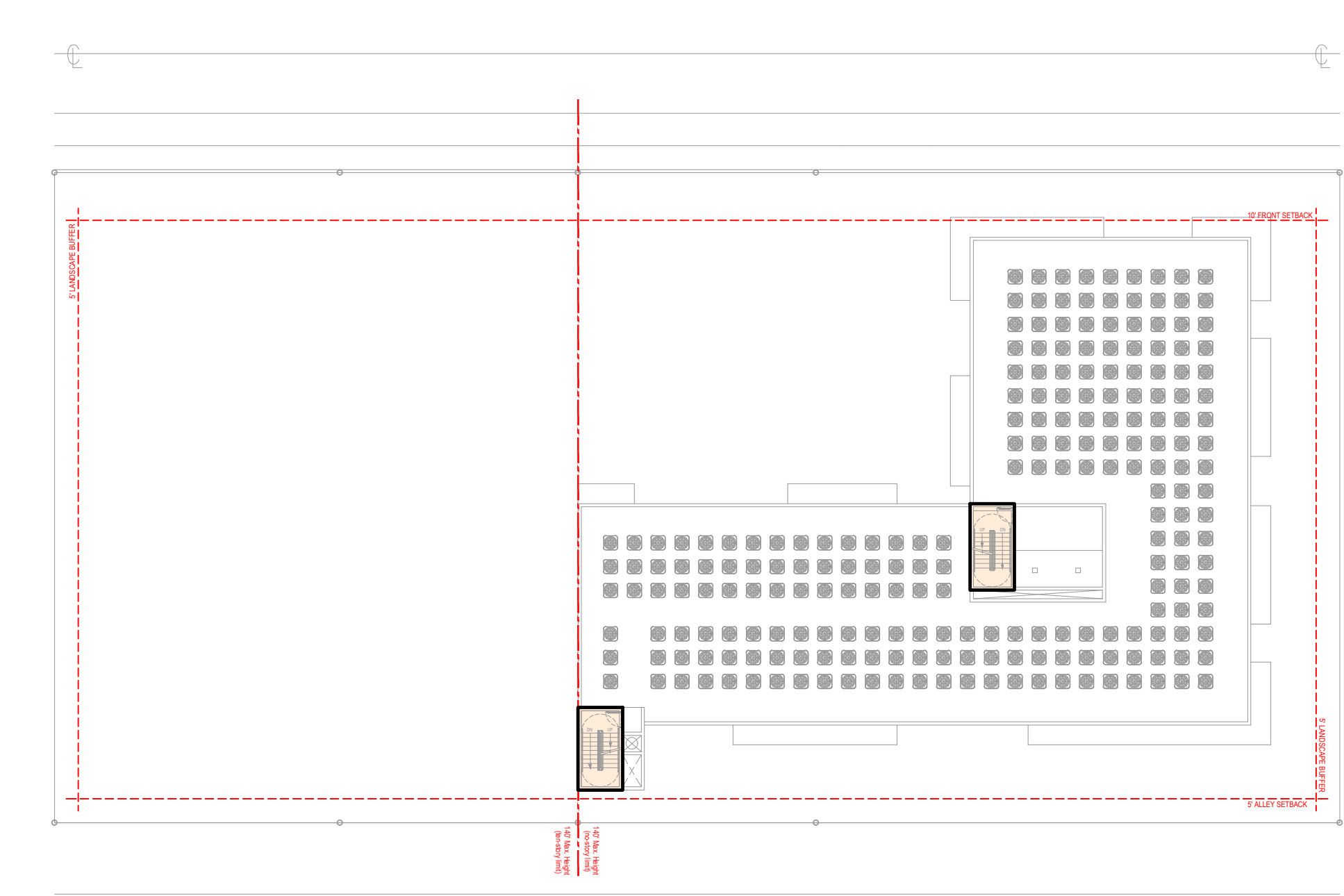
10th FLOOR

FAR: 11,129.76 SF



11th TO 13th FLOOR

FAR: 9,921.84 SF



TECH. ROOF

FAR: 331.33 SF

FLOOR	FAR
14	331.33 SF
13	9,921.84 SF
12	9,921.84 SF
11	9,921.84 SF
10	11,129.76 SF
9	17,141.00 SF
8	17,141.00 SF
7	17,141.00 SF
6	17,141.00 SF
5	17,141.00 SF
4	12,866.77 SF
3	1,164.14 SF
2	1,164.14 SF
1	6,240.19 SF

TOTAL FAR PROPOSED:

148,366.85 SF

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SEAL

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FLORIDA R.A. # 0009239

PROJECT TITLE

1830-1844 JACKSON ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE

FEASIBILITY STUDY PACKAGE
FAR DIAGRAM

MEETING DATES

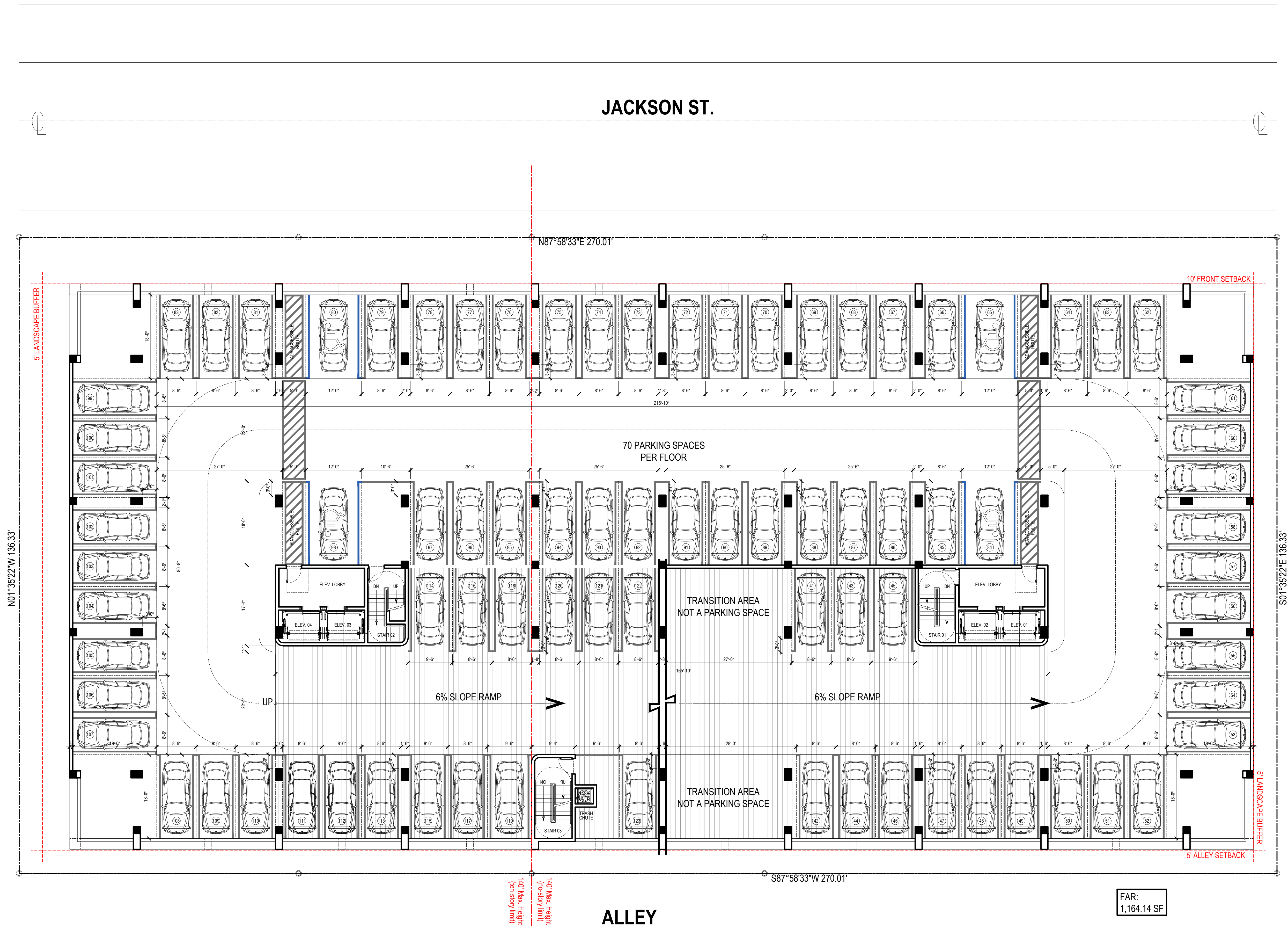
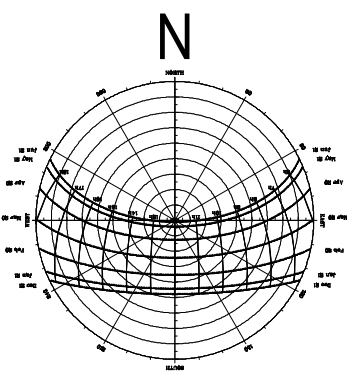
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	08.05.23	23-DP-80
TAC	10.02.23	23-DP-80
FINAL TAC	11.20.23	23-DP-80

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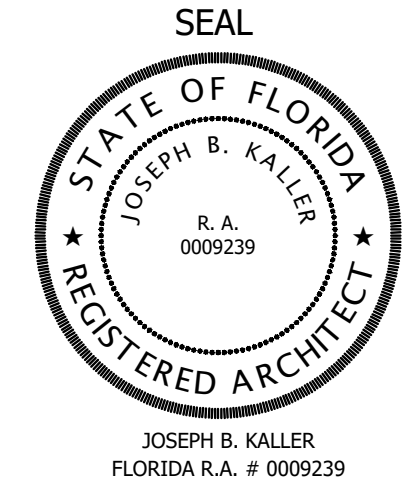
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SHEET

