

ATTACHMENT I

Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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):

- | | |
|---|---|
| <input type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Historic Preservation Board |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> 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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Economic Roundtable | <input checked="" type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Historic Preservation Board |
| <input checked="" type="checkbox"/> City Commission | <input checked="" type="checkbox"/> Planning and Development | |

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



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign 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: 1/28/22

PRINT NAME: BRYAN GRUSHAN

Date: 1/28/22

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

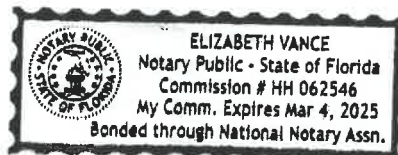
I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing Stephen Tilbrook, Esq. to be my legal representative before the Hollywood City Commission (Board and/or Committee)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

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

Elizabeth Vance
Notary Public

State of Florida

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



Bryan Grushan
Signature of Current Owner

BRYAN GRUSHAN
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:

- ELEVATIONS IF SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BOUNDARY LINES SHOWN HEREON ARE PER THE PLAT
- 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
- 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.
- BENCHMARK REFERENCE:
BROWARD COUNTY BENCH MARK NO. 180
ELEV= 6.475' (N.G.V.D.)
- 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
- THE (2) FLORIDA POWER & LIGHT EASEMENTS SHOWN HEREON ARE APPROXIMATE & EXISTING UTILITIES SHOULD BE PHYSICALLY VERIFIED PRIOR TO DESIGN AND/OR CONSTRUCTION.
- THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM LOCATIONS PERFORMED BY GROUND HOG LOCATIONS SERVICES.

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

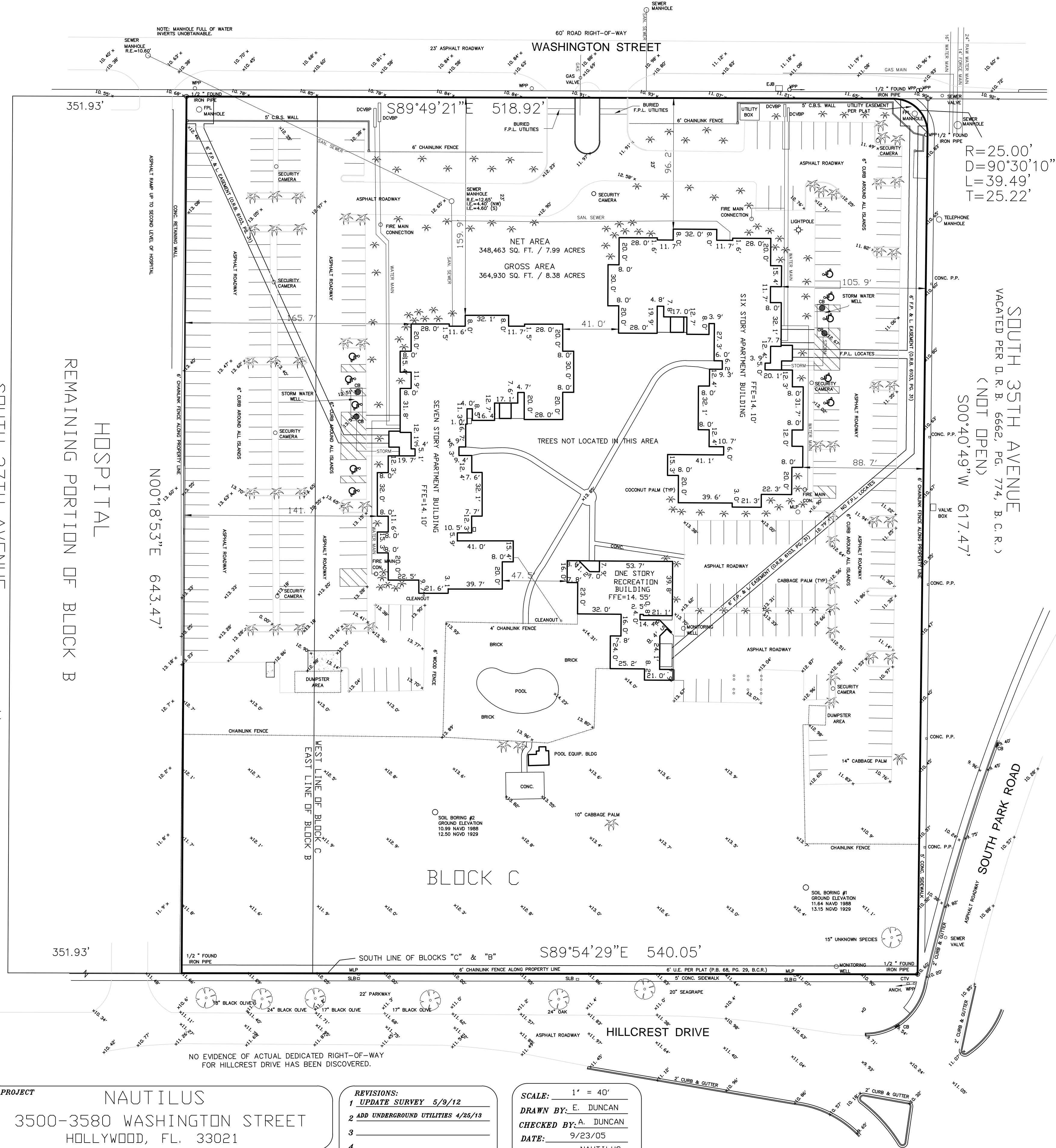
Ernest W. Duncan DATE: 10/30/21
ERNEST W. DUNCAN
PROFESSIONAL SURVEYOR AND MAPPER
NO. L.S. 5182 STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

