



KallerArchitecture

January 30, 2024

Ms. Carmen Diaz City of Hollywood Division of Planning & Urban Design 2600 Hollywood Boulevard, Suite #315 Hollywood Florida 33020

Reference:

Community Outreach Summary

Dixieana Street Apartments

1822 Dixieana Street

File #23-DP-89

Architect's Project #23072

Dear Carmen:

In accordance with the City's Outreach Ordinance, this letter serves to confirm the summary of the Community Outreach relating to the above referenced matter.

One October 20, 2023, we sent notice to all properties Owners and Civic Associations within 500 feet from each property line of the subject Property informing them of a virtual public meeting to be held on November 7, 2023, at 6:00 PM. The Virtual Notice included information about this Project's location.

The Virtual meeting held on November 7, 2023, was attended by the Owner, Mr. Kevin Neal and his Attorney, Nectaria Chakas, Esq., Mrs. Patricia Antrican, Ms. Christine Corbo, Mr. Andrew Vaz, Mr. Xavier Lesmarie and Mr. Terry Noonan from the Community. The Architect, Mr. Joseph Kaller of Kaller Architecture presented the Project in a Power Point Presentation and following the Presentation had a time of questions and answers.

A few general questions were asked about the building, which the Architect addressed. With there not being and further questions or concerns, the members of the Community were thanked for taking the time to attend and the meeting was adjourned.

Please do not hesitate to contact me if you have any questions or comments.

Sincerely,

Kaller Architecture

Joseph B. Kaller, AIA, LEED AP BD+C

President



CERTIFICATION LETTER

City of Hollywood

Date:

October 20, 2023

Applicant:

Neal Development

Legal Description:

Lots 11, 12, 13 and portion of 14 of Frank Add To Hollywood Plat as recorded in Plat Book 7 Page 11 of the Public

Records of Broward County, Florida.

Address or

General Location:

1822 Dixieana Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of October 6, 2023, and Planning Department, Civic Association within 500 feet, and City Commissions.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed October 20, 2023.

Finally, this letter certifies that the site was posted with two public notice signs that meet the City of Hollywood notification regulations. The signs were posted October 20, 2023.

Thank You,

Christina Mathews

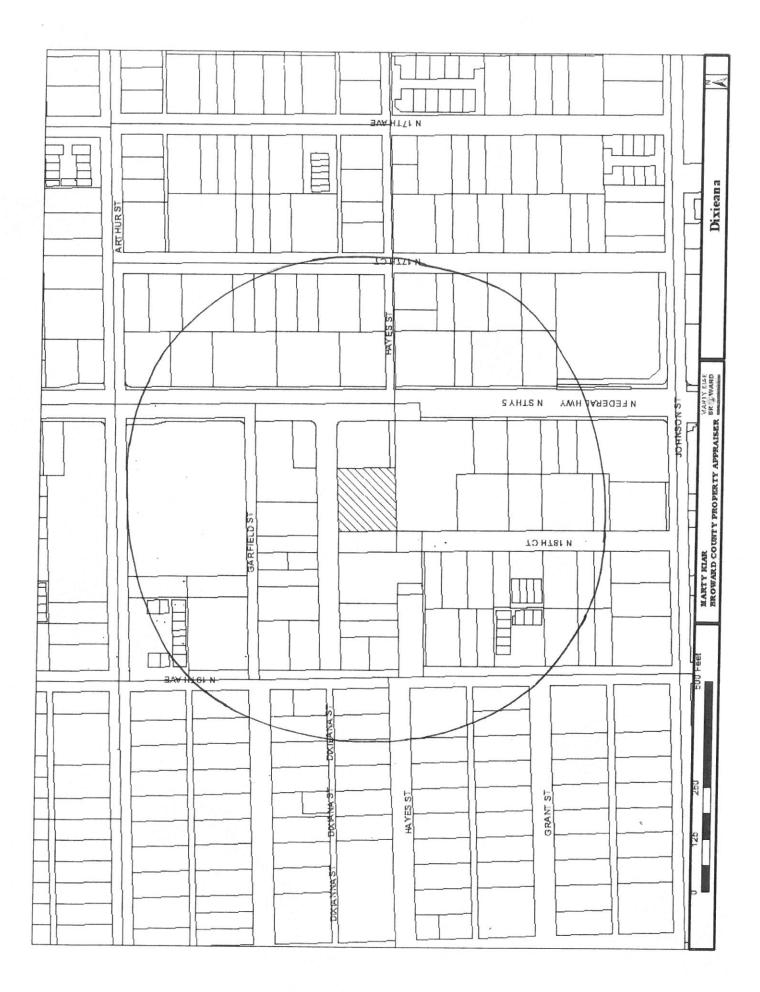
Sworn and subscribed before me this 20th day of October, 2023. She is personally known to me.

Signature of Notary

1025 Yale Drive Hollywood, Florida 33021 954-920-2205

Email: cutroplanning@yahoo.com

JEFFERSON DURHAM
Commission # HH 094399
Expires February 17, 2025
Bonded Thru Troy Fain Insurance 800-385-7019



ADDRESS_LI 1907 GARFIELD ST 20350 W COUNTRY CLUB DR #22 1917 HAYES ST 571 OAKWOOD LANE 1400 S OCEAN DR #601 1118 N 19 AVE 1120 N 19 AVE 1120 N 19 AVE 2240 BARTOW AVE 2348 NW 107 TER 1901 GRANT ST #3 21023 NE 32 AVE	1050 N FEDERAL HWY 4350 SW 59 AVE #A 1025 N 19 AVE	2142 NW 99 AVE 1215 N FEDERAL HWY 8506 NW 38 ST 1109 N FEDERAL HWY #8 713 NW 7 AVE 17555 COLLINS AVE APT 905 19111 COLLINS AVE APT 207 2005 N 31 AVE 1118 N 17 CT
NAME HARVEY, GREGORY P H/EHARVEY, MARCIA P & WALTER A GOLDMAN CONSTRUCTS LLC PROTANO, JOSEPH E SETTINERI, JOHN FRANK CYPEL, ANNA BUEHRER, SUSAN J GLAZER, DAVIDDAVID GLAZER REV TR ETAL CHAYA VANUNU REV TRVANUNU, CHAYA TRSTEE SR 88 LLC VAZQUEZ, BERTHA YVAZQUEZ, ROBERT TORO ESPANA, ANA LORENA TO LIFE REAL ESTATE LLC MARSHALL ESTATE STRQUINTUS, VICTORIA L TRSTEE	KJB ONE INC DIXIANA COND ASSOC INC NOONAN,TERRY LNOONAN,MARK W	HOLLYWOOD GARDENS 770 LLC A & N PROPERTIES HOLDING CORP FEDERAL SPA LLC OASIS HOLLYWOOD LLC SALVINO,MARCO A SR VANTIFF LLC SYNEKTA HOLLYWOOD LLC CORNER,JAMIE GADEVA,ASSIA H/EGADEV,VENTZISLAV CORNER,JAMIE M
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1315 GARFIELD ST	2005 N 31 AVE	2142 NW 99 AVE 1775 HANCOCK ST #200	18950 N BAY RD 2900 S FLETCHER AVE	301 W 41 ST #501	2600 HOLLYWOOD BLVD #206 1175 NE MIAMI GARDENS DR #506	11 MONAHAN AVE 1011 N 19 AVE	PO BOX 801910	18792 NW 79 WAY 3370 NE 190 ST #1211	1454 TYLER ST	1911 NE 206 ST	1904 S OCEAN DR #1802	271 SW 167 AVE		271 SW 167 AVE		271 SW 167 AVE		271 SW 167 AVE
VL FAMILY LLC	CORNER, JAMIE M	HOLLYWOOD GARDENS 770 LLC SFR 2012-1 FLORIDA LLC	1200 FEDERAL LLC RODRIGUEZ,PEDRO	1845 GARFIELD STREET LLC	ECONOMIC DEV CHAJU INVESTMENT LLC	CAPITAL MANAGEMENT AD LLC AREVALO, JANETTE P	HACOLBESEDER LLC	MOR, ISRAELMOR, OFRA	KEILL, ROBERT J & GALE E	1010 HOLLYWOOD LLC	ARRIAGADA,BALBINAFIGUEROA,MARITZA P	CARLTON R GUTHRIE REV LIV TRGUTHRIE,CARLTON R TRSTEE	CARLTON R GUTHRIE REV LIV	I KGU I HRIE, CARLTON R TRSTEE	CARLTON R GUTHRIE REV LIV	I KGU I HRIE, CARLTON R TRSTEE	CARLTON R GUTHRIE REV LIV	TRGUTHRIE, CARLTON R TRSTEE
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CARLTON R GUTHRIE REV LIV TRGUTHRIE,CARLTON R TRSTEE TRINU,NICOLAE EWC REAL ESTATE US LLC EWC REAL ESTATE US LLC	MIVAL GROUP 900 LLC 1825 JOHNSON STREET LLC DUO TRUST LLC DANIELLE AGUIAR LIV REV TRCHRISTINE M PROST LIV REV TR	KJB ONE INC B&G PROPERTIES 1002 LLC	928-936 N FEDERAL HIGHWAY LLC 7 PATAI INC	BORTEC INSURANCE GROUP 920 LLC	GATOR 2034 JAG LLC ETAL%CVS HEALTH #2732-01 GUMMAKONDA PROPERTIES INC	GUMMAKONDA PROPERTIES INC GUMMAKONDA PROPERTIES INC	GUMMAKONDA PROPERTIES INC GUMMAKONDA PROPERTIES INC	GUMMAKONDA PROPERTIES INC GIGI,ORIT	SHEKAR & SHEKAR & SHEKEDDY, SHEKAR & SHYLAJA TRSTEES	SHENAN REDUT 2014 REV TRREDUT, SHEKAR & SHYLAJA TRSTEE 930 GROUP LLC
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2600 HOLLYWOOD BLVD #206

