

ATTACHMENT A
Application Package
Part I



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

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: 1822 Dixiana Street Hollywood, FL 33020

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

Folio Number(s): 514210180050

Zoning Classification: FH-2 **Land Use Classification:** RAC

Existing Property Use: Multi-f amily **Sq Ft/Number of Units:** 62,985 SF / 71 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): No

DEVELOPMENT PROPOSAL

Explanation of Request: Planning & Development Board Approval

Phased Project: Yes No Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	# UNITS: 71 #Rooms N/A
Proposed Non-Residential Uses	Zero S.F.)
Open Space (% and SQ.FT.)	Required %: _____ (Area: _____ S.F.)
Parking (# of spaces)	PARK. SPACES: (# 88)
Height (# of stories)	(# STORIES) 10 (_____ FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (117,386 FT.)

Name of Current Property Owner: GN Dixiana LLC

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

Telephone: 5613158477 **Email Address:** kevin@nealdevelopments.com

Applicant Joseph Kaller - Kaller Architects **Consultant** **Representative** **Tenant**

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

Email Address: joseph@kallerarchitects.com

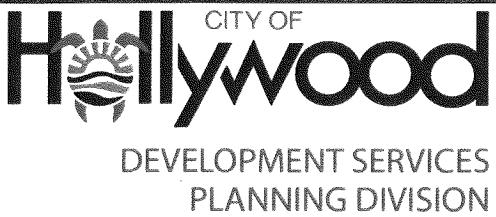
Email Address #2: _____

Date of Purchase: 7/7/2023 **Is there an option to purchase the Property?** Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): Custo & Associates

E-mail Address: Custo_Planning@yahoo.com



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 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: 5/11/2024

PRINT NAME: Kevin Neal, GN Dixiana LLC Date: 5/11/2024

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

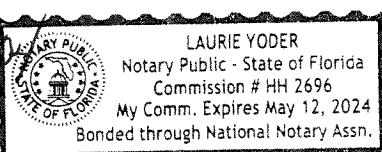
Signature of Tenant: N/A Date: N/A

PRINT NAME: N/A Date: N/A

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 14 day of May 2024



Signature of Current Owner

Kevin Neal, GN Dixiana LLC

Print Name

Notary Public

State of Florida

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



KallerArchitecture

Reference: 1822 Dixianna Street, Hollywood Florida 33020

PROPERTY ID

5142-10-18-0050

LEGAL DESCRIPTION

LOTS 11, 12, 13 AND THE EAST 30 FEET OF LOT 14, FRANK ADDITION,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT
PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

DESCRIPTION OF WORK:

This project is a 10-Story Multi-family Apartment Building consisting of 71 rental Units. We are providing a mix of Studios, 1-Bedroom, 1-Bedroom + Den and 2-Bedroom Units with an average of 800+/- Sq. Ft. We are also providing amenities such as outdoor lounges, a pool, pool deck and walking areas.



KallerArchitecture

May 2, 2024

City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33022

Reference: Dixianna Apartments
1822 Dixianna Street
Hollywood, Florida
File # 23-DP-89

To Whom It May Concern,

The following is our analysis of Criteria and findings for Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations.

DESIGN REVIEW

GENERAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The proposed new construction multifamily building exterior design proposes a contemporary, warm and colorful exterior design which puts emphasis on both the horizontal and vertical movements of the building along with red paint color stucco finish and architectural screening at the garage levels. Also the wraparound balconies at each unit level with the framed out walls at each upper level creates a vertical and horizontal movement as well. The base of the building proposes residential private courtyards along with composite wood slats painted in red and decorative fencing at street level. The proposed concept provides for friendly connection between the base and sidewalk of the building for pedestrians.

The design and overall massing of the building is broken down by providing units at each level starting from the ground level and frames out the units vertically and horizontally.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed building follows the intent of the District per the Downtown Master Plan. The building design also provides a building base with a clear delineation of where and how the ground level communicates with the pedestrians. Also we are providing common yet decorative design features which are presented in other areas of the neighborhood, which encourages pedestrian movement around the building along the streets. The mixture of both the white and grey colors palate and use of stucco work are also elements which communicate well with the existing and proposed buildings in the surrounding neighborhood.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed building scale is consistent with the permitted and approved height restrictions allowed by the Downtown Master Plan for the District. The overall scale of the building is broken up with the base being placed at the setback along with a mixture of composite wood paneling painted in red and storefront glazing. Furthermore, the 6th level is pulled back due to zoning requirements which creates a clean yet concise tower effect and allows for a proper amenities deck. In addition, the clean stucco color selection of grey and whites at the apartment levels creates a contrast with the red composite wood treatment throughout the building as well.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The proposed design incorporates the use of native plants selected specifically for use in this area with careful consideration of insects and diseases common to the area. The proposed planting also creates variations of color and texture and are integrated in the front yards of the apartment units and simultaneously along the public sidewalks. We are also proposing landscaping on the pool deck level as well to create a lush landscaping effect too.

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture



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



KallerArchitecture

AERIAL VIEW



SUBJECT PROPERTY (1822 DIXIANNA ST, HOLLYWOOD FL 33020)



1813 DIXIANNA STREET HOLLYWOOD FLORIDA (NORTH)



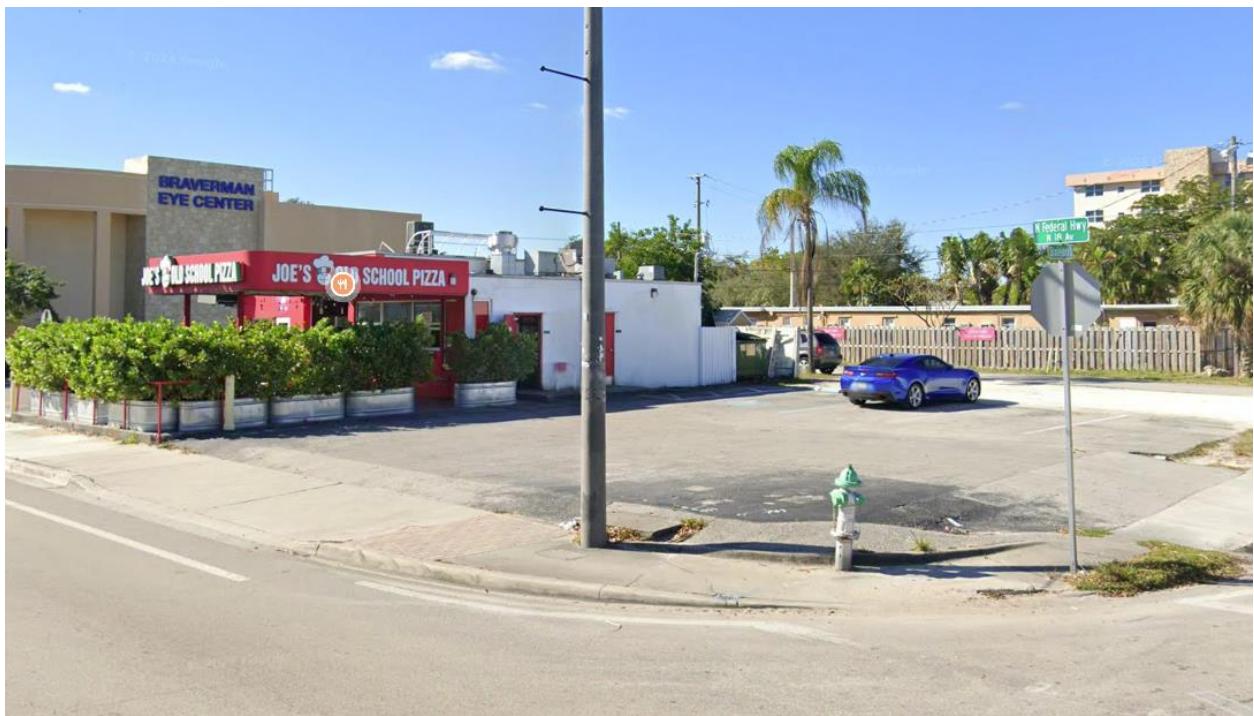
1823 DIXIANNA STREET HOLLYWOOD FLORIDA (NORTHWEST)



