

GENERAL APPLICATION

APPLICATION DATE: October 16, 2023

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

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 ONE):

- ☒ Technical Advisory Committee ☐ Administrative Approvals
☐ City Commission ☐ Historic Preservation Board
☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 1822 Dixiana Street Hollywood, FL 33020

Lot(s): 11,12,13,14 E 30 Block(s): 7-11 B Subdivision: FRANK ADD TO

Folio Number(s): 514210180050

FH-2

Zoning Classification: FH-2 Land Use Classification: Residential

Existing Property Use: Residential Sq Ft/Number of Units: 13 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 all that apply and provide File/Resolution/Ordinance No.:

DEVELOPMENT PROPOSAL

Explanation of Request: Pre-TAC submittal for Apartment Development Project

Phased Project: Yes / No ☐ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	70 (Area: S.F.)
Proposed Non-Residential Uses	None S.F.
Open Space (% and SQ.FT.)	(Area: 4,340 S.F.)
Parking (# of spaces)	89 (Area: 4,340 SF S.F.)
Height (# of stories)	10 (107 FT.)
Gross Floor Area (SQ. FT)	63,055 SF

Name of Current Property Owner: GN Dixiana LLC

Address of Property Owner: 317 Grove Way Delray Beach, FL 33444

Telephone: 561-315-8477 Email Address: kevin@nealdevelopments.com

Applicant Joseph B. Kaller, AIA, LEED ☒ Consultant ☐ Representative ☐ Tenant (check one)

Address: 2417 Hollywood Blvd Hollywood, FL 33020 Telephone: 954-920-5746

Email Address: joseph@kallerarchitects.com

Email Address #2: rocky@kallerarchitects.com

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: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign as approved by the Division of Planning & Urban Design. 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: Kevin Neal

Date: 10/16/2023

PRINT NAME: Kevin Neal

Date: _____

Signature of Consultant/Representative: Joseph B. Kaller

Date: 10/16/23

PRINT NAME: Joseph B. Kaller

Date: 10/16/23

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

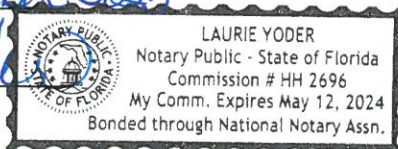
Current Owner Power of Attorney

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

Sworn to and subscribed before me

this 14th day of October 2023

Notary Public
State of Florida

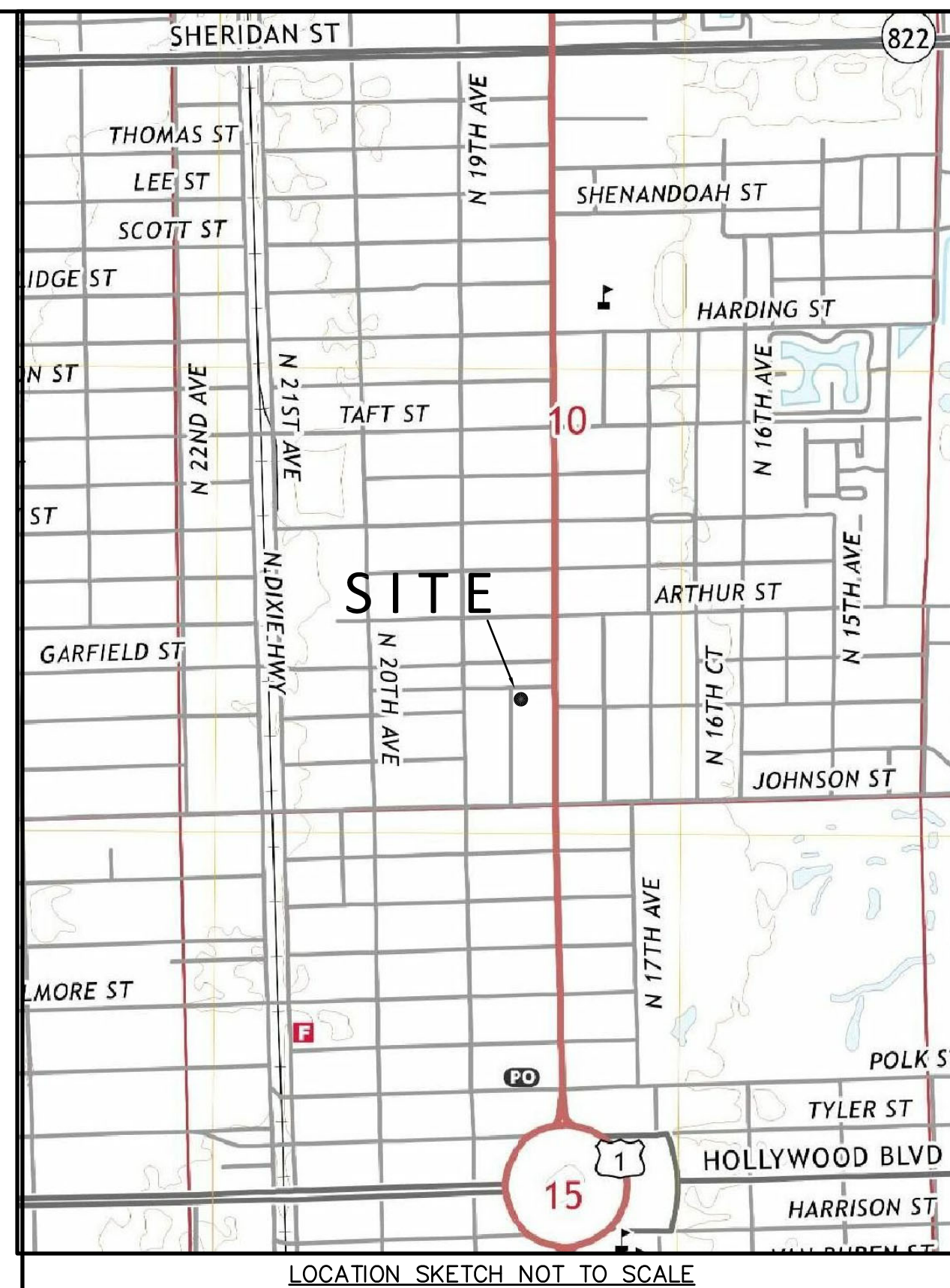


My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

Kevin Neal
Signature of Current Owner

Kevin Neal

Print Name



1. MORTGAGE July 14, 2023 #118979392
From GN Dixiana, LLC, a Delaware Limited Liability Company, and Lakeside Bank.
(This item is not a matter of survey.)
2. ASSIGNMENT OF RENTS July 14, 2023 #118979393
Between GN Dixiana, LLC, a Delaware Limited Liability Company, and Lakeside Bank.
(This item is not a matter of survey.)
3. PLAT January 27, 1925 PB 7/11
(All Streets and Avenues are dedicated to the public, all platted easements are shown hereon, and all other matters of Survey are shown hereon.)
4. ORDINANCE NO. 0-76-18 January 26, 1977 6886/89
(This item affects the subject property however it is not a plottable matter of survey.)

APPARENT ENCROACHMENTS:
(AE-1) Asphalt parking in road right of way along the north boundary.
(AE-2) Fence and asphalt in ingress and egress easement along the southeast boundary.
(AE-3) overhead and utility lines, utility poles and anchors along the south boundary without the benefit of known utility easement.

ALTA/NSPS LAND TITLE SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	Y.7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
CL	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
(M)	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
PLAT	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
⊕	VALVE	□	UTILITY BOX	—————	PARKING STRIPE
⊗	MANHOLE	⊗	HYDRANT	—————	OVERHEAD UTILITY LINES
⊗	BASIN	⊗	UTILITY POLE	—————	6' CONCRETE WALL
⊗	WELL	⊗	VAULT		COVERED AREA
⊗	WATER METER	☆	LIGHT		CONCRETE
⊗	MONITORING WELL	•	BOLLARD		BRICK PAVERS
⊗	PROPERTY CORNER	⊗	AIR CONDITIONER		TILE
					ASPHALT

STREET ADDRESS:
1822 Dixieana Street Hollywood, FL 33020

Lots 11, 12, 13 and the East 30 feet of Lot 14, FRANK ADDITION, Hollywood FLA., according to the Plat thereof, as recorded in Plat Book 7, Page 11, of the Public Records of Broward County, Florida.

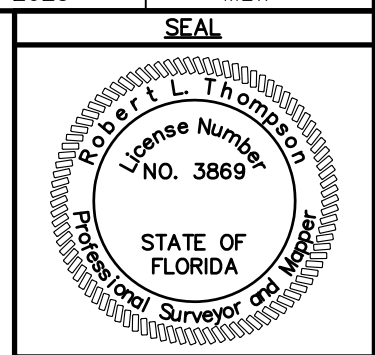
1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Angles shown hereon are based on Plat Book 7, Page 11, of the Public Records of Broward County, Florida.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of Chicago Title Insurance Company Ownership and Encumbrance Report File Number: 11359762 Update Reference: 23-007 dated September 27, 2023 at 11:00 P.M.
8. Perimeter area of the subject property is 20995.13 square feet or 0.481 acres more or less.
9. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
10. The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
11. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
12. There was no evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
13. Accuracy statement: This survey meets or exceeds the horizontal and vertical accuracy for Alta NPSL Land Title Survey Required February 2021
14. Printed copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
15. PDF copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.
16. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.

