

**ATTACHMENT A**  
Application Package  
Part I



CITY OF  
**Hollywood**  
DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

**2600 Hollywood Blvd**

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

**SUBMISSION REQUIREMENTS:**

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

**NOTE:**

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

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

**APPLICATION TYPE (CHECK ALL THAT APPLIES):**

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

**PROPERTY INFORMATION**

**Location Address:** 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: <input type="text" value="71"/> #Rooms <input type="text" value="N/A"/>
Proposed Non-Residential Uses	<input type="text" value="Zero"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="88"/> )
Height (# of stories)	(# STORIES) <input type="text" value="10"/> ( <input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text" value="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): Cusero & Associates

E-mail Address: Cusero Planning - Yahoo.com

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://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: Kevin Neal 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

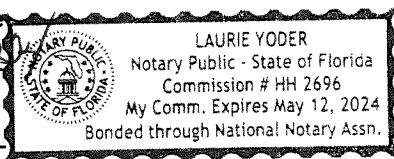
PRINT NAME: N/A Date: N/A

**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 11th day of May 2024

Laurie Yoder  
 Notary Public  
 State of Florida



Kevin Neal  
 Signature of Current Owner

Kevin Neal, GN Dixiana LLC  
 Print Name

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 6<sup>th</sup> 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

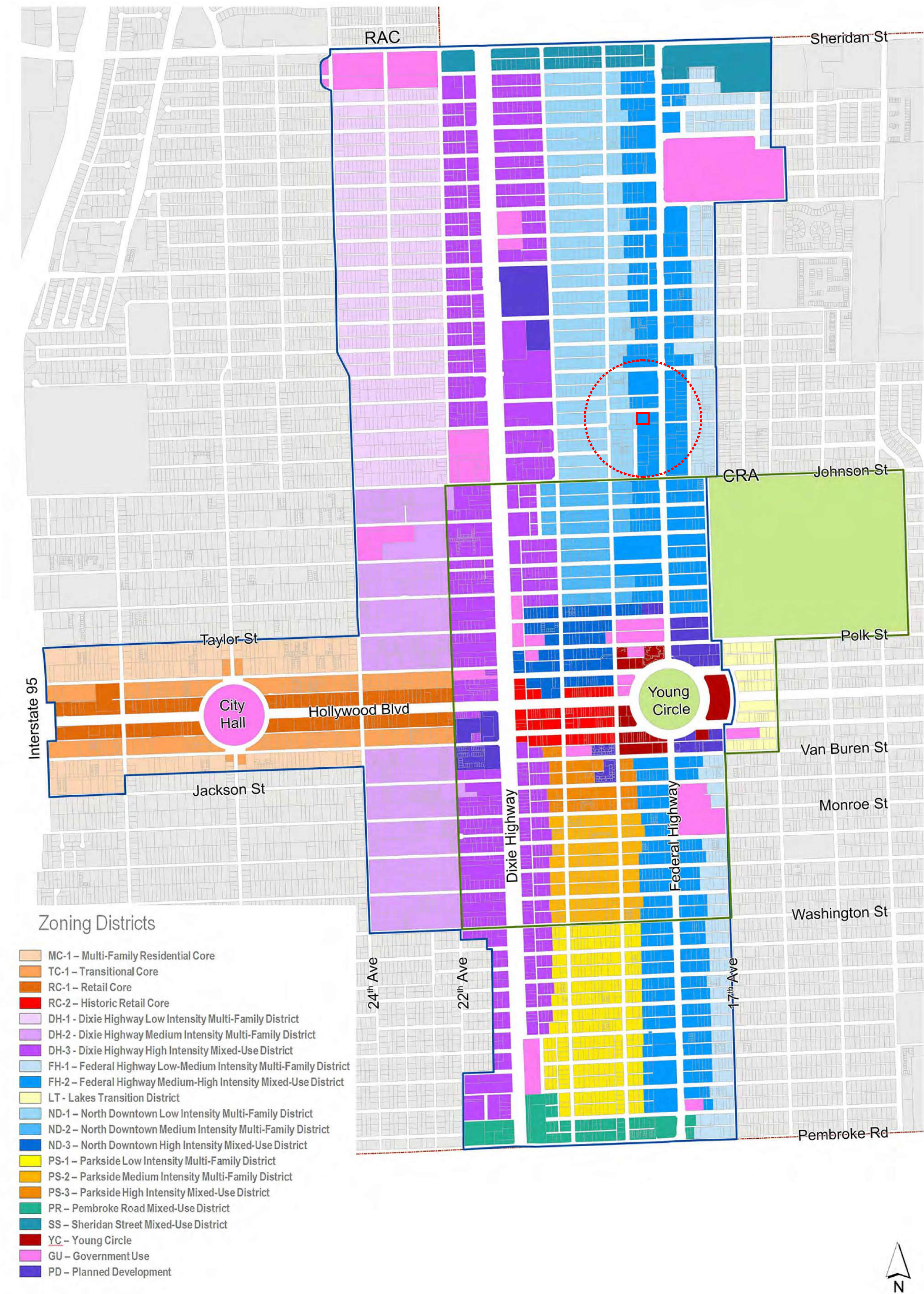
## ARCHITECTURE

A-0.0	COVER
A-R1	RENDERING
A-R2	RENDERING
A-R3	RENDERING
A-R4	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

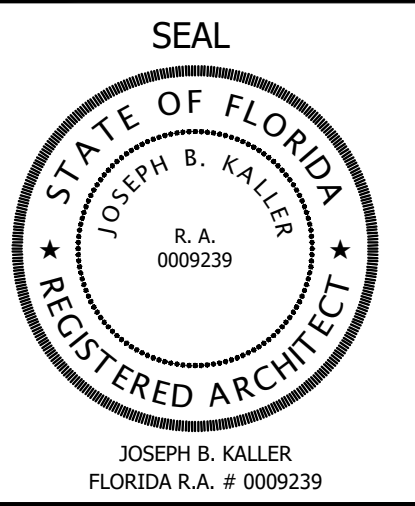
## ARCHITECT

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



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**GUARDIAN PROPERTIES**

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

SHEET TITLE  
**COVER**

## 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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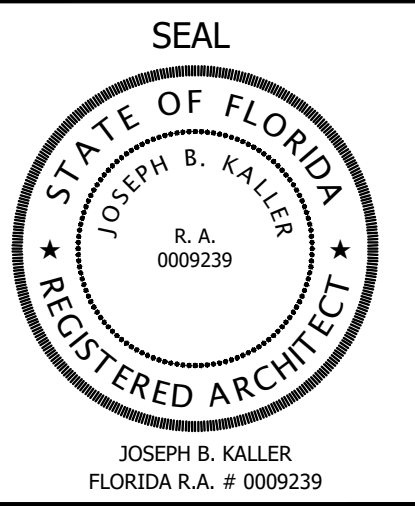


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 1822 DIXIEANA ST.  
 HOLLYWOOD, FL. 33020

**SHEET TITLE**  
 RENDERING

**MEETING DATES**

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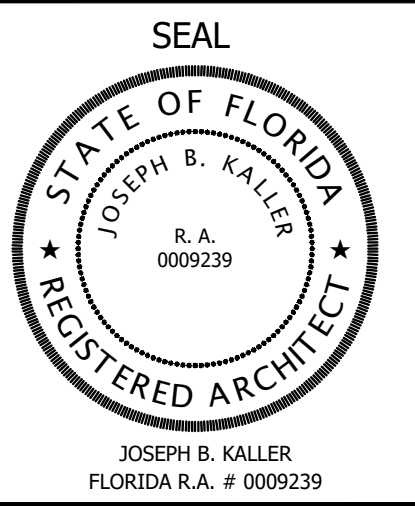


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 HOLLYWOOD, FL. 33020

SHEET TITLE  
**RENDERING**

**MEETING DATES**

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SHEET  
**A-R.2**



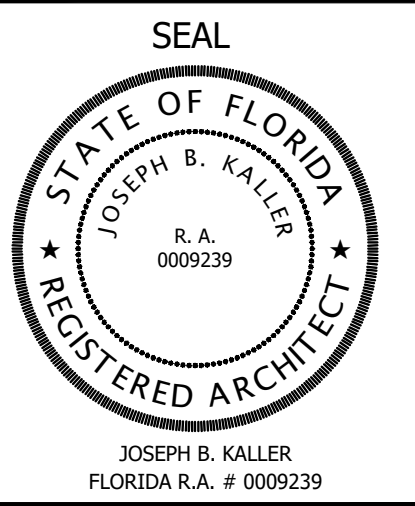
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**1822 DIXIEANA ST.**  
 --  
 HOLLYWOOD, FL. 33020

SHEET TITLE  
**RENDERING**

MEETING DATES

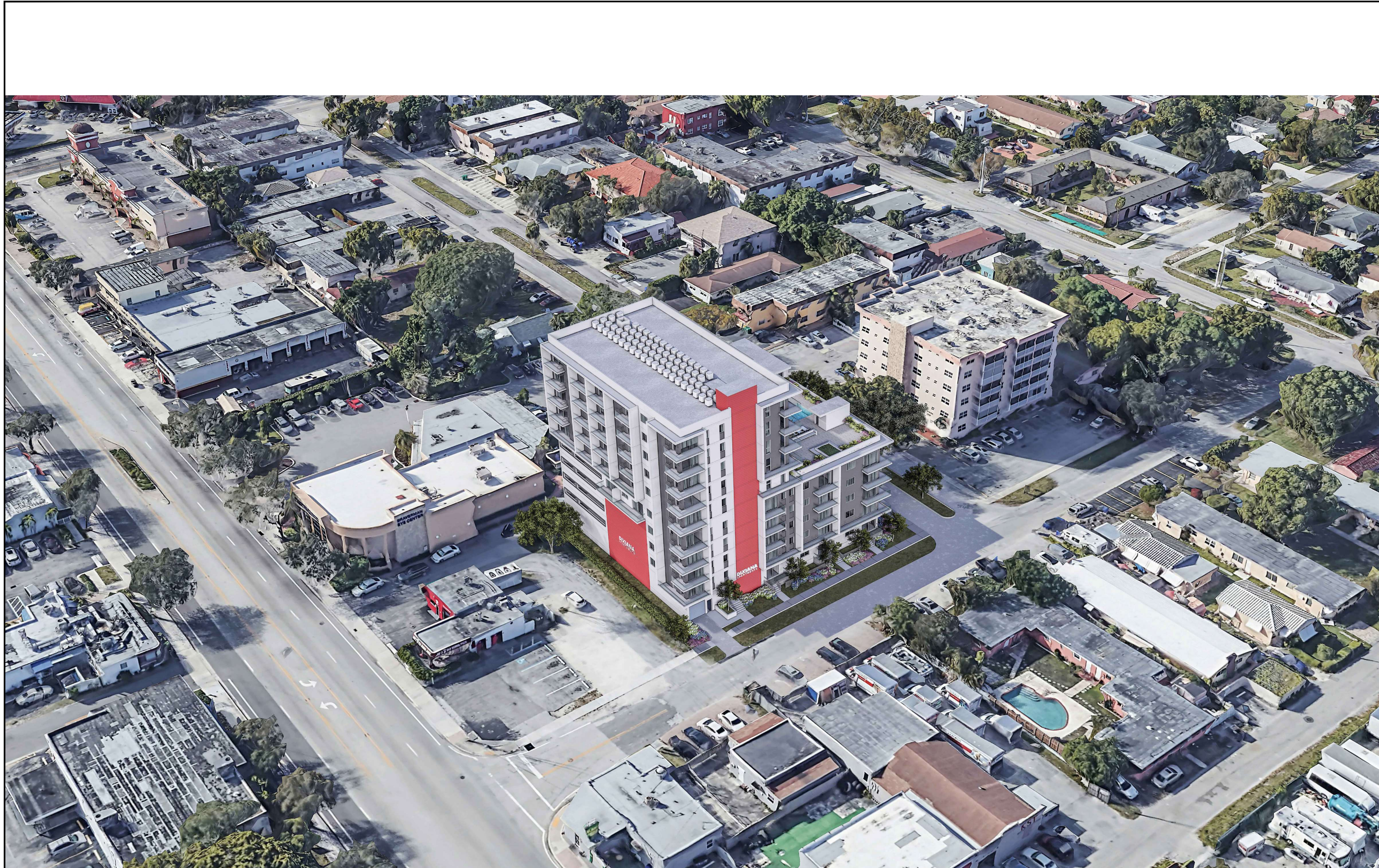
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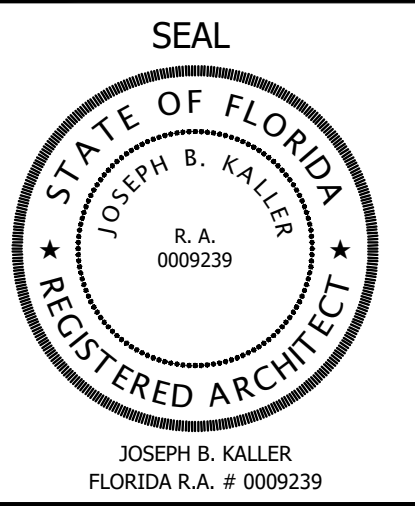
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PROJECT No.: 23072  
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 DESIGN BY: K.NEAL  
 CHECKED BY: JBK

SHEET  
**A-R.3**



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 1822 DIXIEANA ST.  
 --  
 HOLLYWOOD, FL. 33020

**SHEET TITLE**  
 RENDERING

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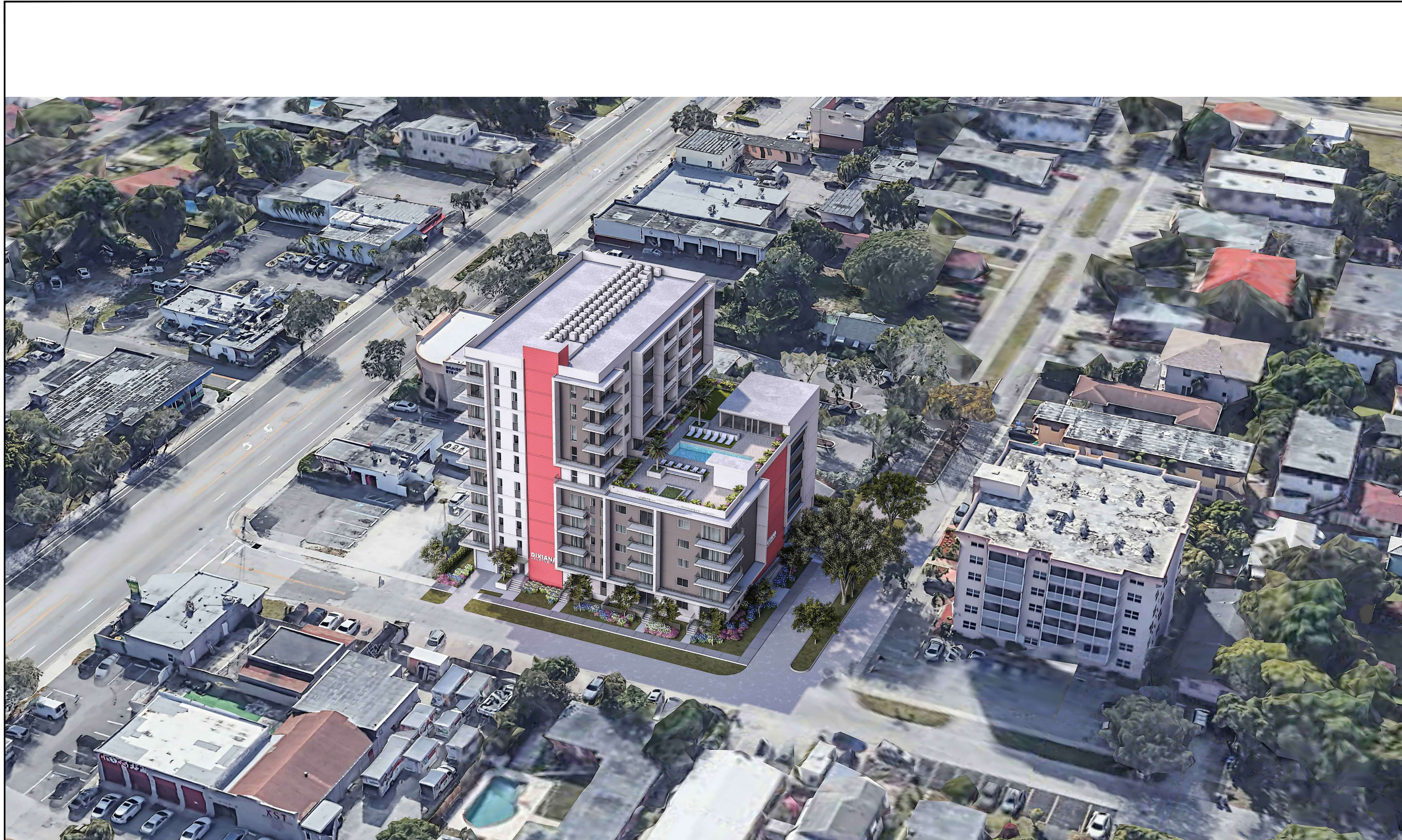
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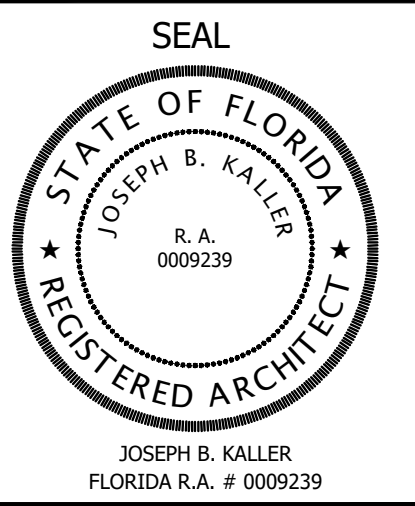
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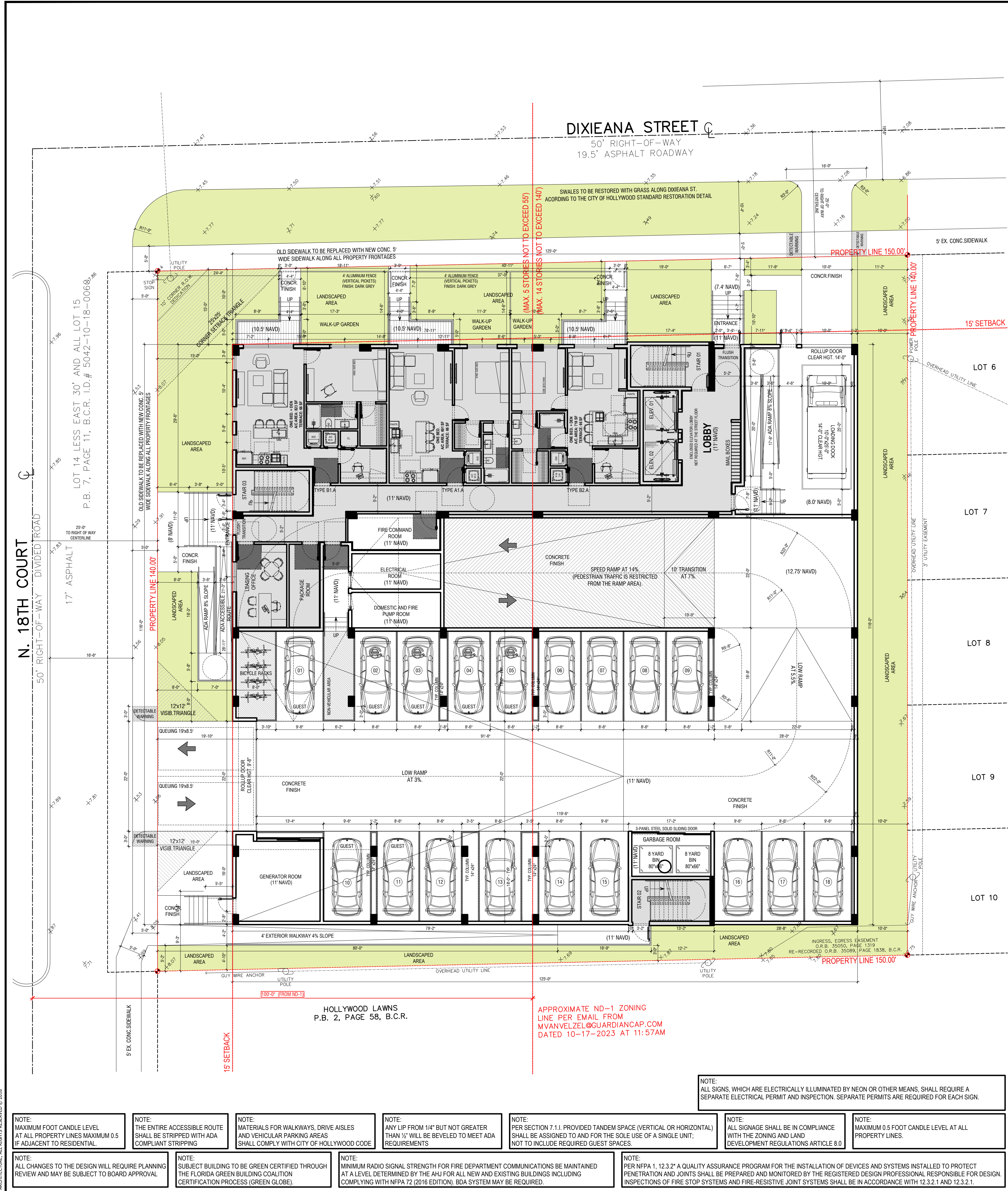
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 CHECKED BY: JBK

**SHEET**  
 A-R.5

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1 RENDERING  
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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

Total Lot Net Area: 20,995.13 SF (0.481 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  
Maximum Building Height: 140'-0" / Sites or portions of sites within 100 ft of ND-1: 5 Stories, not to exceed 55 ft.

