

ATTACHMENT I
Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: _____

Location Address: 3500-3580 Washington St

Lot(s): _____ Block(s): C and B Subdivision: Orangebrook Hills

Folio Number(s): 5142 20 06 0030

Zoning Classification: PD Land Use Classification: High (50) Residential

Existing Property Use: Multi-Unit Residential Sq Ft/Number of Units: 207,218 / 193

Is the request the result of a violation notice? () Yes (x) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 12 DPV2-59; Resolution 2013-350/Ord. 2013-23

- Economic Roundtable
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

Explanation of Request: Re-approval of PD zoning and site plan approval

Number of units/rooms: 84 Sq Ft: 118,360

Value of Improvement: \$16,800,000 Estimated Date of Completion: Q1 2024

Will Project be Phased? () Yes (x) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Automatic Investments South Inc.

Address of Property Owner: 315 N Federal Hwy. Hollywood, FL 33020

Telephone: (954) 458-2828 Fax: _____ Email Address: BG@RentHollywood.com

Name of Consultant/Representative/Tenant (circle one): Stephen Tilbrook

Address: 201 East Las Olas Blvd. Suite 1800, Fort Telephone: (954) 331-4132

Fax: Lauderdale, FL 33301 Email Address: stephen.tilbrook@akerman.com

Date of Purchase: 1/1/1993 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: [Signature] Date: 1/28/22

PRINT NAME: BRYAN GROSMAN Date: 1/28/22

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

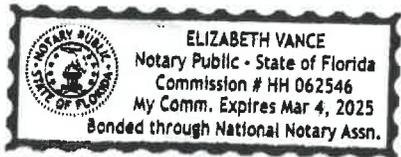
I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing Stephen Tilbrook, Esq. to be my legal representative before the Hollywood City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 31st day of January

[Signature]
Notary Public

State of Florida

My Commission Expires: 3/4/25 (Check One) Personally known to me; OR Produced Identification _____



[Signature]
Signature of Current Owner

BRYAN GROSMAN
Print Name

NAUTILUS APARTMENTS PROJECT NARRATIVE

This project involves the re-approval of the site plan approval for an expansion of the existing Nautilus Apartments located at 3500 Washington Street. The Nautilus Apartments are owned by Automatic Investments South, LLC and are operated through Rent Hollywood. This same entity has owned and operated the Nautilus Apartments for over 30 years.

This application and project were unanimously approved by the Hollywood City Commission in 2013 as Case No. 12 DPVZ-59, Resolution 2013-350 and Ordinance 2013-23. The project includes the construction of 84 new rental units and 143 new parking spaces. However, due to changes in market conditions at the time, the project was not constructed.

The same applicant is now pleased to bring back the project for re-approval. The market conditions and demand for rental units are strong, and the project will provide new units at a desirable price point for the community. In addition, the design of the building and site layout are even more fitting now. With open breezeways and a design that maximizes access to fresh air and the environment, the project is designed to be safe, healthy and energy efficient.

LEGAL DESCRIPTION

All of Block C and the East 96.08 feet of Block B of 'ORANGEBROOK HILLS' according to the plat thereof as recorded in Plat Book 68, at Page 29 of the Public Records of Broward County, Florida. Being more particularly described as follows: Begin at the Southeast corner of said Block C; Thence run North 89°54'29" West along the South line of said Blocks C and B, for a distance of 540.05 feet to a point of intersection with a line that lies 96.08 feet West of and parallel with the East line of said Block B; Thence run North 00°18'53" East along said parallel line for a distance of 643.47 feet to a point of intersection with the North line of said Block B (said point also being the Southerly Right-of-way line of Washington Street as shown on aforementioned plat); Thence run South 89°49'21" East along the North line of said Block B and C (also being the Southerly Right-of-way line of Washington Street as shown on aforementioned plat) for a distance 518.92 feet to a point of curvature of a circular curve, concave to the Southwest, and having for its elements a radius of 25 feet and a central angle of 90°30'10"; Thence run Southeasterly along the arc of said circular curve for an arc distance of 39.49 feet to a point of tangency on the Easterly line of said Block C (said point also being the Westerly Right-of-way line of South 35th Avenue as shown on aforementioned plat); Thence run South 00°40'49" West along the East line of said Block C (also being the Westerly Right-of-way line of South 35th Avenue as shown on aforementioned plat) for a distance of 617.47 feet to the Point of Beginning. Said described parcel of land containing 348,463 Sq. Ft. (7.99 Acres more or less).

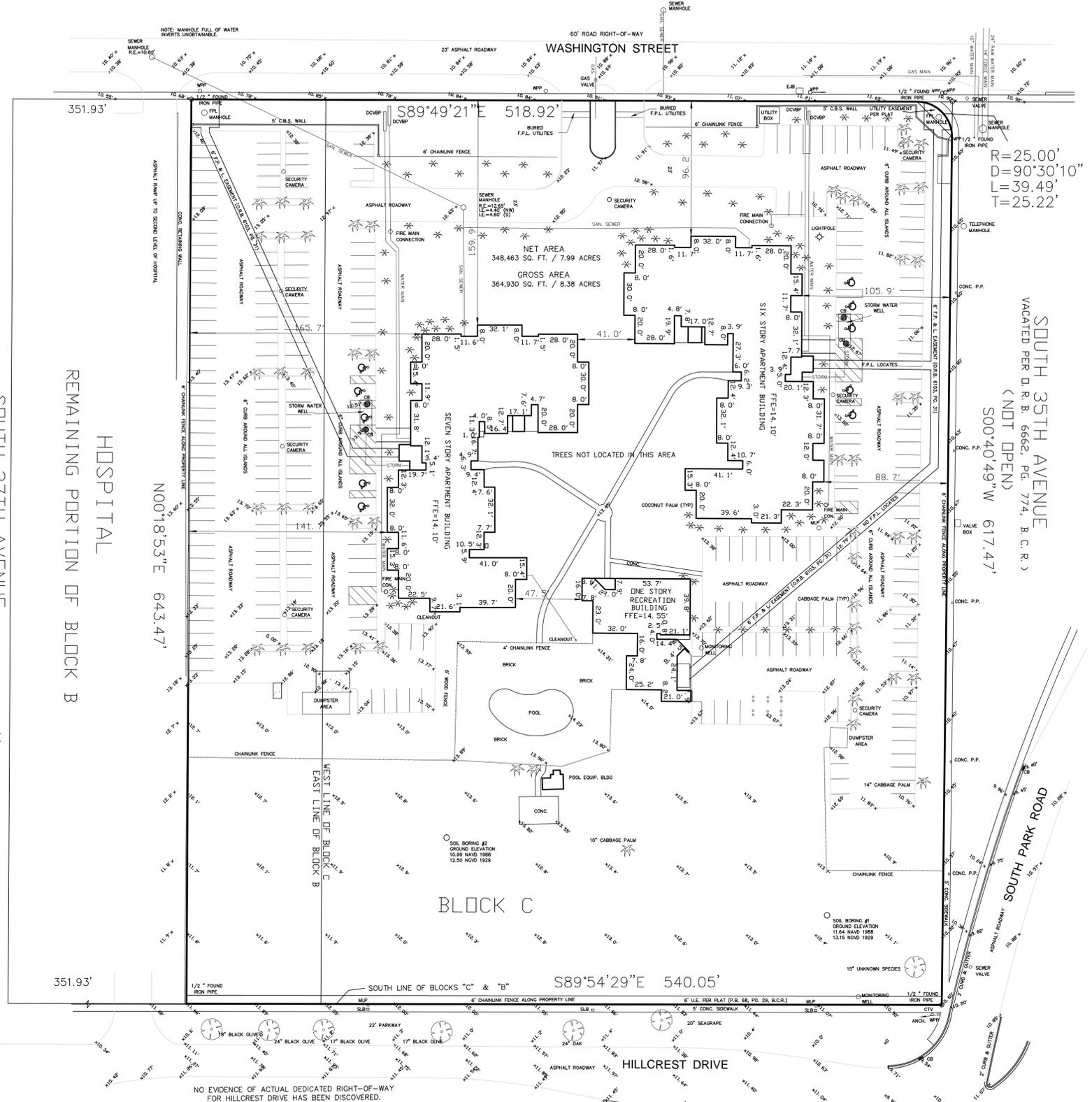
SURVEY NOTES:

- 1) ELEVATIONS IF SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 2) BOUNDARY LINES SHOWN HEREON ARE PER THE PLAT
- 3) BEARING SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF PARCEL "C", ORANGEBROOK HILLS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LINE BEARS SOUTH 89°49'21" EAST
- 4) SURVEYOR HAS MADE NO ADDITIONAL RESEARCH OF THE PUBLIC RECORDS EXCEPT AS NOTED. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR RECORDINGS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS.
- 5) BENCHMARK REFERENCE:
BROWARD COUNTY BENCH MARK NO. 180
ELEV= 6.475' (N.G.V.D.)
- 6) FLOOD INFORMATION
COMMUNITY NUMBER: 125113
CITY OF HOLLYWOOD
PANEL NUMBER: 12011C 0568 H
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
DATE OF FIRM: 8/18/2014
- 7) THE (2) FLORIDA POWER & LIGHT EASEMENTS SHOWN HEREON ARE APPROXIMATE & EXISTING UTILITIES SHOULD BE PHYSICALLY VERIFIED PRIOR TO DESIGN AND/OR CONSTRUCTION.
- 8) THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM LOCATIONS PERFORMED BY GROUND HOG LOCATIONS SERVICES.