A-0.4



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HOLLYWOOD, FL. 33020

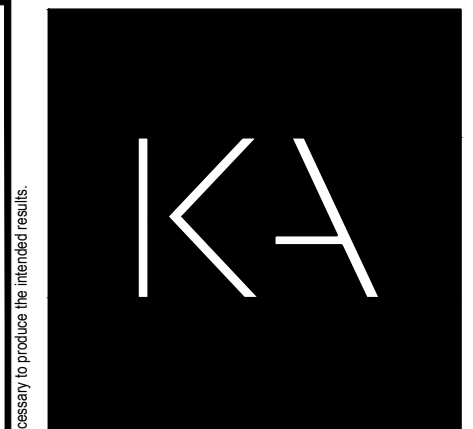
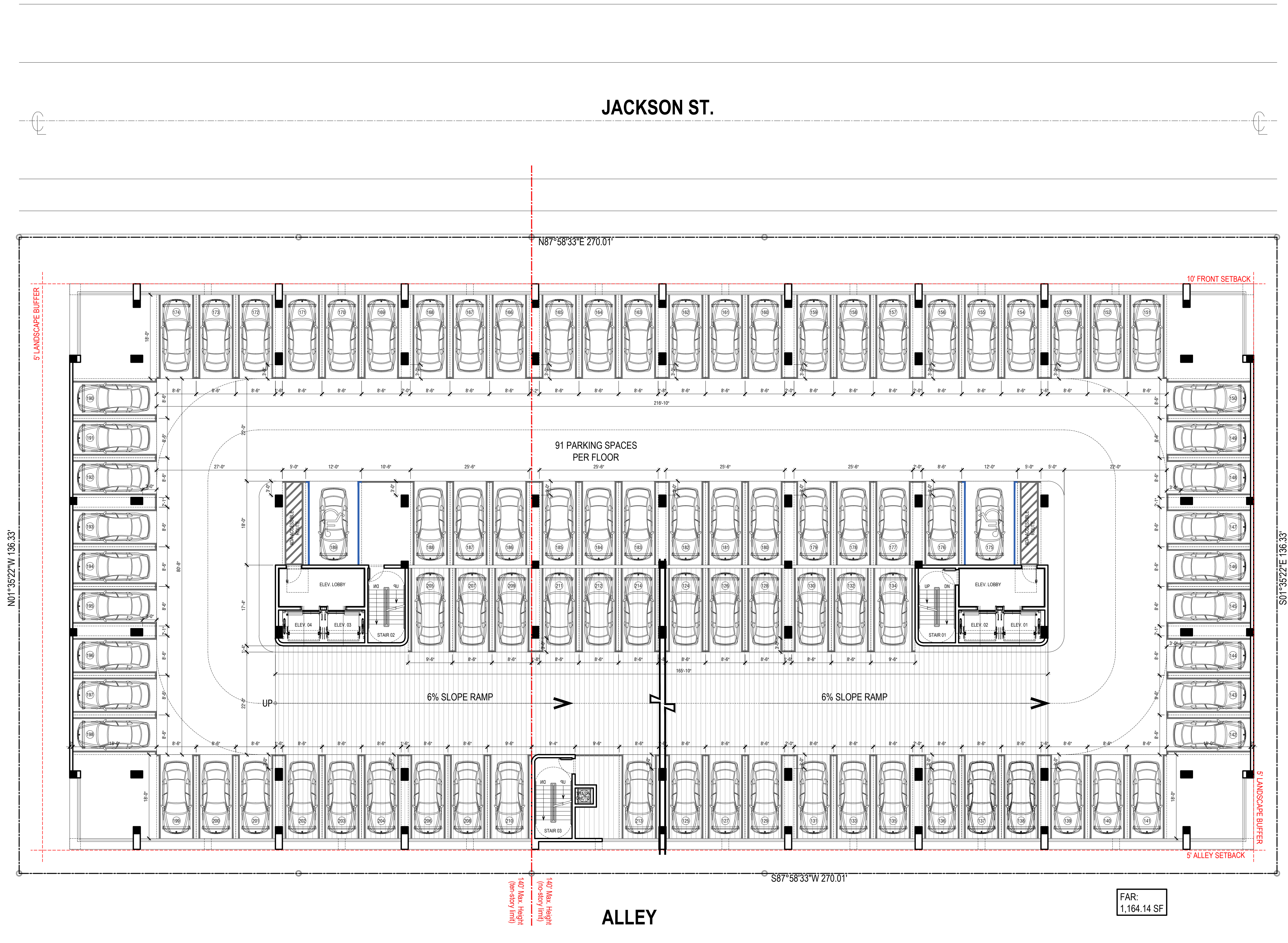
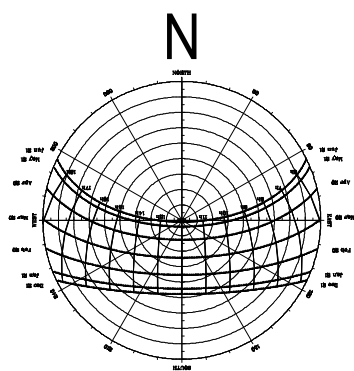
SHEET TITLE
FEASIBILITY STUDY PACKAGE
2ND FLOOR

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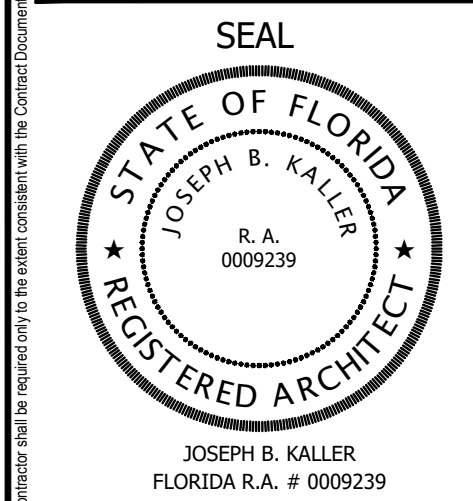
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SHEET
A-1.2



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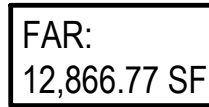
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1830-1844 JACKSON ST.
FEASIBILITY STUDY PACKAGE
3RD FLOOR
HOLLYWOOD, FL. 33020

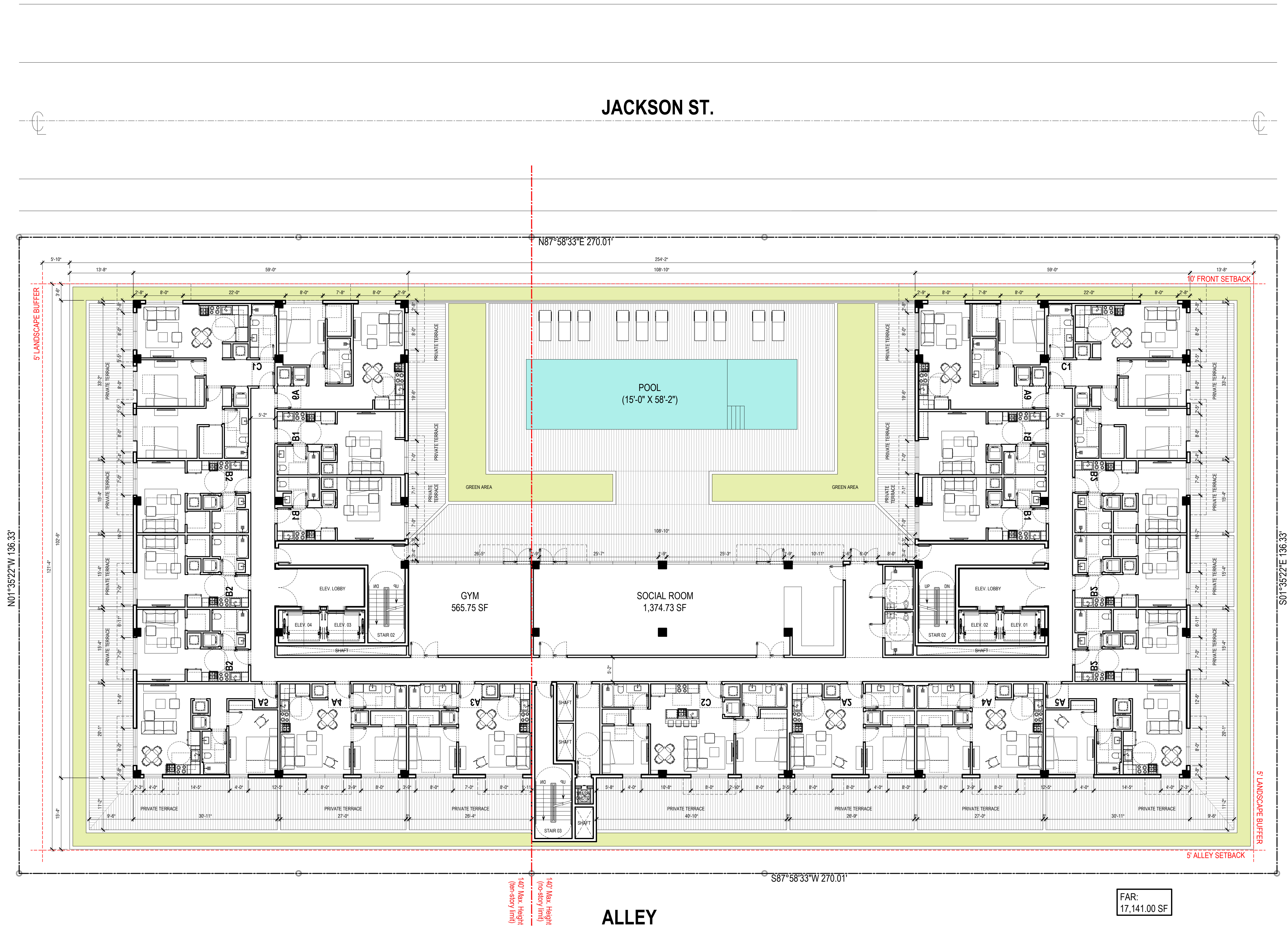
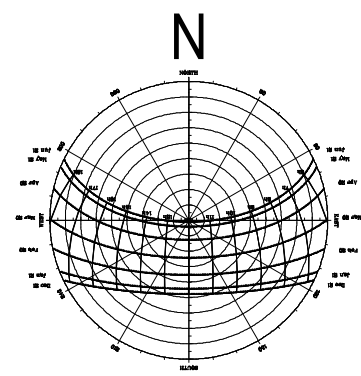
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ALLEY