Floor Area Ratio: 3.00  
Maximum Built Area Allowed: 62,985.39 sq ft  
Minimum Open Space: N/A  
Maximum Residential Area Allowed: 62,985.39 sq ft  
A minimum 40% of the walkup garden shall be pervious

**SETBACKS**  
MINIMUM SETBACKS  
-All Frontages  
Ground Floor (Base, Ground Floor - 55 Feet): 15 ft.  
Tower - Above 55 Feet: 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.

**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 sq ft  
Min. Proposed: 757 sq ft

**Cumulative Average Unit Size (New Construction):**  
Required: 650 sq ft  
Proposed: 786 sq ft

**PROJECT DATA**

1822 DIXIEANA STREET HOLLYWOOD, FL 33020

LOT AREA	20,995.13 SF
FAR	3.0
MAX BUILT AREA ALLOWED	62,985.39 SF

FLOOR	FAR PER FLOOR	PARKING SPACES	UNITS PER FLOOR	ONE BED	ONE BED + DEN	TWO BED	STUDIO
11- ROOF	168.00 SF		0	0	0	0	0
10- UNITS	7,570.00 SF		10	5	0	1	4
09- UNITS	7,570.00 SF		10	5	0	1	4
08- UNITS	7,570.00 SF		10	5	0	1	4
07- UNITS	7,570.00 SF		10	5	0	1	4
06- POOL AREA / UNITS	9,013.00 SF		10	5	0	1	4
05- UNITS / PARKING	5,916.00 SF	16	6	2	2	1	1
04- UNITS / PARKING	4,490.00 SF	18	4	1	2	1	0
03- UNITS / PARKING	4,490.00 SF	18	4	1	2	1	0
02- UNITS / PARKING	4,490.00 SF	18	4	1	2	1	0
01- LOBBY / UNITS / PARKING	4,138.00 SF	18	3	1	2	0	0
<b>TOTALS</b>		<b>88</b>	<b>71</b>	<b>31</b>	<b>10</b>	<b>9</b>	<b>21</b>

UNIT MIX	%	PARK. REQ.	GUESTS	TOTAL REQ.
ONE BED	31	31		
ONE BED + DEN	14	15		
TWO BED	9	13.5		
STUDIO	21	21		
<b>TOTAL # OF UNITS</b>	<b>71</b>	<b>80.5</b>	<b>7.1</b>	<b>88</b>

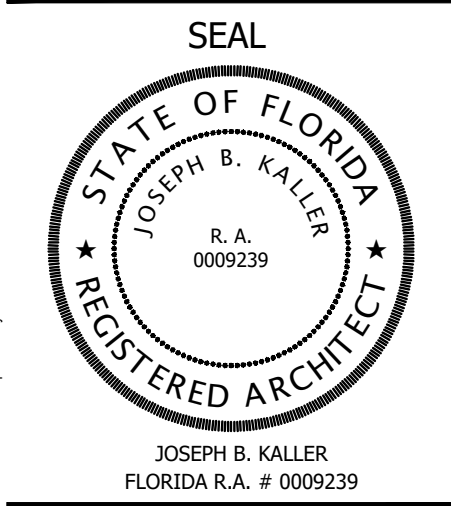
PROPOSED PARKING 88 Including 4 ADA

**UNITS AREA CHART**

UNIT TYPE	BED.#	A/C AREA (SF)	TERRACE AREA (SF)	TOTAL AREA (SF)	# OF UNITS IN THE PROJECT	TOTAL RENTABLE / SALABLE AREA (SF)
A1A	1	691.00	66.00	757.00	1	691.00
A1B	1	691.00	116.00	807.00	1	691.00
A1C	1	691.00	60.00	751.00	3	2,073.00
A2	1	662.00	103.00	765.00	1	662.00
A3A	1	590.00	202.00	792.00	1	590.00
A3B	1	764.00	115.00	879.00	4	3,056.00
A5A	1	662.00	99.00	761.00	2	1,324.00
A5B	1	662.00	60.00	722.00	8	5,226.00
A6B	1	652.00	115.00	767.00	1	652.00
A6C	1	652.00	55.00	707.00	4	2,608.00
A7A	1	771.00	115.00	886.00	1	771.00
A7B	1	771.00	62.00	833.00	4	3,084.00
B1A	1+DEN	823.00	66.00	889.00	1	823.00
B1B	1+DEN	823.00	235.00	1,058.00	1	823.00
B1C	1+DEN	823.00	134.00	957.00	3	2,469.00
B2A	1+DEN	718.00	66.00	784.00	1	718.00
B2B	1+DEN	718.00	114.00	832.00	1	718.00
B2C	1+DEN	718.00	60.00	778.00	3	2,154.00
C1A	2	890.00	171.00	1,061.00	1	890.00
C1B	2	890.00	103.00	993.00	2	1,780.00
C2	2	979.00	103.00	1,082.00	6	5,874.00
D1	STUDIO	507.00	71.00	578.00	11	5,577.00
D2	STUDIO	507.00	71.00	578.00	10	5,070.00
<b>TOTALS</b>					<b>71</b>	<b>48,394.00</b>



**Kaller Architecture**  
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**GUARDIAN PROPERTIES**

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

**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

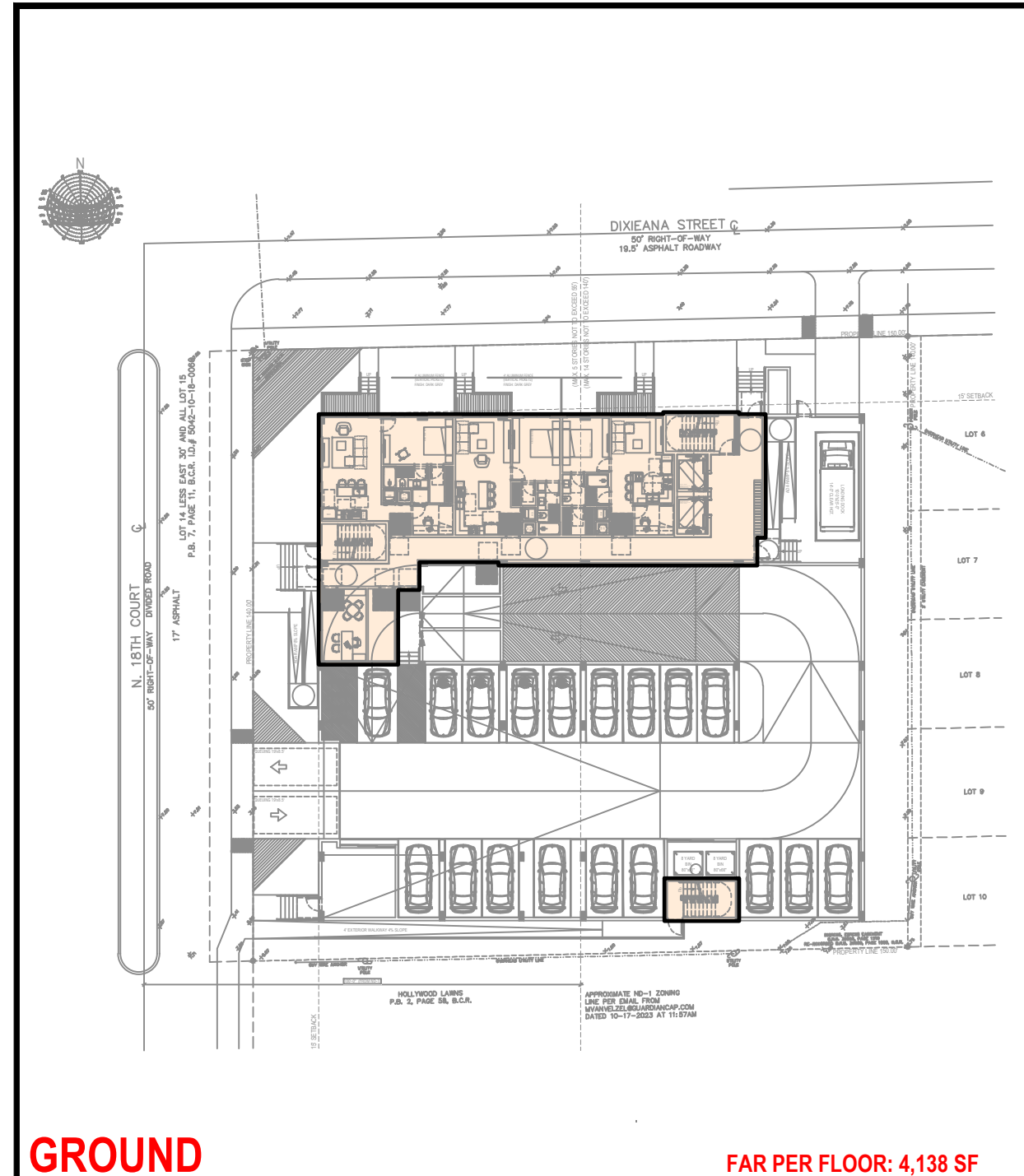
**SHEET TITLE**  
SITE PLAN

**SCHEMATIC DESIGN**

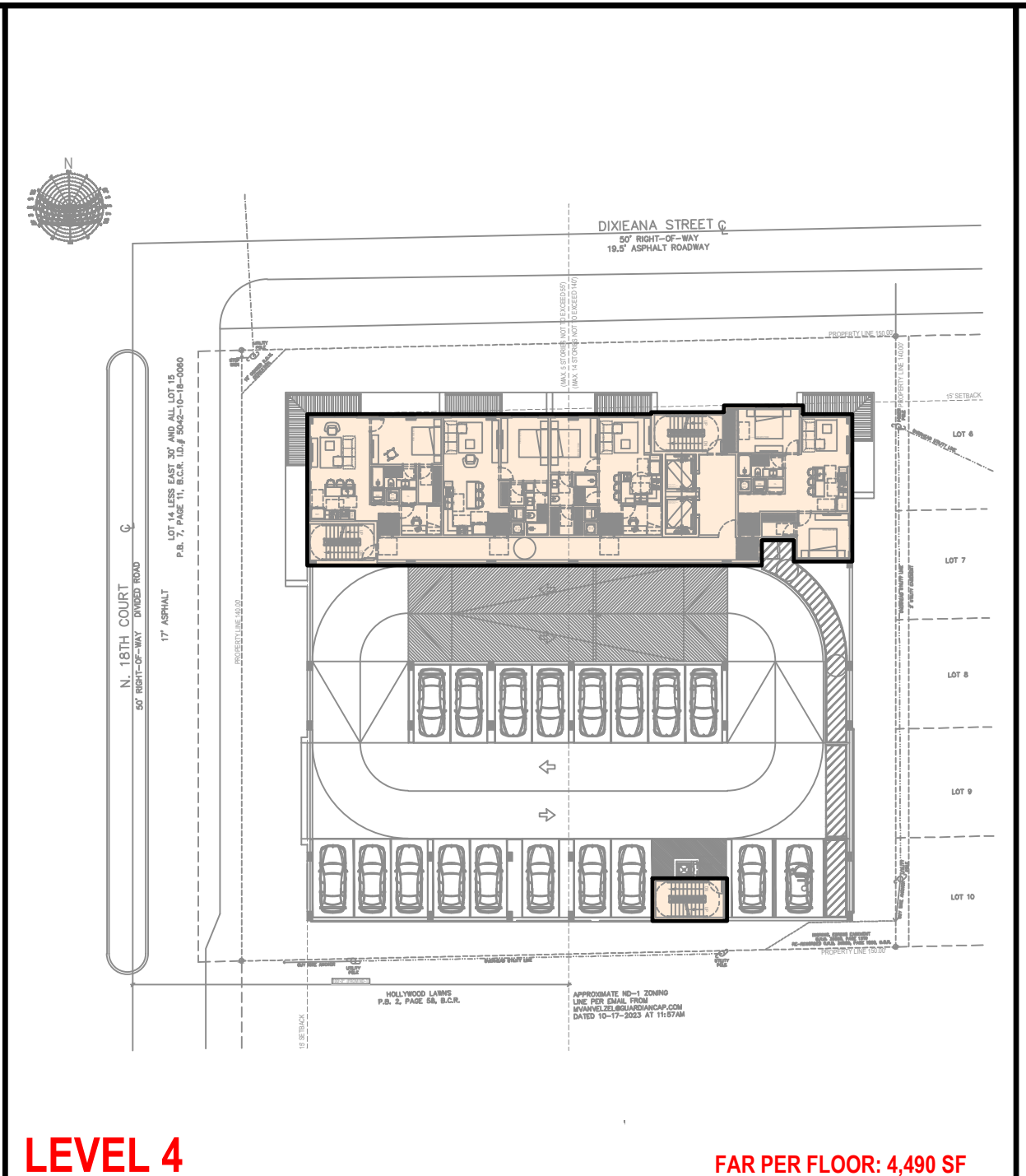
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PROJECT No.: 23072  
DATE: 03.18.24  
DESIGN BY: K.NEAL  
CHECKED BY: JBK