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115 S ANDREWS AVE RM 501-RP	3400 W COMMERCIAL BLVD	790 E BROWARD BLVD APT 2304	790 E BROWARD BLVD APT 2304	300 S POINTE DR APT 3906	1050 N FEDERAL HWY 7495 W ATLANTIC AVE STE 200-312	2600 HOLLYWOOD BLVD #206 1842 DIXIANNA ST #1-2 1846 DIXIANNA ST 1033 N 19 AVE 1856 DIXIANNA ST	815 N NORTHLAKE DR	1224 N 40 AVE 1837 DIXIANNA ST 1837 DIXIANNA ST	297 LENAPE DR 2855 SW 58 ST 1829 DIXIEANNA ST 3529 W FAIRVIEW ST 1830 DIXIEANNA ST APT 101 605 IVES DAIRY ROAD #305 4641 SW 34 AVE
BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	ANANDA ENTITIES LLC	ANANDA ENTITIES LLC	1090 CORNER LOT LLC%MICHAEL PULWER	KJB ONE INC GN DIXIANA LLC	ECONOMIC DEV PIERRE, CARLSON BROCKWAY, HOWARD BIRO, ELIZABETH K MACELARU, OVIDIU	D&SLLC	SCHEFLOW INVESTMENTS LLC DELGADO,ISABEL DELGADO,ISABEL	ALBERTO OLIGNY,CAROLE LUNG,ECATERINA & PAUL HUMAHU VI INVESTMENTS LLC ZELAYA,KRISTINA I CHINTEA,ANA PRIZANT,MICHAEL JULIUS
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FAGIOLI INVESTMENTS,LLC	RICARDO GLOBAL LLC	FIGUERON, RICARDO	SKOPP,STEVE	2444 LLC	ABOU-SALMAN,MARIA A	NMP RESEARCH LLC	JOGGER LLC	PRADO,NELIDA C	CODY,WILLIAM	DEANGELIS, DAVID ANTHONY	SRD REALTY LLC	AMICARELLI, OSCAR	KHAIKIN INVESTMENTS LLC	RFK PROPERTIES TR LLC	PALMERI,GRAZIELLA	CAMBER, OREN J	COCKERELL, OLGA	TRGAVILAN, BEATRIZ R TRSTEE	LERA, STEPHANIE	SLATER,SCOTT
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GARCIA,JERONIMO C	ZARUHA,CRISTIAN & RAPHAELA	BEATRIZ REYES GAVILAN REV TRGAVILAN,BEATRIZ R TRSTEE	COHEN, SHALEV	OCEAN FAM TRMARSICO,SAMANTA KARINA TRSTEE	GARCIA, JERONIMO	SLATER, SCOTT A	TRGAVILAN, BEATRIZ R TRSTEE	TRSTEE	SLATER, SCOTT A	BEATRIZ REYES GAVILAN REV LIV TRGAVILAN,BEATRIZ R TRSTEE	OCEAN FAM TRMARSICO, SAMANTA KARINA TRSTEE	City of Hollywood	2600 Hollywood Boulevard Hollywood, FL 33020-4807	City of Hollywood	2600 Hollywood Boulevard Hollywood, FL 33020-4807	City of Hollywood	2600 Hollywood Boulevard	2 Hollywood, FL 33020-4807	City of Hollywood	2600 Hollywood Boulevard	Hollywood, FL 33020-4807	City of Hollywood	2600 Hollywood Boulevard Hollywood, FL 33020-4807
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City of Hollywood

2600 Hollywood Boulevard

Kevin D. Biederman, Commissioner District E Hollywood, FL 33020-4807

City of Hollywood

2600 Hollywood Boulevard

Hollywood, FL 33020-4807 Idelma Quintana, Commissioner District 6

Downtown Parkside Royal Poinciana Civic

Association, Inc. Lynn Smith, President

PO Box 223697

Hollywood, FL 33022

Hollywood Lakes Civic Association, Inc.

Terry Cantrell, President

PO Box 223922

Hollywood, FL 33022

North Central Hollywood Civic Association

Attn: Patricia Antican

2534 Fillmore Street

Hollywood, FL 33020

Parkside Civic Association, Inc.

Attn: Kenneth Crawford, President

2018 Fletcher Street

Hollywood FL 33020

Highland Gardens Civic Association, Inc. Attn:

Shirley Stealey

2847 Plunkett St

HOLLYWOOD FL 33020

United Neighbors of South Hollywood, Inc.

Attn: Helen Chervin

2470 Adams Street

HOLLYWOOD FL 33020

LEGAL	NORTH HOLLYWOOD 4-1 BLOT 9 BLK 37 NORTH HOLLYWOOD 4-1 BLOT 10 BLK 37 NORTH HOLLYWOOD 4-1 BLOT 8 BLK 38 NORTH HOLLYWOOD 4-1 BLOT 9 BLK 38 NORTH HOLLYWOOD 4-1 BLOT 10 BLK 38 NORTH HOLLYWOOD 4-1 BLOT 11 LESS N 54.97 BLK 38 NORTH HOLLYWOOD 4-1 BLOT 11 LESS N 54.97 BLK 38	NORTH HOLLYWOOD 4-1 BLOT 12 BLK 38 NORTH HOLLYWOOD 4-1 BLOT 13 BLK 38 NORTH HOLLYWOOD 4-1 BLOT 9,BLK 39 NORTH HOLLYWOOD 4-1 BLOT 10 BLK 39 NORTH HOLLYWOOD 4-1 BLOT 11,12 BLK 39	NORTH HOLLYWOOD 4-1 BLOT 13 BLK 39 HOLLYWOOD LAWNS 2-58 BLOTS 46 AND 50 LESS ELY 7 FT OFLOTS 48,49 & 50,TOG WITH PTPKWY EASEMENT 3.5 FT M/L INWIDTH LYING N OF & ADJ TO LOT47 & 48,LESS ELY 7 FOR US1	R/WTOG WITH 10-51-42 E 303 OF N 60OF SE1/4 OF SE1/4 OF SW1/4 LESS50 FOR ST RD	10-31-42W 26 OF E 125 OF W1/2 OF N 60OF SE1/4 OF SE1/4 OF SW1/4	10-51-42N 60 OF W1/2 OF SE1/4 OF SE1/4OF SW1/4 LESS E 125	ST JAMES PARK SOUTH ADD 2-49 BLOT 1 LESS WLY 7 & THAT PTOF LOT 1 WHICH IS INCLUDED INEXTERNAL AREA FORMED BY 15 RADARC TANGENT TO N/L,2 LESSTHE WLY 7 FOR RD	ST JAMES PARK SOUTH ADD 2-49 BLOT 3 LESS WLY 7,4 LESS WLY 7	ST JAMES PARK SOUTH ADD 2-49 BLOT 5 LESS W 7,6 LESS W 7,7LESS W 7	ST JAMES PARK SOUTH ADD 2-49 BLOT 8 TO 10,LESS W 7 FOR R/W	ST JAMES PARK SOUTH ADD 2-49 BLOT 11,12 LESS W 7 FOR RD RW RW ST JAMES PARK SOUTH ADD 2-49 BLOT 13 ST JAMES PARK SOUTH ADD 2-49 BLOTS 14 & 15 ST JAMES PARK SOUTH ADD 2-49 BLOT 16 ST JAMES PARK SOUTH ADD 2-49 BLOT 17
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CITY	HOLLYWOOD AVENTURA HOLLYWOOD WESTON HOLLYWOOD HOLLYWOOD	COOPER CITY BRONX SUNRISE HOLLYWOOD AVENTURA	НОГГУМООБ	HOLLYWOOD	DAVIE	HOLLYWOOD	DORAL	HOLLYWOOD	PEMBROKE PINES	HOLLYWOOD	DANIA BEACH SUNNY ISLES BEACH SUNNY ISLES BEACH HOLLYWOOD HOLLYWOOD