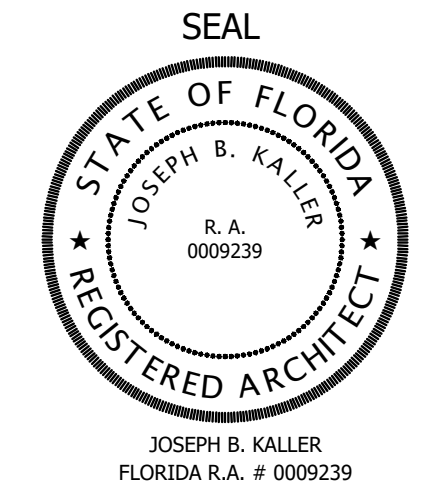
FAR:
17,141.00 SF



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SHEET TITLE
FEASIBILITY STUDY PACKAGE
5TH FLOOR

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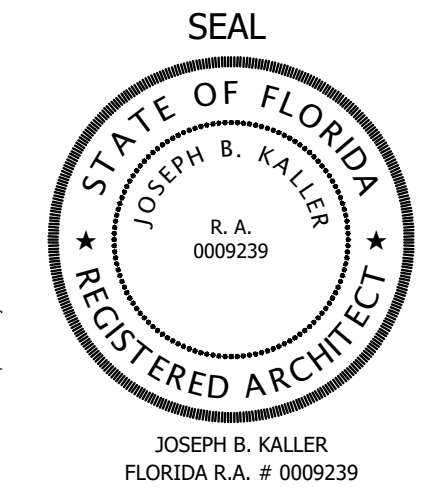


6TH to 9TH FLOOR
3/32"=1'-0"

ALLEY

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A-1.6



PROJECT TITLE
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HOLLYWOOD, FL. 33020
-

SHEET TITLE

FEASIBILITY STUDY PACKAGE

6TH to 9TH FLOOR

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10TH FLOOR
3/32"=1'-0"

ALLEY

FAR:
11,129.76 SF

ECT TITLE

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HOLLYWOOD, FL. 33020

-

SHEET TITLE

FEASIBILITY STUDY PACKAGE

10TH FLOOR

MEETING DATES

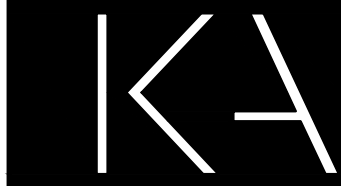
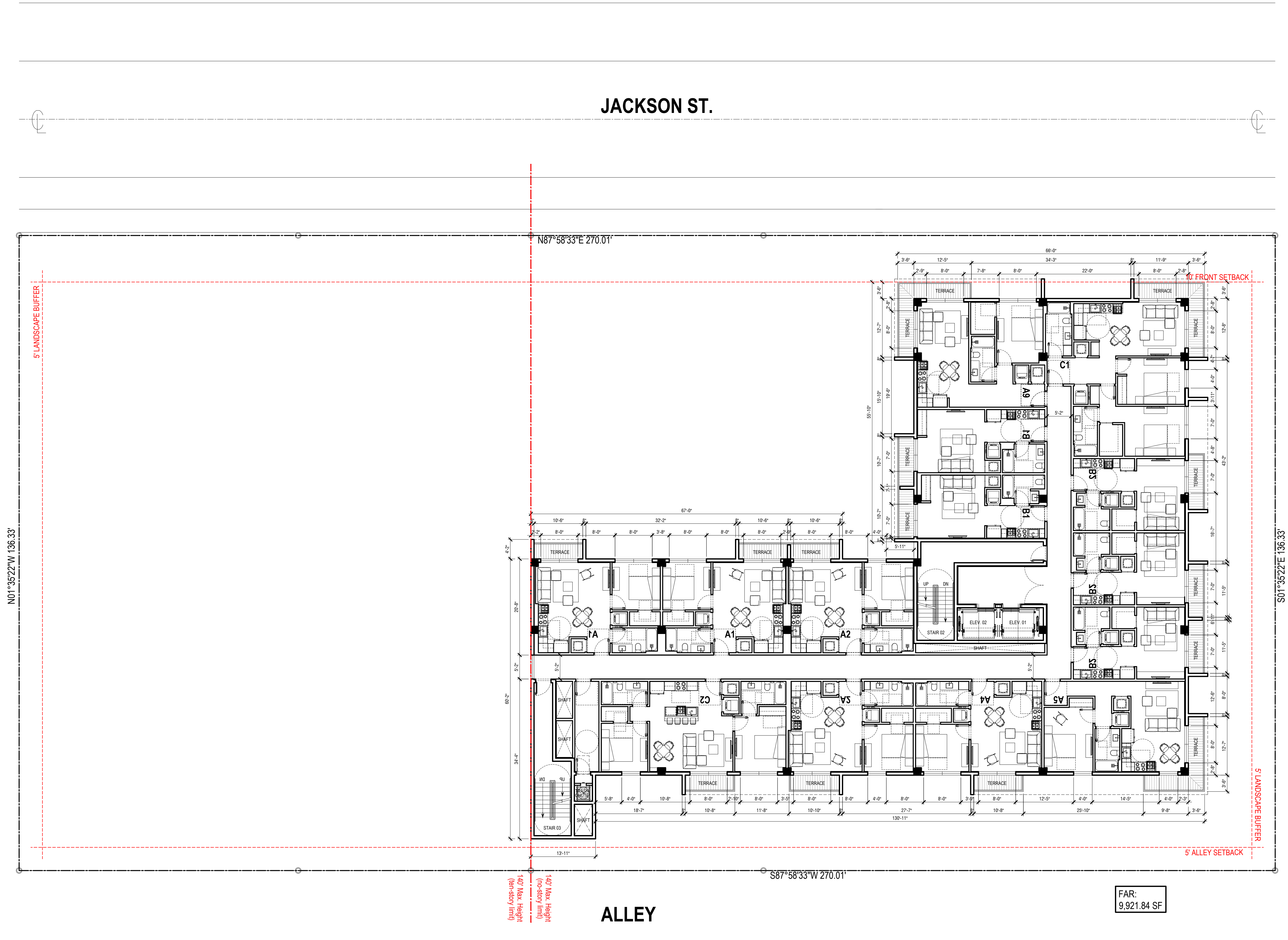
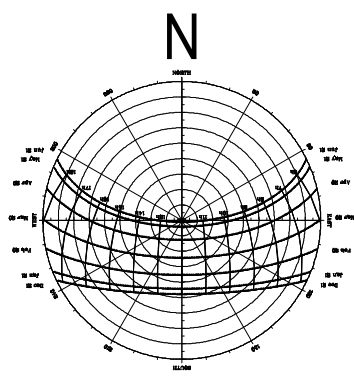
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	08.05.23	23-DP-80
TAC	10.02.23	23-DP-80
FINAL TAC	11.20.23	23-DP-80

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PROJECT No.: 23036
DATE: 11.20.23
DESIGNED BY: SCHIFFINO
CHECKED BY: JBK

SHEET

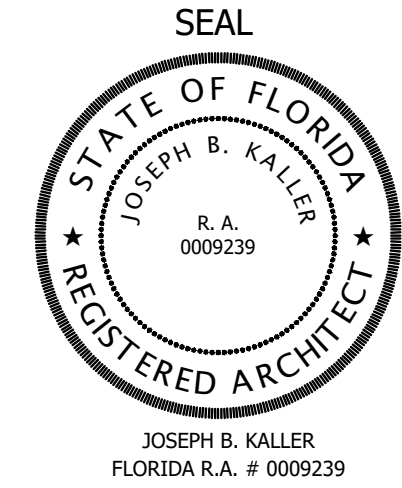
A-1.7



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2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com



PROJECT TITLE
1830-1844 JACKSON ST.
--
HOLLYWOOD, FL. 33020

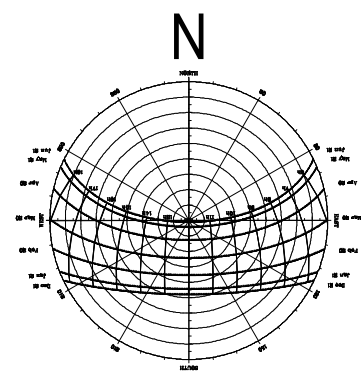
SHEET TITLE
FEASIBILITY STUDY PACKAGE
11TH to 13TH FLOOR

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	08.05.23	23-DP-80
TAC	10.02.23	23-DP-80
FINAL TAC	11.20.23	23-DP-80