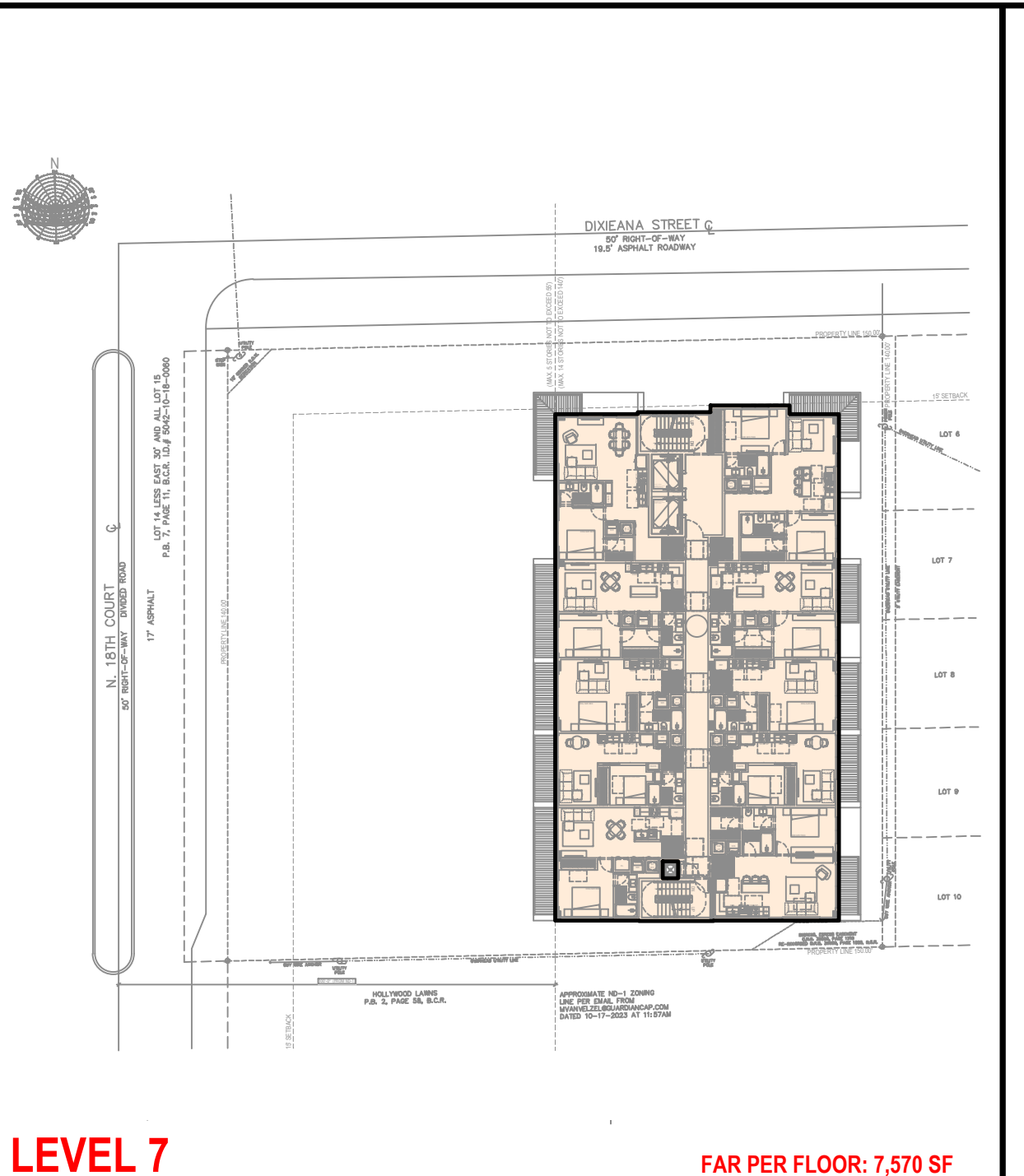
**SHEET**  
**A-1.0**



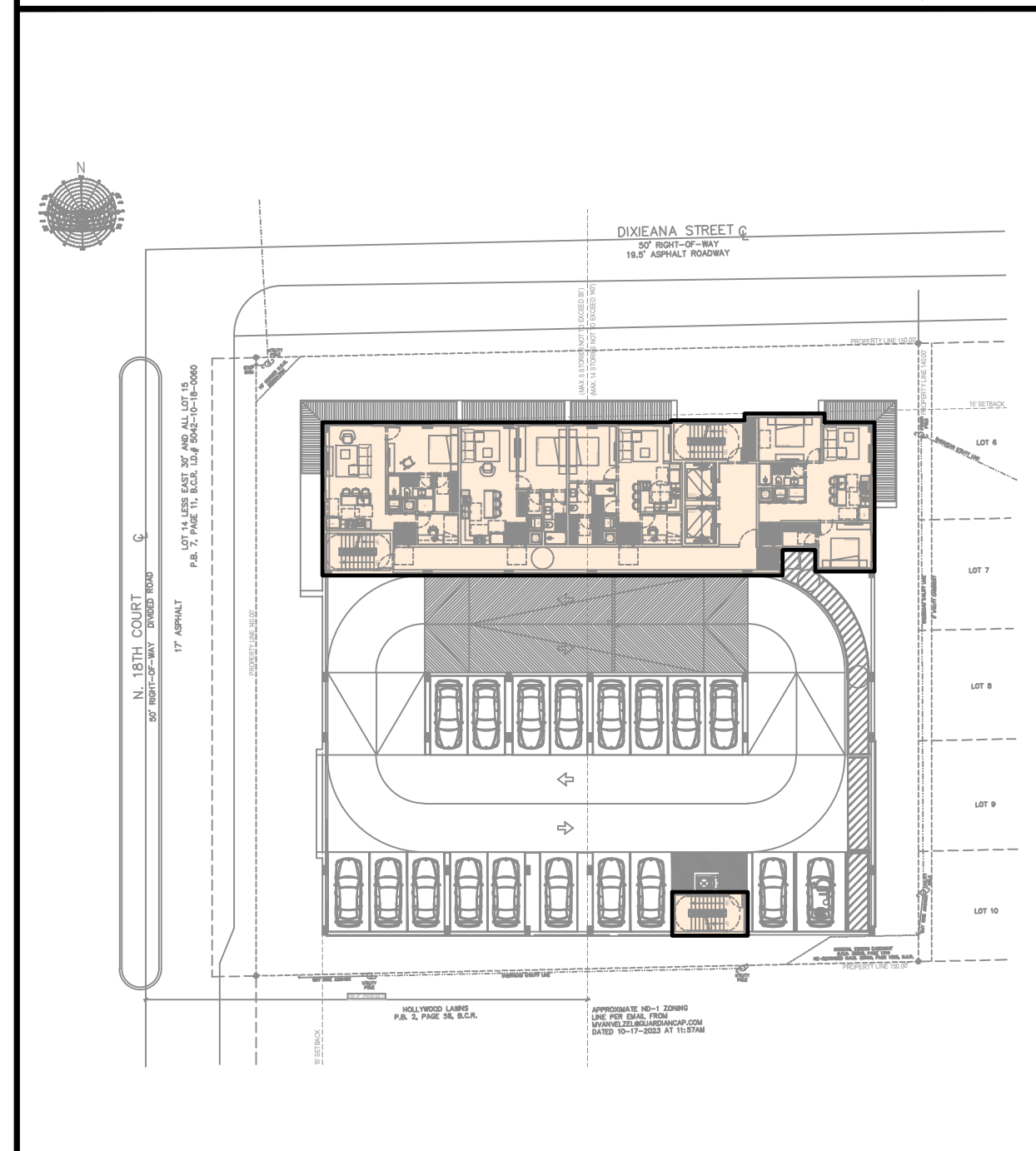
**GROUND** FAR PER FLOOR: 4,138 SF



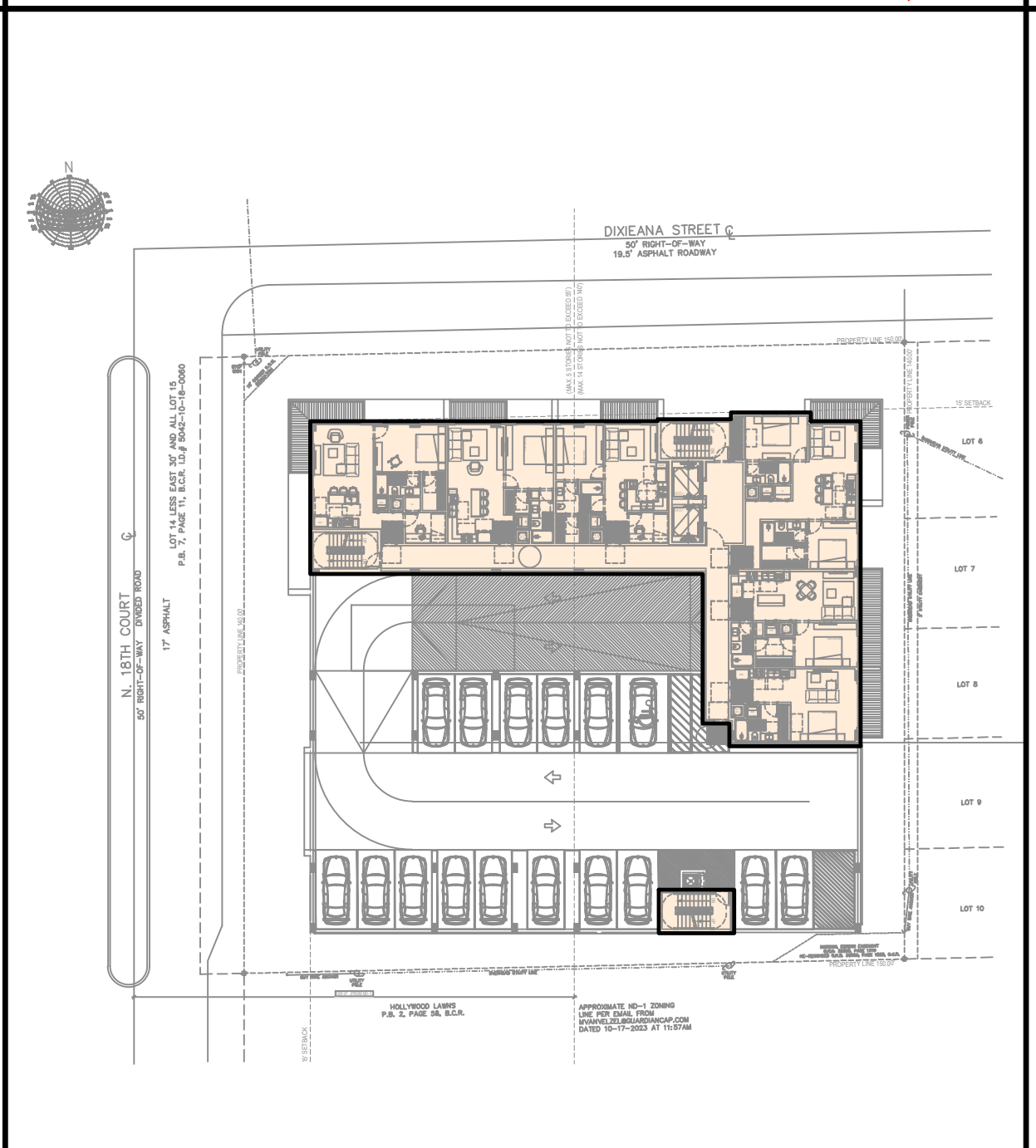
**LEVEL 4** FAR PER FLOOR: 4,490 SF



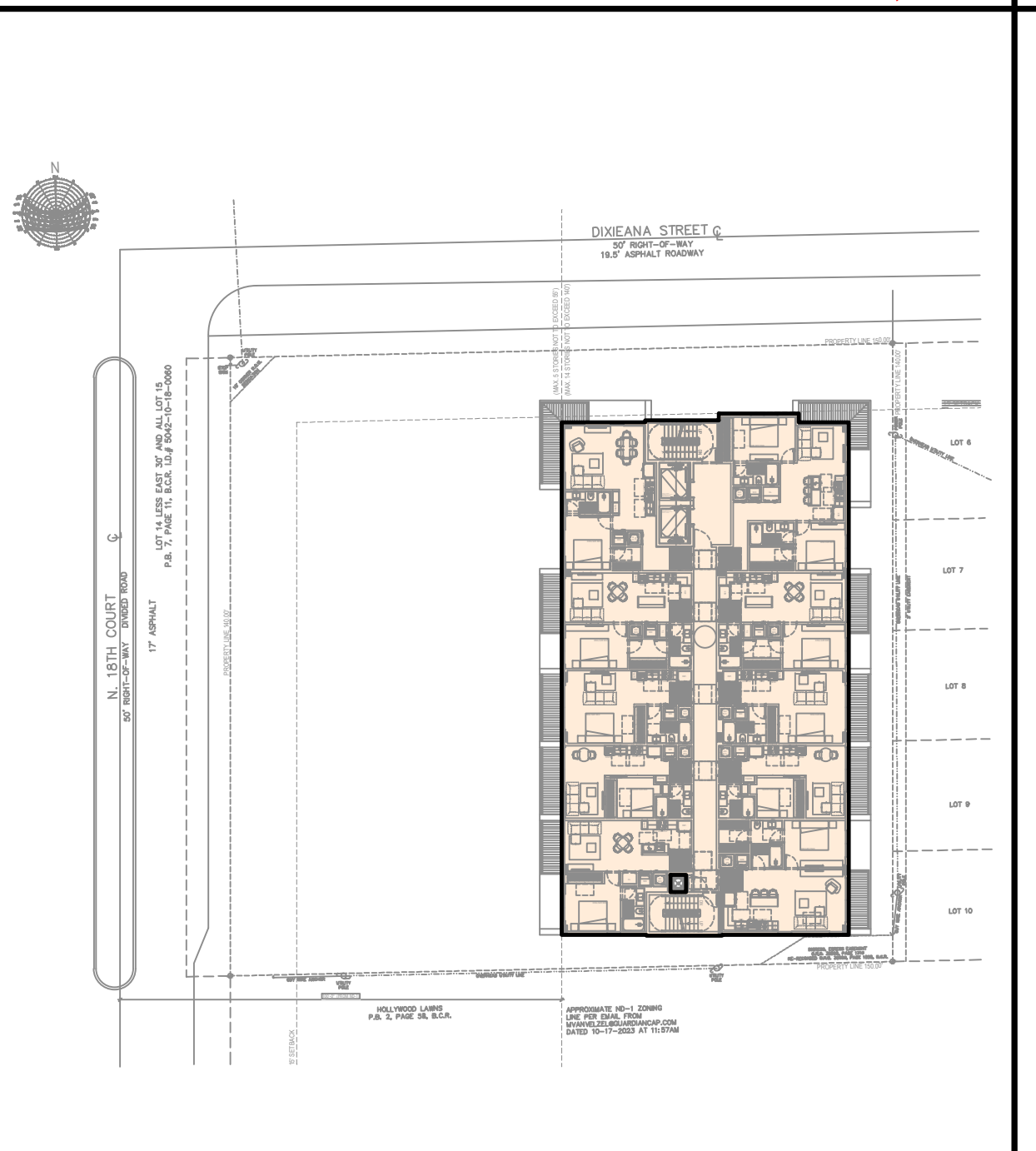
**LEVEL 7** FAR PER FLOOR: 7,570 SF



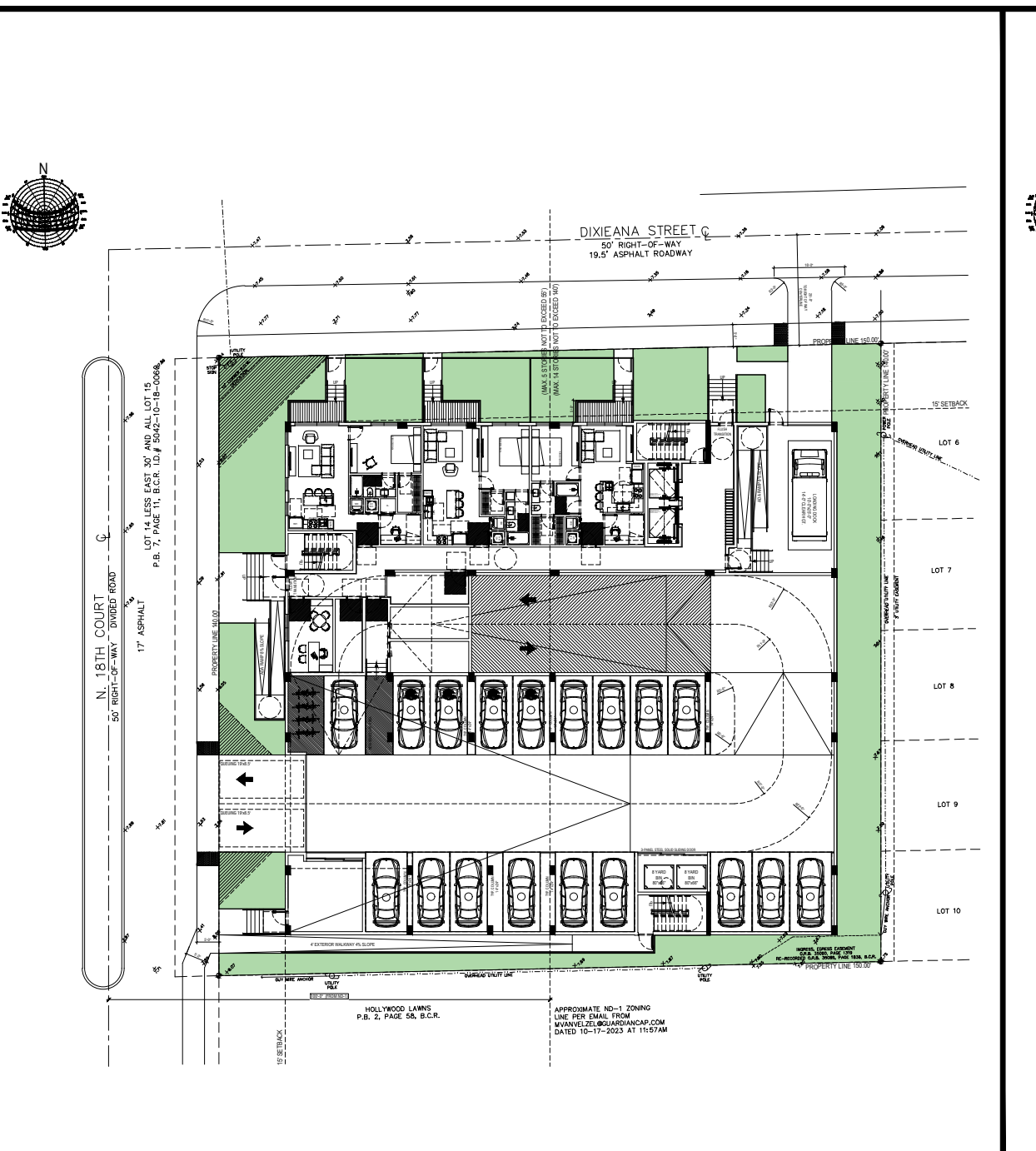
**LEVEL 2** FAR PER FLOOR: 4,490 SF



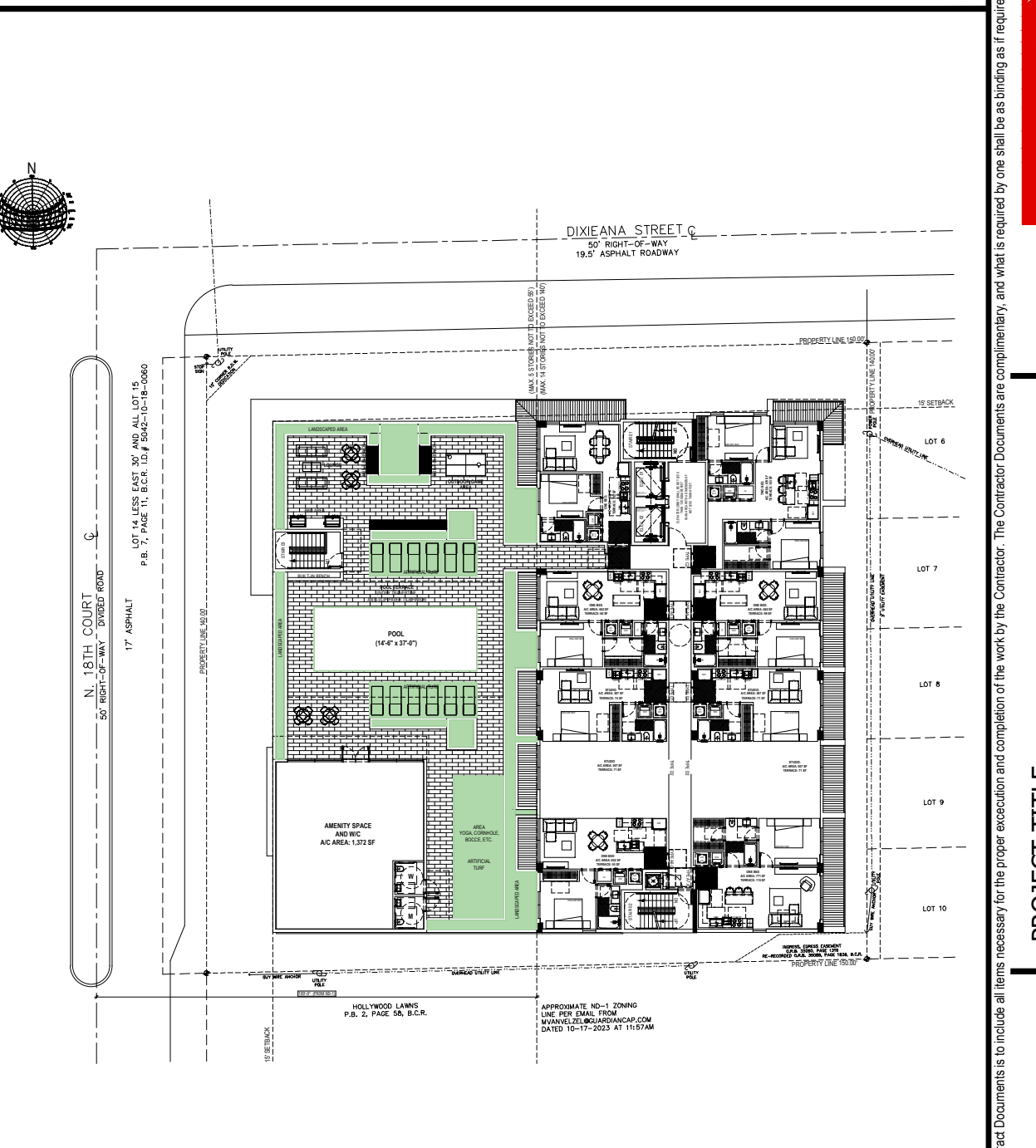
**LEVEL 5** FAR PER FLOOR: 5,916 SF



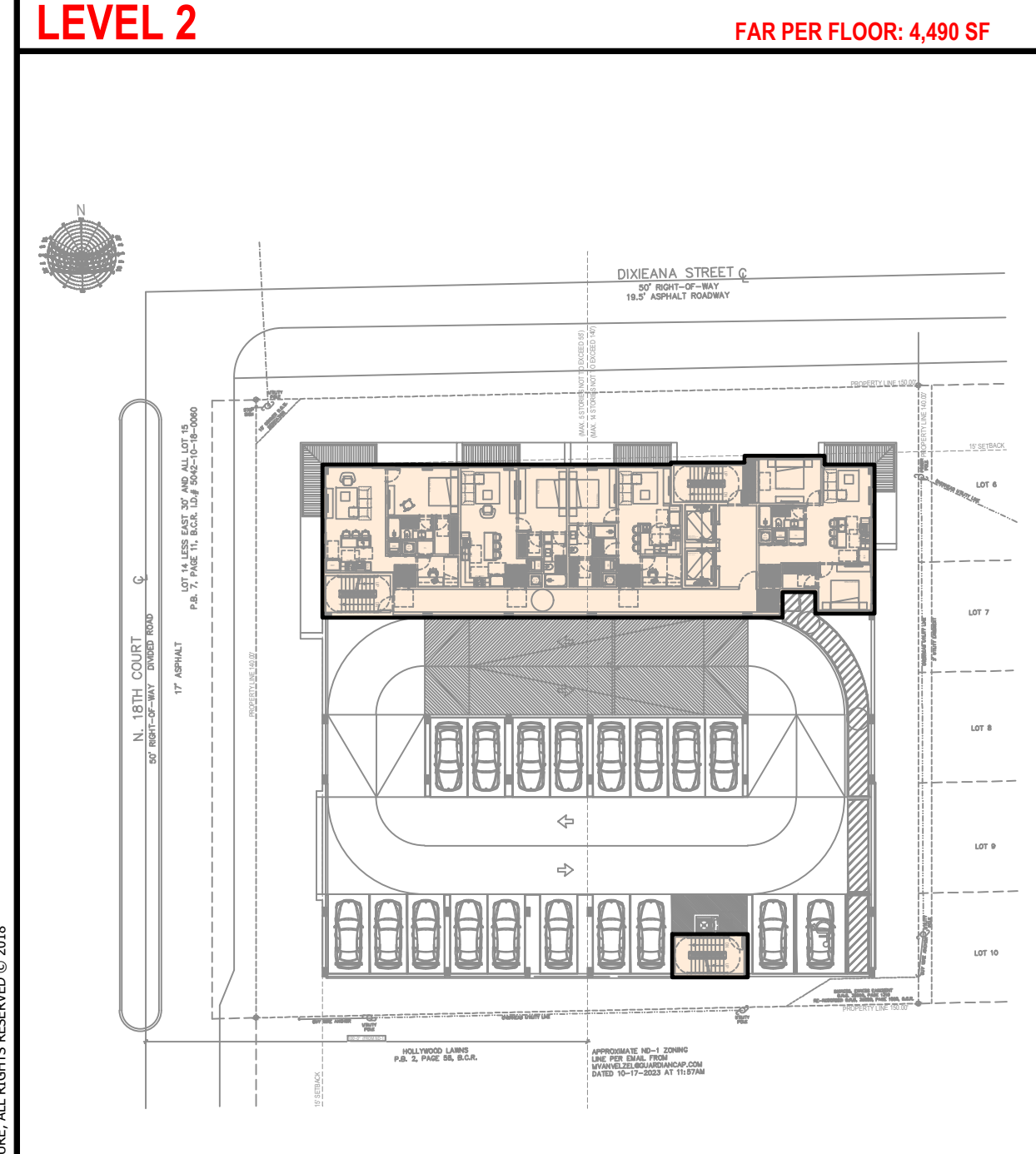
**LEVEL 8-10** FAR PER FLOOR: 7,570 SF



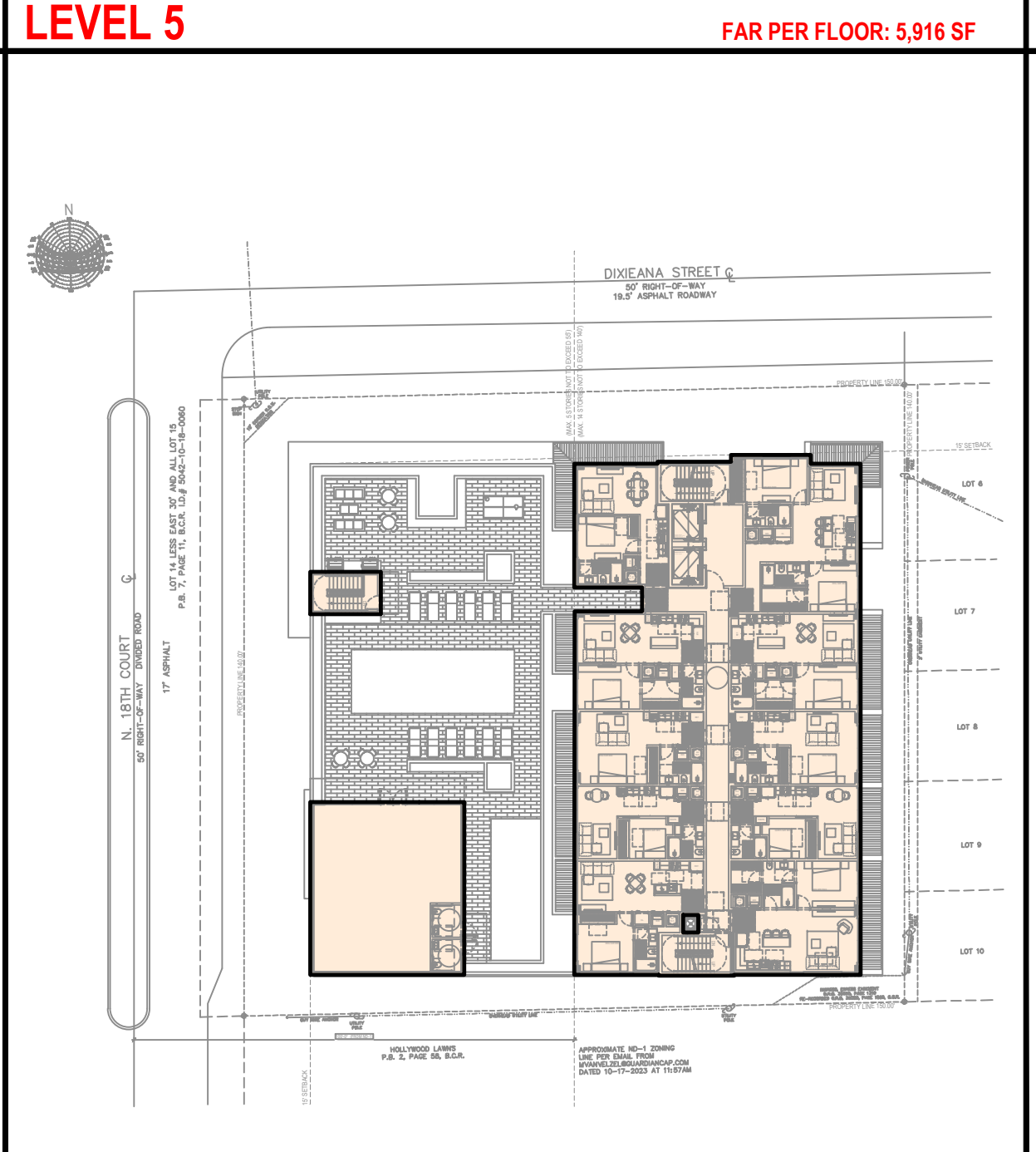
**GROUND** OPEN SPACE: 4,534 SF



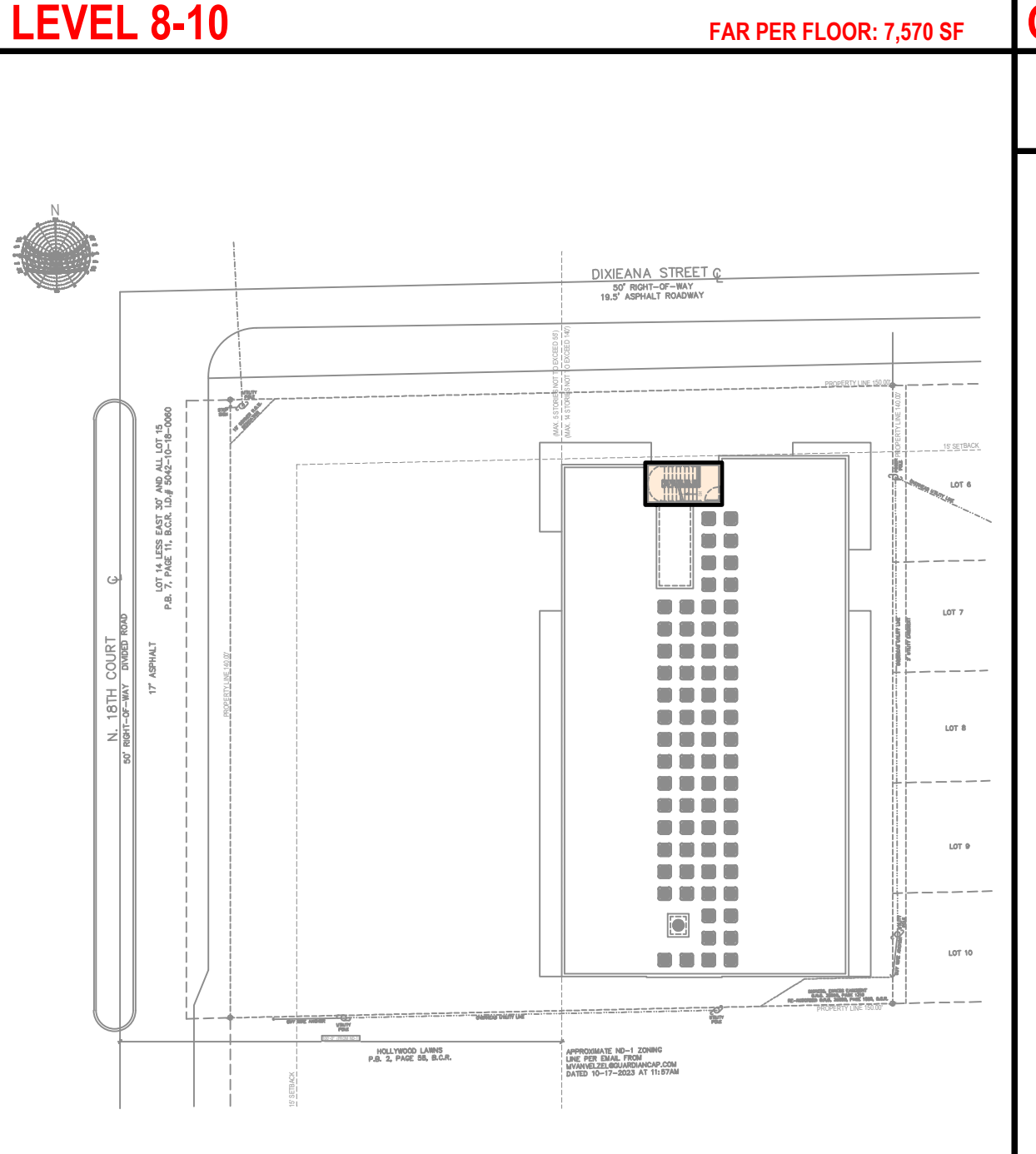
**LEVEL 6** OPEN SPACE: 1,616 SF



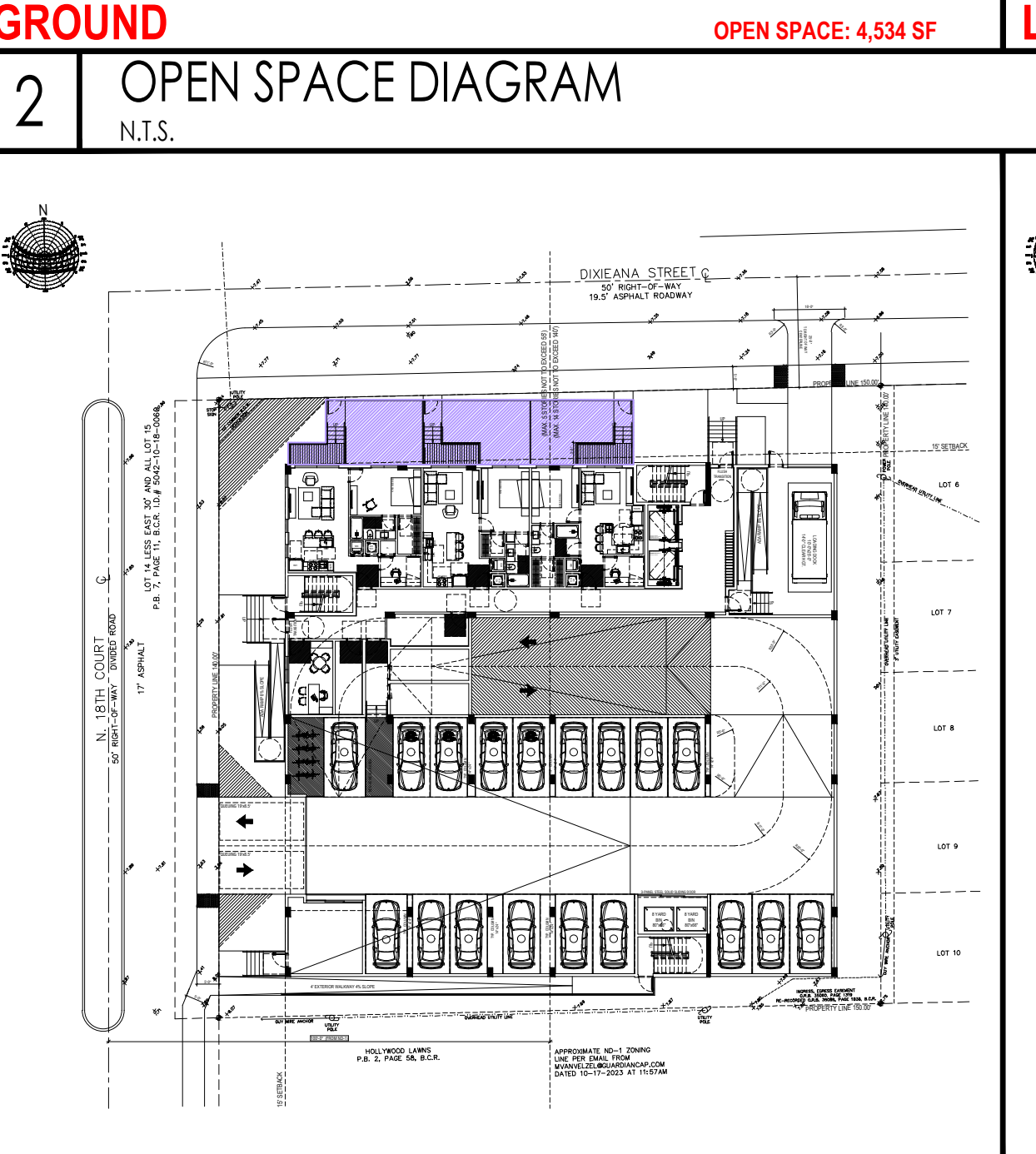
**LEVEL 3** FAR PER FLOOR: 4,490 SF



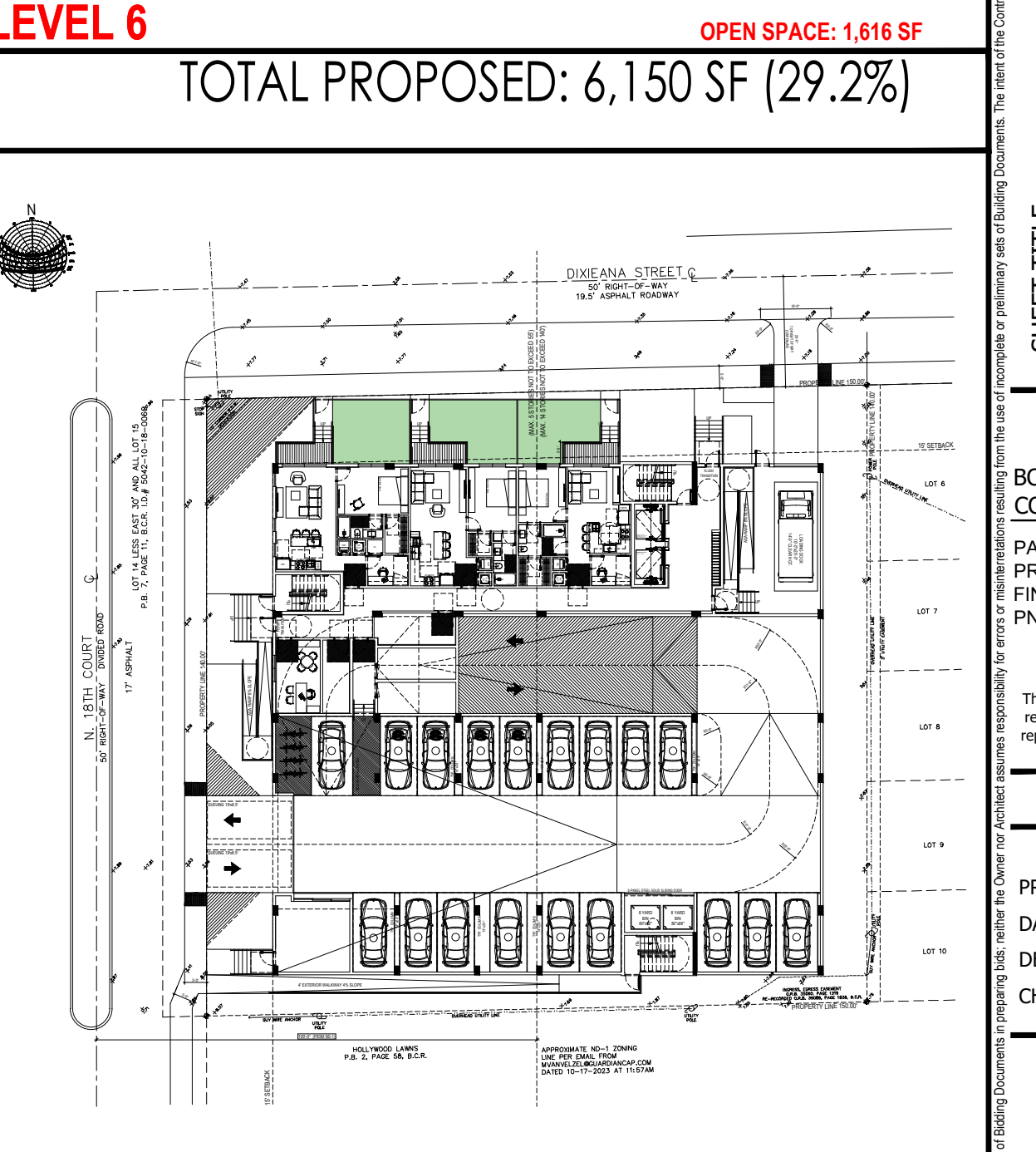
**LEVEL 6** FAR PER FLOOR: 9,013 SF



**ROOF** FAR PER FLOOR: 168 SF



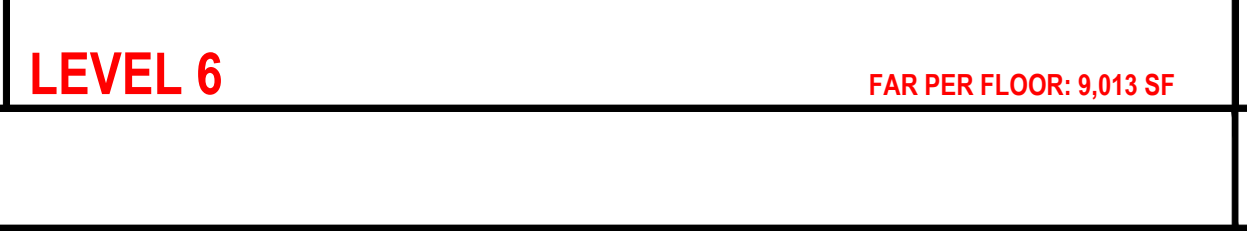
**WALKUP GARDEN** TOTAL AREA: 1,066 SF



**PERVIOUS AREA** AREA: 725 SF (70%)



**1 FAR DIAGRAM** N.T.S.



**LEVEL 6** FAR PER FLOOR: 9,013 SF



**ROOF** FAR PER FLOOR: 168 SF



**3 WALKUP GARDEN DIAGRAM** N.T.S.



**PERVIOUS AREA** AREA: 725 SF (70%)



**2 OPEN SPACE DIAGRAM** N.T.S.

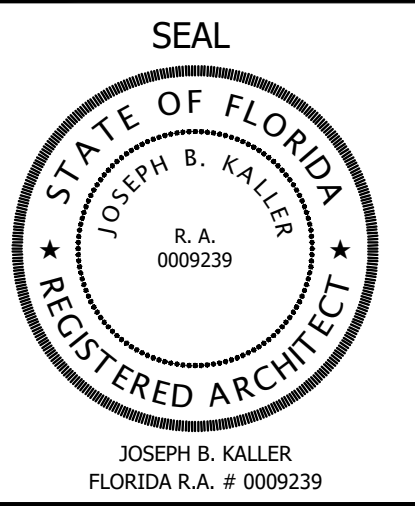


**TOTAL PROPOSED: 6,150 SF (29.2%)**

1



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**GUARDIAN PROPERTIES**

