

ATTACHMENT A
Initial Application
Package

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

**CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES**

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 5510 S. State Road 7, Hollywood FL 33314

Lot(s): Parcels B&C **Block(s):** _____ **Subdivision:** C&S

Folio Number(s): 5041 3610 0750

Zoning Classification: N-MU **Land Use Classification:** Mixed Use

Existing Property Use: Hotel **Sq Ft/Number of Units:** 350sf/100 rooms

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: Review and approval of a Roof Amenity Dining Canopy

Phased Project: Yes ☐ No ☒ **Number of Phases:** 1

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

Name of Current Property Owner: KOSHER HOUSE LLLP

Address of Property Owner: 2790 Stirling Road

Telephone: 954 394 6615 **Email Address:** sharonsharaby@yahoo.com

Applicant Joseph B. Kaller - Kaller Architecture Consultant ☐ Representative ☒ Tenant ☐

Address: 2417 Hollywood Blvd. Hollywood FL 33020 **Telephone:** 954 920 5746

Email Address: joseph@kallerarchitects.com

Email Address #2: rafeiner@coker-f

Date of Purchase: 99 year lease **Is there an option to purchase the Property?** Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro and Associates - Christina Mathews

E-mail Address: cutroplanning@yahoo.com

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: 10/15/24

PRINT NAME: Sharon Sharaby

Date: 10/15/24

Signature of Consultant/Representative: _____

Date: 10-15-24

PRINT NAME: Joseph B. Kaller

Date: 10-15-24

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

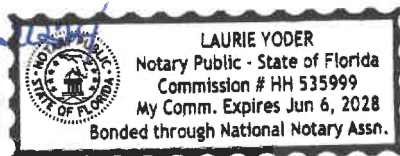
Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Planning & Development Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Planning & Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 15th day of October

Notary Public
State of Florida

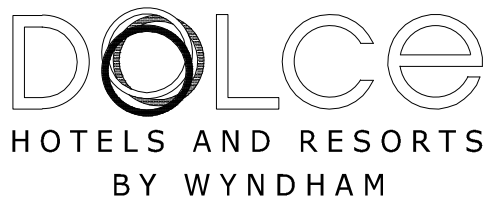
My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Signature of Current Owner

Sharon Sharaby

Print Name



5510 S. STATE ROAD 7 HOLLYWOOD FLORIDA

PROJECT INFO:

PROPOSED OPEN CONCRETE CANOPY
AT THE AMENITY ROOF LEVEL

LAND DESCRIPTION :

A PORTION OF PARCELS "B" AND "C", "C & S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89 AT PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTH LINE OF SAID PARCEL "B" FOR 24.08 FEET; THENCE SOUTH 89°18'32" WEST, A DISTANCE OF 46.58 FEET; THENCE NORTH 00°41'28" WEST, A DISTANCE OF 0.41 FEET TO A POINT ON SAID NORTH LINE OF PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG SAID NORTH LINE OF PARCEL "B" FOR 56.83 TO THE NORTHEAST CORNER OF THE MCDONALD'S PARCEL AS SHOWN ON THE SURVEY PREPARED BY FORTIN, LEAVY, SKILES, INC. UNDER JOB NO. 131023 AND DRAWING NO. 2008-092-2 AND DATED SEPTEMBER 9, 2013, THE FOLLOWING FIVE (5) COURSES BEING ALONG THE EAST LINE OF SAID MCDONALD'S PARCEL; 1) THENCE SOUTH 00°07'48" EAST FOR 55.12 FEET; 2) THENCE SOUTH 89°52'12" WEST FOR 7.81 FEET; 3) THENCE SOUTH 00°07'48" EAST FOR 131.36 FEET; 4) THENCE NORTH 89°52'12" EAST FOR 5.36 FEET; 5) THENCE SOUTH 00°07'48" EAST FOR 30.75 FEET; THENCE NORTH 89°52'12" EAST ALONG THE SOUTH LINE OF SAID PARCEL "C" FOR 132.28 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "C"; THENCE NORTH 00°44'47" WEST ALONG THE EAST LINE OF SAID PARCELS "B" AND "C" FOR 217.60 FEET TO THE POINT OF BEGINNING.

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 19-DP-04

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 100 ROOM HOTEL (THE KOSHER HOUSE) AS PHASE II (REFERENCED IN PLANNING AND DEVELOPMENT BOARD RESOLUTION NO. 13-DPV-12) FOR THE PROPERTY LOCATED AT 5530 SOUTH STATE ROAD 7 PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, Kaliff Corp/Shoppes of Hardrock LLC, ("Applicants"), have applied for Design and Site Plan approval for the construction for a 100 room hotel ("The Kosher House") as part of Phase II (as reference in Planning and Development Board Resolution No. 13-DPV-12) for the property located at 5530 South State Road 7, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager and Principal Administrator, following analysis of the application and its associated documents, has determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.1.4. of the Zoning and Land Development Regulations and have therefore recommended approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval with the following condition:

That, the Applicant submit an Access Agreement, in a form acceptable to the City Attorney, prior to the issuance of permits which shall be recorded by the City in the Public Records of Broward County, prior to the issuance of a Certificate of Occupancy

or Certificate of Completion or, in the alternative, provide an alternative method of access which, does not require an access easement and which is acceptable to both the Engineering and Planning Departments; and

WHEREAS, on January 21, 2020, the Board met and held an advertised public hearing to consider the Applicant's requests; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and recommendations for the Design approval, considered the following criteria pursuant to Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met:

- (1) The Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The Design should consider architectural elements that are characteristic of the surrounding neighborhood.
- (2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.
- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings.
- (4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval with a condition, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met with the condition.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein for approving/denying the requested Design for the property located at 5530 South State Road 7, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following conditions:**

- (a) That, the Applicant submit an Access Agreement, in a form acceptable to the City Attorney, prior to the issuance of permits which shall be recorded by the City in the Public Records of Broward County, prior to the issuance of a Certificate of Occupancy or Certificate of Completion or, in the alternative, shall provide an alternative method of access which results in a minor site plan modification and does not require an access easement that is acceptable to both the Engineering and Planning Departments; and
- (b) That, the Applicant shall ensure that driving directions to the hotel that are on the hotel's website, social, printed, and other media exclude access to 54th Court; and
- (c) That, the Applicant work with waste management to restrict garbage pick-up time to after 8 a.m.

Section 4: That the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

Section 5: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

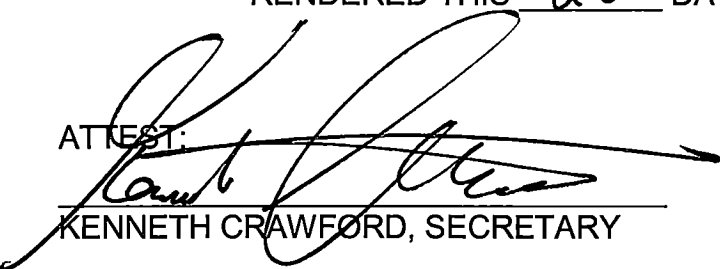
A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 100 ROOM HOTEL (THE KOSHER HOUSE) AS PHASE II (REFERENCED IN PLANNING AND DEVELOPMENT BOARD RESOLUTION NO. 13-DPV-12) FOR THE PROPERTY LOCATED AT 5530 SOUTH STATE ROAD 7 PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

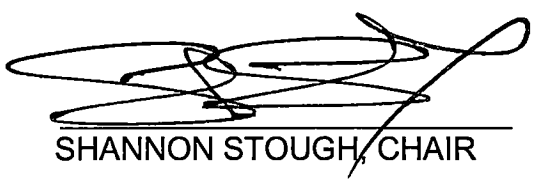
Section 6: That the Department of Development Services Planning and Urban Design Division is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 21st DAY OF JANUARY, 2020.

RENDERED THIS 20 DAY OF January, 2020.

ATTEST:


KENNETH CRAWFORD, SECRETARY


SHANNON STOUGH, CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY for the use reliance of
the Planning and Development Board
of the City of Hollywood, Florida, only.

