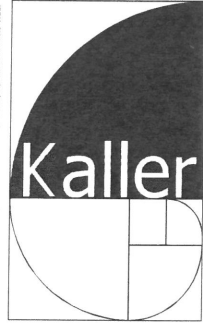


EXHIBIT B

Seaside Village
NORTH BEACH HOLLYWOOD FLORIDA
A PLANNED DEVELOPMENT



JOSEPH B. KALLER
ASSOCIATES PA
A/E 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
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kaller@bellouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
TITLE PAGE
PLANNED DEVELOPMENT

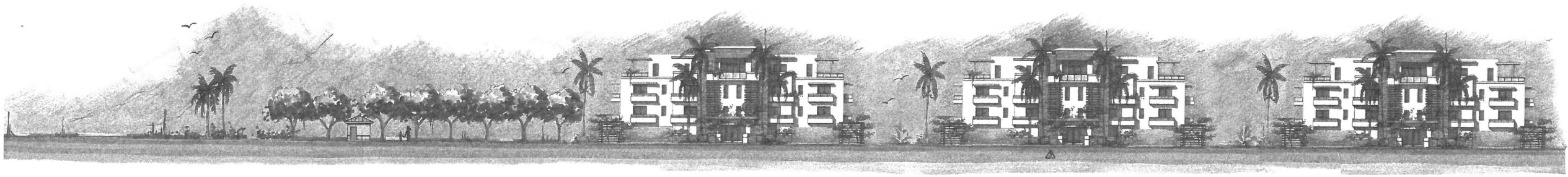
REVISIONS		
No.	DATE	DESCRIPTION
1	10-23-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV
4	5-5-15	P.D. REV

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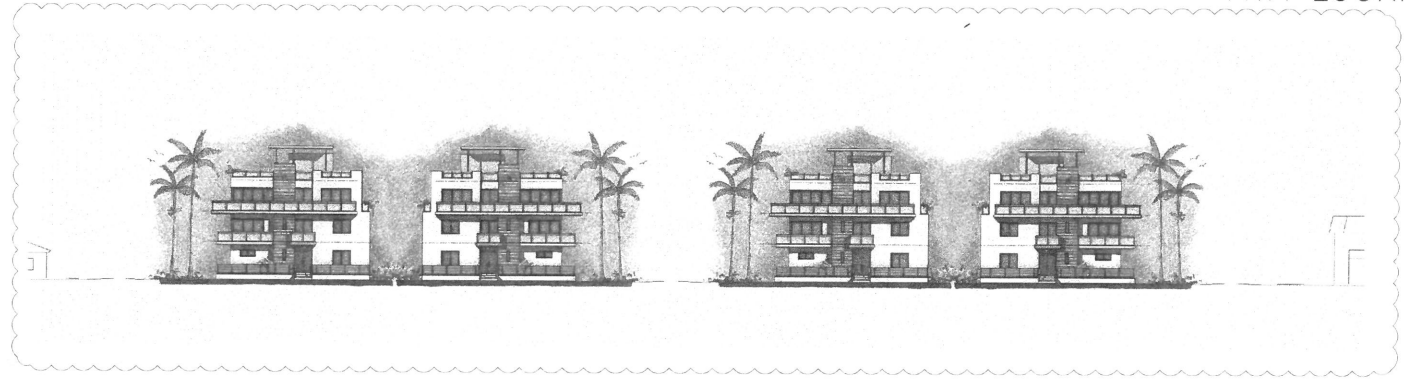
PROJECT NO.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

T-1R



A1A LOOKING WEST



A1A LOOKING EAST

PROJECT DATA

CODES:
FLORIDA BUILDING CODE, 2010 ED
FLORIDA FIRE PREVENTION CODE, 2010 ED
NFPA 101, LIFE SAFETY CODE, 2010

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

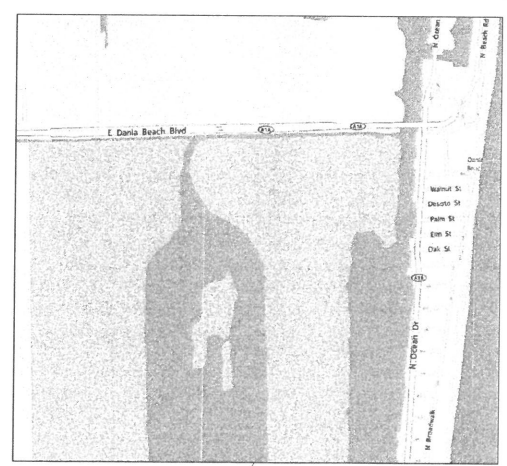
PROJECT TEAM

ARCHITECT: JOSEPH B. KALLER AND ASSOCIATES, P.A. CONTACT: MR. JOSEPH B. KALLER ADDRESS: 2417 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 PHONE: (954) 920-5746 FAX: (954) 926-2841 EMAIL: josephk@bellouth.net	OWNER: SEASIDE HOLLYWOOD NORTH BEACH LLC CONTACT: MR. JOHN PASSALACQUA ADDRESS: 4914 N. OCEAN DRIVE HOLLYWOOD, FL 33019 CELL: (954) 328-1901 FAX: (954) 328-1901 EMAIL: jpassa@comcast.net
SURVEYOR: GIBBS LAND SURVEYORS CONTACT: MR. STEPHEN SEELEY ADDRESS: 2131 HOLLYWOOD BLVD. #104 HOLLYWOOD, FL 33020 PHONE: (954) 923-7666 FAX: (954) 923-7666 EMAIL: seeley@gibbslandsurveyors.com	LANDSCAPE ARCHITECT: STUDIO SPROUT CONTACT: MR. GERALD UENTA ADDRESS: P.O. BOX 470 JUPITER, FL 33468 PHONE: (561) 747-3462 FAX: (561) 747-0201 EMAIL: kirstan@studio-sprout.com
CIVIL ENGINEER: CHARLES O. BUCKALEW CONTACT: CHARLES BUCKALEW ADDRESS: 801 SOUTH OCEAN DRIVE HOLLYWOOD, FL 33019 PHONE: (954) 921-0516 EMAIL: cbuck16610@aol.com	

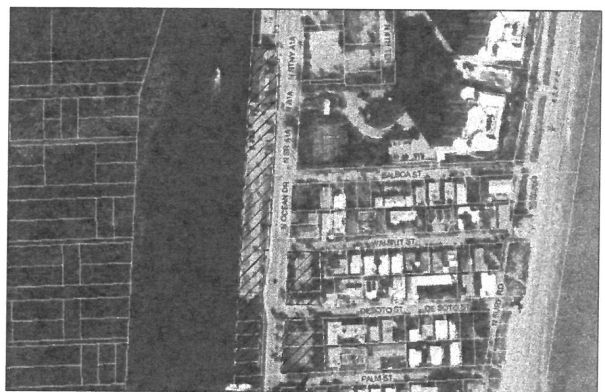
DRAWING INDEX

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| T-1R REVISED COVER SHEET | A-2 BUILDINGS 1, 2 AND 3 SECOND FLOOR PLAN |
| SURVEY | A-2A BUILDINGS 1, 2 AND 3 THIRD FLOOR PLAN |
| SP-1 SITE PLAN PARCEL 1 NORTH AND SITE DATA | A-3 BUILDINGS 1, 2 AND 3 FOURTH FLOOR PLAN |
| SP-1R REVISED SITE DATA | A-4 BUILDINGS 1, 2 AND 3 ROOF PLAN |
| SP-2 SITE PLAN PARCEL 1 SOUTH | A-5 BUILDINGS 1, 2 AND 3 ELEVATIONS |
| SP-3 SITE PLAN PARCELS 2 AND 3 AND SITE DATA | A-6 BUILDINGS 1, 2 AND 3 ELEVATIONS |
| SP-3R REVISED SITE PLAN PARCELS 2 AND 3 AND SITE DATA | A-7 BUILDINGS 1, 2 AND 3 ELEVATIONS |
| SP-4 SITE DETAILS AND SIGN DETAILS | A-8 BUILDINGS 1, 2 AND 3 ELEVATIONS |
| SP-5 TRASH AND RECYCLING PLANS AND ELEVATIONS | A-9 NOT USED |
| C-1 CIVIL PLAN PARCEL 1 NORTH | A-10 NOT USED |
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| C-4R REVISED CIVIL PLAN PARCEL 2 | A-15 BUILDINGS 4 AND 5 ROOF PLAN |
| C-5 SITE DETAILS | A-16 BUILDINGS 4 AND 5 ELEVATIONS |
| C-6 SITE DETAILS | A-17 BUILDINGS 4 AND 5 ELEVATIONS |
| C-7 SITE DETAILS | A-18 BUILDINGS 4 AND 5 ELEVATIONS |
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| LP-1 LANDSCAPE PLAN NORTH SECTION | A-19R SINGLE FAMILY TYPE 'A' FLOOR PLANS |
| LP-2 LANDSCAPE PLAN SOUTH SECTION | A-19R SINGLE FAMILY TYPE 'A' ELEVATIONS |
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| LP-3 LANDSCAPE DETAILS AND NOTES | A-19R SINGLE FAMILY TYPE 'B' ELEVATIONS |
| LP-4 LANDSCAPED STREET ELEVATIONS | A-20 CONTEXTUAL STREET ELEVATIONS |
| DT-1 TREE DISPOSITION PLAN NORTH SECTION | A-20R REVISED CONTEXTUAL STREET ELEVATIONS |
| DT-2 TREE DISPOSITION SOUTH SECTION | A-21 GUARD HOUSE AND POOL BATH |
| DT-2R REVISED TREE DISPOSITION SOUTH SECTION | |
| DT-3 TREE RELOCATION PLAN NORTH SECTION | |
| DT-4 TREE RELOCATION PLAN SOUTH SECTION | |

LOCATION MAP

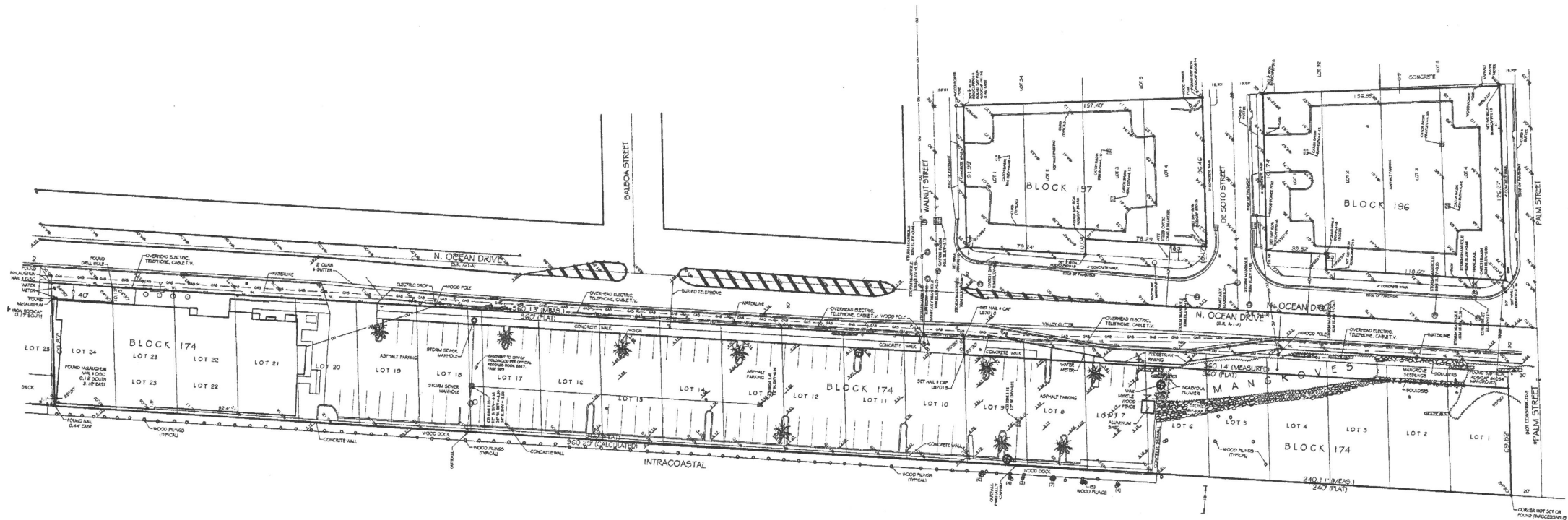


AERIAL



PROPOSED PLANNED DEVELOPMENT REVISION

ALTAACSM LAND TITLE SURVEY



DESCRIPTION:

PARCEL 1:

LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 196, OF HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, BLOCK 197, HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

LOTS 1 THROUGH 6, INCLUSIVE, LESS THE EAST 10.18 FEET THEREOF, LOTS 7 THROUGH 9 INCLUSIVE, LESS THE EAST 10.17 FEET THEREOF, LOTS 10 THROUGH 23 INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK 174, OF HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

OWNERSHIP AND ENCUMBRANCE REPORT

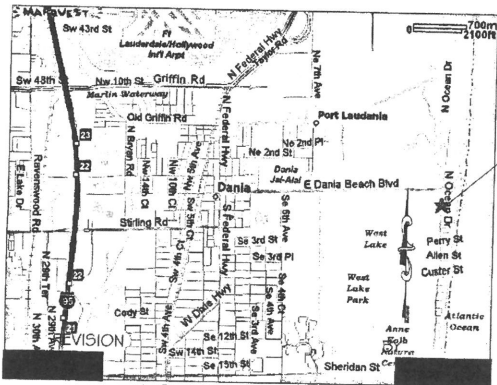
PREPARED BY: FOLWLER WHITE BOGGS, P.A.
WILSON ATKINSON III, ESQ.
1200 EAST LAS OLAS BLVD
FT LAUDERDALE, FL 33301

ENCUMBRANCES:

- A) TAXES & ASSESSMENTS FOR THE YEAR 2013 AND SUBSEQUENT YEARS, NOT YET DUE
B) ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD CENTRAL BEACH, AS RECORDED IN PLAT BOOK 4, PAGE 20, BROWARD COUNTY RECORDS
C) EASEMENT GRANTED TO THE CITY OF HOLLYWOOD RECORDED IN O.R.B. 2847, PG. 509, BROWARD COUNTY RECORDS.

NOTES

- 1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON PER OWNERSHIP AND ENCUMBRANCE REPORT, PREPARED BY WILSON C. ATKINSON III, DATED OCTOBER 30, 2013. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
4) NORTH ARROW RELATIVE TO AN ASSUMED BEARING OF N.02°29'42"E, ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A. LANDS DESCRIBED HEREON CONTAIN A TOTAL OF (NET) 107,213 SQUARE FEET (2.46 ACRES), (GROSS) 160,187 SQUARE FEET (3.68 ACRES), MORE OR LESS.
5) O.R.B./B.C.R. INDICATES OFFICIAL RECORD BOOK AND PAGE AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OR THE SIGNING PARTY OR PARTIES.
7) LAST DATE OF FIELD SURVEY: SEPTEMBER 20, 2013



LOCATION MAP
(NO SCALE)

LEGEND

- GATE VALVE
WATER METER
FIRE HYDRANT ASSEMBLY
MANHOLE - SEE SURVEY
CATCH BASIN
WOOD POWER POLE
CONCRETE POWER POLE
ANCHORING WIRE
CONCRETE LIGHT POLE
BUSH
PULL BOX
TRAFFIC SIGN POST
TREE - SPECIES VARIES - SEE SURVEY
PALM TREE - SPECIES VARIES - SEE SURVEY
- CLEANOUT
ELEVATION
BENCH
CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
CENTERLINE
CONCRETE
RIGHT-OF-WAY LINE
WATERLINE
OVERHEAD UTILITIES
GAS LINE

BENCHMARK REFERENCE #1 - NATIONAL GEODETIC SURVEY TIDAL BM -PID # AD2436
ELEVATION = 23.92 (NAVD 88 DATUM)
BENCHMARK REFERENCE #2 - BROWARD COUNTY ENGINEERING #1281
ELEVATION = 26.055 (NGVD 29 DATUM)

FEMA FLOOD INSURANCE RATE MAP COMMUNITY NO.					
CITY OF DANIA					
BROWARD COUNTY, FLORIDA					
PANEL NO.	SUFFIX ZONE	FIRM DATE	BASE ELEV.	LOWEST FLR. ELEV.	AVG. GRD.
0309	F	AE	10-02-97	6.0	NA

REVISION		DATE	BY
ADDED NET & GROSS AREAS		10-7-13	MEB
REVISED NOTE # 1 REF. O & E REPORT		12/17/13	SKS

ALTAACSM LAND TITLE SURVEY

JOB #: RN732
SCALE: 1"= 40'
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

DATE: 10/02/13
FILE NO.: MARTHA'S
DRAWN BY: SHG
CHECKED BY: SKS

STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 THROUGH 6, INCLUSIVE, LESS THE WEST 10.18 FEET, LOTS 10 THROUGH 23, INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK 174 OF HOLLYWOOD CENTRAL BEACH, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 72.393 SQUARE FEET (1.66 ACRES), MORE OR LESS.