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

SHEET TITLE  
**FAR DIAGRAM**  
**OPEN SPACE DIAGRAM**

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

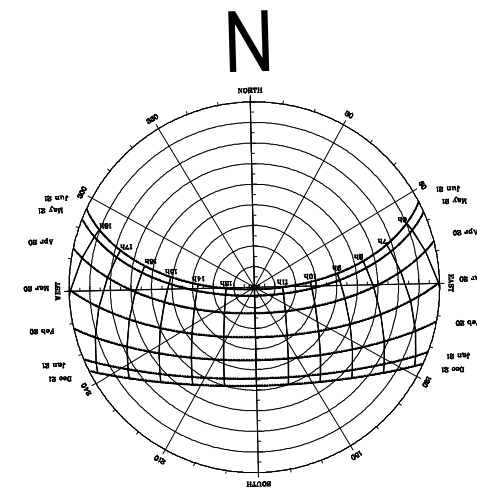
SCHEMATIC DESIGN

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

SHEET

**A-1.1**

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DIXIEANA STREET

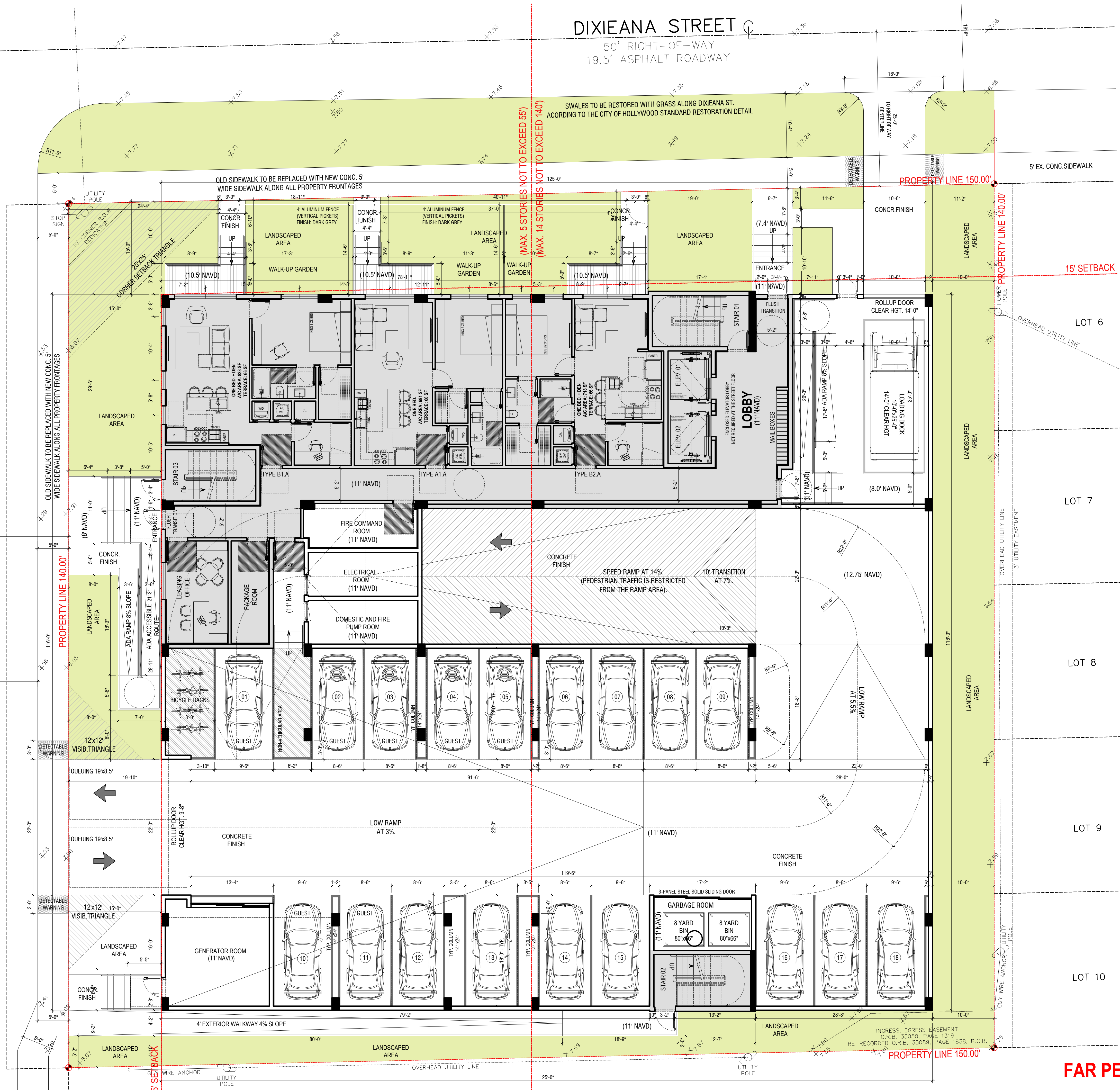
50' RIGHT-OF-WAY  
19.5' ASPHALT ROADWAY

N. 18TH COURT

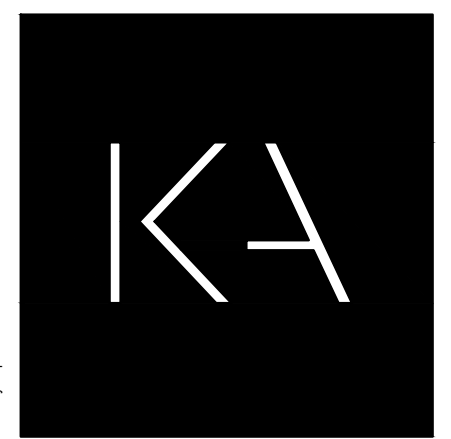
50' RIGHT-OF-WAY DIVIDED ROAD

17' ASPHALT

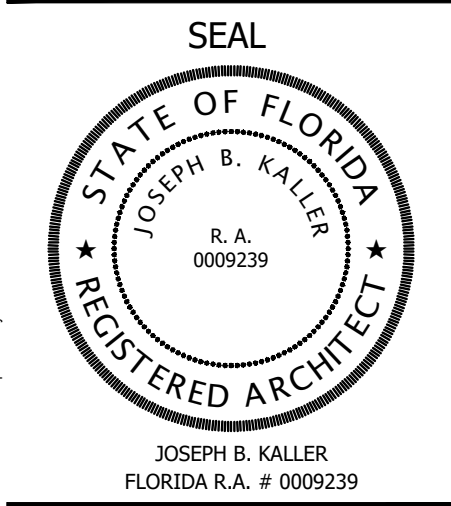
LOT 14 LESS EAST 30' AND ALL LOT 15  
P.B. 7, PAGE 11, B.C.R. I.D.# 5042-10-18-006@



**FAR PER FLOOR: 4,138 SF**



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**GUARDIAN PROPERTIES**

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

SHEET TITLE  
**GROUND FLOOR**

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

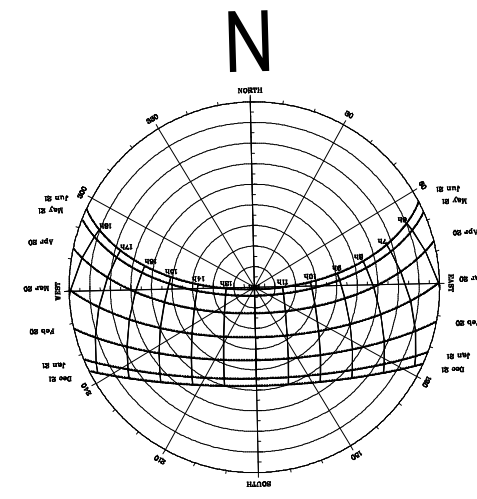
Schematic Design

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

SHEET  
**A-2.1**

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1 GROUND FLOOR  
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

DIXIEANA STREET

50' RIGHT-OF-WAY  
19.5' ASPHALT ROADWAY



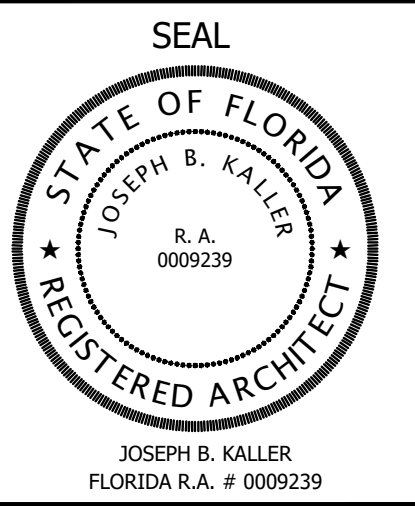
INGRESS - EGRESS EASEMENT  
O.R.B. 35050, PAGE 1319  
RE-RECORDED O.R.B. 35089, PAGE 1838, B.C.R.