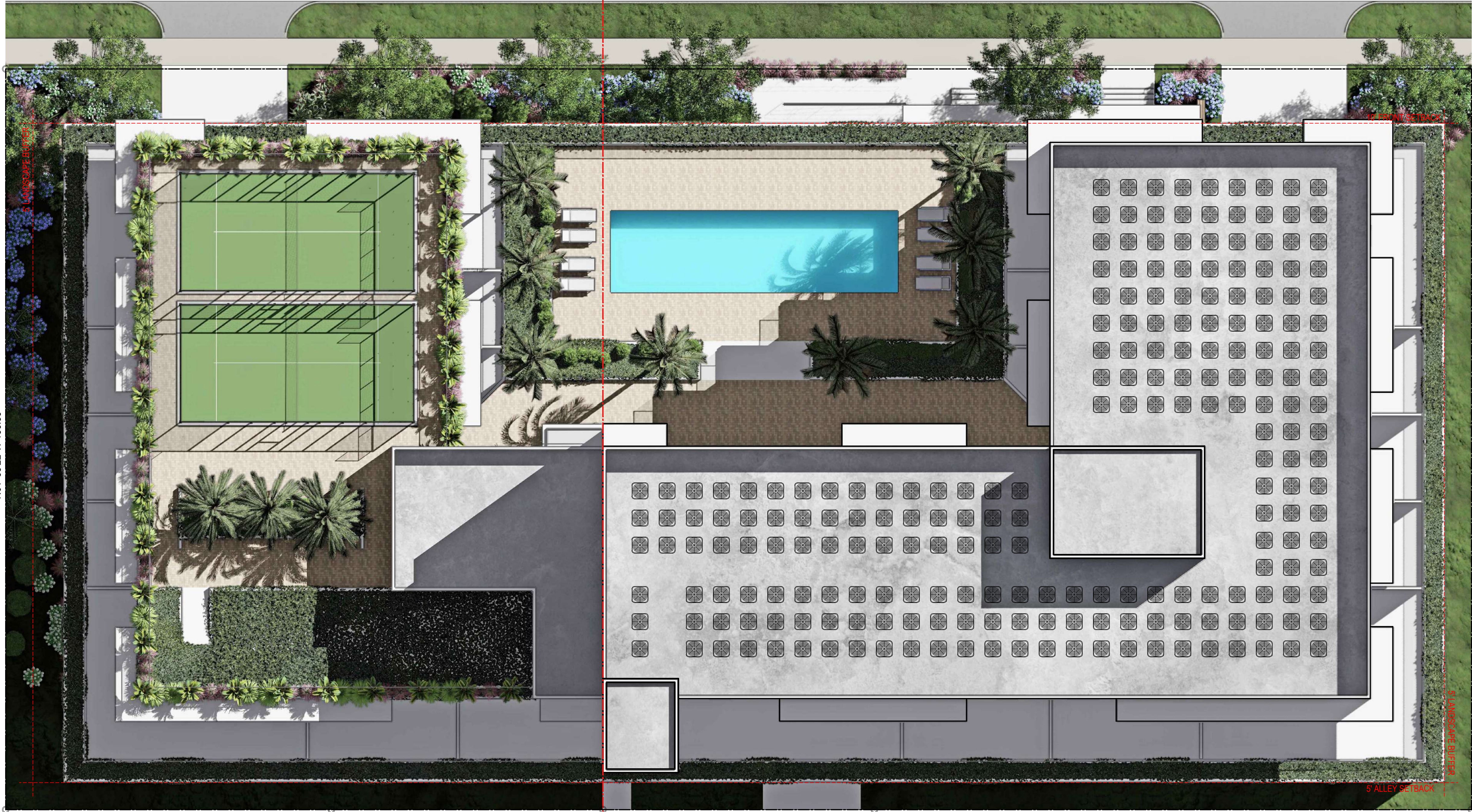
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PROJECT No.: 23036
DATE: 11.20.23
DESIGNED BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-1.8



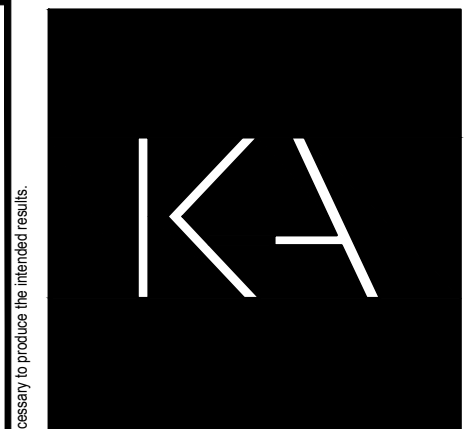
N01°35'22"W 136.33'



140' Max. Height
(ten-story limit)
140' Max. Height
(ten-story limit)

ALLEY

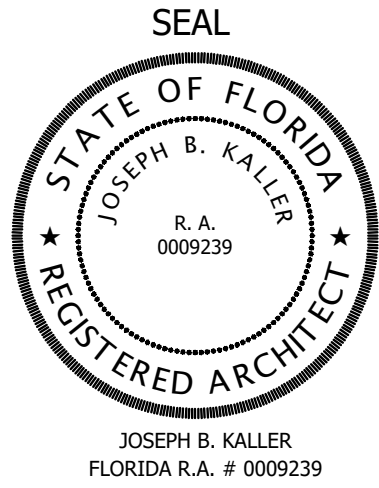
JACKSON ST.



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PROJECT TITLE
1830-1844 JACKSON ST.

HOLLYWOOD, FL. 33020

SHEET TITLE
FEASIBILITY STUDY PACKAGE
ROOF PLAN

MEETING DATES

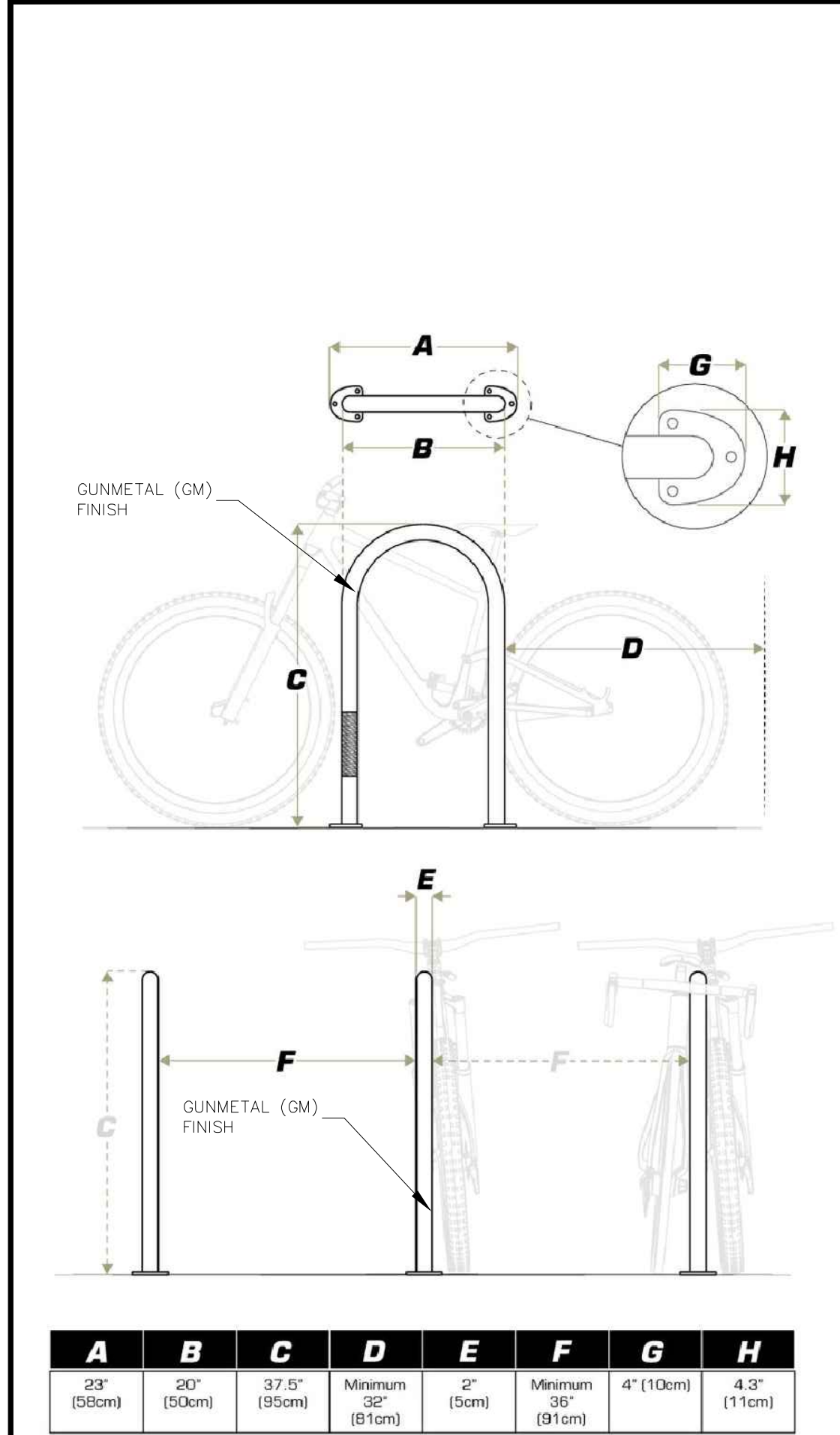
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	08.05.23	23-DP-80
TAC	10.02.23	23-DP-80
FINAL TAC	11.20.23	23-DP-80