Community name and number: City of Hollywood 125113
Map and panel number: 12011C0569H
Panel date: 08-18-2014
Index date: 08-18-2014
Flood zone: X(0.2%)
Base flood elevation: N/A

(TBD)

ORIGINAL DATE OF FIELD SURVEY: 04-27-2023		DRAWN BY: AL	
FIELD BOOK: ALS-SU-23-0579		CHECKED BY: RLT	
REVISIONS & SURVEY UPDATES		DATE OF SURVEY & REVISIONS	BY
ALTA/NSPS LAND TITLE SURVEY 23-1522		10-17-2023	MLW
CERTIFICATION CHANGE "NO FIELD VISIT"		07-14-2023	MLW

CERTIFY TO:
GN DIXIANA, LLC



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), 7(b)(1), 8, 9, 11, 14, 16, 18 and 19 of Table A thereof. The fieldwork was completed on 10-17-2023.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

DIXIEANA STREET APARTMENTS

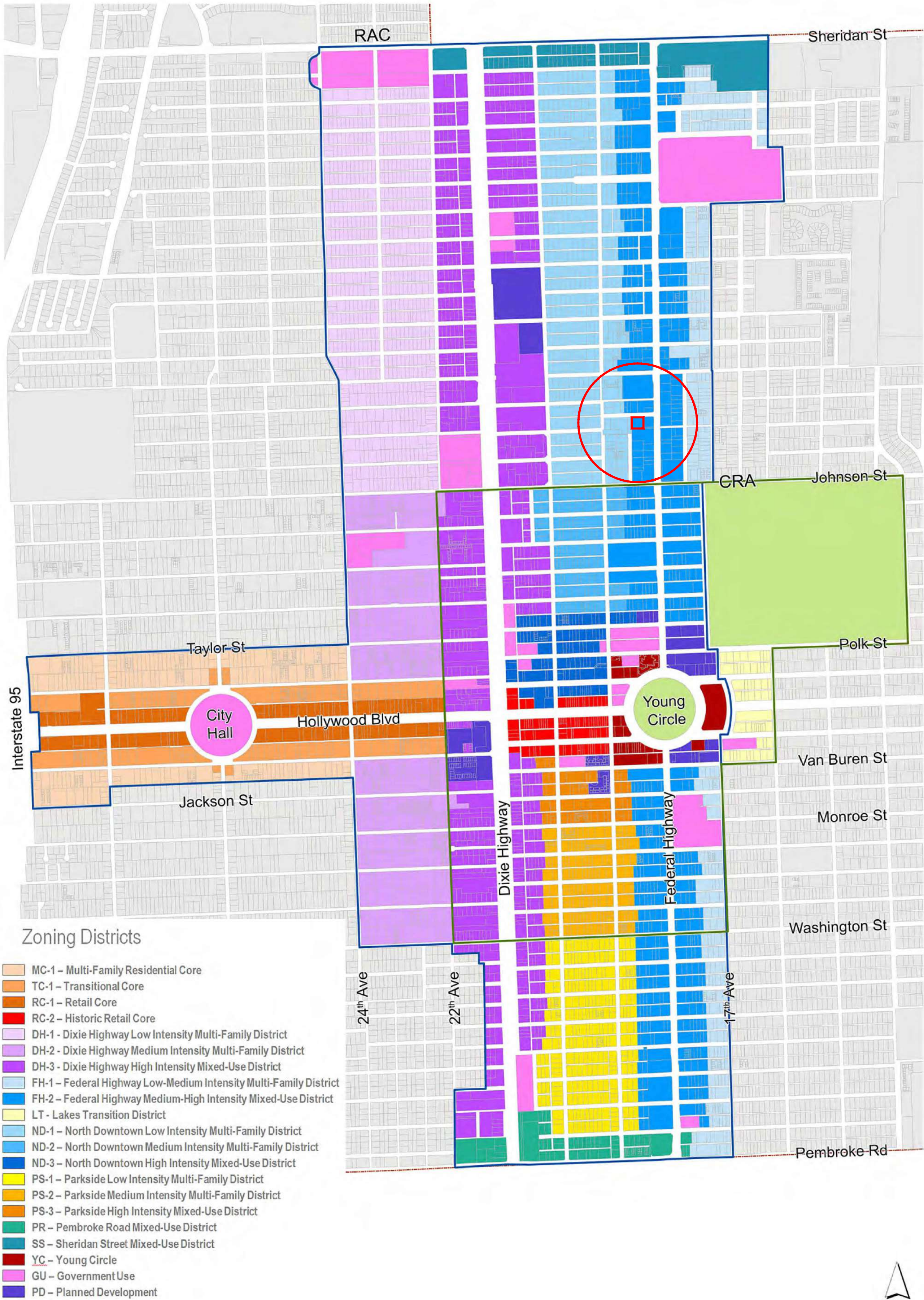
1822 DIXIEANA ST.
HOLLYWOOD, FL 33020

LEGAL DESCRIPTION
FRANK ADD TO HOLLYWOOD 7-11 B LOT 11,12,13,14 E 30
Property ID: 514210180050

ARCHITECTURE	
A-0.0	COVER
A-R1	RENDERING
A-R2	RENDERING
A-R3	RENDERING
A-R4	RENDERING
A-1.0	SITE DATA
A-2.1	LEVEL 1 - GROUND LEVEL
A-2.2	LEVEL 2
A-2.3	LEVEL 3
A-2.4	LEVEL 4
A-2.5	LEVEL 5
A-2.6	LEVEL 6 - POOL TERRACE
A-2.7	LEVEL 7
A-2.8	LEVEL 8-10
A-2.9	LEVEL 11 - ROOF
A-3.1	NORTH ELEVATION
A-3.2	WEST ELEVATION
A-3.3	SOUTH ELEVATION
A-3.4	EAST ELEVATION
A-4.1	NORTH WEST ISOMETRIC
A-4.2	SOUTH WEST ISOMETRIC
A-4.3	NORTH EAST ISOMETRIC
A-4.4	SOUTH EAST ISOMETRIC

ARCHITECT
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: Mr. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019
PHONE: (954)-920-5746
FAX: (954)-926-2841
EMAIL: joseph@kallerarchitects.com

RAC



KA

KallerArchitecture
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Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA

JOSEPH B. KALLER

R. A.

0009239

REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

NEAL

GUARDIAN
PROPERTIES

PROJECT TITLE

1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE

COVER

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

SCHEMATIC DESIGN

PROJECT No.:	23072
DATE:	10.09.23
DRAWN BY:	SCHIFFINO
CHECKED BY:	JBK

SHEET

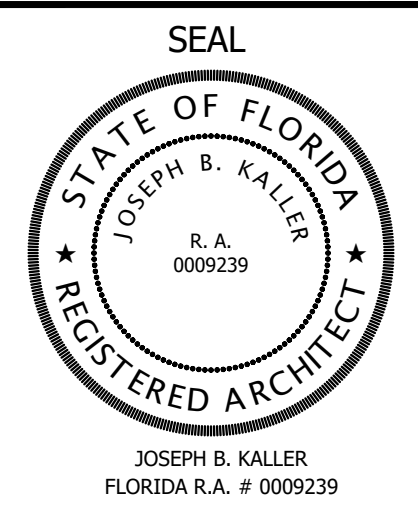
A-0.0



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PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
RENDERING

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

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SCHEMATIC DESIGN	
PROJECT No.:	23072
DATE:	10.09.23
DRAWN BY:	SCHIFFINO
CHECKED BY:	JBK

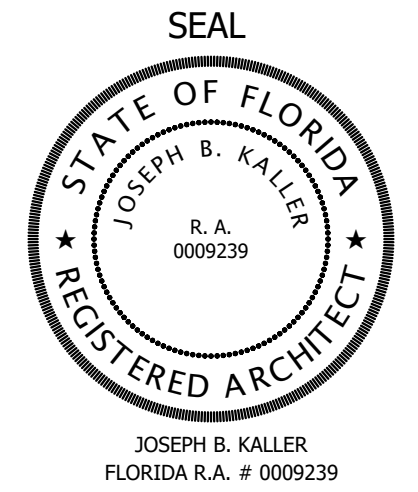
SHEET
A-R.1



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PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
RENDERING

MEETING DATES

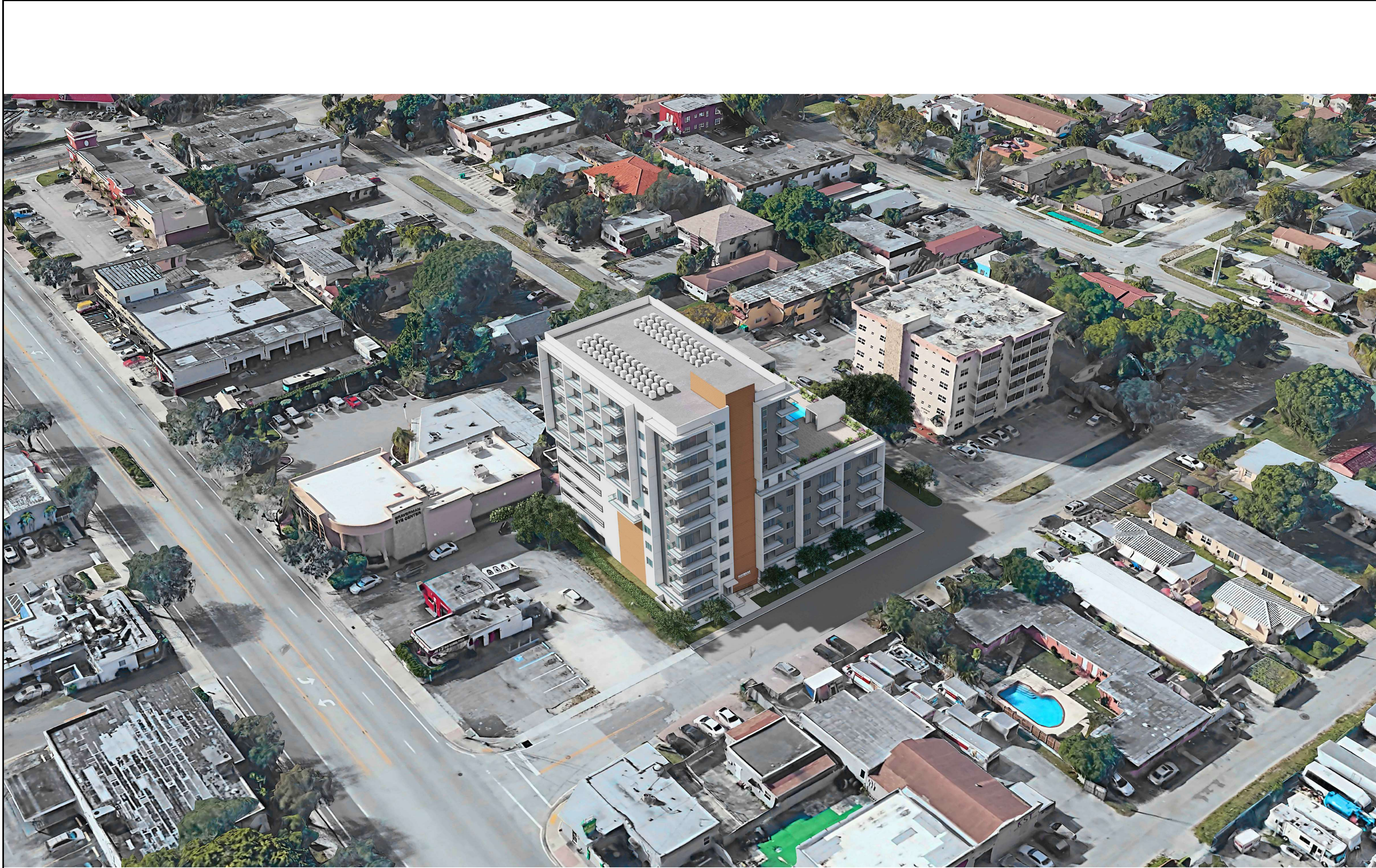
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

