

ATTACHMENT A
Application Package



CITY OF
DEVELOPMENT SERVICES
PLANNING DIVISION

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: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

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 al that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes No Number of Phases: _____

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

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant Representative Tenant

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

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: 5/5/2025

PRINT NAME: Giuseppe Tadiseria Date: 5/5/2025

Signature of Consultant/Representative: Steven Geller Date: _____

PRINT NAME: _____ Date: _____

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 Rezoning - Site Plan to my property, which is hereby made by me or I am hereby authorizing Steven Geller, esq. to be my legal representative before the All Boards (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
 this 8 day of 2025



Notary Public
 State of Florida

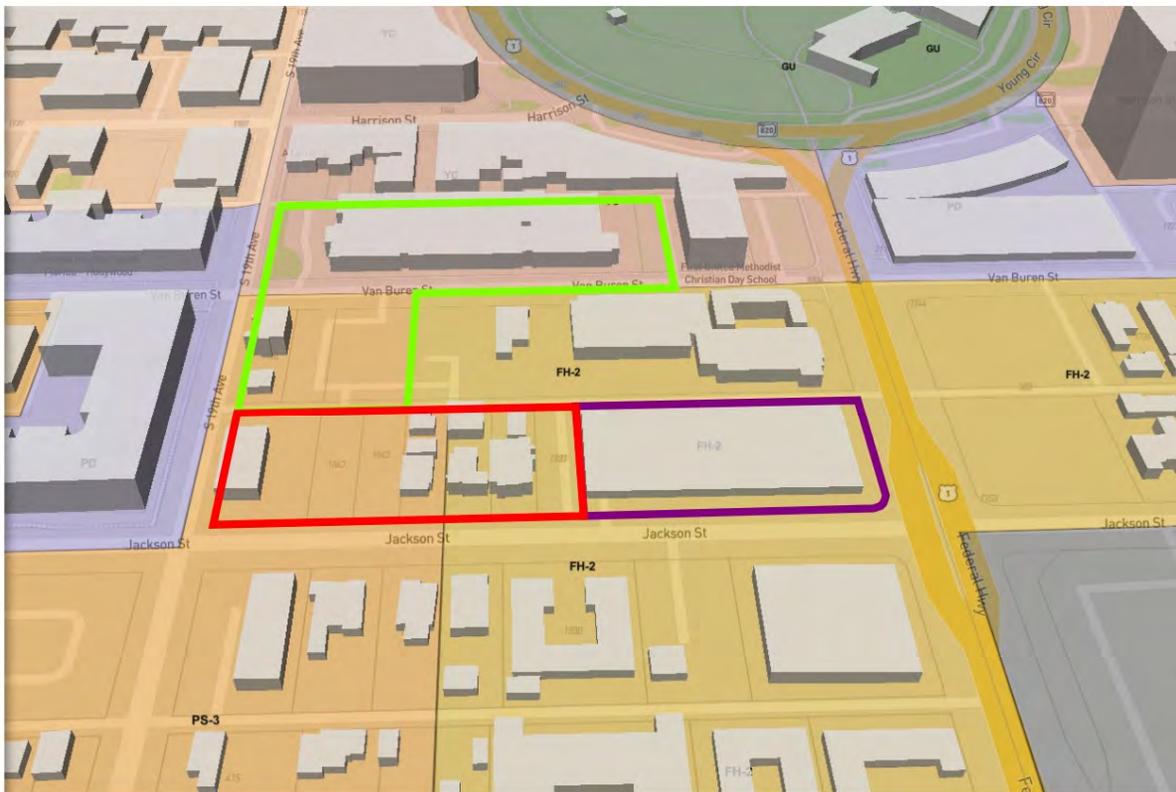
My Commission Expires: 11/04/26 (Check One) Personally known to me; OR Produced Identification _____


 Signature of Current Owner

Giuseppe Tadiseria
 Print Name

Summary of Request by Gadamis Property, LLC and Ventas Realty, Limited Partnership for Rezoning of PS-3 Property to FH-2 Zoning

Gadamis Property, LLC (hereinafter “Gadamis”) and Ventas Realty, Limited Partnership (hereinafter “Ventas”), request the City of Hollywood to rezone certain parcels of land, located Between Jackson Street and Van Buren Street, directly East of South 19th Ave., from PS-3 zoning to FH-2 zoning. This zoning change makes sense, squares off irregularly shaped boundaries, ends the split zoning of the same block in this area, and generally follows good planning principles. This is explained in further depth in the Section of this entitled “Rezoning Criteria”.



Above is a map of the area in which Gadamis and Ventas are seeking rezoning. The area with the purple border is 9 Hollywood, and was developed by the same team that is seeking to develop a similar project in the area enclosed in red. The areas enclosed in purple and red are the Southern half of the entire block that runs from Federal Highway to S 19th Avenue, with an alley on the north side of their property. Please note that the area enclosed in purple is entirely within the FH-2 zoning, while that portion of this one block enclosed in red is split into two different zoning categories, FH-2 and PS-3.

The area of the property enclosed in green South of Van Buren Street is part of the Property owned by Ventas, which owns the entire property enclosed in green, and which is currently leased by Ventas to Kindred. That portion of the Ventas property North of Van Buren Street is currently used by Kindred as a long-term hospital, and is in the YC zoning, which is denser than either the FH-2 or the PS-3 zoning. No zoning change is sought to the YC zoned property. That portion of the Ventas property enclosed in green South of Van Buren Street currently consists of one parcel with a single family home on it which is used as office space by Kindred, and two parcels with surface parking on them. Ventas has no current plans to change the use of this property South of Van Buren Street, and no Site Plan is filed for that property as part of this Application. Ventas has agreed to this change as a courtesy to Gadamis, and to square off the zoning in that area.

The area for which rezoning is sought is the salmon-colored part of the map that is inside the green and red borders. Please note that the current zoning divides the property such that approximately $\frac{3}{4}$ of the block is FH-2 zoning, while approximately $\frac{1}{4}$ of the block is PS-3 zoning. That portion of the block that is PS-3 zoning is surrounded on three sides by denser zoning. To the East is the FH-2 zoning. To the North is YC Zoning, which is the densest zoning in the City. To the West is PD zoning.

The requested zoning change is entirely compatible with that area. Both the current PS-3 zoning and the proposed FH-2 zoning permit 140 feet of maximum height. The FH-3 does permit more floors within the same 140 foot height limit, and permits a higher FAR with mixed use zoning, which the Site Plan on this property will show. No setback or other variances are being requested, and all requirements, including parking, meet or exceed the City Codes.

The current zoning map, splitting the block into separate zoning categories and creating an oasis of lower density zoning surrounded on three sides by higher density zoning makes little sense. The proposed zoning change makes far more sense, unifies the zoning on the block, eliminates the oasis of lower density zoning surrounded on three sides by higher density zoning, and is completely compatible with the existing zoning, as the FH-2 zoning has the same maximum height as the PS-3 zoning, which is lower than the YC zoning to the North.

Respectfully submitted:

Steve Geller, Esq.

Broward County Commissioner/ Former Florida Senator

GELLER LAW FIRM, PA

110 East Broward Boulevard, Suite 1700

Fort Lauderdale, Florida 33301

Tel.: 954 315-3926

Fax : 954 206-5732

Email: steve@gellerlawfirm.com

Website: www.gellerlawfirm.com



List of Experts:

- **Zoning Attorney**
Steve Geller, Esq
Geller Law Firm, PA
110 East Broward Boulevard, Suite 1700
Fort Lauderdale, FL 33301
Tel: 954.315-3926
- **Planner**
Leslie A Del Monte
Inspire Placemaking Collective
25 SE 2nd Avenue, Suite 414
Miami, FL 33131
Tel: 305.450.5307
- **Architect**
Alfonso Jurado
Alfonso Jurado Architecture
1035 N Miami Ave, Suite 406
Miami, FL 33136
Tel: 305.206.6214
- **Traffic Engineer**
TrafTech Engineering
8400 N University Dr.
Tamarac, FL 33321
Tel: 954.582.0988
- **Civil Engineer**
Jorge M. Szauer, P.E.
Szauer Engineering, Inc.
7251 W. Palmetto Park Road, Suite 100
Boca Raton, FL 33433
Tel: 561.716.0159
- **Landscape Architect**
Chris Eaves

Witkin Hultz and Partners
307 S. 21st. Avenue
Hollywood, FL 33020
Tel: 954.923.9681

- **Surveyor**
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, FL 33351
Tel: 954.572.1778

Rezoning Criteria

Procedures. In reviewing a request for a change of zoning district, the Board shall consider the following criteria:

a. That the petition for a change of zoning district will not result in spot zoning or contract zoning:

The proposed rezoning will not result in spot or contract zoning. Rather, it resolves an outdated and fragmented zoning pattern that was established during the 2016 rezoning effort, when zoning boundaries had to conform to the fragmented ownership structure that existed at the time. By aligning the zoning with current ownership and development plans, the proposed change promotes a more consistent and logical land use pattern. The project area includes seven parcels, four of which require rezoning from PS-3 to FH-2 to unify the site and enable coordinated development. The rezoning extends beyond the project boundary to include the three parcels to the north, on the same block. While these northern parcels are not part of the Site Plan approval and will remain unchanged, their inclusion helps eliminate a zoning “island,” ensuring that the entire block is governed by a single, compatible district. This action brings consistency to the zoning map, avoids the creation of fragmented or isolated zoning classifications, and aligns the zoning framework with both the existing built environment and surrounding districts. The block is currently surrounded by FH-2 to the east, PD to the west, and YC to the north, all of which are equal or more intense than PS-3. This rezoning avoids unnecessary complexity, supports cohesive development, and reflects best planning practices by correcting an outdated zoning condition.

b. That the proposed change is consistent with, and in furtherance of, the Goals, Objectives and Policies of the City's Comprehensive Plan:

The proposed rezoning advances numerous goals and policies in the City's Comprehensive Plan, including promoting infill redevelopment, improving neighborhood compatibility, and encouraging sustainable growth. It supports compact, transit-oriented development and enhances the urban fabric of Downtown Hollywood, where increased residential density is critical to ensuring the vitality of local businesses and the long-term success of the City's core. As Mayor Josh Levy stated in 2024 regarding Downtown redevelopment efforts, the City is committed to “modernizing Downtown with more residential density to support its businesses and future vitality.” This project aligns directly with that objective by enabling the construction of new housing in a walkable, urban location. With South Florida continuing to face significant housing demand, this rezoning helps facilitate the type of high-quality, centrally located housing that is needed to meet market pressures and support equitable growth.

c. That conditions have substantially changed from the date the present zoning district classification was placed on the property which make the passage of the proposed change necessary:

The current zoning reflects historic ownership patterns and regulatory conditions that are no longer relevant. The parcels have now been assembled under unified ownership and are part of a coordinated development plan, which could not have been anticipated when the zoning was originally applied. Since that time, the City has invested heavily in Downtown revitalization, using the momentum of the RAC rezoning to attract reinvestment, promote walkable mixed-use development, and support additional residential density that reinforces the area's role as a vibrant urban core. Maintaining the existing split zoning undermines these efforts, restricting development potential on part of the site while permitting greater intensity on adjacent parcels. The proposed rezoning resolves this inconsistency and enables a well-integrated mixed-use development that meets contemporary needs—especially the demand for new housing near jobs, transit, and amenities.

d. The proposed change will not adversely influence living conditions in the neighborhood:

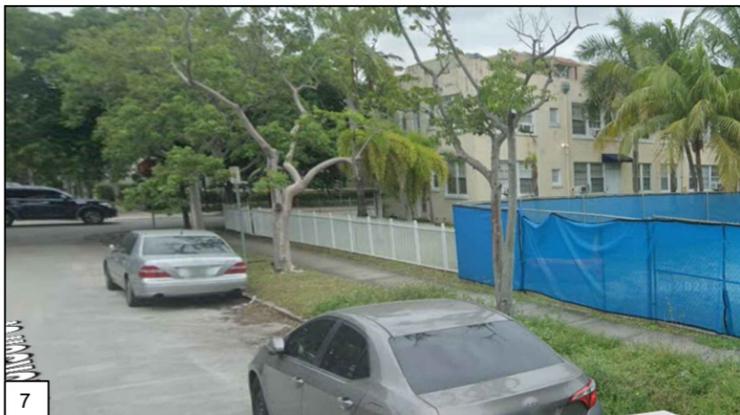
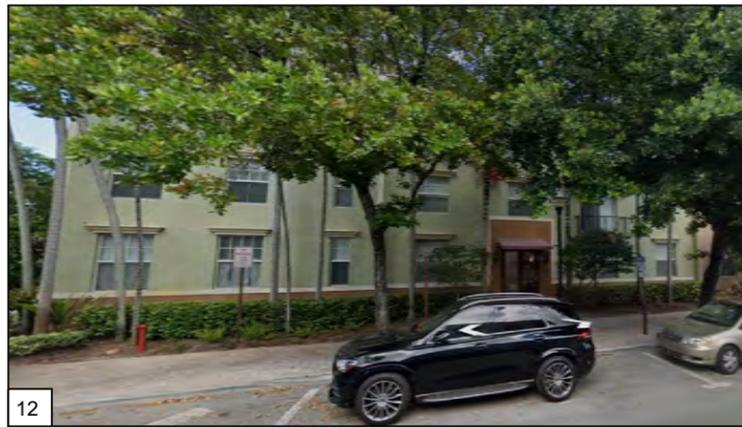
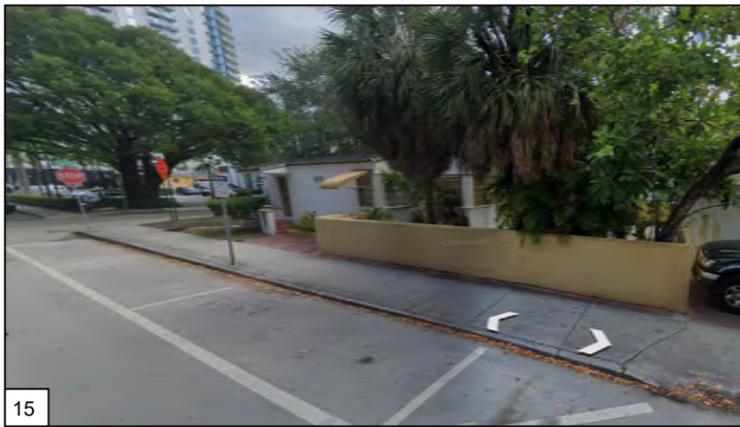
The proposed rezoning will enhance, not detract from, living conditions in the area. By enabling cohesive development on the site with no changes in maximum height or required setbacks, it provides a smooth transition to surrounding uses and preserves neighborhood character. The adjacent zoning districts—FH-2 and YC—already support more intensive development than PS-3, and the proposed change maintains compatibility without introducing abrupt increases in scale or density. The proposed residential development also underwent a detailed traffic impact review, which found no negative effects on traffic operations or safety, specifically:

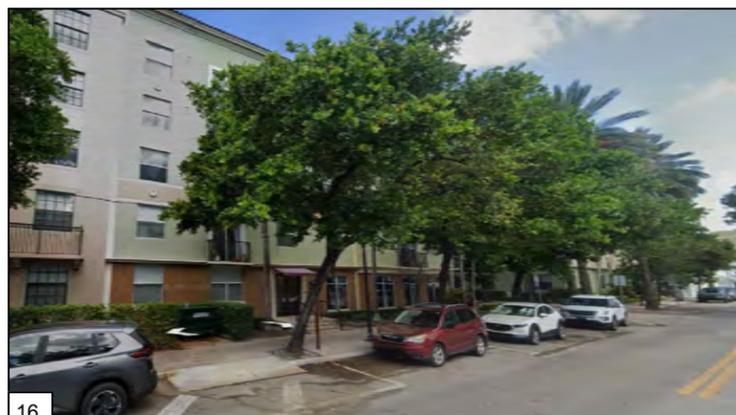
- All surrounding intersections are projected to operate at acceptable levels of service (LOS) in 2028, even with the project in place.
- No turn lanes are warranted at the proposed site access points, based on FDOT and AASHTO standards.
- The development will not necessitate intersection improvements, and the existing transportation network can comfortably accommodate the traffic volumes generated by the project.

e. That the proposed change is compatible with the development(s) within the same district/neighborhood:

The proposed rezoning is highly compatible with existing and anticipated development in the immediate area. It brings four parcels into conformance with the FH-2 zoning already applied to the other three parcels on the site and aligns the entire block with surrounding

zoning designations. The height and massing permitted under FH-2 are no greater than the existing PS-3 standards, ensuring a consistent urban form. In fact, the site is bordered by FH-2 zoning to the east, PD zoning to the west, and the higher-density YC district to the north, creating a natural fit for this zoning designation. By enabling an integrated development, the rezoning will create new housing opportunities, reinforce the mixed-use character of Downtown, and support the broader objectives of walkability, transit-supportive density, and urban sustainability.