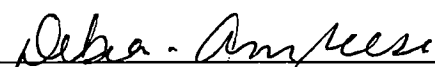

DEBRA- ANN REESE, BOARD COUNSEL

EXHIBIT "A"
LEGAL DESCRIPTION

Exhibit "A"- Legal Description

LEGAL DESCRIPTION:

LAND DESCRIPTION :

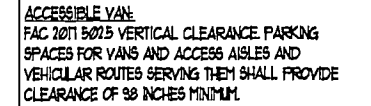
PARCELS "B" AND "C" OF "C & S SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND LESS THE FOLLOWING DESCRIBED PARCELS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B" OF "C & S SUBDIVISION"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 24.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°18'32" WEST, A DISTANCE OF 46.5 FEET; THENCE NORTH 00°41'28" WEST, A DISTANCE OF 0.41 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 89°48'30" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING.

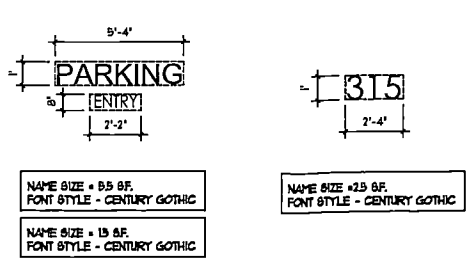
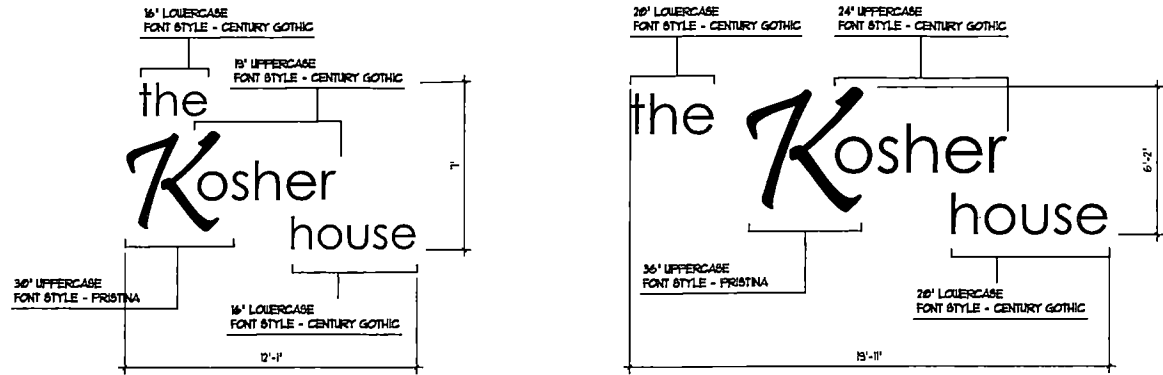
AND LESS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B" OF "C & S SUBDIVISION"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 142.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'30" WEST, A DISTANCE OF 141.97 FEET; THENCE NORTH 00°11'30" WEST, A DISTANCE OF 0.95 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 89°48'30" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 141.97 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
DESIGN AND SITE PLAN



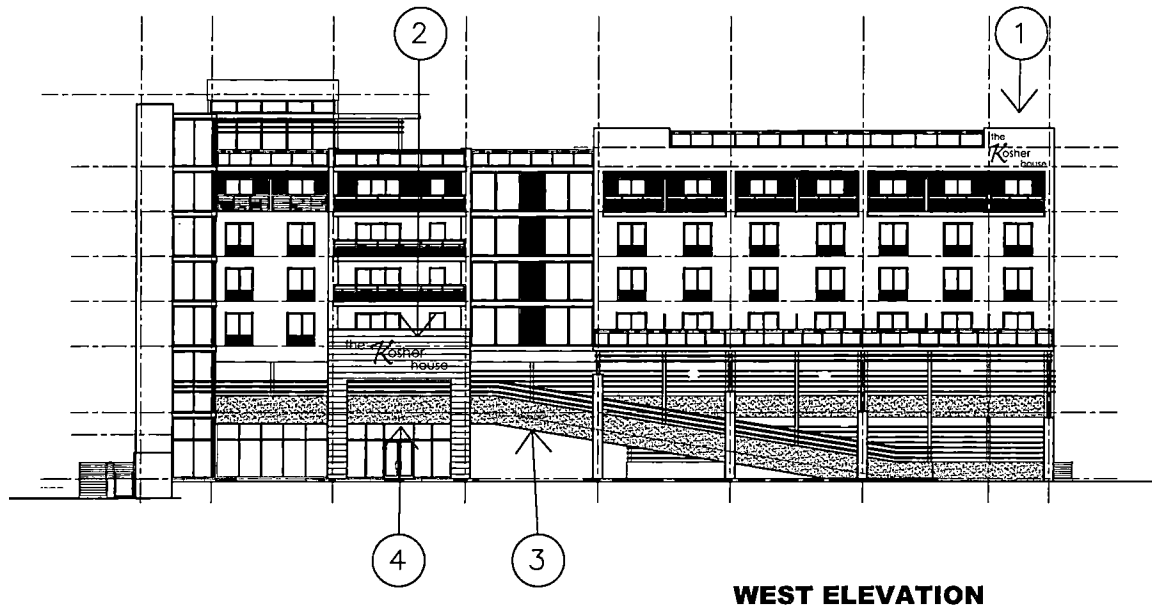




NAME SIZE = 8.5 BF.
FONT STYLE - CENTURY GOTHIC

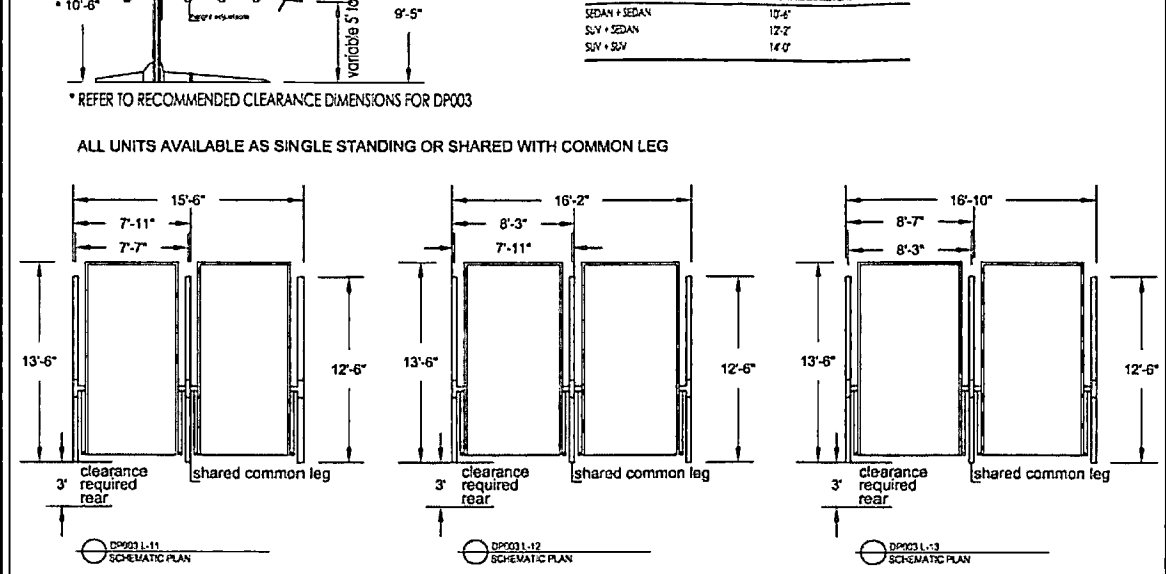
NAME SIZE = 15 BF.
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NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS
REQUIRING ILLUMINATION.