ST JAMES PARK SOUTH ADD 2-49 BLOT 19	ST JAMES PARK SOUTH ADD 2-49 BLOT 20,21,22 S1/2 LESS N 5	ST JAMES PARK SOUTH ADD 2-49 BLOT 22 N1/2,23,22 N 5 OF S1/2 ST JAMES PARK SOUTHWEST ADD2-60 BLOT 5 ST JAMES PARK SOUTHWEST ADD2-60 BLOTS 6 THRU 21, LESS E 7 FOR US1& LESS:COMM SW COR LOT 13,E 118,N 28.24 TO P/C 8 POB,NLY ARCDIST 29.26,NLY ARC DIST	7.30,E 13.01,S 112.32 TO PUB & LESS PUR LOT 16AS DESC IN OR 2325 50473/381	2338 ST JAMES PARK SOUTHWEST ADD2-60 BLOT 22 ST JAMES PARK SOUTHWEST ADD2-60 BLOTS 23,24,25,26 LESS W	73	4807 ST JAMES PARK SOUTHWEST ADD2-60 BLOT 26 W 23	HOLLYWOOD LAWNS 2-58 BLOT 9	HOLLYWOOD LAWNS 2-58 BLOT 10,11		HOLLYWOOD LAWNS 2-58 BI OT 17 18	HOLLYWOOD LAWNS 2-58 BLOT 19	HOLLYWOOD LAWNS 2-58 BLOT 20,21 N1/2	HOLLYWOOD LAWNS 2-58 BLOTS 21 S1/2,22	HOLLYWOOD LAWNS 2-58 BLOT 23 LESS W 3.00 FOR CHATEAUDREAMER CONDO	HOLLYWOOD LAWNS 2-58 BLOT 25 LESS W 3.00 FOR CHATEAUDREAMER CONDO & LOT 24 LESSW 0.75,LESS PT DESC AS COMM SECOR OF SAID LOT 25,SW ALG S/L65,00,NW 4.08 TO	POB;CONT NW71.82,SW 56.00,SE 71.82,NE 56.00TO POBAKA:COMMON AREA	HOLLYWOOD LAWNS 2-58 BA PORTION OF LOT 25 DESC AS COMMSE COR OF SAID LOT 25,ALG S/L65.00,NW 4.08 TO POB:CONT NW20.08 SW 56 00 SF 20 08 NE 56 00TO DOBAKA: INIT		HOLLYWOOD LAWNS 2-58 BA PORTION OF LOT 25 DESC AS COMMSE COR OF SAID LOT 25,SW ALG S/L65.00,NW 24.16 TO POB;CONT NW15.83,SW 56.00,SE 15.83,NE 56.00TO POBAKA:UNIT 2	HOLLYWOOD LAWNS 2-58 BA PORTION OF LOT 24 DESC AS COMMSE COR OF SAID LOT 25,SW ALG S/L65.00,NW 39.99 TO	POB;CONT NWT5.83,SW 56.00,SE 15.83,NE 56.00TO POBAKA:UNIT 3
33019	33021	33172	33160	32034	33140	33020	33179	33020	33280	33015	33180	33020	33179	33009		33027		33027	33027		33027
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HOLLYWOOD	НОГГУМООБ	DORAL SAN DIEGO	SUNNY ISLES BEACH	FERNANDINA BEACH		HOLLYWOOD	STATENISIAND	HOLLYWOOD	MIAMI	HIALEAH	AVENTURA	HOLLYWOOD	NORTH MIAMI BEACH	HALLANDALE BEACH		PEMBROKE PINES		PEMBROKE PINES	PEMBROKE PINES		PEMBROKE PINES

HOLLYWOOD LAWNS 2-58 BA PORTION OF LOT 24 DESC AS COMMSE COR OF SAID LOT 25,SW ALG S/L65.00,NW 55.82 TO POB;CONT NW20.08,SW 56.00,SE 20.08,NE 56.00TO POBAKA:UN

POB;CONT NW20.08,SW 56.00,SE 20.08,NE 56.00TO POBAKA:UNIT	HOLLYWOOD LAWNS 2-58 BLOT 26.27	HOLLYWOOD LAWNS 2-58 BLOT 28 HOLLYWOOD LAWNS 2-58 BLOT 20	HOLLYWOOD LAWNS 2-58 BLOTS 33 THRU 36 LESS E 7.5 FORRW	« LESS 19 KAD AKC LANG LOS/L SAID LOT 36 TOGET WITH LOT57 LESS N 5 & E 7 & LOT 58 LESSE 7	HOLLYWOOD LAWNS 2-58 BLOT 37	HOLLTWOOD LAWNS 2-58 BLOT 38,39,40	HOLLYWOOD LAWNS 2-58 BLOTS 41,42 HOLLYWOOD LAWNS 2-58 BI OTS 43 44 & 45	HOLLYWOOD LAWNS 2-58 BLOTS 51 & 52 LESS E 7 FOR RD	HOLLTWOOD LAWNS 2-58 BLOT 53 LESS E 7 FOR RD,54 LESSE 7 FOR ROAD	HOLLYWOOD LAWNS 2-58 BLOT 55 LESS ELY 7	HOLLYWOOD LAWNS 2-58 BLOT 56 LESS ELY 7,57 N 5 LESSELY 7	HOLLYWOOD LAWNS 2-58 BLOTS 59 THRU 68 LESS PORS DESCIN	&LOTS 89,90 & 91	HOLLYWOOD LAWNS 2-58 BLOT 69 LESS W 7,70 LESS WLY 7	HOLLYWOOD LAWNS 2-58 BLOTS 71,72 & 73,ALL LESS PAR 1720F CA 76-13264 FOR US 1 RAW	HOLLYWOOD LAWNS 2-58 BLOT 74 LESS WLY 7	5 2 2 2 2 2 2 2 3 2 3 2 3 2 3 2 3 2 3	HOLLYWOOD LAWNS 2-58 BLOT 79 W 52 80 W 52 81 W 52	HOLLYWOOD LAWNS 2-58 BLOT 79 LESS W 52,80 LESS W 52,81	LESS W 52	HOLLYWOOD LAWNS 2-58 BLOT 82	HOLLYWOOD LAWNS 2-58 BLOT 83,84	HOLLYWOOD LAWNS 2-58 BLOT 85 86	HOLLYWOOD LAWNS 2-58 BLOT 87,88	HOLLYWOOD LAWN 2-58 BPOR LOTS 59,60,61,62,63,64,65,66,67 & 68 DESC AS: COM NE CORSAID LOT 68, W 115.49 TO POB,S 218,SE	34.98,E 230.49,S 17,W 253.18,NWLY 23.88,N 244.68,E 13 TO POB
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33027	33009	49418) - -	33162	33160	33018	33329	33180	33009	33180	33010		21030	33020	33020	33020	33020	33020		33020	33180	33325	33325	33280		33020
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PEMBROKE PINES	HALLANDALE BEACH	GRANDVILLE GRANDVILLE		NORTH MIAMI BEACH	AVENTURA HOLLYWOOD		DAVIE HOLLYWOOD	AVENTURA	HALLANDALE BEACH	NORTH MIAMI	HIALEAH		COCKEYSVILLE	HOLLYWOOD	HOLLYWOOD	HOLLYWOOD	HOLLYWOOD	HOLLYWOOD		HOLLYWOOD	AVENTURA	PLANTATION	PLANTATION	AVENTURA		HOLLTWOOD