LEGEND:

- EJB DENOTES ELECTRICAL JUNCTION BOX
- ETP DENOTES ELECTRICAL TRANSFORMER
- CTV DENOTES CABLE TELEVISION RISER
- SSMH DENOTES SANITARY SEWER MANHOLE
- U. E. DENOTES UTILITY EASEMENT
- P. B. DENOTES PLATBOOK
- PG. DENOTES PAGE
- B. C. R. DENOTES BROWARD COUNTY RECORDS
- P. O. B. DENOTES POINT OF BEGINNING
- CB DENOTES CATCHBASIN
- C. B. S. DENOTES CONCRETE BLOCK STRUCTURE
- WPP DENOTES WOOD POWERPOLE
- CUP DENOTES CONCRETE UTILITY POLE
- CONC. DENOTES CONCRETE
- CONC. SWK. DENOTES CONCRETE SIDEWALK

I hereby certify that this survey was prepared under my direction, that it meets the Standards of Practice for Land Surveys in the State of Florida as set forth by Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes, and that said survey is true and correct to the best of my knowledge and belief.



ACCURATE DIMENSIONS INC.

LAND SURVEYORS
521 SE 5TH COURT
POMPANO BEACH, FL. 33060
PH. (754)264-2166 FAX (954) 827-0535

Ernest W. Duncan DATE: 10/30/21
ERNEST W. DUNCAN
PROFESSIONAL SURVEYOR AND MAPPER
NO. L.S. 5182 STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROJECT
NAUTILUS
3500-3580 WASHINGTON STREET
HOLLYWOOD, FL. 33021

SURVEY TYPE:
BOUNDARY SURVEY

REVISIONS:
1 UPDATE SURVEY 5/9/12
2 ADD UNDERGROUND UTILITIES 4/25/13
3
4
5
6

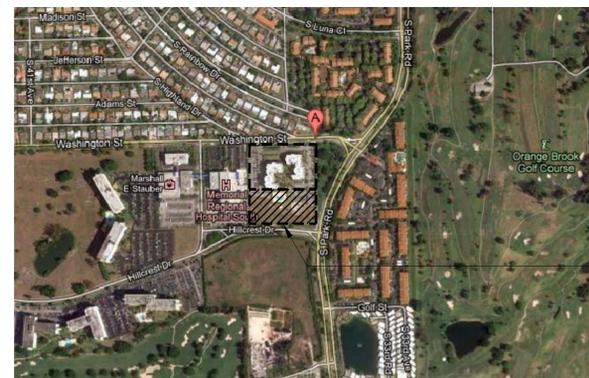
SCALE: 1" = 40'
DRAWN BY: E. DUNCAN
CHECKED BY: A. DUNCAN
DATE: 9/23/05
PROJECT NO.: NAUTILUS
SHEET 1 OF 1

NAUTILUS APARTMENTS

NEW APARTMENT BUILDING

3500 WASHINGTON STREET
HOLLYWOOD, FL 33021

**CITY COMMISSION
NOVEMBER 6, 2013**



PROJECT LOCATION



1 LOCATION MAP

SCALE: NTS

DRAWING INDEX

- G-1.00 COVER SHEET
- SURVEY
- G-1.01 CONTEXT PLAN AND ZONING INFORMATION
- G-1.02 SITE PLAN
- G-1.03 COLOR SITE PLAN
- G-1.04 RIGHT OF WAY IMPROVEMENTS
- D-1.01 SITE DEMOLITION PLAN
- C1 OVERALL SITE PLAN
- C2 PRELIMINARY PAVING, GRADING & DRAINAGE PLAN
- C3 PRELIMINARY WATER & SEWER PLAN
- C4 PRELIMINARY MARKING & SIGNAGE PLAN
- C5 STORMWATER POLLUTION PREVENTION PLAN
- C6 CIVIL DETAILS & TYPICAL SECTIONS
- C7 UTILITIES DETAILS I
- C8 UTILITIES DETAILS II
- LA1 LANDSCAPE/MITIGATION PLAN
- LA2 LANDSCAPE DETAILS & NOTES
- A-1.01 BUILDING PLANS
- A-4.01 EXTERIOR ELEVATIONS
- A-4.02 COLOR EXTERIOR ELEVATIONS
- A-5.00 CONTEXT AND DETAILS
- A-5.01 SIGHTLINE STUDY
- A-7.01 RENDERING
- A-7.02 RENDERING

NAUTILUS APARTMENTS
3500 WASHINGTON STREET
HOLLYWOOD, FL 33021
CITY COMMISSION 2

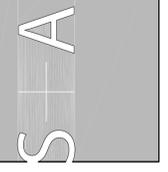
ALLAN T. SHULMAN, FAIA, LEED[®] AP
A R 0 0 1 2 7 6 3

12/04/2013
PLANNING BOARD
12009
PROJECT NO.

COVER SHEET

G-1.00

SHULMAN + ASSOCIATES
100 NE 38th Street, Space 2
Miami, FL 33137
T 305 438 0609 F 305 438 0170
www.shulman-design.com
FL 85302117



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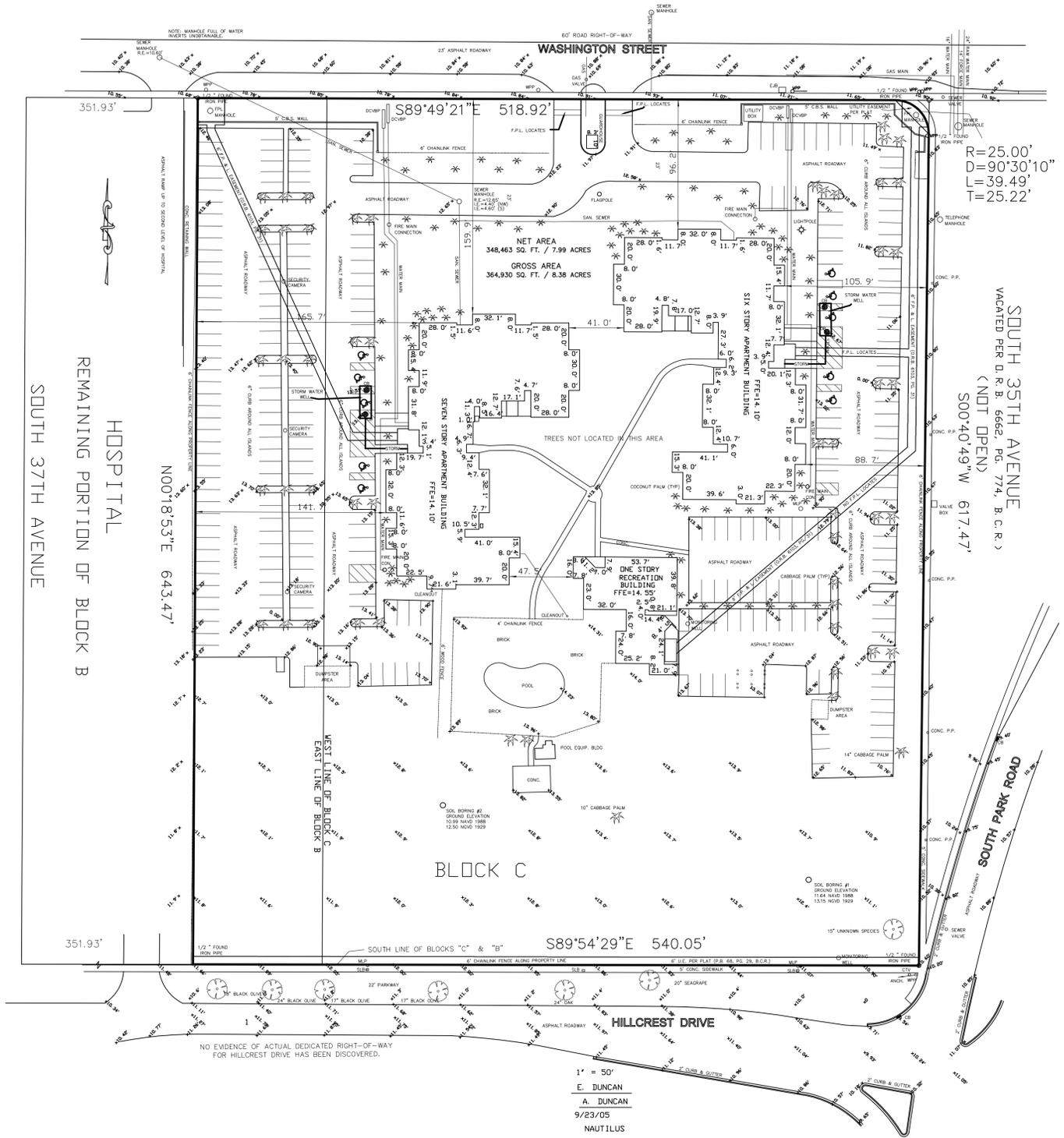
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- 5) BENCHMARK REFERENCE:
BROWARD COUNTY BENCH MARK NO.
ELEV= 0.00' (N.G.V.D.)
- 6) FLOOD INFORMATION
COMMUNITY NUMBER: 125113
CITY OF HOLLYWOOD
PANEL NUMBER: 0316
SUFFIX: F
FLOOD ZONE: X
BASE FLOOD ELEVATION: NA
DATE OF FIRM: 8/18/92
- 7) THE (2) FLORIDA POWER & LIGHT EASEMENTS SHOWN HEREON ARE APPROXIMATE & EXISTING UTILITIES SHOULD BE PHYSICALLY VERIFIED PRIOR TO DESIGN AND/OR CONSTRUCTION.
- 8) THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM LOCATIONS PERFORMED BY GROUND HOG LOCATIONS SERVICES.
- 9) A Certificate of Search & Ownership & Encumbrance Report was prepared by Fidelity National Title Insurance Company covering the dates of July 1, 1936 to May 30, 2012. The following is our report of all survey related items contained in said report affecting this property.