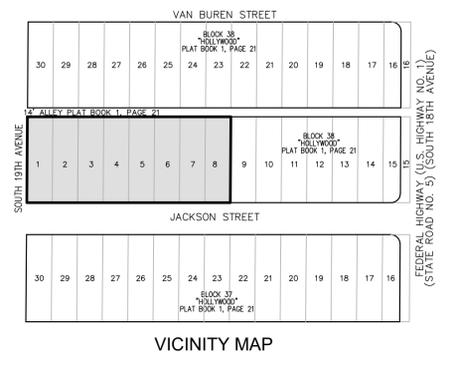
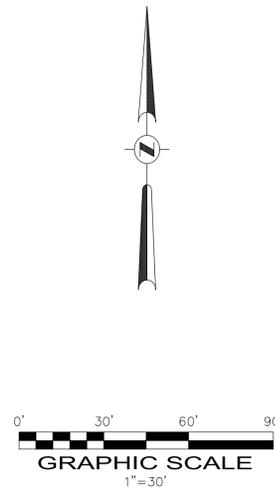
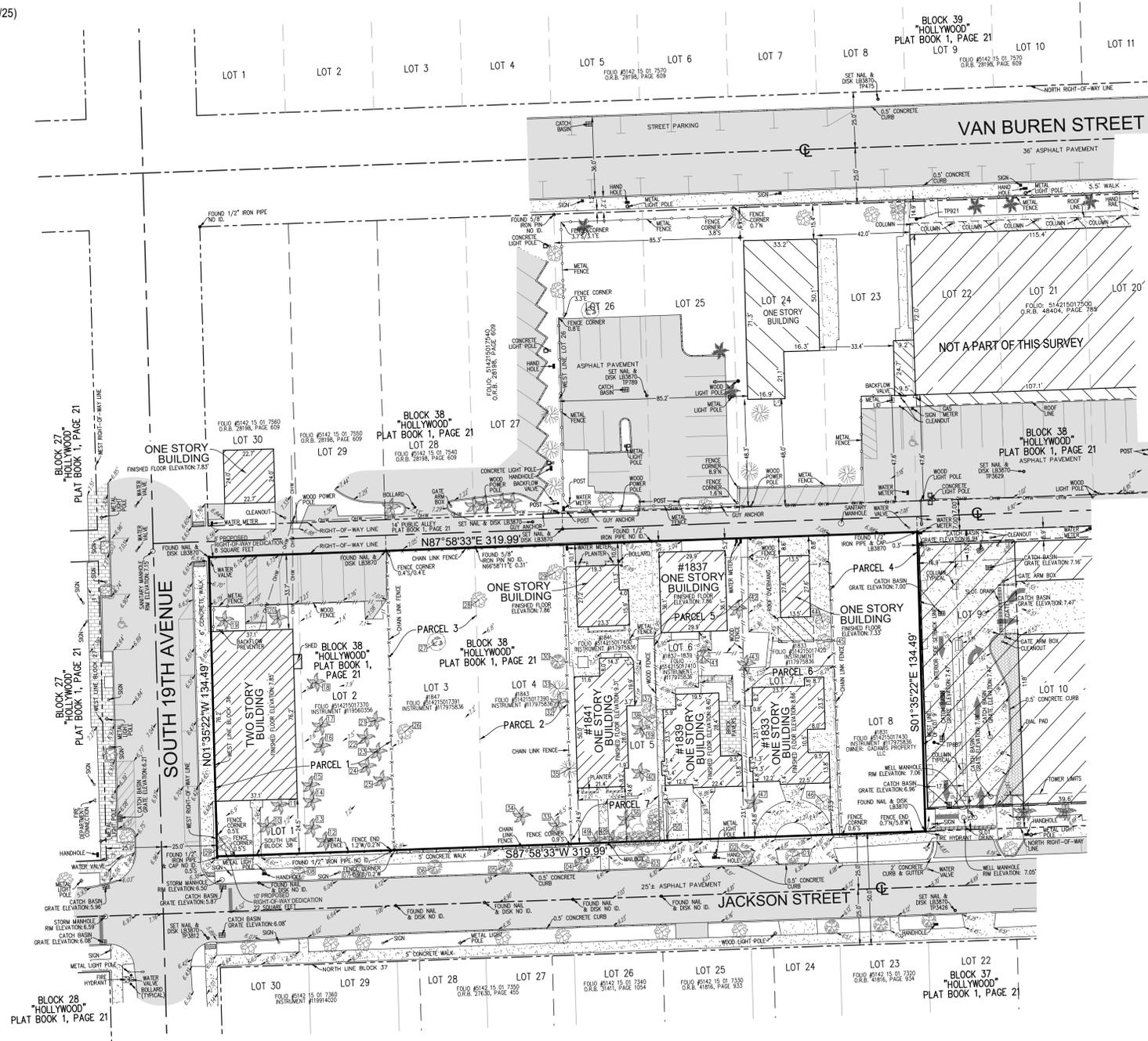
TREE TABLE:

(PROVIDED BY ALEXIS ALVEY, ISA BOARD CERTIFIED MASTER ARBORIST #NY-5539B, ALVEY TREE CONSULTING-5/8/25)

| NUMBER | COMMON NAME | SCIENTIFIC NAME | DBH (IN) | HEIGHT (FT) | SPREAD (FT) | CONDITIO N | TP2 RADIUS (FT) | NATIVE? | NOTES |
|--------|---------------------|--------------------------|----------|-------------|-------------|------------|-----------------|---------|-------------|
| 1 | Gumbo Limbo | Bursera simaruba | 3 | 10 | 8 | poor | 5 | yes | street tree |
| 2 | Gumbo Limbo | Bursera simaruba | 9 | 18 | 18 | fair | 9 | yes | street tree |
| 3 | Gumbo Limbo | Bursera simaruba | 2 | 9 | 5 | poor | 5 | yes | street tree |
| 4 | Gumbo Limbo | Bursera simaruba | 4 | 16 | 10 | fair | 5 | yes | street tree |
| 5 | Gumbo Limbo | Bursera simaruba | 8 | 20 | 18 | poor | 9 | yes | street tree |
| 6 | Gumbo Limbo | Bursera simaruba | 12 | 18 | 10 | poor | 5 | yes | street tree |
| 7 | Gumbo Limbo | Bursera simaruba | 13.5 | 28 | 20 | poor | 10 | yes | street tree |
| 8 | Gumbo Limbo | Bursera simaruba | 11.5 | 25 | 20 | fair | 10 | yes | street tree |
| 9 | Royal Poinciana | Delonix regia | 22 | 27 | 35 | fair | 17.5 | no | |
| 10 | Royal Palm | Roystonea regia | 14 | 35 | 16 | fair | 8 | yes | |
| 11 | Foxtail Palm | Wodyetia bifurcata | 5 | 12 | 10 | poor | 5 | no | |
| 12 | Foxtail Palm | Wodyetia bifurcata | 9 | 16 | 10 | poor | 5 | no | |
| 13 | Foxtail Palm | Wodyetia bifurcata | 5 | 14 | 10 | poor | 5 | no | |
| 14 | Foxtail Palm | Wodyetia bifurcata | 7 | 10 | 0 | dead | - | no | dead tree |
| 15 | Foxtail Palm | Wodyetia bifurcata | 9 | 6 | 0 | dead | - | no | dead tree |
| 16 | Royal Palm | Roystonea regia | 12 | 30 | 16 | fair | 8 | yes | |
| 17 | Royal Palm | Roystonea regia | 13 | 25 | 8 | poor | 5 | yes | |
| 18 | Foxtail Palm | Wodyetia bifurcata | 4 | 12 | 10 | poor | 5 | no | |
| 19 | Royal Palm | Roystonea regia | 14 | 32 | 12 | fair | 6 | yes | |
| 20 | Royal Palm | Roystonea regia | 14 | 32 | 12 | fair | 6 | yes | |
| 21 | Coconut Palm | Cocos nucifera | 8 | 30 | 18 | good | 9 | Cat. 2 | Invasive |
| 22 | Coconut Palm | Cocos nucifera | 9 | 16 | 8 | poor | 5 | Cat. 2 | Invasive |
| 23 | Coconut Palm | Cocos nucifera | 8 | 27 | 18 | good | 9 | Cat. 2 | Invasive |
| 24 | Coconut Palm | Cocos nucifera | 7 | 25 | 18 | fair | 9 | Cat. 2 | Invasive |
| 25 | Coconut Palm | Cocos nucifera | 6 | 20 | 16 | fair | 8 | Cat. 2 | Invasive |
| 26 | Avocado | Persea americana | 12 | 25 | 20 | poor | 10 | no | |
| 27 | Mango | Mangifera indica | 35 | 45 | 30 | good | 25 | no | |
| 28 | Brazilian Pepper | Schinus terebinthifolius | 18 | 28 | 25 | fair | 12.5 | Cat. 1 | Invasive |
| 29 | Oriental Arborvitae | Platyclusus orientalis | 15 | 20 | 15 | fair | 7.5 | no | |
| 30 | Gumbo Limbo | Bursera simaruba | 7 | 18 | 15 | fair | 7.5 | yes | |
| 31 | Live Oak | Quercus virginiana | 14.5 | 30 | 30 | good | 15 | yes | |
| 32 | Salitair Palm | Ptychosperma elegans | 3 | 16 | 8 | fair | 5 | Cat. 2 | Invasive |
| 33 | Arecia Palm | Dyopsis lutescens | cluster | 20 | 15 | fair | 7.5 | no | |
| 34 | Sabal Palm | Sabal palmetto | 12 | 18 | 12 | good | 6 | yes | |
| 35 | Live Oak | Quercus virginiana | 16 | 30 | 35 | good | 17.5 | yes | |
| 36 | Sabal Palm | Sabal palmetto | 10 | 18 | 12 | good | 6 | yes | |
| 37 | Mahogany | Swietenia mahagoni | 14 | 30 | 20 | good | 10 | yes | |
| 38 | Weeping Fig | Ficus benjamina | 12 | 20 | 10 | poor | 5 | no | |
| 39 | Christmas Palm | Adonia merrilli | 5 | 18 | 8 | poor | 5 | no | |
| 40 | Christmas Palm | Adonia merrilli | 5 | 18 | 10 | fair | 5 | no | |
| 41 | Gumbo Limbo | Bursera simaruba | 15 | 30 | 30 | fair | 15 | yes | |
| 42 | Coconut Palm | Cocos nucifera | 9 | 14 | 14 | good | 7 | Cat. 2 | Invasive |
| 43 | Arecia Palm | Dyopsis lutescens | cluster | 18 | 12 | fair | 6 | no | |
| 44 | Mahogany | Swietenia mahagoni | 7 | 20 | 10 | good | 5 | yes | |
| 45 | Brazilian Pepper | Schinus terebinthifolius | 10 | 20 | 25 | good | 12.5 | Cat. 1 | Invasive |
| 46 | Weeping Fig | Ficus benjamina | 20 | 25 | 30 | good | 15 | no | |
| 47 | Royal Palm | Roystonea regia | 16 | 26 | 14 | fair | 7 | yes | |
| 48 | Christmas Palm | Adonia merrilli | 6 | 16 | 8 | fair | 5 | no | |
| 49 | Christmas Palm | Adonia merrilli | 6 | 16 | 8 | fair | 5 | no | |
| 50 | Weeping Fig | Ficus benjamina | 4 to 14 | 20 | 15 | poor | 7.5 | no | |

LEGEND

| | |
|--|--|
| | CONCRETE |
| | ASPHALT PAVEMENT |
| | PAVERS |
| | OVERHEAD WIRES |
| | CENTERLINE |
| | F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION |
| | O.R.B. OFFICIAL RECORDS BOOK |
| | TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY) |
| | FPL FLORIDA POWER & LIGHT COMPANY |
| | LB LICENSED BUSINESS |
| | XX TREE NUMBER |
| | ★ PALM TREE |
| | ○ OAK TREE |
| | ◇ MANGO TREE |
| | ○ TREE |
| | ○ GUMBO LIMBO TREE |



LEGAL DESCRIPTION:

PARCEL 1:
LOT 1 AND 2, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
LOT 4, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
LOT 3, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:
LOT 8, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5:
LOT 6, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 6:
LOT 7, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 7:
LOT 5, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 43,036 SQUARE FEET (0.9880 ACRES), MORE OR LESS.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NGS BENCHMARK #P239; ELEVATION: 9.07 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #2011C0569; COMMUNITY #125113; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF BLOCK 38 BEING S87°58'33"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 8 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 1496295-A1, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 28, 2024 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:
 - ITEMS 1, 2, 3 & 4: STANDARD EXCEPTIONS, NOT ADDRESSED.
 - ITEM 5: ALL MATTERS IN PLAT BOOK 1, PAGE 21 APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
 - ITEM 6: BROWARD COUNTY ORDINANCE NO. 0-81-26 IN O.R.B. 9637, PAGE 836 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 7: BROWARD COUNTY ORDINANCE NO. 2005-18 IN O.R.B. 40082, PAGE 1783 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 8: BROWARD COUNTY ORDINANCE NO. 2005-19 IN O.R.B. 40082, PAGE 1789 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
- TREE INFORMATION WAS PROVIDED BY ALEXIS ALVEY OF ALVEY TREE CONSULTING, DATED 5/8/25.
- THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.

CERTIFICATION:
TO GADAMIS PROPERTY LLC; CCHC FUND IV, L.P. A DELAWARE LIMITED PARTNERSHIP, ISAOA/ATIMA; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 5/21/25.

DATE OF PLAT OR MAP: 5/21/25

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

| | |
|---|---|
| <p>LOTS 1 THRU 8 1831-1857 JACKSON STREET HOLLYWOOD, FLORIDA 33020 (CITY OF HOLLYWOOD, BROWARD COUNTY)</p> | |
| <p>BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY</p> | <p>PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@puliceandsurveyors.com WEBSITE: www.puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870</p> |
| <p>DRAWN BY: L.H. CHECKED BY: J.F.P.</p> | <p>SCALE: 1" = 30' SURVEY DATE: 5/21/25</p> |
| <p>CLIENT: GADAMIS PROPERTY LLC ORDER NO.: 74303</p> | |

N I N E 2

1843 Jackson Street, Hollywood, FL

S I G N O F F

D E C E M B E R 0 1 , 2 0 2 5

PREVIOUS MEETINGS:

DRC : AUGUST 18, 2025

PRELIMINARY TAC : MAY 19, 2025

PACO: JANUARY 13, 2025

VARIANCES:

1. CURB WIDTH VARIANCE.

S H E E T L I S T

CIVIL

C-01 GENERAL NOTES

C-02 EROSION CONTROL PLAN

C-03A PG&D DRAINAGE

C-03B PG&D SECTIONS

C-03C PG&D DETAILS

C-04 UTILITIES

C-05 PAVING MARKINGS

C-06 ROW PLAN

LANDSCAPE

L-1 GROUND FLOOR LANDSCAPE PLAN

L-2 LEVEL 5 AMENITY LANDSCAPE PLAN

L-3 ROOF LEVEL LANDSCAPE PLAN

L-4 LANDSCAPE DETAILS

ARCHITECTURE

A0.01 PROJECT DATA

A0.02 F.A.R. DIAGRAMS

A0.02A DIAGRAMS

A0.03 SITE PLAN

A0.03A RENDERED SITE PLAN

A1.01 GROUND LEVEL

A1.02 LEVEL 2 / PARKING

A1.03 LEVEL 3 / PARKING

A1.04 LEVEL 4 / PARKING

A1.05 LEVEL 5 / AMENITIES

A1.06 LEVEL 6-13 / UNITS

A1.07 LEVEL ROOF

A3.01 ELEVATION / SOUTH

A3.02 ELEVATION / NORTH

A3.03 ELEVATIONS / EAST & WEST

A4.01 SECTION / LONGITUDINAL

A4.02 SECTION / LONGITUDINAL

A4.03 SECTION / TRANSVERSAL

A4.04 SECTION / LONGITUDINAL

A5.01 3D MODEL VIEW

A5.02 3D MODEL VIEW

A5.03 3D MODEL VIEW

A5-03A 3D MODEL VIEWS

A5.04 3D CONTEXT VIEW

A5-05 CONTEXT PHOTOS

A5-06 CONTEXT PHOTOS

A6.01 MATERIAL BOARD

A7.01 RENDERING

A7.02 RENDERING

| AREA CALCULATIONS | | | | | | | | | | | | | UNIT BREAKDOWN | | 3/05/2025 |
|-------------------------------|-----------|-----------|-----------|----------|----------|-----------|-----------|-----------|----------|----------|----------|-----------|----------------|---------|-----------|
| PODIUM: | S-A1 | 1_Bd-B1 | 1_Bd-B2 | 1_Bd-B3 | 1_Bd-B4 | 2_Bd-C1 | 2_Bd-C2 | 2_Bd-C3 | 2_Bd-C4 | 2_Bd-C5 | 2_Bd-C6 | 3_Bd-D1 | Units/Lvl | | |
| | 508 | 618 | 617 | 751 | 706 | 995 | 1024 | 921 | 1026 | 1043 | 1088 | 1130 | 10427 | | |
| Ground Level | 1 | | | | | | | | | | | 2 | 4 | | |
| Parking Level 2 | | | | | | | | | | | | | 0 | | |
| Parking Level 3 | | | | | | | | | | | | | 0 | | |
| Parking Level 4 | | | | | | | | | | | | | 0 | | |
| Subtotals Podium | 1 | 2 | | 1 | | | | 0 | | | | 4 | | | |
| TOWER: | | | | | | | | | | | | | | | |
| Residential/Amenities Level 5 | 2 | 6 | 2 | 0 | 0 | 2 | 2 | 4 | 0 | 0 | 0 | 0 | 18 | | |
| Residential Level 6 | 2 | 8 | 2 | 0 | 0 | 2 | 2 | 4 | 0 | 0 | 0 | 2 | 22 | | |
| Residential Level 7 | 2 | 8 | 2 | 0 | 0 | 2 | 2 | 4 | 0 | 0 | 0 | 2 | 22 | | |
| Residential Level 8 | 2 | 8 | 2 | 0 | 0 | 2 | 2 | 4 | 0 | 0 | 0 | 2 | 22 | | |
| Residential Level 9 | 2 | 8 | 2 | 0 | 0 | 2 | 2 | 4 | 0 | 0 | 0 | 2 | 22 | | |
| Residential Level 10 | 2 | 8 | 2 | 0 | 0 | 2 | 2 | 4 | 0 | 0 | 0 | 2 | 22 | | |
| Residential Level 11 | 2 | 8 | 2 | 0 | 0 | 2 | 2 | 4 | 0 | 0 | 0 | 2 | 22 | | |
| Residential Level 12 | 2 | 8 | 2 | 0 | 0 | 2 | 2 | 4 | 0 | 0 | 0 | 2 | 22 | | |
| Residential Level 13 | 2 | 8 | 2 | 0 | 0 | 2 | 2 | 4 | 0 | 0 | 0 | 2 | 22 | | |
| Subtotals Tower | 19 | 70 | 18 | 0 | 0 | 18 | 18 | 36 | 0 | 0 | 1 | 16 | 198 | | |
| | 9,652 | 43,260 | 11,106 | 0 | 0 | 1,412 | 17,910 | 18,432 | 33,156 | 0 | 0 | 1,088 | 18,080 | 154,096 | |

LEGAL DESCRIPTION:

PARCEL 1: LOT 1 AND 2, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 2: LOT 4, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 3: LOT 3, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 4: LOT 8, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 5: LOT 6, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 6: LOT 7, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 7: LOT 5, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 43,036 SQUARE FEET (0.9880 ACRES), MORE OR LESS.

CODES AND STANDARDS:

ZONING: ORDINANCE OF THE CITY OF HOLLYWOOD
 BUILDING: 2023 FLORIDA BUILDING CODE. 2023 FLORIDA ACCESSIBILITY CODE, 8TH EDITION.
 STANDARD DETAILS FOR ENGINEERING AND LANDSCAPING OF THE CITY OF HOLLYWOOD
 FIRE: 2023 FLORIDA FIRE PREVENTION CODE, 8TH EDITION. NFPA 1 FIRE CODE, 2021 EDITION. NFPA 101 LIFE SAFETY CODE, 2021.



LOCATION PLAN

| I. GENERAL LOT INFORMATION | | | |
|---|--|--|----------------------------|
| MUNICIPALITY | City of Hollywood | | |
| ZONING CLASSIFICATION | FH-2 | | |
| FOLIO NUMBERS | Lot 1 & 2: 514215017370 | Lot 3: 514215017391 | Lot 4: 514215017390 |
| | Lot 6: 514215017410 | Lot 7: 514215017420 | Lot 5: 514215017400 |
| Lot 8: 514215017430 | | | |
| PROPERTY ADDRESS | 1843 Jackson Street, Hollywood, FL 33020 | | |
| FEMA ZONE | ZONE-X | | |
| CONSTRUCTION TYPE | IB | | |
| II. LOT DISPOSITION | | | |
| NET LOT AREA: | REQUIRED: 5,000 SF Minimum | PROVIDED: 43,036 SF (0.9880 ACRES) | |
| LOT WIDTH: | 100' Minimum | 319.99 FT | |
| LOT COVERAGE: | N/A | | |
| MAX. FLOOR AREA RATIO (F.A.R.): | Max. FAR 4.75 = 204,488SF | Total FLR = 203,640 GSF | |
| DENSITY: | Unlimited | Total Units = 198 Units | |
| OPEN SPACE: | N/A | Open Space Provided: 8,986 SF 21% | |
| FRONTAGE: | Min. 60% (Jackson ST) = 192LF | Frontage at ground level = 229'-3" 72% | |
| PEDESTAL HEIGHT RESTRICTIONS: | 55 FT | 4 Stories | 48' Total |
| MAX NUMBER OF STORIES | 18 Stories, 190 FT | 13 Stories | 138'-4" Total |
| MAXIMUM TOWER FOOTPRINT: | 24,000 GSF Average, Max 30,000 GSF | Max. Tower SF = 19,860 SF | |
| MAXIMUM BUILDING LENGTH ABOVE 55' | 300LF | Max. Tower Length = 254'-0" LF | |
| MINIMUM UNIT SIZE | 300SF | 508 SF | |
| AVERAGE UNIT SIZE | 500SF | 779 SF | |
| III. BUILDING SETBACKS | | | |
| PODIUM: | REQUIRED: | PROVIDED: | |
| STREET FRONTAGE (JACKSON ST) | 10'-0" Minimum | 10'-0" | |
| STREET FRONTAGE (S 19th AVE) | 10'-0" Minimum | 10'-0" | |
| SIDE INTERIOR | 0'-0" Minimum | 25'-0" | |
| REAR (Alley) | 5'-0" Minimum | 5'-0" | |
| TOWER: | | | |
| STREET FRONTAGE (JACKSON ST) | 15'-0" Minimum | 15'-0" | |
| STREET FRONTAGE (S 19th AVE) | 15'-0" Minimum | 24'-4" | |
| SIDE INTERIOR | 0'-0" Minimum | 40'-10" | |
| REAR (Alley) | 5'-0" Minimum | 13'-7" | |
| IV. BUILDING AREA FAR CALCULATIONS | | | |
| PODIUM: | | | |
| Ground Level | | 22,206 GSF | |
| Parking Level 2 - 3 | | 1,202 GSF | |
| Parking Level 4 | | 924 GSF | |
| TOWER: | | 24,332 GSF | |
| Residential/Amenities Level 5 | | 19,459 GSF | |
| Residential Levels 6 - 13 | | 158,880 GSF | |
| Roof Level | | 969 GSF | |
| | | 179,308 GSF | |
| TOTAL BUILDING AREAS: | ALLOWED: 204,488 GSF | PROVIDED: 203,640 GSF | |
| V. BUILDING TOTAL AREA (GSF) CALCULATIONS | | | |
| PODIUM: | | | |
| Ground Level | | 22,206 GSF | |
| Parking Level 2 - 4 | | (33,937 x 3)=101,811 GSF | |
| TOWER: | | 124,017 GSF | |
| Residential/Amenities Level 5 | | 33,937 GSF | |
| Residential Levels 6 - 13 | | (18,860 x 8)=158,880 GSF | |
| Roof Level | | 19,860 GSF | |
| | | 212,677 GSF | |
| TOTAL BUILDING: | | 336,694 GSF | |
| VI. PARKING ANALYSIS | | | |
| Residential: Studios & 1-BDR: 1 Space/Unit + 10% Guest Parking | 109 Units x 1.0 Spaces | 109 x 1 | 109 Spaces Required |
| Residential: 2 BDR & 3 BDR: 1.5 Space/Unit + 10% Guest Parking | 89 Units x 1.5 Spaces | 89 x 1.5 | 134 Spaces Required |
| Visitors: 10% | 198 x 10% | 198 x 0.1 | 20 Spaces Required |
| Retail: 3 Spaces/1000 SF | 6,432 SF x 3 / 1000 | 6,432 x 0.003 | 19 Spaces Required |
| Total | | | 282 Spaces Required |
| Parking Level 1 | | | 2 Spaces |
| Parking Level 2 | | | 72 Spaces |
| Parking Level 3 | | | 103 Spaces |
| Parking Level 4 | | | 109 Spaces |
| Total Provided Parking | | | 286 Parking Spaces |
| Retail Required Bicycle stalls | 1 Bicycle Stall x 20 Parking Spaces | 1 x 19 Parking Spaces | 1 Stall Required |
| Total Required Bicycle stalls | | | 1 Stall Required |
| Retail Bicycle stalls | | | 10 Stalls |
| Total Provided Bicycle stalls | | | 10 Bicycle Stalls |
| VII. LOADING ANALYSIS | | | |
| Residential: Berth Size = 10' x 25' x 14' | | | |
| 50 - 100 Units: 1 Berth + 1 Berth for each additional 100 Units | | 204 / 100 | 2Berths Required |
| Retail: Less than 10,000SF loading not required | | | 0Berths Required |
| Total Loading Required | | | 2Loading Berths |
| Total Loading Provided | | | 2Loading Berths |

- Note:
- Maximum foot candle levels shall not exceed 0.5 foot candles at all property lines.
 - Building shall be equipped throughout with an automatic sprinkler system installed in accordance with section 903.3.1.1
 - Building shall be equipped throughout with an addressable automatic fire alarm and smoke alarm system

alfonsojurado ARCHITECTURE

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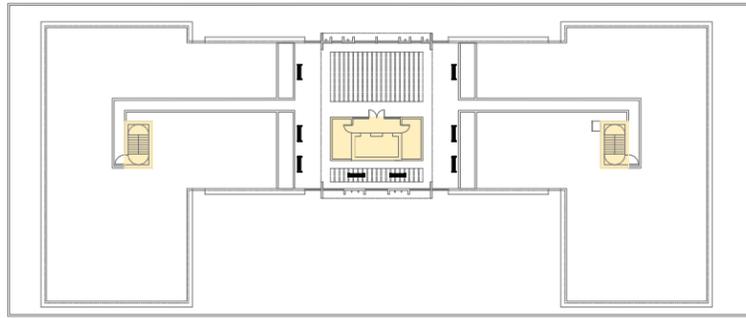
NINE HOLLYWOOD PHASE 2
 1843 Jackson Street, Hollywood, FL
 May 05, 2025

| | | |
|---|----------|--------------|
| 1 | 07-22-25 | TAC Comments |
| 2 | 11-07-25 | TAC Comments |
| 3 | 12-01-25 | DRC Comments |

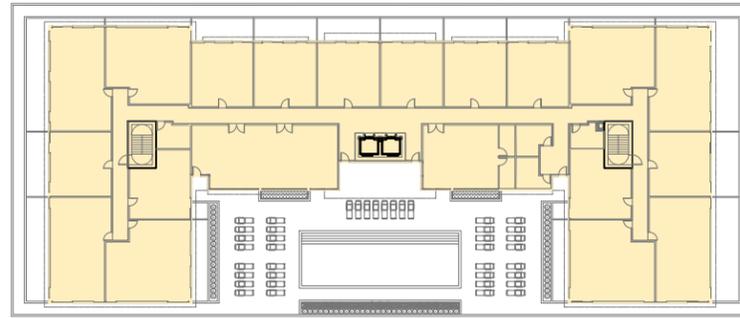
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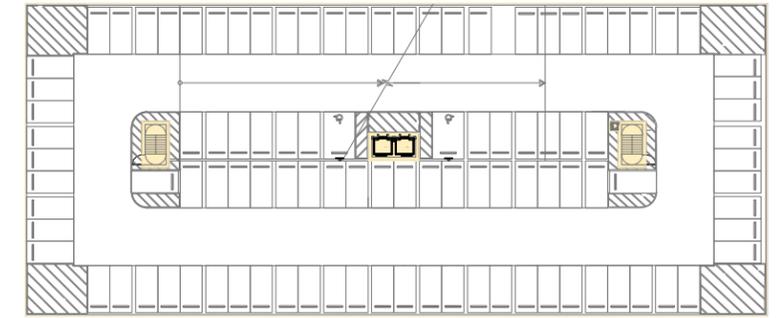
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LEVEL ROOF
FLOOR AREA = 969 Sq. Ft