HOLLYWOOD LAWNS 2-58 BCOM AT NE COR LOT 68,WLY ALG N/LSAID LOT 68 140' TO POB,S 175,E 7,N 168.65,NELY 6.35,W 7.20TO POB AS SHOWN ON R/W MAP SEC86010-2510, STATE ROAD NO 5AKA: PARCEL 170	HOLLYWOOD LAWNS 2-58 B10-51-42LOT 51 E 7 FT,LOT 52 E 7 FTAKA:PARCEL NO. 283	FRANK ADD TO HOLLYWOOD 7-11 BLOT 1 LESS W 54,LOT 2 LESS W 540F N 21.55 & LESS W 40 OF S 3.45& LOT 3 LESS W 40,& LOT 1 W 54,LOT 2 W 54 OF N 21.55 & W 40 OFS 3.45,LOT 3 W 40 & ALL LOTS33 & 34, LESS R/W FOR HWY US 1	FRANK ADD TO HOLLYWOOD 7-11 BLOT 4,LESS ELY 7,5 LESS ELY 7 &LESS PT INC IN EXT AREA FORMEDBY 15 RAD ARC TANG TO S/L OF LOT5 & TANK TO LINE 7 W OF & PARATO E/L LOT 5 FRANK ADD TO HOLLYWOOD 7-11 BLOT 6 LESS ELY 7 & LESS PT	INCIN EXT AREA FORMED BY 15 RAD ARCWHICH IS TANG TO N/L LOT 6 &TANG TO LINE 7 W OF & PARA TOE/L LOT 6,7 LESS E 7,8 LESS E 7,9 LESS E 7,10 N 11 LESS E 7	FRAIN ADD TO HOLLYWOOD 7-11 BLOT 10 LESS N 11 AND LESS R/W FRANK ADD TO HOLLYWOOD 7-11 BLOT 11,12,13,14 E 30	FRANK ADD TO HOLLYWOOD 7-11 BLOT 14 LESS E 30,15 FRANK ADD TO HOLLYWOOD 7-11 BLOT 19 FRANK ADD TO HOLLYWOOD 7-11 BLOT 20	FRANK ADD TO HOLLYWOOD 7-11 BLOT 21 S1/2,22 S1/2 FRANK ADD TO HOLLYWOOD 7-11 BLOT 21 N1/2,22 N1/2	FRANK ADD TO HOLLYWOOD 7-11 BLOT 23 N1/2,24 N1/2,25 N1/2	FRANK ADD TO HOLLYWOOD 7-11 BLOT 23 S1/2,24 S1/2,25 S1/2 FRANK ADD TO HOLLYWOOD 7-11 BLOT 26,27 FRANK ADD TO HOLLYWOOD 7-11 BLOT 28	FRANK ADD TO HOLLYWOOD 7-11 BLOT 29 N1/2 FRANK ADD TO HOLLYWOOD 7-11 BLOT 29 S1/2 FRANK ADD TO HOLLYWOOD 7-11 BLOT 30 FRANK ADD TO HOLLYWOOD 7-11 BLOT 31,32 THE DIXIANA CONDOUNIT 101PER CDO BK/PG: 3991/549 THE DIXIANA CONDOUNIT 102PER CDO BK/PG: 3991/549	THE DIXIANA CONDOUNIT 104PER CDO BK/PG: 3991/549
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HOLLYWOOD	FL	33019		PELL MANOR CONDOMINIUM IIUNIT 8PER CDO BK/PG: 3142/425
PLANTATION	F	33317	1813	PELL MANOR CONDOMINIUM IIUNIT 9PER CDO BK/PG: 3142/425
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AVENTURA	F	33180		PELL MANOR CONDOMINIUM IIUNIT 11PER CDO BK/PG: 3142/425
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HALLANDALE BEACH	긤	33009		PELL MANOR CONDOMINIUM IIUNIT 16PER CDO BK/PG: 3142/425
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	PS Form 3800, April 2015 PSN 7590-02-000-9047 See Reverse for Instructions

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VIRTUAL COMMUNITY MEETING INVITATION

We are inviting you to attend a Virtual Community Meeting to discuss an Application submitted to the City of Hollywood. This meeting is being held to discuss the Residential Apartment Development proposed for the property identified in the location map below. All interested parties are encouraged to participate in this virtual meeting. Joseph B. Kaller, Architect of Kaller Architecture will be presenting this Proposed Project and immediately following the presentation will be a time to address questions.

Dixieana Street Apartments 1822 Dixieana Street Hollywood, FL 33020 MAP



VIRTUAL COMMUNITY MEETING DETAILS

Meeting Date & Time: Tuesday, November 7, 2023, at 6:00 PM

`, □ × ⑤ :

To participate, you must register before **12:00 P.M**. on **Monday, November 6, 2023** (Instructions provided below).

If you have specific questions regarding the Proposed Development that you would like answered during this meeting, we request that you please send them to Laurie Yoder via e-mail to laurie@kallerarchitects.com in advance of the meeting on or before 12:00 P.M. on Monday, November 6, 2023.

REGISTRATION

To Register, please e-mail your name and e-mail address to laurie@kallerarchitects.com no later than 12:00 P.M on Monday, November 6, 2023.

INSTRUCTIONS FOR REGISTRATION FOR VIRTUAL MEETING

 In order to see and hear our Presentation, you will need a computer, laptop, smartphone or tablet with speakers and just click on the gotomeet link below. If you don't already have the GoTo software, it will download automatically, and you'll be placed into the meeting. Just in case you've misplaced the information, please see the Public Participation Link below for the meeting login.

We will only be accepting questions through an email to laurie@kallerarchitects.com before the meeting time or during the meeting through the Chat function on the GoTo Meeting on your computer or tablet. Please click on the chat button (bubble looking

button) shown below and type in your question.

Please join my meeting from your computer, tablet or smartphone. https://www.gotomeet.me/JosephKaller

If you do not have the equipment listed above, you can also call into the meeting to hear the presentation and ask questions by dialing in with the number below.

You can also dial in using your phone.

United States: +1 (571) 317-3112

The meeting ID/Access Code will be provided when your register for the meeting as your Registration Confirmation.

PUBLIC PARTICIPATION MEETING NOVEMBER 7, 2023

1822 DIXIEANA STREET HOLLYWOOD, FL 33020



NEW Owner:

• GN DIXIANA LLC

Architect:

• KALLER ARCHITECTURE

Surveyor:

• ACCURATE LAND SURVEYORS, INC.

Civil:

• ZEPHYR ENGINEERING

Landscape:

• THOMAS WHITE

ABOUT US

Project Team



The Client is investing in Hollywood and developing the property to positively impact the community and overall City with the proposed residential multifamily development.

The Client recently closed on the property and has been working closely with our team to design the project. Our design team created a welcoming and contemporary façade design which we felt would fit into the City of Hollywood but simultaneously create a design concept that modernize the immediate neighborhood. We have designed a new, 10-story multifamily building with 70 residential units. We are providing a rental unit mix of studios, 1-bedroom, 1-bedroom+den and 2-bedroom apartments with an average 812 Sq. Ft. per unit. Furthermore, we provided amenities area which has outdoor lounges, walking areas, a pool, etc.

We are not requesting any variances, special exceptions, etc.