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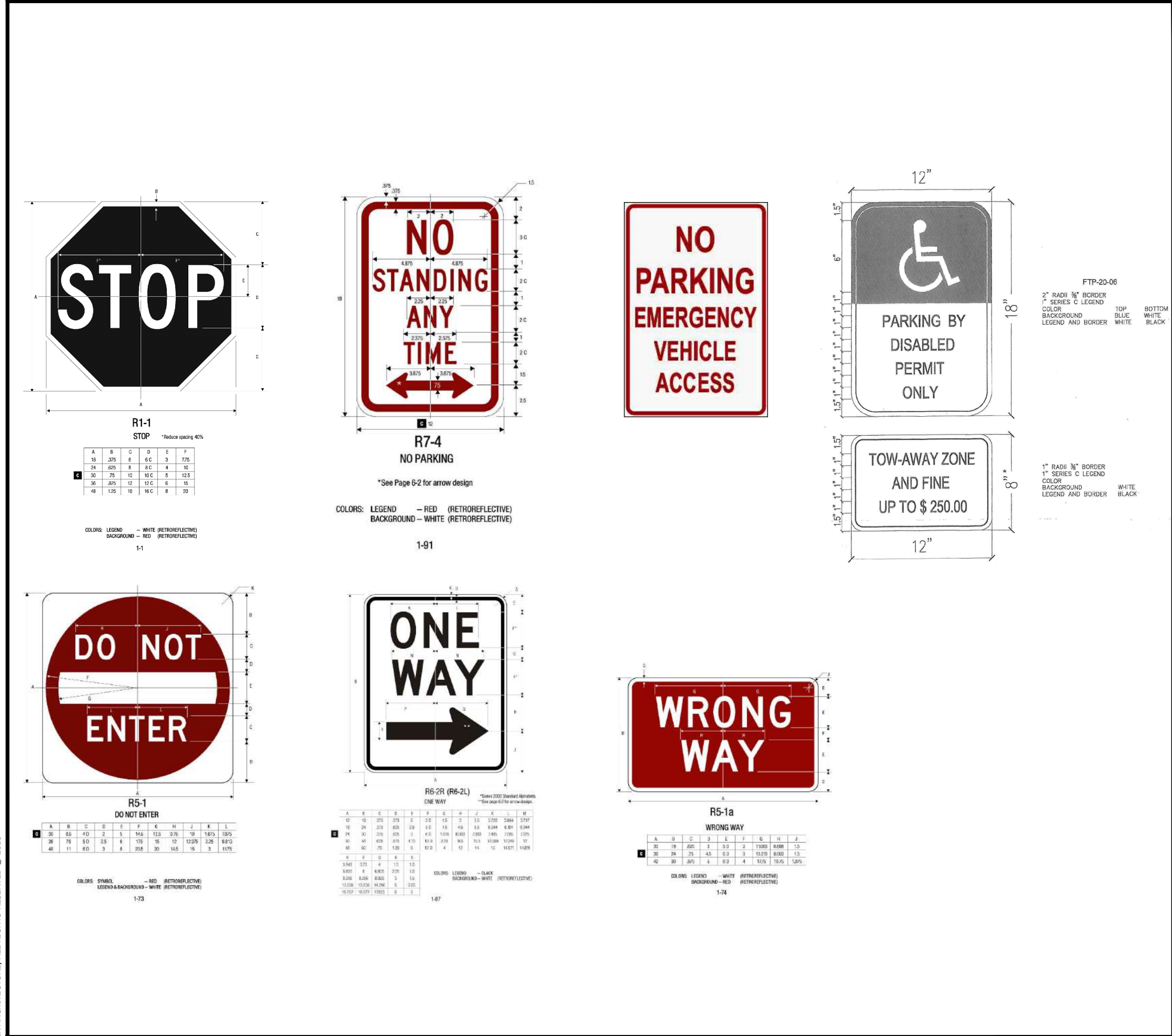
PROJECT No.: 23036
DATE: 11.20.23
DESIGNED BY: SCHIFFINO
CHECKED BY: JBK

SHEET

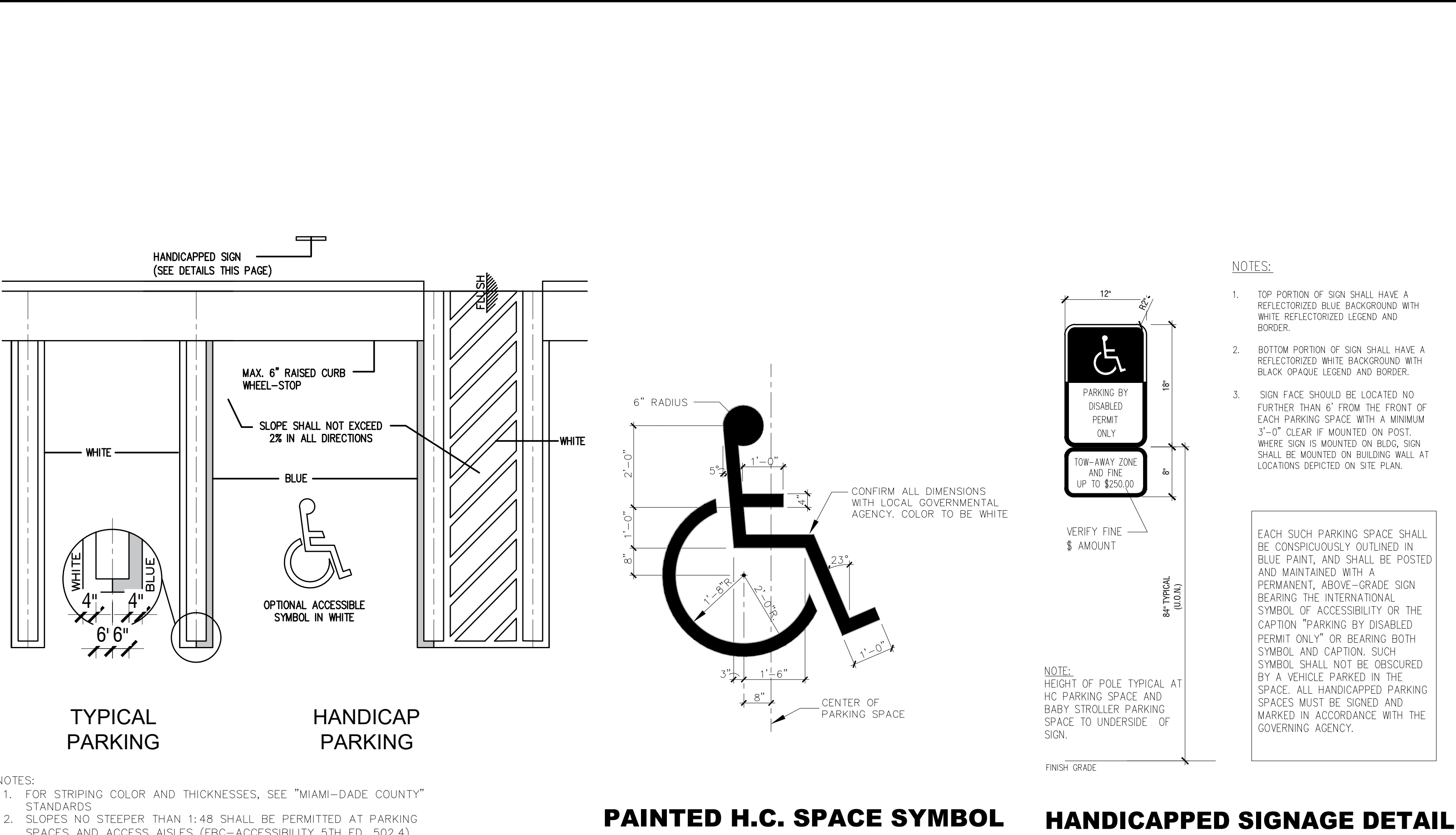
A-1.10



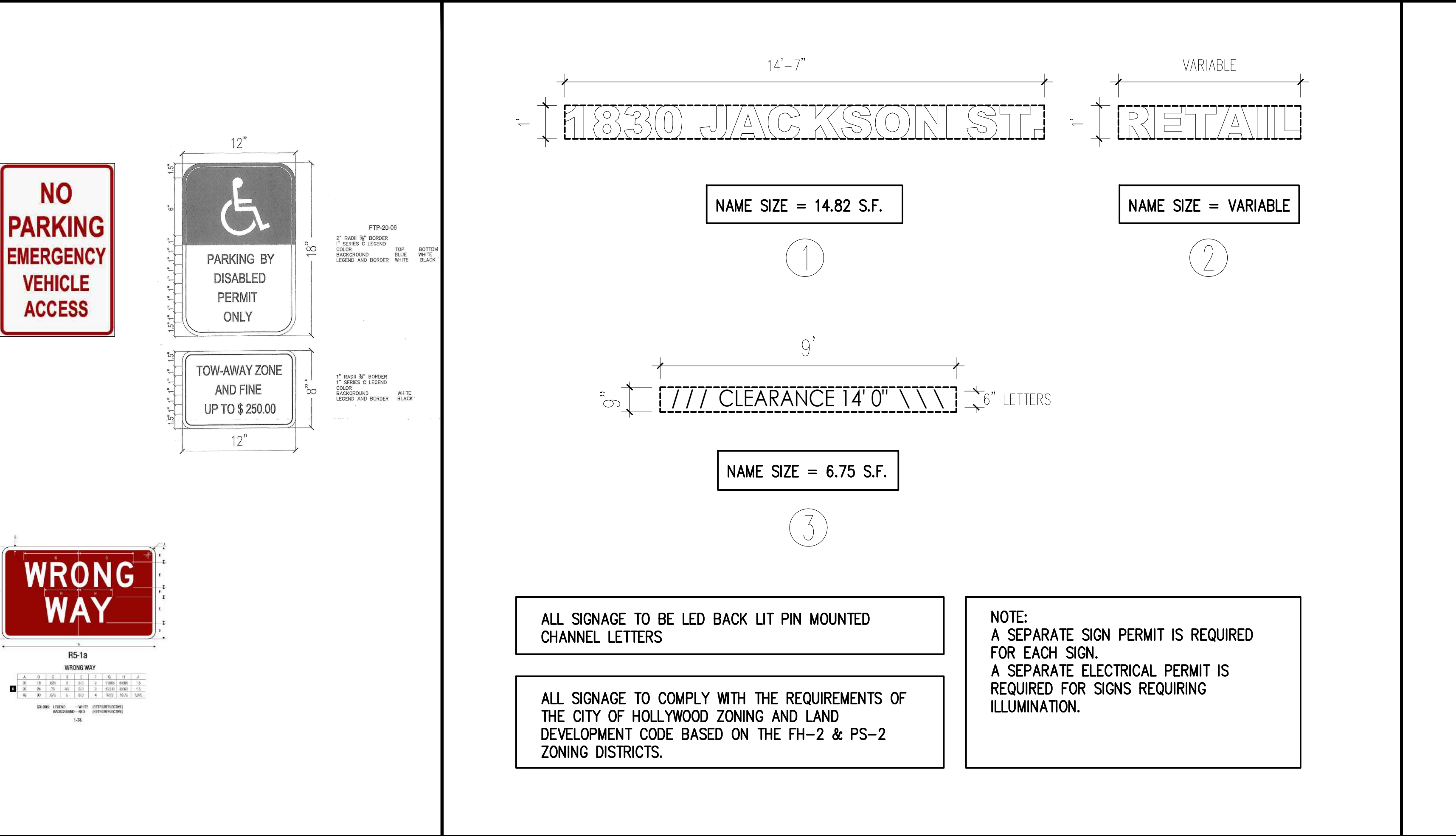
1 BICYCLE RACK DETAIL
N.T.S.