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

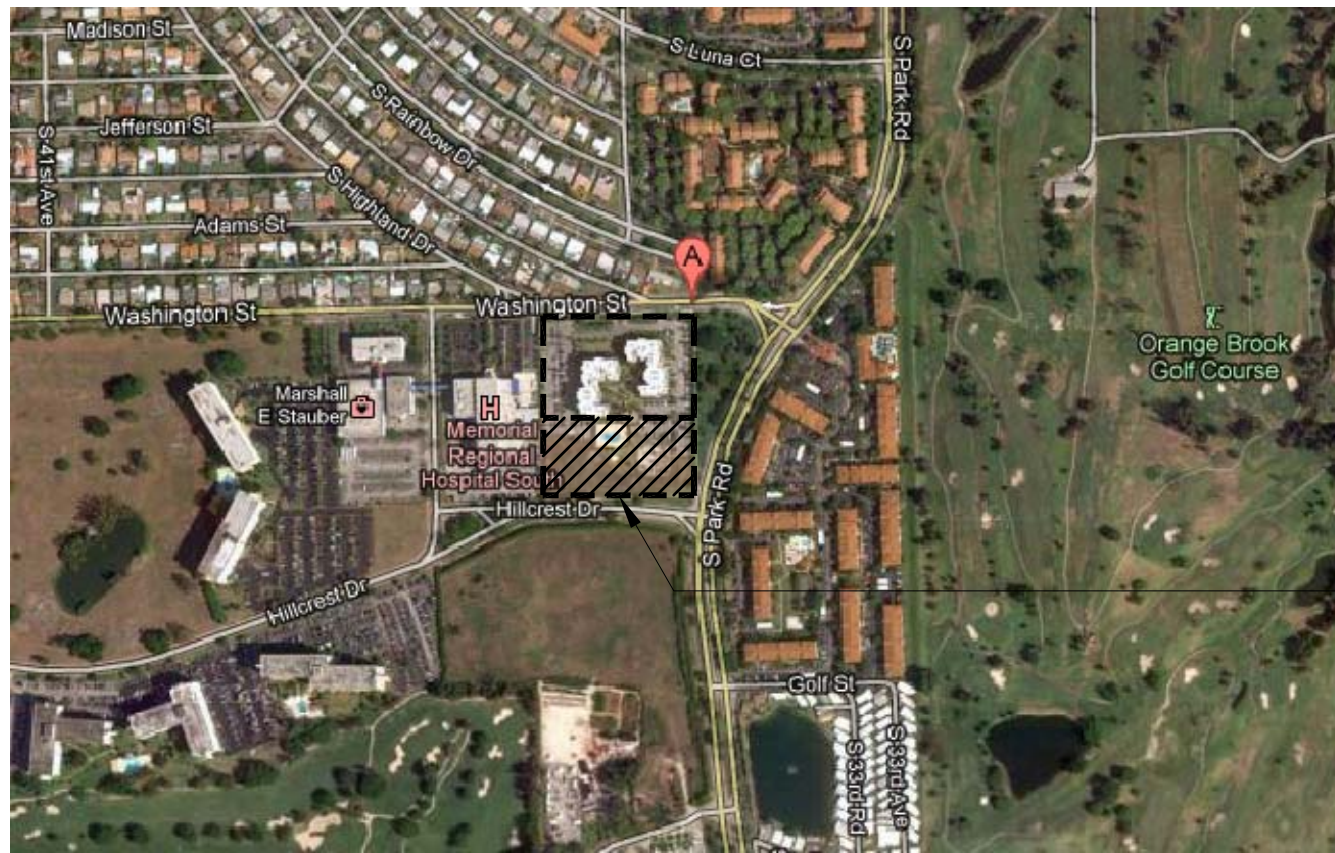


NAUTILUS APARTMENTS

NEW APARTMENT BUILDING

3500 WASHINGTON STREET
HOLLYWOOD, FL 33021

CITY COMMISSION
NOVEMBER 6, 2013



PROJECT LOCATION

N

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

S+A

SHULMAN + ASSOCIATES

100 NE 38th Street, Space 201
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 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

LEGAL DESCRIPTION

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- 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.
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 & Emcumbrance 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
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

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

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:

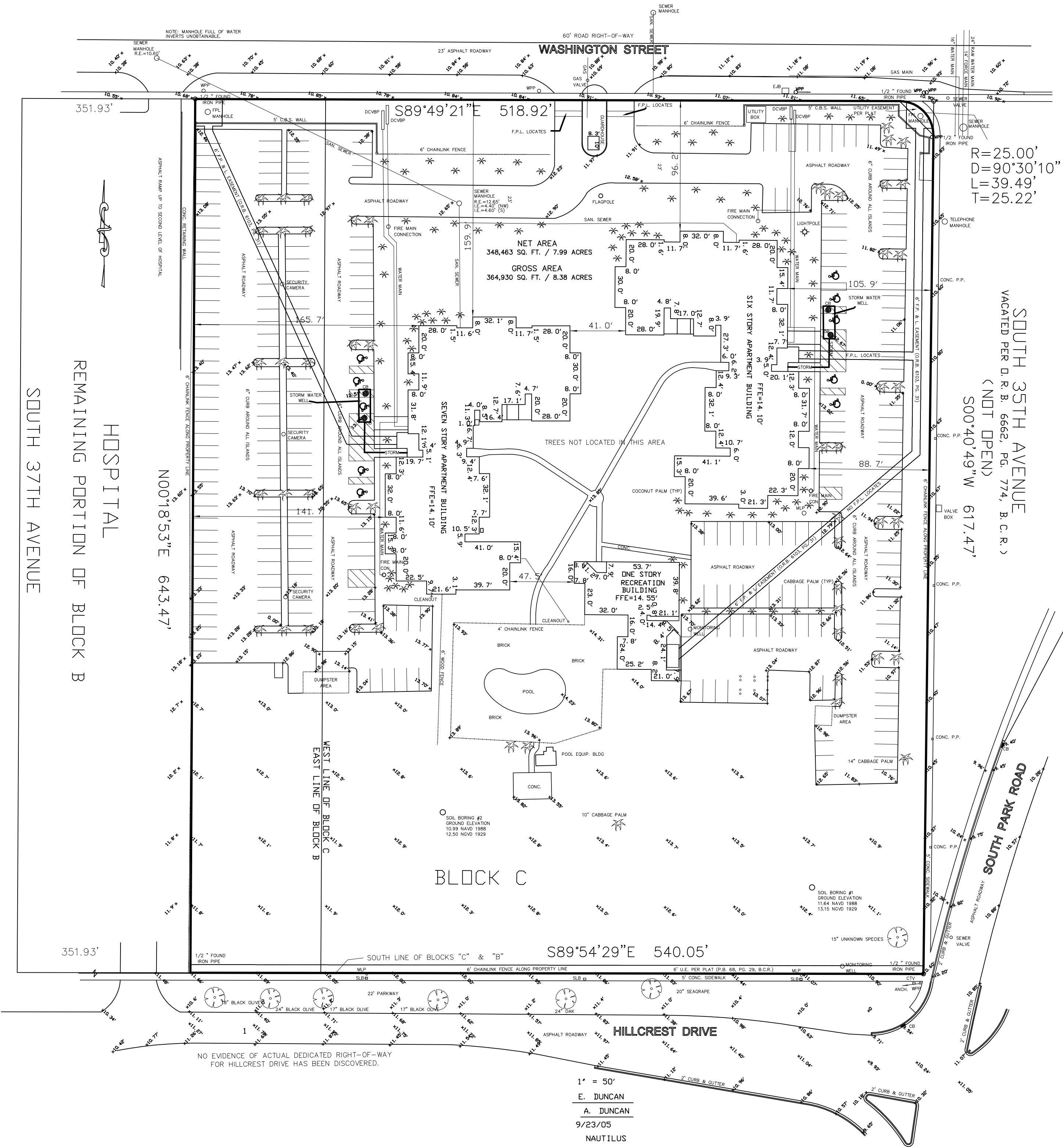
BOUNDARY SURVEY