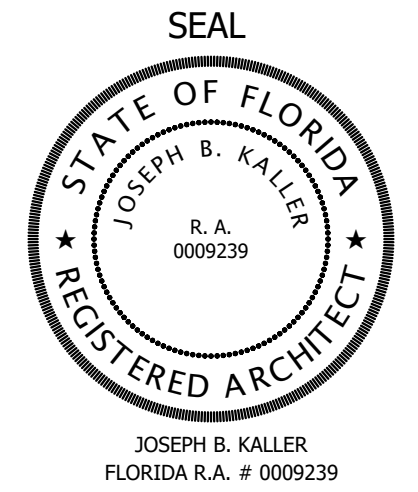
SHEET
A-R.2



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PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
AERIAL RENDERING

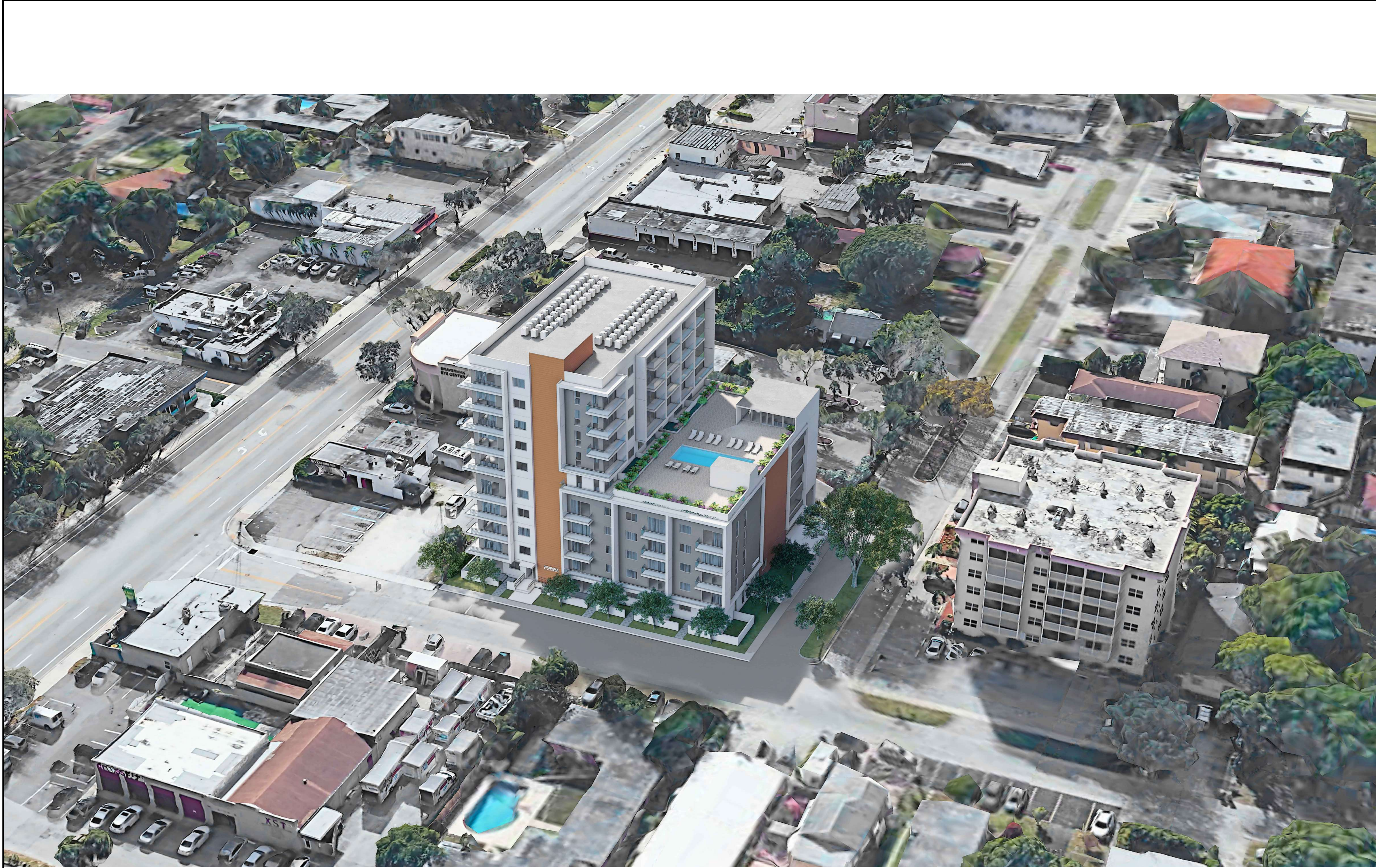
MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

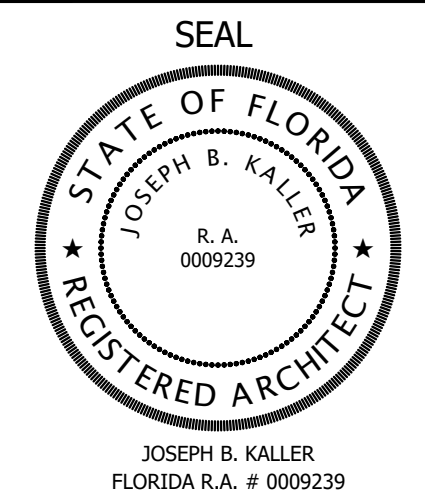
SHEET
A-R.3



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PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
AERIAL RENDERING

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-R.4

NOTE: RANDOM PARKING SPACES SHALL BE ASSIGNED TO ONE UNIT ONLY AND NOT BE USED FOR GUEST PARKING.

NOTE: ALL BUILDING ENTRANCES TO BE WET FLOODPROOFED (FLOOD VENTS AS PER ASCE 24 REQUIREMENTS)

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

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

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

NOTE: MAXIMUM 0.5 FOOT CANDLE LEVEL AT ALL PROPERTY LINES.

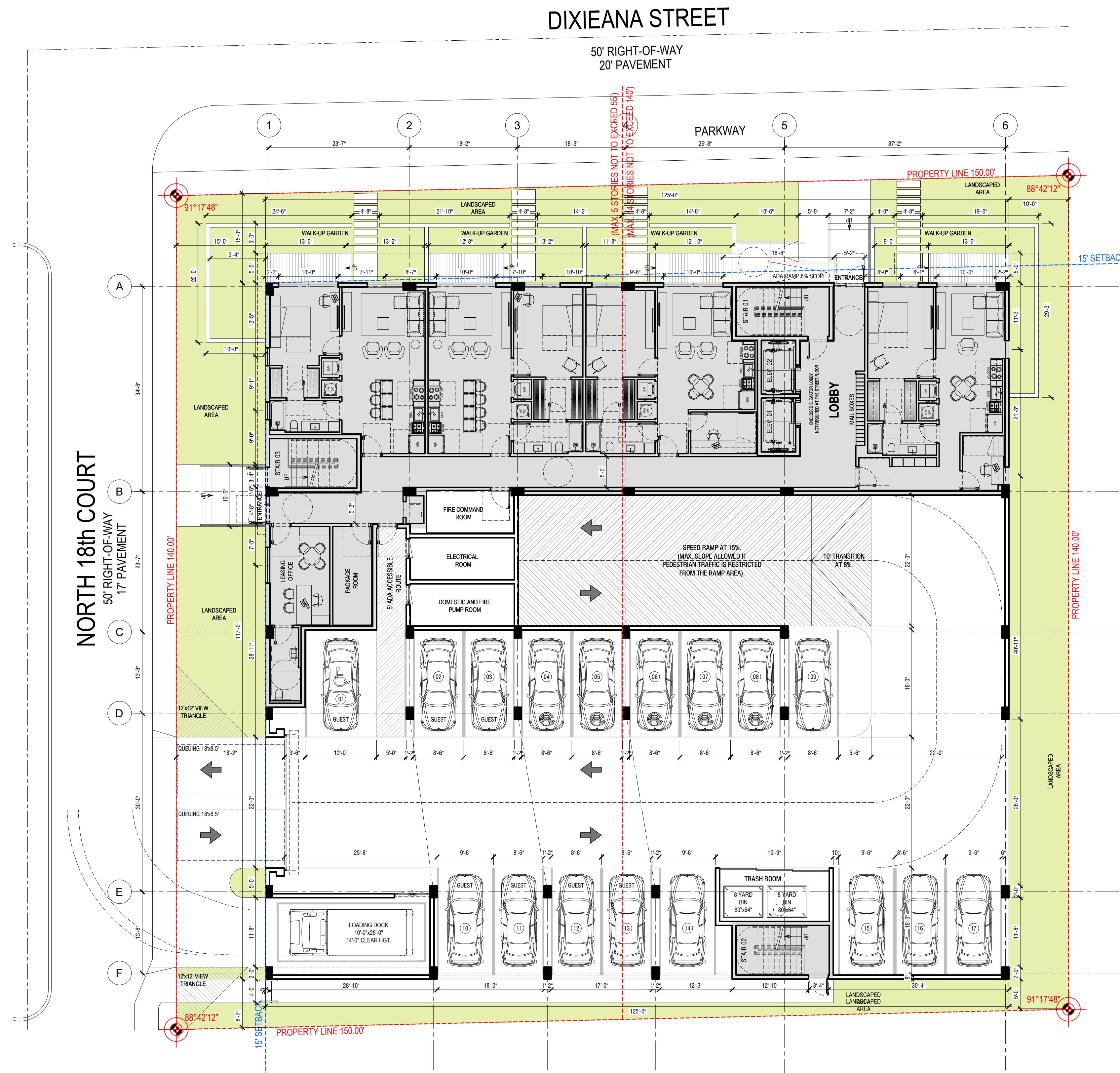
NOTE: ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

NOTE: SUBJECT BUILDING TO BE GREEN CERTIFIED THROUGH THE FLORIDA GREEN BUILDING COALITION CERTIFICATION PROCESS (GREEN GLOBE).

NOTE: MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYING WITH NFPA 72 (2016 EDITION), BDA SYSTEM MAY BE REQUIRED.