**FAR PER FLOOR: 4,490 SF**

1 LEVEL 02  
1/8"=1'-0"



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**GUARDIAN PROPERTIES**

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

SHEET TITLE  
**LEVEL 02**

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

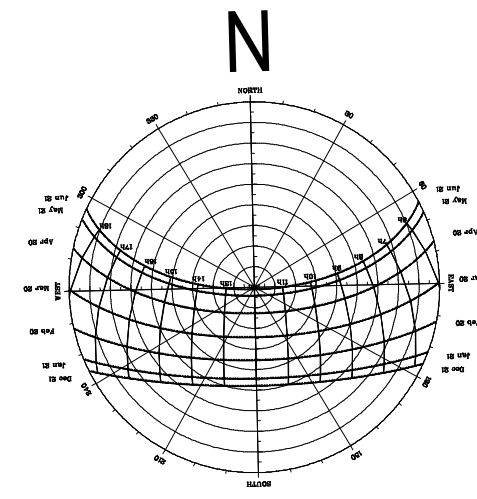
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**SCHEMATIC DESIGN**

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

SHEET  
**A-2.2**

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DIXIEANA STREET

50' RIGHT-OF-WAY  
19.5' ASPHALT ROADWAY

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

PROPERTY LINE 140.00'

PROPERTY LINE 150.00'

PROPERTY LINE 140.00'

PROPERTY LINE 150.00'

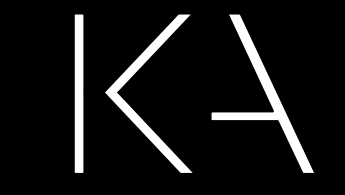
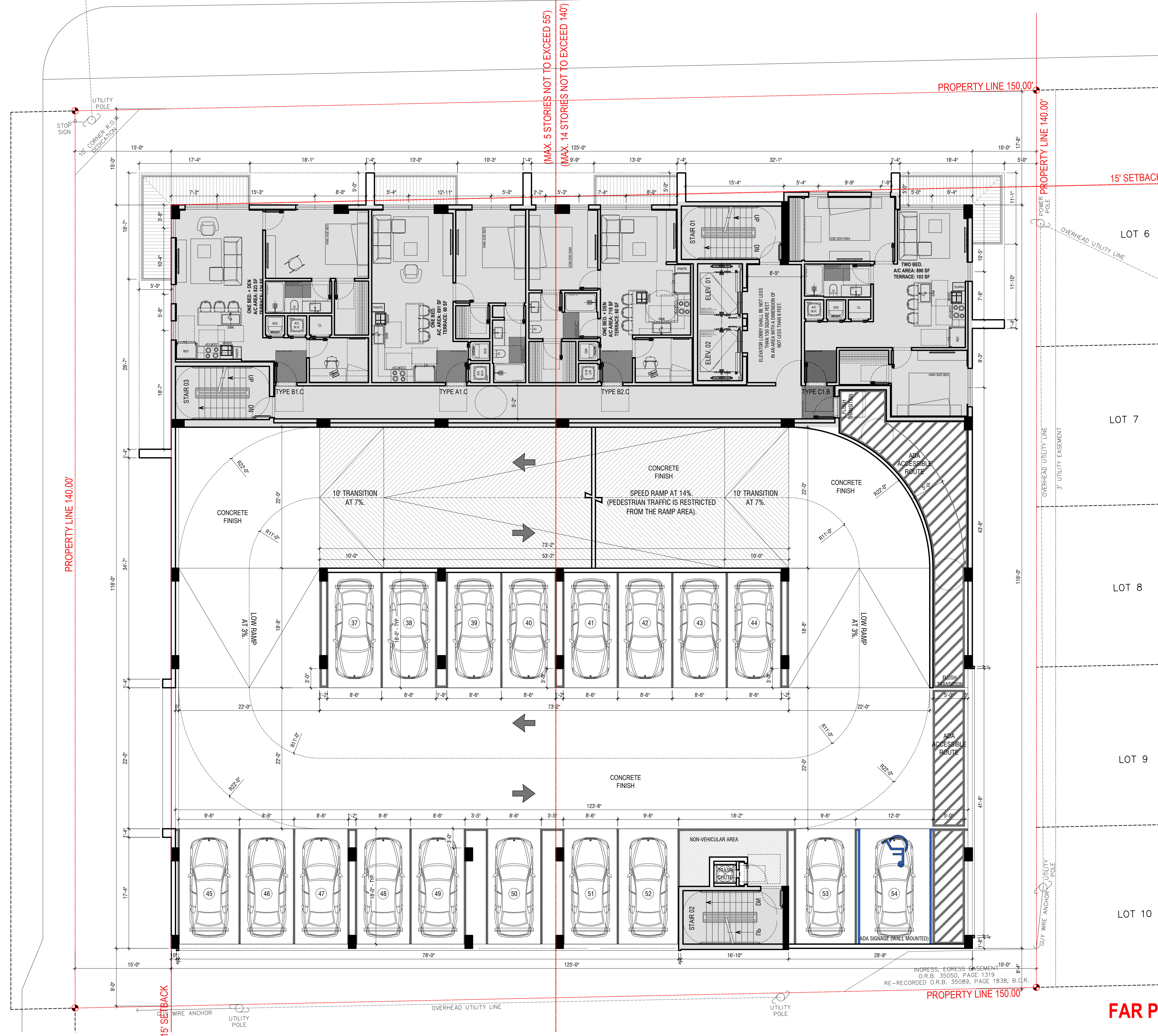
15' SETBACK

15' SETBACK

FAR PER FLOOR: 4,490 SF

1

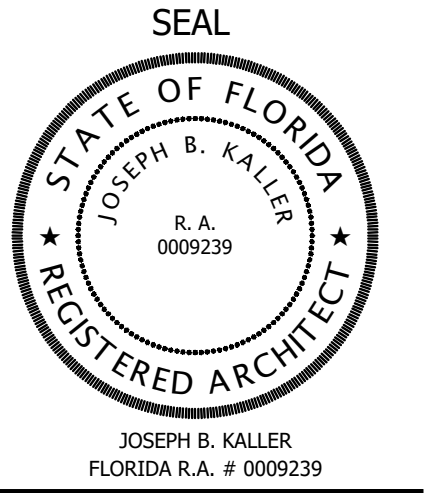
LEVEL 03  
1/8"=1'-0"



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GUARDIAN  
PROPERTIES

PROJECT TITLE  
1822 DIXIEANA ST.

HOLLYWOOD, FL. 33020

SHEET TITLE  
LEVEL 03

MEETING DATES

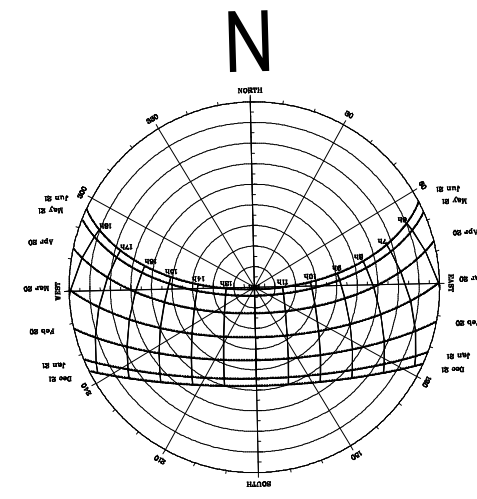
BOARD/COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	01.22.24	23-DP-89
PND	TBD	23-DP-89

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SCHEMATIC DESIGN

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

SHEET  
A-2.3



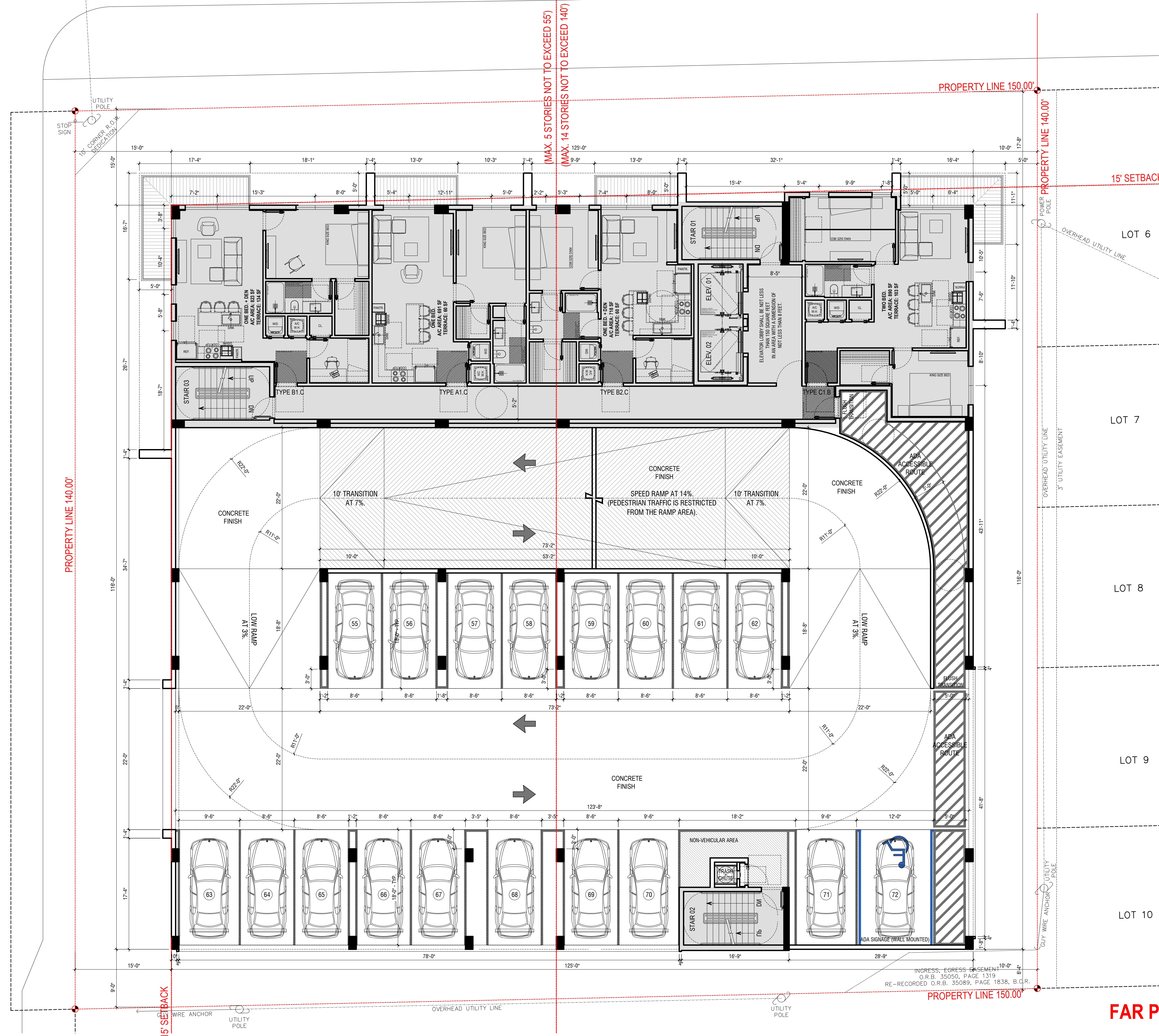
N. 18TH COURT  
50' RIGHT-OF-WAY DIVIDED ROAD

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

DIXIEANA STREET

50' RIGHT-OF-WAY  
19.5' ASPHALT ROADWAY

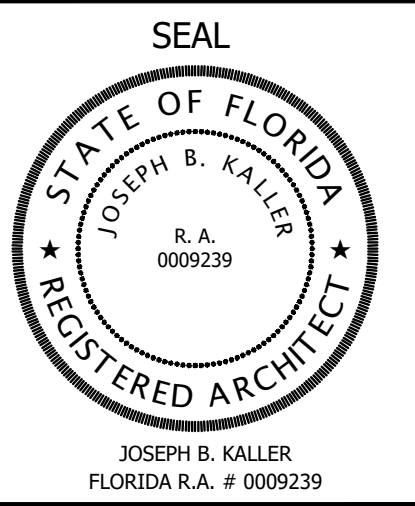


**FAR PER FLOOR: 4,490 SF**

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



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

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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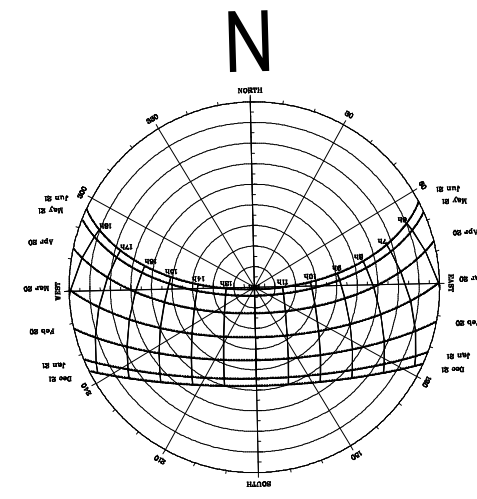
**SCHEMATIC DESIGN**

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

SHEET  
**A-2.4**

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Kaller Architecture, 2417 Hollywood Blvd., Hollywood, FL 33020. Project: 1822 Dixieana St., Hollywood, FL 33020. Sheet: A-2.4. Date: 03.18.24. Design by: K. Neal. Checked by: J. B. Kaller. Scale: 1/8" = 1'-0".



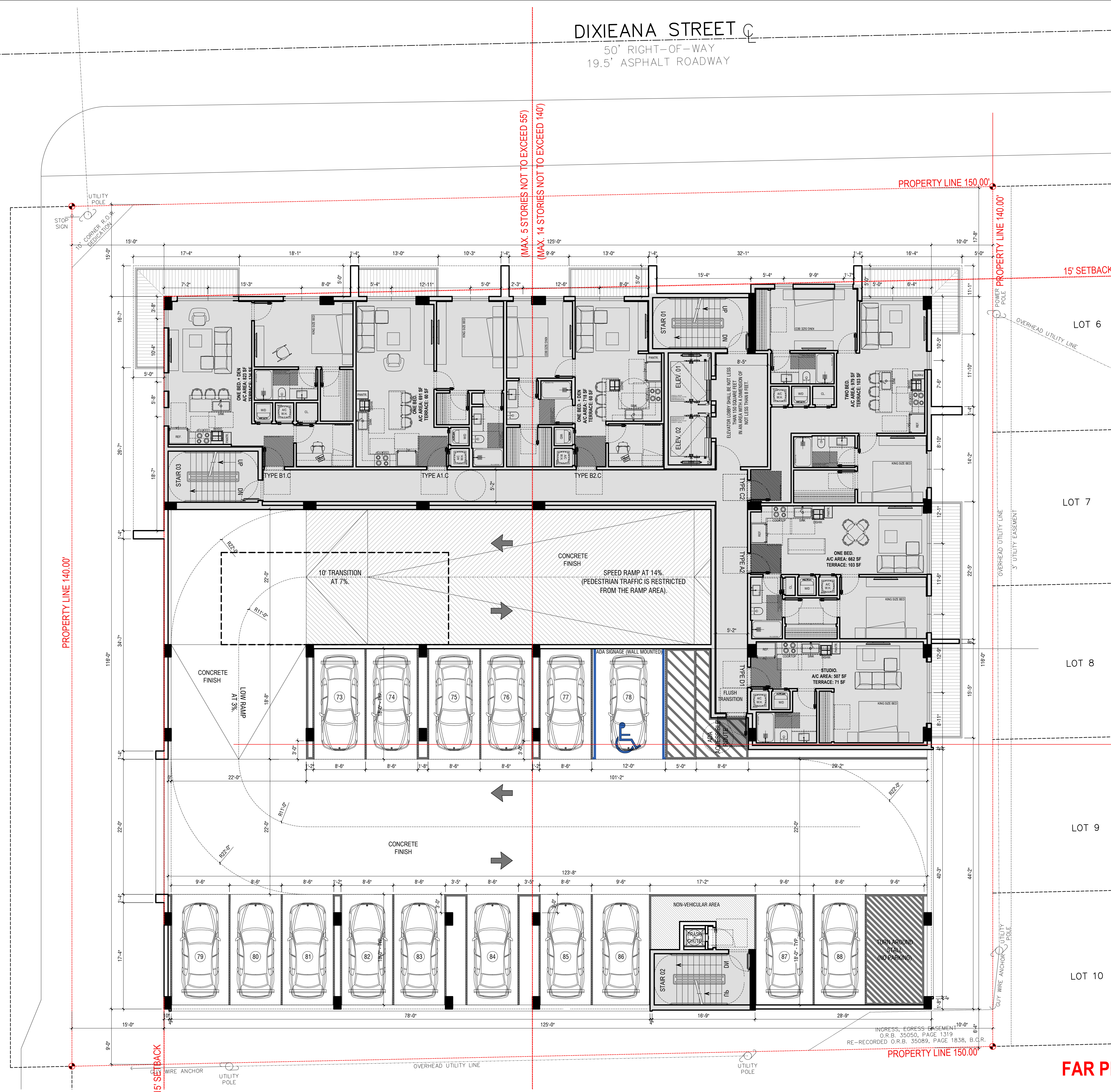
N. 18TH COURT  
50' RIGHT-OF-WAY DIVIDED ROAD

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

DIXIEANA STREET

50' RIGHT-OF-WAY  
19.5' ASPHALT ROADWAY

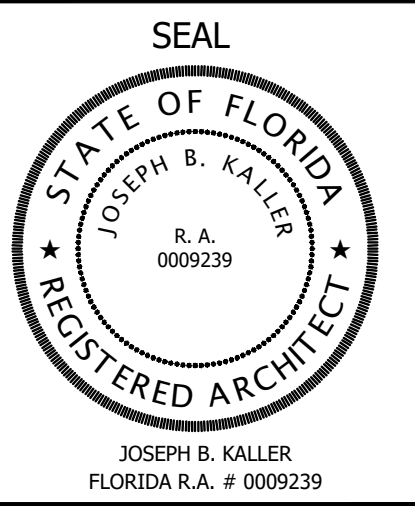


INGRESS-EGRESS EASEMENT  
O.R.B. 35050, PAGE 1319  
RE-RECORDED O.R.B. 35089, PAGE 1836, B.C.R.