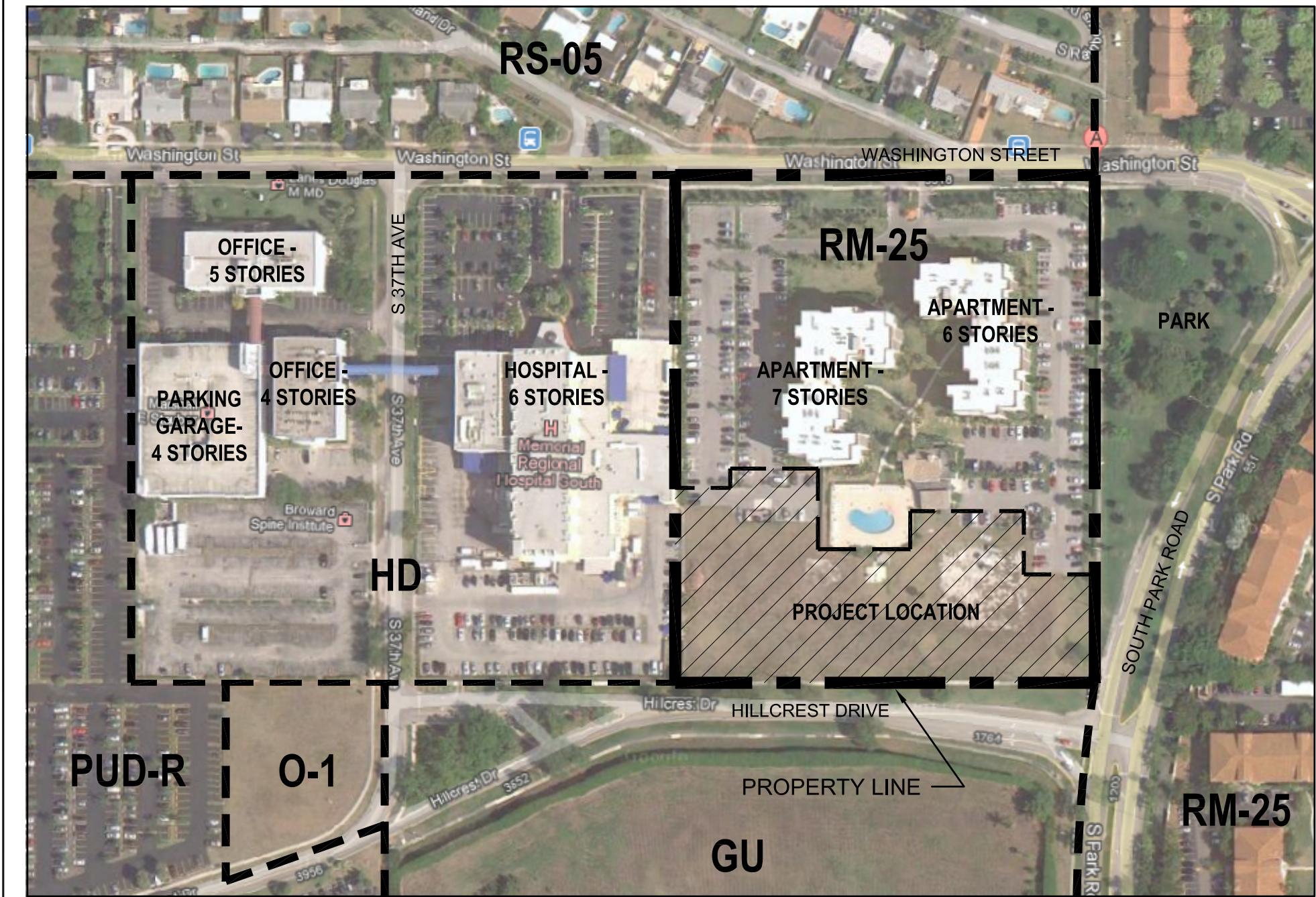
REVISIONS:

- 1 UPDATE SURVEY 5/9/12
- 2 ADD UNDERGROUND UTILITIES 4/25/13
- 3 REVIEW OF REVISED 0 & 2 REPORT 4/26/13
- 4
- 5
- 6

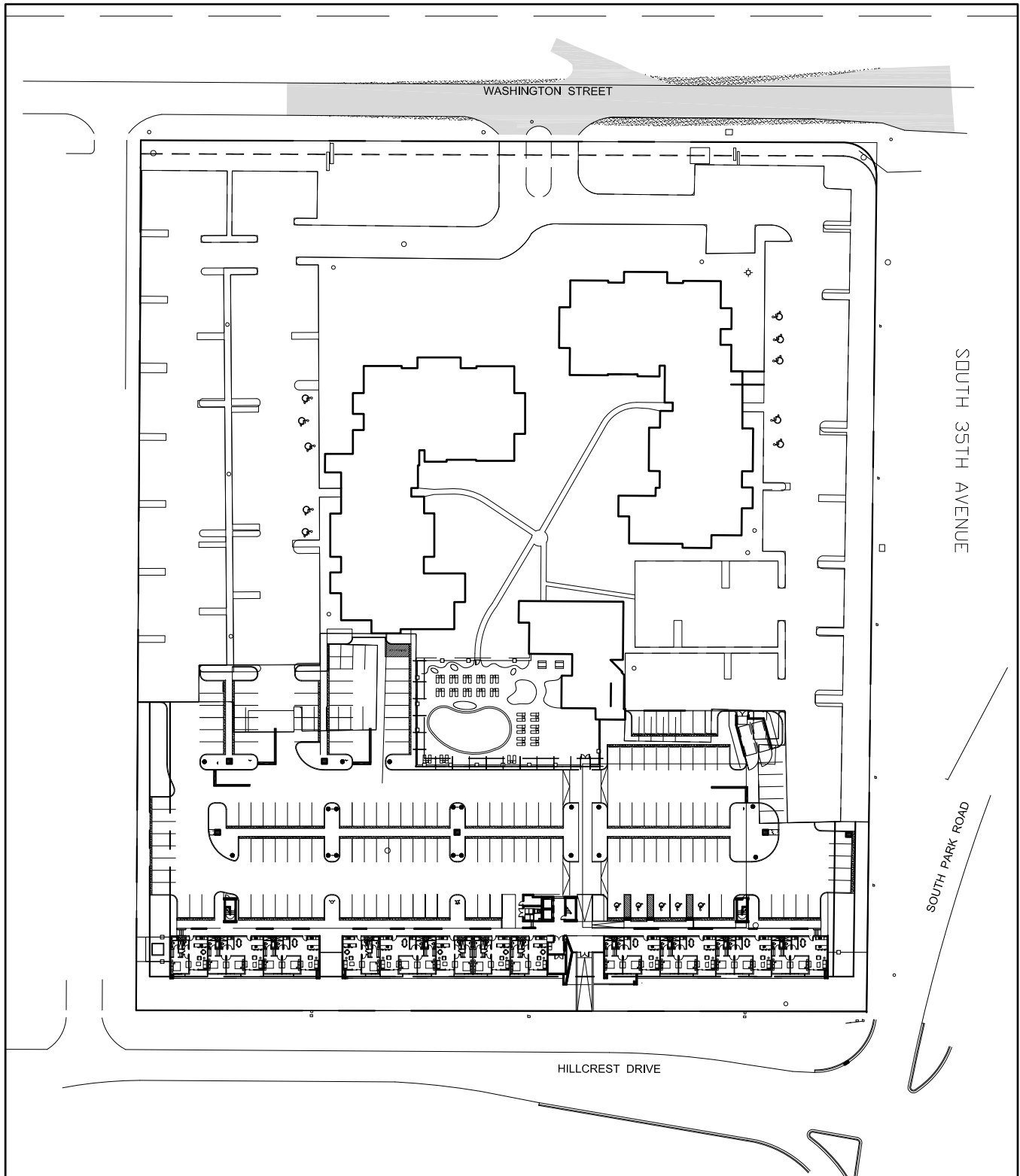
SCALE:

DRAWN BY:
CHECKED BY:
DATE:
PROJECT NO.
SHEET 1 OF





2 EXISTING ZONING CONTEXT MAP
SCALE: NTS



1 SITE MAP
SCALE: NTS

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 SCRES 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%

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

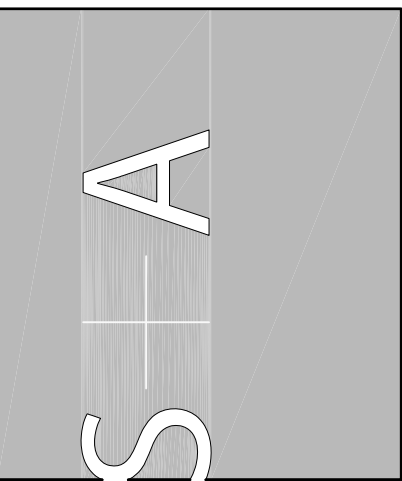
LEGAL DESCRIPTION	
SUBDIVISION NAME	ORANGEBROOK HILLS
PLAT BOOK/ PAGE NUMBER	BOOK 88 PAGE 29
LOT AND BLOCK	LOT # BLOCKS B & C

	SITE AREAS	DENSITY						
		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	EX & PROPOSED 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	94	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

SETBACKS					
	PARKING SETBACK FRONT/SIDE/REAR	BUILDING SETBACKS			
		FRONT	SIDE/INTERIOR	SIDE/STREET	REAR
RM-25	10'-0" Per 4.22.1.2.b	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	15% of lot depth Per 4.2.C.2 643' x 15% = 97'
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

PARKING							
	#	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	1
EXISTING BUILDING B APARTMENTS	104 X 1.5	156					
GUEST	104/5	21					
EXISTING TOTAL		177	6	1	150	5	1
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	1
RECONFIGURED EXISTING SPACES TO BE REPLACED		20			23		
TOTAL		163	5	1	166	5	1

	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	5,764	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