- Item #14) Plat-all matters shown hereon
 - Item #15) F.P.L. Easement-affects property to the west
 - Item #17) Cable Television Easement-affects property to the west
 - Item #18) Blanket Easement for cable television- affects entire property
 - Item #30) Blanket Easement for Broadband equipment installation and maintenance affects entire property.
- All other items contained in said report are not survey related and not addressed hereon.

LEGEND:

- EJB DENOTES ELECTRICAL JUNCTION BOX
- ETP DENOTES ELECTRICAL TRANSFORMER
- CTV DENOTES CABLE TELEVISION RISER
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- CONC. DENOTES CONCRETE
- CONC. SWK. DENOTES CONCRETE SIDEWALK

I hereby certify that this survey was prepared under my that it meets the Minimum Technical Standards for Land Surveys in the State of Florida as set forth by Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, and that said survey is true and correct to the best of my knowledge and belief.



ERNEST W. DUNCAN, P.L.S. 5182
 LAND SURVEYORS
 521 SE 5TH COURT
 POMPANO BEACH, FL. 33060
 PH. (754)264-2166 FAX (954) 827-0535

DATE: _____
ERNEST W. DUNCAN
 PROFESSIONAL SURVEYOR AND MAPPER
 NO. L.S. 5182 STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROJECT
 NAUTILUS
 (HOLLYWOOD, FL.)

SURVEY TYPE:
 BOUNDARY SURVEY

REVISIONS:
 1 UPDATE SURVEY 5/9/12
 2 ADD UNDERGROUND UTILITIES 4/25/13
 3 REVIEW OF REVISED O & R REPORT 4/26/13
 4 _____
 5 _____
 6 _____

SCALE:
 1" = 50'

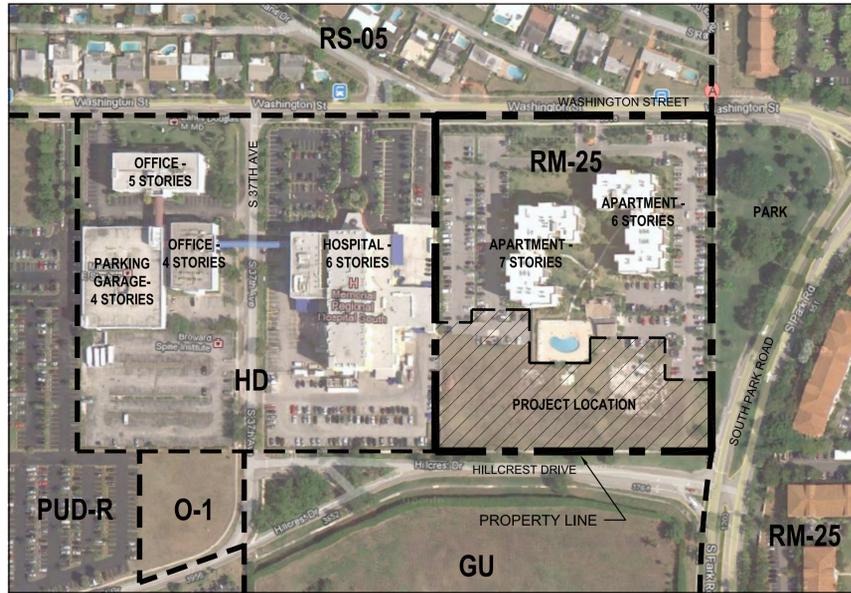
DRAWN BY:
 A. DUNCAN

CHECKED BY:
 A. DUNCAN

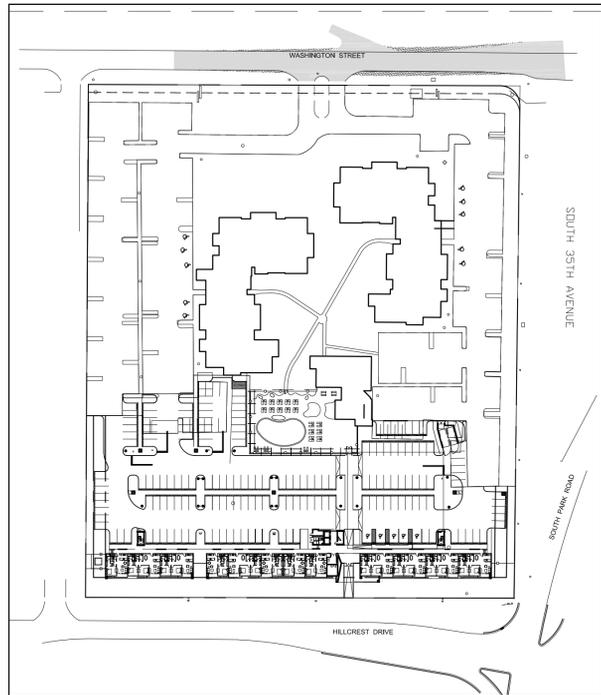
DATE:
 9/23/05

PROJECT NO.
 NAUTILUS

SHEET 1 OF



2 EXISTING ZONING CONTEXT MAP
SCALE: NTS



1 SITE MAP
SCALE: NTS

EXISTING LAND USE	HIGH (25-50U/AC) RESIDENTIAL
EXISTING ZONING	RM 25
PROPOSED ZONING	PD

LEGAL DESCRIPTION	
SUBDIVISION NAME	ORANGEBROOK HILLS
PLAT BOOK/ PAGE NUMBER	BOOK 88 PAGE 29
LOT AND BLOCK	LOT # BLOCKS B & C

	SITE AREAS	DENSITY						
		GROSS SITE AREA	RESIDENTIAL USE AREA (GROSS)	EXISTING UNITS	RM-25 ALLOWED UNITS (25 UNITS/ACRE)	PD ALLOWED UNITS (BASED ON UNDERLYING LAND USE HIGH RESIDENTIAL 25-50 UNITS/ACRE)	PROPOSED TOTAL # OF UNITS	EXISTING UNITS/ GROSS ACRE
EXISTING NORTH SITE TO REMAIN	5.70 ACRES 248,298 SF	5.70 ACRES 248,298 SF	193	142	285	193	193/5.70 33.86	193/5.70= 33.86
PROPOSED DEVELOPMENT SITE	2.68 ACRES 116,632 SF	2.68 ACRES 116,632 SF	0	87	134	84	0.00	84/2.68= 31.34
TOTAL PD SITE	8.38 ACRES 364,930 SF	8.38 ACRES 364,930 SF	193	209	419	277	193/8.38= 23.03	277/8.38= 33.05