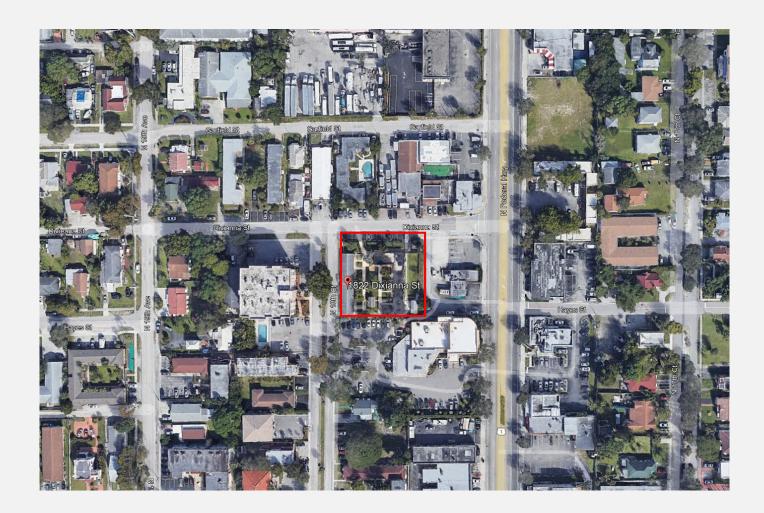
PROJECT

Scope of Work



PROJECT SITE LOCATION

1822 DIXIEANA STREET





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Site Information

- Address:
 - 1822 Dixieana Street, Hollywood, Florida 33020
- Zoning: Current Zoning: FH-2 (RAC)
- Existing Use: Multi-Family Residential
- Site Area: 21,018 SF (0.48 acres)

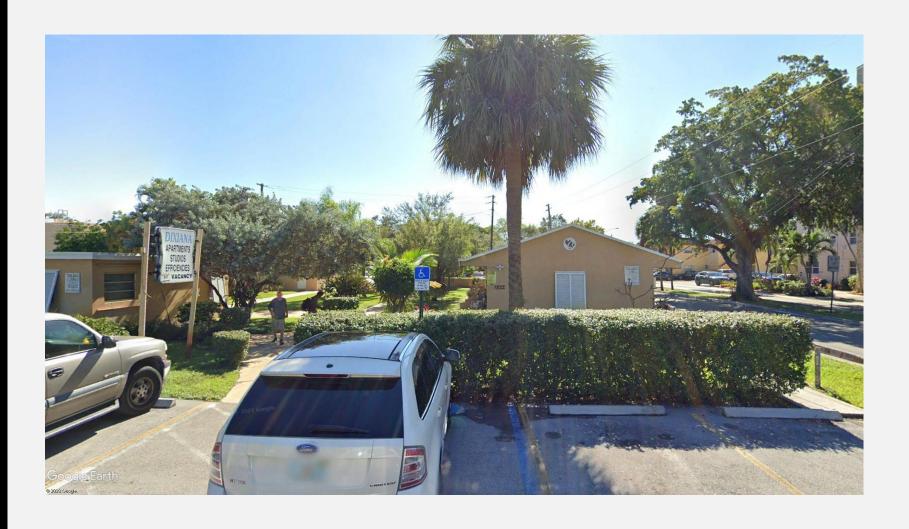




EXISTING CONDITIONS

North View



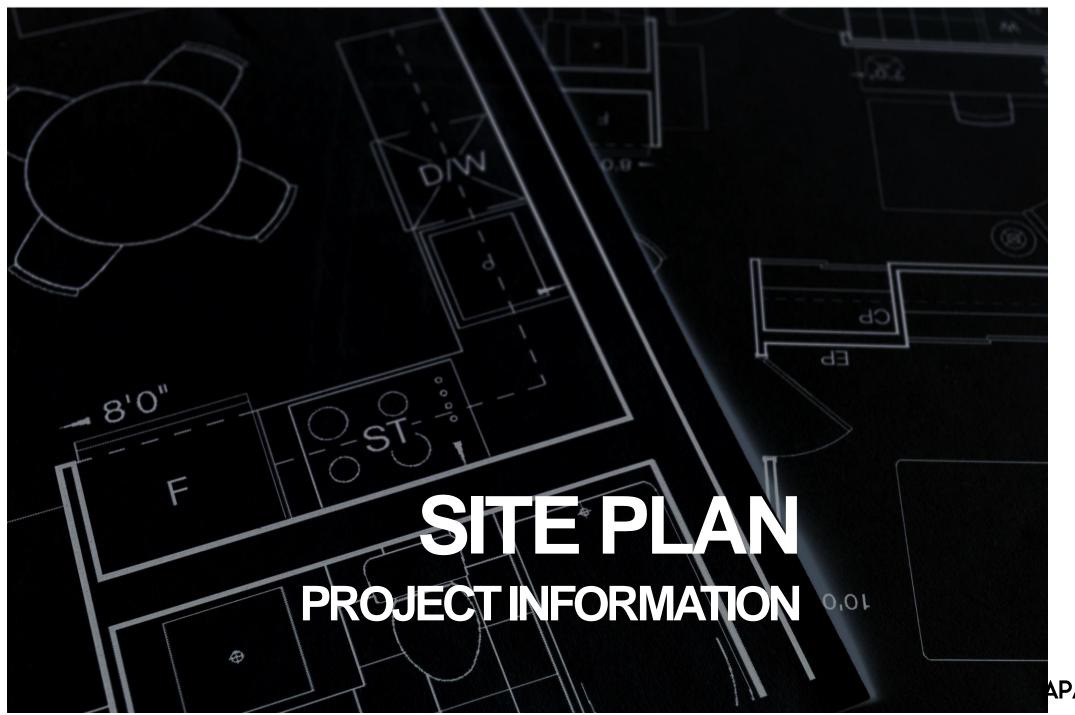


EXISTING CONDITIONS

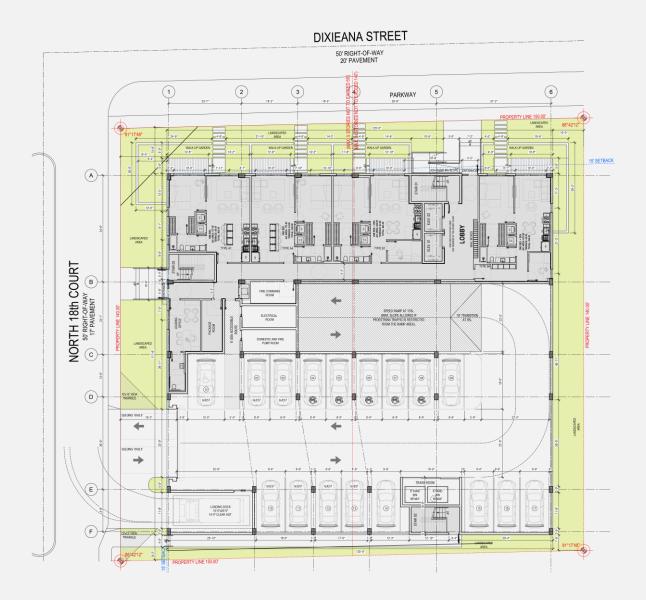
West View







PROPOSED SITE PLAN





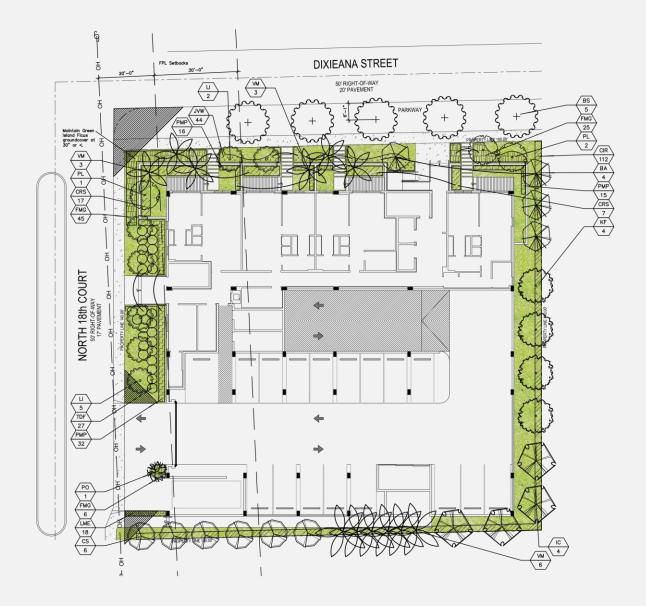
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General Project Information

- 17 of 89 Parking Spaces which are Covered and Enclosed underneath the building
- Building Entrance
- Pump and Electrical Room
- Package and Mail Rooms
- Lush landscaping surrounding the property on all sides
- Bike Parking
- 4 one-bedroom garden apartment buildings along the north side with walk-up garden courtyards along Dixieana.