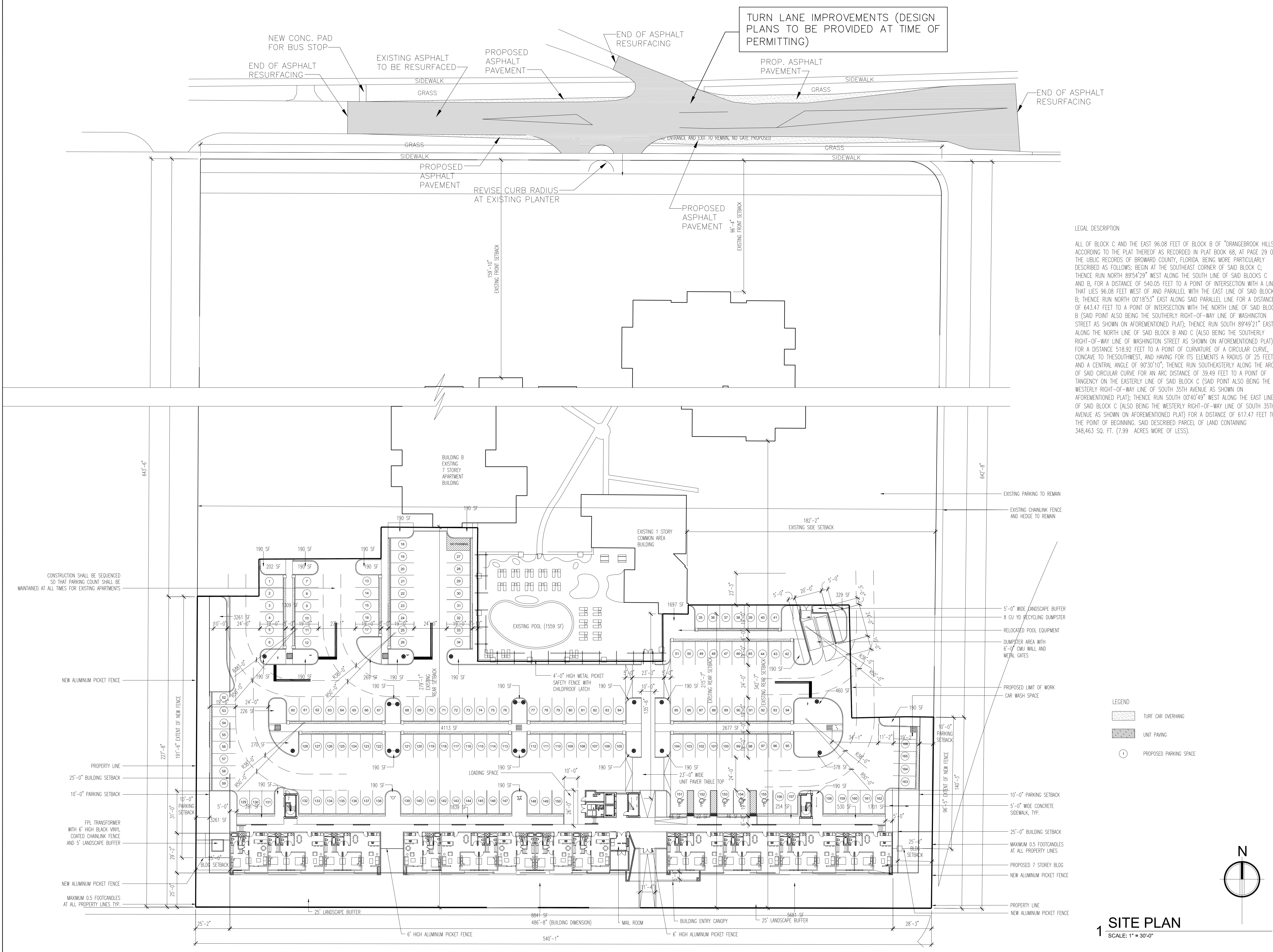
NAUTILUS APARTMENTS
3500 WASHINGTON STREET
HOLLYWOOD, FL 33021
CITY COMMISSION

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

10/09/2013
PLANNING BOARD
12009
PROJECT NO.