	PARKING SETBACK FRONT/SIDE/REAR	BUILDING SETBACKS			
		FRONT	SIDE/INTERIOR	SIDE/STREET	REAR
		RM-25	25' + 1' increase for each foot of height above 50'. Not to exceed 50'. Per 4.2.C.2	Sum shall be at least 25% of the lot width plus 20% of the tower height. But not exceed 50', with none less than 10'. Per 4.2.C.2 50' required	15' plus 15% of tower height, max. 50'. Per 4.2.C.2 50' Required
PD	10'-0" Per 4.22.1.2.b	25' to external streets Per 4.15.E.3.d.2	50' TOTAL	NA	NA
EXISTING BUILDING A PROVIDED	15'-0"	96'-4"	88'-9"	NA	NA
EXISTING BUILDING B PROVIDED	0'	159'-10"	137'-6"	NA	NA
EXISTING REC. BLDG PROVIDED	NA	339'-10"	182'-2"	NA	NA
PROPOSED BUILDING PROVIDED	10'-0"	25' to external streets	53' (min. 25')	NA	NA

REQUIRED BY CITY CODE ARTICLE 4: SECTION 4.15.E.1 MINIMUM SIZE OF PLANNED DEVELOPMENT ALL PLANNED DEVELOPMENTS 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 DEVELOPMENT IS A TOTAL OF 8.38 GROSS ACRES, AND 7.99 NET ACRES.
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THE PROPOSED PROJECT WILL COMPLY WITH CHAPTER 151.158 BUILDINGS, MANDATORY GREEN BUILDING PRACTICES, LARGE BUILDINGS OF THE CITY CODE OF ORDINANCES

PROPOSED PERVIOUS/IMPERVIOUS AREAS				
	NET LOT AREA	REQUIRED PERVIOUS AREA (ACRES/SF/%)	PROVIDED PERVIOUS AREA (ACRES/SF/%)	PROVIDED IMPERVIOUS AREA (ACRES/SF)
EXISTING NORTH SITE	5.31 ACRES 231,831 SF	NA	1.92 ACRES 83,653 SF 36%	3.39 ACRES 148,178 SF 64%
PROPOSED DEVELOPMENT SITE BUFFER AREA	0.31 ACRES 13,502 SF	NA	0.29 ACRES 12,592 SF 93%	0.02 ACRES 910 SF 7%
PROPOSED DEVELOPMENT SITE PARKING AREA	1.85 ACRES 80,625 SF	0.46 ACRES 20,156 SF 25%	0.47 ACRES 20,836 SF 26%	1.38 ACRES 59,789 SF 74%
PROPOSED DEVELOPMENT SITE BUILDING FOOTPRINT	0.45 ACRES 19,577 SF	NA	0	0.45 ACRES 19,577 SF 100%
PROPOSED DEVELOPMENT SITE OTHER LANDSCAPED AREAS	0.07 ACRES 2,928 SF	NA	0.06 ACRES 2,864 SF 98%	0.001 ACRES 64 SF 2%
TOTAL PROPOSED DEVELOPMENT SITE	2.68 ACRES 116,632 SF	NA	0.81 ACRES 35,305 SF 30.2%	1.87 ACRES 81,327 SF 69.8%
TOTAL SITE	7.99 ACRES 348,463 SF	NA	2.73 ACRES 118,958 SF 34.1%	5.26 ACRES 229,505 SF 65.9%

	#	Required			Provided		
		Spaces Per 7.2.A.1 1.5 per unit plus 1/5 unit guest	Handicapped FBC 2012 Accessibility 208.2 5 per 101-150	Temporary Loading Per 7.2.B.8 1 per 50-100 units 10 x 25'	Spaces	Handicapped	Temporary Loading 10 x 25'
		EXISTING BUILDING A APARTMENTS	89 X 1.5	134			
GUEST	89/5	18					
EXISTING TOTAL		152	6	1	124	5	
EXISTING BUILDING B APARTMENTS	104 X 1.5	156					
GUEST	104/5	21					
EXISTING TOTAL		177	6	1	150	5	
PROPOSED NEW APARTMENTS (1.5 per unit)	84 X 1.5	126			126		
GUEST (1 per 5 UNITS)	84 / 5	17			17		
TOTAL NEW SPACES		143	5	1	143	5	
RECONFIGURED EXISTING SPACES TO BE REPLACED		20			23		
TOTAL		163	5	1	166	5	

	Unit Summary								BUILDING HEIGHT			
	APARTMENTS			BUILDING FOOTPRINT/ LOT COVERAGE	SITE COVERAGE (%)	RESIDENTIAL LEASABLE SF (AC)	RESIDENTIAL LEASABLE SF (BALCONIES)	NON-LEASABLE SF (UNENCLOSED)	NON-LEASABLE SF (ENCLOSED)	TOTAL BLDG SF	NO. FLOORS	HEIGHT
	1 BED/1.5 BATH	2 BED/2 BATH	TOTAL									
EXISTING NORTH SITE 231,831 SF 5.31 ACRES												
EXISTING BLDG A	59	30	89	17,805	7.68%					106,830	6	68'-9"
EXISTING BLDG B	69	35	104	17,428	7.52%					104,568	7	77'-10"
EXISTING RECREATION BLDG	0	0	0	4,681	2.02%					14,109	1	25'-0"
TOTAL EXISTING NORTH SITE	128	65	193	39,914	17.22%					225,507		
PROPOSED DEVELOPMENT SITE 116,632 SF 2.68 ACRES												
PROPOSED APARTMENT BUILDING	29	55	84	19,577	16.79%	84,096	4,445	24,055	5,784	118,360	7	76'-11"
TYPICAL 1 BED/1.5 BATH 750 SF						750	50					
TYPICAL 2 BED/2 BATH 1100-1183 SF						1,116	1,116					
TOTAL SITE 348,463 SF 7.99 ACRES	157	120	277	59,491	17.07%					343,867		

SHULMAN + ASSOCIATES
100 NE 38th Street, Space 2
Miami, FL 33137
T 305 438 0609 F 305 438 0170
www.shulman-design.com
FL 85302117