PARCEL 2:

LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 186, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, IN BLOCK 197, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

PARCEL 1
6024 NORTH OCEAN DRIVE
HOLLYWOOD, FL 33019

SITE INFORMATION

EXISTING ZONING: NORTH BEACH DEVELOPMENT DISTRICT -DEVELOPMENT ZONE (NBDD-DD)

PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)

LAND USE DESIGNATION: RESIDENTIAL MULTI-FAMILY

NET LOT AREA:
PARCEL 1 - 72,420.0 SQUARE FEET
PARCEL 2 - 18,311.0 SQUARE FEET
PARCEL 3 - 14,851.0 SQUARE FEET
total - 107,213.0 SQUARE FEET (2.42 AC)

DRY LAND NET AREA:
PARCEL 1 - 58,888.0 SQUARE FEET
PARCEL 2 - 18,311.0 SQUARE FEET
PARCEL 3 - 14,851.0 SQUARE FEET
total - 93,681.0 SQUARE FEET (2.15 AC)

GROSS LOT AREA: 160,187 SQUARE FEET (3.68 AC)

REQUIRED BY CITY CODE:
ARTICLE 4: SECTION 4.15.E.1 MINIMUM SIZE OF PLANNED DEVELOPMENT ALL PLANNED DEVELOPMENT SHALL CONTAIN A MINIMUM OF TEN ACRES OF LAND UNDER UNITED CONTROL. THIS MINIMUM MAY BE WAIVED BY THE CITY COMMISSION UPON THE RECOMMENDATION OF THE PLANNING AND ZONING BOARD.

PROPOSED PD LAND AREA: 3.68 ACRES - GROSS 2.42 ACRES - NET

DENSITY:
ALLOWED: 18 UNITS PER GROSS AC:
3.39 X 18 = 61 UNITS
PROVIDED: 23 UNITS

PARKING
UNITS 1.5 SPACES PER UNIT PLUS - 25.5 SPACES
1 GUEST PER 5 UNITS
BUILD 1 (5 UNITS) - 15 SPACES
BUILD 2 (5 UNITS) - 17 SPACES
BUILD 3 (5 UNITS) - 17 SPACES
SINGLE FAMILY "A" (4 UNITS) - 20 SPACES
SINGLE FAMILY "B" (4 UNITS) - 20 SPACES
MARINA 1 SPACES PER 3 WET SLIPS = 4 SPACES
= 69.5 SPACES
91 SPACES (INCL. 4 HC SPACES)

SETBACKS:

FRONT SIDE NORTH/SOUTH REAR
BUILDINGS ON PARCEL 1
BUILDING 1 25' NA/ 430'-5" 6'-3"
BUILDING 2 25' NA/ NA 6'-3"
BUILDING 3 25' 42'-6" / NA 6'-3"
BUILDINGS ON PARCEL 2 13'-9" 20'-0" / 20'-0" 15'-1"
BUILDINGS ON PARCEL 3 13'-7" 20'-0" / 20'-0" 9'-6"

PERVIOUS AREA:
REQUIRED: PARCEL 1 72,420.0 (40%) = 28,968.0 S.F. (44.5%)
PARCEL 2 18,311.0 (40%) = 7,324.4 S.F. (54.1%)
PARCEL 3 14,851.0 (40%) = 5,940.4 S.F. (43.37%)
-NOT INCLUDING PAVERS, DECKING ETC.
-INCLUDING INTRACOASTAL WATERWAY

BUILDING SUMMARY

BUILDING HEIGHT:
BUILDING 1 43'-0"
BUILDING 2 43'-0"
BUILDING 3 43'-0"
SINGLE FAMILY TYPE "A" 42'-0"
SINGLE FAMILY TYPE "B" 42'-0"

BUILDING AREAS:

BUILDING 1, 2 AND 3
FIRST FLOOR 1446 S.F.
SECOND FLOOR 4936 S.F.
THIRD FLOOR 4936 S.F.
FOURTH FLOOR 3726 S.F.
TOTAL 15,044 S.F.

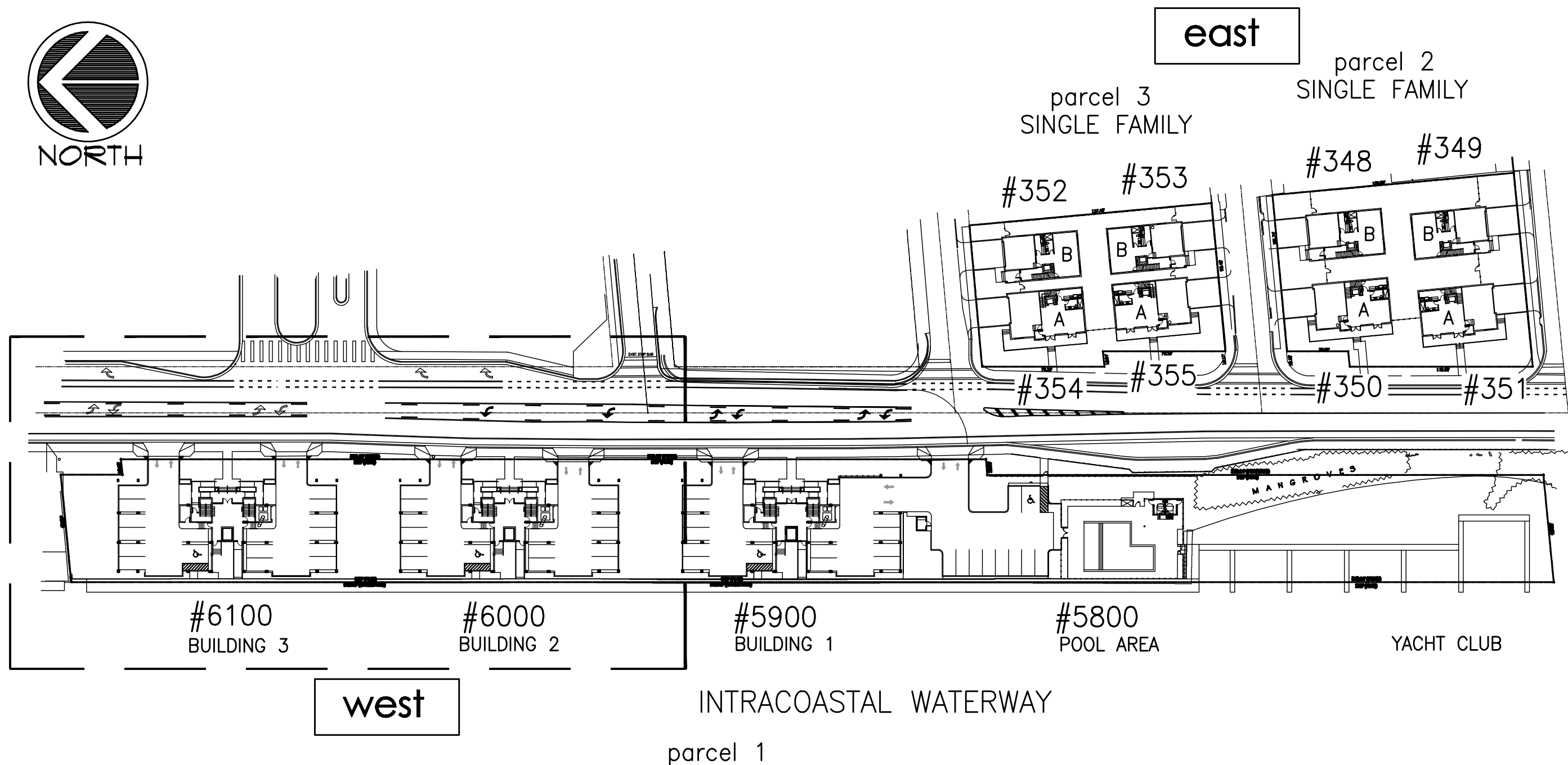
SINGLE FAMILY TYPE "A" SINGLE FAMILY TYPE "B"
FIRST FLOOR 880 sf 932 sf
SECOND FLOOR 1495 sf 1480 sf
THIRD FLOOR 1390 sf 1390 sf
ENCLOSED ROOF AREA 227 sf 227 sf
TOTAL AC 3992 sf 4029 sf
GARAGE 614 sf 473 sf
TOTAL BUILDING 4606 sf 4502 sf

UNIT AREAS:

BUILDINGS 1, 2 AND 3
UNIT A 2180 SF
UNIT B 2185 SF
UNIT C 3240 SF

AREAS: POOL DECK 2256 SF
POOL 1261 SF
POOL BATHROOMS 174 SF
POOL PARKING 4644 SF
GUARD HOUSE 64 SF

SINGLE FAMILY TYPE "A" 4606 SF
SINGLE FAMILY TYPE "B" 4502 SF



SITE DATA CONT.

1

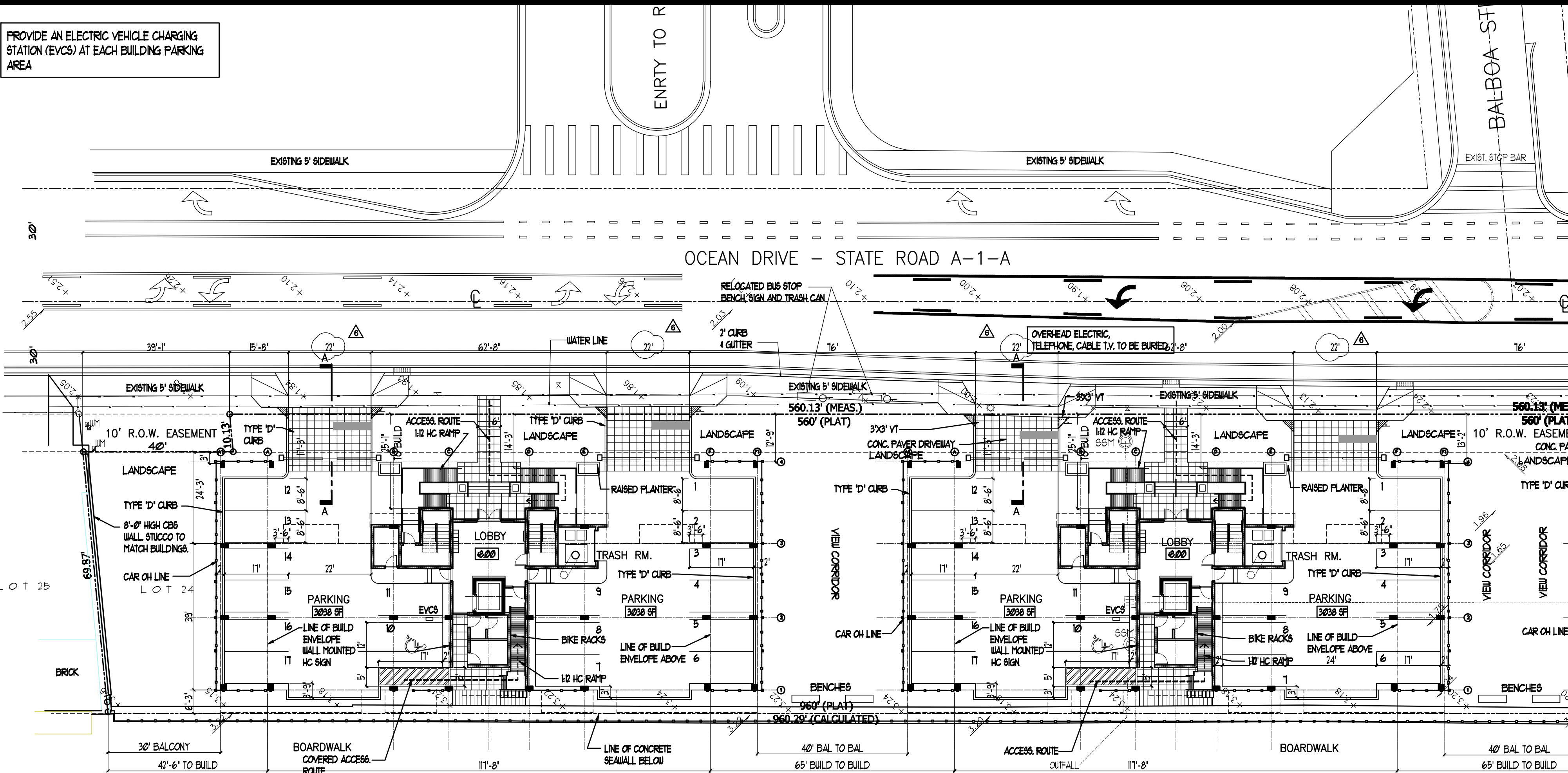
KEY PLAN

GREEN BUILDING PRACTICES

FROM CITY OF HOLLYWOOD ORDINANCE 90-2801 -06

1. RADIANT BARRIER
ROOF - REALFLEX COOL ROOF - REFLECTO WHITE
WALLS - AL-FOL REFLECTIVE
2. WINDOW AND GLAZING
LOW E-TINTED DOUBLE GLAZING- U FACTOR 0.36, SHGC 0.25
3. DOORS
INSULATED AND FIRE RATED
4. ENERGY STAR ROOFING
REALFLEX COOL ROOF - REFLECTO WHITE
5. PROGRAMMABLE THERMOSTATS
6. OCCUPANCY SENSORS
7. DUAL FLUSH TOILETS
8. 80% OF PLANT MATERIAL NATIVE
9. ENERGY EFFICIENT OUTDOOR LIGHTING
10. INSULATED PIPING
11. RECYCLING AREA
12. ENERGY STAR APPLIANCES
13. ONE LOW FLOW SHOWERHEAD
ADDITIONAL PRACTICES
14. 8" REINFORCED CONCRETE ROOF STRUCTURE
15. ICF/ENE BOY BATED CLOSED CELL SPRAY INSULATION
16. ELECTRICAL AND MECHANICAL ROOMS OUTSIDE OF AIR-CONDITIONED SPACES
17. DEEP OVERHANGS AT ROOF LEVELS

PROVIDE AN ELECTRIC VEHICLE CHARGING STATION (EVCS) AT EACH BUILDING PARKING AREA



ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE NBDD-DD ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 6'0"

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER FPP.C. 2010 NFPA 101 SECTION 03.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

TURTLE LIGHTING ORDINANCE
PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 106 LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

- PROPERTY LINE
- LINE OF BUILDING ABOVE
- CENTER LINE
- GRID LINE
- TRELLIS ABOVE
- NEW FENCE
- EXISTING FENCE
- HIDDEN LINE

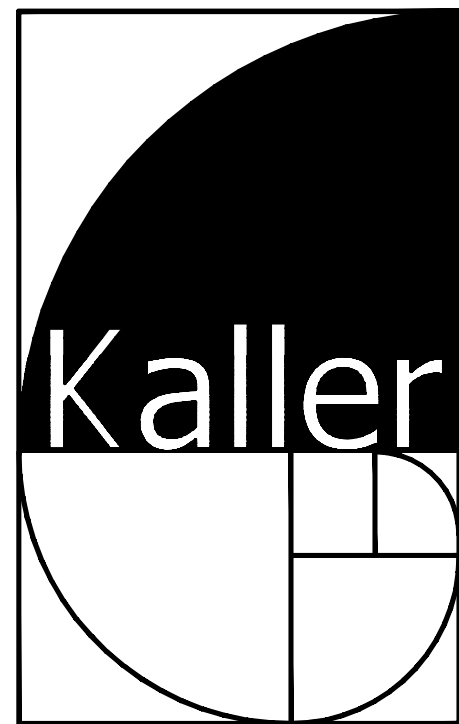
3

SITE DATA

2

SITE PLAN - SEASIDE VILLAGE WEST NORTH SECTION

SCALE: 1" = 30'-0"



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+ ASSOCIATES PA
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(954) 920 5746 phone - (954) 926 2841 fax
kaller@kallersouth.net

SEAL

JOSEPH B. KALLER
FLORIDA P.E. # 0009239

PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

SITE PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV
4	1-28-14	ENGINEERING
5	5-17-15	OWNER
6	6-17-15	PLANNING

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JMK

SHEET

SP-1R

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 THROUGH 6, INCLUSIVE, LESS THE WEST 10.18 FEET, LOTS 10 THROUGH 23, INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK 174 OF HOLLYWOOD CENTRAL BEACH, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 72.393 SQUARE FEET (1.66 ACRES), MORE OR LESS.