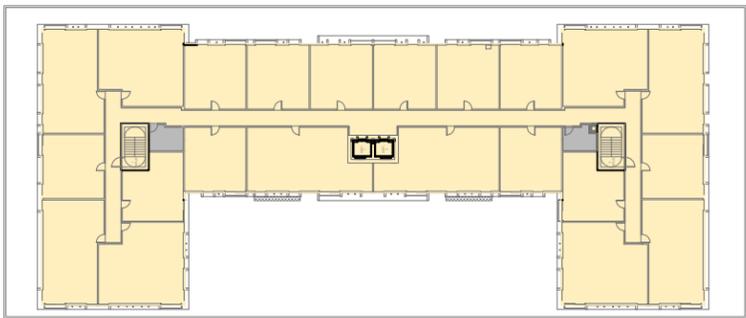


LEVEL 5 AMENITIES
FLOOR AREA = 19,459 Sq. Ft

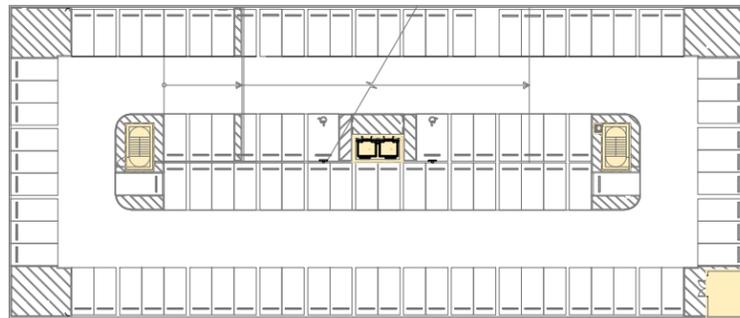


LEVEL 2
FLOOR AREA = 601 Sq. Ft

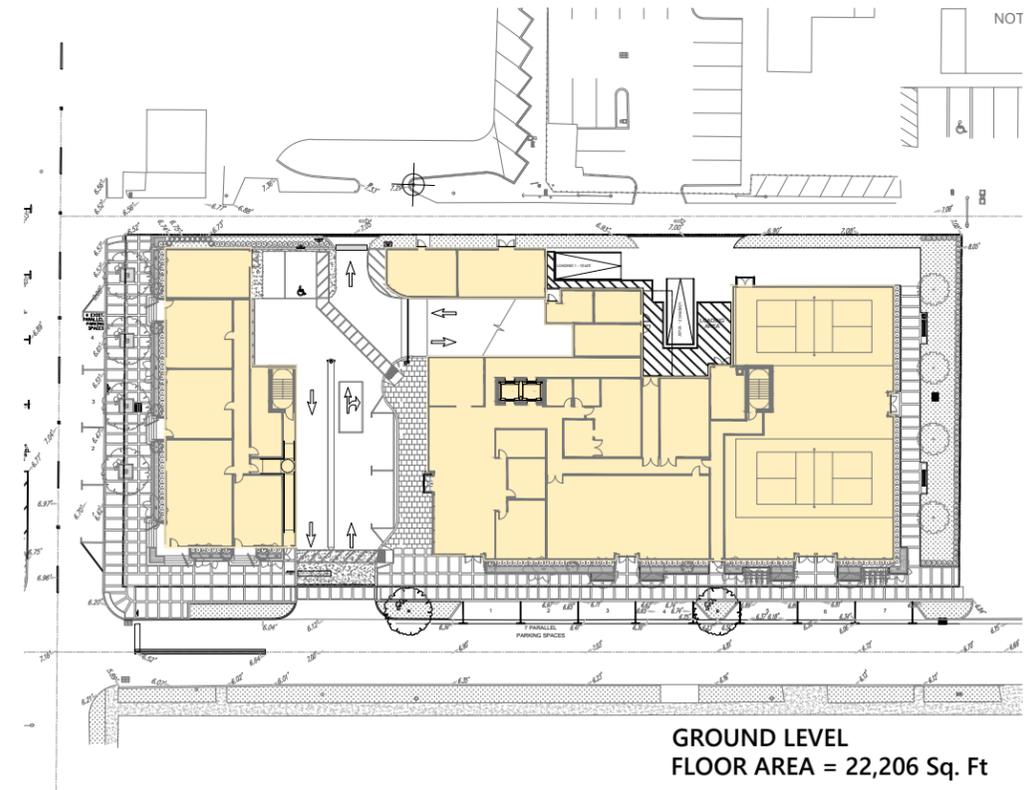
LEVEL 3
FLOOR AREA = 601 Sq. Ft



LEVEL 6-13
FLOOR AREA = 19,860 Sq. Ft / FLOOR
TOTAL FLOORS AREA (LEVELS 6-13) = 158,880 Sq. Ft



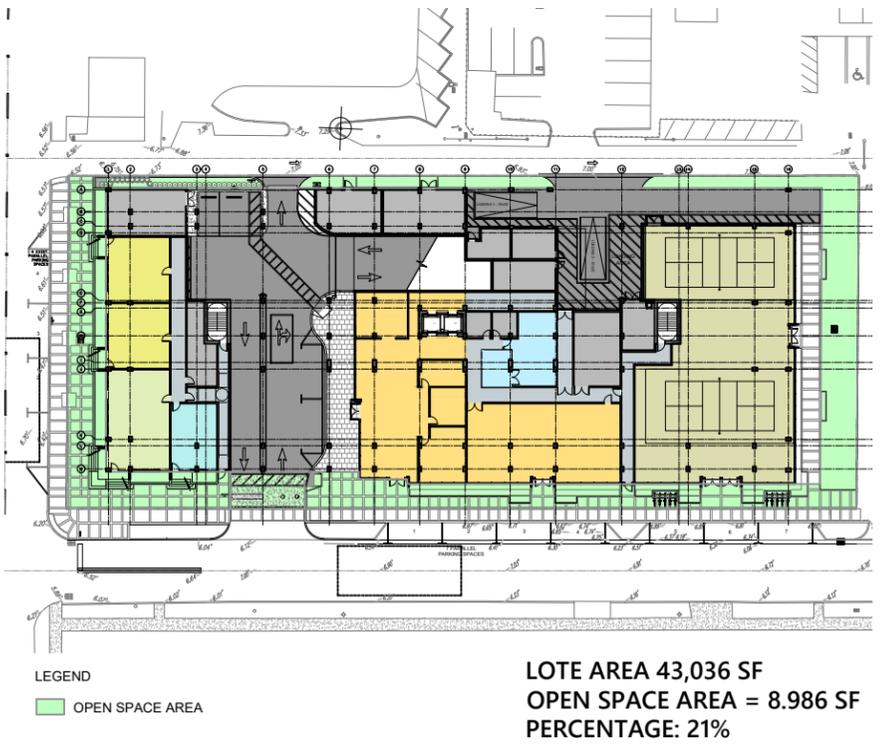
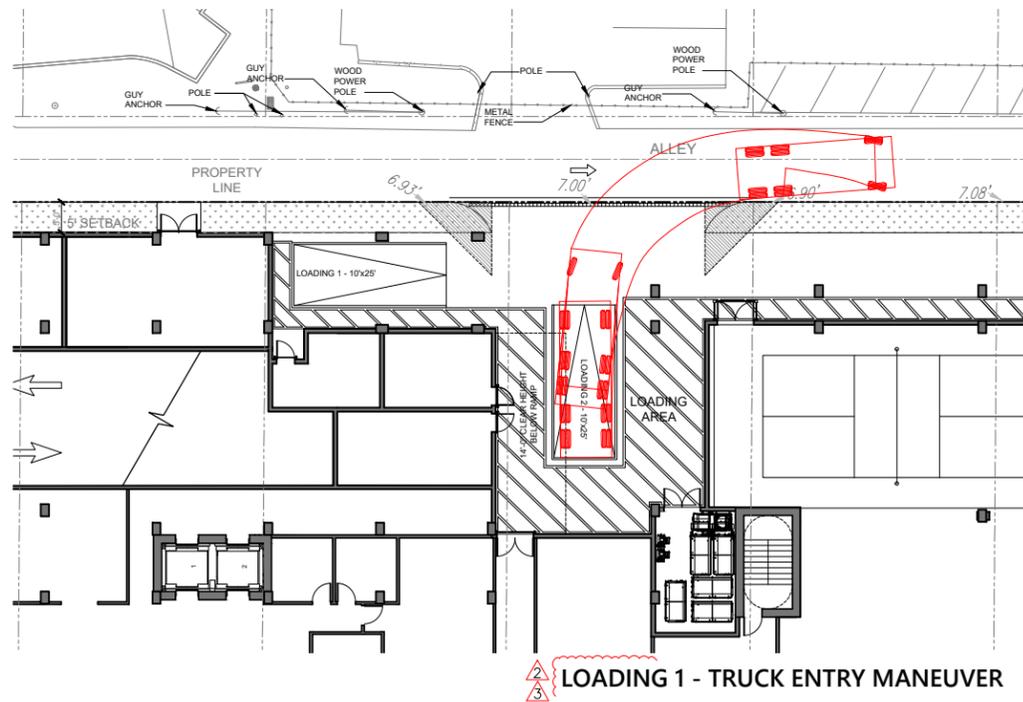
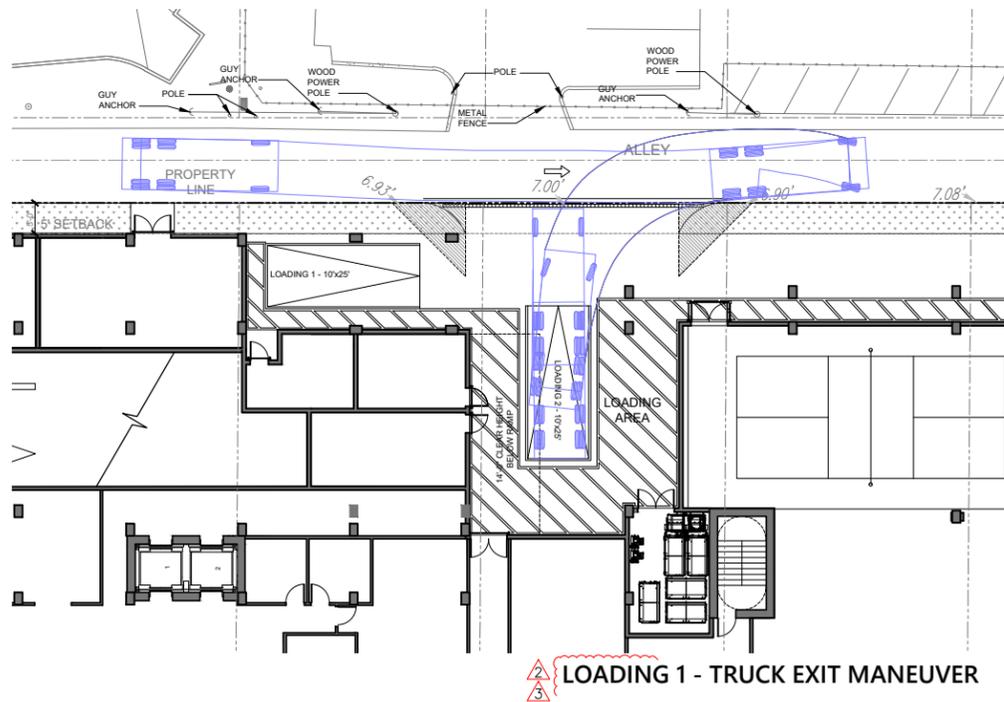
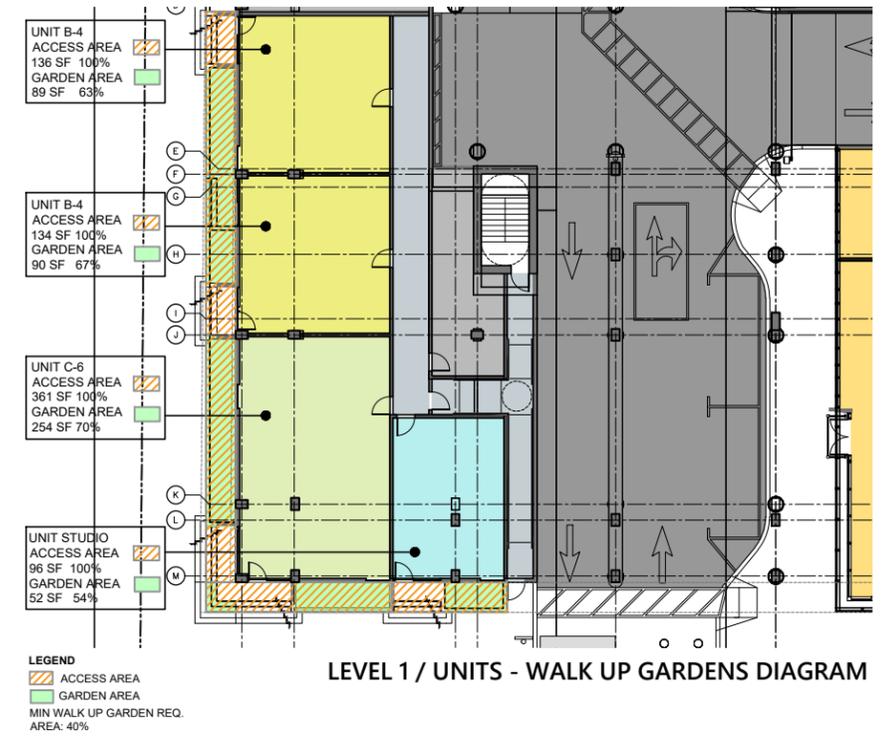
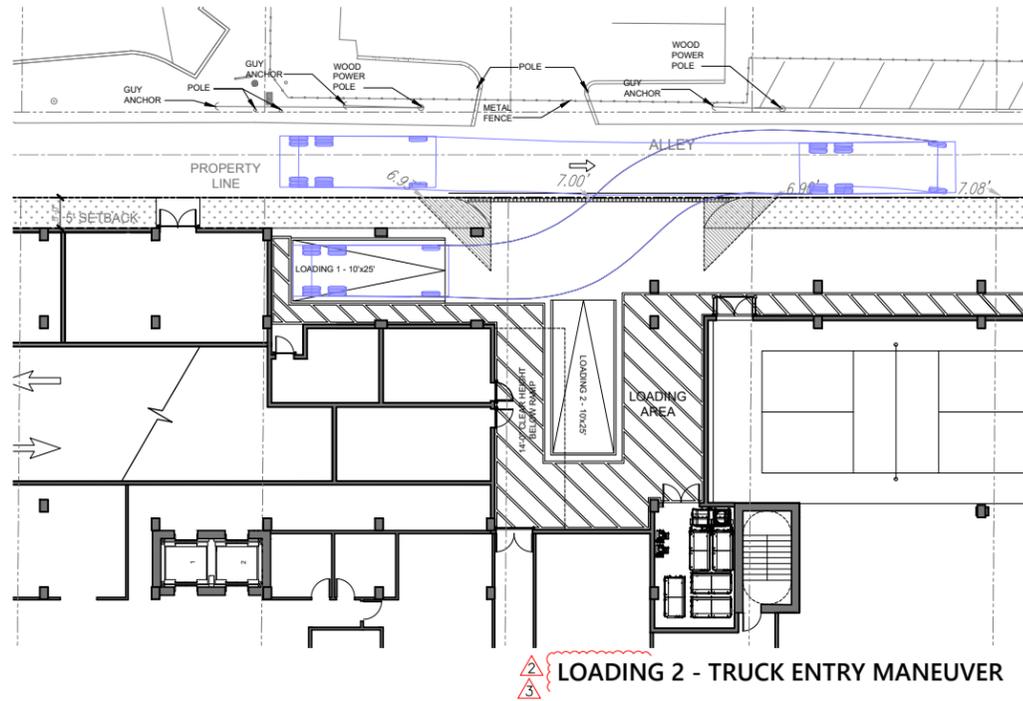
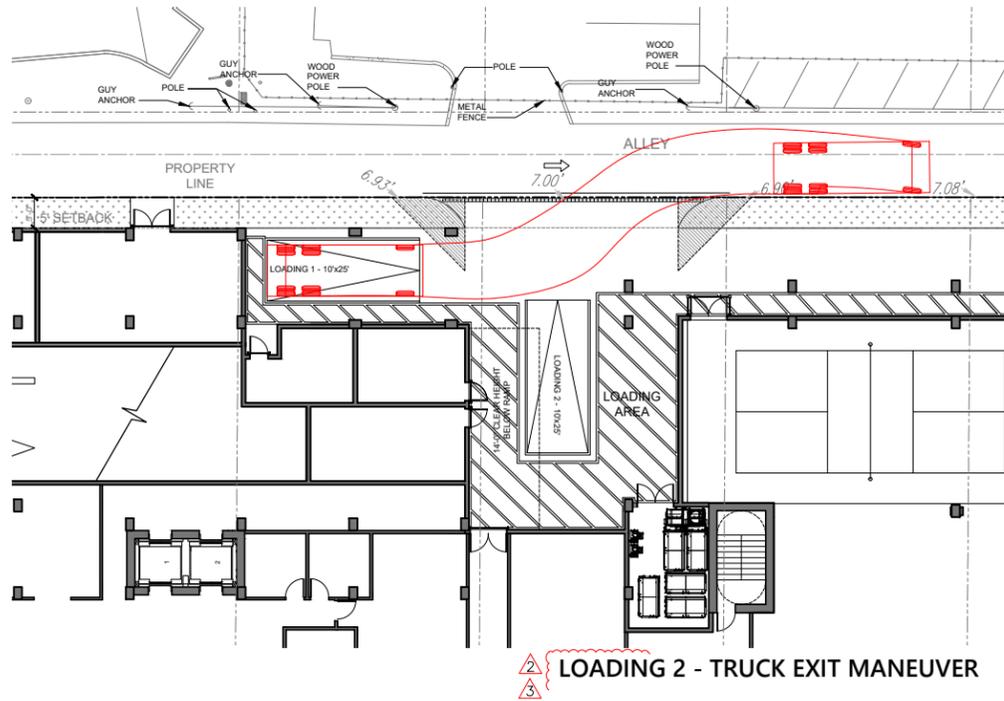
LEVEL 4
FLOOR AREA = 924 Sq. Ft



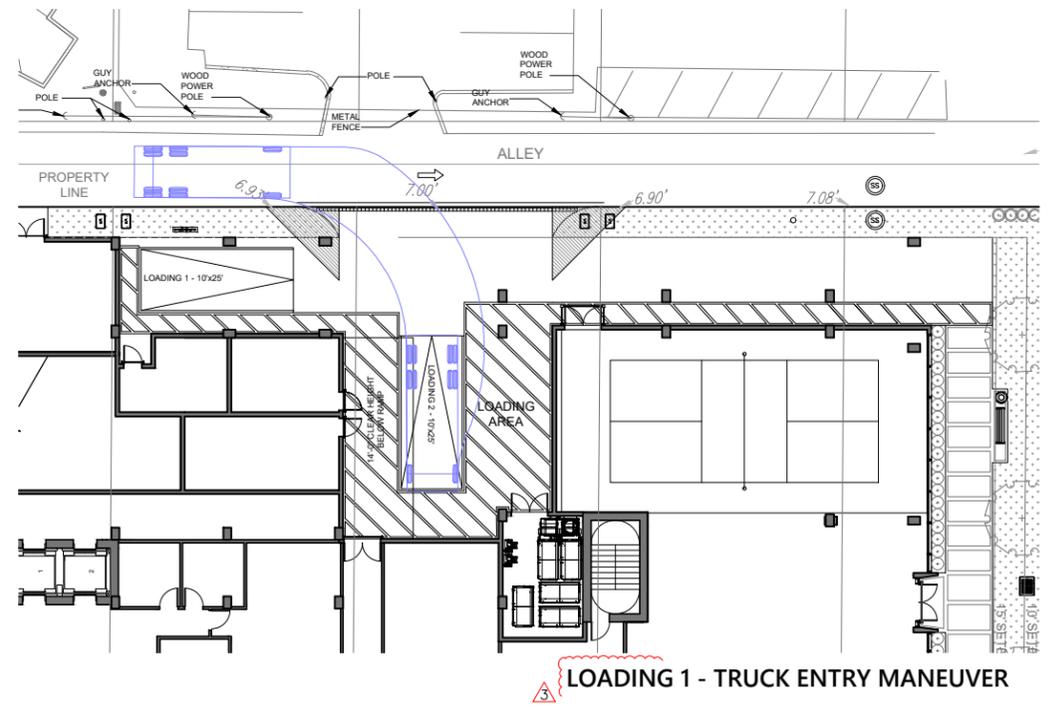
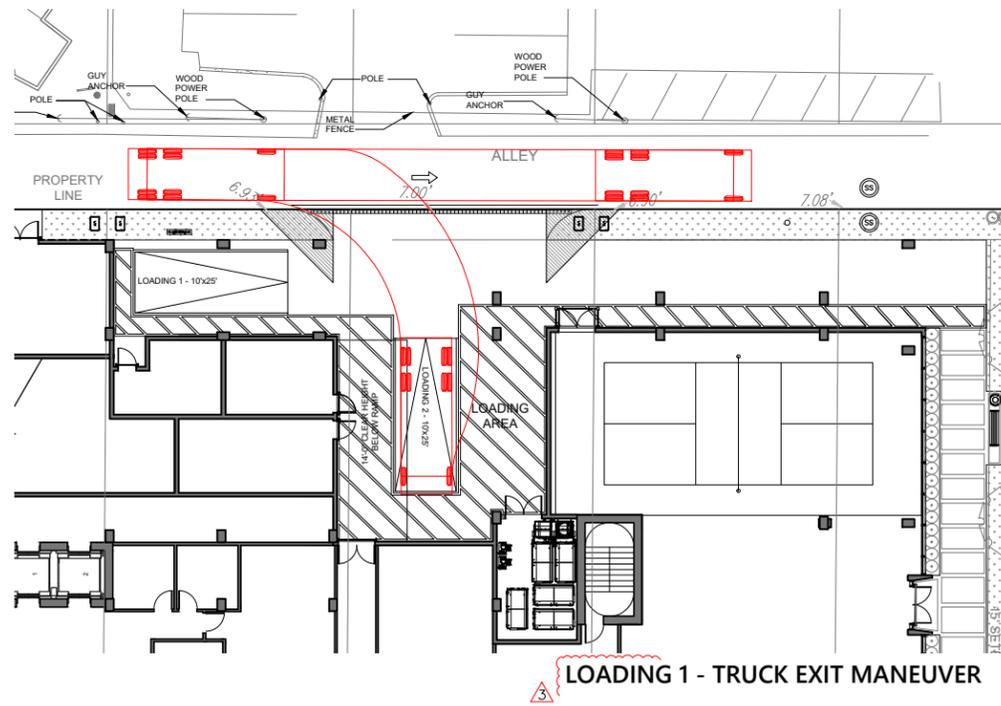
GROUND LEVEL
FLOOR AREA = 22,206 Sq. Ft