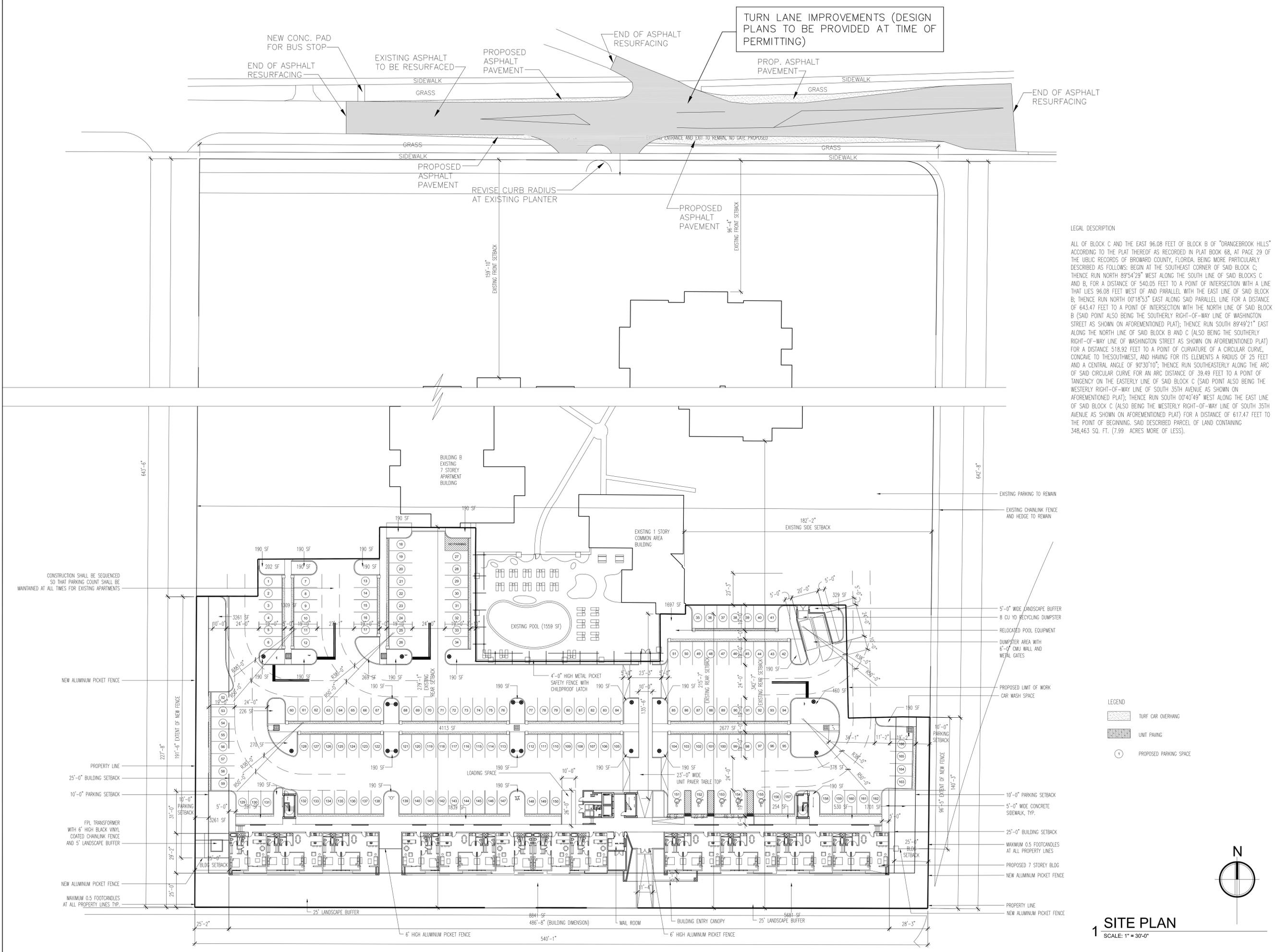
NAUTILUS APARTMENTS
3500 WASHINGTON STREET
HOLLYWOOD, FL 33021
CITY COMMISSION

ALLAN T. SHULMAN, FAIA, LEED™ AP
A R 0 0 1 2 7 6 3

10/09/2013
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12009
PROJECT NO.

CONTEXT PLAN
AND ZONING DATA

G-1.01

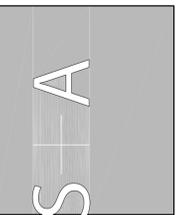


TURN LANE IMPROVEMENTS (DESIGN PLANS TO BE PROVIDED AT TIME OF PERMITTING)

LEGAL DESCRIPTION
 ALL OF BLOCK C AND THE EAST 96.08 FEET OF BLOCK B OF "ORANGEBROOK HILLS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK C; THENCE RUN NORTH 89°54'29" WEST ALONG THE SOUTH LINE OF SAID BLOCKS C AND B, FOR A DISTANCE OF 540.05 FEET TO A POINT OF INTERSECTION WITH A LINE THAT LIES 96.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK B; THENCE RUN NORTH 00°18'53" EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 643.47 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID BLOCK B (SAID POINT ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET AS SHOWN ON AFOREMENTIONED PLAT); THENCE RUN SOUTH 89°49'21" EAST ALONG THE NORTH LINE OF SAID BLOCK B AND C (ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET AS SHOWN ON AFOREMENTIONED PLAT) FOR A DISTANCE 518.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING FOR ITS ELEMENTS A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°30'10"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE FOR AN ARC DISTANCE OF 39.49 FEET TO A POINT OF TANGENCY ON THE EASTERLY LINE OF SAID BLOCK C (SAID POINT ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 35TH AVENUE AS SHOWN ON AFOREMENTIONED PLAT); THENCE RUN SOUTH 00°40'49" WEST ALONG THE EAST LINE OF SAID BLOCK C (ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 35TH AVENUE AS SHOWN ON AFOREMENTIONED PLAT) FOR A DISTANCE OF 617.47 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED PARCEL OF LAND CONTAINING 348,463 SQ. FT. (7.99 ACRES MORE OR LESS).

- LEGEND
- TURF CAR OVERHANG
 - UNIT PAVING
 - PROPOSED PARKING SPACE

1 SITE PLAN
 SCALE: 1" = 30'-0"



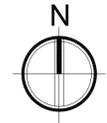
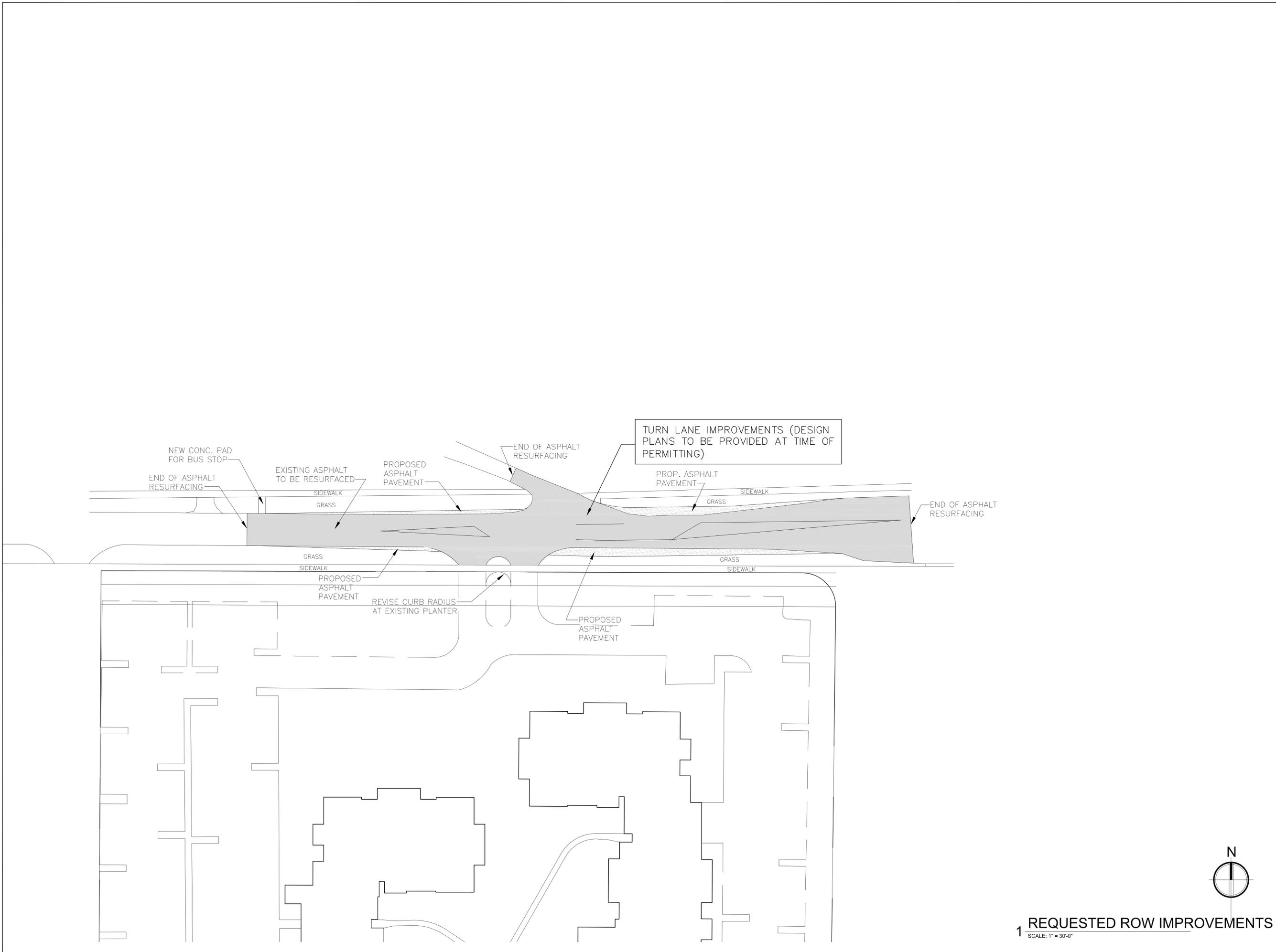
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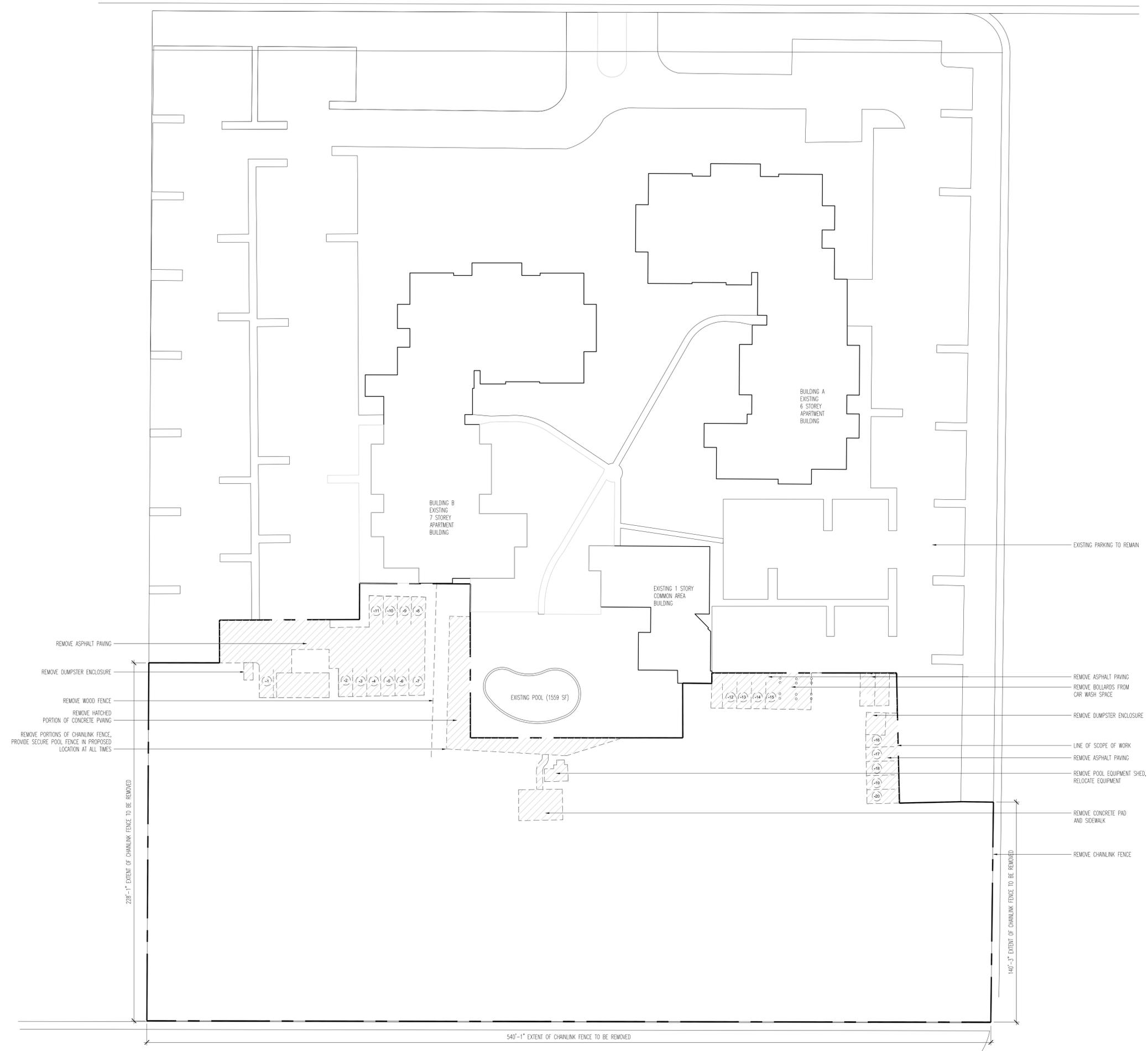
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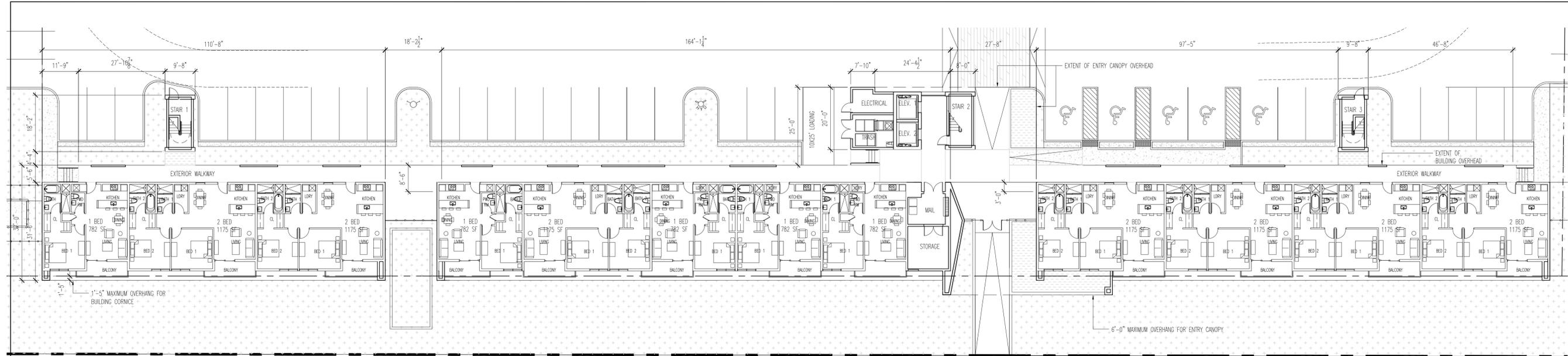
**SITE PLAN
 RIGHT OF WAY
 IMPROVEMENTS**
G-1.04