NOTE: PER NFPA 1, 12.3.2.1 A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

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



1822 DIXIEANA ST.
HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

FRANK ADD TO HOLLYWOOD 7-11 B LOT 11,12,13,14 E 30

Property ID: 514210180050

Total Lot Net Area: 21,018.51 SF (0.48 acres)

ZONING INFO

BASIC ZONING

Municipal Future Land Use:

Regional Activity Center (RAC)

Zone:

FH-2

Existing Building Use:

Multi-Family Dwellings

Existing Land Use:

Residential

ADDITIONAL ZONES

FEMA Flood Zone:

X - Below 500 Year Flood Plain

Future Conditions 100-Year Flood

Elevation (Feet NAVD88):

11' NAVD

BUILDING INTENSITY

Maximum Lot Coverage:

N/A

Residential Density:

Unlimited Du / Acre

Maximum Building Height:

140 ft Sites or portions of sites

within 100 feet of ND1,

PS-1: 5 Stories, not to exceed 55 ft.

Maximum Height - Stories:

14

Floor Area Ratio:

3.00

Maximum Built Area Allowed:

63,055 ft²

Minimum Open Space:

N/A

Maximum Residential Area Allowed:

63,055 ft²

Estimated Residential Units Allowed:

Unlimited

SETBACKS

MINIMUM SETBACKS

-All Frontages

Ground Floor (Base, Ground Floor - 55 Feet):

Non-Residential: 10 ft.

Residential: 15 ft.

Tower - Above 55 Feet:

Non-Residential: 10 ft.

Residential: 15 ft.

-Side Interior (Base, Ground Floor - 55 Feet):

0 ft.

-Side Interior (Tower Above 55 ft.):

0 ft.

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

Front: 10 feet

Interior: 5 feet

Amount of Required Off-Street Parking

Units of one bedroom or less; and Qualifiable Affordable Housing Developments:

1 space per unit; Units exceeding one bedroom (including dens): 1.5 space per unit;

plus 1 space per 10 units for guest parking

Off-Street loading spaces; general provisions

Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each

additional 100 units or major fraction.

2 PROJECT INFO
N.T.S.

PROJECT DATA

1822 DIXIEANA STREET HOLLYWOOD, FL 33020

LOT AREA	21,018.51 SF
FAR	3.0
MAX BUILT AREA ALLOWED	63,055.53 SF

FLOOR	FAR PER FLOOR	PARKING SPACES	UNITS PER FLOOR	ONE BED.	ONE BED + DEN	TWO BED.	STUDIO
14 (MAX HEIGHT ALLOWED)	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-
11 - ROOF	364.00 SF	0	0	0	0	0	0
10 - UNITS	7,590.00 SF	10	5	0	0	1	4
09 - UNITS	7,590.00 SF	10	5	0	0	1	4
08 - UNITS	7,590.00 SF	10	5	0	0	1	4
07 - UNITS	7,590.00 SF	10	5	0	0	1	4
06 - POOL AREA / UNITS	6,458.00 SF	9	6	0	0	1	2
05 - UNITS / PARKING	5,314.00 SF	20	5	3	1	1	0
04 - UNITS / PARKING	4,525.00 SF	19	4	2	1	1	0
03 - UNITS / PARKING	4,525.00 SF	18	4	2	1	1	0
02 - UNITS / PARKING	4,525.00 SF	15	4	2	1	1	0
01 - LOBBY / UNITS / PARKING	5,166.00 SF	17	4	2	2	0	0
TOTALS	89	70	37	6	9	18	

TOTAL FAR PROPOSED	63,037.00 SF
TOTAL FAR AVAILABLE	18.53 SF

UNIT MIX	%
ONE BED	37.53%
ONE BED + DEN	9.9%
TWO BED	13.51%
STUDIO	18.26%
TOTAL # OF UNITS	70

PARK. REG.	GUESTS	TOTAL REG.
37	9	13.5
18	18	20%
77.5	7	85

PROPOSED PARKING 85 Including 4 ADA Spaces

UNIT TYPE	BED.#	A/C AREA (SF)	TERRACE AREA (SF)	WALK-UP GARDEN AREA (SF)	TOTAL AREA (SF)	# OF UNITS IN THE PROJECT	TOTAL RENTABLE / SALABLE AREA (SF)
A1	1	737.00	68.00	356.00	1,161.00	1	1,161.00
A2	1	737.00	135.00	-	872.00	1	872.00
A3	1	737.00	63.00	-	800.00	3	2,400.00
A4	1	775.00	63.00	178.00	1,016.00	1	1,016.00
A5	1	775.00	133.00	-	908.00	1	908.00
A6	1	775.00	57.00	-	832.00	3	2,496.00
A7	1	763.00	119.00	-	882.00	1	882.00
A8	1	812.00	186.00	-	998.00	2	1,996.00
A9	1	812.00	115.00	-	927.00	3	2,781.00
A10	1	735.00	116.00	-	851.00	1	851.00
A11	1	679.00	109.00	-	788.00	2	1,576.00
A12	1	679.00	58.00	-	737.00	7	5,159.00
A13	1	832.00	98.00	-	930.00	1	930.00
A14	1	597.00	124.00	-	721.00	2	1,442.00
A15	1	597.00	58.00	-	655.00	3	1,965.00
A16	1	726.00	79.00	-	805.00	1	805.00
A17	1	726.00	58.00	-	784.00	4	3,136.00
B1	1+DEN	820.00	64.00	164.00	1,048.00	1	1,048.00
B2	1+DEN	820.00	124.00	-	944.00	1	944.00
B3	1+DEN	820.00	60.00	-	880.00	3	2,640.00
B4	1+DEN	870.00	68.00	263.00	1,201.00	1	1,201.00
C1	2	902.00	204.00	-	1,106.00	1	1,106.00
C2	2	902.00	130.00	-	1,032.00	2	2,064.00
C3	2	969.00	130.00	-	1,099.00	1	1,099.00
C4	2	3,001.00	130.00	-	1,131.00	5	5,655.00
D1	STUDIO	522.00	73.00	-	595.00	18	10,710.00
TOTALS						70	56,848.00

Accessible Parking spaces:

Required: 04 spaces

Provided: 04 spaces

Off-Street loading spaces:

Required: 1 space

Proposed: 1 spaces

Multi-Family Dwelling Unit Size (New Construction):

Minimum: 400 ft²

Min. Proposed: 595 ft²

Cumulative Average Unit Size (New Construction):

Required: 650 ft²

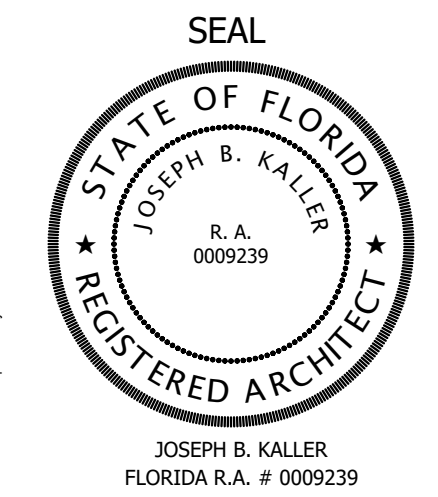
Proposed: 812 ft²



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joseph@kallerarchitects.com

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PROJECT TITLE
1822 DIXIEANA ST.
HOLLYWOOD, FL. 33020

SHEET TITLE
SITE PLAN

MEETING DATES

BOARD/ COMMITTEE DATE DESCRIPTION

PACO TBP TBP

Off-Street loading spaces:

Required: 1 space

Proposed: 1 spaces

Multi-Family Dwelling Unit Size (New Construction):

Minimum: 400 ft²

Min. Proposed: 595 ft²

Cumulative Average Unit Size (New Construction):