1830 DIXIANNA STREET HOLLYWOOD FLORIDA (WEST)



1090 N Federal Hwy, Hollywood, FL 33020 (EAST)



1050 N Federal Hwy, Hollywood, FL 33020 (SOUTH)



1128 S Federal Hwy, Hollywood Florida 33020 (SOUTH)



DIXIEANA STREET APARTMENTS

1822 DIXIEANA ST.
HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

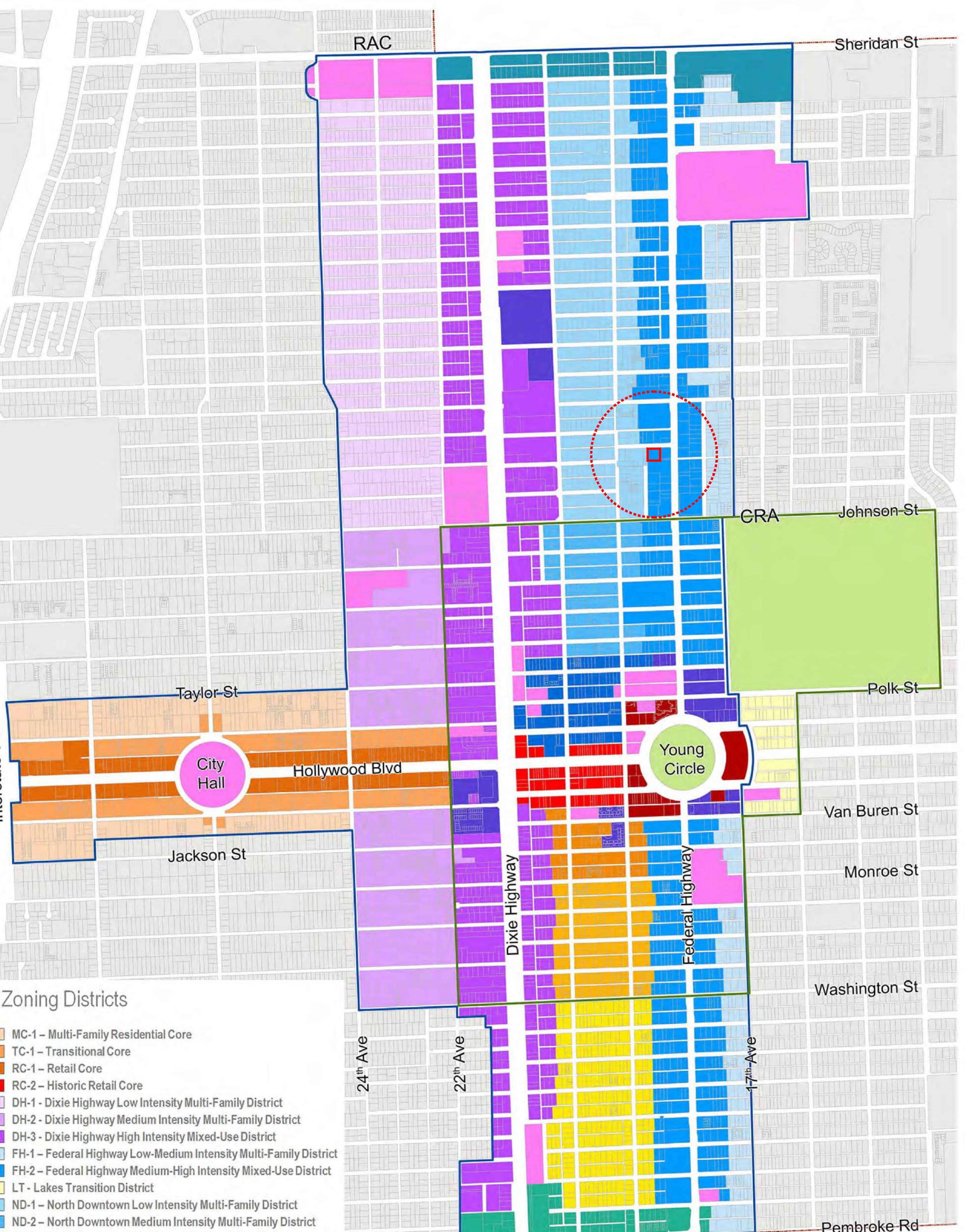
LOTS 11, 12, 13 AND THE EAST 30 FEET OF LOT 14, FRANK ADDITION, HOLLYWOOD FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property ID: 514210180050

ARCHITECTURE

- A-0.0 COVER
- A-1 RENDERING
- A-2 RENDERING
- A-3 RENDERING
- A-4 RENDERING
- A-1.0 SITE DATA
- A-1.1 FAR DIAGRAM
- 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 SIGNAGE AND DETAILS
- A-5.1 NORTH WEST ISOMETRIC
- A-5.2 SOUTH WEST ISOMETRIC
- A-5.3 NORTH EAST ISOMETRIC
- A-5.4 SOUTH EAST ISOMETRIC

RAC

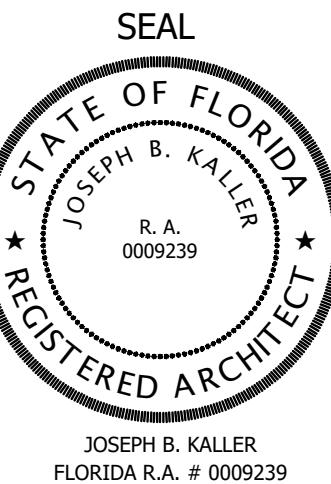


ARCHITECT

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

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joseph@kallerarchitects.com
www.kallerarchitects.com



GUARDIAN
PROPERTIES

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

PROJECT TITLE

SHEET TITLE
COVER

MEETING DATES

BOARD/COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
PND	01.22.24	23-DP-89
	TBD	23-DP-89

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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 03.18.24
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET





PROJECT TITLE

1822 DIXIEANA ST.

HOLLYWOOD, FL. 33020

SHEET TITLE

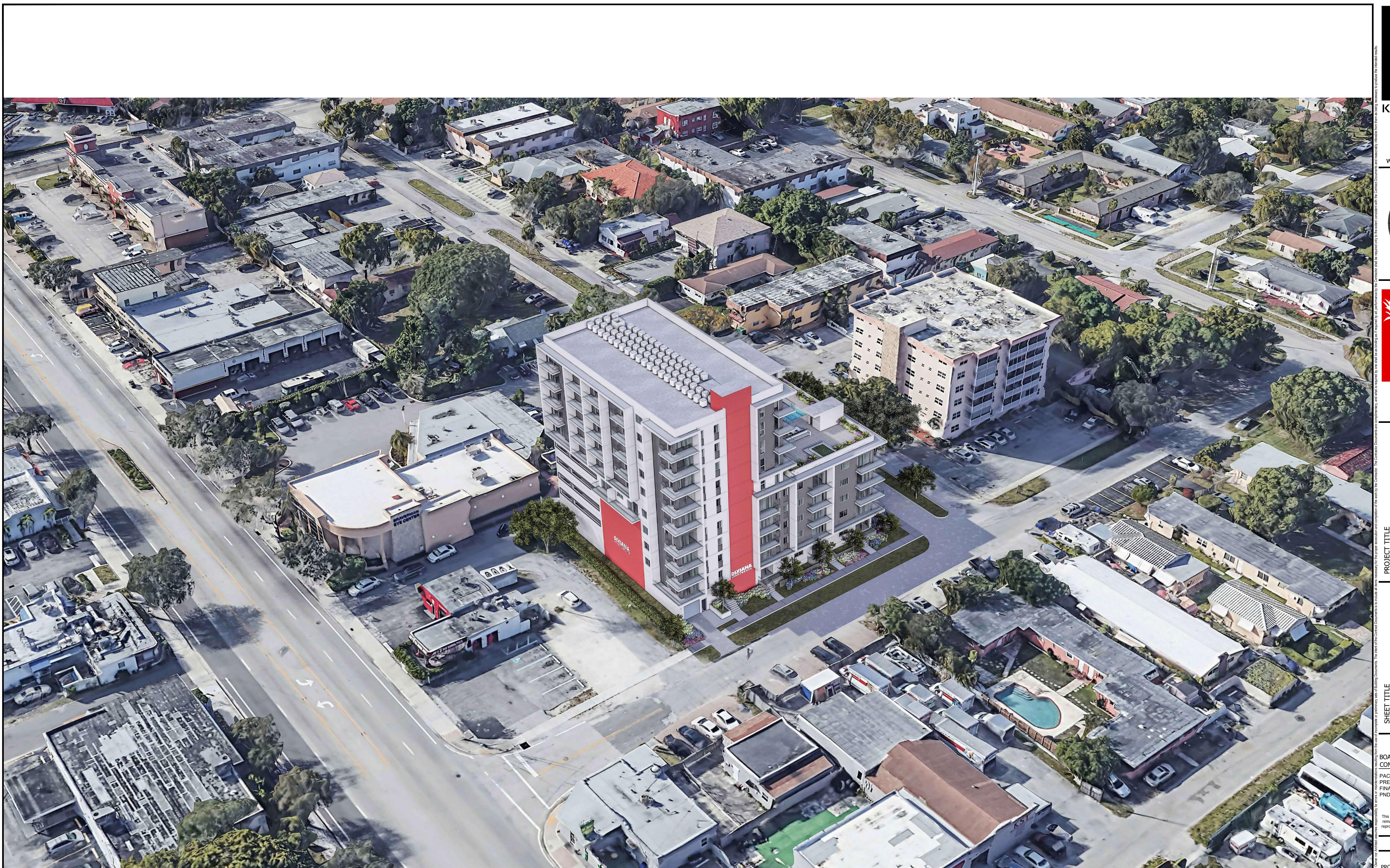
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MEETING DATES