1 SIGNAGE DETAILS

SCALE: 1/4" = 1'-0"



2 CAR LIFT DETAILS

SCALE: NTS

KallerArchitect
AA# 26001212
2417 Hollywood Blvd
Hollywood Florida 330
954.920.5746
joseph@kallerarchitects
www.kallerarchitects

SEAL
STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT
JOSEPH B. KALLER
FLORIDA R.A. # 00092

PROJECT TITLE
the Kosher House
5530 S. STATE ROAD 7
HOLLYWOOD FLORIDA 33024

SHEET TITLE
**SIGNAGE DETAILS
CAR LIFT DETAILS**

REVISIONS		
No.	DATE	DESCRIP
1	2-19-19	PRELIM.
2	5-6-19	FINAL T.
3	8-20-19	PLANNI
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PROJECT No.: 16116
DATE: 1-24-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-3
SHEET 3 OF 4



KallerArchitecture

VARIANCE CRITERIA STATEMENT

ROOF AREA COVERAGE

Kosher House Hotel (currently Dolce by Wyndham)

5510 S. State Road 7, Hollywood FL 33314

Approved Resolution #19-DP-04

October 15, 2024

A. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

The Height Variance request is for an increase to the percentage of roof area allowed to have a covering. The City of Hollywood Land Development code allows a maximum of 30% of the roof area to be covered in the TOC (Transit Oriented Corridor) district. The existing covered area, indoor and outdoor, is about 3129sf or 28%; the addition of the canopy is 2382 sf (there is a smaller overlap with the existing canopy) which is 21.3%. That makes the proposed total coverage just shy of 50%. Currently the indoor dining area is the smaller of the two dining areas, meaning that most of the seating for the restaurant is uncovered.

The roof top amenity Restaurant is Kosher. It is the only Restaurant in a Hotel that houses 100 rooms. Florida's rainfall pattern has changed over the years and is now more frequent, longer lasting and occurs at any time of day. The Restaurant needs to be able to seat guests in a timely manner to ensure and maintain a positive customer experience.

B. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

The requested variance does not affect surrounding land uses and will not be detrimental to the community.

C. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city;

The requested variance is consistent with the goals and objectives of the Comprehensive Plan. Allowing businesses to fully use their spaces and being able to properly offer service to clients,

customers and guests, is in keeping with what the City of Hollywood promotes, ensuring that both residents and visitors have a positive lasting experience.

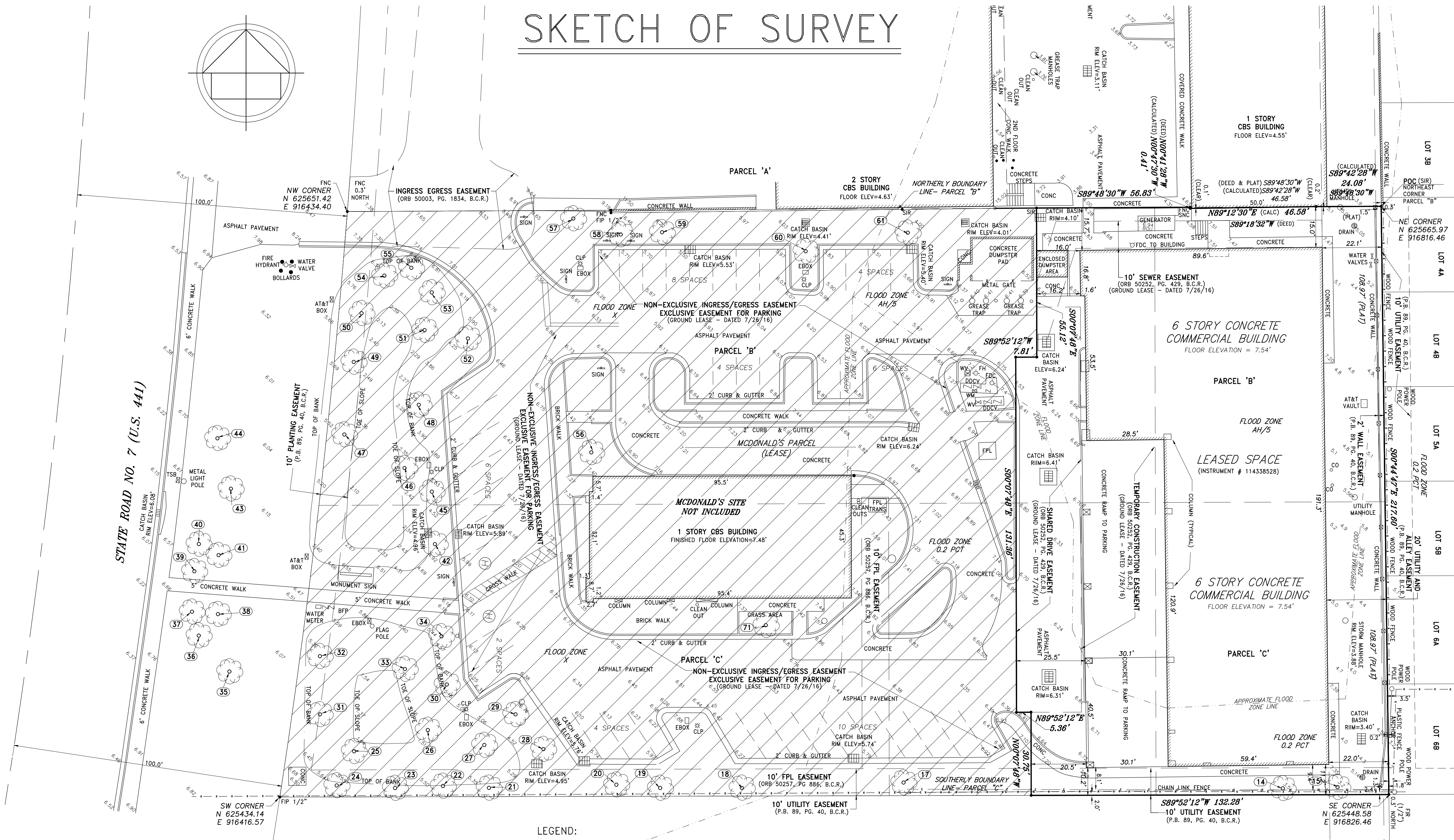
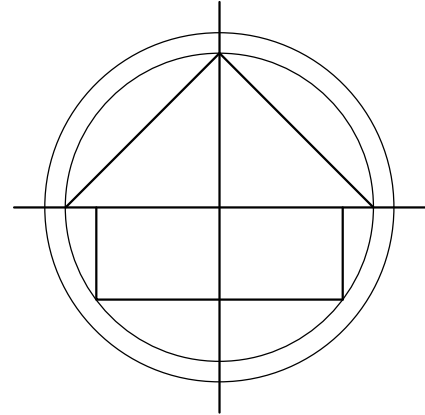
D. That the need for the requested Variance is not economically based or self-imposed.

The variance being requested is not self-imposed. It is a request born out of needing to improve and preserve the guest experience of the restaurant roof top amenity.

E. That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law.

The Variance being requested does not conflict with any State or Federal Laws.

SKETCH OF SURVEY



ENCUMBRANCES:

- MATTERS AS CONTAINED ON THE PLAT OF C & S SUBDIVISION, RECORDED IN PLAT BOOK 89, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- DEVELOPER'S AGREEMENT REGARDING WATER AND SEWER SERVICES RECORDED IN OR BOOK 4206, PAGE 25, AND AMENDED IN OR BOOK 4517, PAGE 774 AND OR BOOK 6549, PAGE 428 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- DEVELOPER'S AGREEMENT REGARDING WATER AND SEWER SERVICES RECORDED IN OR BOOK 6549, PAGE 433 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- AGREEMENT FOR SUBDIVISION RECORDED IN OR BOOK 6662, PAGE 167 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (INSUFFICIENT DOCUMENT PROVIDED)
- GUARANTEE SEWER CONNECTION AGREEMENT RECORDED IN OR BOOK 7230, PAGE 637 AND 639 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT RECORDED IN OR BOOK 8343, PAGE 77 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (DOES NOT AFFECTS/NOT PLOTTED)
- THAT CERTAIN EASEMENTS AND RESTRICTIONS CONTAINED IN THAT CERTAIN CROSS-EASEMENT AGREEMENT FOR INGRESS AND EGRESS RECORDED IN OR BOOK 8740, PAGE 95 AS AMENDED IN OR BOOK 50003, PAGE 1834 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- DECLARATION OF UNITY OF TITLE RECORDED IN OR BOOK 50223, PAGE 1548 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT RECORDED IN OR BOOK 50257, PAGE 886 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- THOSE CERTAIN EASEMENTS WHICH ARE PART OF THAT CERTAIN LEASE BETWEEN KALIF CORP. AND SHOPPES OF HARD ROCK, LLC, WHICH LEASE IS NOT RECORDED BUT REFERENCED IN THAT CERTAIN MEMORANDUM OF LEASE RECORDED IN INSTRUMENT NO. 114338528 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT, WHICH REPORT WAS CONDUCTED FROM THE TIME OF BEGINNING ONWARD THROUGH JANUARY 22, 2019
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 3361 ELEVATION=3.69' (NAVD88)
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF "C & S SUBDIVISION", P.B. 89, PG. 40, B.C.R. SAID LINE BEARS S89°52'12"W.