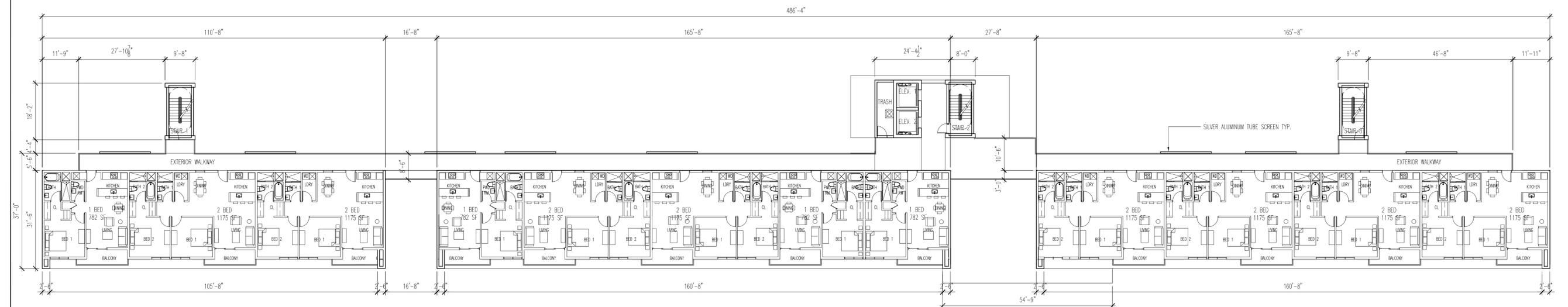
1 REQUESTED ROW IMPROVEMENTS
 SCALE: 1" = 30'-0"



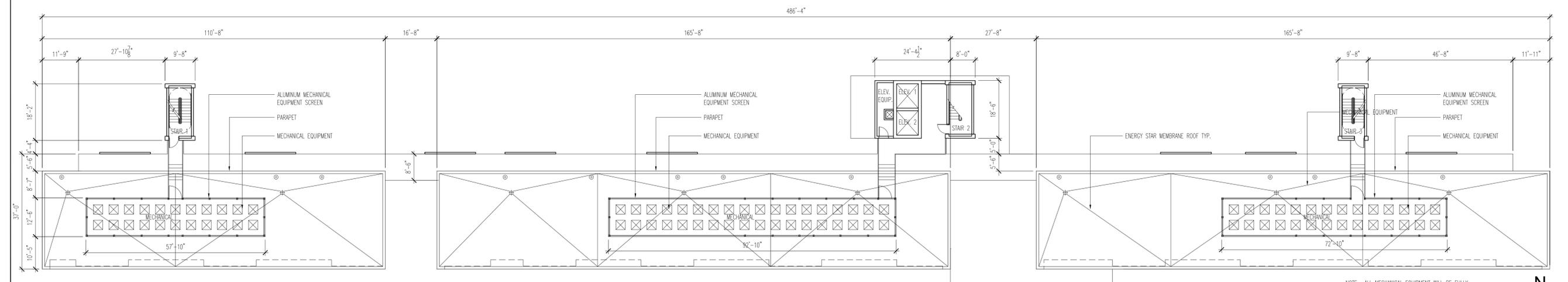
1 DEMOLITION SITE PLAN
 SCALE: 1" = 30'-0"



1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



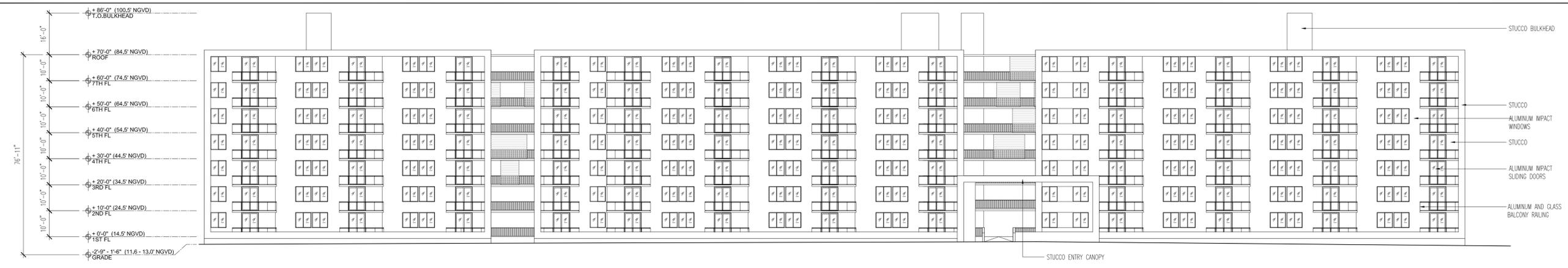
2 2ND - 7TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