PROPOSED LANDSCAPE PLAN





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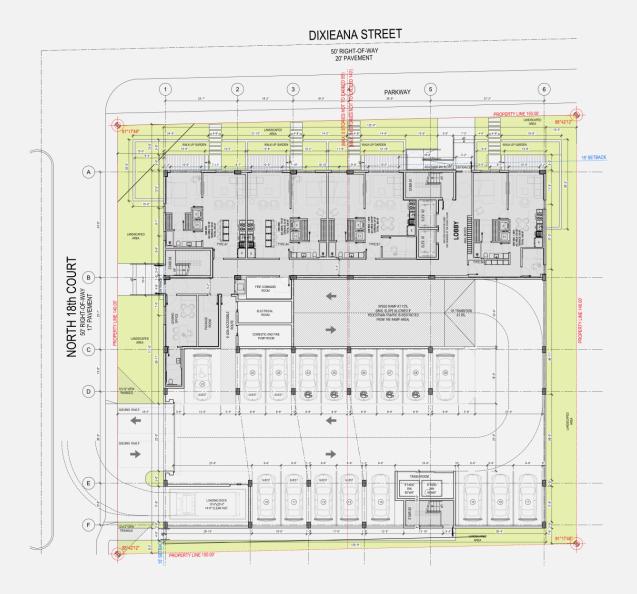
General Project Information

- Lush landscaping surrounding the building to beautify the exterior with greenery.
- The landscape buffer surrounding the site contains 80% of plant material that are Florida native.
- We have met and exceeded the landscape requirements according to the zoning code.





PROPOSED 1ST FLOOR

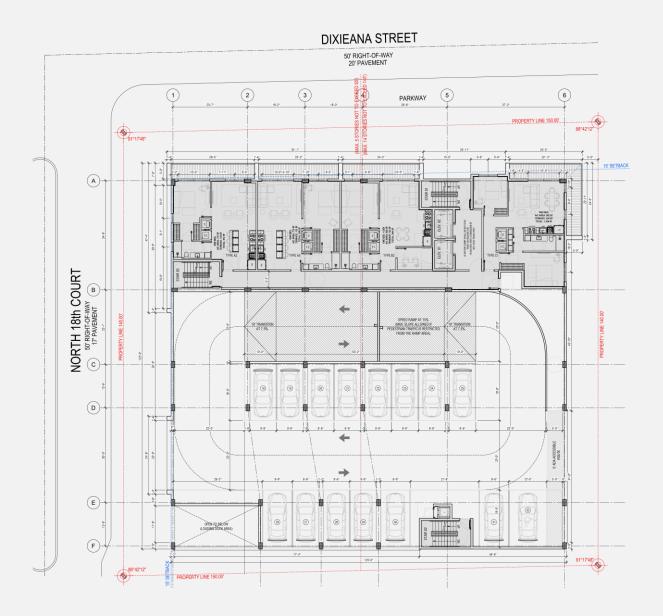




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- 17 of 89 Parking Spaces which are Covered and Enclosed underneath the building
- 4 Residential garden apartments with walk-up courtyards Units, comprised of the following:
- 1 Bedroom, 1 Bathroom Units at 737 Sq. Ft.
- 1 Bedroom, 1 Den, 1 Bathroom Units at 820 Sq. Ft.
- Elevators & stairs

PROPOSED 2ND FLOOR

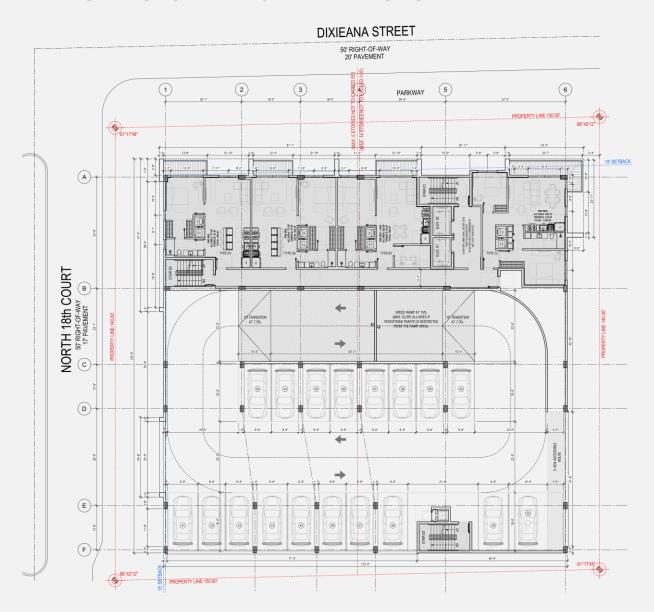




KallerArchitecture

- 15 of 89 Parking Spaces which are Covered and Enclosed underneath the building
- 4 Residential Units comprised of the following:
- 1 Bedroom, 1 Bathroom Units at 737 Sq. Ft.
- 1 Bedroom, 1 Den, 1 Bathroom Units at 820 Sq. Ft.
- 2 Bedroom, 1 Bathroom Units at 902 Sq. Ft.
- Elevators & stairs

PROPOSED 3RD FLOOR

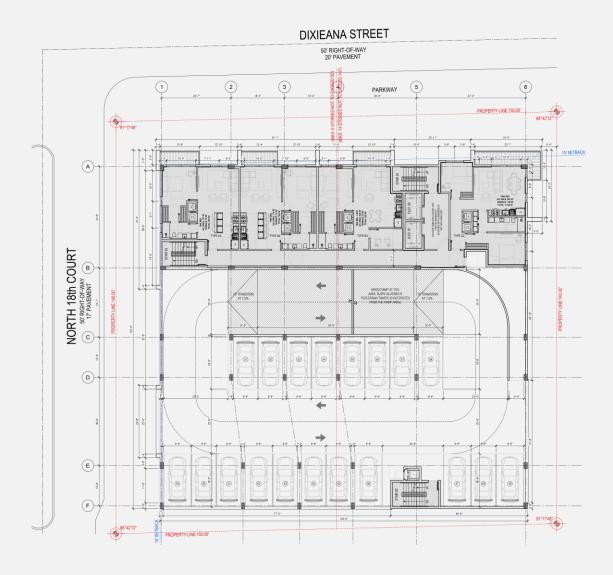




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- 18 of 89 Parking Spaces which are Covered and Enclosed underneath the building
- 4 Residential Units comprised of the following:
- 1 Bedroom, 1 Bathroom Units at 737 Sq. Ft.
- 1 Bedroom, 1 Den, 1 Bathroom Units at 820 Sq. Ft.
- 2 Bedroom, 1 Bathroom Units at 902 Sq. Ft.
- Elevators & stairs

PROPOSED 4TH FLOOR

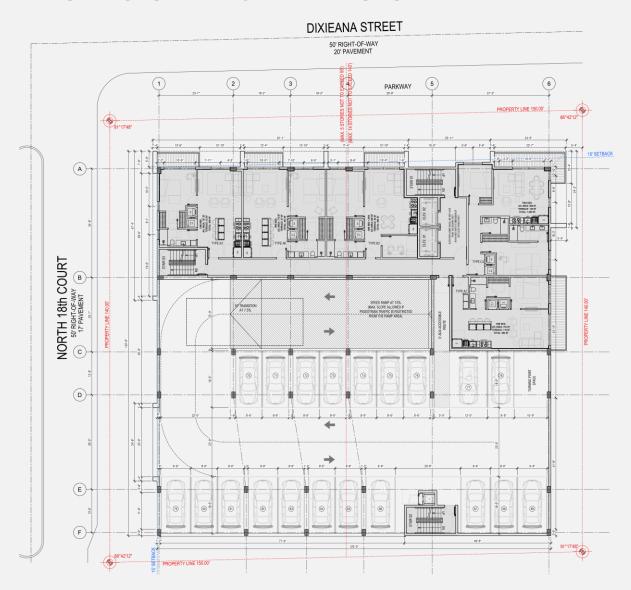




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- 19 of 89 Parking Spaces which are Covered and Enclosed underneath the building
- 4 Residential Units comprised of the following:
- 1 Bedroom, 1 Bathroom Units at 737 Sq. Ft.
- 1 Bedroom, 1 Den, 1 Bathroom Units at 820 Sq. Ft.
- 2 Bedroom, 1 Bathroom Units at 902 Sq. Ft.
- Elevators & stairs