LEGEND:

CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET IRON ROD & CAP #6448
SNC SET NAIL AND CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FNC FOUND NAIL AND CAP
FND FOUND NAIL & DISC
P.B. PLAT BOOK
B.C.R. BROWARD COUNTY RECORDS
-X- CHAIN LINK / WOOD FENCE
-E- OVERHEAD UTILITY WIRES
5.62 ELEVATIONS
A/C AIR CONDITIONER
CLP CONCRETE LIGHT POLE
EBOX ELECTRIC BOX
TRANS TRANSFORMER
CALC CALCULATED
BOU BOTTOM OF UNIT
DDCV DOUBLE DETECTOR CHECK VALVE
FDC FIRE DEPARTMENT CONNECTION
FH FIRE HYDRANT
WV WATER VALVE
WM WATER METER

LAND DESCRIPTION :

A PORTION OF PARCELS "B" AND "C". "C & S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89 AT PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTH LINE OF SAID PARCEL "B" FOR 24.08 FEET; THENCE SOUTH 89°18'32" WEST, A DISTANCE OF 46.58 FEET; THENCE NORTH 00°41'28" WEST, A DISTANCE OF 0.41 FEET TO A POINT ON SAID NORTH LINE OF PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG SAID NORTH LINE OF PARCEL "B" FOR 56.83 TO THE NORTHEAST CORNER OF THE MCDONALD'S PARCEL AS SHOWN ON THE SURVEY PREPARED BY FORTIN, LEAVY, SKILES, INC. UNDER JOB NO. 131023 AND DRAWING NO. 2008-092-2 AND DATED SEPTEMBER 9, 2013, THE FOLLOWING FIVE (5) COURSES BEING ALONG THE EAST LINE OF SAID MCDONALD'S PARCEL; 1) THENCE SOUTH 00°07'48" EAST FOR 55.12 FEET; 2) THENCE SOUTH 89°52'12" WEST FOR 7.81 FEET; 3) THENCE SOUTH 00°07'48" EAST FOR 131.36 FEET; 4) THENCE NORTH 89°52'12" EAST FOR 5.36 FEET; 5) THENCE SOUTH 00°07'48" EAST FOR 30.75 FEET; THENCE NORTH 89°52'12" EAST ALONG THE SOUTH LINE OF SAID PARCEL "C" FOR 132.28 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "C"; THENCE NORTH 00°44'47" WEST ALONG THE EAST LINE OF SAID PARCELS "B" AND "C" FOR 217.60 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113
PANEL NUMBER	0562 H
ZONE	0.2 PCT / AH
BASE FLOOD ELEV.	N/A / 5
EFFECTIVE DATE	08/18/14

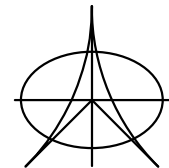
I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN AUGUST, 2023. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 08/14/23

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 680-9885 FAX (954) 680-0213

CLIENT :

PRIME CONSTRUCTION
ASSOCIATES

5530 S STATE ROAD 7
HOLLYWOOD, FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
TOPOGRAPHIC SURVEY	10/15/16	SKETCH	AM	REC
REVISED SURVEY PER ORB 50252, PG. 429, BCR	11/02/16	----	REC	REC
BOUNDARY AND IMPROVEMENT SURVEY	12/04/16	----	JD	REC
REVISED CENTERLINE OF SR-7	12/09/16	----	JD	REC
ADDED PARKING AND INGRESS/EGRESS EASEMENT	04/12/18	----	REC	REC
REVIEWED PER OWNERSHIP & ENCUMBRANCE REPORT	01/25/19	----	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY	10/25/21	SKETCH	REC	REC
FINAL SURVEY	08/14/23	SKETCH	JD	REC

PROJECT NUMBER : 8177-16

SCALE : 1" = 20'

SHEET
1
OF
1
SHEET









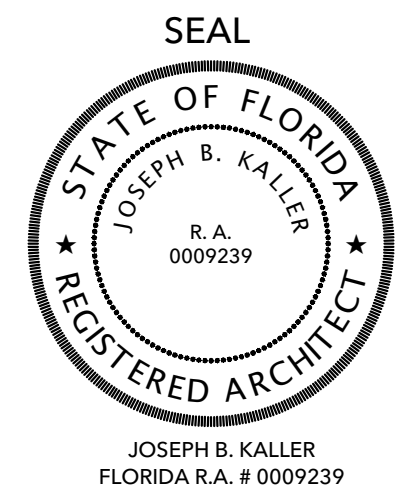
the K kosher house

(NOW DOLCE BY WYNDHAM)
5530 S. STATE ROAD 7 HOLLYWOOD FLORIDA

ROOF AMENITY PROPOSED DINING CANOPY



KallerArchitecture
A# 26001212
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954.920.5746
joseph@kallerarchitects.com
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PROJECT TITLE
the K kosher House
now DOLCE BY WYNDHAM
5530 S. STATE ROAD 7
HOLLYWOOD FLORIDA 33314

SHEET TITLE
TITLE PAGE
PROPOSED DINING CANOPY
ADDITION

REVISIONS		
No.	DATE	DESCRIPTION
1	10-10-24	ADD. CANOPY

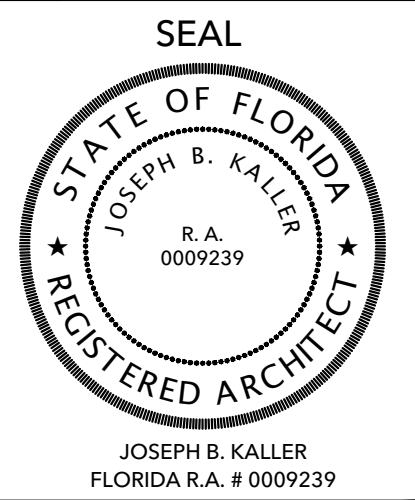
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PROJECT No.: 16116
DATE: 1-24-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

T-1

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PROJECT TITLE

the Kosher House

5530 S. STATE ROAD 7
HOLLYWOOD FLORIDA 33314

HEET TITLE

ROOF AMENITIES PLAN

[illegible]