Required: 650 ft²

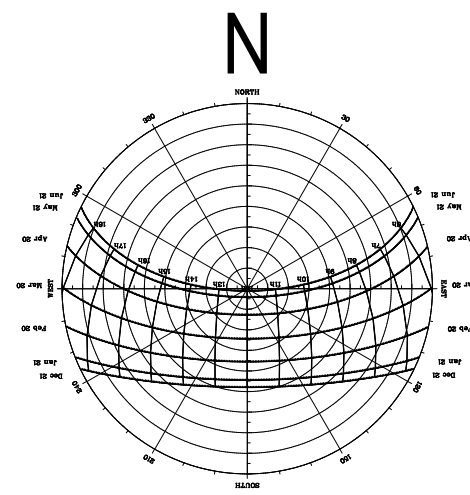
Proposed: 812 ft²

SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-1.0

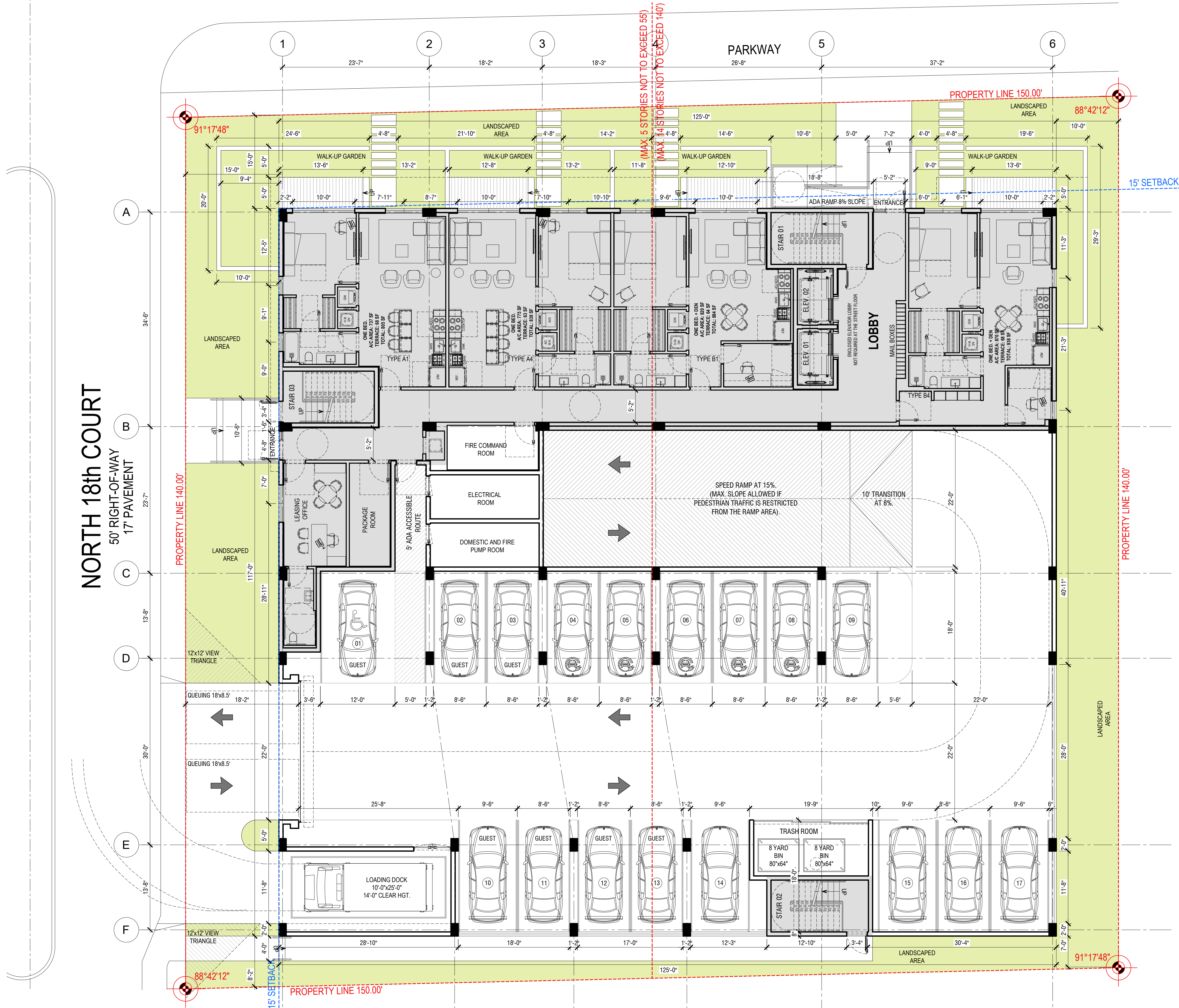


DIXIEANA STREET

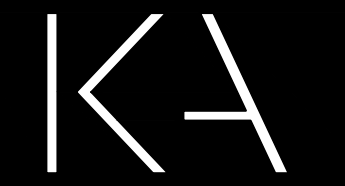
50' RIGHT-OF-WAY
20' PAVEMENT

NORTH 18th COURT

50' RIGHT-OF-WAY
17' PAVEMENT



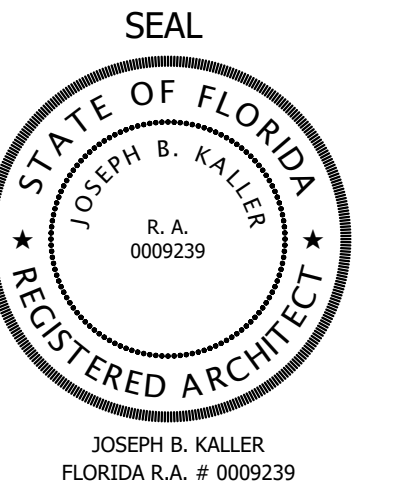
FAR PER FLOOR: 5,166 SF



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PROJECT TITLE
1822 DIXIEANA ST.
HOLLYWOOD, FL. 33020

SHEET TITLE
GROUND FLOOR

MEETING DATES

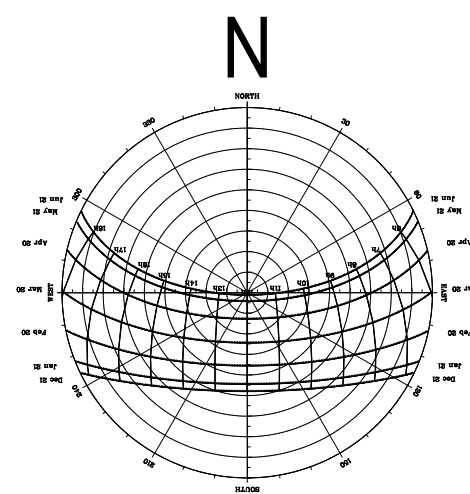
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-2.1



DIXIEANA STREET

50' RIGHT-OF-WAY
20' PAVEMENT

NORTH 18th COURT

50' RIGHT-OF-WAY
17' PAVEMENT

PROPERTY LINE 140.00'

PROPERTY LINE 150.00'

PROPERTY LINE 150.00'

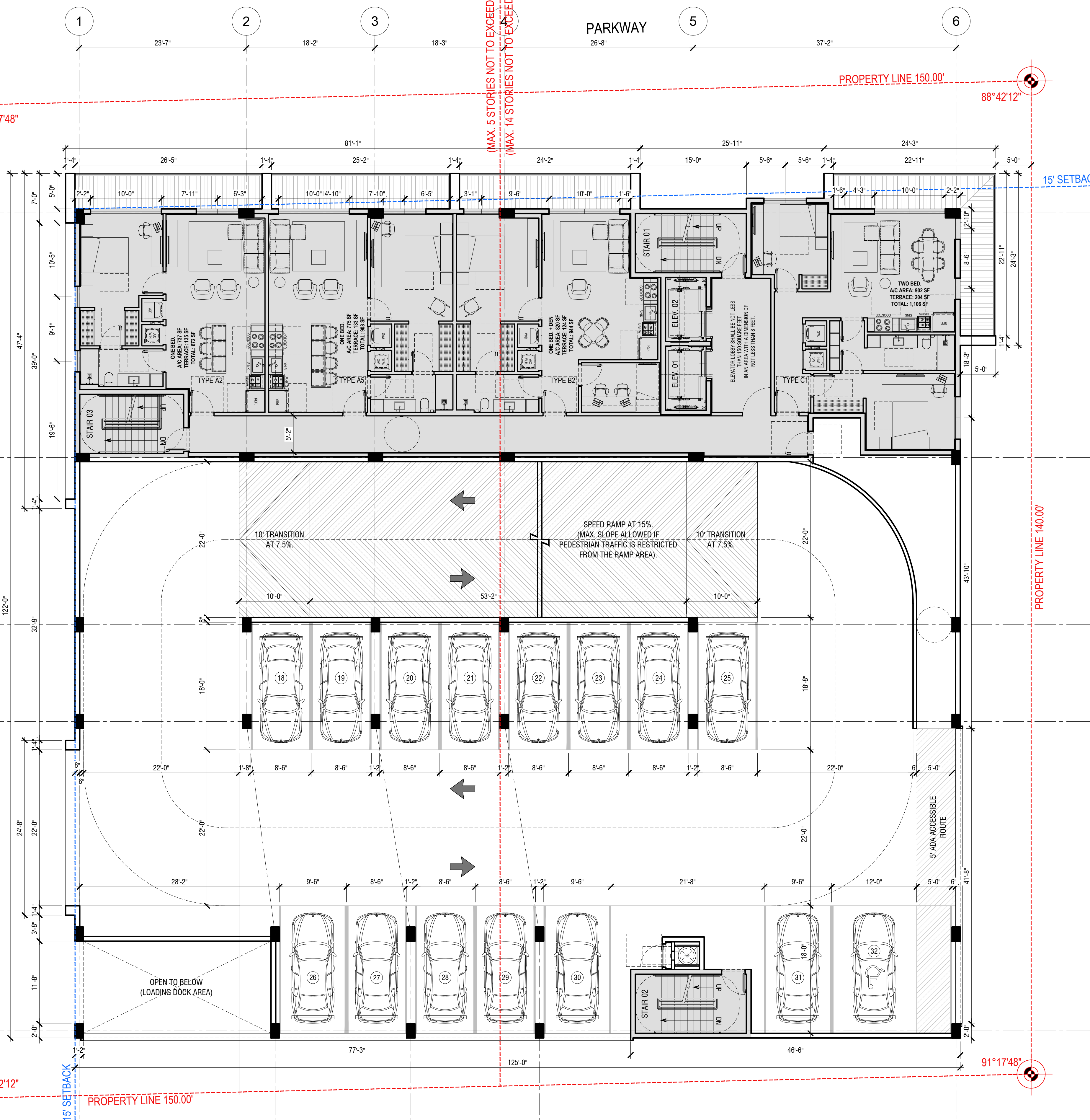
PROPERTY LINE 140.00'

PROPERTY LINE 150.00'

15' SETBACK

15' SETBACK

(MAX. 5 STORIES NOT TO EXCEED 55')
(MAX. 14 STORIES NOT TO EXCEED 140')



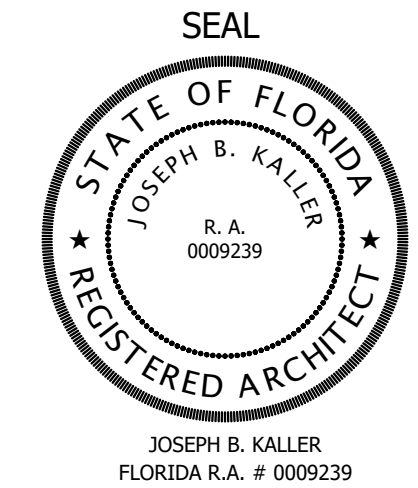
FAR PER FLOOR: 4,525 SF



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PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 2

MEETING DATES

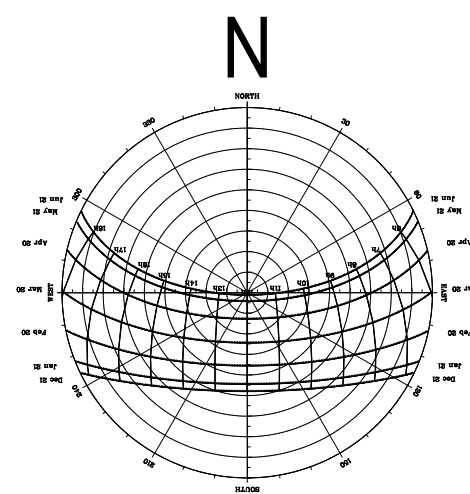
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-2.2



DIXIEANA STREET

50' RIGHT-OF-WAY
20' PAVEMENT

NORTH 18th COURT

50' RIGHT-OF-WAY
17' PAVEMENT

PROPERTY LINE 140.00'

91°17'48"

88°42'12"

15' SETBACK

PROPERTY LINE 140.00'

91°17'48"

PROPERTY LINE 150.00'

(MAX. 5 STORIES NOT TO EXCEED 55')
(MAX. 14 STORIES NOT TO EXCEED 140')

15' SETBACK

FAR PER FLOOR: 4,525 SF

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1

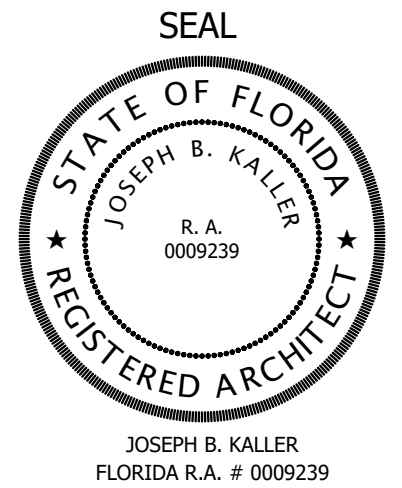
LEVEL 3
1/8" = 1'-0"