BOARD/ BOARD/	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	01.22.24	23-DP-89
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GUARDIAN
PROPERTIES



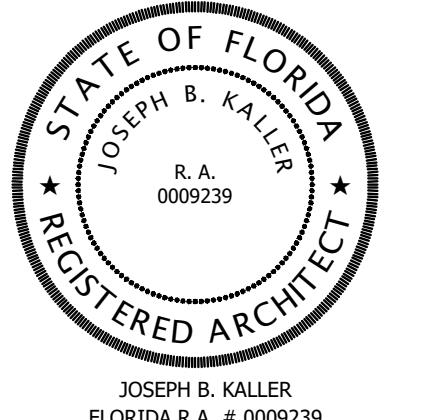
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SEAL



JOSEPH B. KALLER
R.A. # 0009239

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

NEAL DEVELOPMENT



GUARDIAN
PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.
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HOLLYWOOD, FL, 33020

PROJECT TITLE
RENDERING

MEETING DATES
RENDERING

BOARD/COMMITTEE
PACO 10.02.23 23-DP-89
PRE TAC 11.06.23 23-DP-89
FINAL TAC 01.22.24 23-DP-89
PND TBD 23-DP-89

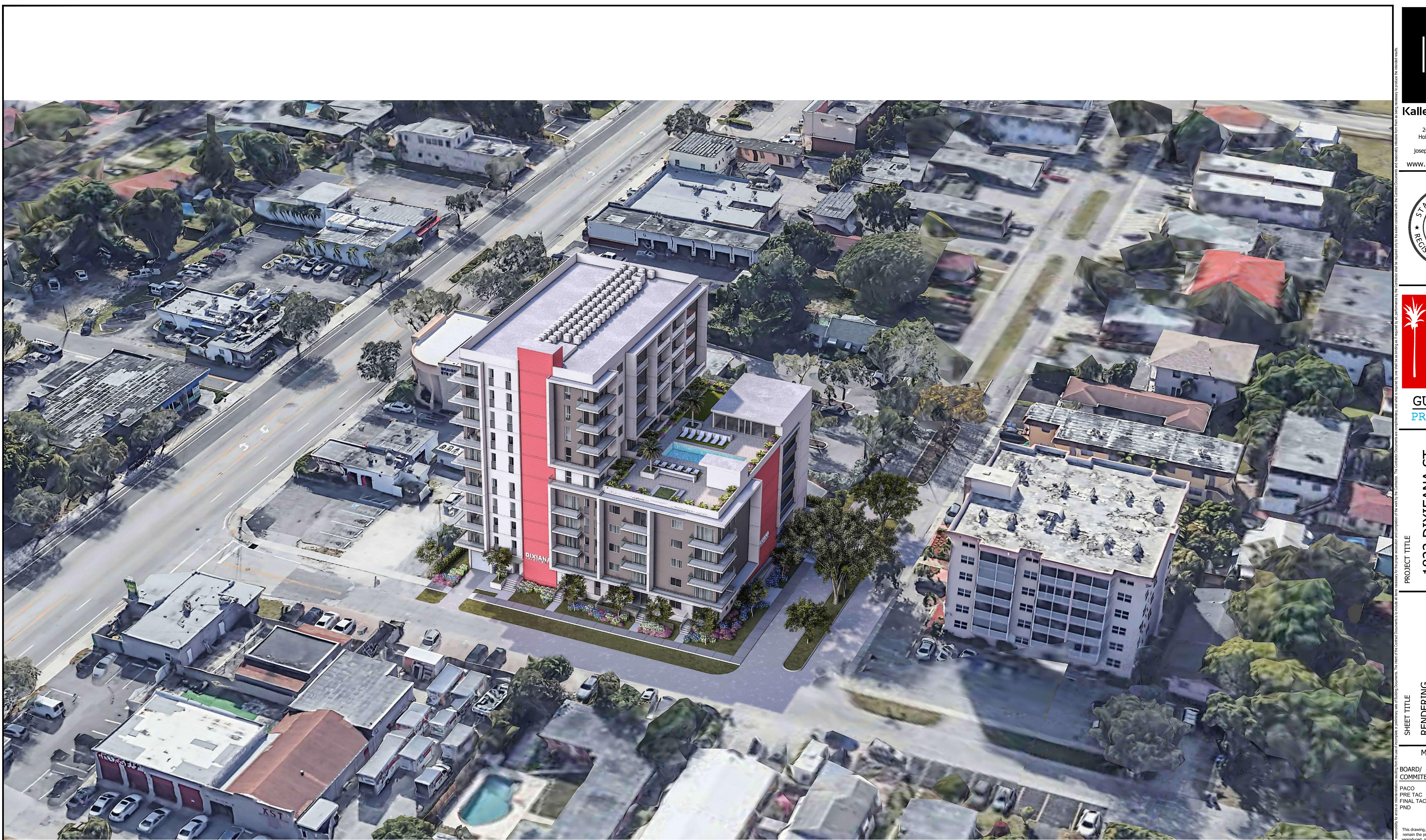
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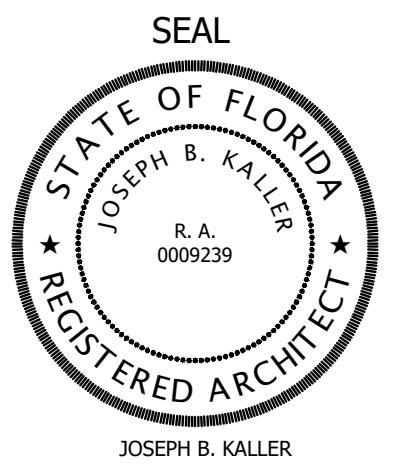
A-R.4



KA

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PROPERTIES

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

PROJECT TITLE

SHEET TITLE
RENDERING

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	01.22.24	23-DP-89
PND	TBD	23-DP-89

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PROJECT No.: 23072

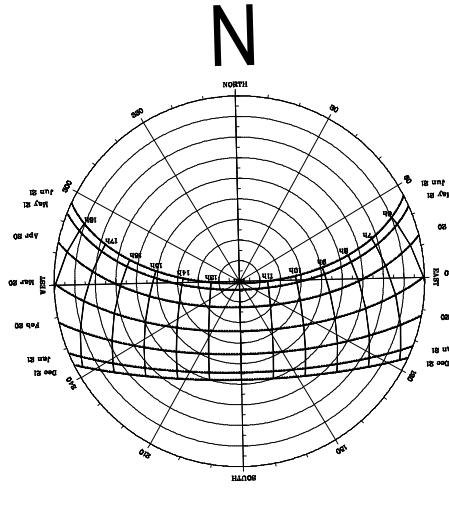
DATE: 03.18.24

DESIGN BY: K.NEAL

CHECKED BY: JBK

SHEET

A-R.5



N. 18TH COURT

50' RIGHT-OF-WAY DIVIDED ROAD

LOT 14 LESS EAST 30' AND ALL LOT 15

G

1

DIXIEANA STREET C

50' RIGHT-OF-WAY
19.5' ASPHALT ROADWAY

Kaller Architecture

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joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL

OF ELEVEN

STATE OF FLORIDA
JOSEPH B. KALL

A circular stamp for a registered architect in Florida. The outer ring contains the text "FLORIDA BOARD OF ARCHITECTS" at the top and "REGISTERED ARCHITECT" at the bottom, separated by a dotted line. The inner circle contains "R. A." at the top and "0009239" at the bottom. There are two five-pointed stars, one on each side of the center.