**FAR PER FLOOR: 5,916 SF**



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**GUARDIAN PROPERTIES**

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

SHEET TITLE  
**LEVEL 05**

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**

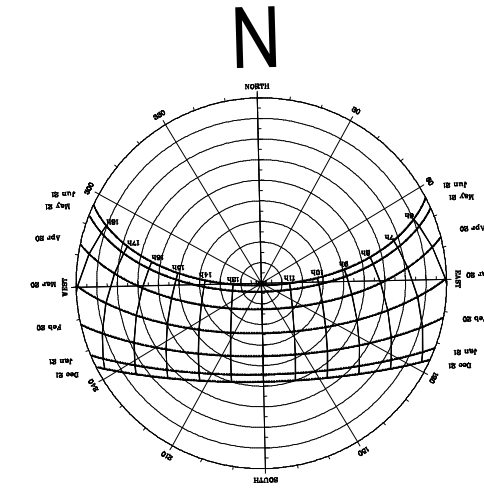
PROJECT No.: 23072  
DATE: 03.18.24  
DESIGN BY: K.NEAL  
CHECKED BY: JBK

SHEET  
**A-2.5**

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1 LEVEL 05  
1/8"=1'-0"



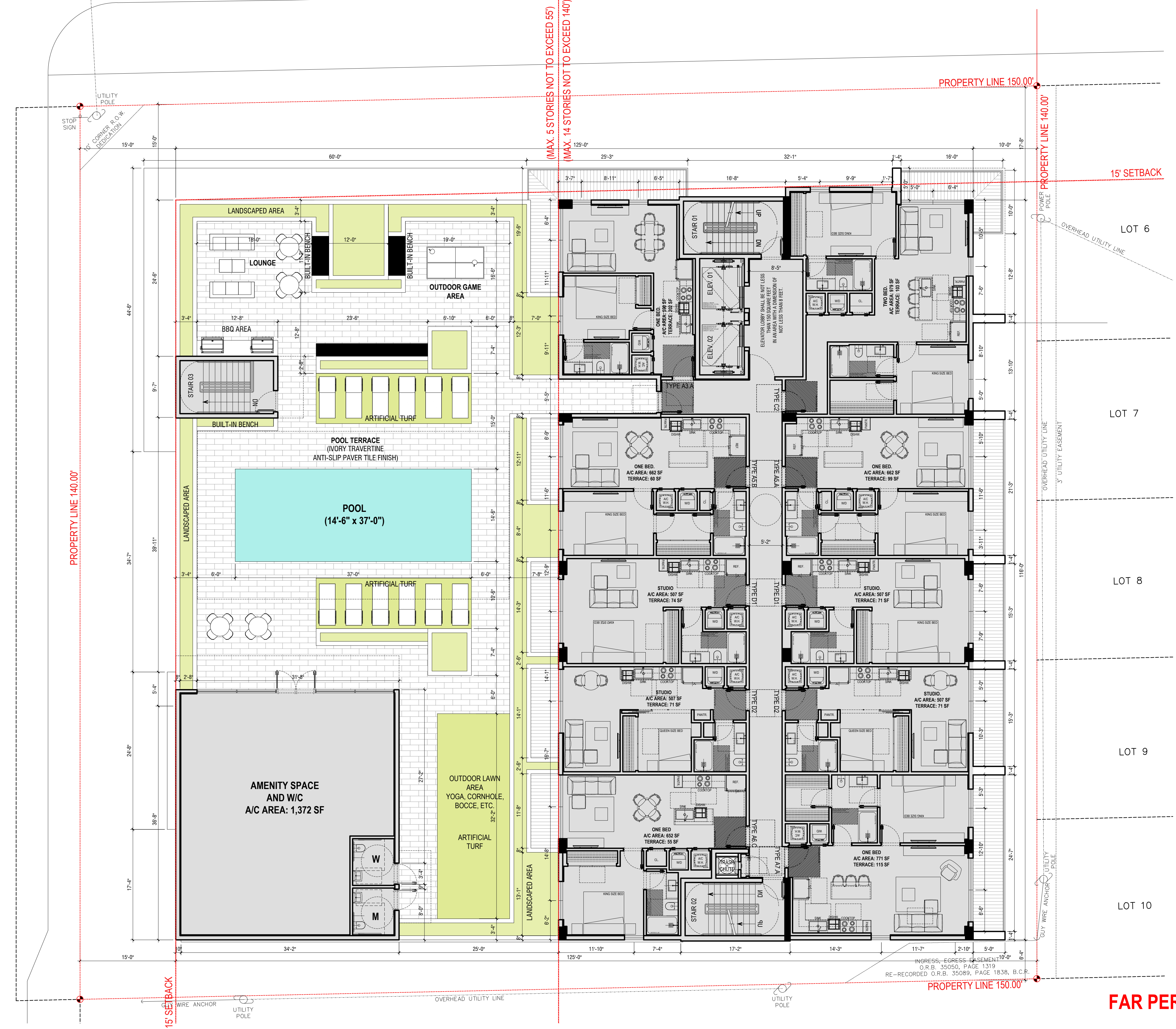


N. 18TH COURT  
50' RIGHT-OF-WAY DIVIDED ROAD

LOT 14 LESS EAST 30' AND ALL LOT 15  
P.B. 7, PAGE 11, B.C.R. I.D.# 5042-10-18-0060

17' ASPHALT

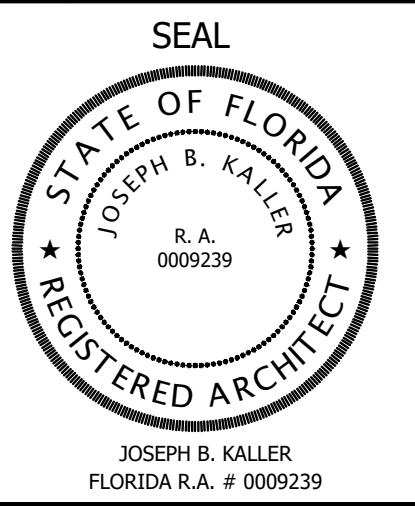
DIXIEANA STREET  
50' RIGHT-OF-WAY  
19.5' ASPHALT ROADWAY



1 LEVEL 06  
1/8"=1'-0"



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**GUARDIAN PROPERTIES**

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

SHEET TITLE  
**LEVEL 06 AMENITIES**

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

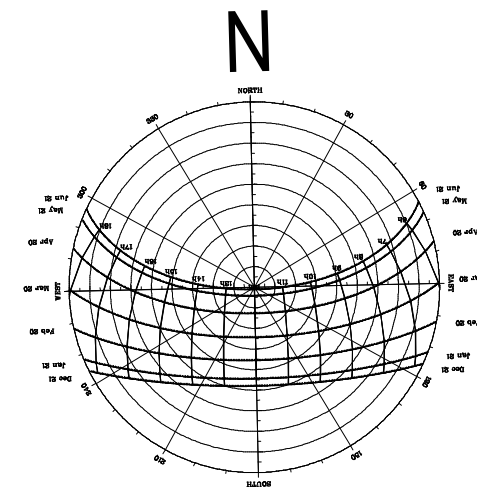
Schematic Design

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

SHEET  
**A-2.6**

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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

PROPERTY LINE 140.00'

15' SETBACK

WIRE ANCHOR UTILITY POLE

DIXIEANA STREET

50' RIGHT-OF-WAY  
19.5' ASPHALT ROADWAY

PROPERTY LINE 150.00'

PROPERTY LINE 140.00'

15' SETBACK

UTILITY POLE

OVERHEAD UTILITY LINE

OVERHEAD UTILITY LINE

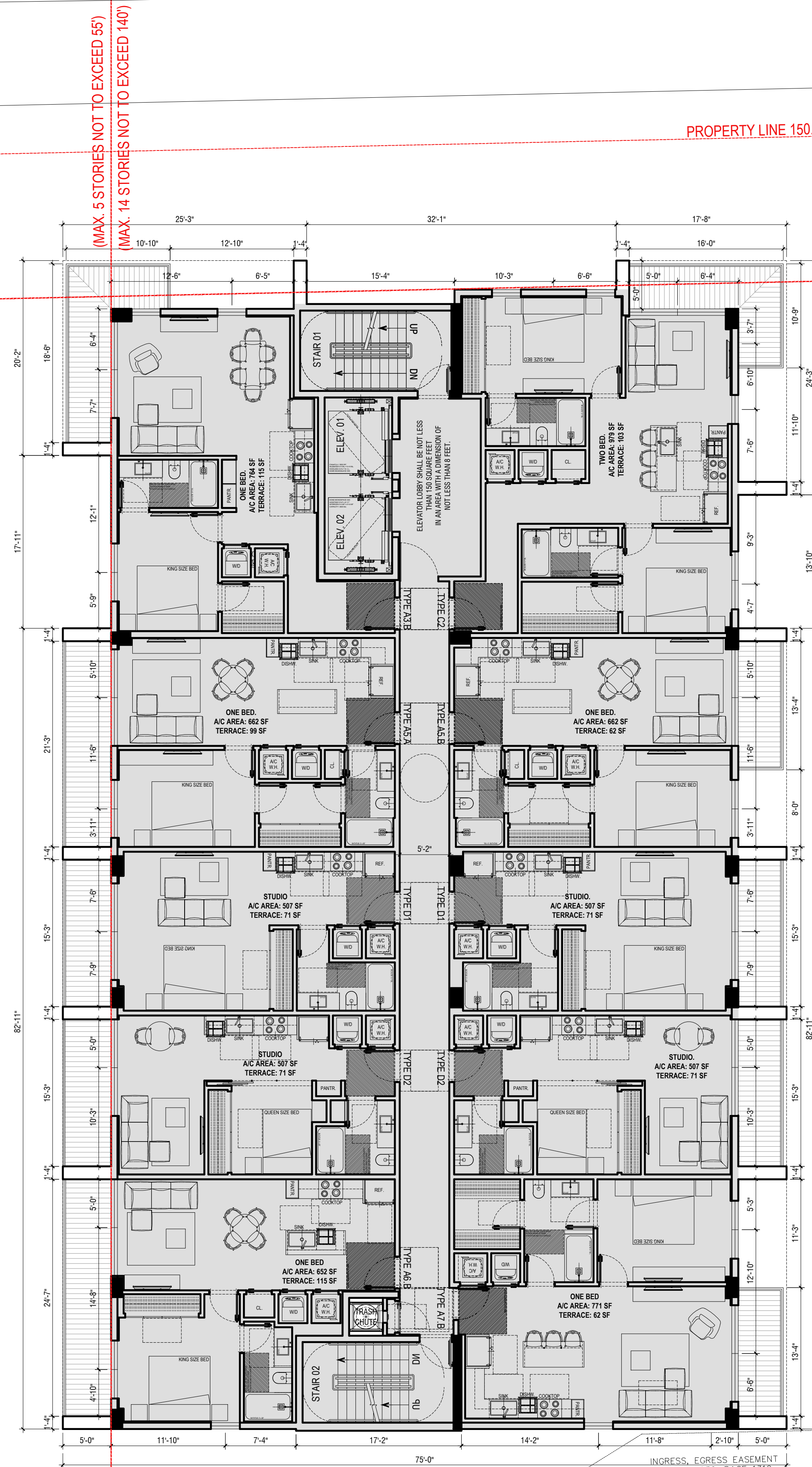
3' UTILITY EASEMENT

UTILITY POLE

INGRESS, EGRESS EASEMENT  
O.R.B. 35050, PAGE 1319  
RE-RECORDED O.R.B. 35089, PAGE 1836, B.C.R.

PROPERTY LINE 150.00'

FAR PER FLOOR: 7,570 SF



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

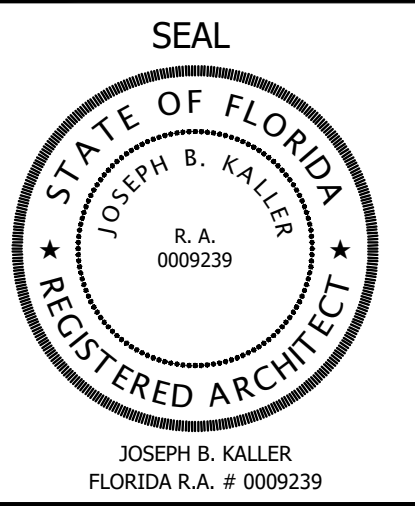
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1

LEVEL 07  
1/8"=1'-0"



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**GUARDIAN PROPERTIES**

PROJECT TITLE  
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HOLLYWOOD, FL. 33020

SHEET TITLE  
**LEVEL 07**

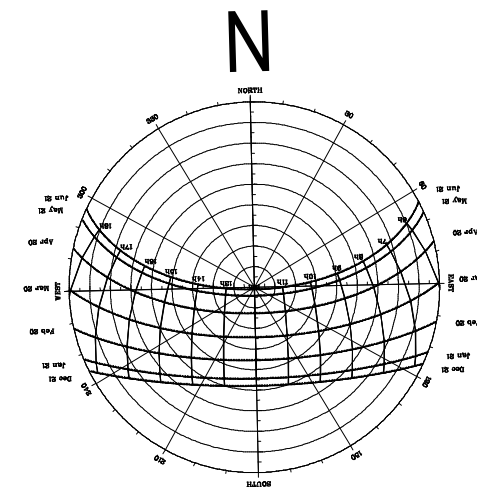
MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	01.22.24	23-DP-89
PND	TBD	23-DP-89

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**SCHEMATIC DESIGN**

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

SHEET  
**A-2.7**



N. 18TH COURT  
50' RIGHT-OF-WAY DIVIDED ROAD

LOT 14 LESS EAST 30' AND ALL LOT 15  
P.B. 7, PAGE 11, B.C.R. I.D.# 5042-10-18-0060

17' ASPHALT

PROPERTY LINE 140.00'

15' SETBACK

WIRE ANCHOR UTILITY POLE

DIXIEANA STREET

50' RIGHT-OF-WAY  
19.5' ASPHALT ROADWAY

PROPERTY LINE 150.00'

PROPERTY LINE 140.00'

15' SETBACK

UTILITY POLE

OVERHEAD UTILITY LINE

OVERHEAD UTILITY LINE

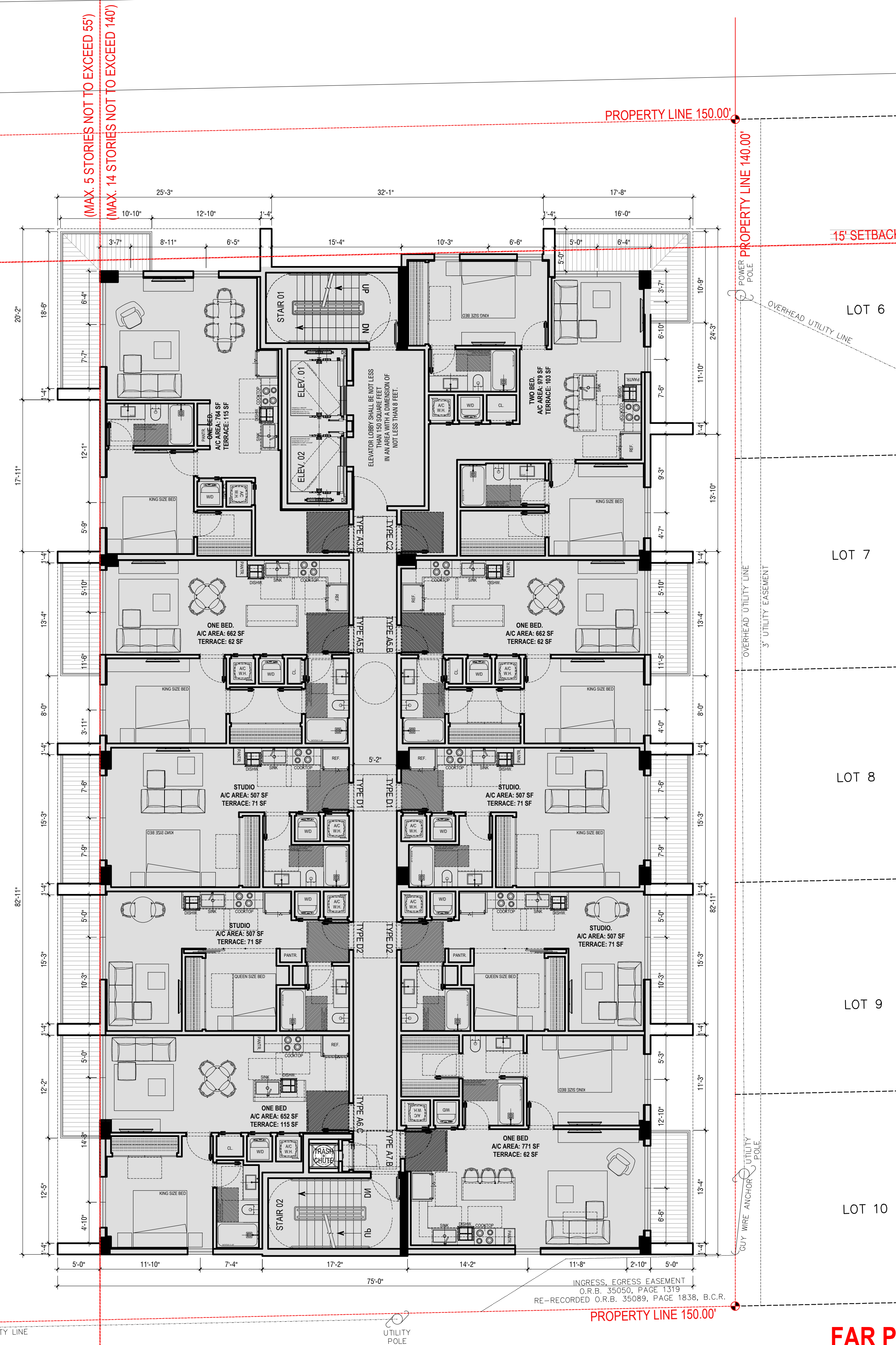
3' UTILITY EASEMENT

UTILITY POLE

INGRESS, EGRESS EASEMENT  
O.R.B. 35050, PAGE 1319  
RE-RECORDED O.R.B. 35089, PAGE 1836, B.C.R.

PROPERTY LINE 150.00'

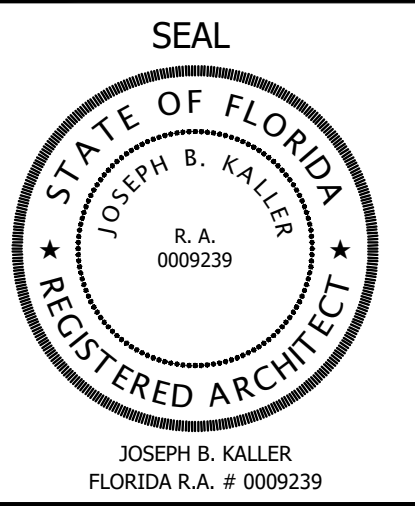
FAR PER FLOOR: 7,570 SF



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



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**GUARDIAN PROPERTIES**

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

SHEET TITLE  
**LEVEL 08 to 10**

MEETING DATES

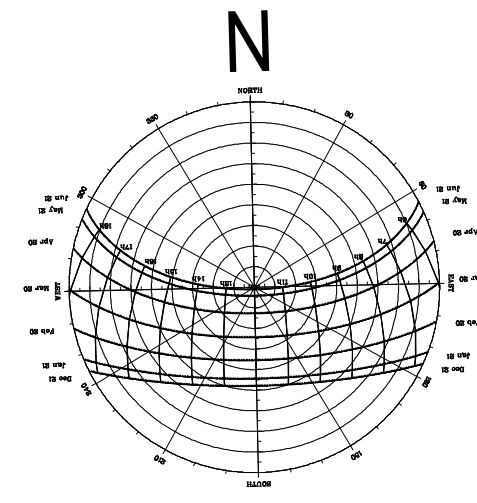
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	01.22.24	23-DP-89
PND	TBD	23-DP-89

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SCHEMATIC DESIGN

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

SHEET  
**A-2.8**



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

PROPERTY LINE 140.00'

15' SETBACK



OVERHEAD UTILITY LINE

DIXIEANA STREET

50' RIGHT-OF-WAY  
19.5' ASPHALT ROADWAY

(MAX. 5 STORIES NOT TO EXCEED 55')

(MAX. 14 STORIES NOT TO EXCEED 140')

PROPERTY LINE 150.00'

PROPERTY LINE 140.00'

15' SETBACK



OVERHEAD UTILITY LINE

LOT 6

OVERHEAD UTILITY LINE  
3' UTILITY EASEMENT

LOT 7

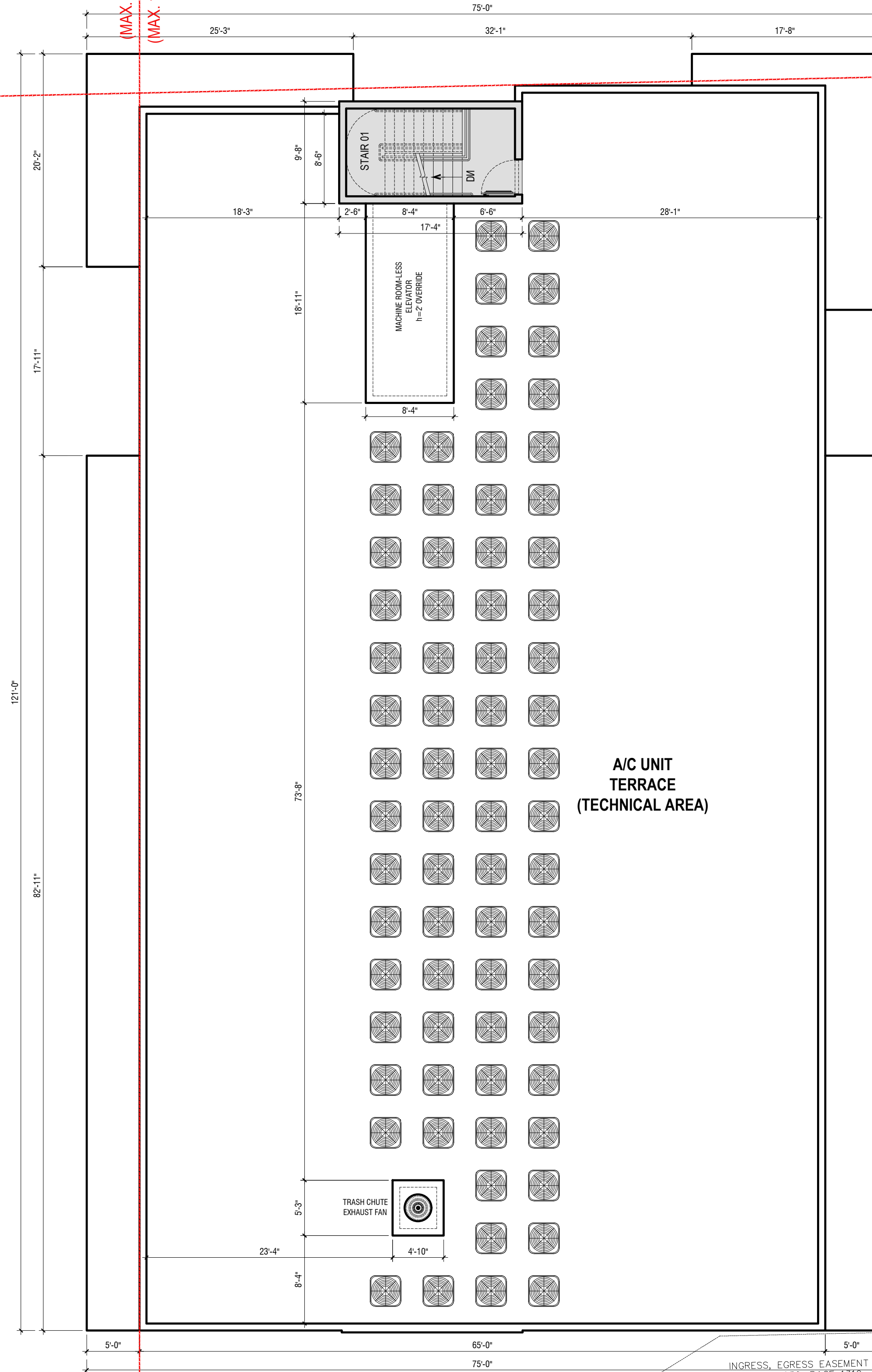
15' SETBACK

LOT 8

UTILITY POLE  
CUT WIRE ANCHOR

LOT 9

LOT 10



A/C UNIT  
TERRACE  
(TECHNICAL AREA)

INGRESS, EGRESS EASEMENT  
O.R.B. 35050, PAGE 1319  
RE-RECORDED O.R.B. 35089, PAGE 1838, B.C.R.