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PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 3

MEETING DATES

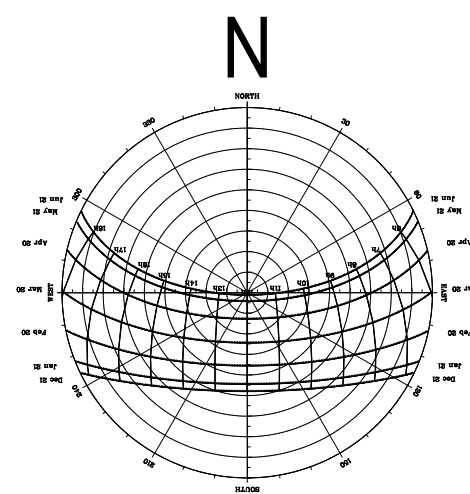
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-2.3



DIXIEANA STREET

50' RIGHT-OF-WAY
20' PAVEMENT

NORTH 18th COURT

50' RIGHT-OF-WAY
17' PAVEMENT

PROPERTY LINE 140.00'

91°17'48"

88°42'12"

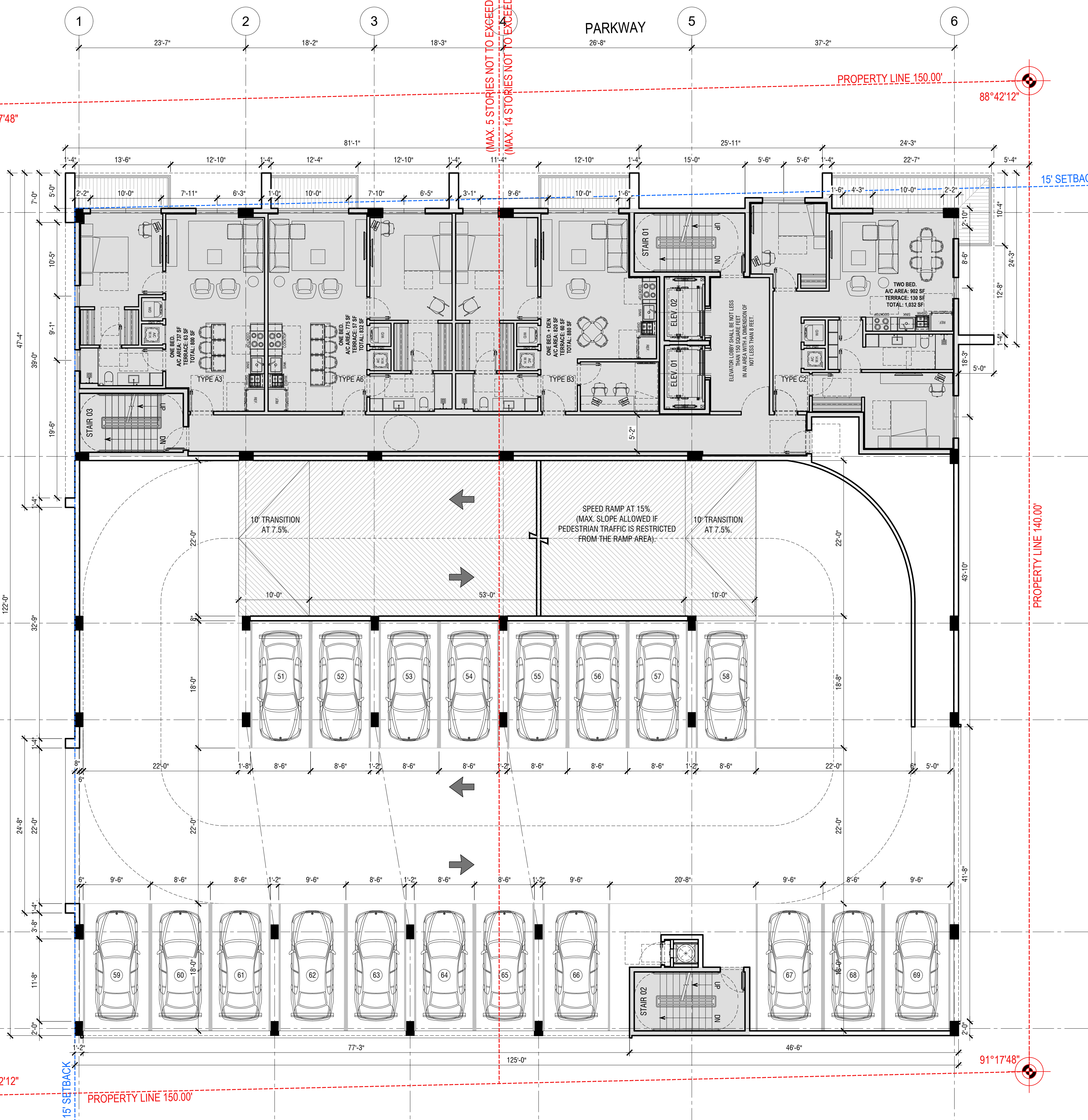
15' SETBACK

PROPERTY LINE 140.00'

91°17'48"

PROPERTY LINE 150.00'

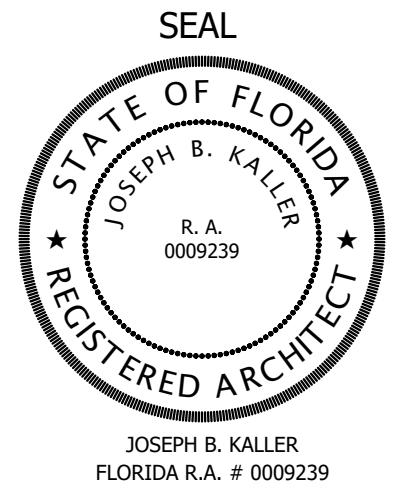
(MAX. 5 STORIES NOT TO EXCEED 55')
(MAX. 14 STORIES NOT TO EXCEED 140')



FAR PER FLOOR: 4,525 SF



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PROJECT TITLE
1822 DIXIEANA ST.
HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 4

MEETING DATES

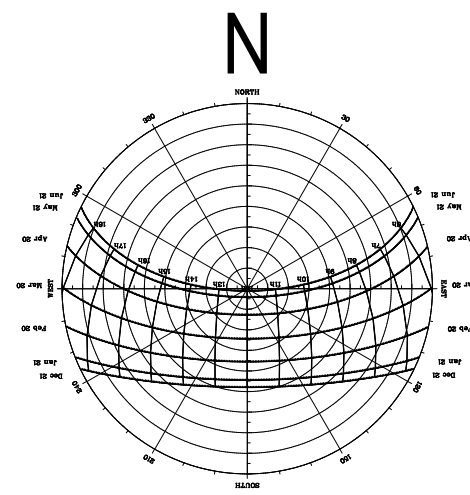
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-2.4



DIXIEANA STREET

50' RIGHT-OF-WAY
20' PAVEMENT

NORTH 18th COURT

50' RIGHT-OF-WAY
17' PAVEMENT

PROPERTY LINE 140.00'

PROPERTY LINE 150.00'

PROPERTY LINE 140.00'

PROPERTY LINE 150.00'

FAR PER FLOOR: 5,314 SF

(MAX. 5 STORIES NOT TO EXCEED 55')
(MAX. 14 STORIES NOT TO EXCEED 140')

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1

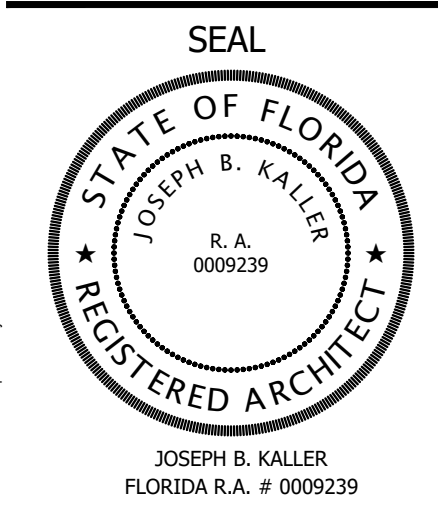
LEVEL 5
1/8" = 1'-0"



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HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 5

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

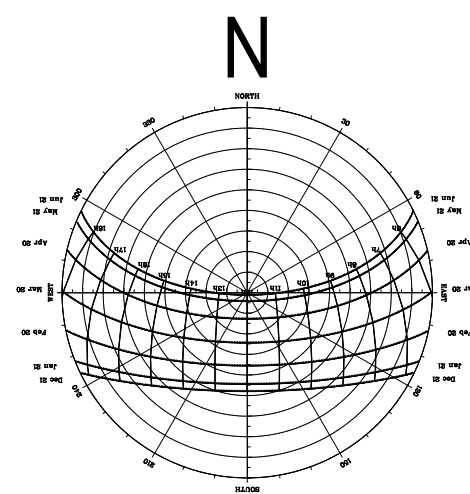
SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-2.5

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DIXIEANA STREET

50' RIGHT-OF-WAY
20' PAVEMENT

NORTH 18th COURT

50' RIGHT-OF-WAY
17' PAVEMENT

PROPERTY LINE 140.00'

15' SETBACK

PROPERTY LINE 150.00'

PROPERTY LINE 150.00'

15' SETBACK

PROPERTY LINE 140.00'

FAR PER FLOOR: 8,458 SF

1

LEVEL 6 (AMENITIES)

1/8" = 1'-0"

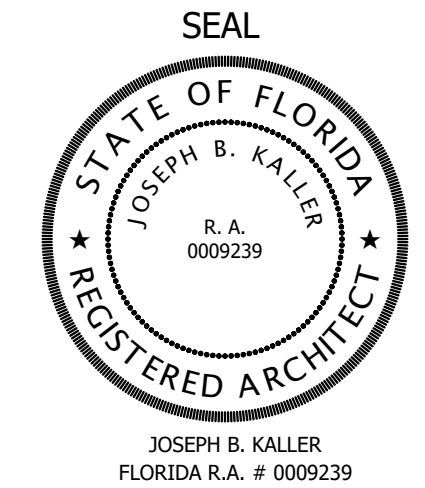
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1822 DIXIEANA ST.
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SHEET TITLE
LEVEL 6 (AMENITIES)

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

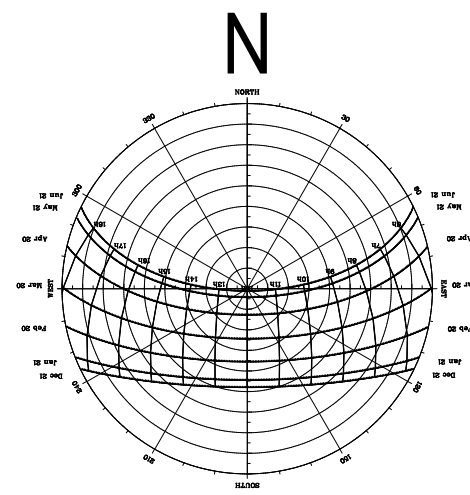
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DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-2.6