GUARDIAN PROPERTIES

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

PROJECT TITLE

SHEET TITLE
LEVEL 04

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	01.22.24	23-DP-89
PND	TBD	23-DP-89

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SCHEMATIC DESIGN

PROJECT No.:	23072
DATE:	03.18.24

DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

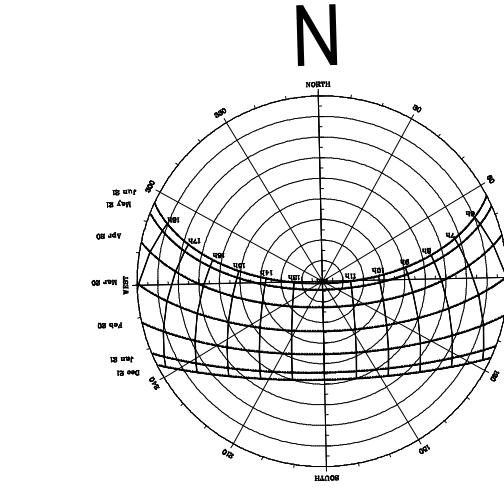
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A-2.4

FAR PER FLOOR: 4,490 SF

- 1 -

1 LEVEL 04
1/8"=1'-0"



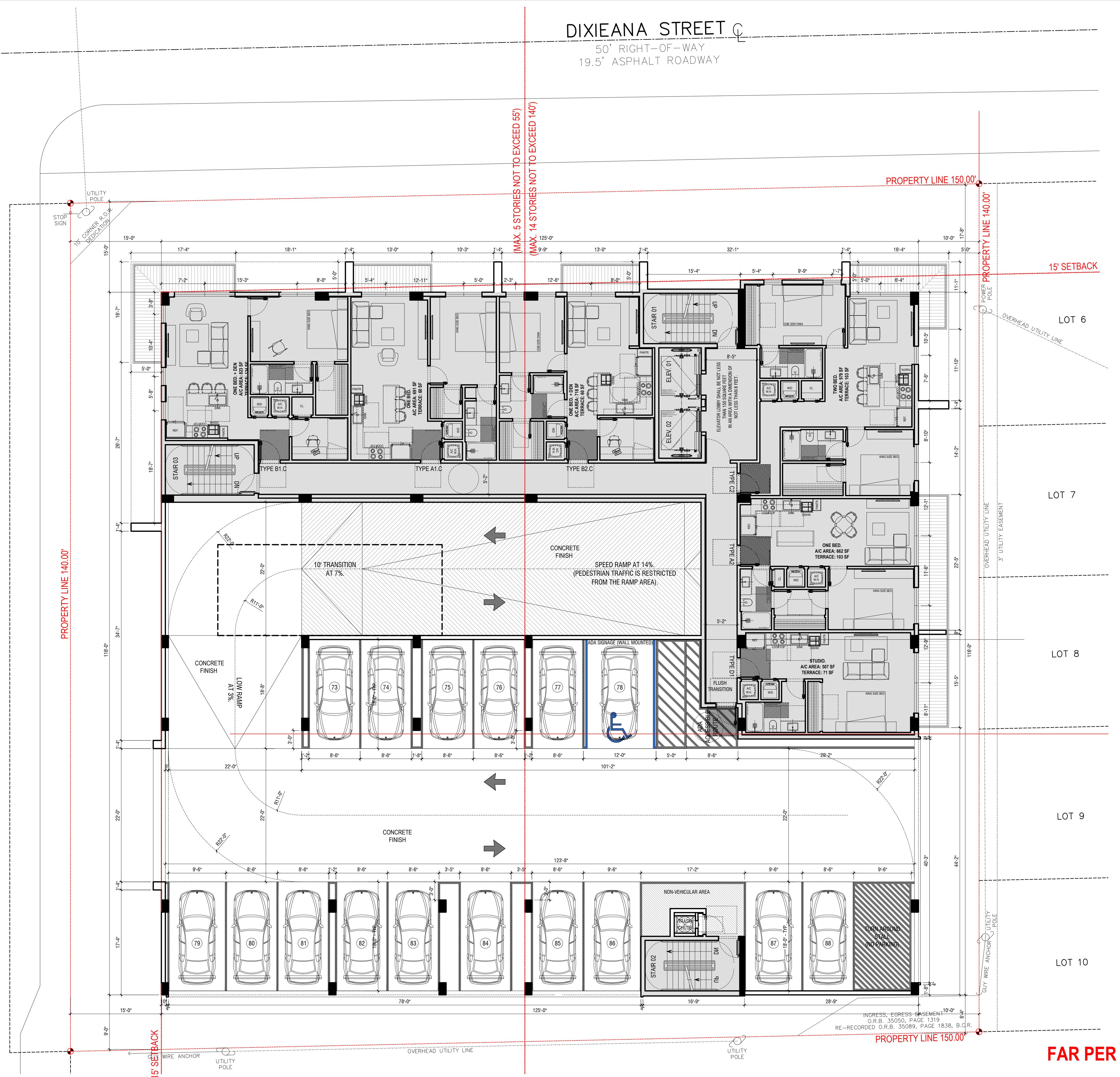
N. 18TH COURT

50' RIGHT-OF-WAY DIVIDED ROAD

17' ASPHALT

LOT 14 LESS EAST 30' AND ALL LOT 15

P.B. 7, PAGE 11, B.C.R. I.D.# 5042-10-18-0060



GUARDIAN PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.
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HOLLYWOOD, FL, 33020

PROJECT TITLE

SHEET TITLE
LEVEL 05

MEETING DATES
BOARD/COMMITTEE DATE DESCRIPTION
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PRE TAC 11.06.23 23-DP-89
PND 01.22.24 23-DP-89
FINAL TAC TBD 23-DP-89

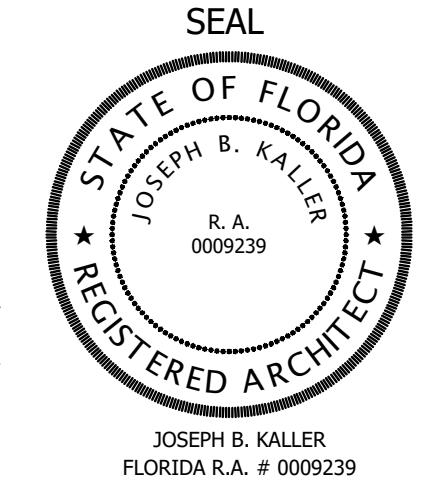
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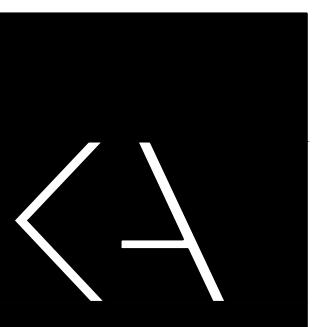
SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 03.18.24
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SHEET

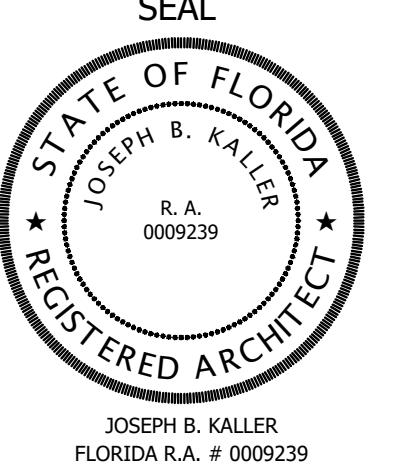
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GUARDIAN
PROPERTIES

1822 DIXIEANA ST
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HOLLYWOOD, FL. 33020
-

NORTH ELEVATION

MEETING DATES		
ARD/ MMITE	DATE	DESCRIPTION
CO	10.02.23	23-DP-89
E TAC	11.06.23	23-DP-89
AL TAC	01.22.24	23-DP-89
O	TBD	23-DP-89

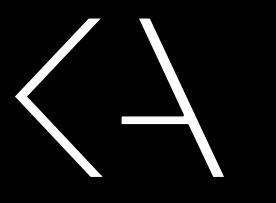
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ECHECKED BY: JBK

SHEET



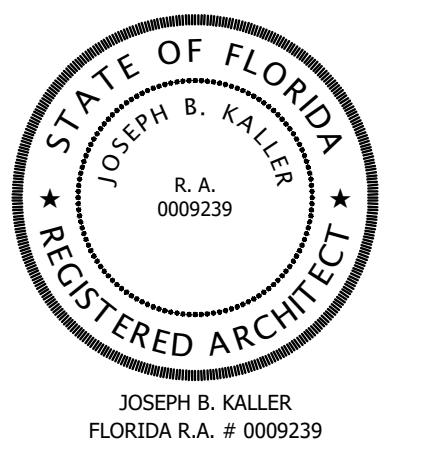


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SEAL



GUARDIAN
PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.