PROPOSED 5TH FLOOR

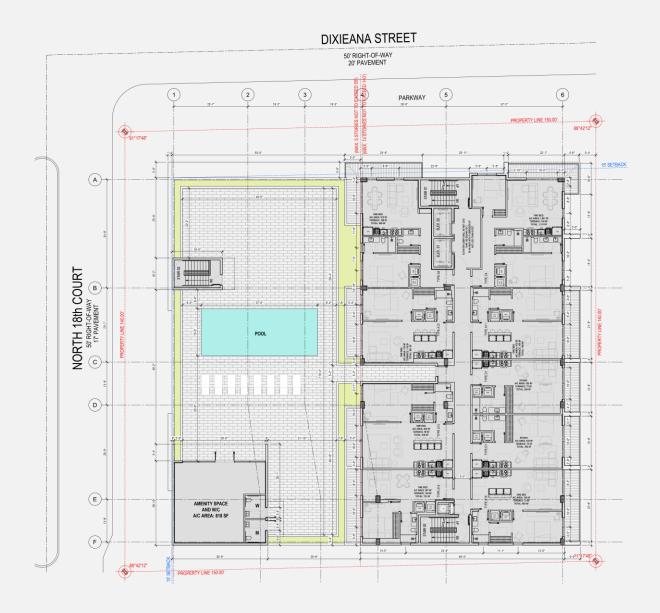




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- 20 of 89 Parking Spaces which are Covered and Enclosed underneath the building
- 5 Residential Units comprised of the following:
- 1 Bedroom, 1 Bathroom Units at 737 Sq. Ft.
- 1 Bedroom, 1 Den, 1 Bathroom Units at 820 Sq. Ft.
- 2 Bedroom, 1 Bathroom Units at 902 Sq. Ft.
- Elevators & stairs

PROPOSED 6TH FLOOR





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- Amenity area open to sky that includes a flex space, a pool deck and walkable areas
- 9 Residential Units comprised of the following:
- Studio (1 bathroom) Units at 522 Sq. Ft.
- 1 Bedroom, 1 Bathroom Units at 737 Sq. Ft.
- 2 Bedroom, 1 Bathroom Units at 1,001 Sq. Ft.
- Elevators & stairs

PROPOSED 7TH FLOOR

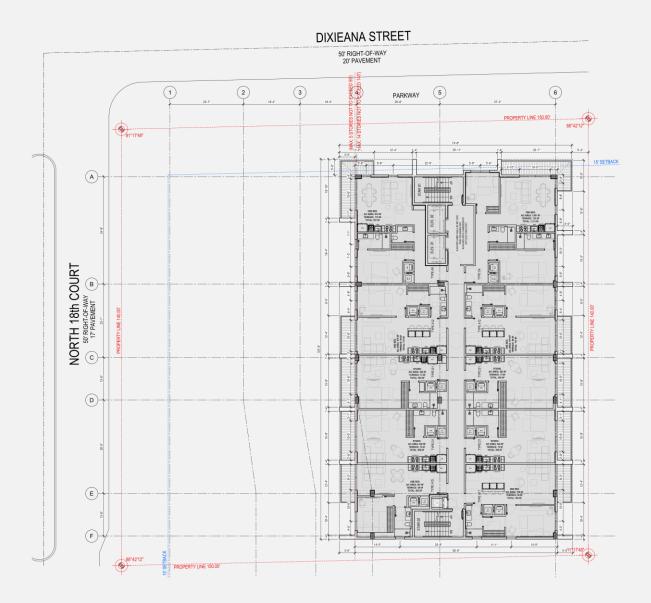




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- 10 Residential Units comprised of the following:
- Studio (1 bathroom) Units at 522 Sq. Ft.
- 1 Bedroom, 1 Bathroom Units at 737 Sq. Ft.
- 2 Bedroom, 1 Bathroom Units at 1,001 Sq. Ft.
- Elevators & stairs

PROPOSED 8TH-10TH FLOOR



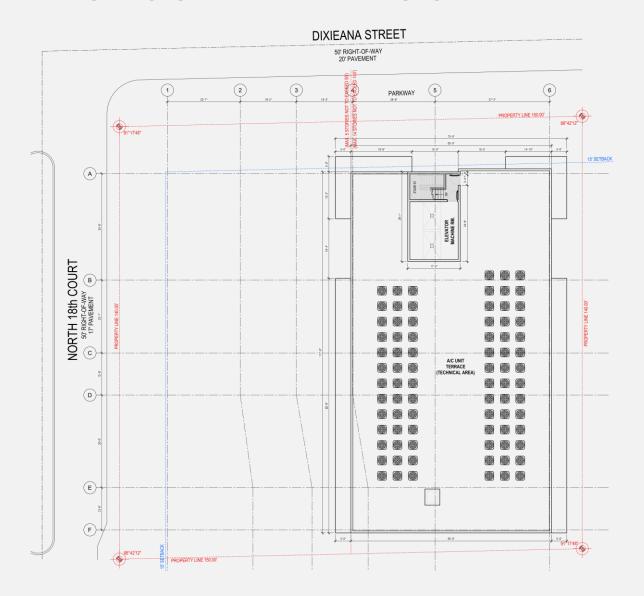


KallerArchitecture

- 10 Residential Units comprised of the following:
- Studio (1 bathroom) Units at 522 Sq. Ft.
- 1 Bedroom, 1 Bathroom Units at 737 Sq. Ft.
- 2 Bedroom, 1 Bathroom Units at 1,001 Sq. Ft.
- Elevators & stairs



PROPOSED 11TH FLOOR





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General Project Information

 Mechanical accessible (for maintenance) area open to sky hidden by 42" tall perimeter wall.



PROPOSED FRONT RENDERING





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- Contemporary building façade
- Frame out exterior view of units for visibility and modern design
- All units have spacious balconies
- Rooftop amenities area for tenant use only

PROPOSED FRONT RENDERING

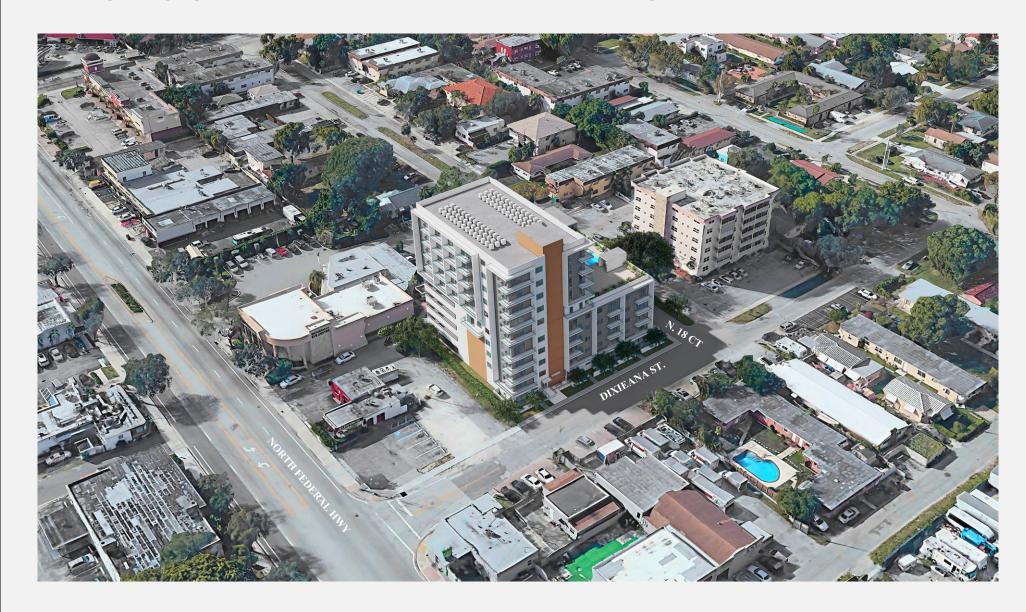




KallerArchitecture

- Contemporary building façade
- Frame out exterior view of units for visibility and modern design
- All units have spacious balconies
- Rooftop amenities area for tenant use only