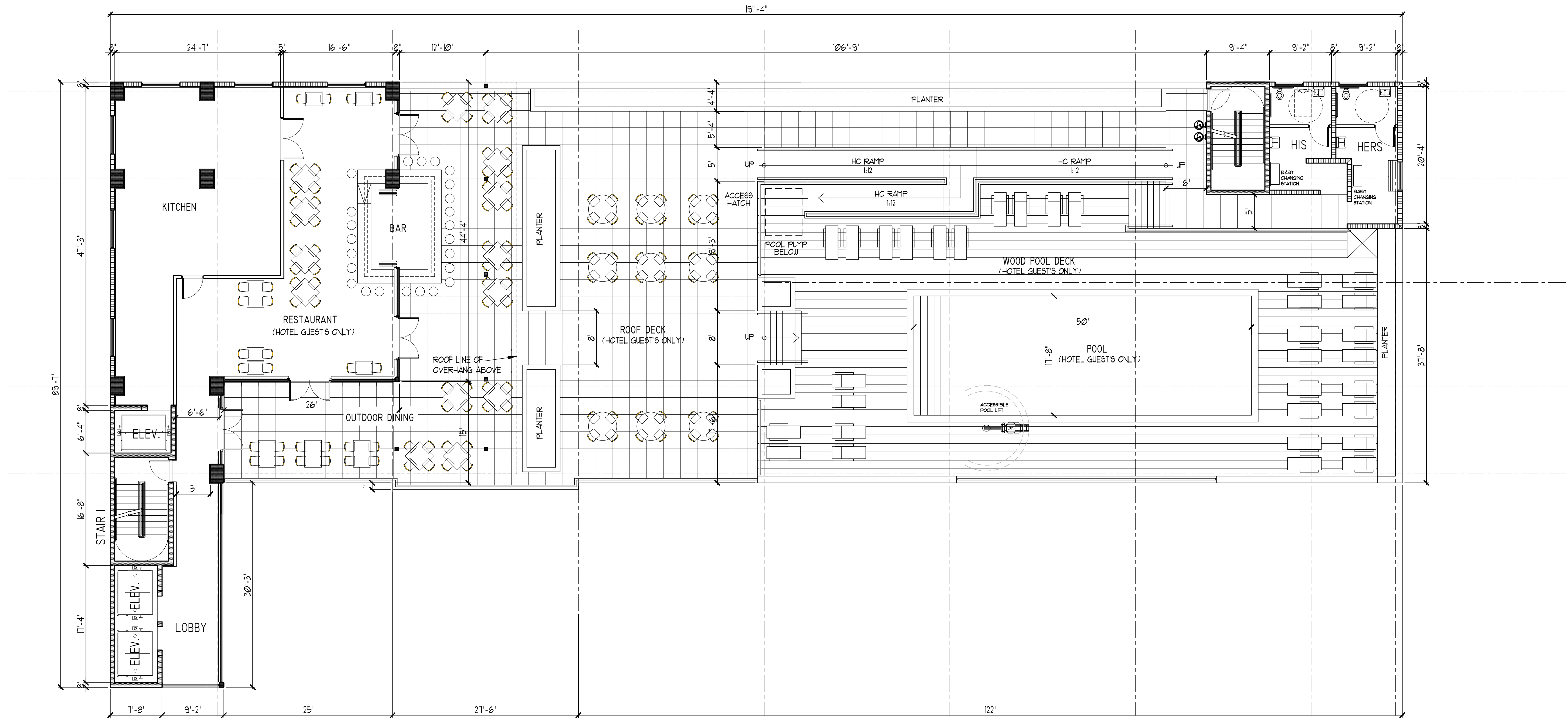
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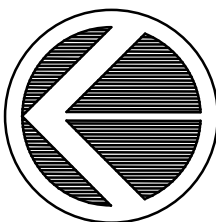
SHEET

A-7

SHEET 7 OF 12



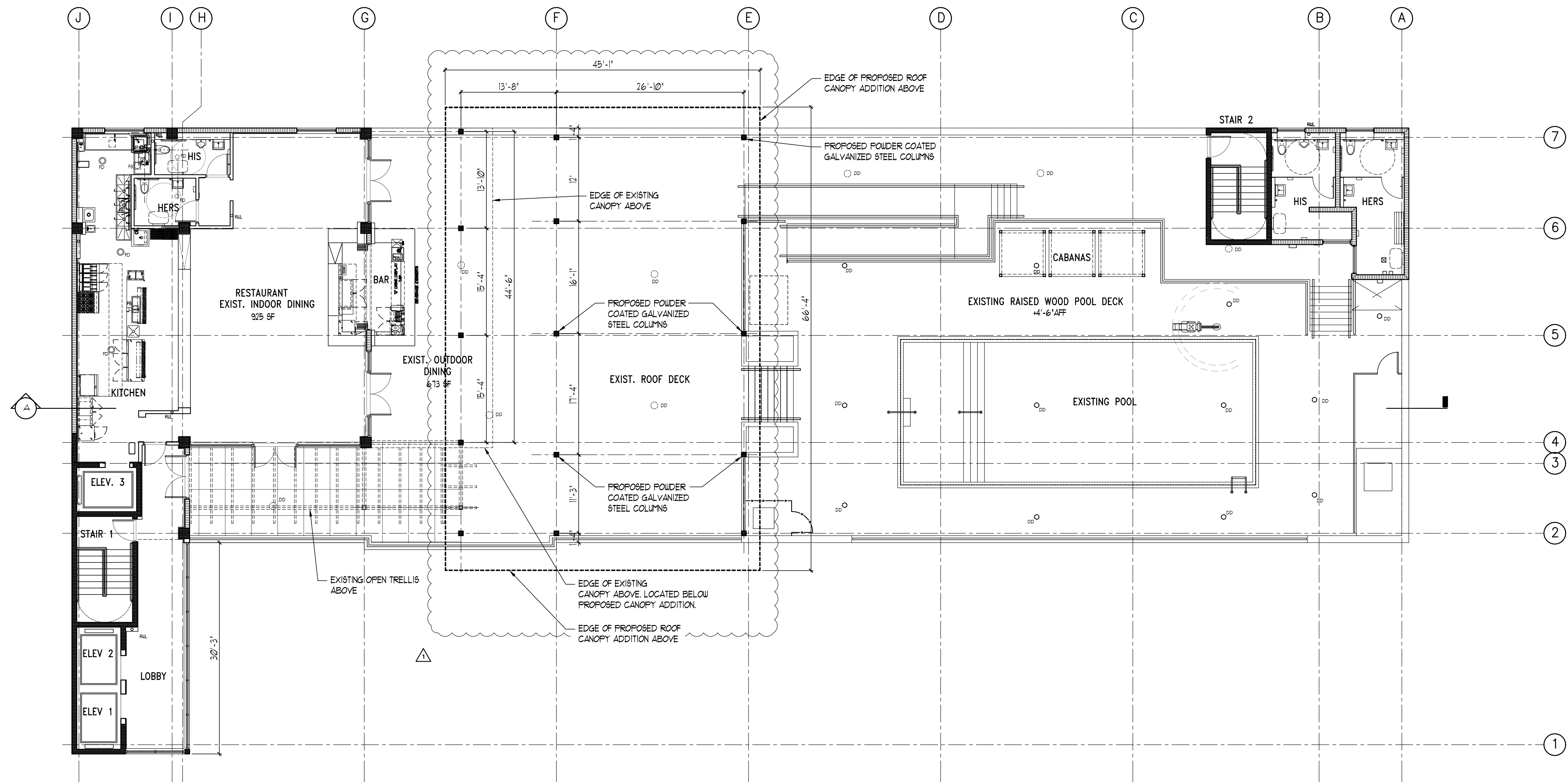
EXISTING APPROVED PLAN



NORTH

1 ROOF AMENITIES PLAN

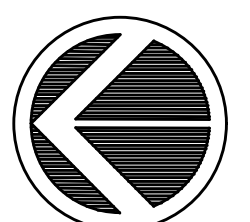
1 **ROOF**
SCALE: 1/8" = 1'-0"



GROSS ROOF AREA: 11168 SF
ALLOWED ROOF TOP COVERED AMENITY AREA: 30 % OF 11168 SF = 3350.4 SF
EXISTING ROOF TOP COVERED AMENITY AREA: 3129 SF (28%)
PROPOSED CANOPY AREA: 2382 SF SF (21.3%)
TOTAL ROOF TOP COVERED AMENITY AREA: 5511 SF SF (49.3%)

VARIANCE:

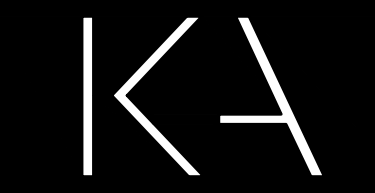
	ALLOWED	PROPOSED
ROOF LEVEL COVERED AREA:	30% (3350.4 SF)	49.3% (5511 SF)



NORTH

PROPOSED
1 ROOF AMENITIES PLAN

SCALE: 1/8" = 1'-0"

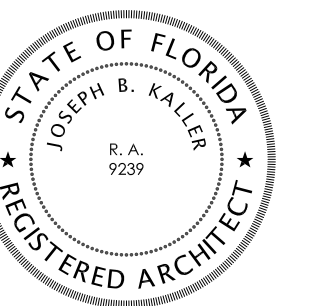


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SEAL



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

the Koshers House
now DOLCE BY WYNDHAM
5530 S. STATE ROAD 7
HOLLYWOOD FLORIDA 33314