HOLLYWOOD, FL, 33020

PROPERTY LINE

SHEET TITLE
WEST ELEVATION

MEETING DATES

BOARD/COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
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SCHEMATIC DESIGN

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CHECKED BY: JBK

SHEET

A-3.2



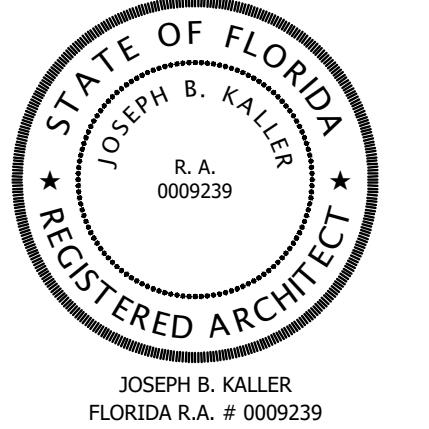
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SEAL



GUARDIAN
PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.
HOLLYWOOD, FL, 33020

SHEET TITLE
SOUTH ELEVATION
MEETING DATES

BOARD/COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
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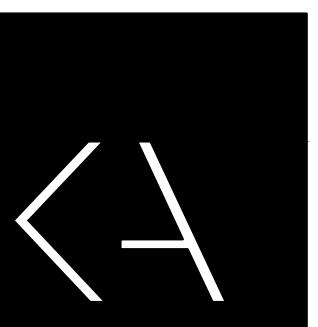
SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 03.18.24
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

A-3.3

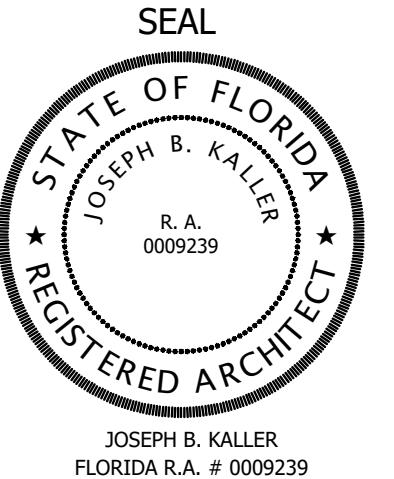




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**GUARDIAN
PROPERTIES**

1822 DIXIEANA ST
--
HOLLYWOOD, FL. 33020
-

WEST ELEVATION

MEETING DATES		
ARD/ MMITE	DATE	DESCRIPTION
CO	10.02.23	23-DP-89
E TAC	11.06.23	23-DP-89
AL TAC	01.22.24	23-DP-89
D	TBD	23-DP-89

OBJECT No.: 23072
DATE: 03.18.24
SIGN BY: K.NEAL
CHECKED BY: JBK

SHEET



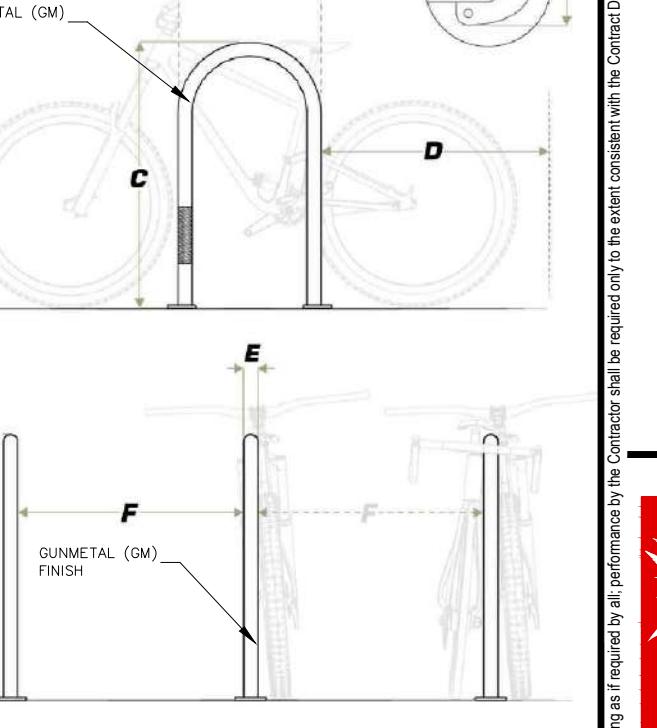


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SEAL

GUARDIAN
PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.
HOLLYWOOD, FL, 33020

PROJECT DOCUMENTS

SIGNAGE AND DETAILS

MEETING DATES

BOARD / COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
PND	01.22.24	23-DP-89
	TBD	23-DP-89