PROPOSED AERIAL RENDERING





KallerArchitecture

- Contemporary building façade
- Frame out exterior view of units for visibility and modern design
- All units have spacious balconies
- Rooftop amenities area for tenant use only

PROPOSED MATERIALS BOARD



Α

WORM / PUTZ FINISH STUCCO COLOR: COPPER MOUNTAIN SW 6356 OR SIMILAR



В

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



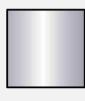
С

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



D

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



Ε

WINDOW ALUMINUM FRAME FINISH: DURANAR SUNSTORM ARCADIA SILVER



F

CLEAR LOW-E GLASS





ALUMINUM HORIZONTAL LOUVERS FINISH: DURANAR SUNSTORM ARCADIA SILVER



H

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



KallerArchitecture

- Contemporary building façade
- Frame out exterior view of units for visibility and modern design
- All units have spacious balconies
- Rooftop amenities area for tenant use only

PROPOSED NORTH ELEVATION





KallerArchitecture

- Contemporary building façade
- Frame out exterior view of units for visibility and modern design
- All units have spacious balconies
- Rooftop amenities area for tenant use only

PROPOSED SOUTH ELEVATION

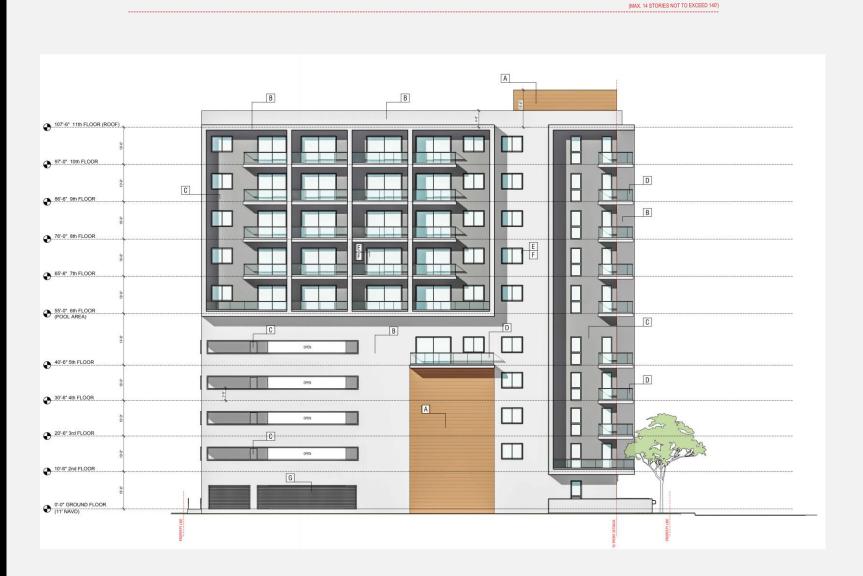




KallerArchitecture

- Contemporary building façade
- Frame out exterior view of units for visibility and modern design
- All units have spacious balconies
- Rooftop amenities area for tenant use only

PROPOSED EAST ELEVATION



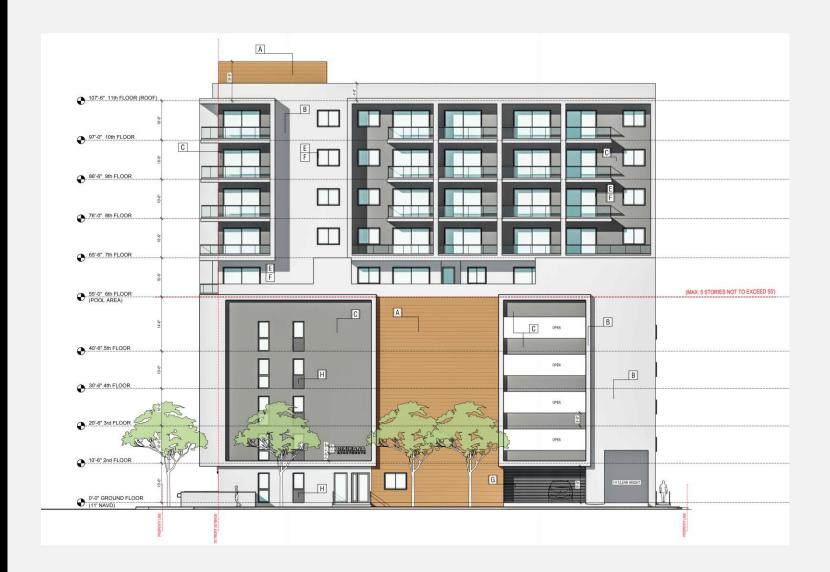


KallerArchitecture

- Contemporary building façade
- Frame out exterior view of units for visibility and modern design
- All units have spacious balconies
- Rooftop amenities area for tenant use only

PROPOSED WEST ELEVATION

(MAX. 14 STORIES NOT TO EXCEED 140')





KallerArchitecture

- Contemporary building façade
- Frame out exterior view of units for visibility and modern design
- All units have spacious balconies
- Rooftop amenities area for tenant use only







THANK YOU

Joseph B. Kaller

954 920 5746

Kaller Architecture

⊠ joseph@kallerarchitects.com



Attendee Report

Report Date Range: Nov 06, 2023 - Nov 07, 2023 This report cannot be used for billing purposes.

Summary

Total Meetings	Total Attendees (includes organizers)	Total Organizers	1		
Details					
Meeting Date	Join Time	Leave Time	Meeting Title	Meeting ID	Attende
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Details									
Meeting Date	Join Time	Leave Time	Meeting Title	Meeting ID	Attendee Name	Attendee Email Address	Organizer First Name	Organizer Last Name	Organizer Email Address
Nov 07, 2023	02:52 PM PST	03:40 PM PST	Joseph Kaller's Meeting	159-353-365	Joseph Kaller	joseph@kallerarchitects.com	Joseph	Kaller	joseph@kallerarchitects.com
Nov 07, 2023	02:56 PM PST	03:39 PM PST	Joseph Kaller's Meeting	159-353-365	Patricia Antrican		Joseph	Kaller	joseph@kallerarchitects.com
Nov 07, 2023	02:57 PM PST	03:39 PM PST	Joseph Kaller's Meeting	159-353-365	Andrew Vaz		Joseph	Kaller	joseph@kallerarchitects.com
Nov 07, 2023	02:52 PM PST	02:52 PM PST	Joseph Kaller's Meeting	159-353-365	+19548051248		Joseph	Kaller	joseph@kallerarchitects.com
Nov 07, 2023	03:01 PM PST	03:13 PM PST	Joseph Kaller's Meeting	159-353-365	+19548261659		Joseph	Kaller	joseph@kallerarchitects.com
Nov 07, 2023	02:57 PM PST	03:38 PM PST	Joseph Kaller's Meeting	159-353-365	Christine Corbo		Joseph	Kaller	joseph@kallerarchitects.com
Nov 07, 2023	03:02 PM PST	03:40 PM PST	Joseph Kaller's Meeting	159-353-365	terry noonan		Joseph	Kaller	joseph@kallerarchitects.com
Nov 07, 2023	03:01 PM PST	03:39 PM PST	Joseph Kaller's Meeting	159-353-365	Nectaria Chakas, Esq.		Joseph	Kaller	joseph@kallerarchitects.com
Nov 07, 2023	03:18 PM PST	03:30 PM PST	Joseph Kaller's Meeting	159-353-365	Bob		Joseph	Kaller	joseph@kallerarchitects.com
Nov 07, 2023	03:03 PM PST	03:39 PM PST	Joseph Kaller's Meeting	159-353-365	Kevin		Joseph	Kaller	joseph@kallerarchitects.com
Nov 07, 2023	03:03 PM PST	03:39 PM PST	Joseph Kaller's Meeting	159-353-365	XAVIER LESMARIE		Joseph	Kaller	joseph@kallerarchitects.com
Nov 07, 2023	02:56 PM PST	03:35 PM PST	Joseph Kaller's Meeting	159-353-365	+19548051248		Joseph	Kaller	joseph@kallerarchitects.com