SHEET TITLE

ROOF AMENITIES PLAN
PROPOSED DINING CANOPY
ADDITION

REVISIONS
No. DATE DESCRIPTION

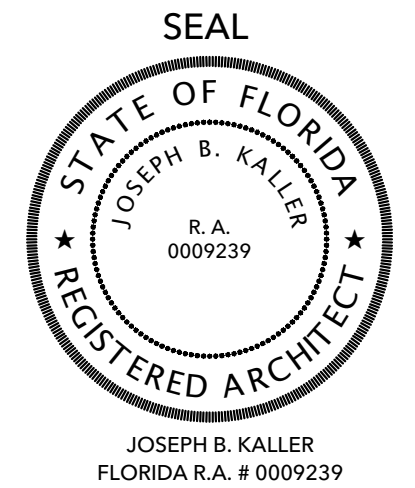
1	10-10-24	ADD. CANOPY

PROJECT No.: 16116
DATE: 1-24-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-7A

SHEET 7 OF 54



OBJECT TITLE

the Koshers House

5530 S. STATE ROAD 7
HOLLYWOOD FLORIDA 33314

SHEET TITLE

ROOF PLAN

[illegible]

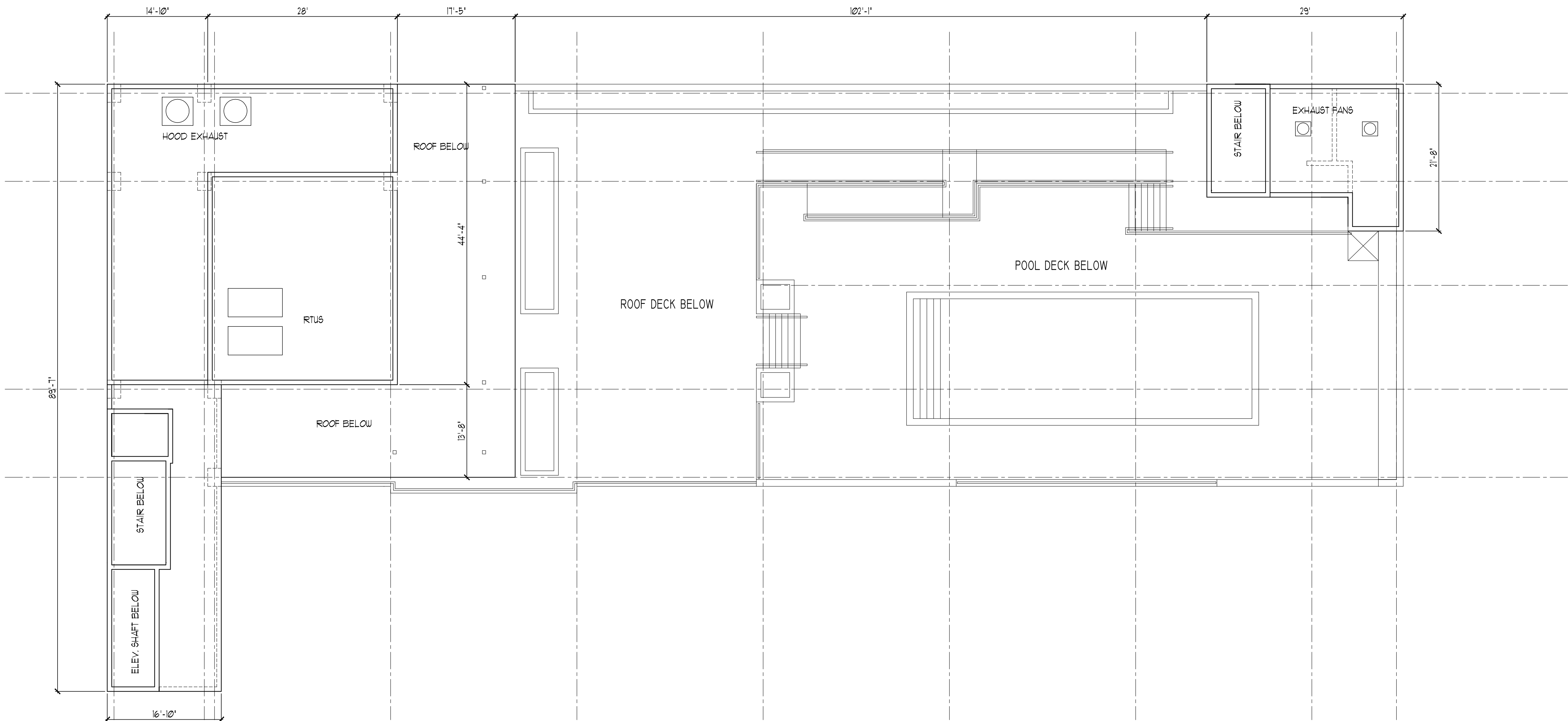
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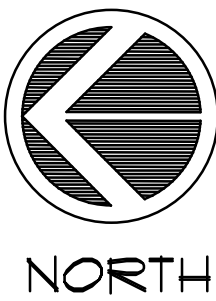
SHEET

A-8

SHEET 8 OF 12

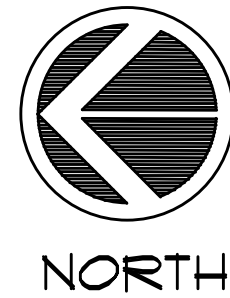


EXISTING APPROVED PLAN



1 ROOF PLAN

SCALE: 1/8" = 1'-0"



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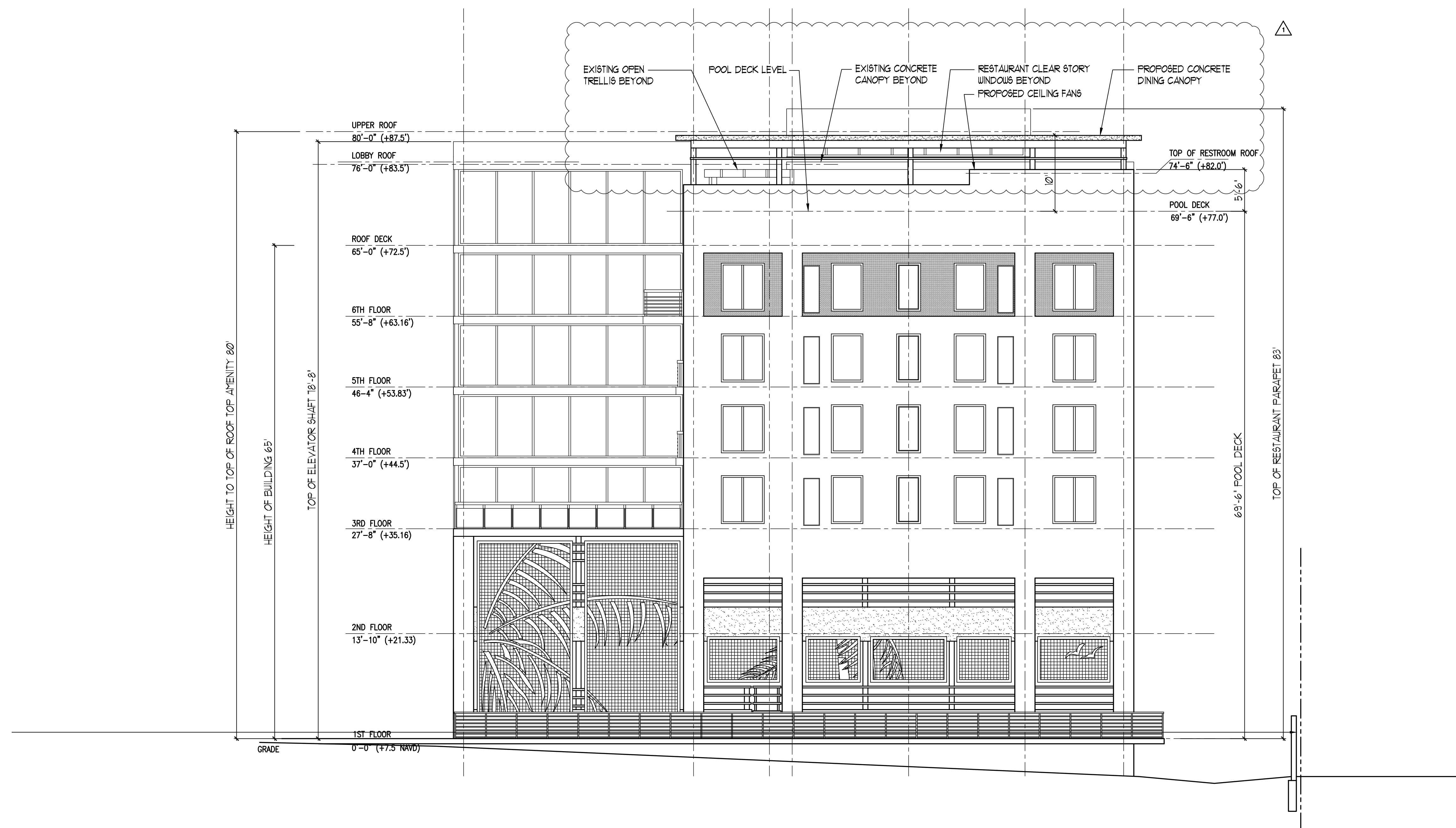
PROJECT No.: 16116
DATE: 1-24-19
DRAWN BY: TMS
CHECKED BY: JBK