PARCEL 2:

LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 196, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, IN BLOCK 197, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

PARCEL 1
6024 NORTH OCEAN DRIVE
HOLLYWOOD, FL 33019

SITE INFORMATION

EXISTING ZONING: NORTH BEACH DEVELOPMENT DISTRICT -DEVELOPMENT ZONE (NBDD-DD)

PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)

LAND USE DESIGNATION: RESIDENTIAL MULTI-FAMILY

NET LOT AREA:
PARCEL 1 - 72,420.0 SQUARE FEET
PARCEL 2 - 18,311.0 SQUARE FEET
PARCEL 3 - 14,851.0 SQUARE FEET

total - 107,213.0 SQUARE FEET (2.42 AC)

DRY LAND NET AREA:
PARCEL 1 - 58,888.0 SQUARE FEET
PARCEL 2 - 18,311.0 SQUARE FEET
PARCEL 3 - 14,851.0 SQUARE FEET

total - 93,681.0 SQUARE FEET (2.15 AC)
160,187 SQUARE FEET (3.68 AC)

GROSS LOT AREA:

REQUIRED BY CITY CODE:
ARTICLE 4: SECTION 4.15.E.1 MINIMUM SIZE OF PLANNED DEVELOPMENT ALL PLANNED DEVELOPMENT SHALL CONTAIN A MINIMUM OF TEN ACRES OF LAND UNDER UNIFIED CONTROL. THIS MINIMUM MAY BE WAIVED BY THE CITY COMMISSION UPON THE RECOMMENDATION OF THE PLANNING AND ZONING BOARD.

PROPOSED PD LAND AREA: 3.68 ACRES - GROSS 2.42 ACRES - NET

DENSITY:
ALLOWED: 18 UNITS PER GROSS AC;
3.39 X 18 = 61 UNITS
PROVIDED: 23 UNITS

PARKING

UNITS 1.5 SPACES PER UNIT PLUS =25.5 SPACES
1 GUEST PER 5 UNITS
BUILD 1 (5 UNITS) - 15 SPACES
BUILD 2 (5 UNITS) - 17 SPACES
BUILD 3 (5 UNITS) - 17 SPACES
SINGLE FAMILY "A" (4 UNITS) -20 SPACES
SINGLE FAMILY "B" (4 UNITS) -20 SPACES
SINGLE FAMILY "A" (4 UNITS) - 16 SPACES
SINGLE FAMILY "B" (4 UNITS) - 16 SPACES
MARINA 1 SPACES PER 3 WET SLIPS =4 SPACES
=69.5 SPACES
- 91 SPACES (INCLD. 4 HC SPACES)

SETBACKS:

PROVIDED:
FRONT SIDE REAR
NORTH/SOUTH
BUILDINGS ON PARCEL 1
BUILDING 1 25' NA/ 43'-5" 6'-3"
BUILDING 2 25' NA/ NA 6'-3"
BUILDING 3 25' 42'-6" NA 6'-3"
BUILDINGS ON PARCEL 2 13'-9" 20'-0" /20'-0" 15'-1"
BUILDINGS ON PARCEL 3 13'-7" 20'-0" /20'-0" 9'-6"

PERVIOUS AREA:

REQUIRED: PARCEL 1 72,420.0 (40%) =28,968.0 S.F. 32,205.5 S.F. (44.5%)
PARCEL 2 18,311.0 (40%) =7,324.4 S.F. 9,901.0 S.F. (54.1%)
PARCEL 3 14,851.0 (40%) =5,940.4 S.F. 6,441.0 S.F. (43.37%)
-NOT INCLUDING PAVERS, DECKING ETC.
-INCLUDING INTRACOASTAL WATERWAY

BUILDING SUMMARY

BUILDING HEIGHT: PROVIDED
BUILDING 1 43'-0"
BUILDING 2 43'-0"
BUILDING 3 43'-0"
SINGLE FAMILY TYPE "A" 42'-0"
SINGLE FAMILY TYPE "B" 42'-0"

BUILDING AREAS:

BUILDING 1, 2 and 3
FIRST FLOOR 1448 S.F.
SECOND FLOOR 4936 S.F.
THIRD FLOOR 4936 S.F.
FOURTH FLOOR 3726 S.F.
TOTAL 15,044 S.F.

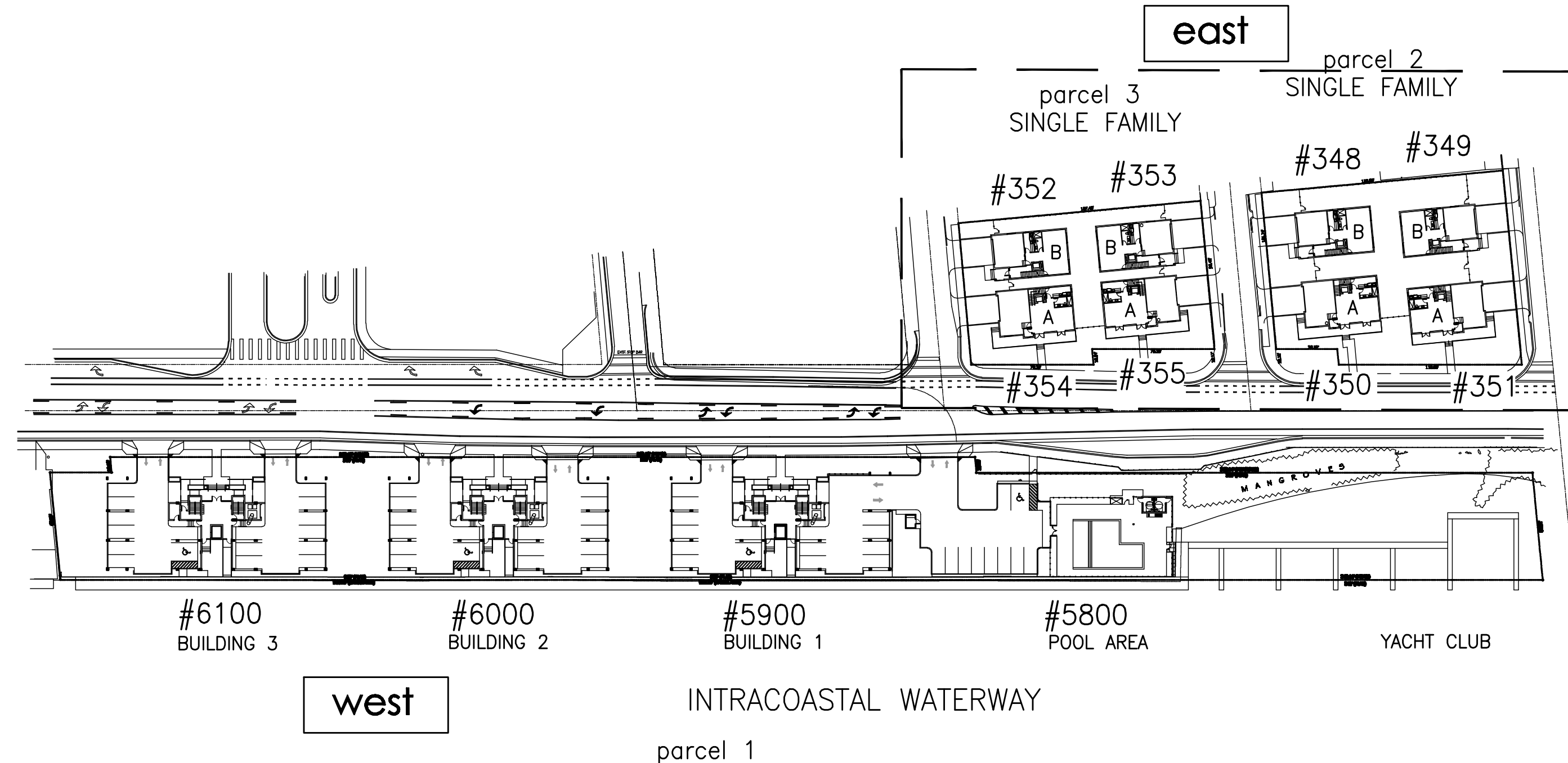
SINGLE FAMILY TYPE "A" FIRST FLOOR 880 sf SECOND FLOOR 1495 sf THIRD FLOOR 1390 sf ENCLOSED ROOF AREA 227 sf TOTAL AC 3992 sf GARAGE 614 sf TOTAL BUILDING 4606 sf
SINGLE FAMILY TYPE "B" FIRST FLOOR 932 sf SECOND FLOOR 1480 sf THIRD FLOOR 1390 sf ENCLOSED ROOF AREA 227 sf TOTAL AC 4029 sf GARAGE 473 sf TOTAL BUILDING 4502 sf

UNIT AREAS:

BUILDINGS 1, 2 AND 3
UNIT A 2180 SF
UNIT B 2185 SF
UNIT C 3240 SF

AREAS: POOL DECK 2256 SF
POOL 1261 SF
POOL BATHROOMS 174 SF
POOL PARKING 4644 SF
GUARD HOUSE 64 SF

SINGLE FAMILY TYPE "A" 4606 SF
SINGLE FAMILY TYPE "B" 4502 SF



SITE DATA CON'T.

1

KEY PLAN

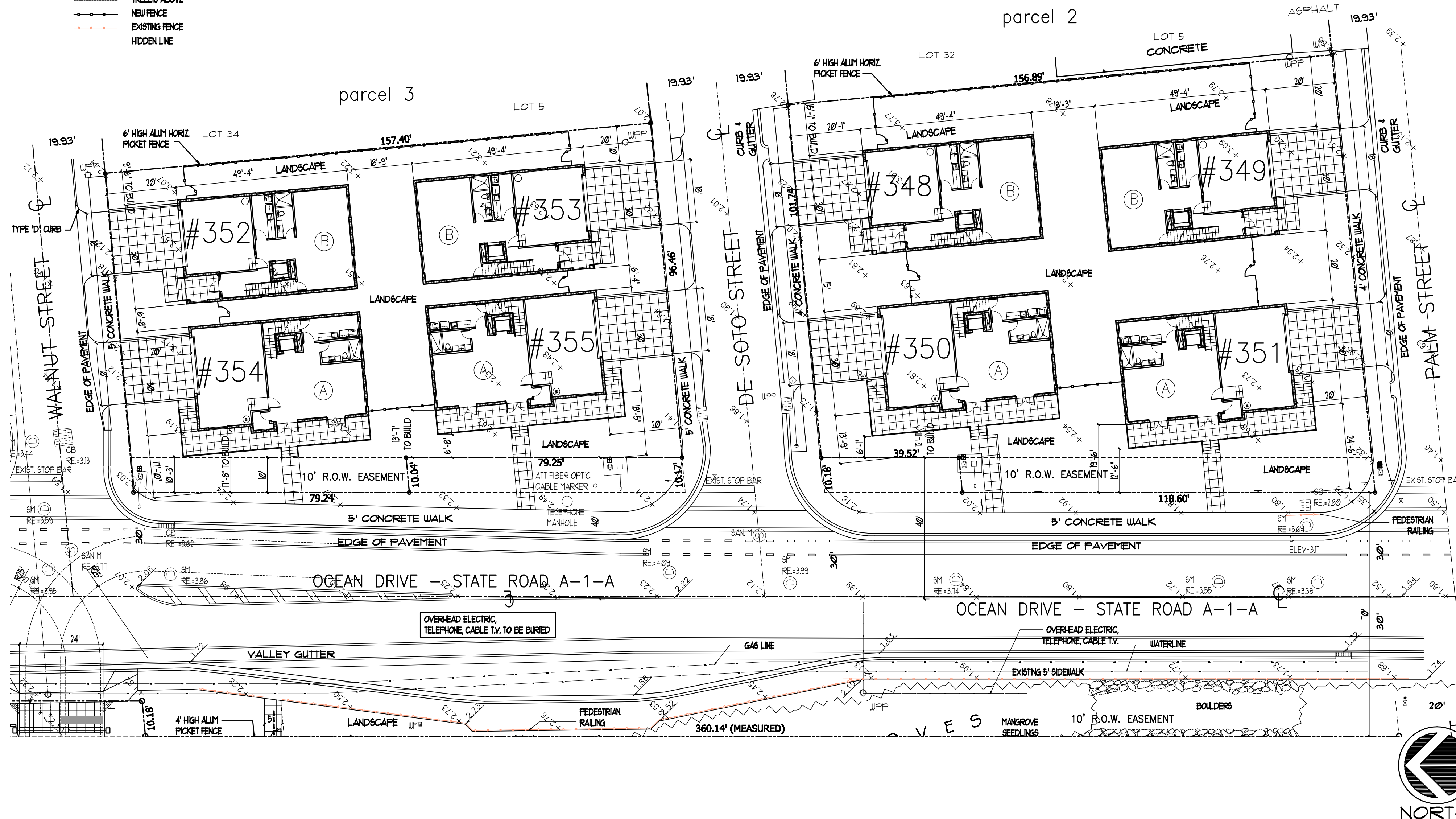
GREEN BUILDING PRACTICES
FROM CITY OF HOLLYWOOD ORDINANCE 10-2011-066

1. RADIANT BARRIER
ROOF - SEALORLEX COOL ROOF - REFLECTO WHITE.
WALLS - ALUMINUM REFLECTIVE
2. WINDOWS AND GLAZING
LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.36, SHGC 0.25
3. DOORS
INSULATED AND FIRE RATED
4. ENERGY STAR ROOFING
SEALORLEX COOL ROOF - REFLECTO WHITE.
5. PROGRAMMABLE THERMOSTATS
6. OCCUPANCY SENSORS
7. DUAL FLUSH TOILETS
8. 50% OF PLANT MATERIAL NATIVE
9. ENERGY EFFICIENT OUTDOOR LIGHTING
10. INSULATED PIPING
11. RECYCLING AREA
12. ENERGY STAR APPLIANCES
13. ONE LOW FLOW SHOWERHEAD
14. 8" REINFORCED CONCRETE ROOF STRUCTURE
15. 10% REINFORCED CONCRETE CELL SPRAY INSULATION
16. ELECTRICAL AND MECHANICAL ROOMS OUTSIDE OF AIR-CONDITIONED SPACES.
17. DEEP OVERHANGS AT ROOF LEVELS

- PROPERTY LINE
- LINE OF BUILDING ABOVE
- CENTER LINE
- GRID LINE
- TRELLIS ABOVE
- NEW FENCE
- EXISTING FENCE
- HIDDEN LINE

PROVIDE AN ELECTRIC VEHICLE CHARGING STATION (EVCS) AT EACH BUILDING PARKING AREA

east



3

SITE DATA

2

SITE PLAN - SEASIDE VILLAGE EAST



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+ ASSOCIATES PA
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kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
SITE PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV
4	1-28-14	ENGINEERING
5	5-17-15	OWNER
6	6-17-15	PLANNING

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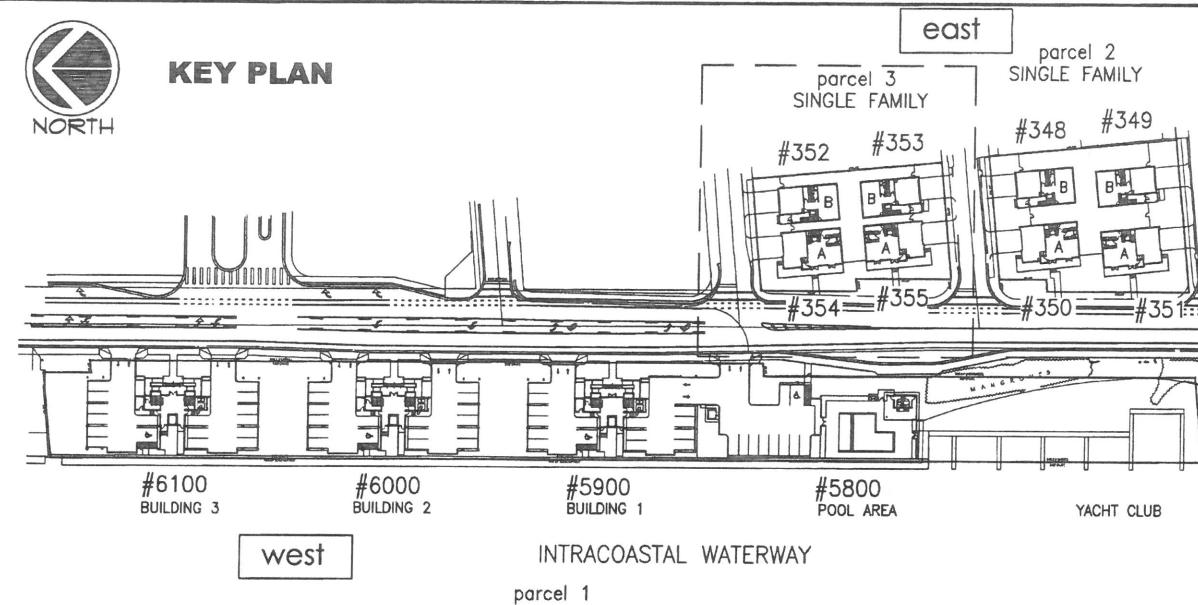
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CHECKED BY: JMK