PROPERTY LINE 150.00'

**FAR PER FLOOR: 168 SF**

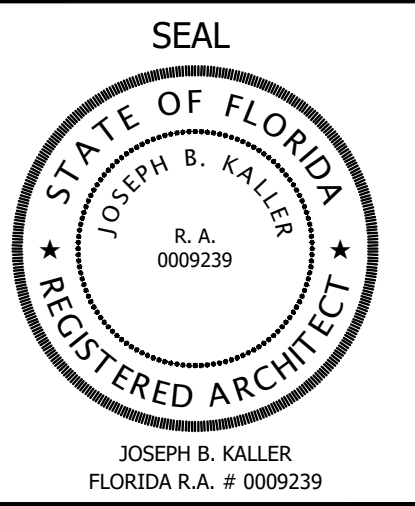
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1

LEVEL 11 - ROOF  
1/8"=1'-0"



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**GUARDIAN  
PROPERTIES**

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

SHEET TITLE  
**LEVEL 11  
ROOF**

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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SCHMATIC DESIGN

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

SHEET

**A-2.9**

(MAX. HEIGHT 140'-0")



(MAX. 5 STORIES NOT TO EXCEED 55')

**A**  
SCORED STUCCO, LIGHT TEXTURE  
COLOR: REAL RED SW 6868

**B**  
LIGHT TEXTURE STUCCO  
COLOR: PURE WHITE SW 7005

**C**  
LIGHT TEXTURE STUCCO  
COLOR: NETWORK GRAY SW 7073

**D**  
GLASS BALCONY RAILING

**E**  
WINDOW FRAME  
FINISH: WHITE

**F**  
CLEAR GLASS

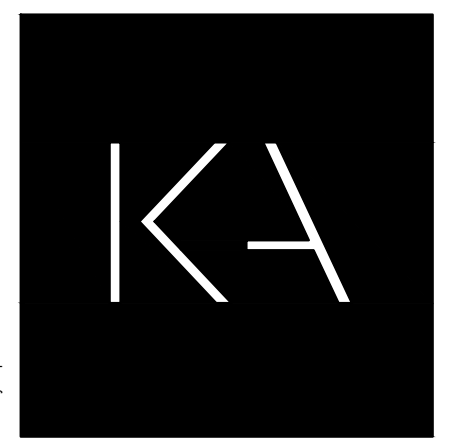
**G**  
ROLLUP DOOR  
OR APPROVED EQUAL

**H**  
LIGHT TEXTURE STUCCO  
COLOR: WEB GRAY SW 7075

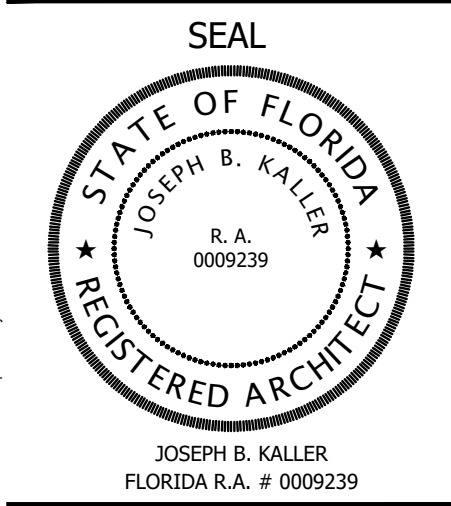
**I**  
4" ALUMINUM FENCE  
FINISH: BLACK

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**1 NORTH ELEVATION**  
1/8"=1'-0"



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**GUARDIAN PROPERTIES**

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

SHEET TITLE  
**NORTH ELEVATION**

MEETING DATES

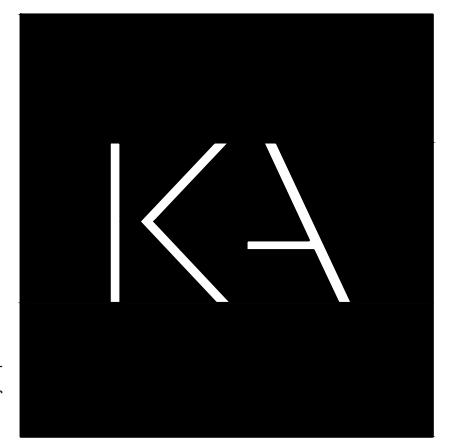
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	01.22.24	23-DP-89
PND	TBD	23-DP-89

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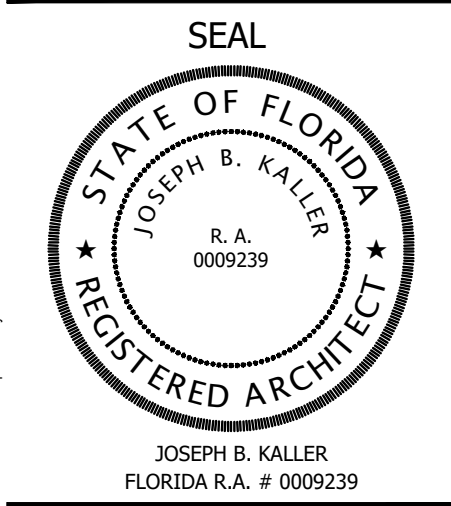
**SCHEMATIC DESIGN**

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

SHEET  
**A-3.1**



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**GUARDIAN PROPERTIES**

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

SHEET TITLE  
**WEST ELEVATION**

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

Schematic Design

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

SHEET  
**A-3.2**



- 

**A**  
 SCORED STUCCO, LIGHT TEXTURE  
 COLOR: REAL RED SW 6868
- 

**B**  
 LIGHT TEXTURE STUCCO  
 COLOR: PURE WHITE SW 7005
- 

**C**  
 LIGHT TEXTURE STUCCO  
 COLOR: NETWORK GRAY SW 7073
- 

**D**  
 GLASS BALCONY RAILING
- 

**E**  
 WINDOW FRAME  
 FINISH: WHITE
- 

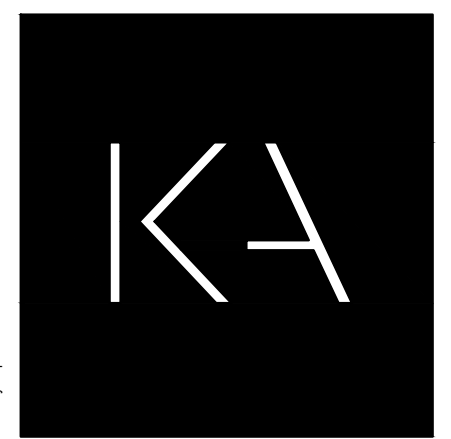
**F**  
 CLEAR GLASS
- 

**G**  
 ROLLUP DOOR  
 OR APPROVED EQUAL
- 

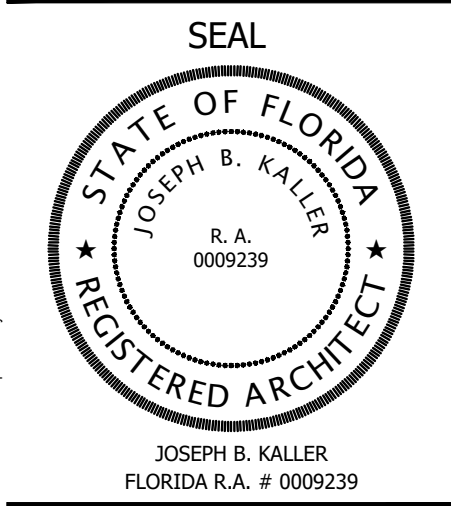
**H**  
 LIGHT TEXTURE STUCCO  
 COLOR: WEB GRAY SW 7075
- 

**I**  
 4" ALUMINUM FENCE  
 FINISH: BLACK

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**GUARDIAN PROPERTIES**

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

SHEET TITLE  
**SOUTH ELEVATION**

MEETING DATES

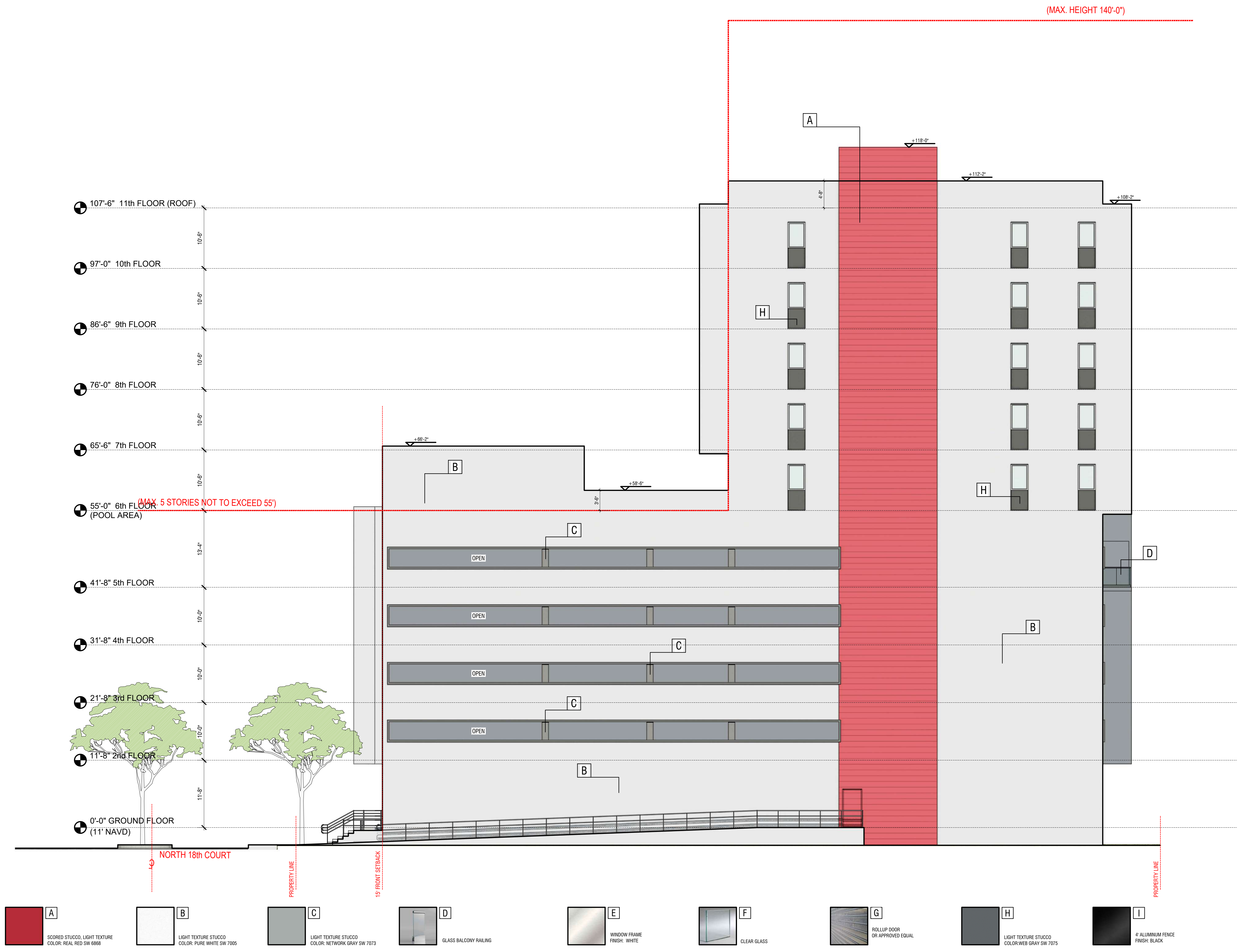
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	01.22.24	23-DP-89
PND	TBD	23-DP-89

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**SCHEMATIC DESIGN**

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

SHEET  
**A-3.3**

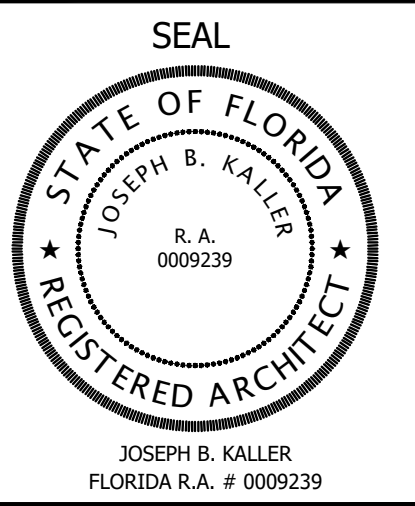


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**1 SOUTH ELEVATION**  
 1/8"=1'-0"



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**GUARDIAN PROPERTIES**

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

SHEET TITLE  
**EAST ELEVATION**

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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SCHMATIC DESIGN

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

SHEET  
**A-3.4**

(MAX. HEIGHT 140'-0")

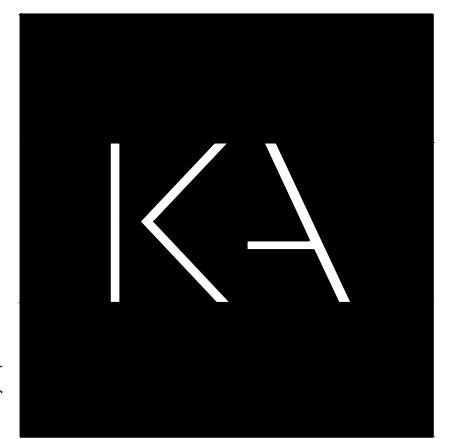


- A**  
 SCORED STUCCO, LIGHT TEXTURE  
 COLOR: REAL RED SW 6868
- B**  
 LIGHT TEXTURE STUCCO  
 COLOR: PURE WHITE SW 7005
- C**  
 LIGHT TEXTURE STUCCO  
 COLOR: NETWORK GRAY SW 7073
- D**  
 GLASS BALCONY RAILING
- E**  
 WINDOW FRAME  
 FINISH: WHITE
- F**  
 CLEAR GLASS
- G**  
 ROLLUP DOOR  
 OR APPROVED EQUAL
- H**  
 LIGHT TEXTURE STUCCO  
 COLOR: WEB GRAY SW 7075
- I**  
 4" ALUMINUM FENCE  
 FINISH: BLACK

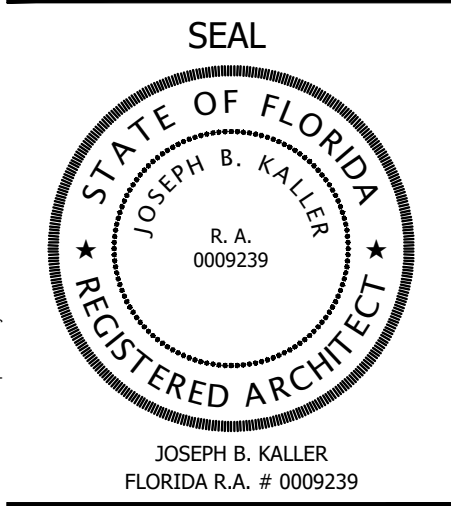
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**1 EAST ELEVATION**  
 1/8"=1'-0"





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**GUARDIAN  
 PROPERTIES**

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

**SHEET TITLE**  
 STREET PROFILES

**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**  
 A-3.5



STREET PROFILE  
 DIXIEANA ST.