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

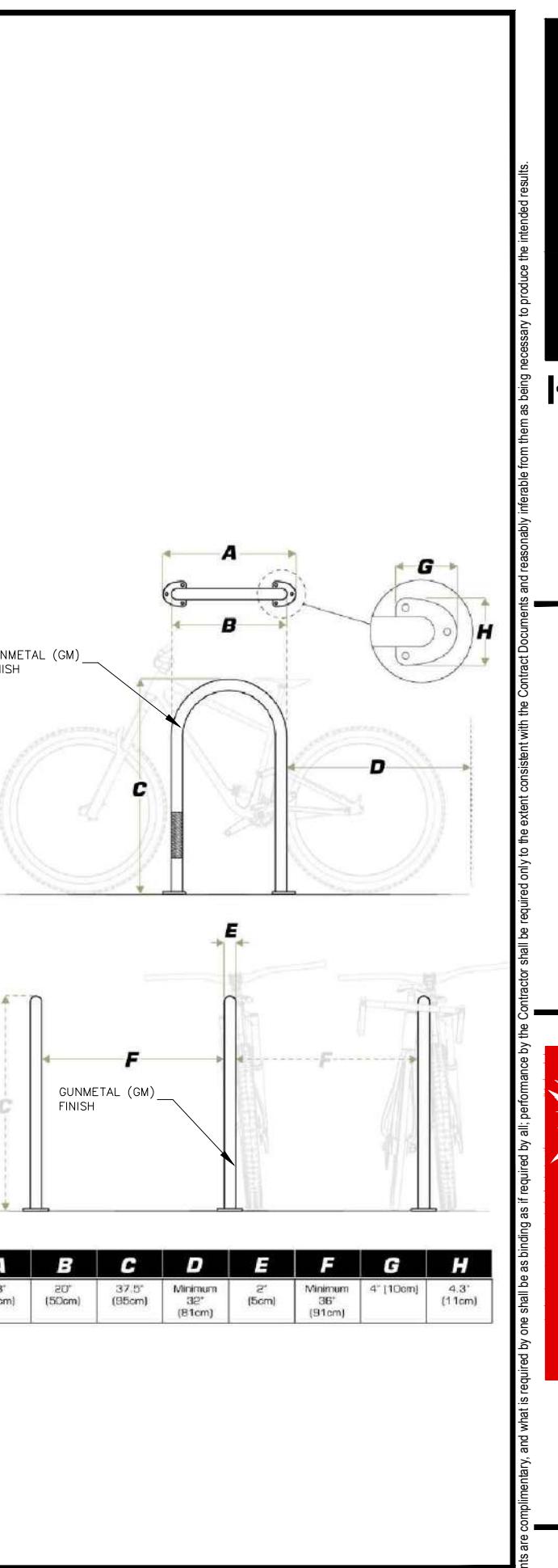
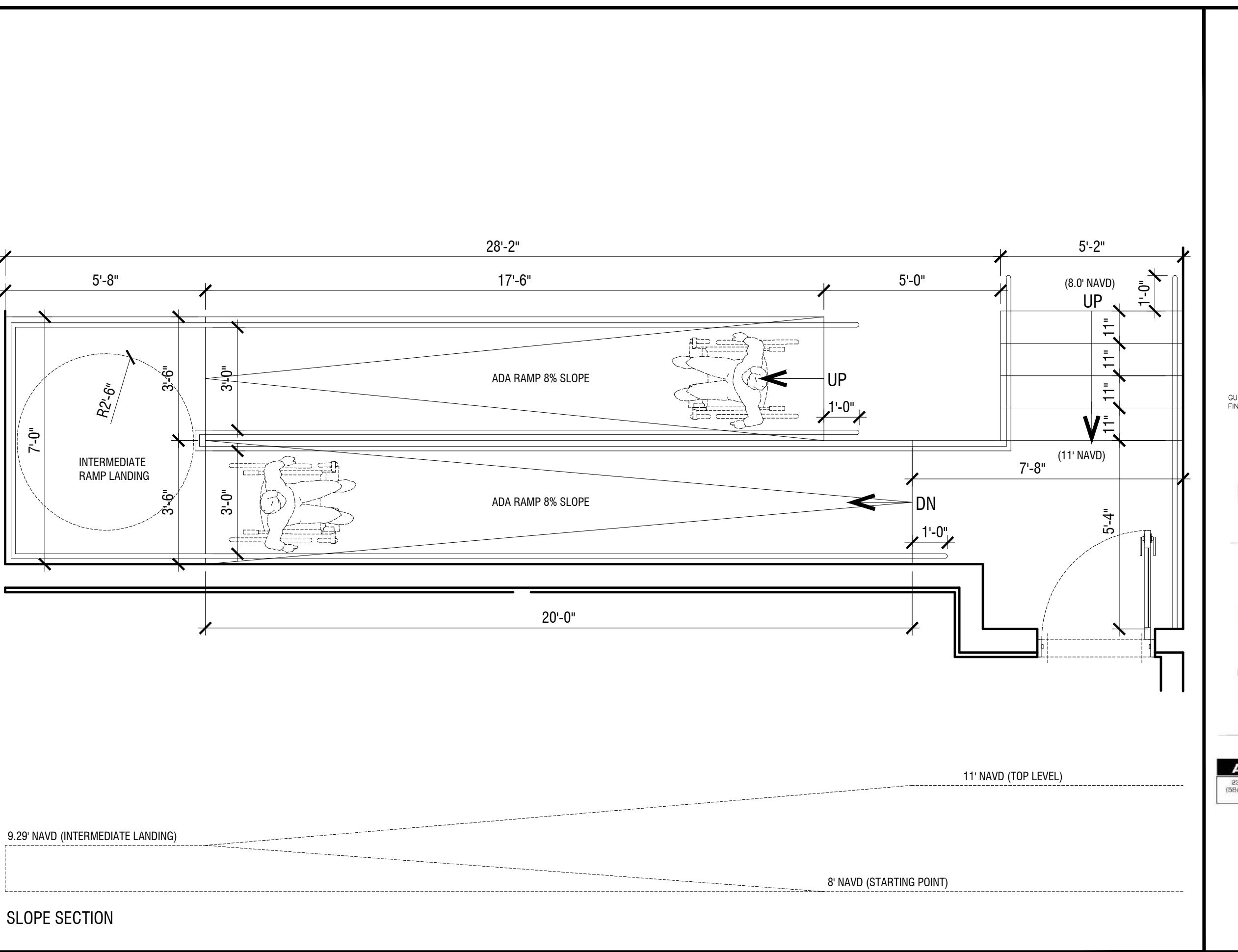
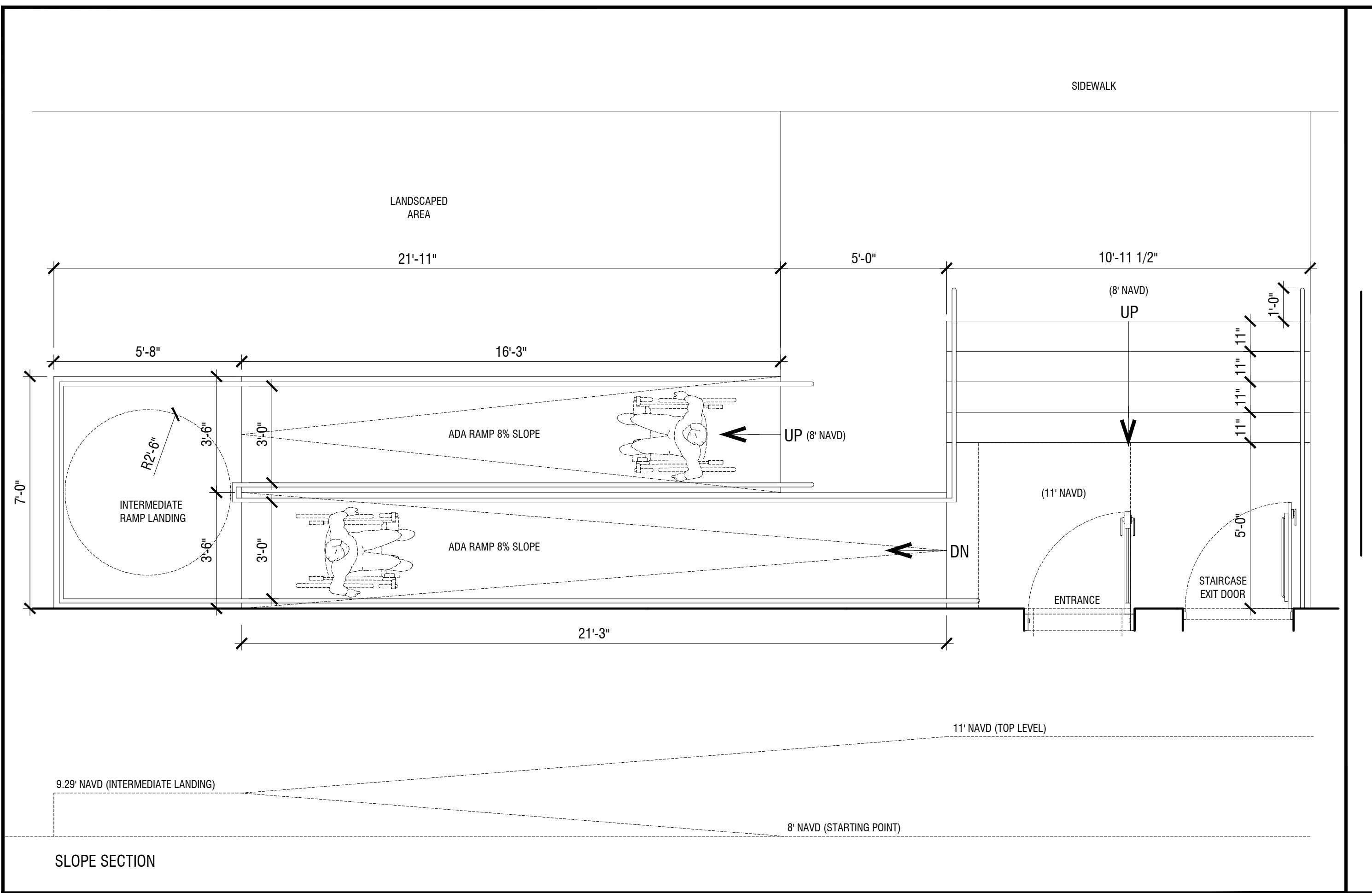
SCHEMATIC DESIGN