SHEET

SP-3R



KEY PLAN



Kaller

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SEAL

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PROJECT TITLE
SEASIDE VILLAGE
5851 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

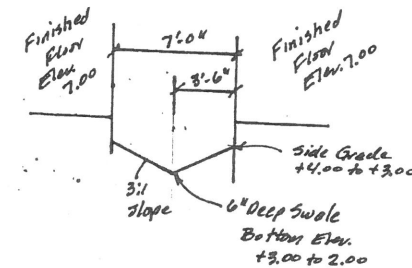
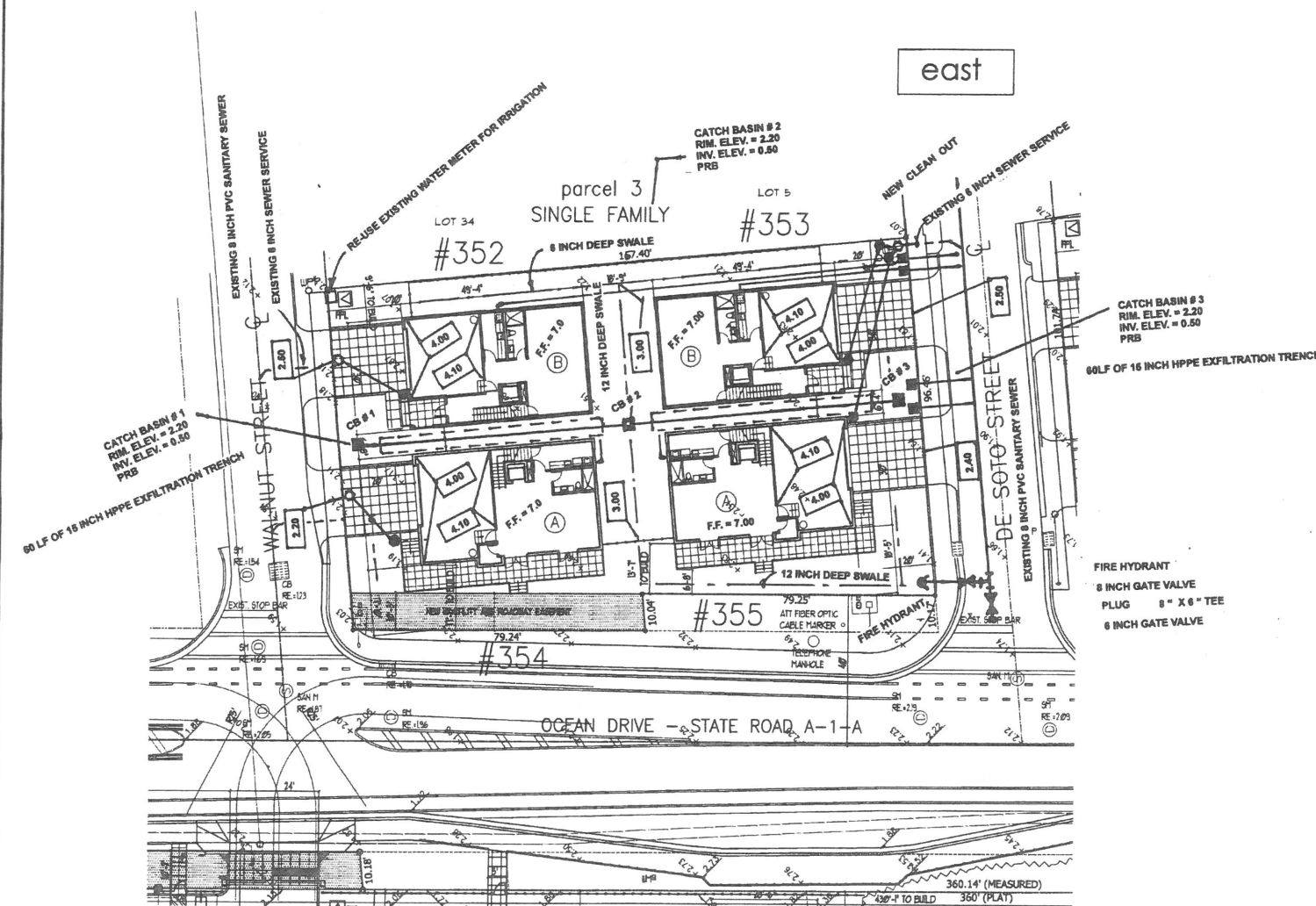
SHEET TITLE
SITE PLAN

REVISIONS		
No.	DATE	DESCRIPTION
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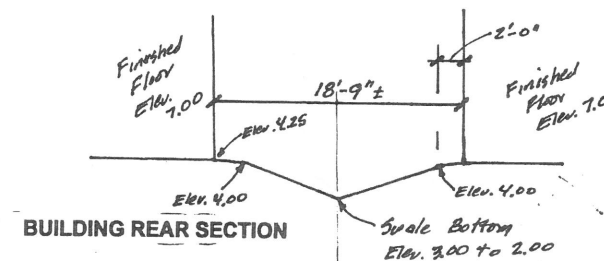
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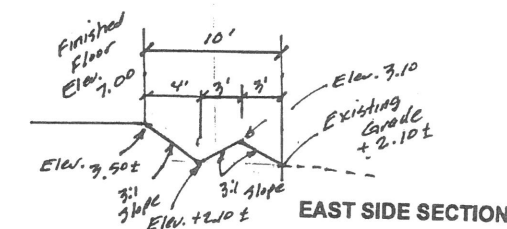
C-3R



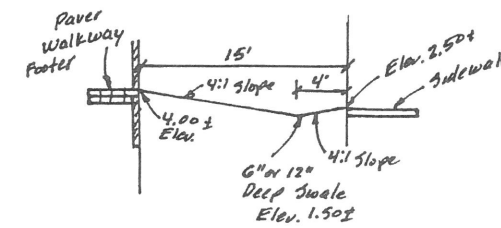
BUILDING SIDE SECTION



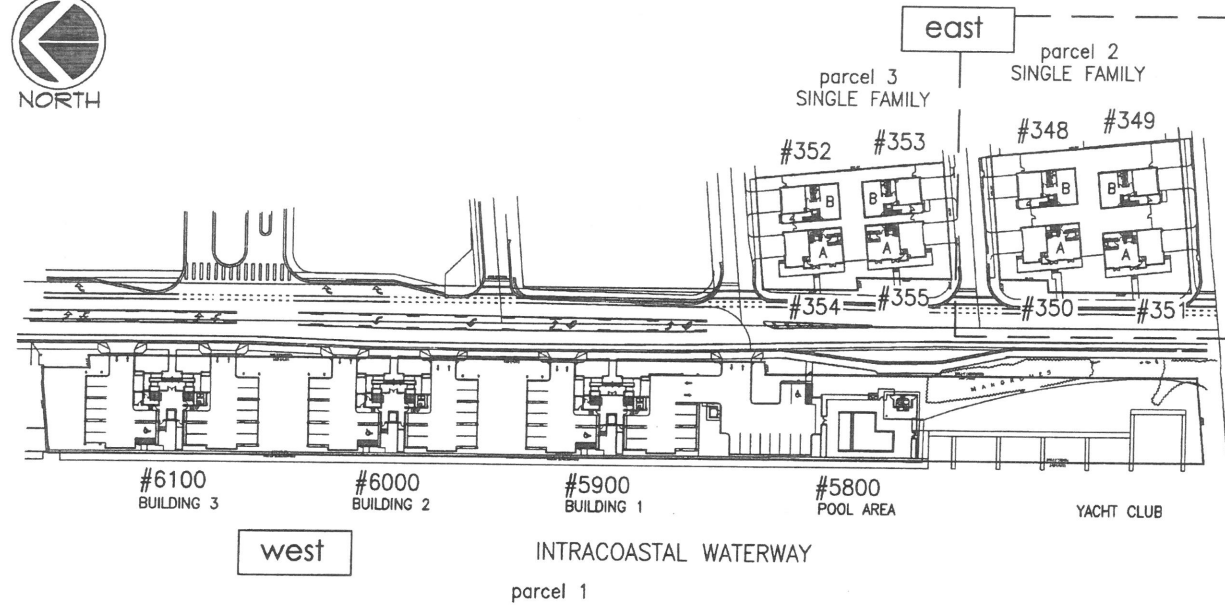
BUILDING REAR SECTION



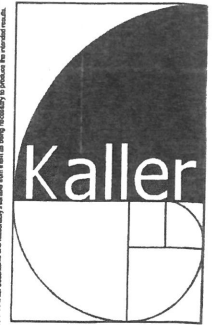
EAST SIDE SECTION



FRONT BUILDING SECTION



1 KEY PLAN



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

SEASIDE VILLAGE
5751 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

SITE PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC

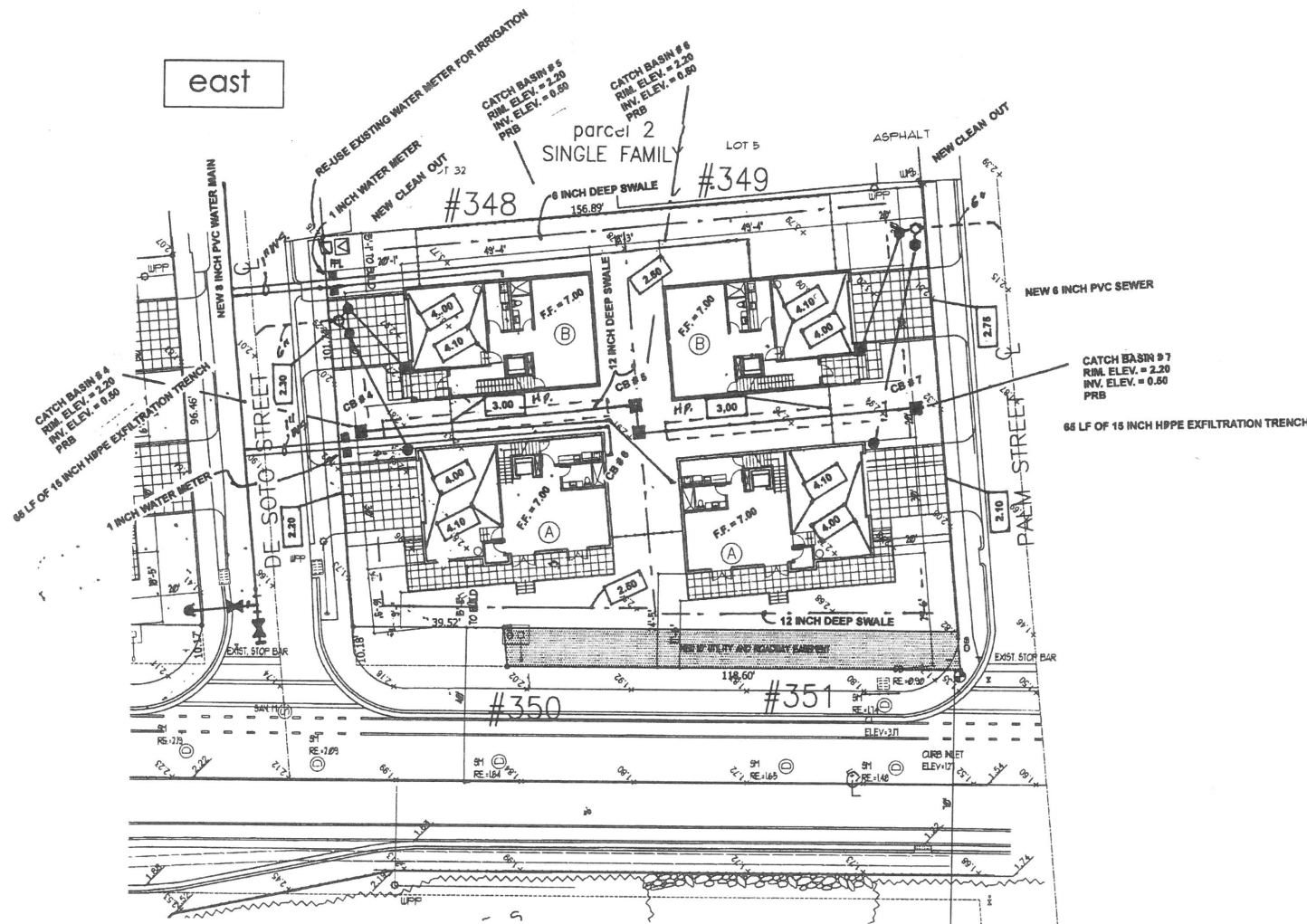
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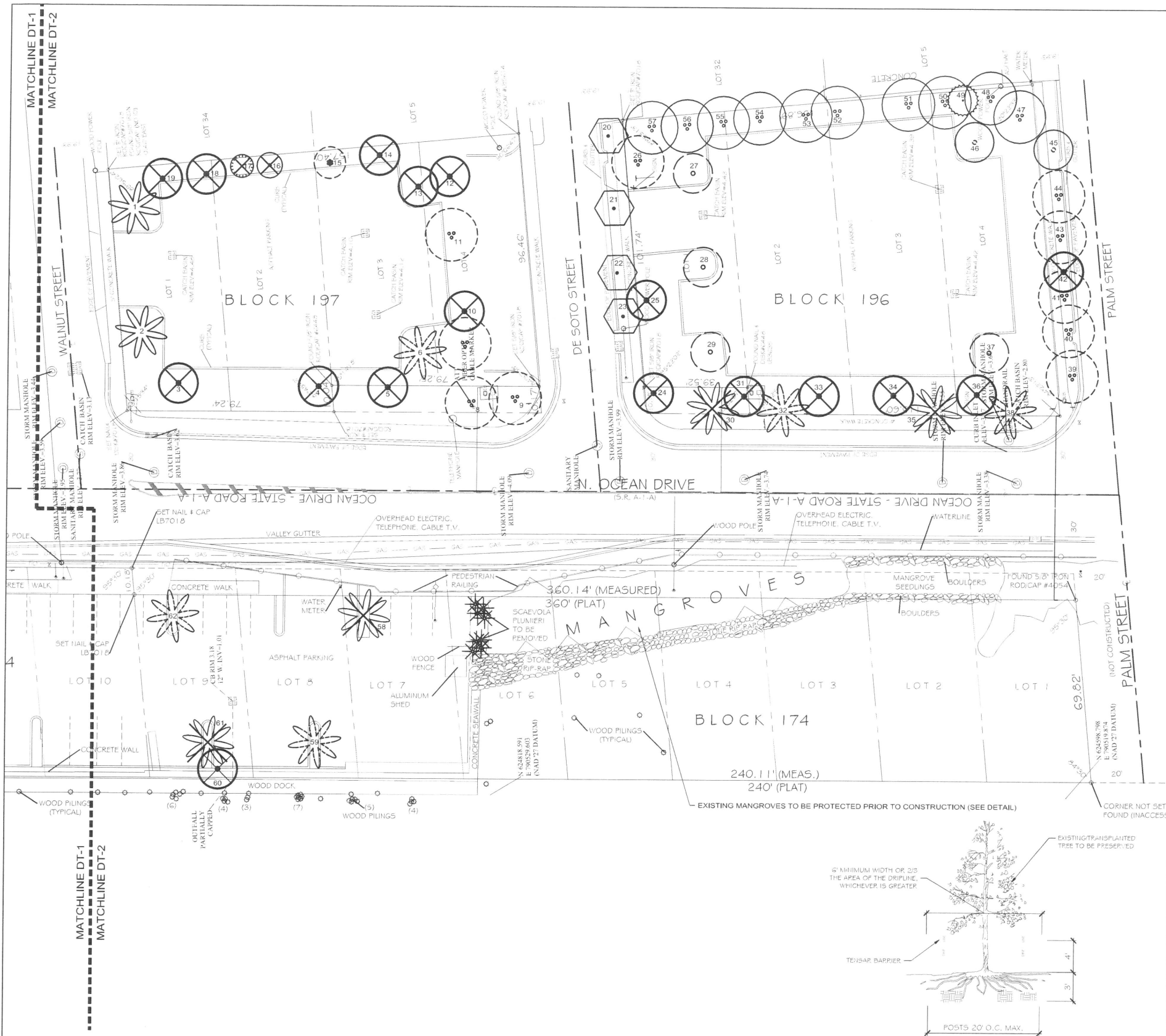
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SHEET

C-4 R

east





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OF FLORIDA, INC.
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NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

TREE PROTECTION DETAIL (NOT TO SCALE)

NOTE:
TENSAR BARRIER SHALL BE PLACED AROUND THE DRIPLINE OF ALL TREES AND SHRUBS
TO REMAIN WITHIN CONSTRUCTION AREAS AS SHOWN ON THE PLAN. IT IS THE
CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN
AND ALL TRANSPLANTS BEFORE AND AFTER TRANSPLANTING OPERATIONS. IF PLANT
MATERIAL INDICATED TO REMAIN DIES, CONTRACTOR SHALL REPLACE IT WITH THE
SAME SIZE AND SPECIES.
TENSAR BARRIER SHALL BE INSTALLED AND RELOCATED OR REMOVED FOR EACH
CONSTRUCTION PHASE AS NECESSARY TO PROTECT PLANT MATERIAL.