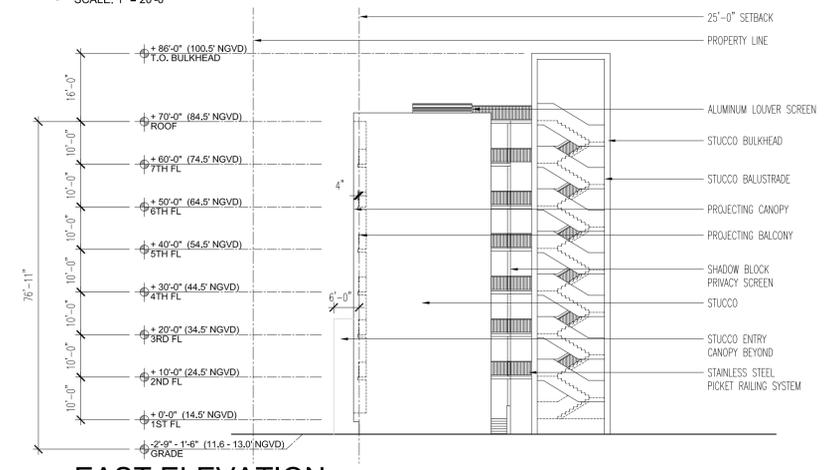
NOTE: ALL MECHANICAL EQUIPMENT WILL BE FULLY SCREEN FROM VIEW.

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

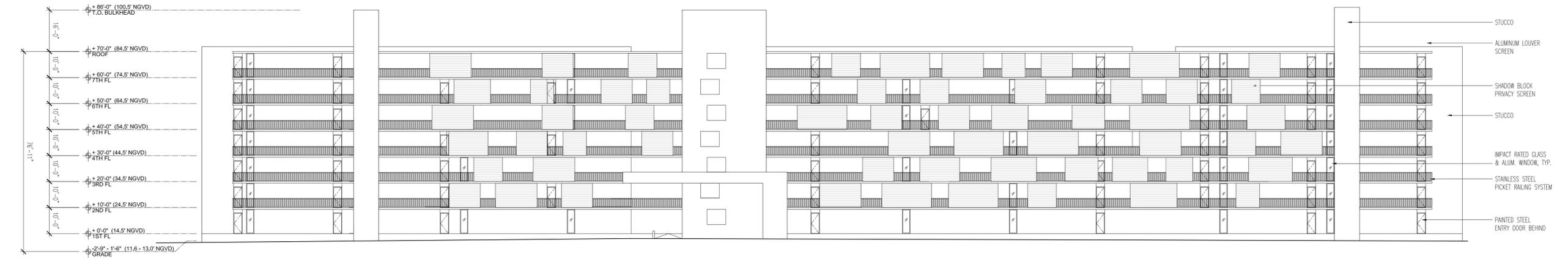




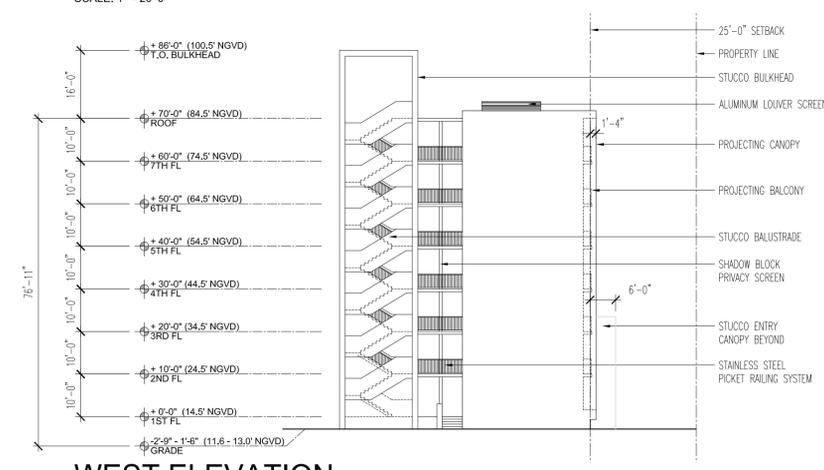
1 SOUTH ELEVATION
 SCALE: 1" = 20'-0"