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DIXIEANA STREET

50' RIGHT-OF-WAY
20' PAVEMENT

PARKWAY

NORTH 18th COURT

50' RIGHT-OF-WAY
17' PAVEMENT

PROPERTY LINE 140.00'

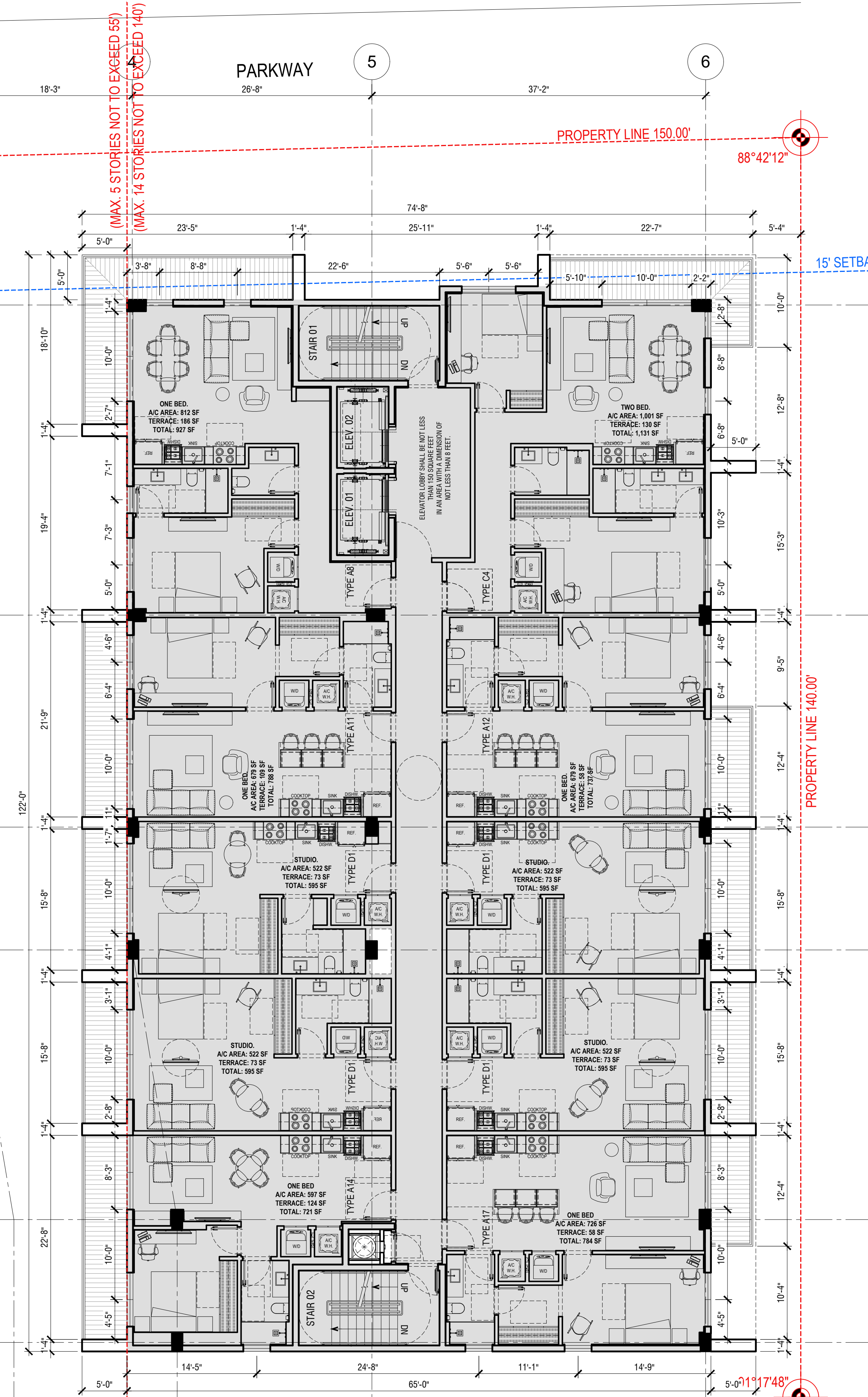
PROPERTY LINE 150.00'

88°42'12"

15' SETBACK

88°42'12"

PROPERTY LINE 150.00'



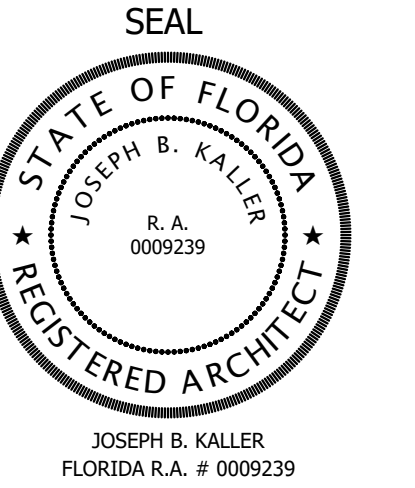
FAR PER FLOOR: 7,590 SF

KA

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PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 7

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

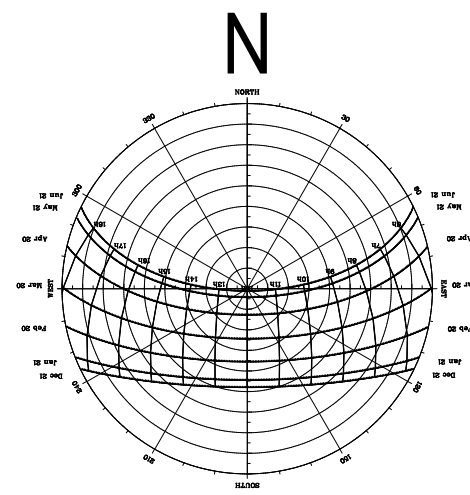
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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-2.7



DIXIEANA STREET

50' RIGHT-OF-WAY
20' PAVEMENT

PARKWAY

NORTH 18th COURT

50' RIGHT-OF-WAY
17' PAVEMENT

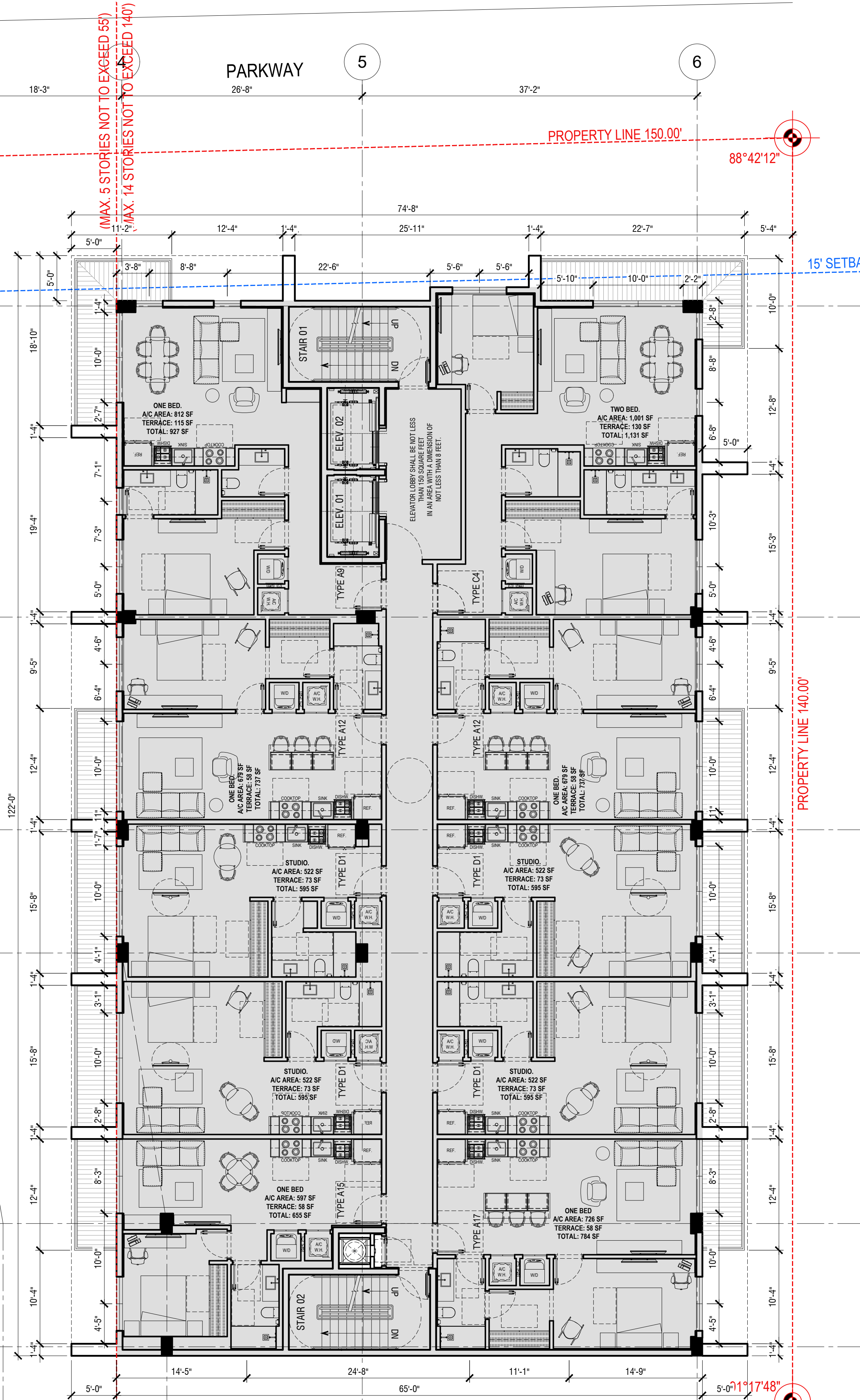
PROPERTY LINE 140.00'

PROPERTY LINE 150.00'

15' SETBACK

PROPERTY LINE 140.00'

FAR PER FLOOR: 7,601 SF



(MAX. 5 STORIES NOT TO EXCEED 55')
(MAX. 14 STORIES NOT TO EXCEED 140')

88°42'12"

91°17'48"

88°42'12"

15' SETBACK

PROPERTY LINE 150.00'