SEASIDE VILLAGE EXISTING TREE DISPOSITION CHART					
No	Botanical Name	Common Name	Size	Condition/Notes	Action
North East Lot					
1	Roystonea spp	Royal Palm	16' GW	Good	Relocate
2	Roystonea spp	Royal Palm	12' GW	Good	Relocate
3	Quercus spp	Live Oak	12' OA, 6" DBH	Poor; ABC	Remove
4	Quercus spp	Live Oak	10' OA, 3.5" DBH	Poor; ABC	Remove
5	Quercus spp	Live Oak	10' OA, 3.5" DBH	Poor; ABC	Remove
6	Roystonea spp	Royal Palm	14' GW	Fair/Good; C	Relocate
7	Cocos spp	Coconut Palm	23' GW	Fair/Good; C	Relocate
8	Cocos spp	Coconut Palm	18' GW	Fair/Good; C	Relocate
9	Cocos spp	Coconut Palm	18' GW, curved trunk	Good	Relocate
10	Quercus spp	Live Oak	12' OA, 3.5" DBH	Poor	Remove
11	Cocos spp	Coconut Palm	26' GW	Good; C	Relocate
12	Tabebuia spp	Pink Tab	16' OA, 6" DBH	Poor; ABC	Remove
13	Tabebuia spp	Pink Tab	16' OA, 4" DBH	Poor; ABC	Remove
14	Quercus spp	Live Oak	22' OA, 6" DBH	Poor; ABC	Remove
15	Dypsis spp	Areca Palm	24' OA, 20+ Stems	Good; E	Relocate
16	Ptycosperma spp	Alexander Palm	26' OA, single stem	Fair; C	Remove
17	Veitchia spp	Adonidia Palm	10' OA, single stem	Fair	Remove
18	Quercus spp	Live Oak	16' OA, 5" DBH	Fair; ABC	Remove
19	Quercus spp	Live Oak	18' OA, 6" DBH	Fair; ABC	Remove
South East Lot					
20	Conocarpus spp	Silver Buttonwood	12' OA, 3" DBH	Good	Remain
21	Conocarpus spp	Silver Buttonwood	12' OA, 3" DBH	Good	Relocate
22	Conocarpus spp	Silver Buttonwood	13' OA, 3" DBH	Good	Remain
23	Conocarpus spp	Silver Buttonwood	14' OA, 3" DBH	Good	Relocate
24	Swietenia spp	Mahogany	22' OA, 11" DBH	Poor; ABCD	Remove
25	Bursera spp	Gumbo Limbo	12' OA, 5" DBH	Poor/Fair	Remove
26	Cocos spp	Coconut Palm	23' GW	Fair/Good; E	Relocate
27	Bursera spp	Gumbo Limbo	18' OA, 11" DBH	Fair/Good; A	Relocate
28	Bursera spp	Gumbo Limbo	14' OA, 10" DBH	Fair/Good; F	Relocate
29	Bursera spp	Gumbo Limbo	12' OA, 6" DBH	Fair/Good; AB	Relocate
30	Roystonea spp	Royal Palm	30' GW	Poor; C, hole@base	Remove
31	Swietenia spp	Mahogany	16' OA, multi stem	Poor/Fair; A	Remove
32	Roystonea spp	Royal Palm	24' GW, skinny trunk	Fair; CE	Relocate
33	Swietenia spp	Mahogany	14' OA, multi stem	Fair/Poor; A	Remove
34	Swietenia spp	Mahogany	14' OA, multi stem	Fair/Poor; A	Remove
35	Roystonea spp	Royal Palm	24' GW, skinny trunk	Poor; CE, cracked trunk	Remove
36	Swietenia spp	Mahogany	18' OA, multi stem	Fair/Poor; A	Remove
37	Bursera spp	Gumbo Limbo	15' OA, 7" DBH	Fair; AB	Relocate
38	Roystonea spp	Royal Palm	24' GW	Fair; C	Relocate
39	Cocos spp	Coconut Palm	10' GW	Good; C	Relocate
40	Cocos spp	Coconut Palm	11' GW	Good; C	Relocate
41	Cocos spp	Coconut Palm	12' GW	Good; C	Relocate
42	Swietenia spp	Mahogany	18' OA, 8" DBH	Fair	Remove
43	Cocos spp	Coconut Palm	14' GW	Fair; C	Relocate
44	Cocos spp	Coconut Palm	12' GW	Fair; C	Relocate
45	Coccoloba spp	Pigeon Plum	12' OA, 6" DBH	Fair/Good; ABC	Relocate
46	Bursera spp	Gumbo Limbo	18' OA, 10" DBH	Fair/Good; ABC	Relocate
47	Cocos spp	Coconut Palm	18' GW	Good, curved trunk	Remain
48	Cocos spp	Coconut Palm	24' GW	Good; C	Remain
49	Sabal spp	Sabal Palm	10' CT, booted trunk	Good	Remain
50	Cocos spp	Coconut Palm	30' GW	Good; C	Remain
51	Cocos spp	Coconut Palm	24' GW, curved trunk	Good	Remain
52	Cocos spp	Coconut Palm	22' GW	Good	Remain
53	Cocos spp	Coconut Palm	19' GW, tapered	Fair; C	Remain
54	Cocos spp	Coconut Palm	24'	Good; C	Remain
55	Cocos spp	Coconut Palm	23' GW	Good	Remain
56	Cocos spp	Coconut Palm	23' GW, curved trunk	Good	Remain
57	Cocos spp	Coconut Palm	23' GW	Good	Remain
West Lot					
58	Roystonea spp	Royal Palm	18' GW	DEAD	Remove
59	Roystonea spp	Royal Palm	20' GW	Fair; CE	Relocate
60	Noronhia spp	Madagascar Olive	9' OA, 6" DBH	Poor; ABCE	Remove
61	Roystonea spp	Royal Palm	20' GW	Poor; CE, hole@base	Remove
62	Roystonea spp	Royal Palm	22' GW	Fair; CE	Relocate
63	Roystonea spp	Royal Palm	21' GW, skinny trunk	Fair; CE	Relocate
64	Roystonea spp	Royal Palm	18' GW	DEAD	Remove
65	Roystonea spp	Royal Palm	18' GW	DEAD	Remove
66	Roystonea spp	Royal Palm	24' GW, skinny trunk	Poor; E	Remove
67	Roystonea spp	Royal Palm	14' GW, skinny trunk	Fair; E	Relocate
68	Sabal spp	Sabal Palm	13' CT, tapered trunk	Fair	Remove
69	Phoenix spp	Senegal Date palm	9' CT, single stem	Fair	Remove
70	Sabal spp	Sabal Palm	11' CT, tapered trunk	Fair	Remove
71	Phoenix spp	Pygmy Date palm	8' CT, Triple trunk	Fair	Relocate
Notes/Key					
A: Canopy issues, such as (but not limited to) branch attachment, included bark, codominant stems, etc.					
B: Mechanical Damage, such as (but not limited to) improper pruning, open wounds, significant decay, etc.					
C: Trunk issues, such as (but not limited to) cracked stems/trunks, holes/decay, scars from mechanical damage, etc.					
D: Poor location, in direct conflict with overhead power lines or utilities.					
E: Nutritional deficiencies such as frizzle top (palms), Chlorosis, or other nutrient deficiency required for viability.					
F: Root issues, such as obvious circling roots or significant visible decay, etc. (inconclusive without further study).					
EXISTING TREES ON SITE			PALMS 44	TREES 27	TOTAL 71
DEAD TREES TO BE REMOVED			3	0	3
LIVE TREES TO BE REMOVED			9	17	26
LIVE TREES TO REMAIN (VIABLE)			13	5	18
LIVE TREES TO BE RELOCATED (VIABLE)			19	5	24

NOTES:
1) TREE REMOVAL/RELOCATION PERMIT TO BE ISSUED PRIOR TO ISSUANCE OF BUILDING PERMITS.
2) PRECONSTRUCTION INSPECTION (SEE NOTE 8) REQUIRED PRIOR TO REMOVALS AND RELOCATIONS.
3) ALL EXOTICS AND PROHIBITED SPECIES TO BE REMOVED FROM THE SITE.

521 25th St,
West Palm Beach
FL 33407
Tel (561) 747-3462
Fax (561) 747-0281
www.studio-sprout.com
LA 0000907
LCC 000213

STUDIO Sprout

SCALE 1" = 20'-0"

DESIGNED BY GW

DRAWN BY KS

CHECKED BY GW

CAD DWG.

DATE 01.20.14

REVISIONS

TAC COMMENTS 12.13.13

12.03.14

03.11.15

04.12.15

05.18.15

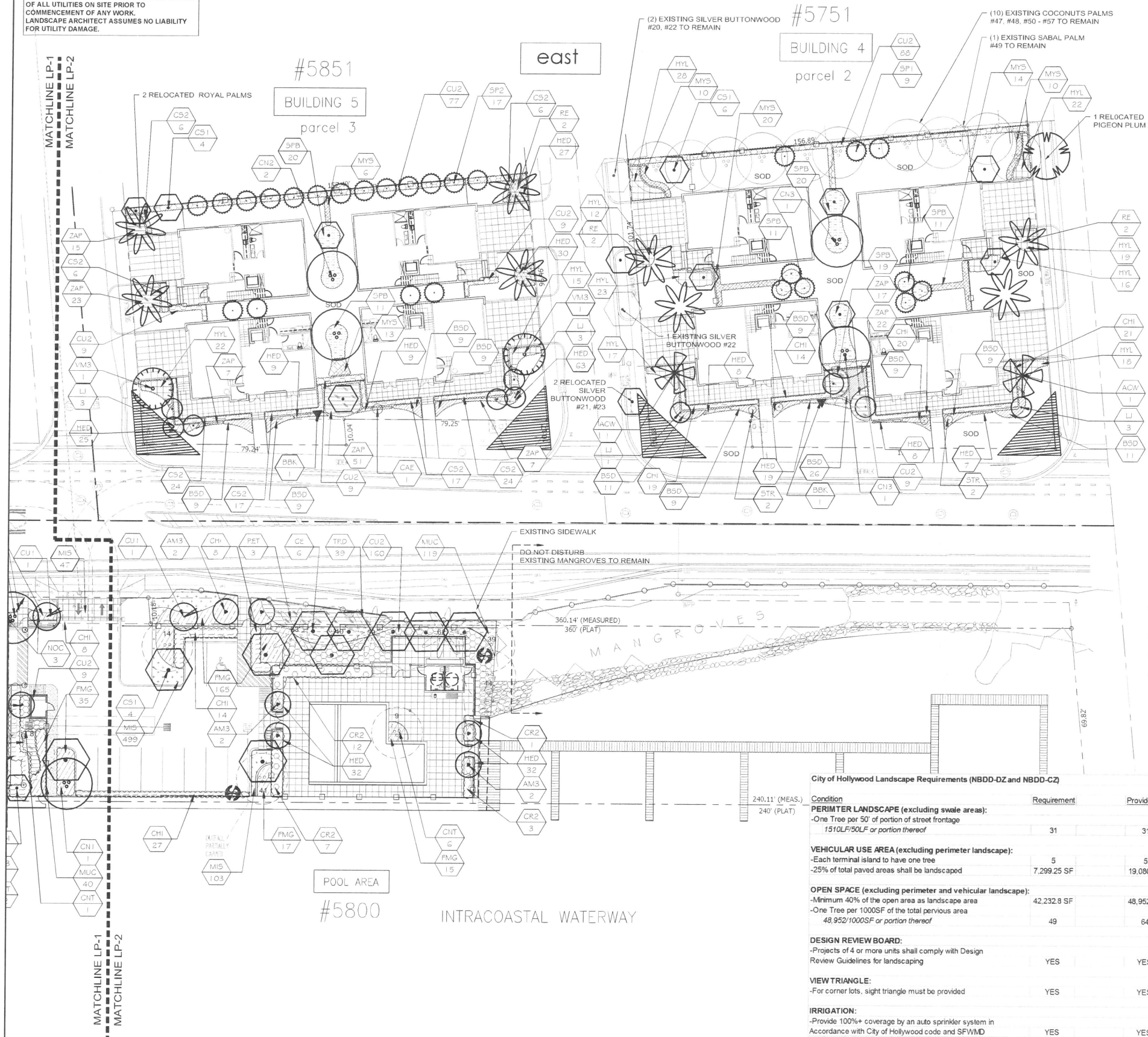
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

TREES DISPOSITION PLAN
PROPOSED PLANNED DEVELOPMENT REVISION



NOTE:
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CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

NOTE:
A CLEARANCE OF 7' 6" MUST BE MAINTAINED AROUND
THE FIRE SPRINKLER EQUIPMENT
AND ACCESSIBLE AT ALL TIMES BY THE FIRE
DEPARTMENT PER NFPA 1, 18.3.4.1.