1. TINTED IMPACT RESISTANT TINTED STOREFRONT
2. TINTED IMPACT RESISTANT TINTED SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT TINTED WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. REVERSE CHANNEL LETTER BACKLIT SIGNAGE
7. NEON TUBING WALL ART
8. PAINTED ALUMINUM BALCONY DIVIDERS
9. TEXTURED STUCCO AT PARKING LEVELS FOR IVY GROWTH
10. PRODEMA "WOOD" SIDING
11. ALUMINUM COLUMNS
12. DECORATIVE ALUMINUM LASER CUT SCREEN, OPEN TO GARAGE BEHIND
- 13a. DECORATIVE HORIZONTAL ALUMINUM TUBING FIGHT TO SOLID CONCRETE WALL
14. CONCRETE EYEBROW
15. VERTICAL PLANT CABLE TRELLIS
16. FTAC UNIT
17. POWDER COATED METAL COLUMN
18. 42" HIGH MIN. IMPACT RESISTANT ALUMINUM AND GLASS RAILING
19. 42" HIGH MIN. IMPACT RESISTANT METAL HORIZONTAL PICKET RAILING WITH WOOD TOP RAIL
20. IMPACT RESISTANT TINTED CLERESTORY WINDOWS
21. TEXTURED WALL FINISH FOR IVY
22. HOOD EXHAUST FANS
23. CONDENSING UNITS ON CANTILEVERED METAL STANDS.
24. CANTILEVERED SLAB WALKWAY
25. COMMERCIAL LIFT
26. IMPACT RESISTANT FRAMELESS GLASS WINDSCREEN SYSTEM
27. TRANSLUCENT FROSTED GLASS TO 5'-0" AFF.

1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SEAL

STATE OF FLORIDA

JOSEPH B. KALLER

R.A.

0009239

REGISTERED ARCHITECT

JOSEPH B. KALLER

FLORIDA R.A. # 0009239

OBJECT TITLE

the Kosher House

5530 S. STATE ROAD 7
HOLLYWOOD FLORIDA 33314

SHEET TITLE

ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

PROJECT No.: 16116
DATE: 1-24-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-11

SHEET 10 OF 12



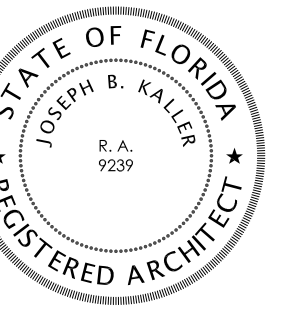
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2. TINTED IMPACT RESISTANT TINTED SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT TINTED WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. REVERSE CHANNEL LETTER BACKLIT SIGNAGE
7. NEON TUBING WALL ART
8. PAINTED ALUMINUM BALCONY DIVIDERS
9. TEXTURED STUCCO AT PARKING LEVELS FOR IVY GROWTH
10. PRODEMA 'WOOD' SIDING
11. ALUMINUM COLUMNS
12. DECORATIVE ALUMINUM LASER CUT SCREEN, OPEN TO GARAGE BEHIND
- 13a. DECORATIVE HORIZONTAL ALUMINUM TUBING FIXED TO SOLID CONCRETE WALL
14. CONCRETE EYEBROW
15. VERTICAL PLANT CABLE TRELLIS
16. PTAC UNIT
17. POWDER COATED METAL COLUMN
18. 42" HIGH MIN. IMPACT RESISTANT ALUMINUM AND GLASS RAILING
19. 42" HIGH MIN. IMPACT RESISTANT METAL HORIZONTAL PICKET RAILING WITH WOOD TOP RAIL
20. IMPACT RESISTANT TINTED CLERESTORY WINDOWS
21. TEXTURED WALL FINISH FOR IVY
22. HOOD EXHAUST FANS
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24. CANTILEVERED SLAB WALKWAY
25. COMMERCIAL LIFT
26. IMPACT RESISTANT FRAMELESS GLASS WINDSCREEN SYSTEM
27. TRANSLUCENT FROSTED GLASS TO 5'-0" AFF.

EXISTING APPROVED ELEVATION

1 EAST ELEVATION

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EAL



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FLORIDA R.A. # 0009239

the Koshers House
now DOLCE BY WYNDHAM
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PROJECT TITLE

SHEET TITLE

EAST ELEVATION
PROPOSED DINING CANOPY
ADDITION

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

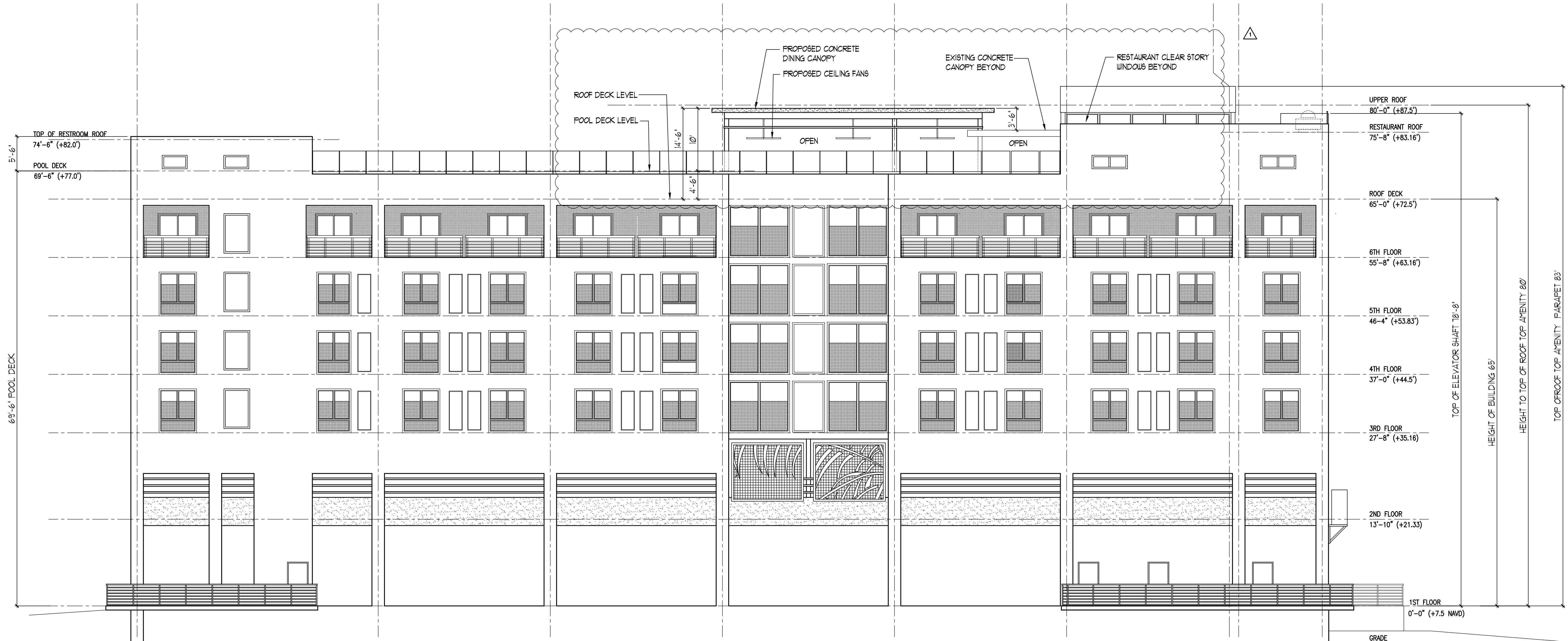
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SHEET