- Notes:
1. Recycling to be provided via sorter located in Trash Room. Space for recycling container will be provided in unit kitchens.
 2. All signage to be in compliance with Zoning and Land Development regulations.
 3. Project will be fully compliant with all applicable Turtle Lighting Ordinances.
 4. Maximum foot candle levels shall not exceed 0.5 foot candles at all property lines.
 5. Project will comply with Green Building Ordinance, via certification through the National Green Building Standard.
 6. Infrastructure will be provided to allow the future installation of car charging stations in the residential parking garage.

| Rev | Date | Description |
|-----|----------|--------------|
| 1 | 07-22-25 | TAC Comments |
| 2 | 11-07-25 | TAC Comments |
| 3 | 12-01-25 | DRC Comments |



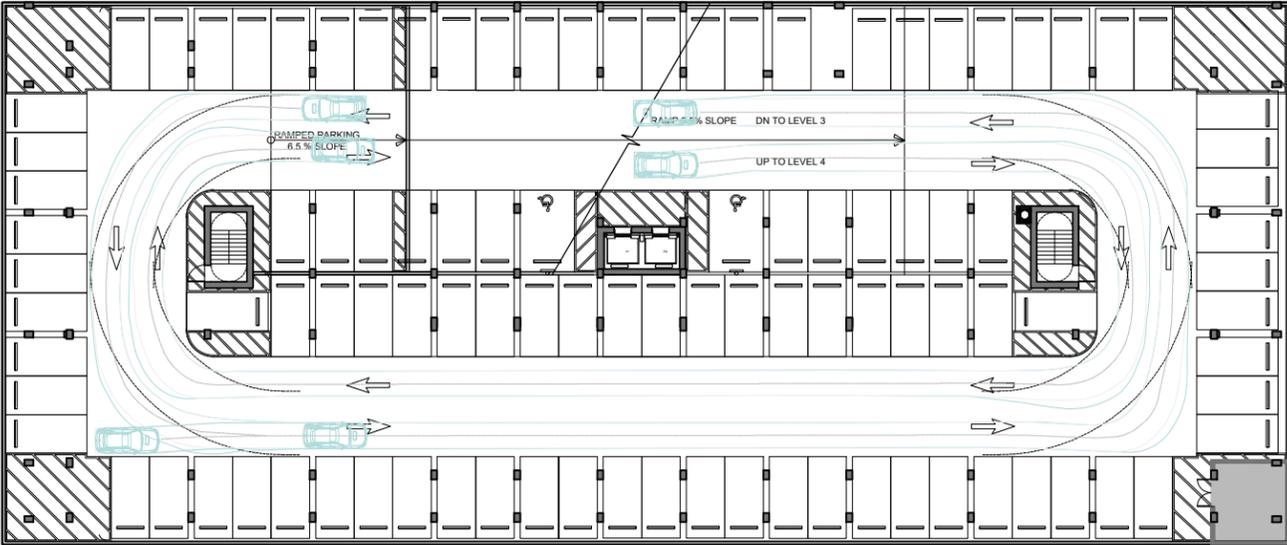
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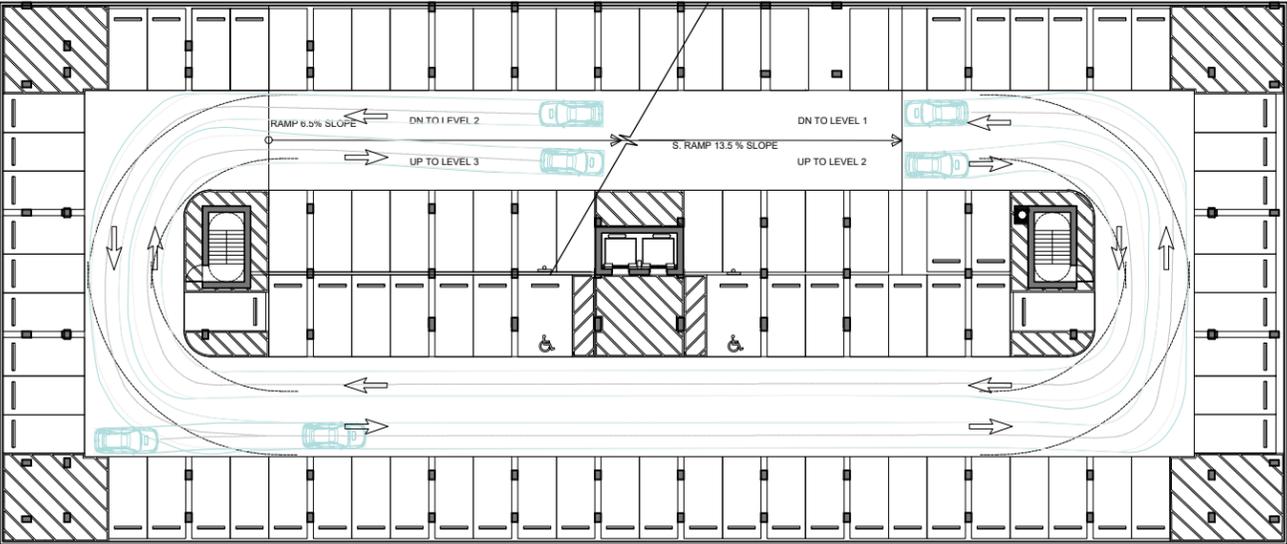
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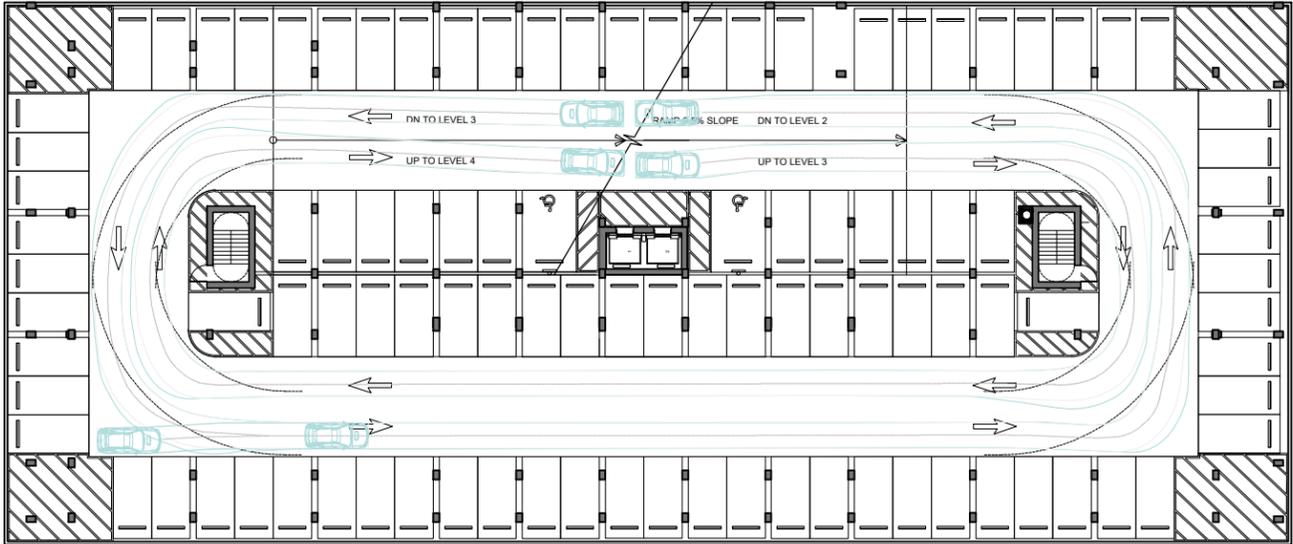
DIAGRAMS
A0 02B
 Scale: 1" = 80'



3. PARKING LEVEL 4 - VEHICLE MANEUVER



3. PARKING LEVEL 2 - VEHICLE MANEUVER



3. PARKING LEVEL 3 - VEHICLE MANEUVER

NINE HOLLYWOOD PHASE 2
1843 Jackson Street, Hollywood, FL

May 05, 2025

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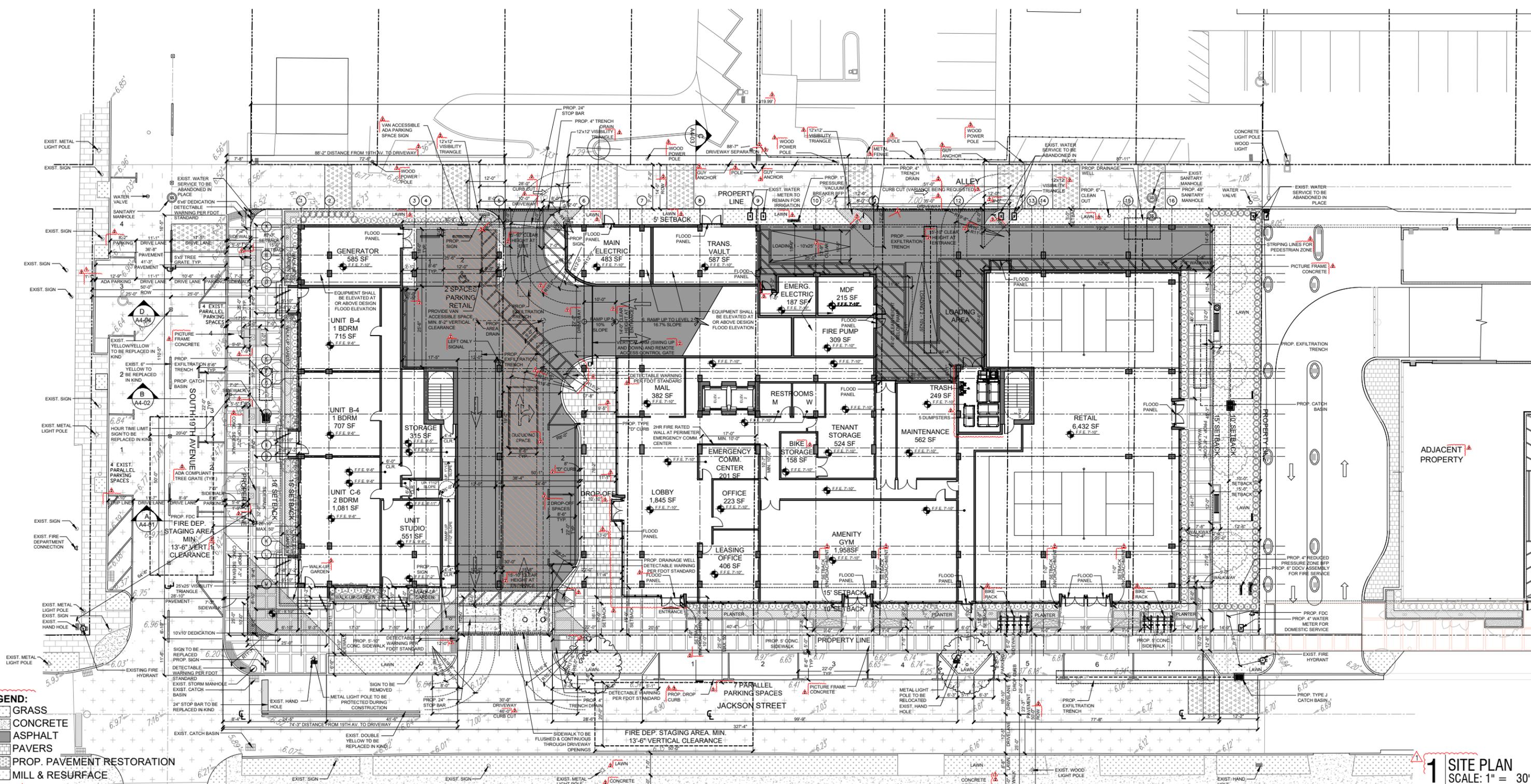
DIAGRAMS
A0 02C

Scale: 1" = 80'

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- LEGEND:**
- GRASS
 - CONCRETE
 - ASPHALT
 - PAVERS
 - PROP. PAVEMENT RESTORATION
 - MILL & RESURFACE

- Notes:**
1. Recycling to be provided via sorter located in Trash Room. Space for recycling container will be provided in unit kitchens.
 2. All signage to be in compliance with Zoning and Land Development regulations.
 3. Project will be fully compliant with all applicable Turtie Lighting Ordinances.
 4. Maximum foot candle level at all property lines, maximum 0.5 if adjacent to residential.
 5. Project will comply with Green Building Ordinance, via certification through the National Green Building Standard.
 6. Infrastructure will be provided to allow the future installation of car charging stations in the residential parking garage.
 7. All pedestrian shall have a max. cross slope of 2% and a max. longitudinal slope of 5% to comply with ADA requirements.
 8. Any lip from 1/4" but no greater than 1/2" will be beveled to meet ADA requirements.

9. Jackson St, S 19th Ave. & Back Alley shall be milled & resurfaced min. 1" along the entire property.
10. ROW Pavement marking shall be restored to existing conditions or better per Broward County PW Department Traffic Engineering Division.
11. Concrete: Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the row (outside of the property lines) will be a minimum of 6 inches thick, 3,000 PSI, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. the entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the city row will be sawcut for a clean straight edge.

12. Pavers: Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. in addition to a minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. the driveway is to be constructed flush with the existing roadway and the existing asphalt in the city row will be sawcut for a clean straight edge.
13. Asphalt: Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of s-iii asphalt. the driveway is to be constructed flush with the existing roadway and the existing asphalt in the city row will be sawcut for a clean straight edge.

1 SITE PLAN
SCALE: 1" = 30'

- VARIANCES:**
1. Curb width variance for curb cut on alley @ loading area.