PROJECT No.:	23072
DATE:	03.18.24
DESIGN BY:	K.NEAL
CHECKED BY:	JKB

SHEET

A-4.1

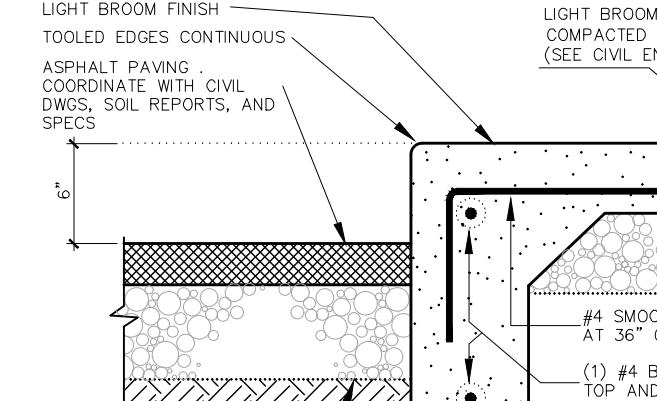
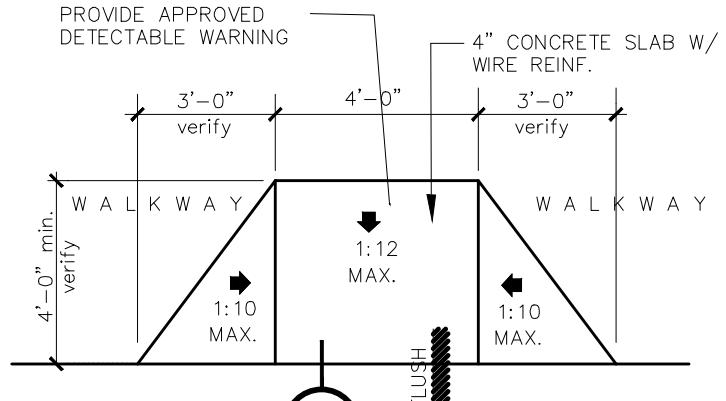
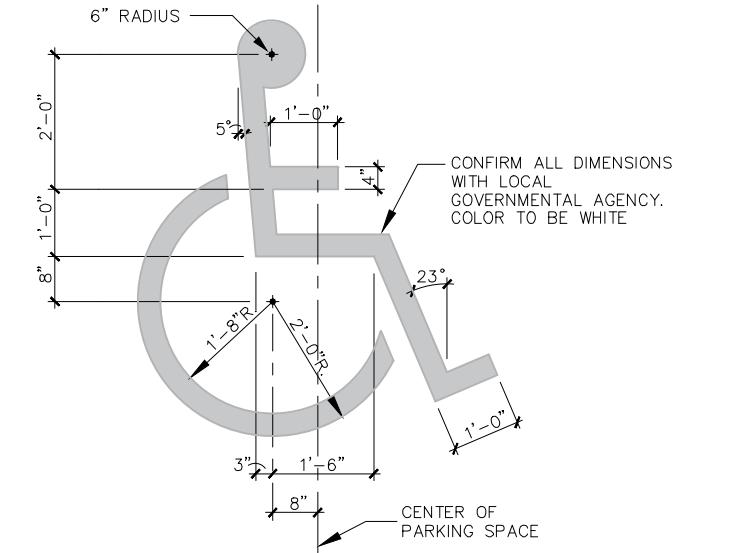
Bridges shall be complete and in place before the next drawing cycle begins.



1 ADA RAMP - NORTH 18th COURT
3/8'=1'-0"

2 ADA RAMP - DIXIEANA STREET
3/8'=1'-0"

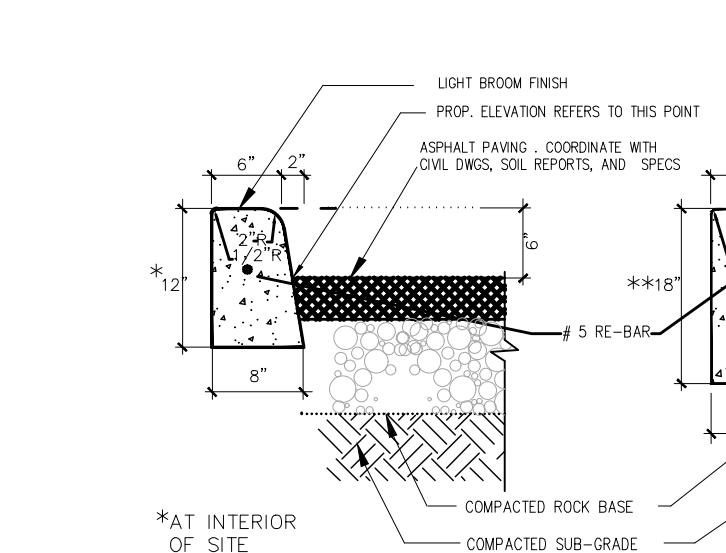
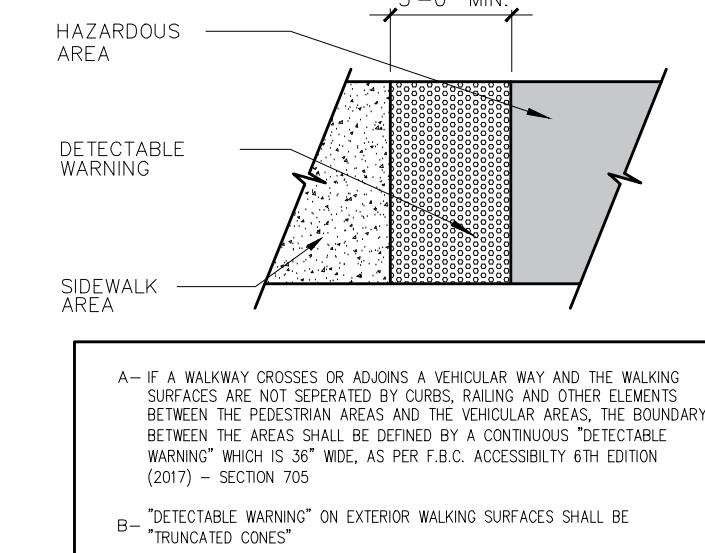
3 BICYCLE RACK
N.T.S.



PAINTED H.C. SPACE SYMBOL

ACCESSIBLE CURB CUT DETAIL

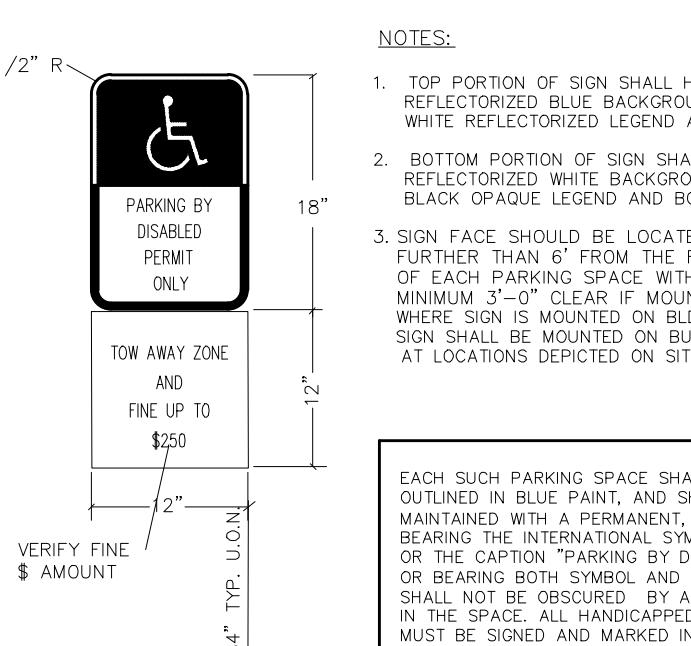
TYP. CONCRETE CURB

PLAN OF
DETECTABLE WARNING SURFACE

TYP. TYPE D CONCRETE CURB

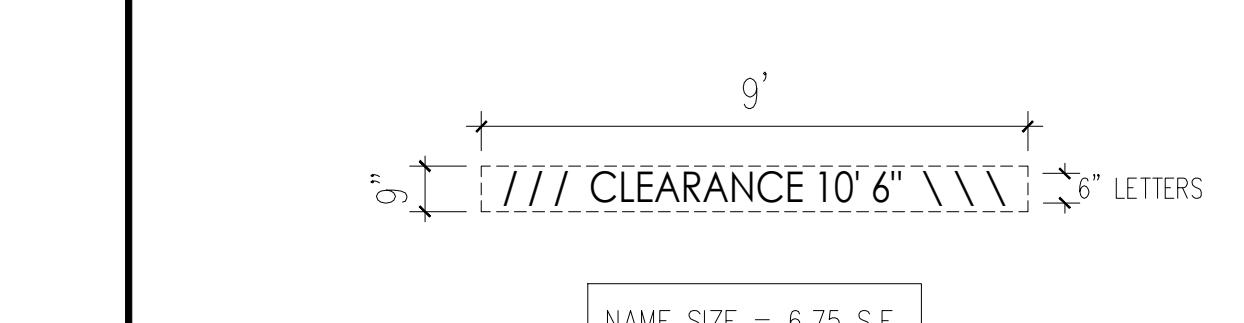
A- IF A WALKWAY CROSSES OR ADJACENTS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILING AND OTHER ELEMENTS BETWEEN THE WALKING AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THESE AREAS SHALL BE DEFINED BY A CONTINUOUS "DETECTABLE WARNING" WHICH IS 36" WIDE, AS FOR FULL ACCESSIBILITY (FH-2) (2017) - SECTION 705