2 EAST ELEVATION
 SCALE: 1" = 20'-0"



3 NORTH ELEVATION
 SCALE: 1" = 20'-0"



4 WEST ELEVATION
 SCALE: 1" = 20'-0"



BUILDING PAINT COLOR:
 BENJAMIN MOORE
 EXTERIOR READY MIXED
 BRILLIANT WHITE



BALCONY BALUSTRADES:
 SILVER ANODIZED ALUMINUM
 AND GLASS



GUARDRAILS:
 STAINLESS STEEL
 PICKET



**SHADOW BLOCK
 PRIVACY SCREENS**



1 SOUTH ELEVATION
 SCALE: 1" = 20'-0"



2 EAST ELEVATION
 SCALE: 1" = 20'-0"



3 NORTH ELEVATION
 SCALE: 1" = 20'-0"



4 WEST ELEVATION
 SCALE: 1" = 20'-0"

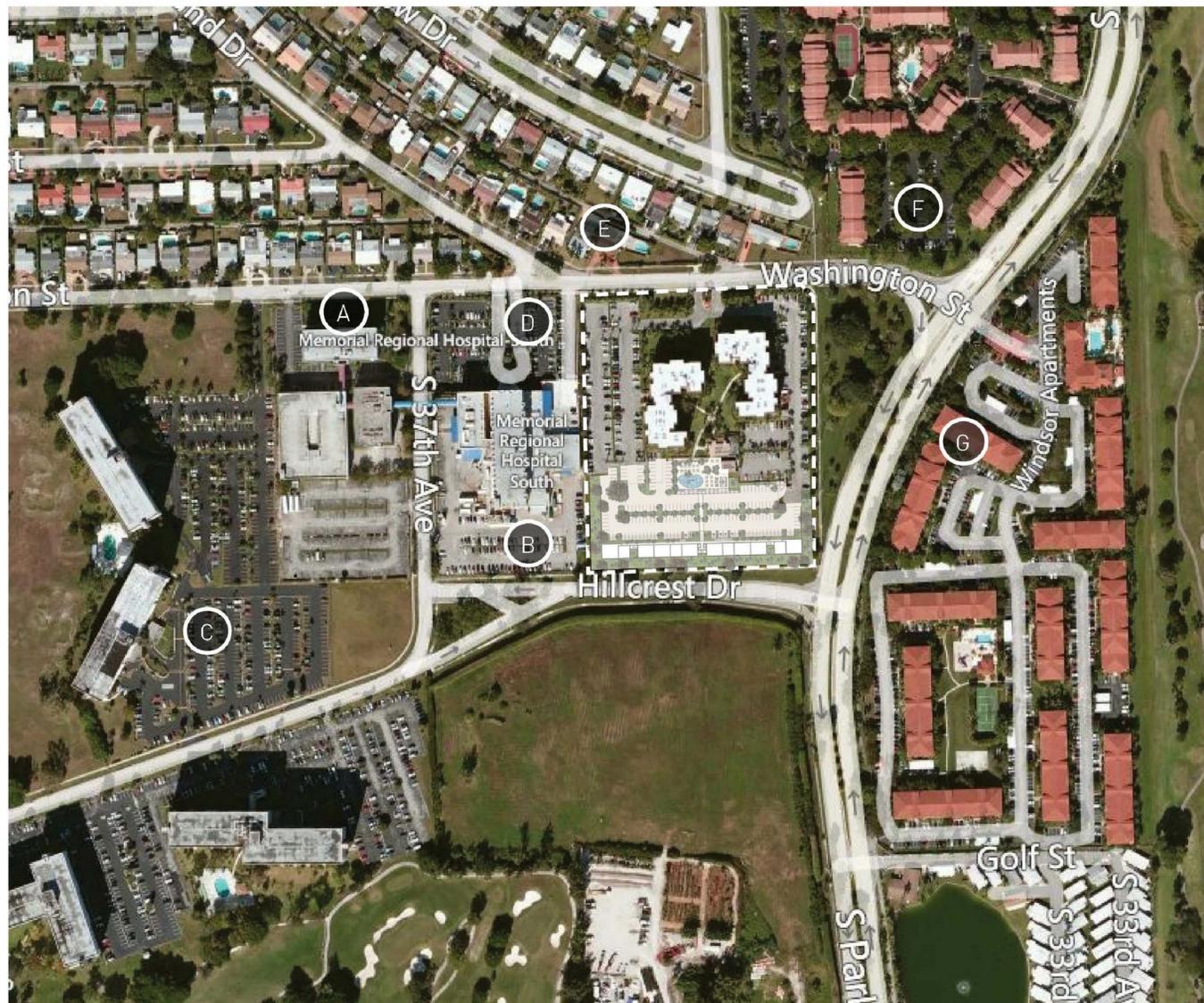
BUILDING PAINT COLOR:
 BENJAMIN MOORE
 EXTERIOR READY MIXED
 BRILLIANT WHITE

BALCONY BALUSTRADES:
 SILVER ANODIZED ALUMINUM
 AND GLASS

GUARDRAILS:
 STAINLESS STEEL
 PICKET

**SHADOW BLOCK
 PRIVACY SCREENS**





HILLCREST BLDG 26 AND 27;
RESIDENTIAL, 12 STORIES

3 CHARACTER AND RELATIONSHIP WITH SURROUNDING PROPERTIES



MEMORIAL REGIONAL HOSPITAL, 6 STORIES



PROPOSED NAUTILUS RESIDENTIAL BLDG, 7 STORIES



EARL CROFFORD PARK

2 HILLCREST DRIVE STREET PROFILE



EARL CROFFORD PARK



EXISTING NAUTILUS BLDGS



MEMORIAL REGIONAL HOSPITAL, 6 STORIES

1 WASHINGTON STREET PROFILE

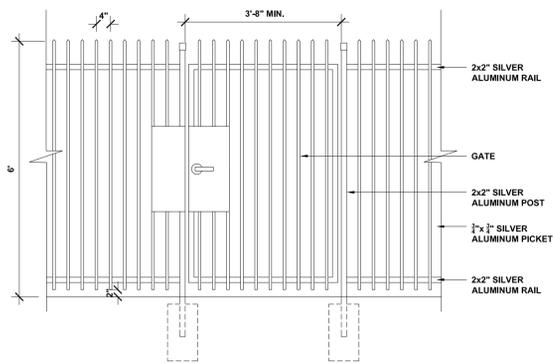
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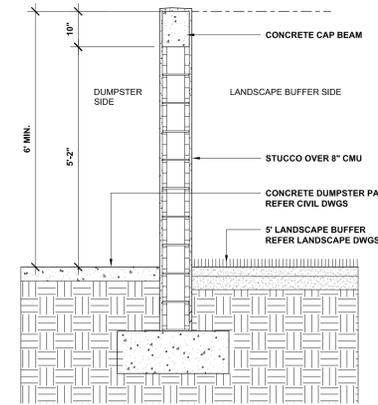
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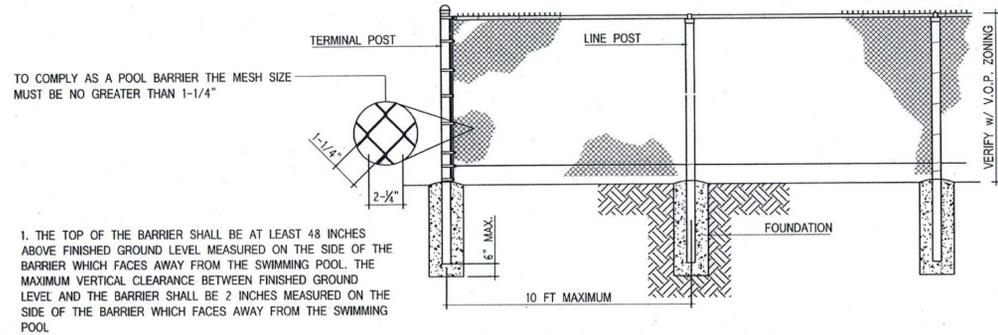
6 FENCE DETAIL

SCALE: 1/2" = 1'-0"

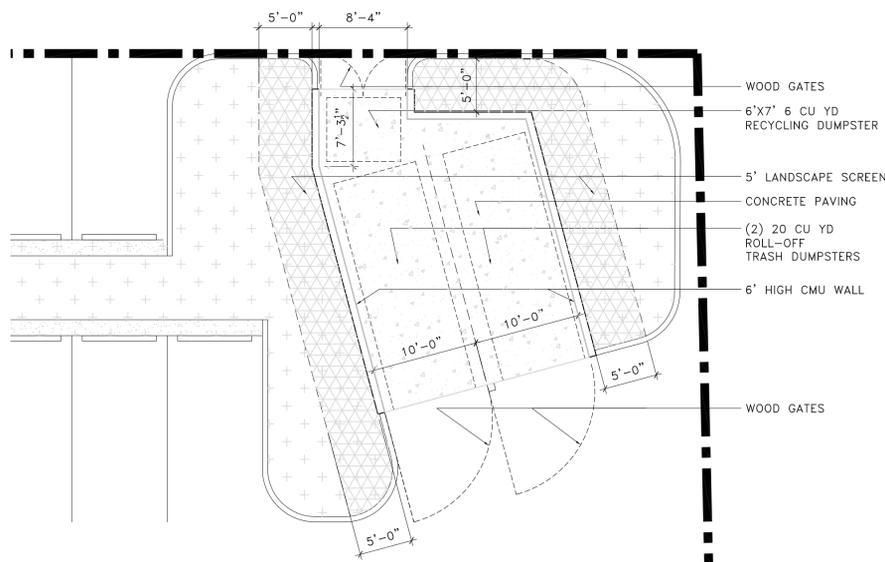


5 DUMPSTER ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"

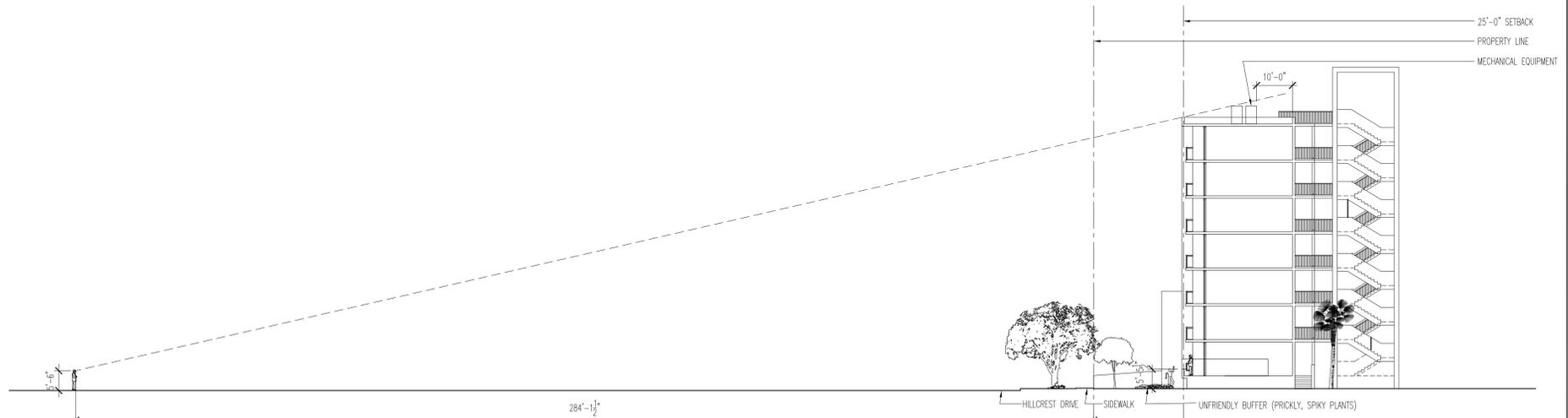


4 VINYL CHAINLINK FENCE DETAIL



2 DUMPSTER AREA PLAN DETAIL

SCALE: 1/8" = 1'-0"



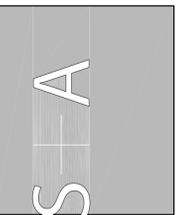
3 SIGHT LINE DIAGRAM - SECTION

SCALE: 1" = 20'-0"



1 SIGHT LINE DIAGRAM - PLAN

SCALE: 1/32" = 1'-0"



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6/12/2013
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 PROJECT NO.

SIGHT LINE
 DIAGRAMS

A-5.01



1 VIEW FROM HILLCREST DRIVE/SOUTH PARK ROAD

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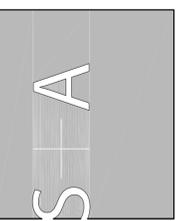
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1 VIEW FROM THE NORTH



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12/04/2013
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PROJECT NO.

RENDERING

A-7.02