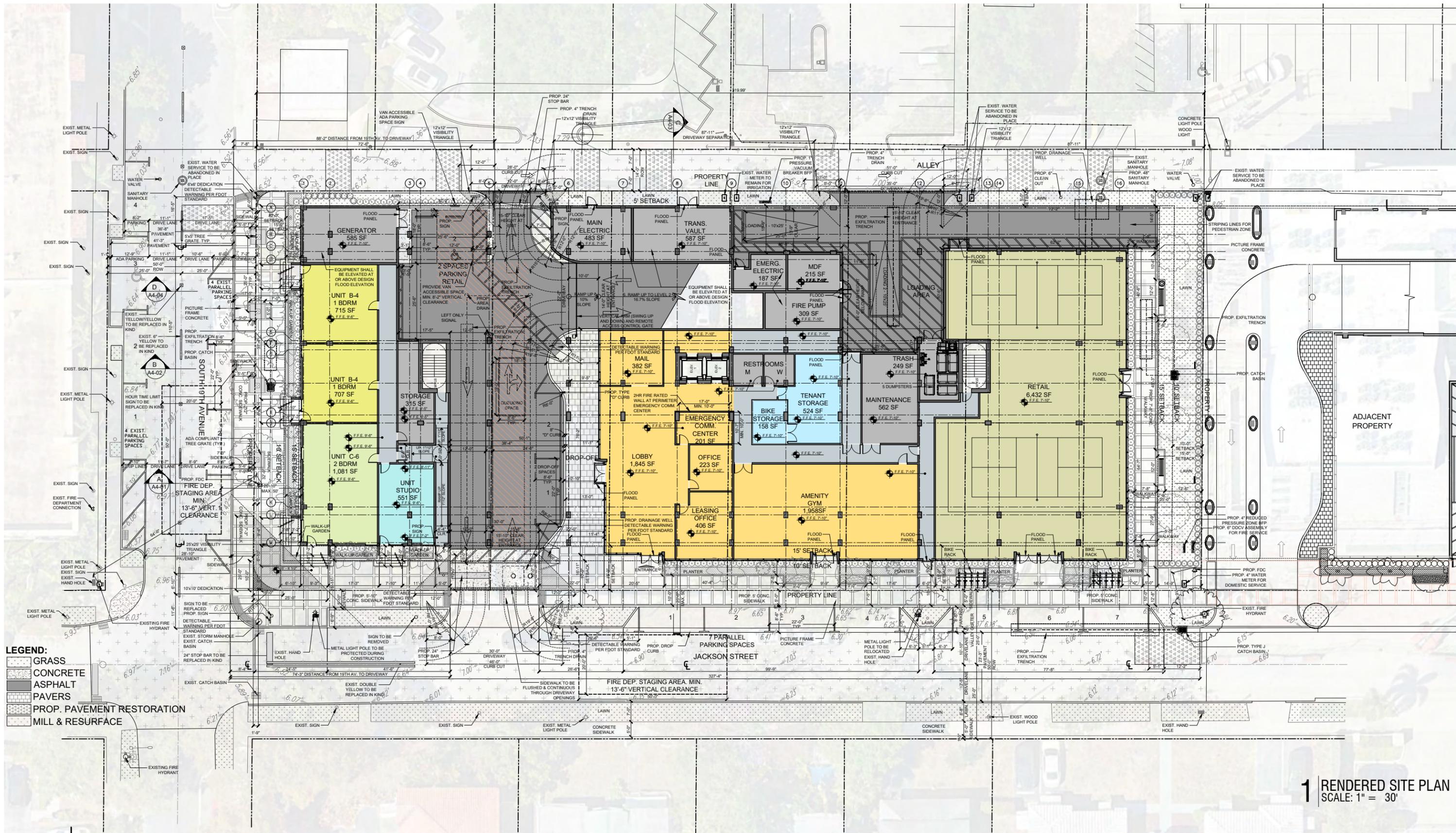
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Civil Engineers
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NINE HOLLYWOOD PHASE 2
1843 Jackson Street, Hollywood, FL
May 05, 2025

| | | |
|---|----------|--------------|
| 1 | 07-22-25 | TAC Comments |
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Site Plan
A0 03
Scale: 1" = 30'



1 RENDERED SITE PLAN
SCALE: 1" = 30'



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NINE HOLLYWOOD PHASE 2

1843 Jackson Street, Hollywood, FL

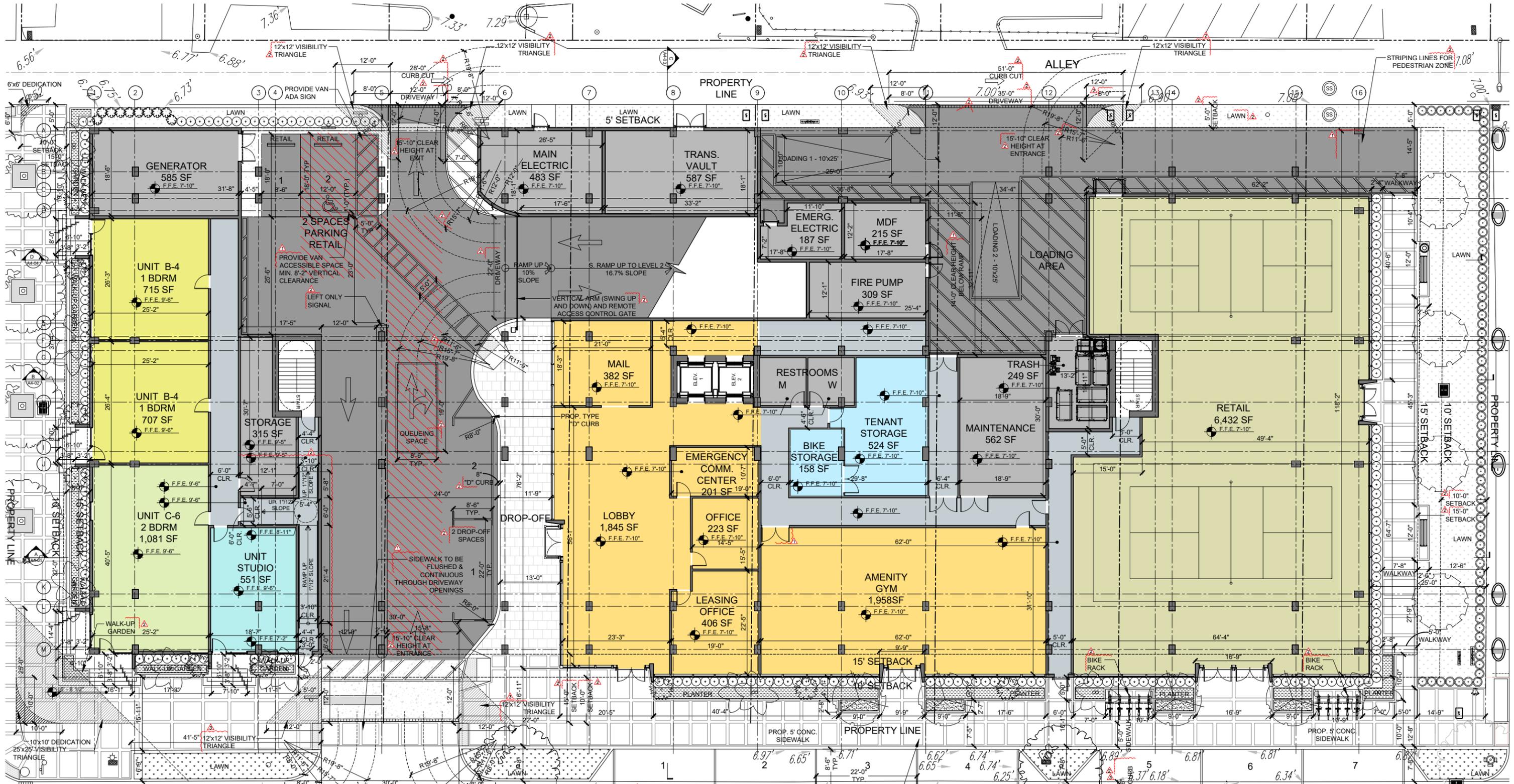
May 05, 2025

| | | |
|---|----------|--------------|
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Site Plan

A0 03A

Scale: 1" = 30'



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 7. All pedestrian shall have a max. cross slope of 2% and a max. longitudinal slope of 5% to comply with ADA requirements.
 8. Any lip from $\frac{1}{4}$ " but no greater than $\frac{1}{2}$ " will be beveled to meet ADA requirements.

1 | GROUND LEVEL
SCALE: 1" = 20'



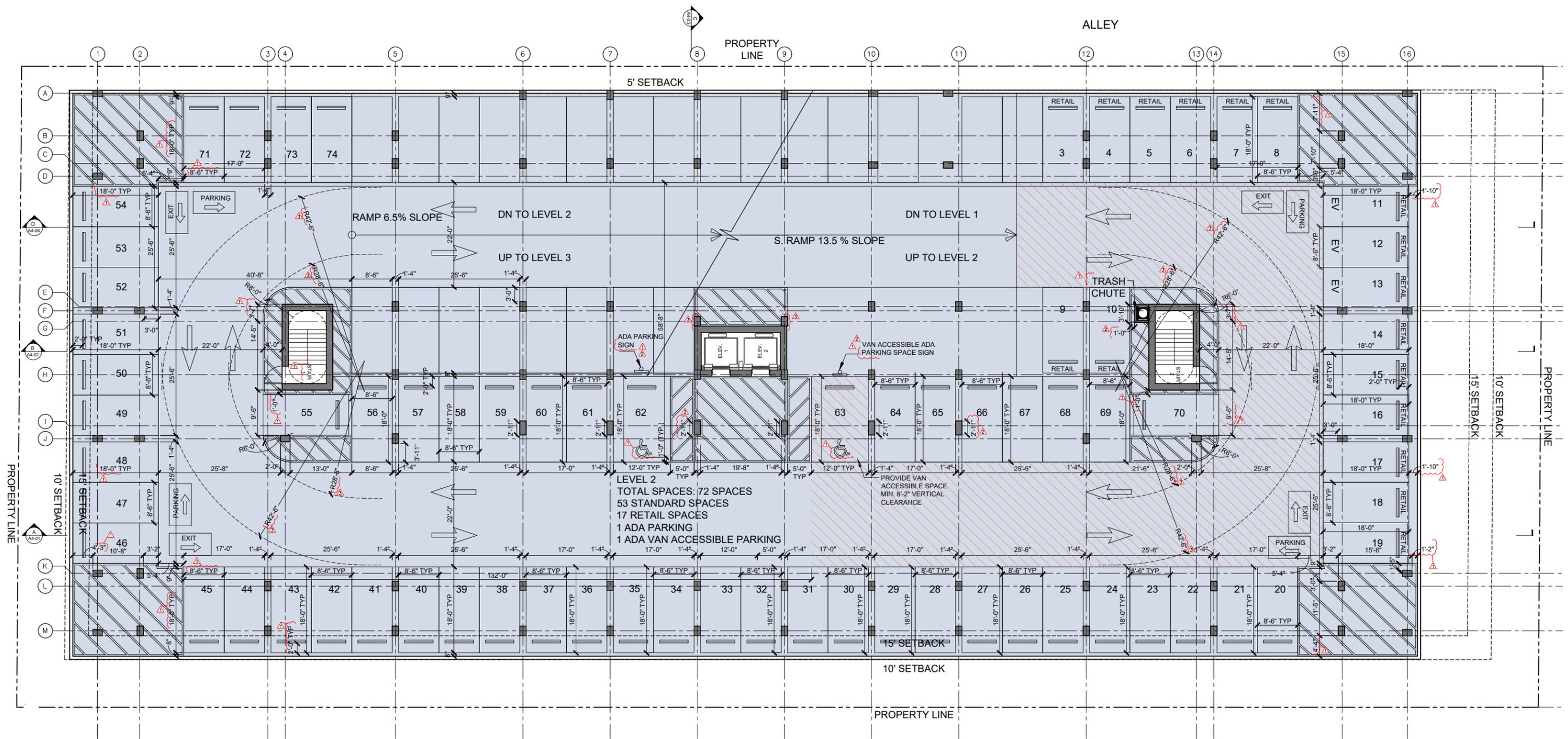
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phone: 954.923.9691 facsimile: 954.923.9699
www.whtdesign.com

NINE HOLLYWOOD PHASE 2
1843 Jackson Street, Hollywood, FL
May 05, 2025

| | | |
|---|----------|--------------|
| 1 | 07-22-25 | TAC Comments |
| 2 | 11-07-25 | TAC Comments |
| 3 | 12-01-25 | DRC Comments |

Ground Level
A1 01
Scale: 1" = 20'



Notes:

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PARKING LEGEND:



1 LEVEL 2
SCALE: 1" = 20'

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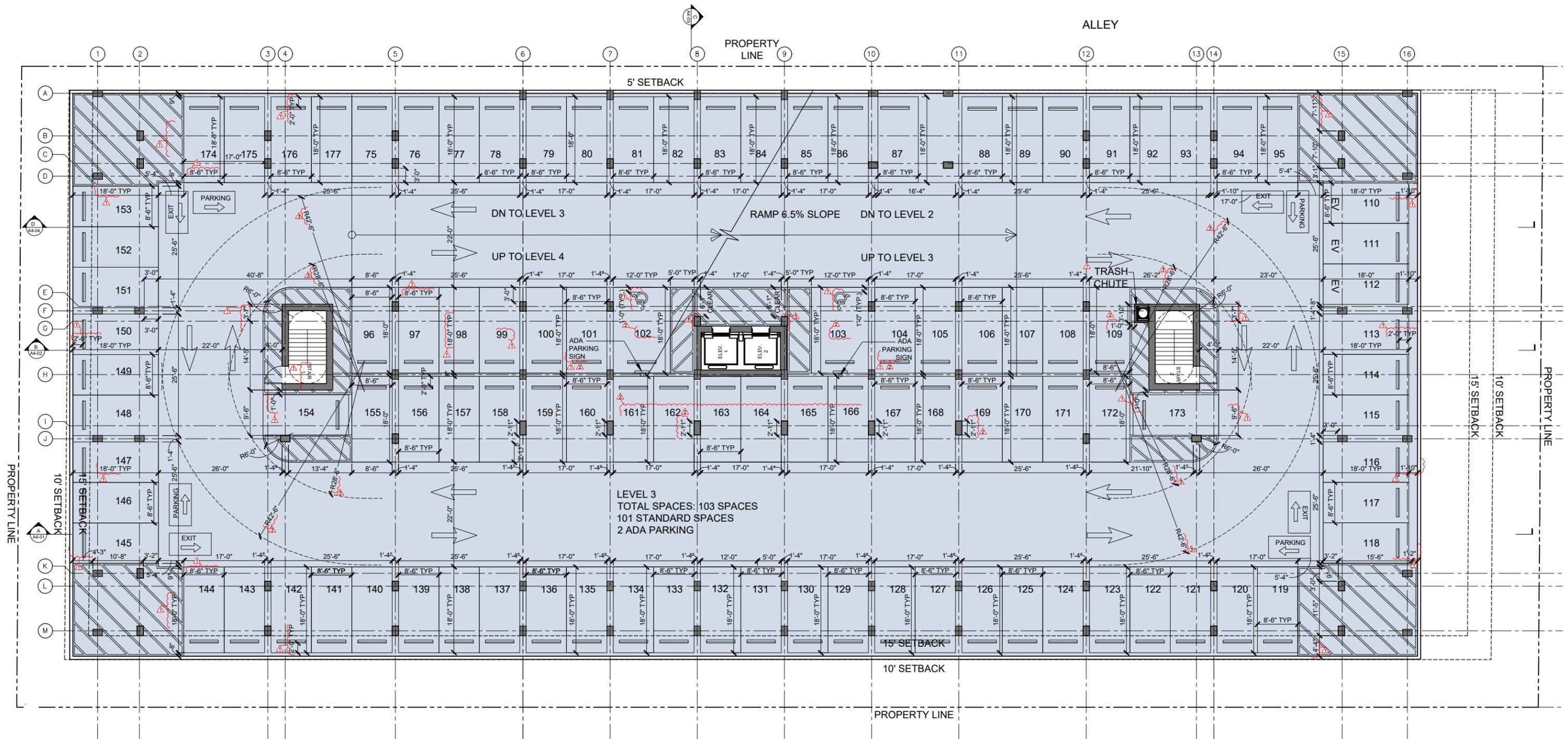
Szauer Engineering
Civil Engineers
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Level 2
A1 02
Scale: 1" = 20'



LEVEL 3
 TOTAL SPACES: 103 SPACES
 101 STANDARD SPACES
 2 ADA PARKING

- Notes:
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PARKING LEGEND:
 NON-VEHICULAR AREAS