PLANT LIST

SYM	QTY	BOTANICAL	COMMON	SIZE	SPACING	NATIVE SPECIES
TR	4	ACOW	PAUROTIS PALM	12' 14' O.A. 6' DW. 10-12 STEM MIN.	AS SHOWN	YES
AM	2	ADONIDA MERRILLI	CHRISTMAS PALM	10' 12' O.A. DOUBLE	AS SHOWN	
AM	10	ADONIDA MERRILLI	CHRISTMAS PALM	10' 12' O.A. TRIPLE	AS SHOWN	
BN	2	BURSERIA GAMBELII 'SILVER'	SILVER BISMARCK PALM	8' DW.	AS SHOWN	
BST	5	BURSERIA GAMBELII	GUMBO LIMBO	RELOCATED FROM ON SITE	AS SHOWN	YES
CR	1	CLUSIA ROSEA	PITCH APPLE	10' O.A. MULTI	AS SHOWN	
CN	1	COCOS NUCIFERA	COCONUT PALM	10' GW. WITH CHARACTER	AS SHOWN	
CN	6	COCOS NUCIFERA	COCONUT PALM	18' GW. WITH CHARACTER	AS SHOWN	
CN	4	COCOS NUCIFERA	COCONUT PALM	20' GW. WITH CHARACTER	AS SHOWN	
CN	2	COCOS NUCIFERA	COCONUT PALM	24' GW. WITH CHARACTER	AS SHOWN	
CN	10	COCOS NUCIFERA	COCONUT PALM	10' 20' GW. RELOCATED FROM ON SITE	AS SHOWN	
CE	6	CONOCARPUS ERECTUS	GREEN BUTTWOOD	12' FTB	AS SHOWN	YES
CS	18	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	10' O.A. MULTI FTB	AS SHOWN	YES
CS	4	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	14' O.A. RELOCATED FROM ON SITE	AS SHOWN	YES
CU	2	COCOCLOBA UVIFERA	SEA GRAPE	12' O.A.	AS SHOWN	
CS	4	CORDIA SEBESTENA	ORANGE GEIGER	10'X5'	AS SHOWN	YES
DR	2	DELONIX REGIA	ROYAL PONGPONG	16'X6'	AS SHOWN	
DL	1	DYPSIS LUTESCENS	ARECA PALM	24' O.A. RELOCATED FROM ON SITE	AS SHOWN	
LJ	1	LIQUISTRUM JAPONICUM	WAKUJAPANESE PRIVET	6'X6'	AS SHOWN	
PR	1	PHODINUS ROSEI	PIGMY DATE PALM, TRIPLE	8' CT. TRIPLE; RELOCATED FROM ON SITE	AS SHOWN	
PE	4	PTYCHOSPERMA ELEGANS	ALEXANDER PALMS/OLIVE PALM	12' 14' O.A. TRIPLE	AS SHOWN	
RE	8	ROYSTONIA ELATA	FLORIDA ROYAL PALM	14' GW.	AS SHOWN	YES
RE	7	ROYSTONIA ELATA	FLORIDA ROYAL PALM	14' 20' GW. RELOCATED FROM ON SITE	AS SHOWN	YES
SP	1	SABAL PALMETTO	SABAL PALM	10' CT. BOOED	AS SHOWN	YES
SP	17	SABAL PALMETTO	SABAL PALM	10' 16' CT. STG. HTS. BOOED	AS SHOWN	YES
TR	1	THALASSIA MARITIMA	FLORIDA THATCH PALM	6' CT.	AS SHOWN	YES
TR	8	THALASSIA MARITIMA	FLORIDA THATCH PALM	10' CT.	AS SHOWN	YES
VM	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	8' GW.	AS SHOWN	
VM	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	12' GW.	AS SHOWN	
VM	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	14' 16' GW. TRIPLE	AS SHOWN	
SH	8	ALCANTAREA IMPERIALIS	ALCANTAREA IMPERIALIS	3'X3'	AS SHOWN	
BB	2	BOUGAINVILLEA BARBARA KARST	BOUGAINVILLEA BARBARA KARST	48" STANDARD 10' TRELLIS	AS SHOWN	
BO	22	BOUGAINVILLEA SP.	BOUGAINVILLEA	48" COLOR VARIES PER BLDG	AS SHOWN	
CH	180	CHRYSOBALANUS ICACO	GREEN COCOPLUM	#7	30' O.C.	YES
CH	212	CHRYSOBALANUS ICACO HORIZONTAL	HORIZONTAL COCOPLUM	#3	15' O.C.	YES
CR	23	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	3'X3'	30' O.C.	
CU	370	COCOCLOBA UVIFERA	SEA GRAPE	#3 FULL	24' O.C.	YES
CU	3	COCOCLOBA UVIFERA	SEA GRAPE	#3 FULL	24' O.C.	YES
CS	100	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	#3, 24"	24' O.C.	YES
CA	9	CRINUM AUGUSTUM QUEEN EMMA	QUEEN EMMA CRINUM LILY	#15, 3'X3'	AS SHOWN	
DR	8	DRACOPIS MARGHATA	RED-ROCKED DRACOPIS	#15, 5'	AS SHOWN	
GS	4	GARCINIA SPICATA	GARCINIA	5' SL	AS SHOWN	
MUC	277	MULHBERGIA CAPILLARIS	MULHBERGIA GRASS	#3	30' O.C.	YES
MY	127	MYRSINE FLORIDANA	COLDWOOD	#3, 24"	24' O.C.	
NOC	12	NERIUM OLEANDER CALYPSO	CALYPSO DEEP PINK OLEANDER	#7, 4' 8"	4' O.C.	
PL	10	PLUMBAGO AURICULATA IMPERIAL BLUE	BLUE PLUMBAGO	#3	24' O.C.	
PL	20	PLUMBAGO AURICULATA ALBA	WHITE PLUMBAGO	#3	24' O.C.	
SAT	98	SCHNEIDERIA ARBORESCENS TRINETTE	VAREGATED DWARF SCHEFFLER	#3	24' O.C.	
SP	111	SPARTINA BAKERI	SAND CORDGRASS	#3	30' O.C.	YES
STR	26	STREPTOZIA REGIAE	ORANGE BRD OF PARADISE	#15, 3'X3'	AS SHOWN	
TR	62	TRIPLODENDON DACTYLOIDES	FAKAHATCHEE GRASS	#3 FULL	38' O.C.	YES
GR	327	ASPARAGUS DENSIFLORUS MYERS	FOXTAIL PERI	#3	24' O.C.	
BS	120	BOUGAINVILLEA SPECTABILIS MYERS	DWARF BOUGAINVILLEA	#3	24' O.C.	
EV	40	EVOLVULUS GLOMERATUS	BLUE DAZE	#1	12' O.C.	
FM	564	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	#3	24' O.C.	
HE	402	HELIANTHUS DEBIUS	BEACHHOUSE SUNFLOWER	#1	18' O.C.	YES
HY	248	HYMENOCALLIS LATIFOLIA	SPODELLY	#3 FULL	24' O.C.	YES
IP	60	IPOMOEA PES-CAPRAE	RAILROAD VINE	#1	18' O.C.	YES
MS	849	MIMOSA STROPHILOSA	SUNSHINE MIMOSA	4" POT	12' O.C.	
SEP	20	SETTOSIA PALLOIDA	PURPLE QUEEN	#1	12' O.C.	
ZAP	178	ZAMIA FLORIDANAZAMIA PUMILA	FLORIDA COONTE	#3	24' O.C.	YES

GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
- ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998.
- PLANTING SOIL TO BE A WELD FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF HILDRONITE PER 6' O.C. 125
- TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
- APPLY 3" MELALEUCA/EUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
- CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
- WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
- ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SOODED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS.
- ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
- TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
- ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
- LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

HOLLYWOOD LANDSCAPE NOTES

- PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
- THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.

City of Hollywood Landscape Requirements (NBDD-DZ and NBDD-CZ)

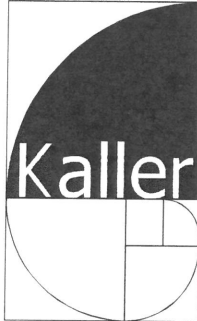
Condition	Requirement	Provided	Condition	Requirement	Provided
PERIMETER LANDSCAPE (excluding swale areas):			OTHER:		
-One Tree per 50' of portion of street frontage	31	31	-Apply Xeriscape principles	YES	YES
-150LF/50LF or portion thereof			-Incorporate visual access to ICW through landscape areas	YES	YES
VEHICULAR USE AREA (excluding perimeter landscape):			-Use plant species compatible for highly saline areas	YES	YES
-Each terminal island to have one tree	5	5	-Total Trees required	73	100
-25% of total paved areas shall be landscaped	7,299.25 SF	19,080 SF	(31 Perimeter, 5 Parking, 37 Interior)		
OPEN SPACE (excluding perimeter and vehicular landscape):			-Tree Species variety required for 61-80 Trees (73 trees)	6	18
-Minimum 40% of the open area as landscape area	42,232.8 SF	48,952 SF	-Trees to be minimum 8.5' oah, 2" DBH	YES	YES
-One Tree per 1000SF of the total pervious area	49	64	-Palms to have minimum 6' CT at time of planting	YES	YES
48,952/1000SF or portion thereof			-60% of required trees to be Florida native (73 trees @ 60%)	44 (60%)	69 provided (95%)
DESIGN REVIEW BOARD:			(39 Native shade trees, 30 Native Palms, 4 Non-Native palms)		
-Projects of 4 or more units shall comply with Design Review Guidelines for landscaping	YES	YES	-40% of shrubs to be Florida native (1564 native/1824 total)	40%	87% provided
VIEW TRIANGLE:			-Native groundcovers provided (1405 native/2526 total)	N/A	55% provided
-For corner lots, sight triangle must be provided	YES	YES	-Maximum 50% of required trees as palms	50% max (36 Palms)	47% provided (34 palms)
IRRIGATION:			-# 20%+ of req. trees are palms, remaining trees to be native	YES	YES
-Provide 100%+ coverage by an auto sprinkler system in accordance with City of Hollywood code and SFWMD	YES	YES	-Non specimen palms counted on 3:1 basis	YES	YES
			(Native: 26 Sabal, 8 Thatch=11 tree credits)		
			(Non-Native: 4 Alexander, 16 Adonida, 23 Coconut, 1 Areca, Specimen palms counted on 1:1 basis)	YES	YES
			(Native: 4 Paurotis, 15 Royal Palm=19 tree credits)		
			(Non-Native: 2 Silver Bismark=2 tree credits)		
			-Required shrubs to be at least 24" at time of planting	YES	YES
			-48" continuous hedge between residential/commercial use	YES	YES (North prop line)

521 25th St.
West Palm Beach
FL 33407
Tel (561) 747-3462
Fax (561) 747-0281
www.studio-sprout.com
LA 0000907
LCC 000213



SCALE	1" = 20'
DESIGNED BY	GW
DRAWN BY	KS
CHECKED BY	GW
CAD DWG.	
DATE	01.20.14
REVISIONS	
TAC COMMENTS	12.13.13
	12.03.14
	03.11.15
	04.12.15
	05.18.15

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019
LANDSCAPE PROPOSED PLANNED
DEVELOPMENT REVISION



JOSEPH B. KALLER
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kaller@bellouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

FLOOR PLAN
SEASIDE VILLAGE EAST

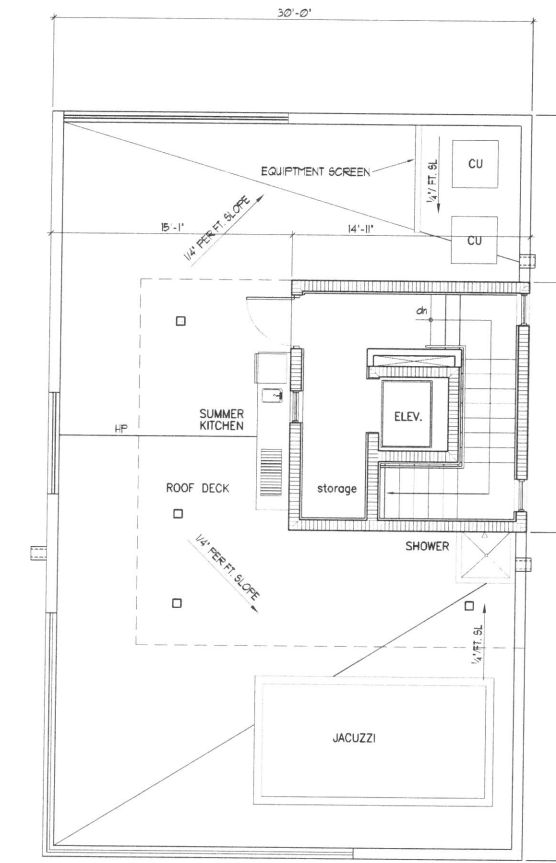
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1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-28-14	ENGINEERING
4	5-5-15	P.D. REV

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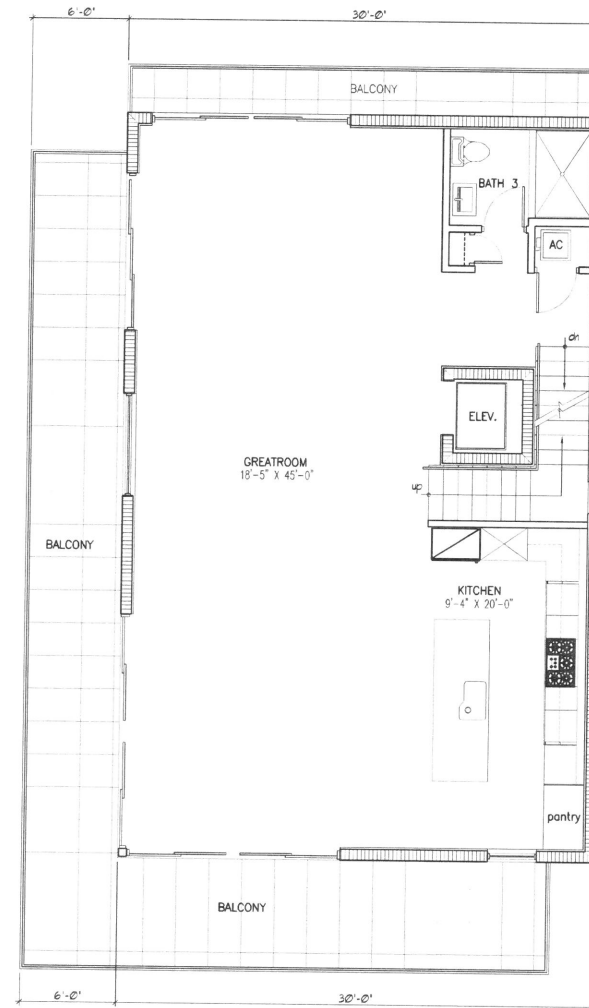
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DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

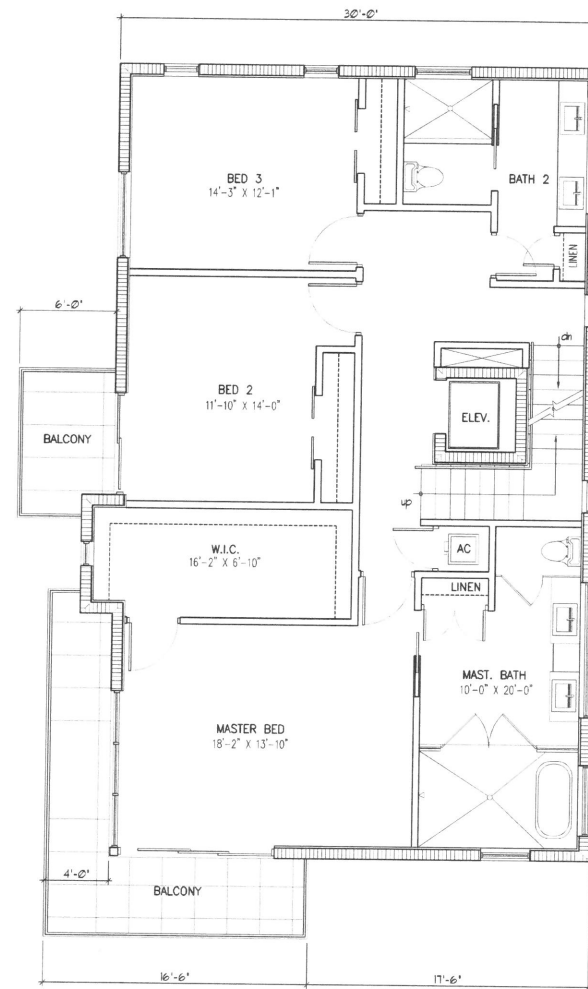
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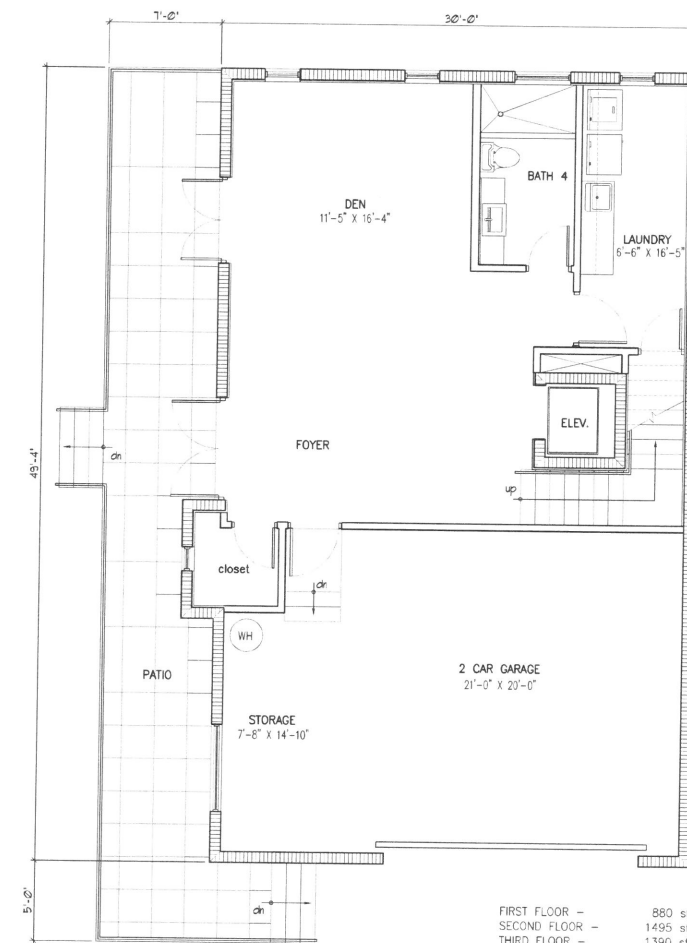
roof deck - 1158 sf



balcony - 495 sf



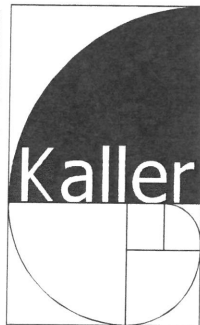
balcony - 199 sf



FIRST FLOOR - 880 sf
SECOND FLOOR - 1495 sf
THIRD FLOOR - 1390 sf
ENCLOSED ROOF AREA - 227 sf
3992 sf
GARAGE - 614 sf
4606 sf

entry porch - 400 sf

SCALE: 3/16" = 1'-0"