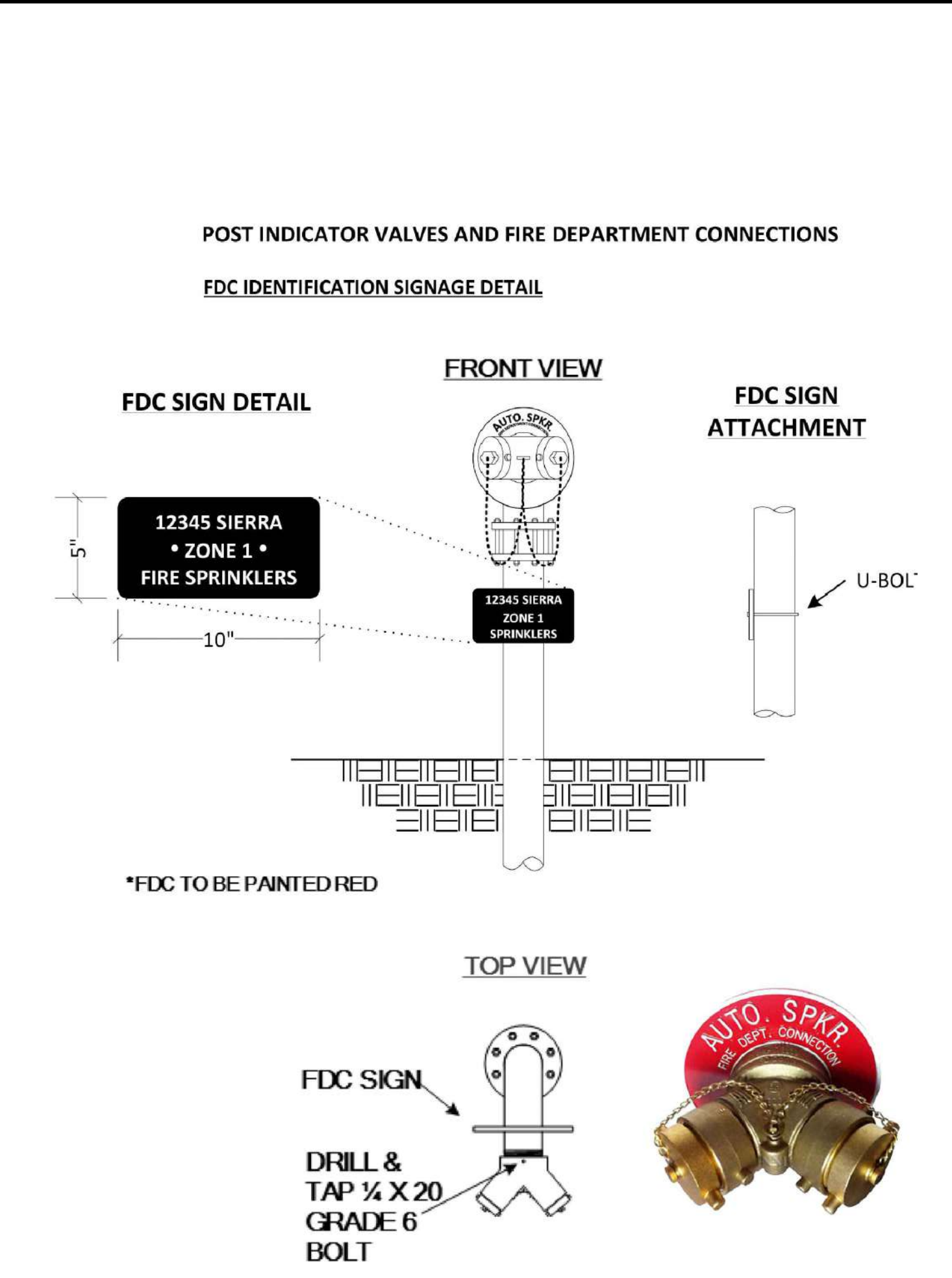
4 TYPICAL SIGN DETAILS
N.T.S.



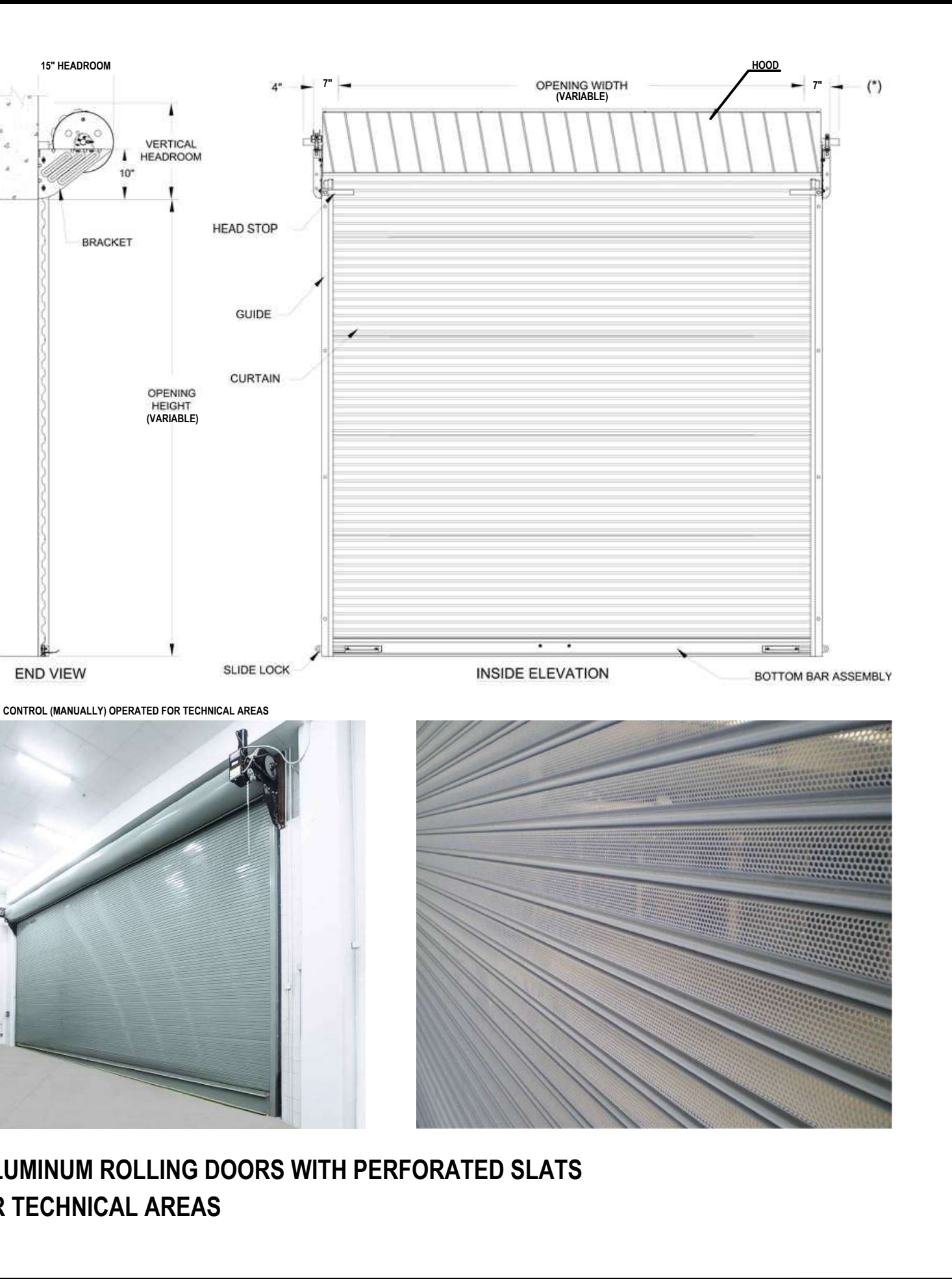
2 PARKING STALL DETAILS
N.T.S.



5 SIGNAGE
N.T.S.



3 FDC VALVES SIGN DETAIL
N.T.S.



6 ROLL UP DOORS TYPICAL DETAIL
N.T.S.

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

1830-1844 JACKSON ST.