1 LEVEL 3
 SCALE: 1" = 20'

JACKSON STREET

NINE HOLLYWOOD PHASE 2
 1843 Jackson Street, Hollywood, FL
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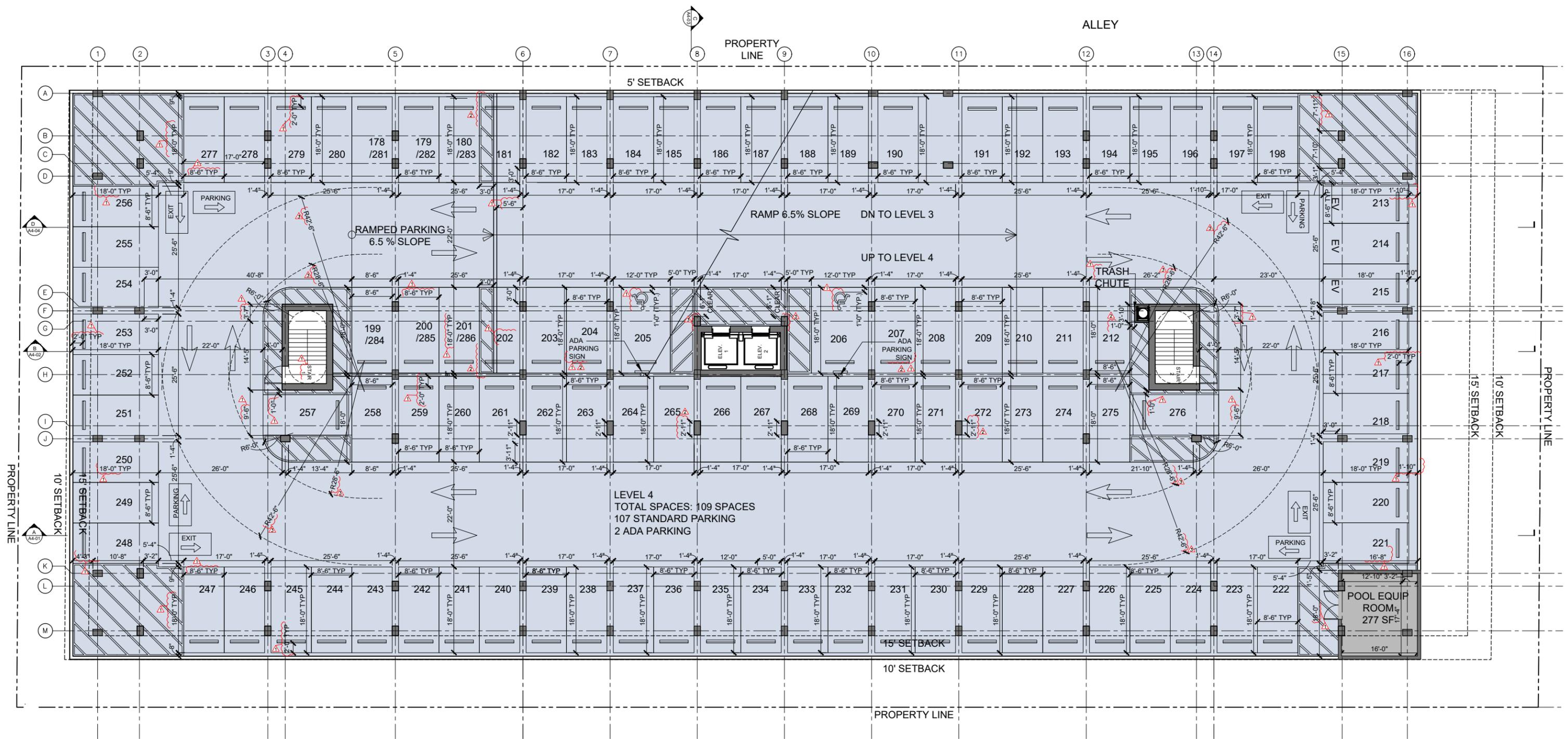
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Level 3
A1 03
 Scale: 1" = 20'

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PARKING LEGEND:
 NON-VEHICULAR AREAS

1 LEVEL 4
 SCALE: 1" = 20'

JACKSON STREET

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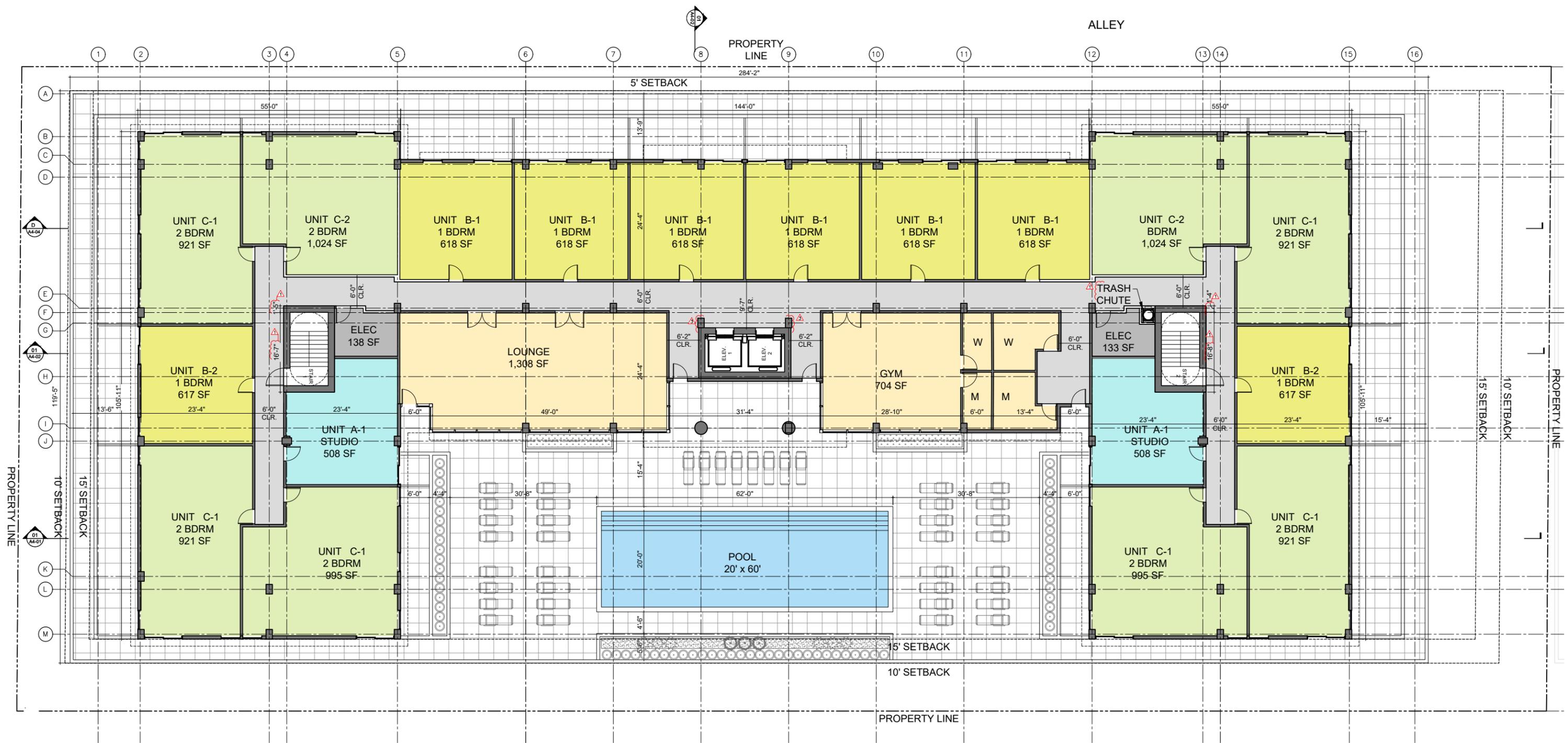
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Level 4
A1 04
 Scale: 1" = 20'

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JACKSON STREET

1 LEVEL 5 AMENITIES
SCALE: 1" = 20'



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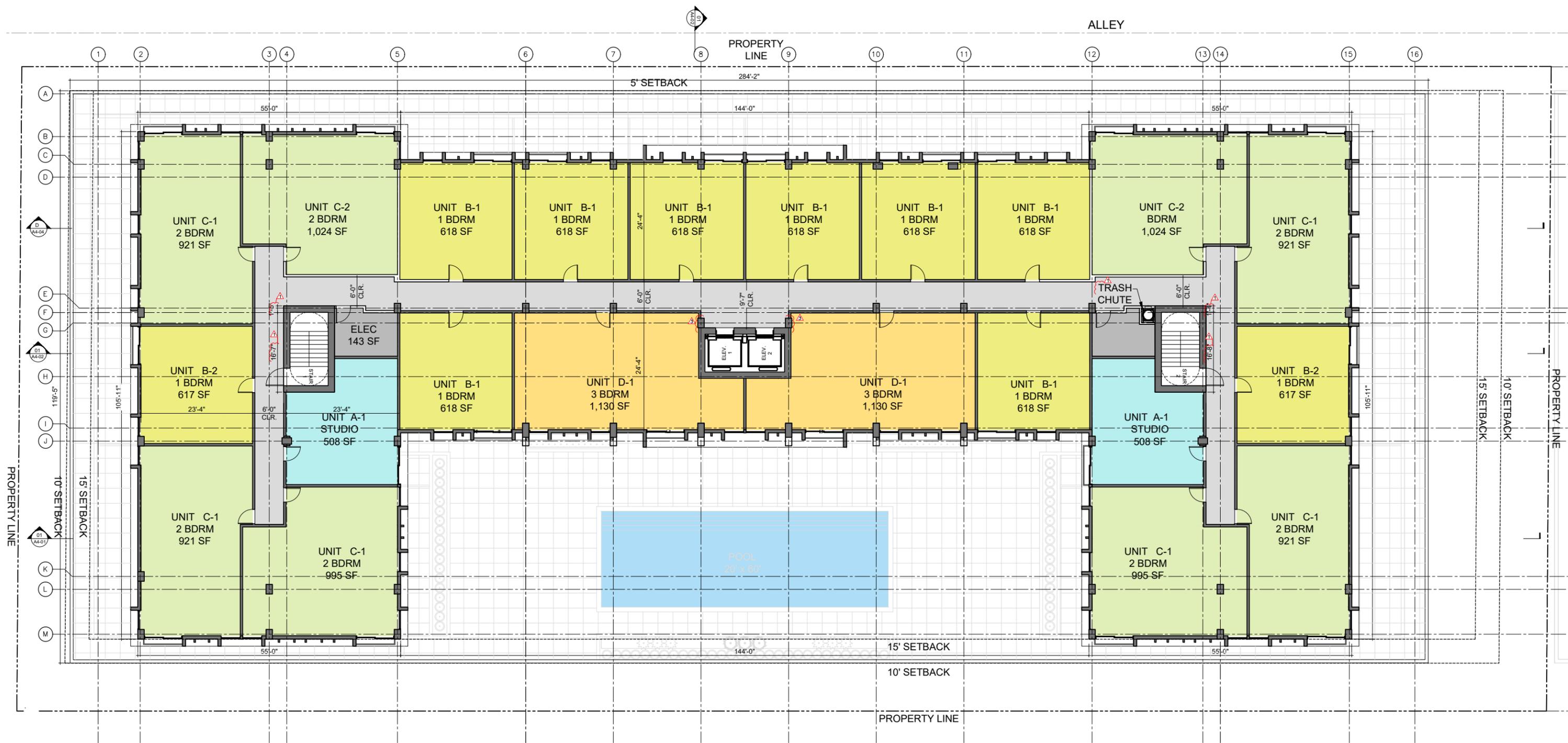
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Level 5 Amenities
A1 05
Scale: 1" = 20'



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JACKSON STREET

1 LEVELS 6 - 13
SCALE: 1" = 20'



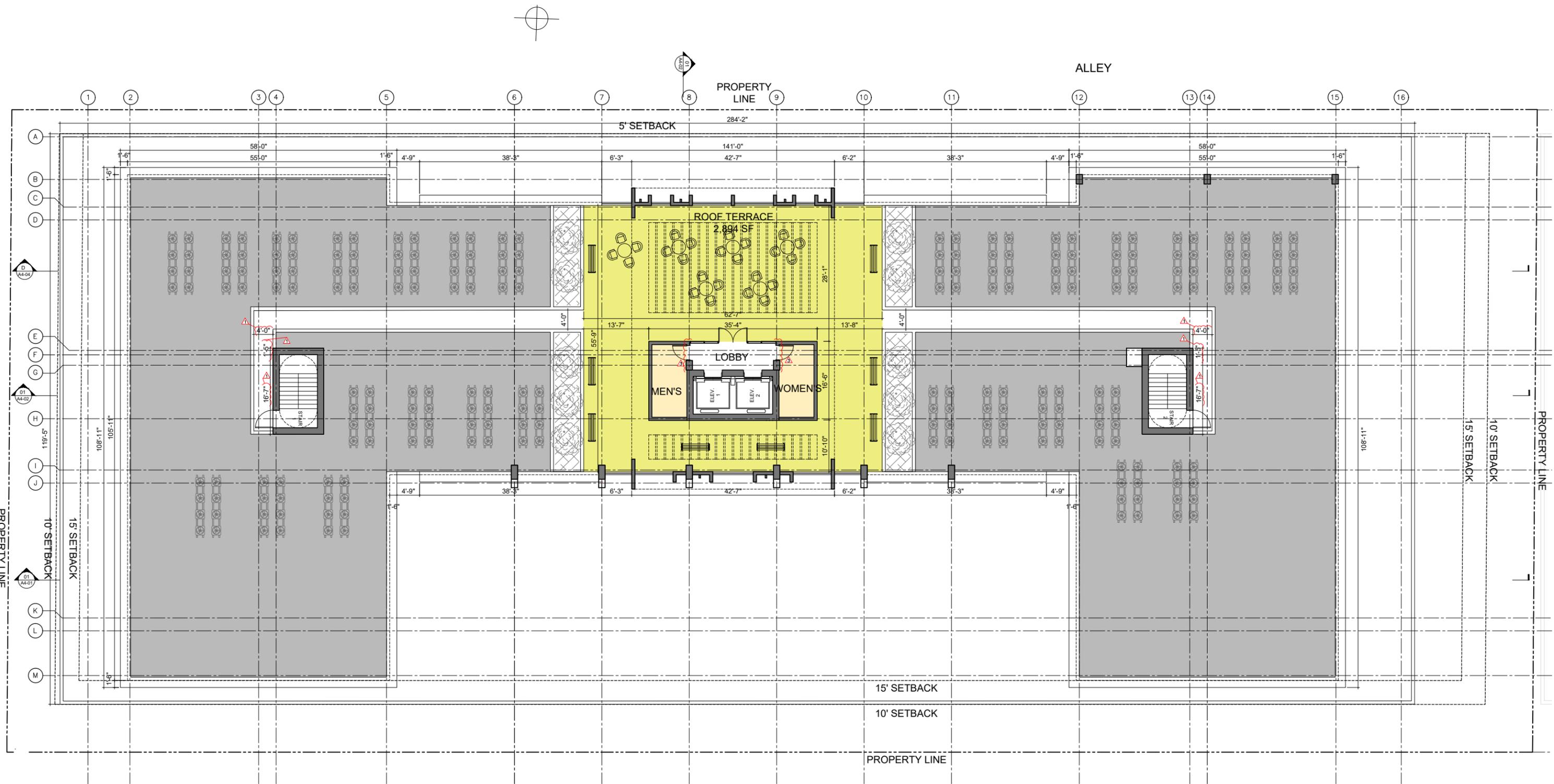
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Levels 6 - 13
A1 06
Scale: 1" = 20'



JACKSON STREET

1 ROOF LEVEL
SCALE: 1" = 20'

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Level Roof
A1 07
Scale: 1" = 20'



SOUTH ELEVATION

Notes:

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Elevations
A3 | 01
 Scale: 1" = 30'



NORTH ELEVATION

Notes:

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LEGEND

- FLOOD RESISTANT GLAZING
- CLEAR HEIGHT FOR LOADING AREA

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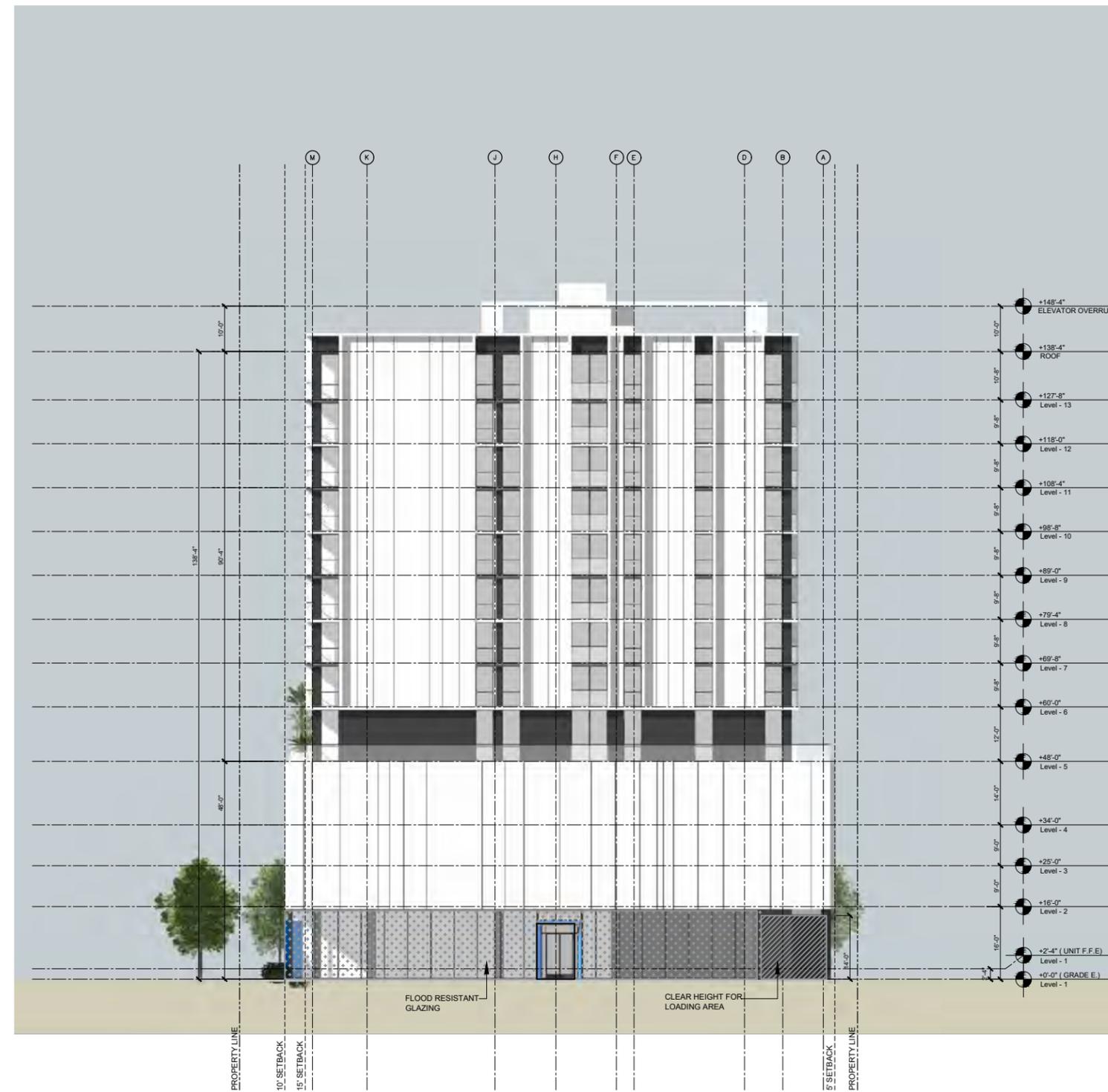
Elevations

A3 | 02

Scale: 1" = 30'



WEST ELEVATION



EAST ELEVATION

Notes:

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LEGEND

- FLOOD RESISTANT GLAZING
- CLEAR HEIGHT FOR LOADING AREA

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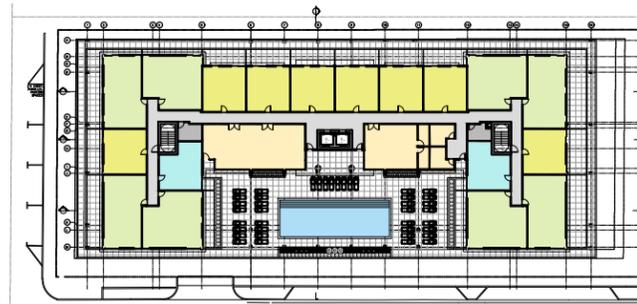
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Elevations

A3 03

Scale: 1" = 30'



KEY PLAN



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LONGITUDINAL SECTION A



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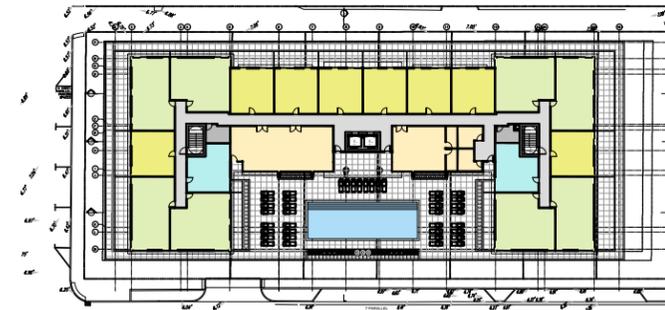
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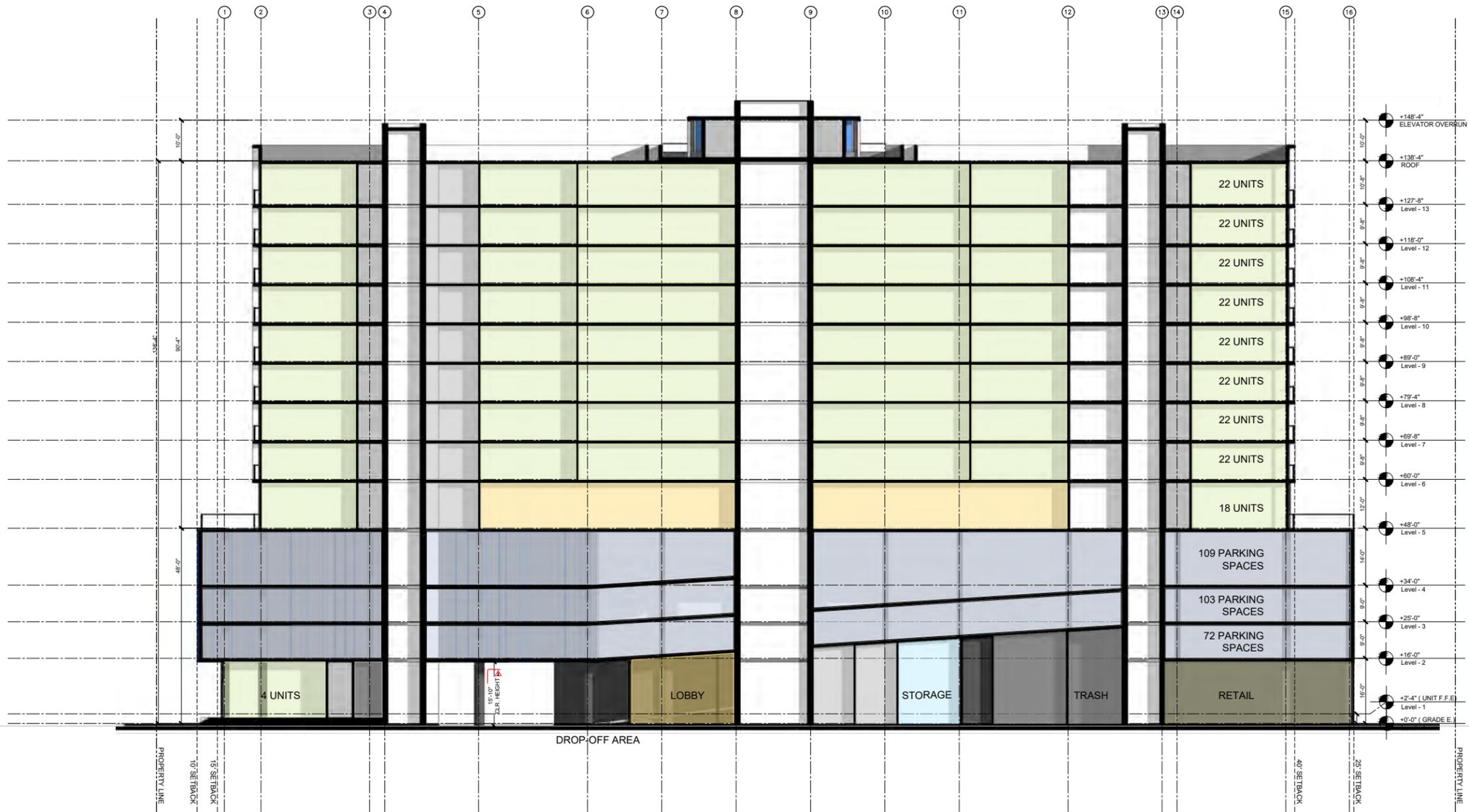
Sections

A4 | 01

Scale: 1" = 30'



KEY PLAN



LONGITUDINAL SECTION B

Notes:

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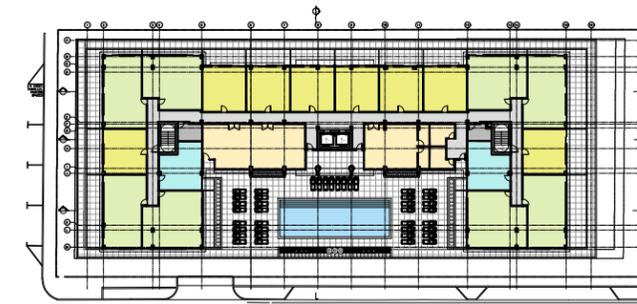


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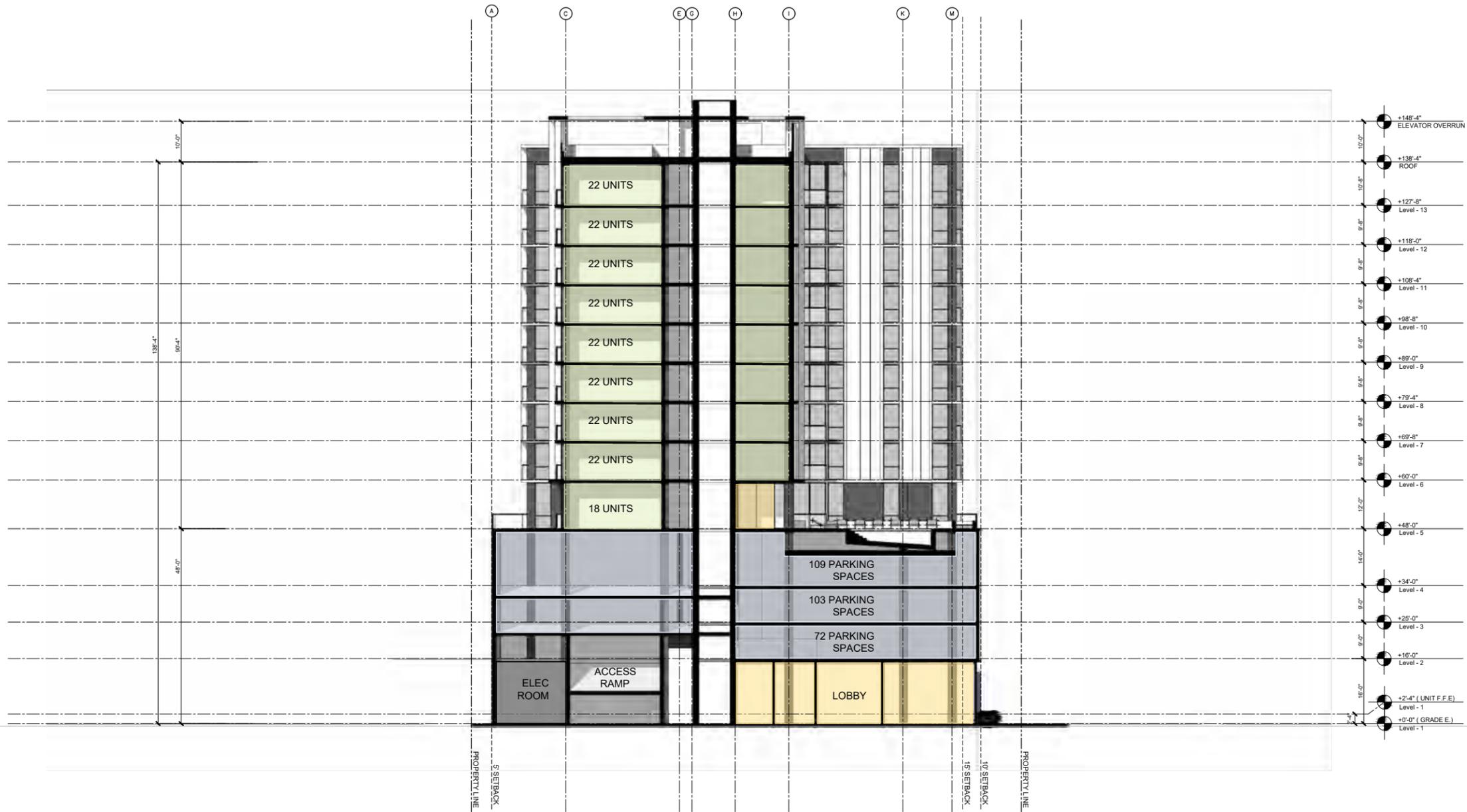
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KEY PLAN



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TRANSVERSAL SECTION C



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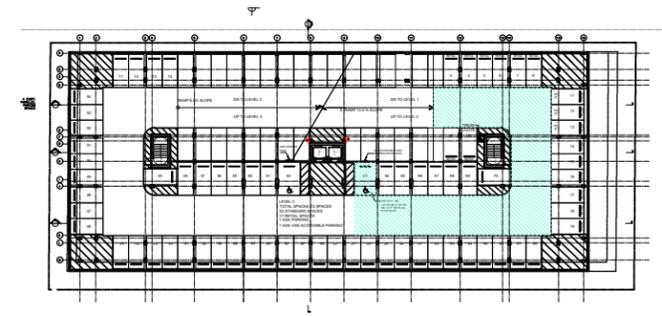


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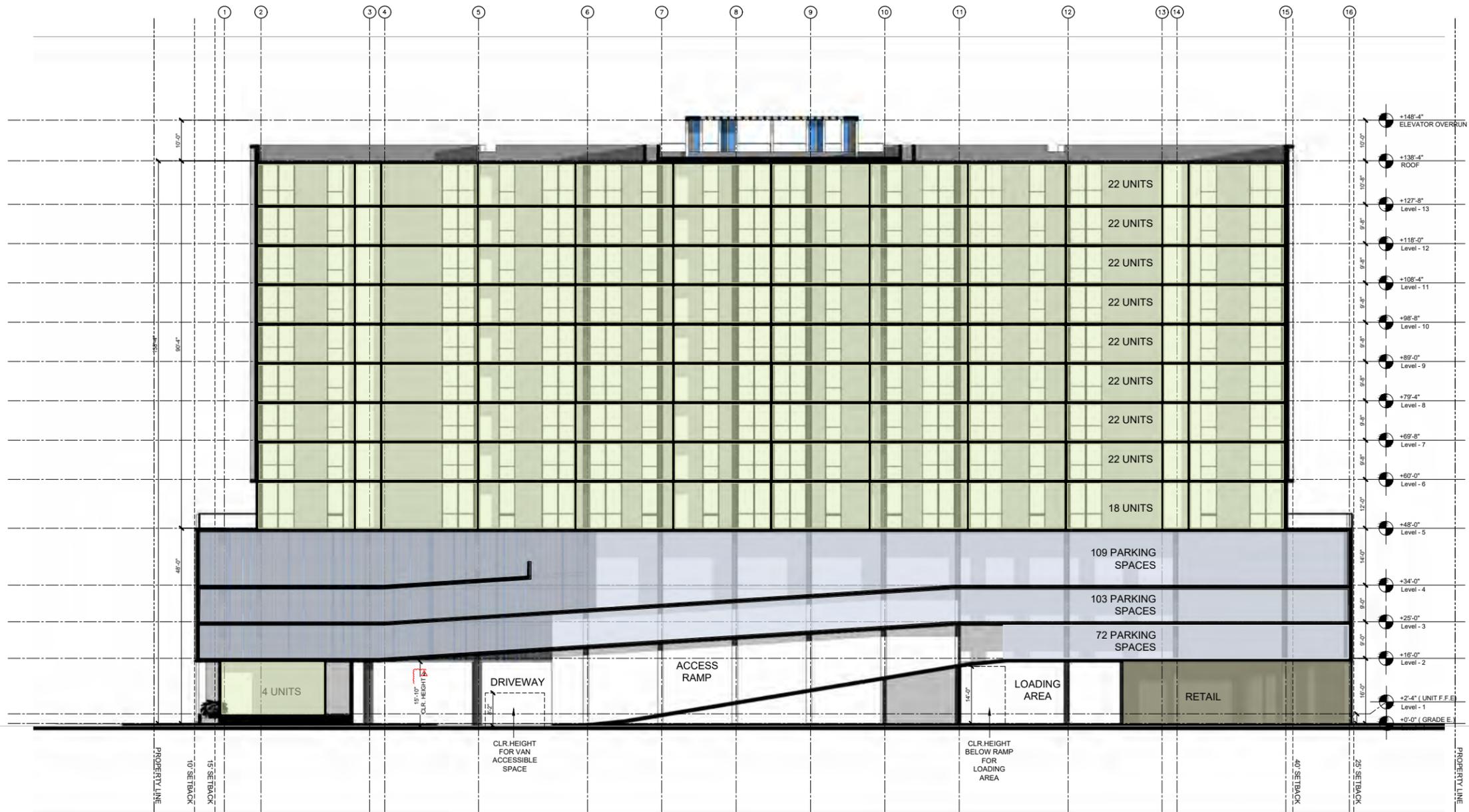
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Sections
A4 03
Scale: 1" = 30'



KEY PLAN



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LONGITUDINAL SECTION



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Sections
A4 04
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