1 STREET PROFILE - DIXIEANA ST.  
 N.T.S.

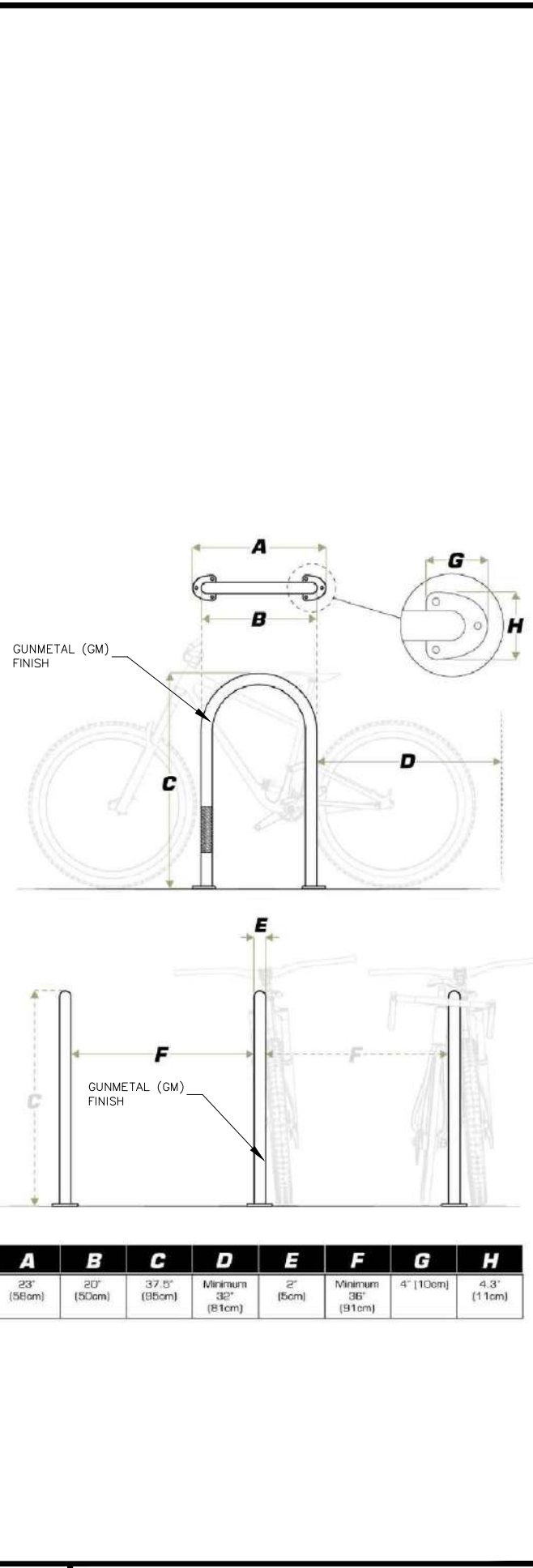
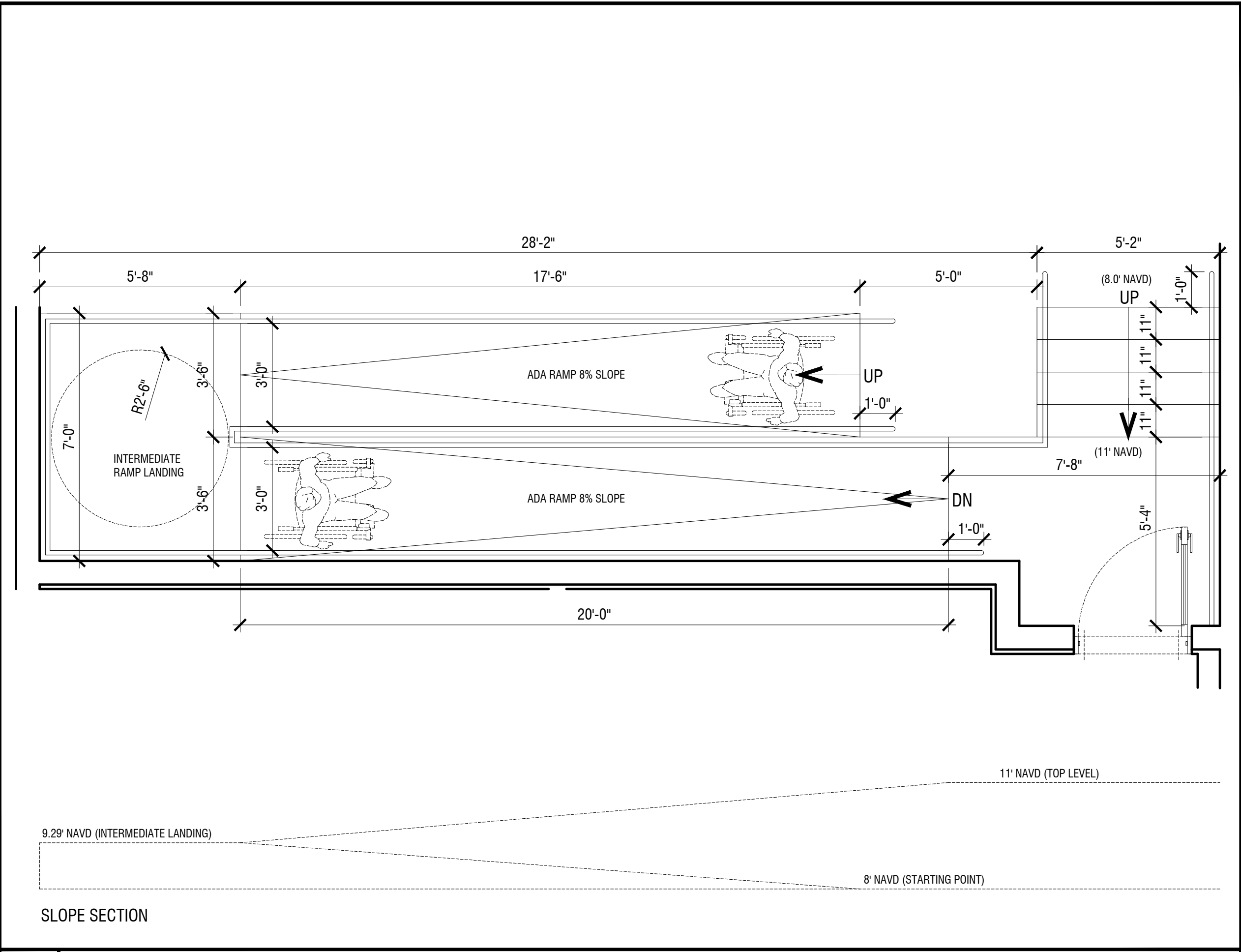
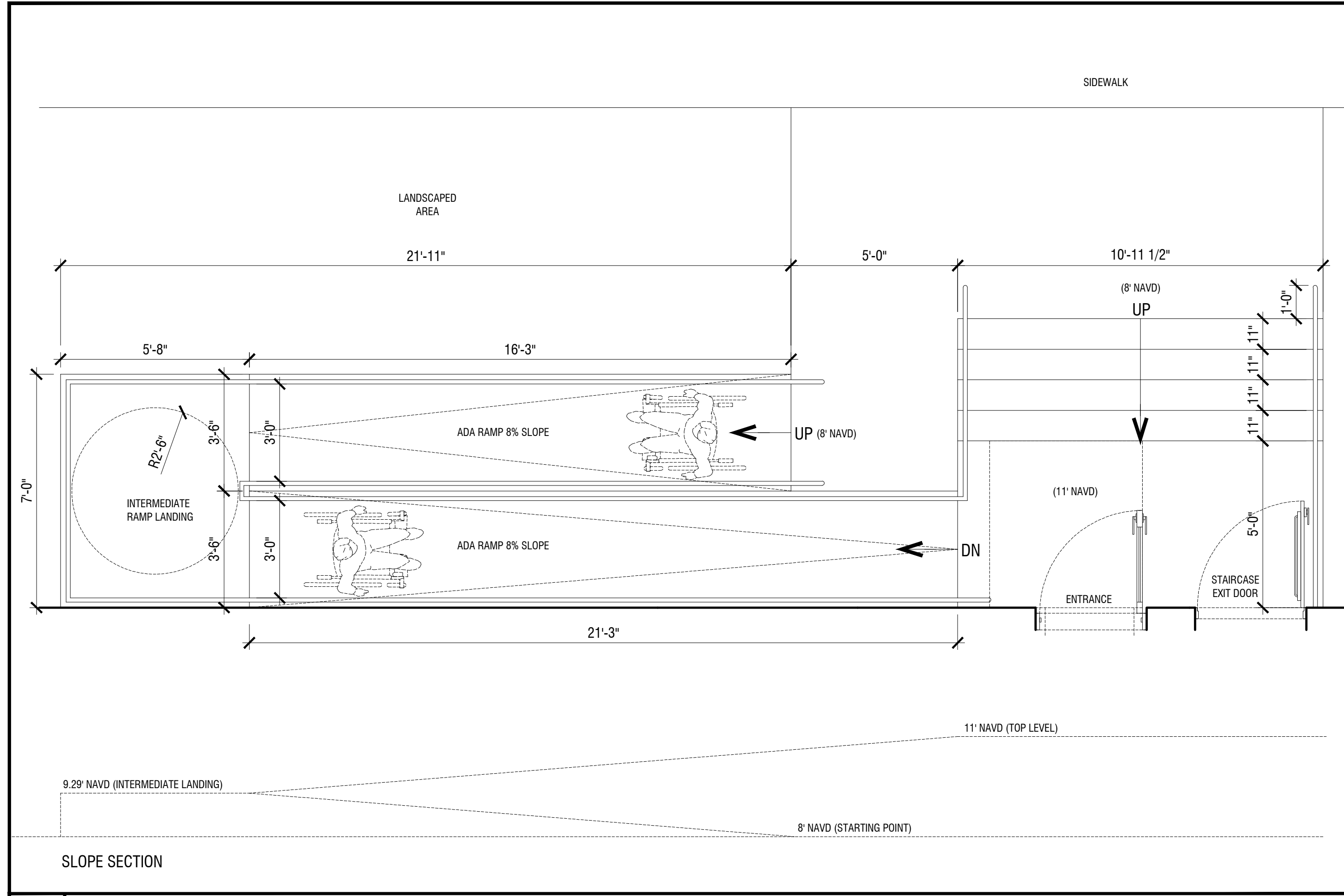


STREET PROFILE  
 NORTH 18th COURT



2 STREET PROFILE - NORTH 18th COURT  
 N.T.S.

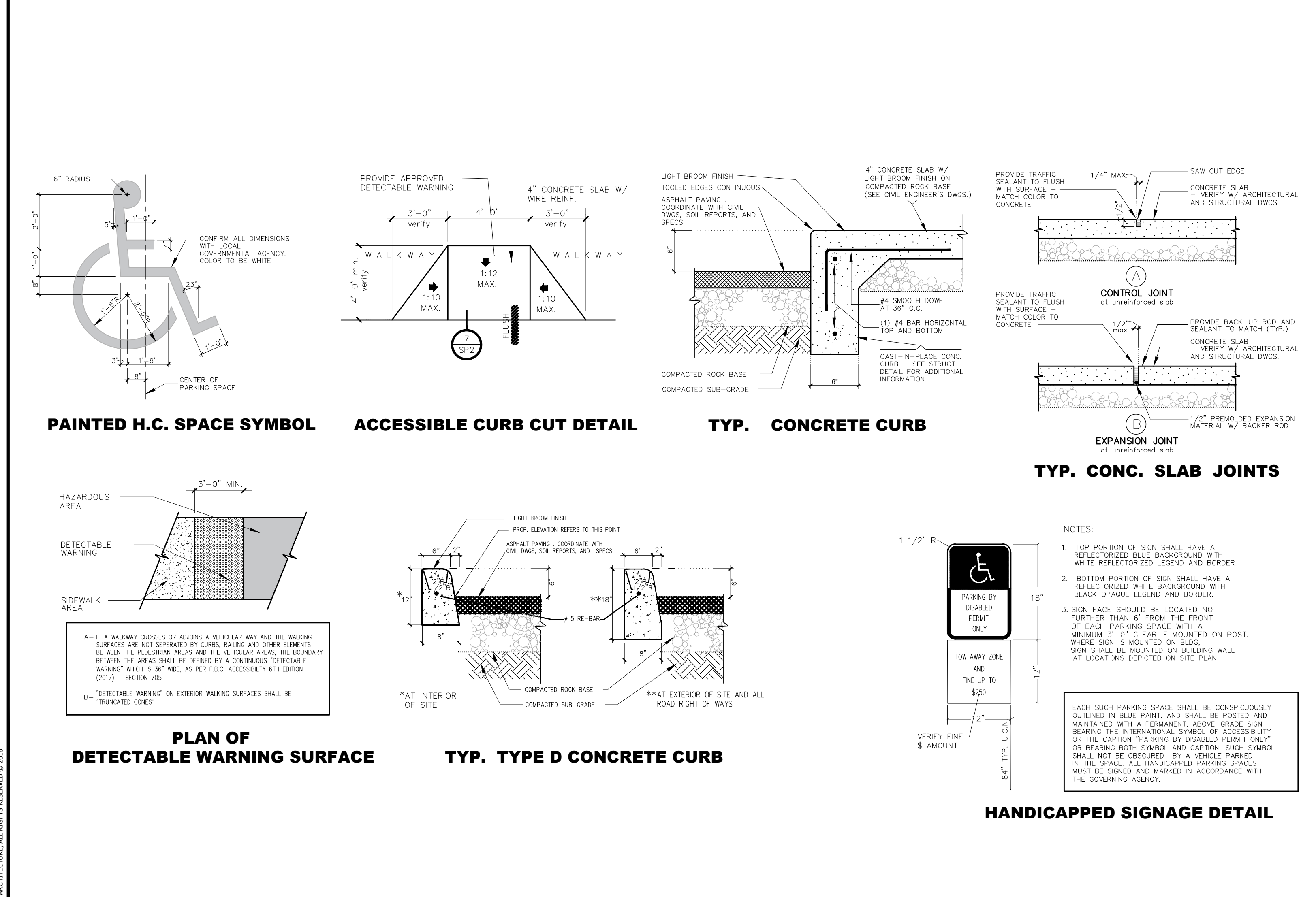
Kaller Architecture, 2417 Hollywood Blvd., Hollywood, FL 33020, 954.920.5746, joseph@kallerarchitects.com, www.kallerarchitects.com. Project Title: 1822 Dixieana St., Hollywood, FL 33020. Sheet Title: Street Profiles. Meeting Dates: PACO 10.02.23, PRE TAC 11.06.23, FINAL TAC 01.22.24, PND TBD. Schematic Design. Project No.: 23072, Date: 03.18.24, Design By: K.NEAL, Checked By: JBK. 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.



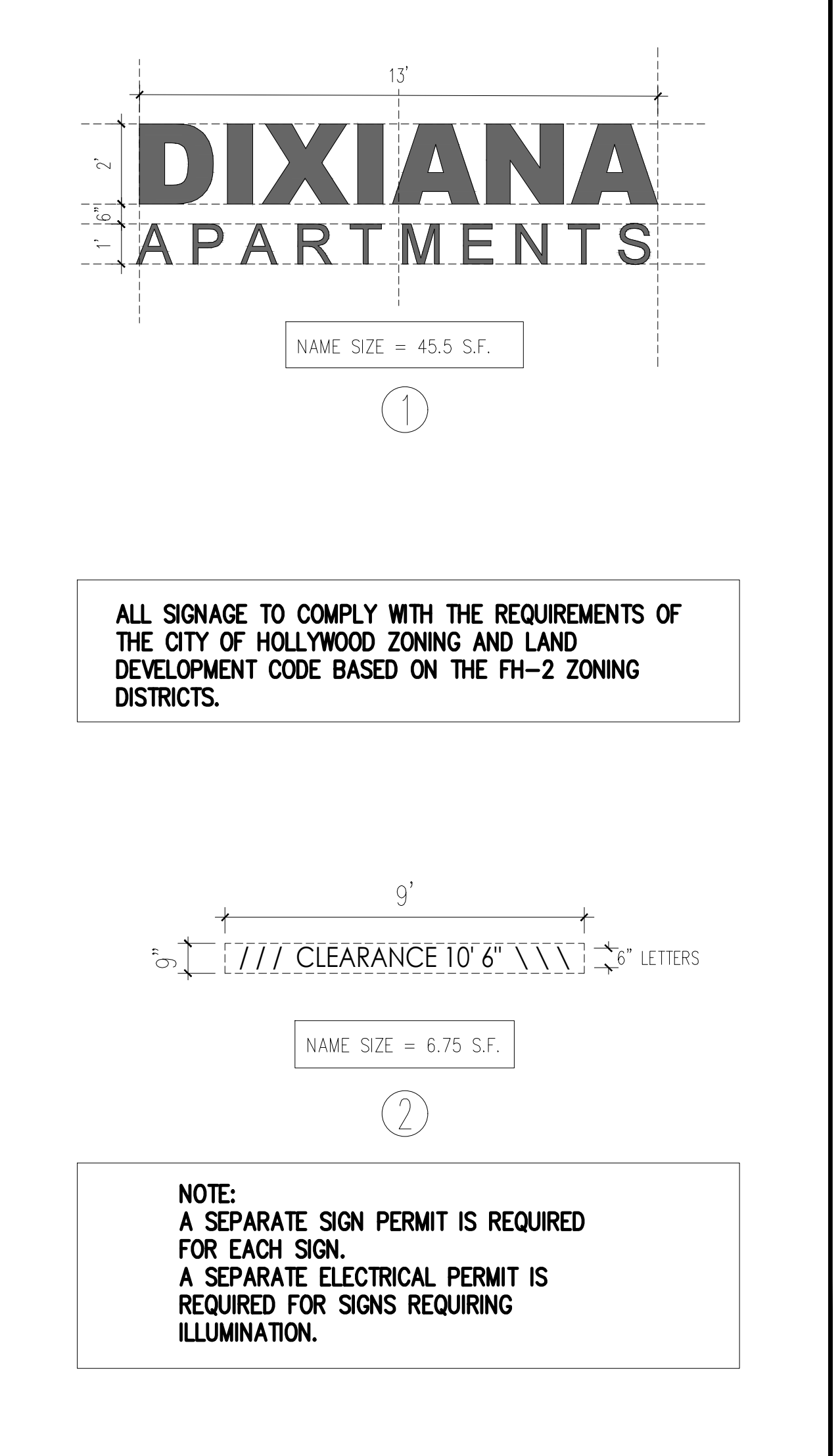
1 ADA RAMP - NORTH 18th COURT  
3/8"=1'-0"

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

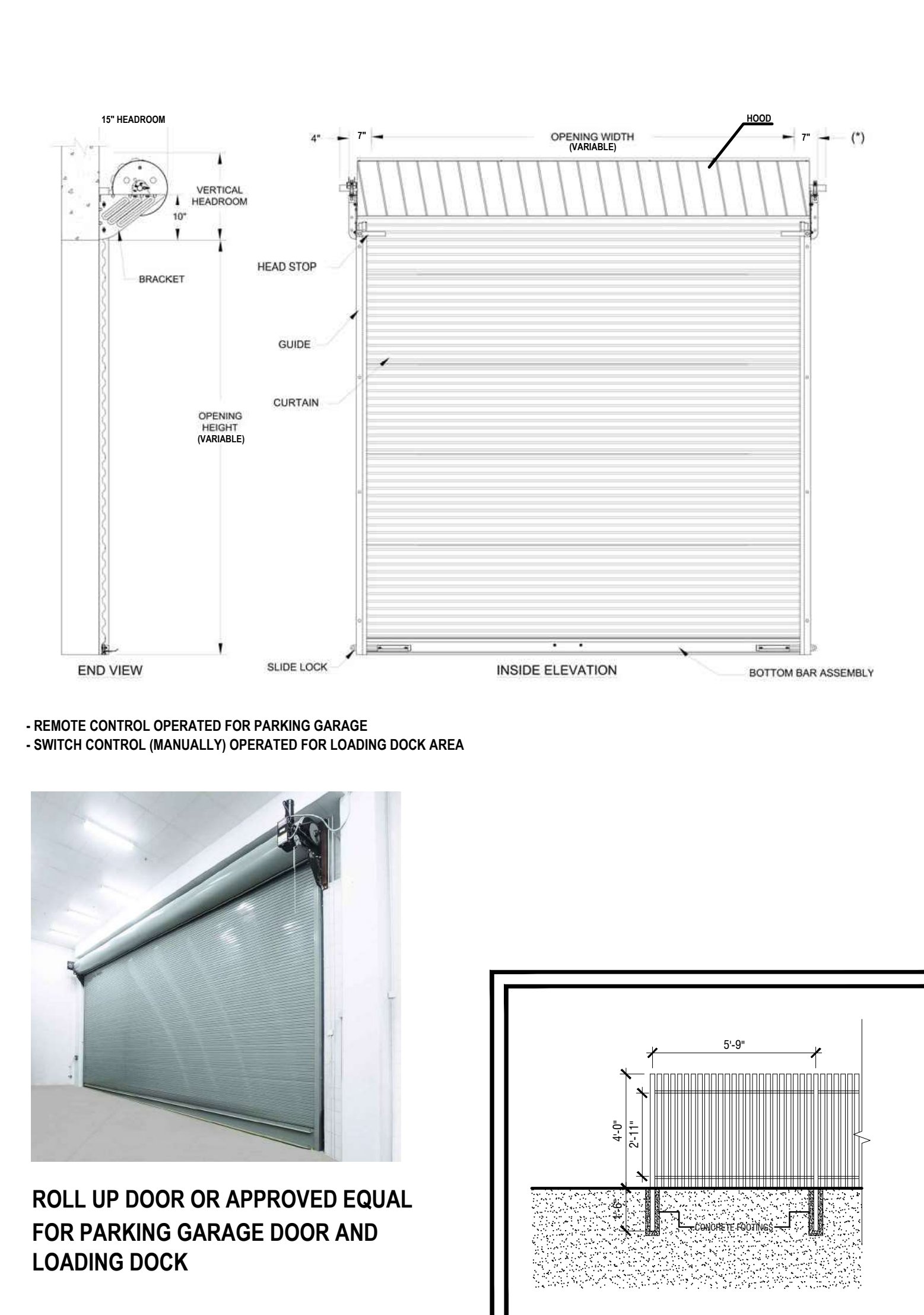
3 BICYCLE RACK  
N.T.S.



4 DETAILS  
N.T.S.

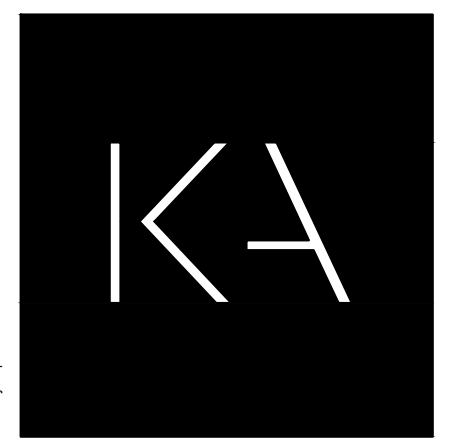


5 SIGNS  
N.T.S.

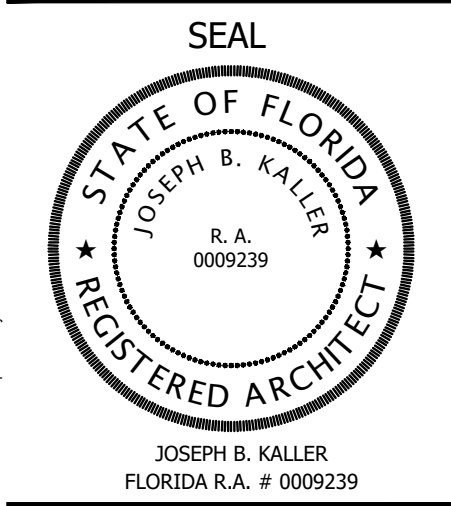


6 GARAGE ROLL-UP DOORS  
N.T.S.

7 FENCE DETAIL  
N.T.S.



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**GUARDIAN PROPERTIES**

PROJECT TITLE  
**1822 DIXIANA ST.**  
HOLLYWOOD, FL. 33020

SHEET TITLE  
**SIGNAGE AND DETAILS**

MEETING DATES

BOARD/COMMITTEE	DATE	DESCRIPTION
PAGO	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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SHEMATIC DESIGN

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

SHEET  
**A-4.1**