HOLLYWOOD, FL. 33020

SHEET TITLE

**FEASIBILITY STUDY PACKAGE
SIGNAGE AND DETAILS**

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	08.05.23	23-DP-80
TAC	10.02.23	23-DP-80
FINAL TAC	11.20.23	23-DP-80

PROJECT No.: 23036
DATE: 11.20.23
DESIGNED BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-1.11

RD/ IMITE	DATE	DESCRIPTION
D	08.05.23	23-DP-80
L TAC	10.02.23	23-DP-80
	11.20.23	23-DP-80

PROJECT No.: 23036
DATE: 11.20.23
DESIGNED BY: SCHIFFINO
CHECKED BY: JBK



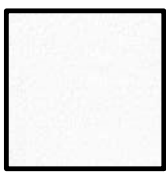
KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2018

1

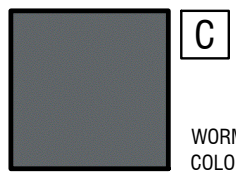
NORTH ELEVATION
3/32"=1'-0"



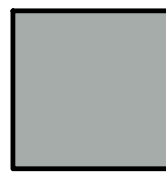
A
PROFORMA HORIZONTAL
FACADE SYSTEM / CLADDING
FINISH: RUSTIK / NATURAL CLAD-W



B
WORM / PUTZ FINISH STUCCO
COLOR: PURE WHITE SW 7005 OR SIMILAR



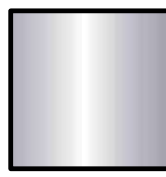
C
WORM / PUTZ FINISH STUCCO
COLOR: WEB GRAY SW 7075 OR SIMILAR



D
WORM / PUTZ FINISH STUCCO
COLOR: AFRICAN GRAY SW 9162 OR SIMILAR



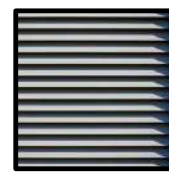
E
FRAMELESS GLASS 1/2" CHANNEL RAILING SYSTEM
FINISH: CLEAR TEMPERED GLASS AND ALUMINUM



F
WINDOW ALUMINUM FRAME
FINISH: DURANAR SUNSTORM ARCADIA SILVER
UC70123F



G
CLEAR LOW-E GLASS



H
ALUMINUM HORIZONTAL LOUVERS FOR TECH ROOMS
FINISH: DURANAR SUNSTORM ARCADIA SILVER
UC70123F



I
PANORAMA FORTE
COURT ENCLOSURE SYSTEM. h=9
BY: PADELBOK (www.thepadelbox.com)

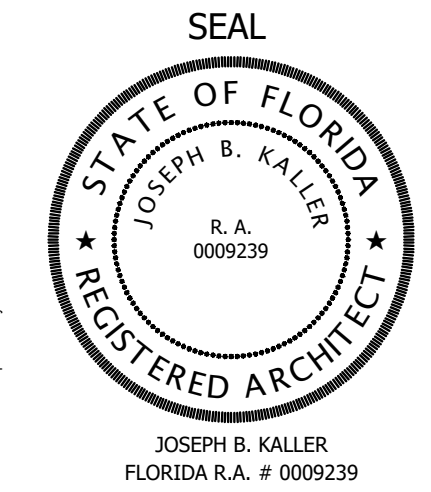
Galvanized steel structure coated with 100% polyester powder
High-quality Synthetic Monofilament Turfgrass
Clear 12 mm (1/2") thick tempered glass.
Weather-resistant nylon washers and self-adhesive neoprene



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954.920.5746
joseph@kallerarchitects.com

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PROJECT TITLE
1830-1844 JACKSON ST.
HOLLYWOOD, FL. 33020

SHEET TITLE
**FEASIBILITY STUDY PACKAGE
EAST ELEVATION**

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	08.05.23	23-DP-80
TAC	10.02.23	23-DP-80
FINAL TAC	11.20.23	23-DP-80

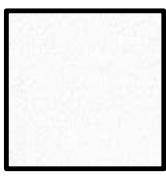
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DATE: 11.20.23
DESIGNED BY: SCHIFFINO
CHECKED BY: JBK

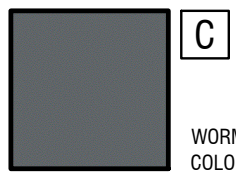
SHEET
A-2.2



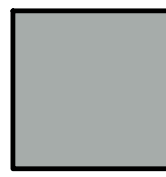
A
PRODEMA HORIZONTAL
FACADE SYSTEM / CLADDING
FINISH: RUSTIK / NATURAL CLAD-W



B
WORM / PUTZ FINISH STUCCO
COLOR: PURE WHITE SW 7005 OR SIMILAR



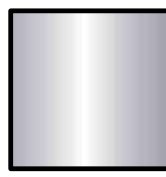
C
WORM / PUTZ FINISH STUCCO
COLOR: AFRICAN GRAY SW 7075 OR SIMILAR



D
WORM / PUTZ FINISH STUCCO
COLOR: AFRICAN GRAY SW 9162 OR SIMILAR



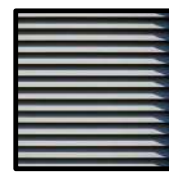
E
FRAMELESS GLASS 1/4" CHANNEL RAILING SYSTEM
FINISH: CLEAR TEMPERED GLASS AND ALUMINUM



F
WINDOW ALUMINUM FRAME
FINISH: DURANAR SUNSTORM ARCADIA SILVER
UC70123F



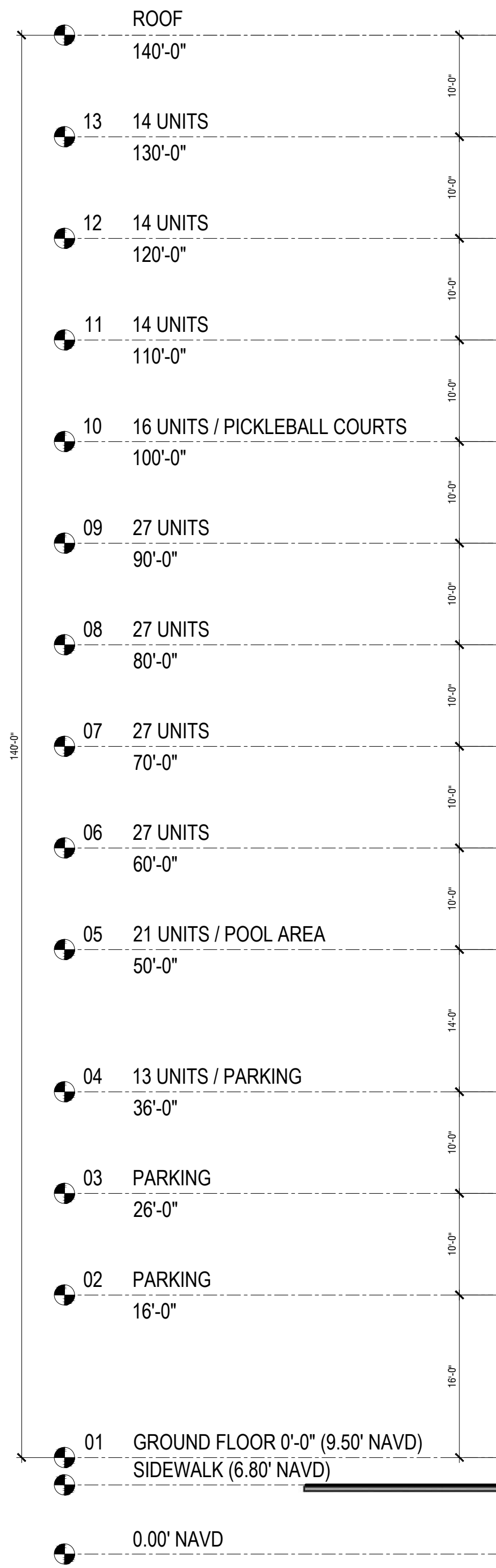
G
CLEAR LOW-E GLASS



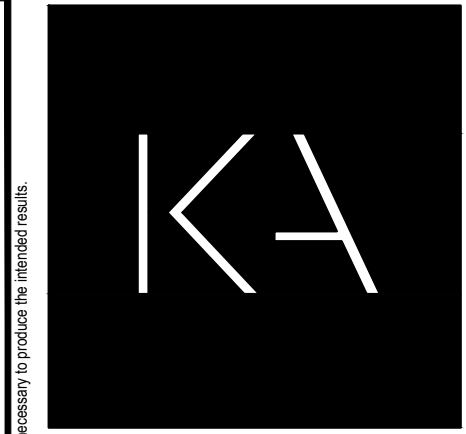
H
ALUMINUM HORIZONTAL LOUVERS FOR TECH ROOMS
FINISH: DURANAR SUNSTORM ARCADIA SILVER
UC70123F



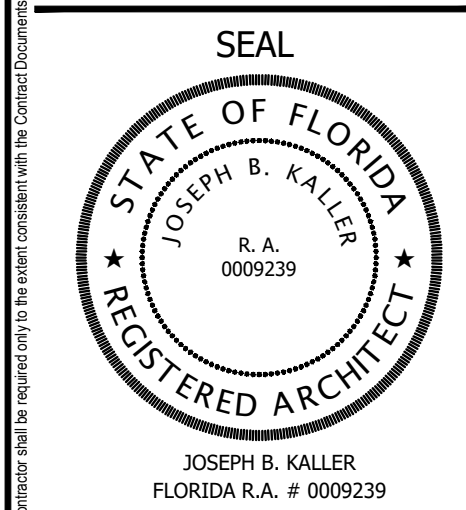
I
PANORAMA FORTE
COURT ENCLOSURE SYSTEM: h=9'
BY: PAXLEBOX (www.thepaxlebox.com)
Galvanized steel structure coated with 100% polyester powder
High-quality Synthetic Monofilament Turfgrass
Clear 12 mm (1/2") thick tempered glass.
Weather-resistant nylon washers and self-adhesive neoprene