A-11A

SHEET 19 OF 54



20' ALLEY AND UTILITY
EASEMENT

NOTE:
ALL SIGNAGE TO BE UNDER SEPARATE
PERMIT

PROPOSED EAST ELEVATION

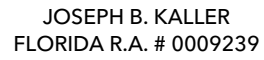
1

SCALE: 1/8" = 1'-0"



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EAL



the Koshier House
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HOLLYWOOD FLORIDA 33314

PROJECT TITLE

SHEET TITLE
 STREET ELEVATION
 PROPOSED DINING CANOPY
 ADDITION

SHEET TITLE

[illegible]

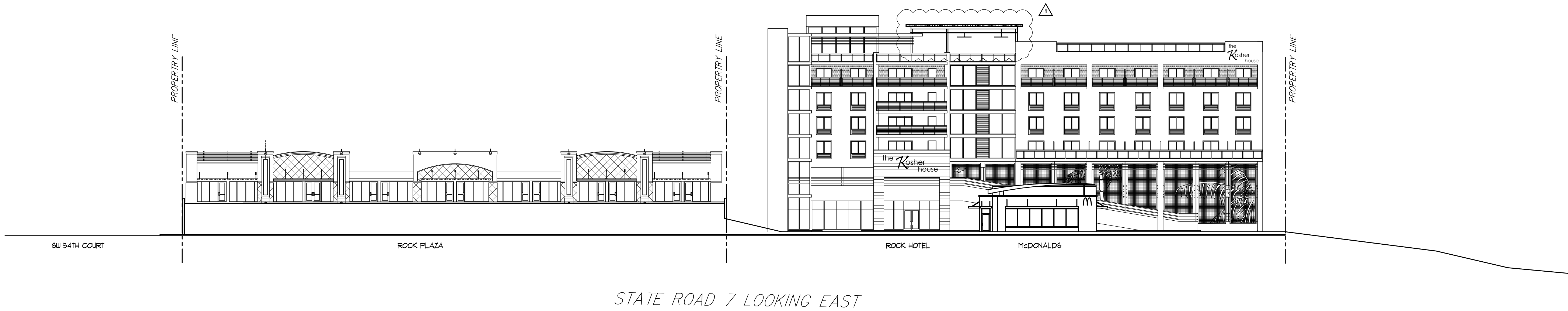
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HEET

A-13A

SHEET 18 OF 54



PROPOSED CONTEXTUAL STREET ELEVATION

SCALE: 1" = 20'-0"

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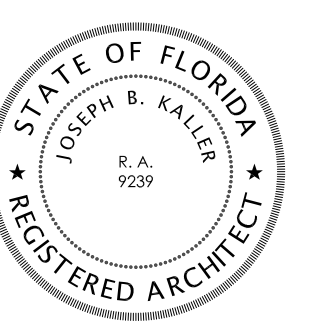


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EAL



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PROJECT TITLE

the Koshier House
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5530 S. STATE ROAD 7
HOLLYWOOD FLORIDA 33314

SHEET TITLE

WEST ELEVATION

INDOOR AND OUTDOOR

DINING PICTURES

[illegible]

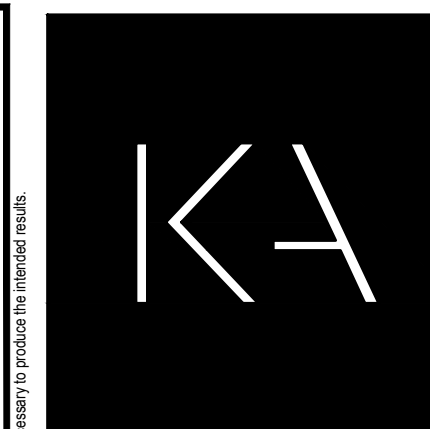
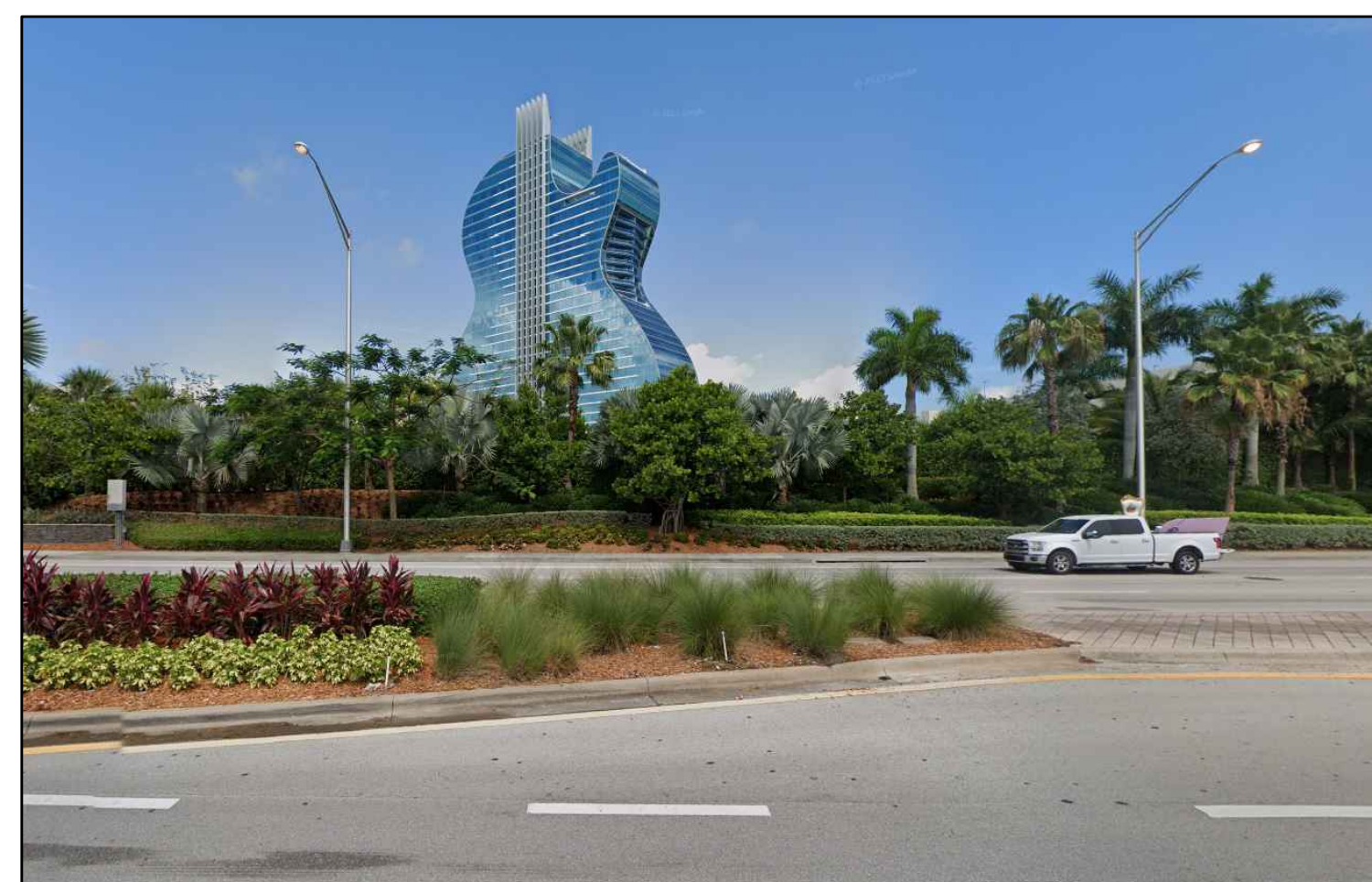
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SHEET

A-14A

EET 17 OF 54

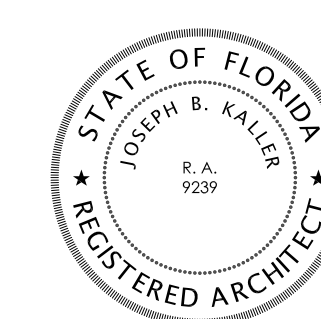


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SEAL



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Contract Documents is a's relative to items necessary for the proper execution and completion

[illegible]

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SHEET

A-15A

SHEET 17 OF 54