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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
ELEVATIONS
SEASIDE VILLAGE EAST

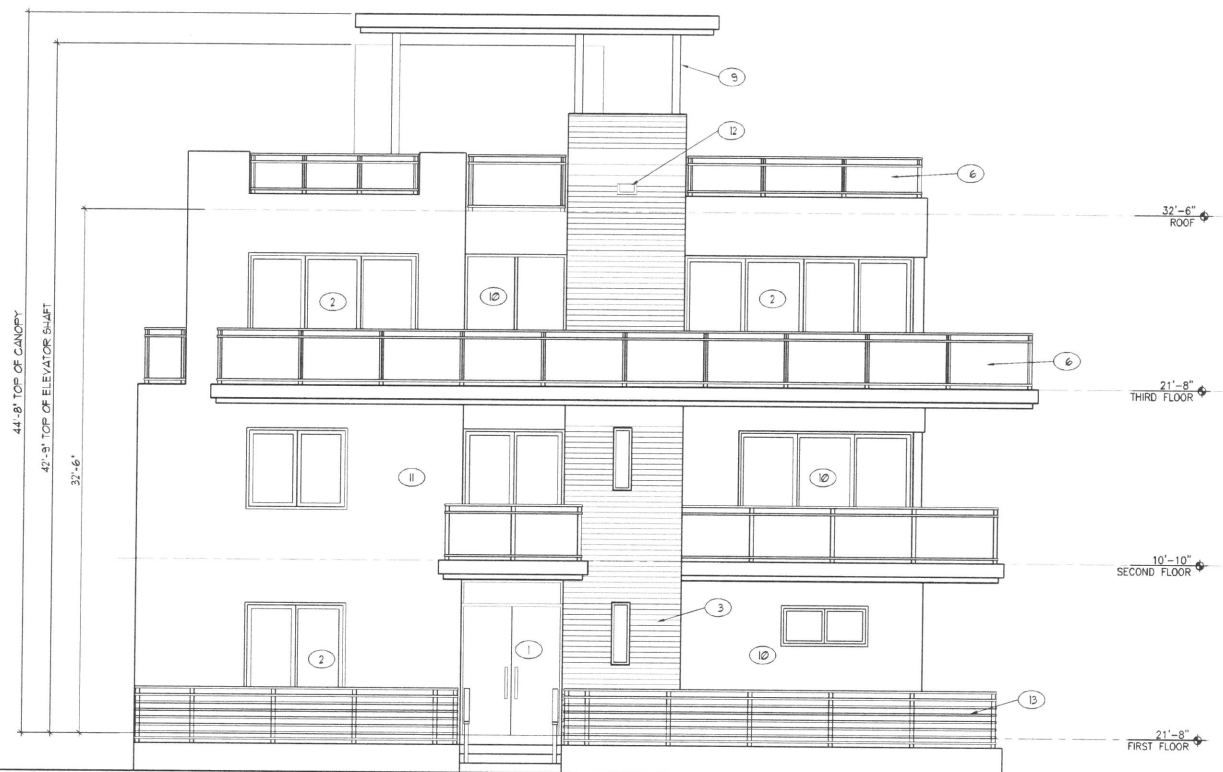
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No.	DATE	DESCRIPTION
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3	1-28-14	ENGINEERING
4	5-5-15	P.D. REV

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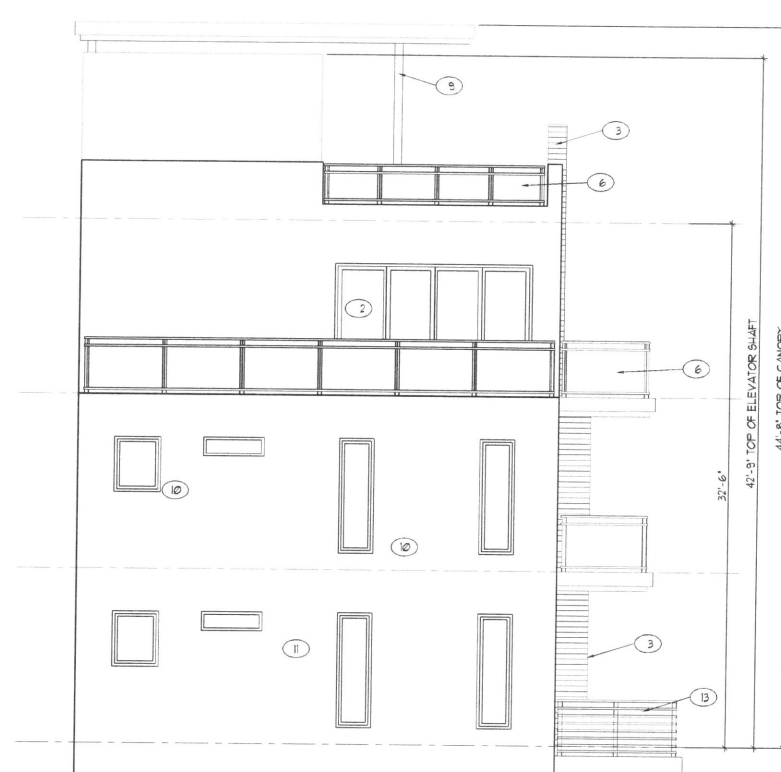
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SHEET

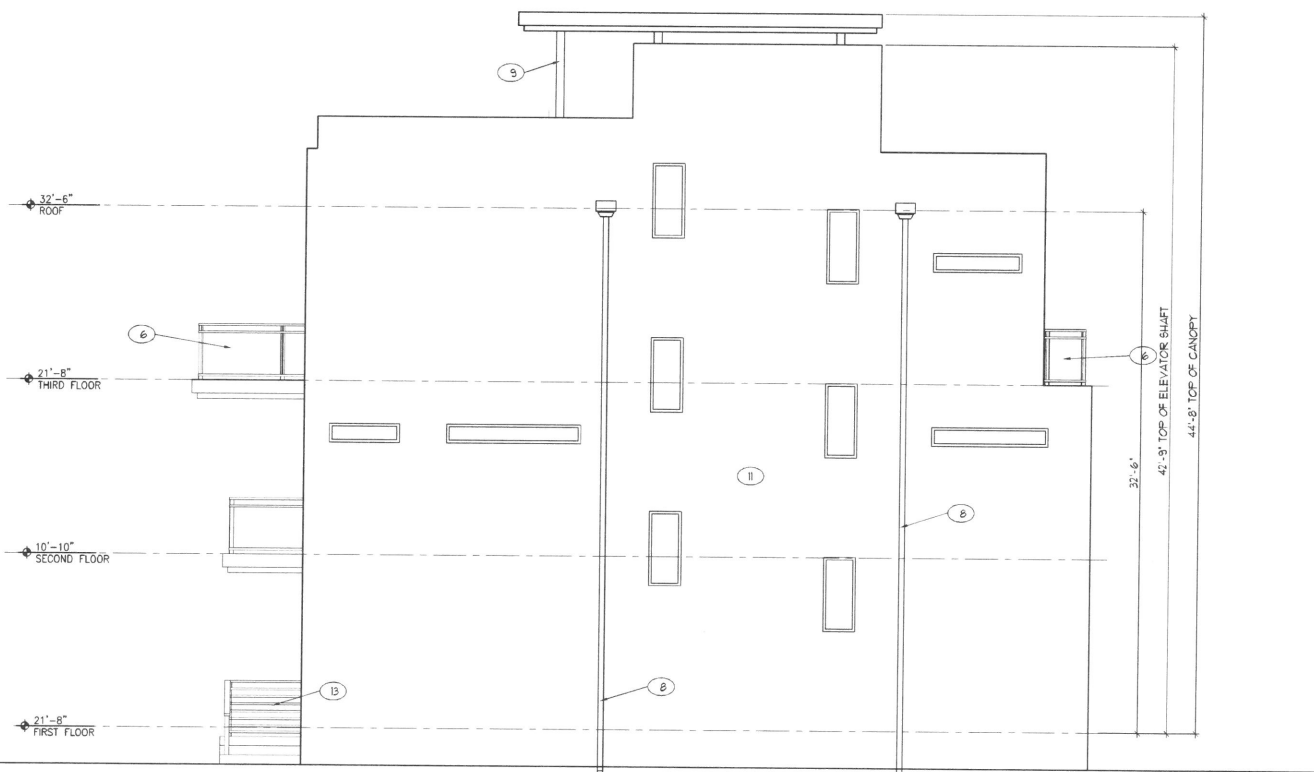
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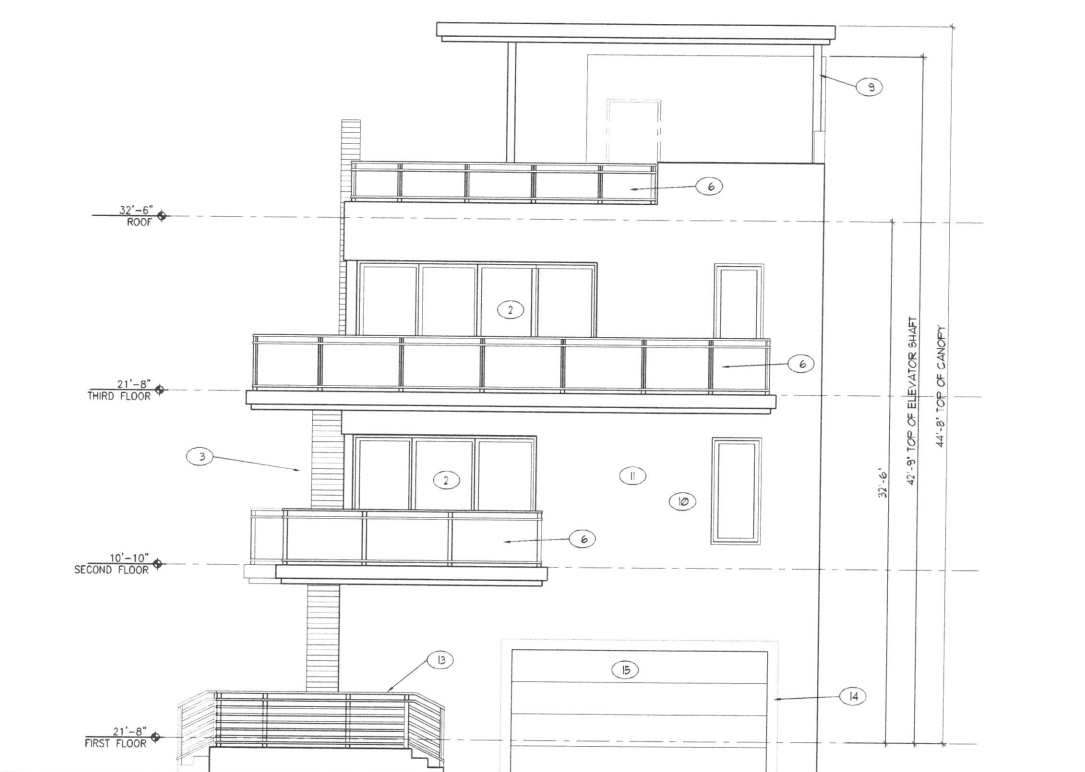
EAST ELEVATION



NORTH ELEVATION

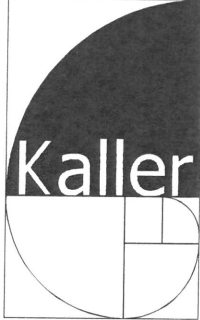


WEST ELEVATION



SOUTH ELEVATION

PROPOSED PLANNED DEVELOPMENT REVISION



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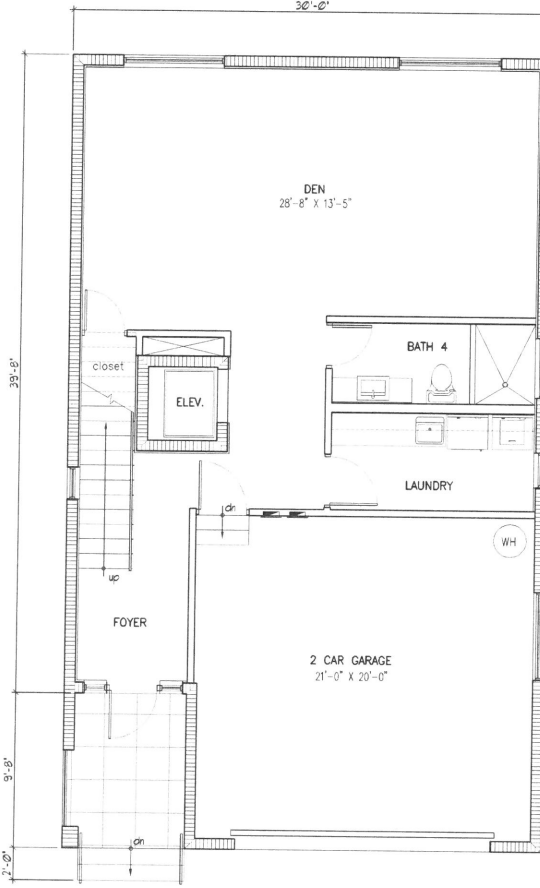
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SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
FLOOR PLAN
SEASIDE VILLAGE EAST

REVISIONS		
No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-28-14	ENGINEERING
4	5-5-15	P.D. REV

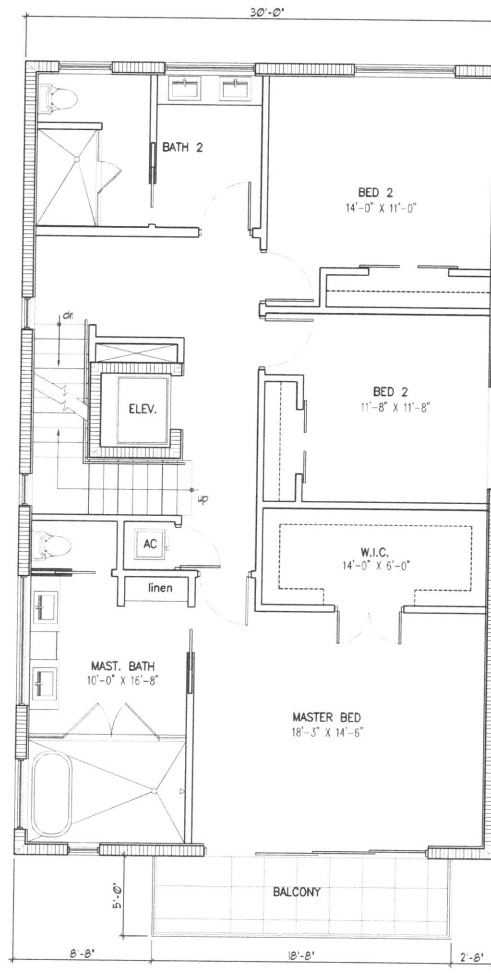
PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-15R