200 UNITS IN TOTAL



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



PROJECT TITLE
1830-1844 JACKSON ST.
HOLLYWOOD, FL. 33020

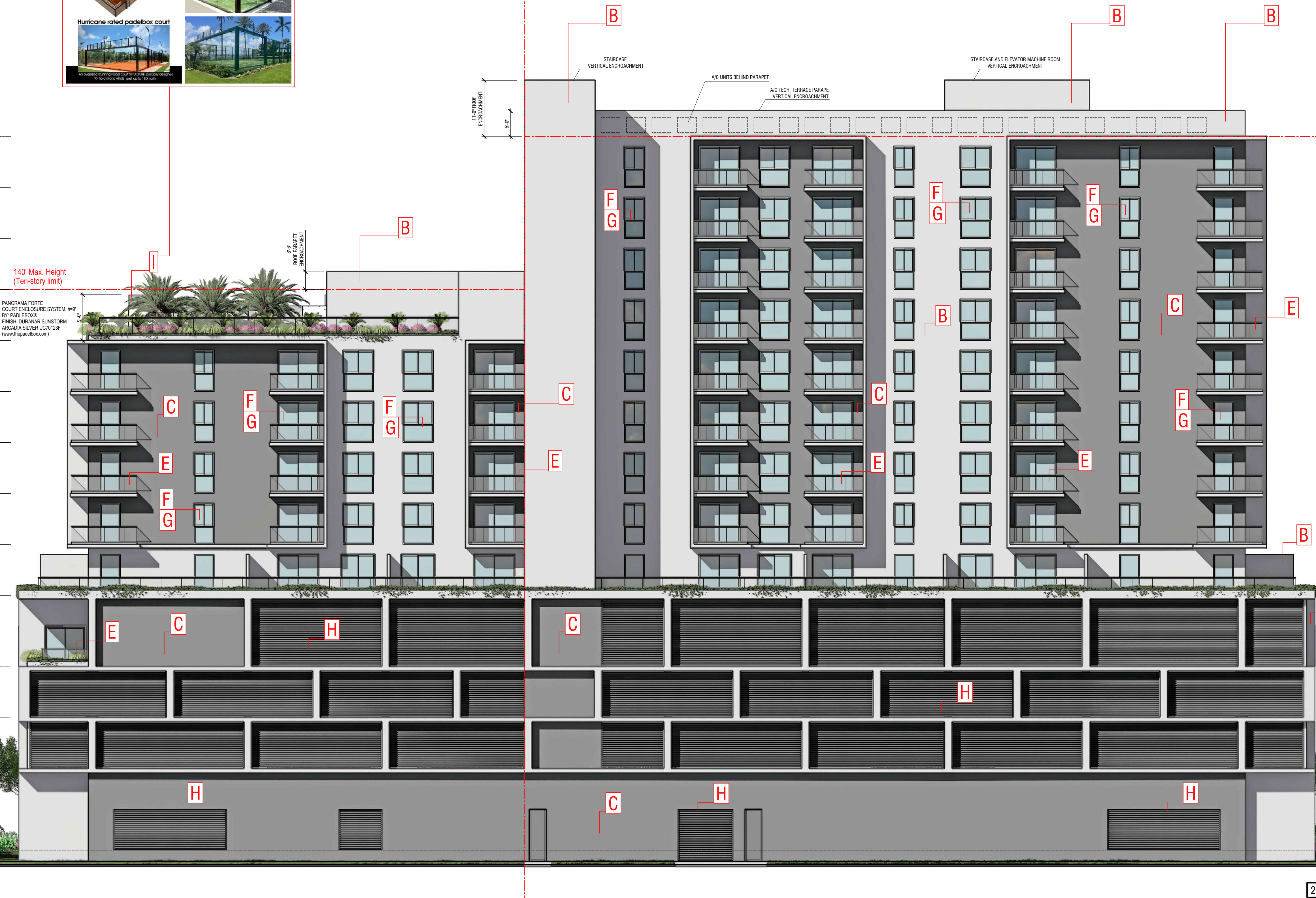
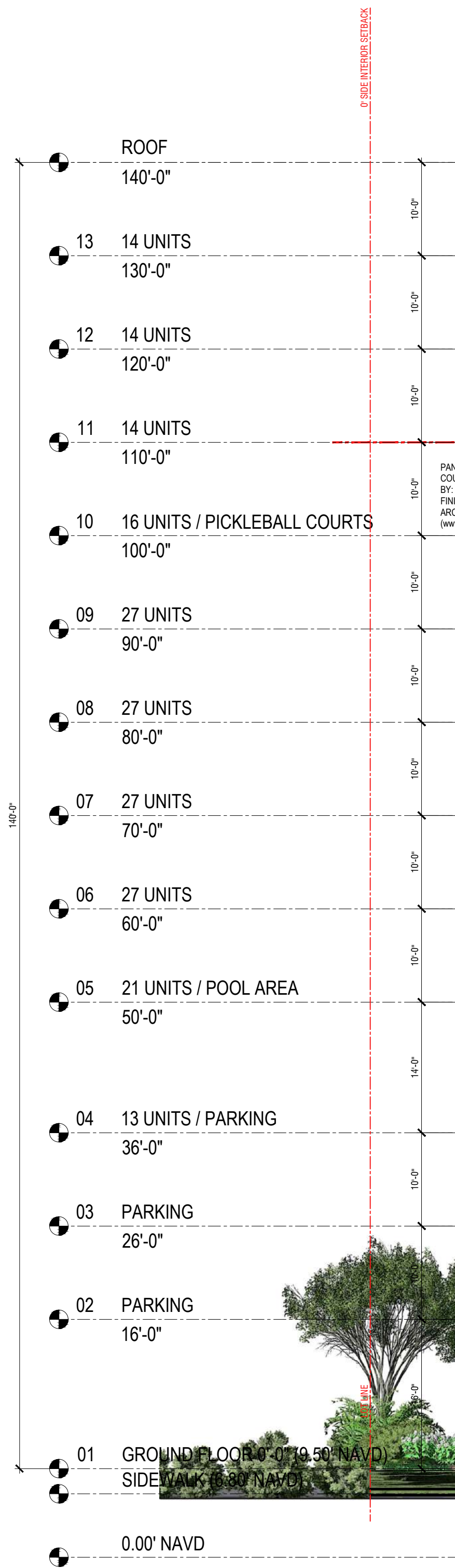
SHEET TITLE
**FEASIBILITY STUDY PACKAGE
WEST ELEVATION**

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	08.05.23	23-DP-80
TAC	10.02.23	23-DP-80
FINAL TAC	11.20.23	23-DP-80

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DATE: 11.20.23
DESIGNED BY: SCHIFFINO
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SHEET
A-2.3



200 UNITS IN TOTAL

236 PARKING SPACES IN TOTAL

A
PRODEMA HORIZONTAL
FACADE SYSTEM / CLADDING
FINISH: RUSTIK / NATURAL CLAD-W

B
WORM / PUTZ FINISH STUCCO
COLOR: PURE WHITE SW 7005 OR SIMILAR

C
WORM / PUTZ FINISH STUCCO
COLOR: WEB GRAY SW 9162 OR SIMILAR

D
WORM / PUTZ FINISH STUCCO
COLOR: AFRICAN GRAY SW 9162 OR SIMILAR

E
FRAMELESS GLASS "U" CHANNEL RAILING SYSTEM
FINISH: CLEAR TEMPERED GLASS AND ALUMINUM

F
WINDOW ALUMINUM FRAME
FINISH: DURANAR SUNSTORM ARCADIA SILVER
UC70123F

G
CLEAR LOW-E GLASS

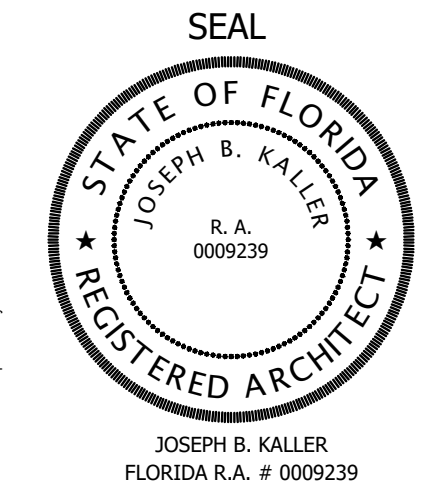
H
ALUMINUM HORIZONTAL LOUVERS FOR TECH. ROOMS
FINISH: DURANAR SUNSTORM ARCADIA SILVER
UC70123F

I
PANORAMA FORTE
COURT ENCLOSURE SYSTEM. h=9'
BY: PADLEBOX. #
(www.thepadlebox.com)

Galvanized steel structure coated with 100% polyester powder
High-quality Synthetic Monofilament Turfgrass
Clear 12 mm (1/2") thick tempered glass.
Weather-resistant nylon washers and self-adhesive neoprene



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954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
1830-1844 JACKSON ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
FEASIBILITY STUDY PACKAGE
SOUTH ELEVATION

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	08.05.23	23-DP-80
TAC	10.02.23	23-DP-80
FINAL TAC	11.20.23	23-DP-80

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PROJECT No.: 23036
DATE: 11.20.23
DESIGNED BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-2.4



June 12, 2023

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 22-27 and the East 30 feet of Lot 28, Block 37, "Hollywood," according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Jackson Street, between South 19 Avenue and Federal Highway/U.S. 1, 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 multi-family 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). 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 0.85 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.

Joseph B. Kaller

June 12, 2023

Page Two

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 22-27) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the East 30 feet of Lot 28), or with vacated right-of-way, Policy 2.13.1 of the BCLUP does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

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 Julie M. Bernal at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:JMB

cc/email: George Keller, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood



**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes ☒ No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: Menachem Trietel
2. Project Name: 1830-1844 Jackson Apartments
3. Project Address: 1830-1844 Jackson Street
4. Contact person: Joseph B. Kuler - Architect
5. Contact number: 954-950-5746
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 200 Apartment Units
8. Unit Fee per residential dwelling based on sq. ft.: 14 units @ \$1401.00
186 units @ \$1135.00
9. Unit Fee per hotel/motel room: \$1,355.00
10. Total Park Impact Fee: \$230,166.00 Date: 11/16/23

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org with any inquiries.