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1

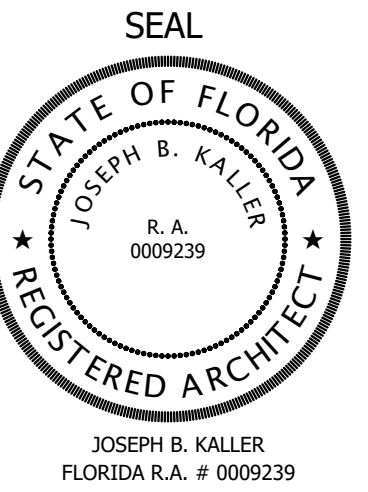
LEVEL 8-10
1/8" = 1'-0"



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PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 8-10

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

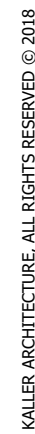
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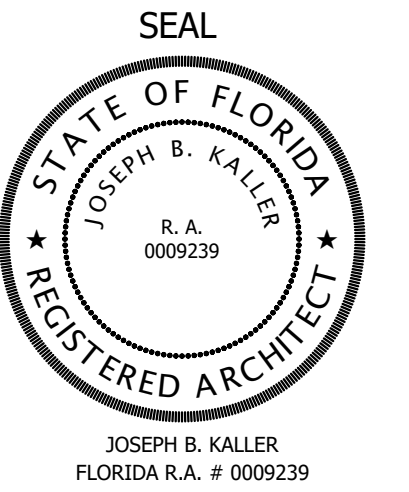
PROJECT No.: 23072
DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-2.8



50' RIGHT-OF-WAY
20' PAVEMENT



1822 DIXIEANA ST.
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LEVEL 11 (ROOF)

[illegible]

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DATE: 10.09.23
DRAWN BY: SCHIFFINO
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SHEET

A-2.9

PROPERTY LINE

 **H**

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



(MAX. 14 STORIES NOT TO EXCEED 140')

A
WORM / PUTZ FINISH STUCCO
COLOR: COPPER MOUNTAIN SW 6556 OR SIMILAR

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

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

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

E
WINDOW ALUMINUM FRAME
FINISH: DURANAR SUNSTORM ARCADIA SILVER UC70123F

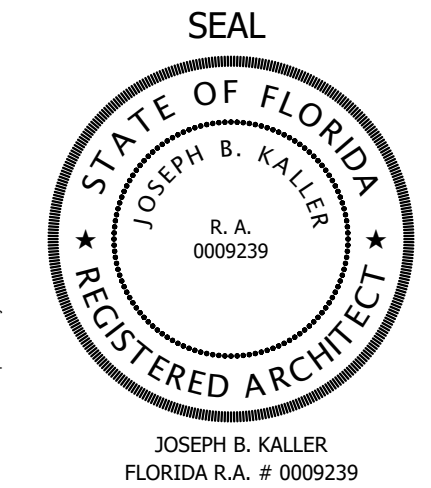
F
CLEAR LOW-E GLASS

G
ALUMINUM HORIZONTAL LOUVERS
FINISH: DURANAR SUNSTORM ARCADIA SILVER UC70123F

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



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PROJECT TITLE
1822 DIXIEANA ST.
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HOLLYWOOD, FL. 33020

SHEET TITLE
EAST ELEVATION

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

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DATE: 10.09.23
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SHEET
A-3.4



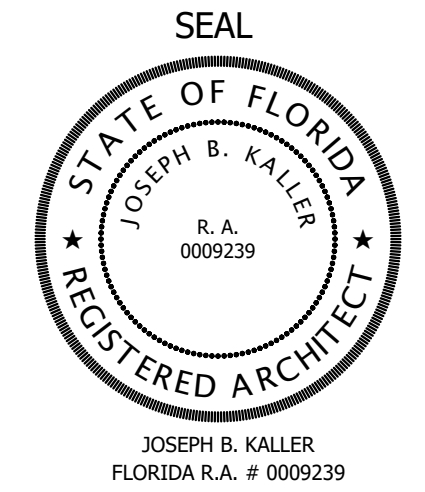
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NW ISOMETRIC
N.T.S.



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PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
NW ISOMETRIC

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

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SCHEMATIC DESIGN
PROJECT No.: 23072
DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-4.1



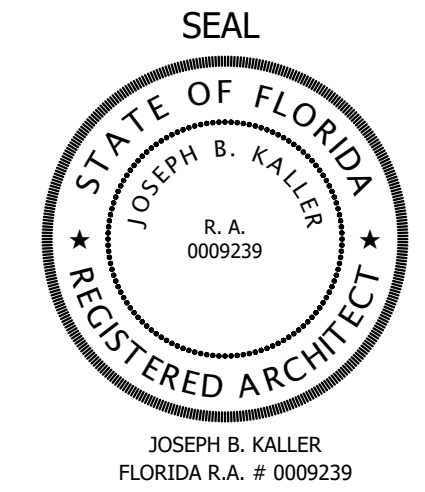
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SW ISOMETRIC
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PROJECT TITLE
1822 DIXIEANA ST.
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HOLLYWOOD, FL. 33020

SHEET TITLE
SW ISOMETRIC

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

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DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-4.2

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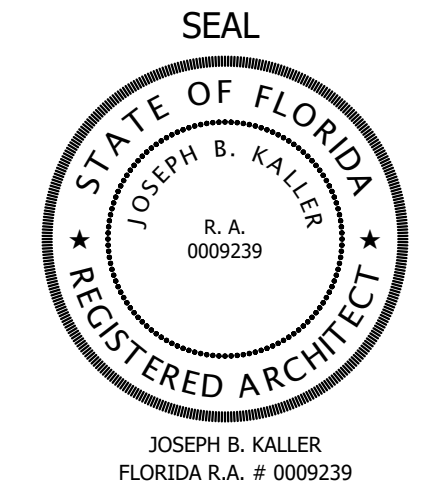
NE ISOMETRIC
N.T.S.



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PROJECT TITLE
1822 DIXIEANA ST.
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HOLLYWOOD, FL. 33020

SHEET TITLE
NE ISOMETRIC

MEETING DATES

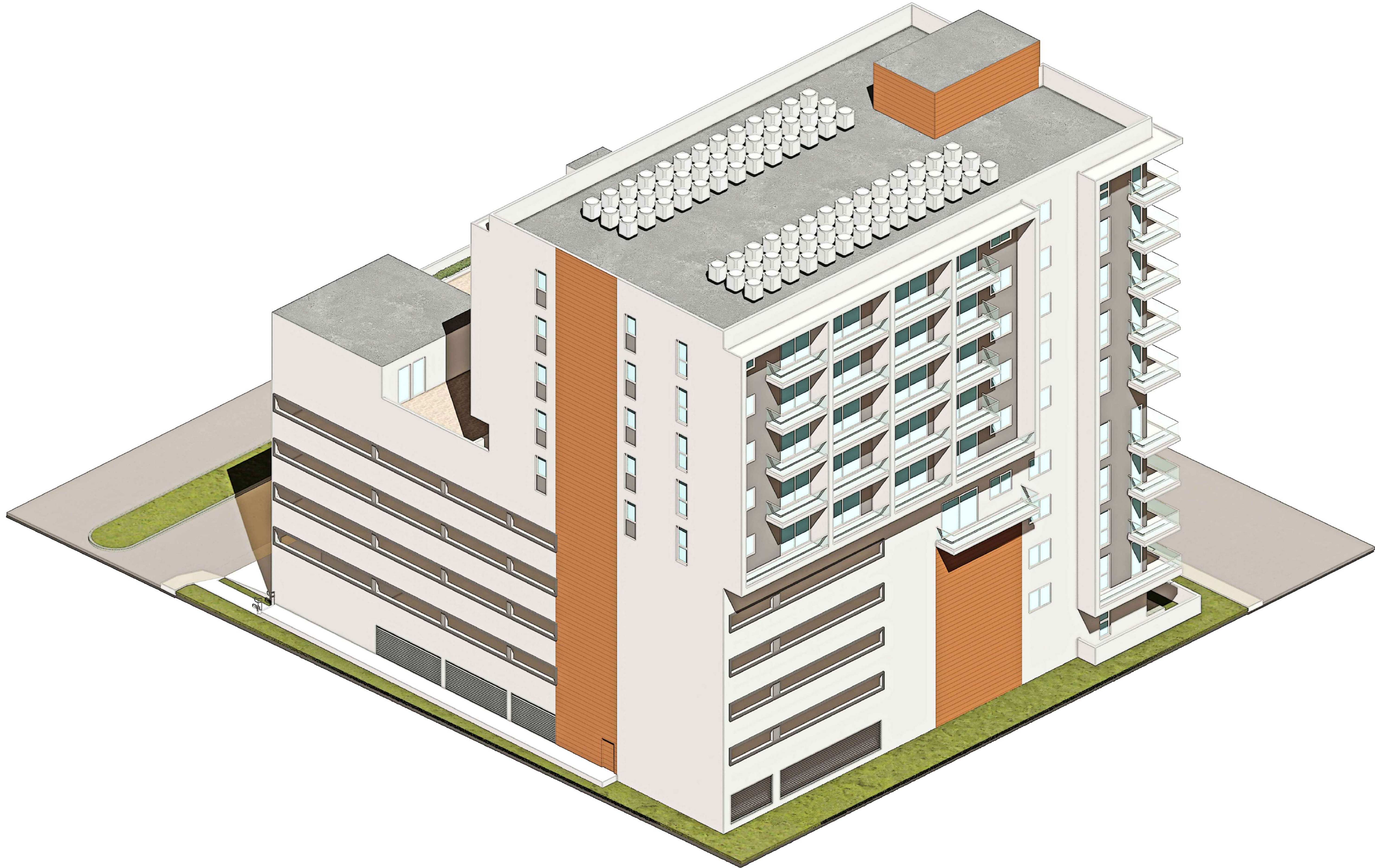
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

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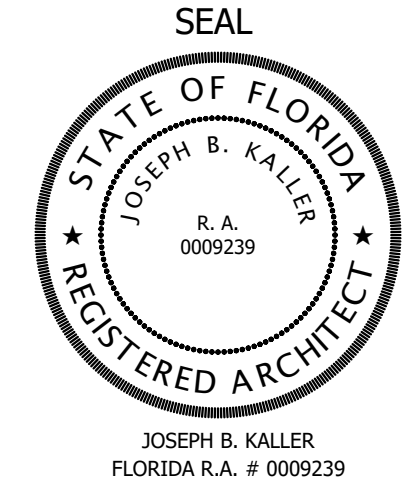
SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-4.3



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PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
SE ISOMETRIC

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBP	TBP

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DATE: 10.09.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-4.4