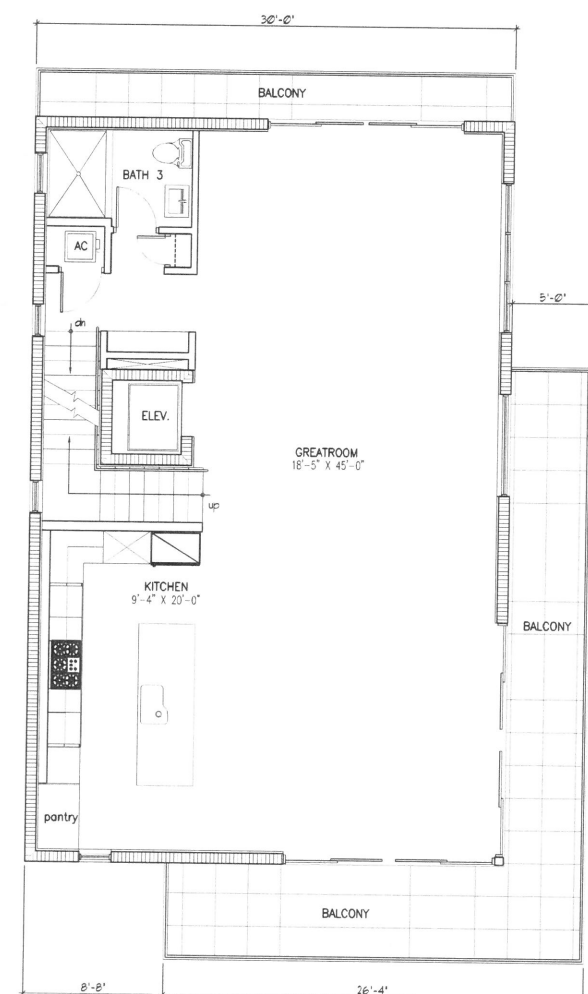


FIRST FLOOR - 932 sf
SECOND FLOOR - 1480 sf
THIRD FLOOR - 1390 sf
ENCLOSED ROOF AREA - 227 sf
4029 sf
GARAGE - 473 sf
4502 sf

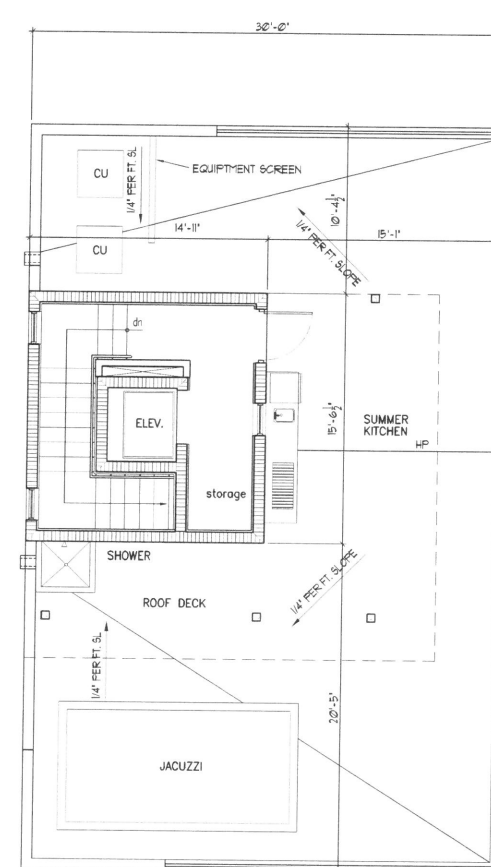
entry porch - 74 sf



balcony - 93 sf



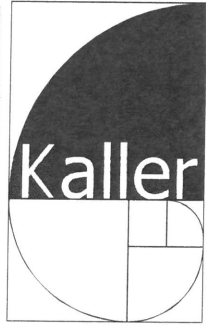
balcony - 313 sf



roof deck - 1158 sf



PROPOSED PLANNED DEVELOPMENT REVISION



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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
ELEVATIONS
SEASIDE VILLAGE EAST

REVISIONS

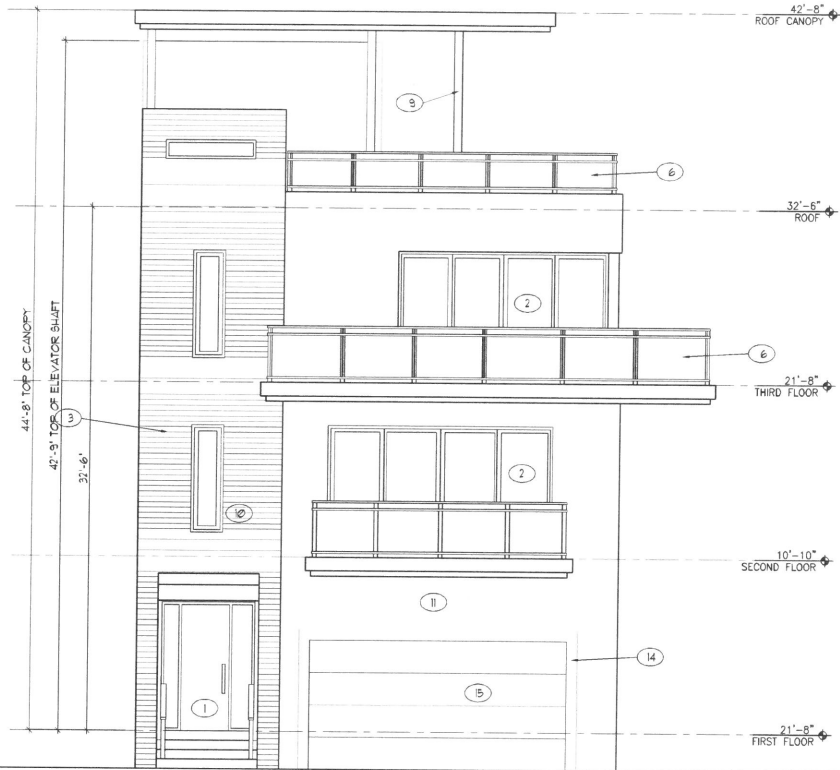
No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
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4	5-5-15	P.D. REV

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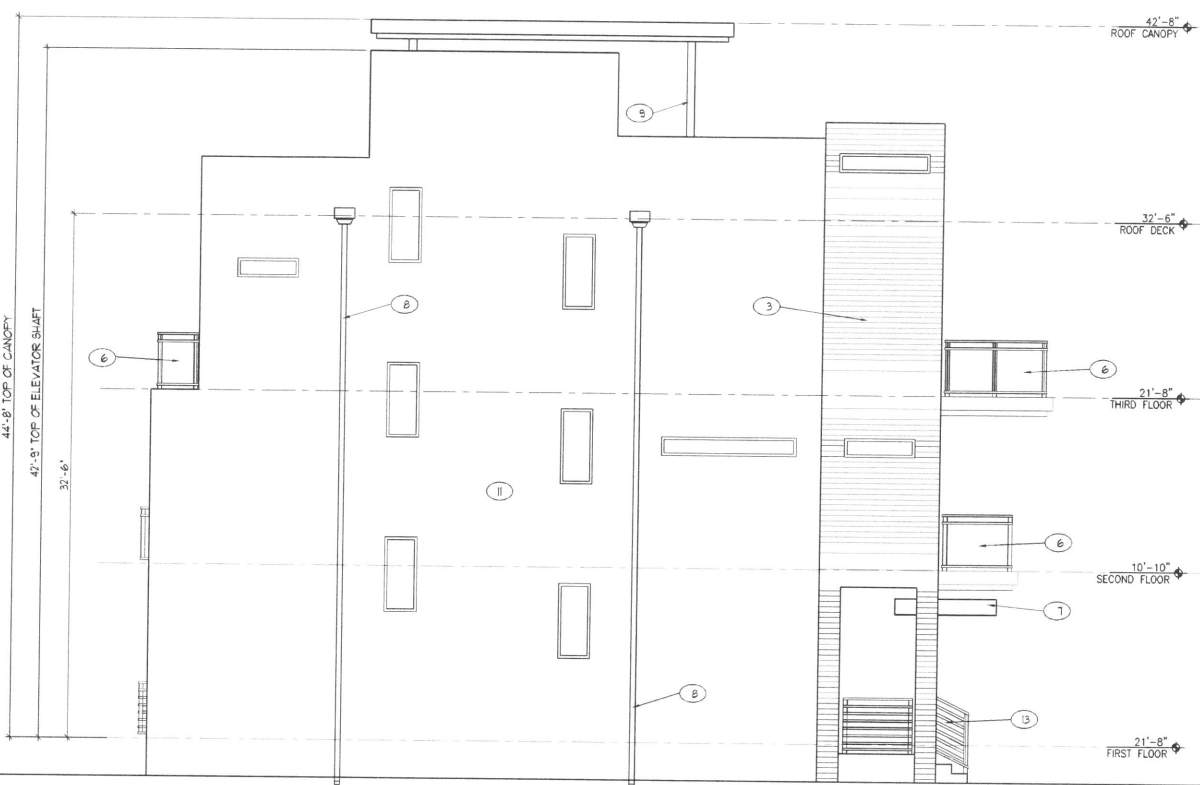
PROJECT No.: 12108
DATE: 10-29-12
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CHECKED BY: JBK

SHEET

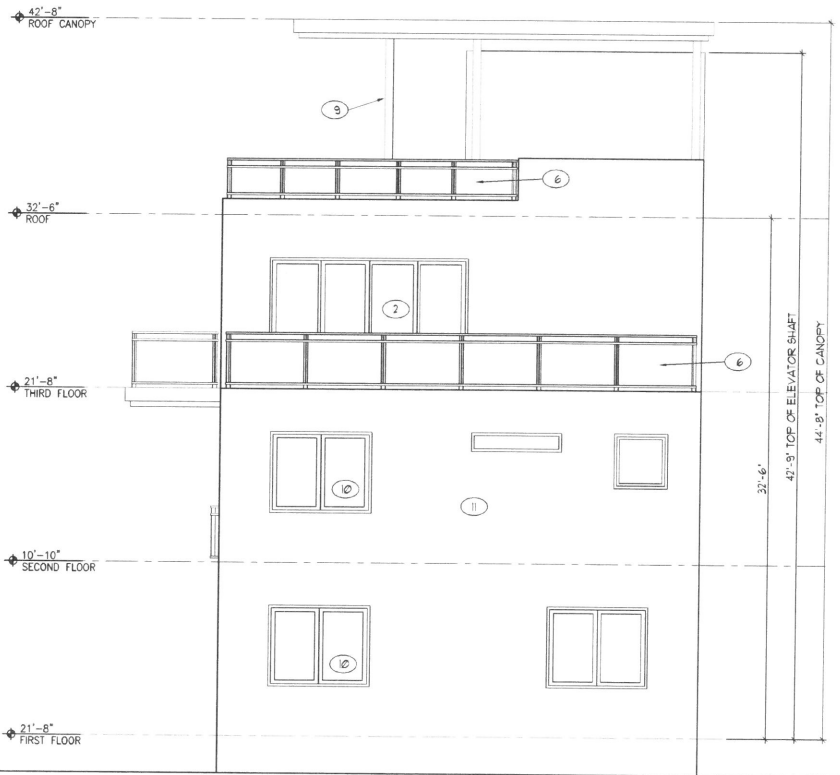
A-16R



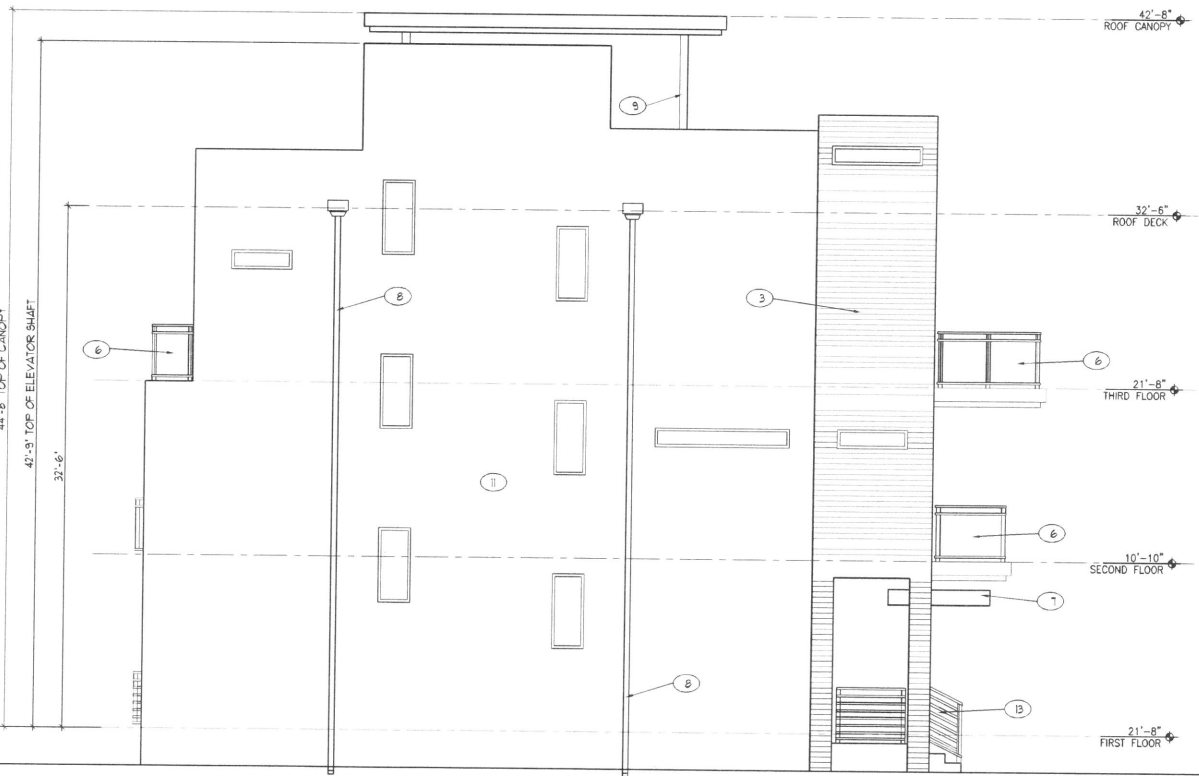
SOUTH ELEVATION



EAST ELEVATION



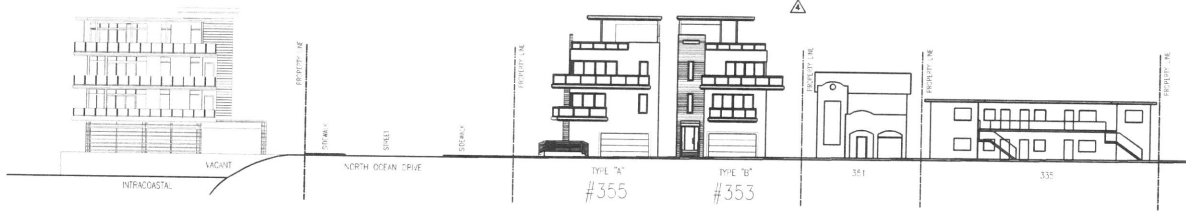
NORTH ELEVATION



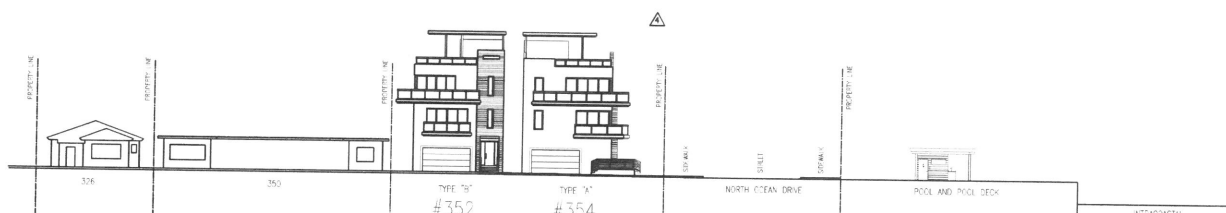
WEST ELEVATION

PROPOSED PLANNED DEVELOPMENT REVISION

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DE SOTO STREET CONTEXTUAL ELEVATION LOOKING NORTH



WALNUT STREET CONTEXTUAL ELEVATION LOOKING SOUTH



PALM STREET CONTEXTUAL ELEVATION LOOKING NORTH



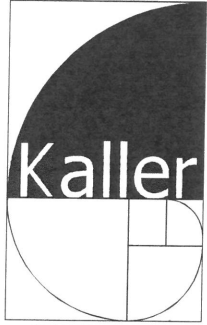
DE SOTO STREET CONTEXTUAL ELEVATION LOOKING SOUTH



NORTH OCEAN DRIVE / SR A1A CONTEXTUAL ELEVATION LOOKING EAST



NORTH OCEAN DRIVE / SR A1A CONTEXTUAL ELEVATION LOOKING WEST



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SEAL

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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
CONTEXTUAL STREET
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV
4	5-5-15	P.D. REV

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DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-20R

PROPOSED PLANNED DEVELOPMENT REVISION

1 STREET ELEVATIONS

SCALE: NTS