B- "DETECTABLE WARNING" ON EXTERIOR WALKING SURFACES SHALL BE "TRUNCATED CONES"

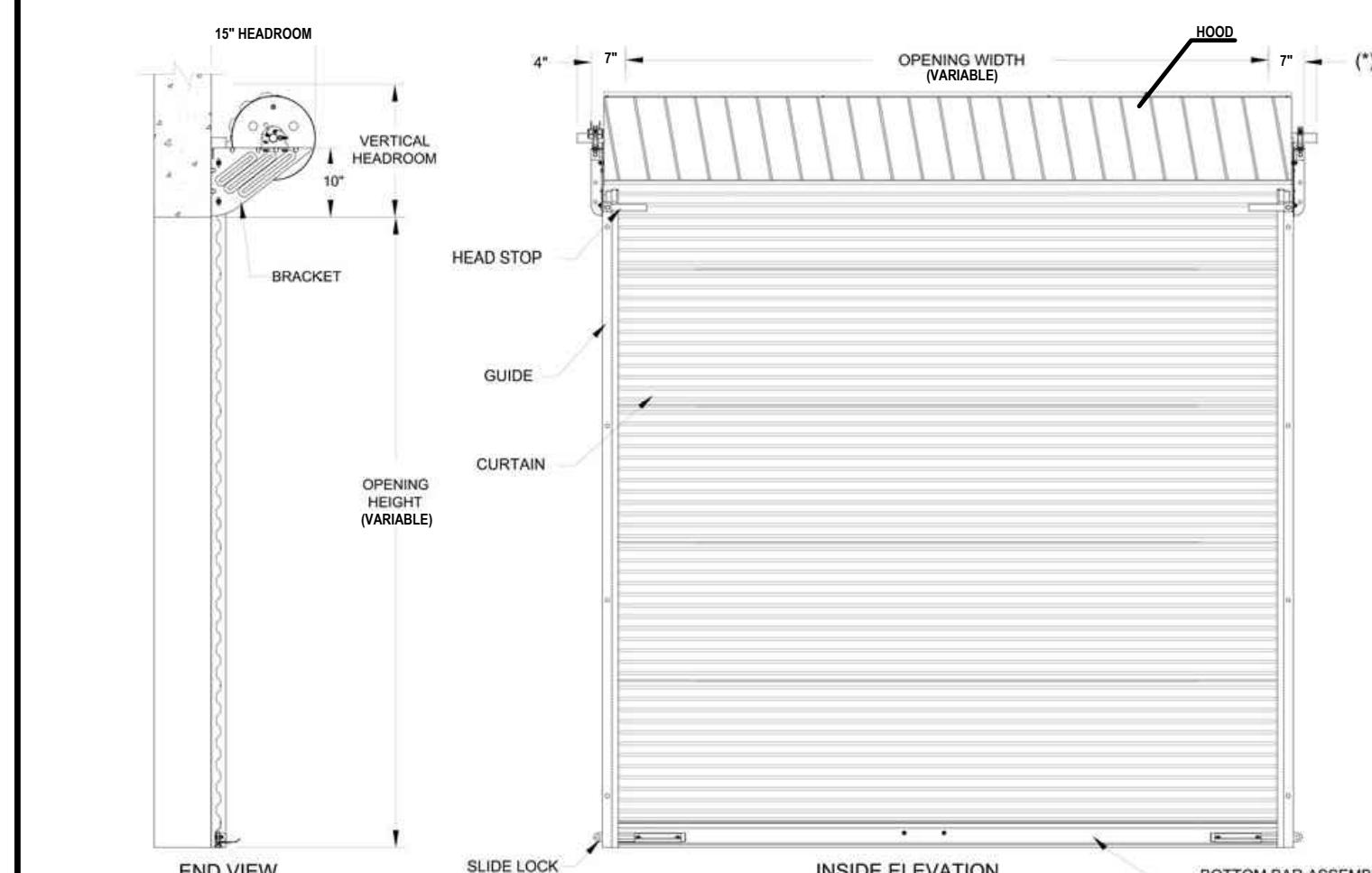


HANDICAPPED SIGNAGE DETAIL

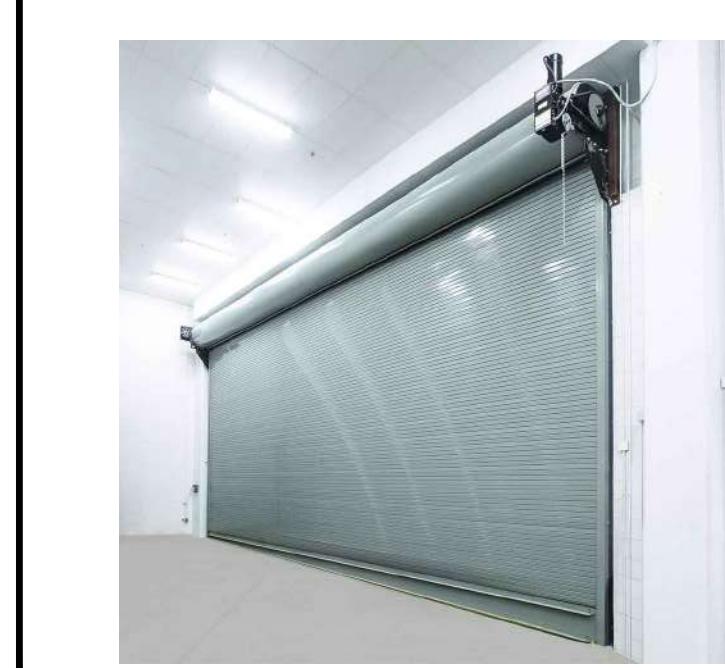
ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE FH-2 ZONING DISTRICTS.



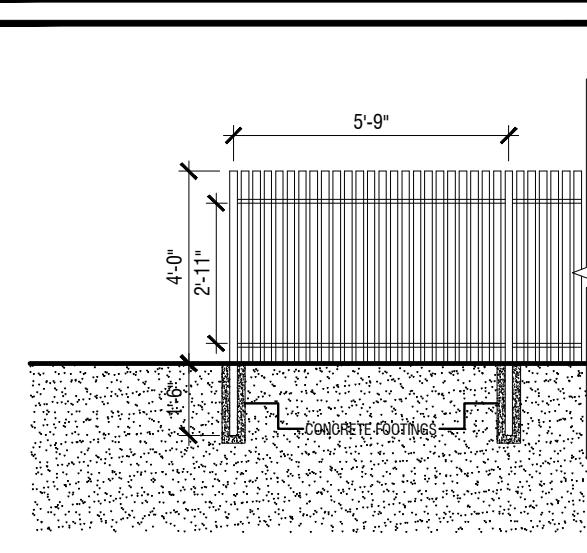
NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.



REMOTE CONTROL OPERATED FOR PARKING GARAGE
SWITCH CONTROL (MANUALLY) OPERATED FOR LOADING DOCK AREA



ROLL UP DOOR OR APPROVED EQUAL
FOR PARKING GARAGE DOOR AND
LOADING DOCK



4 DETAILS
N.T.S.

5 SIGNS
N.T.S.

6 GARAGE ROLL-UP DOORS
N.T.S.

7 FENCE DETAIL
N.T.S.