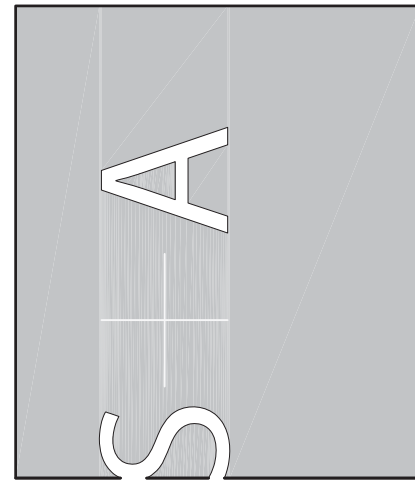
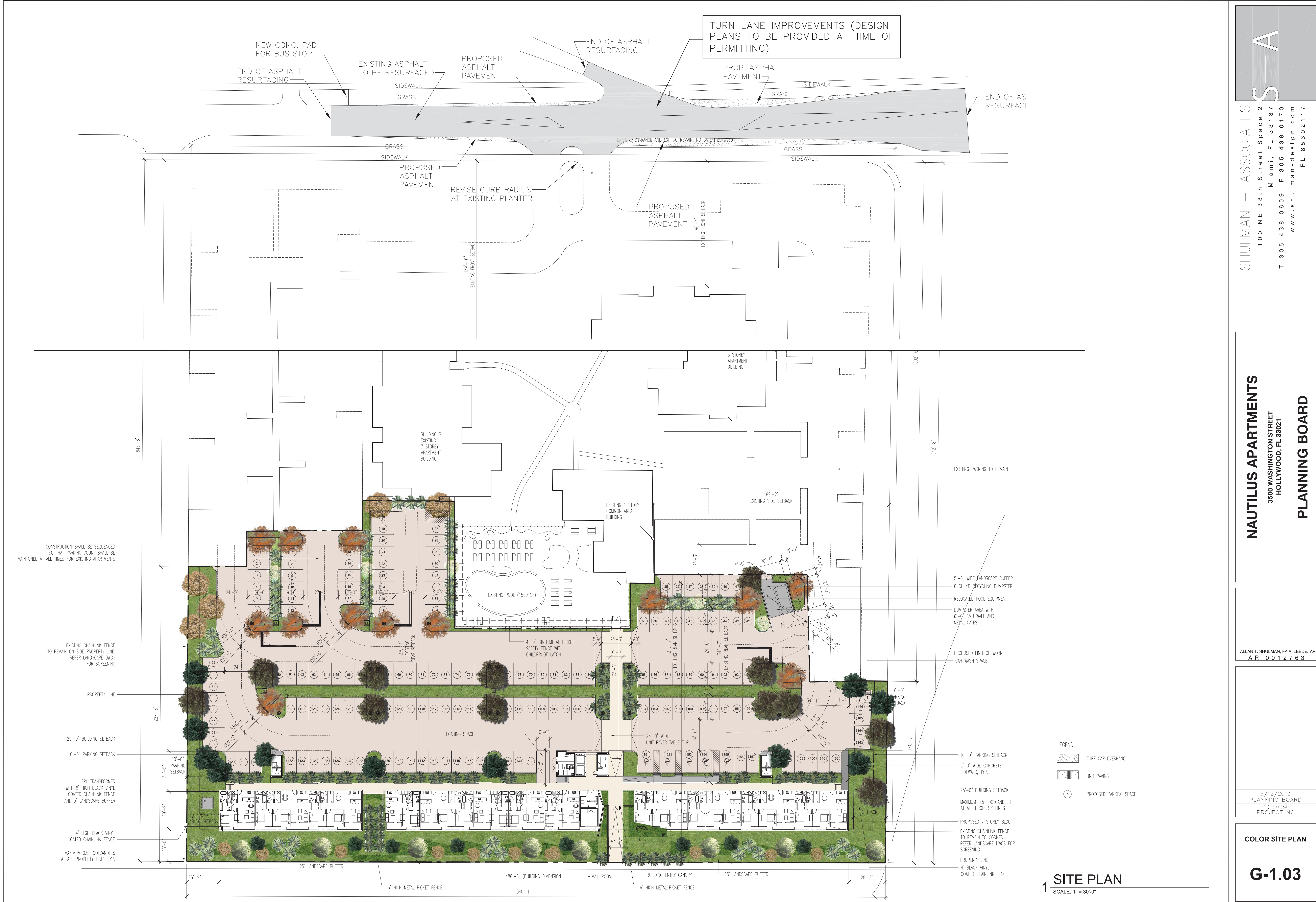
CONTEXT PLAN
AND ZONING DATA

G-1.01



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 BLOCK 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).



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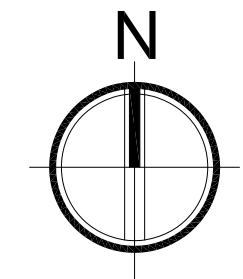
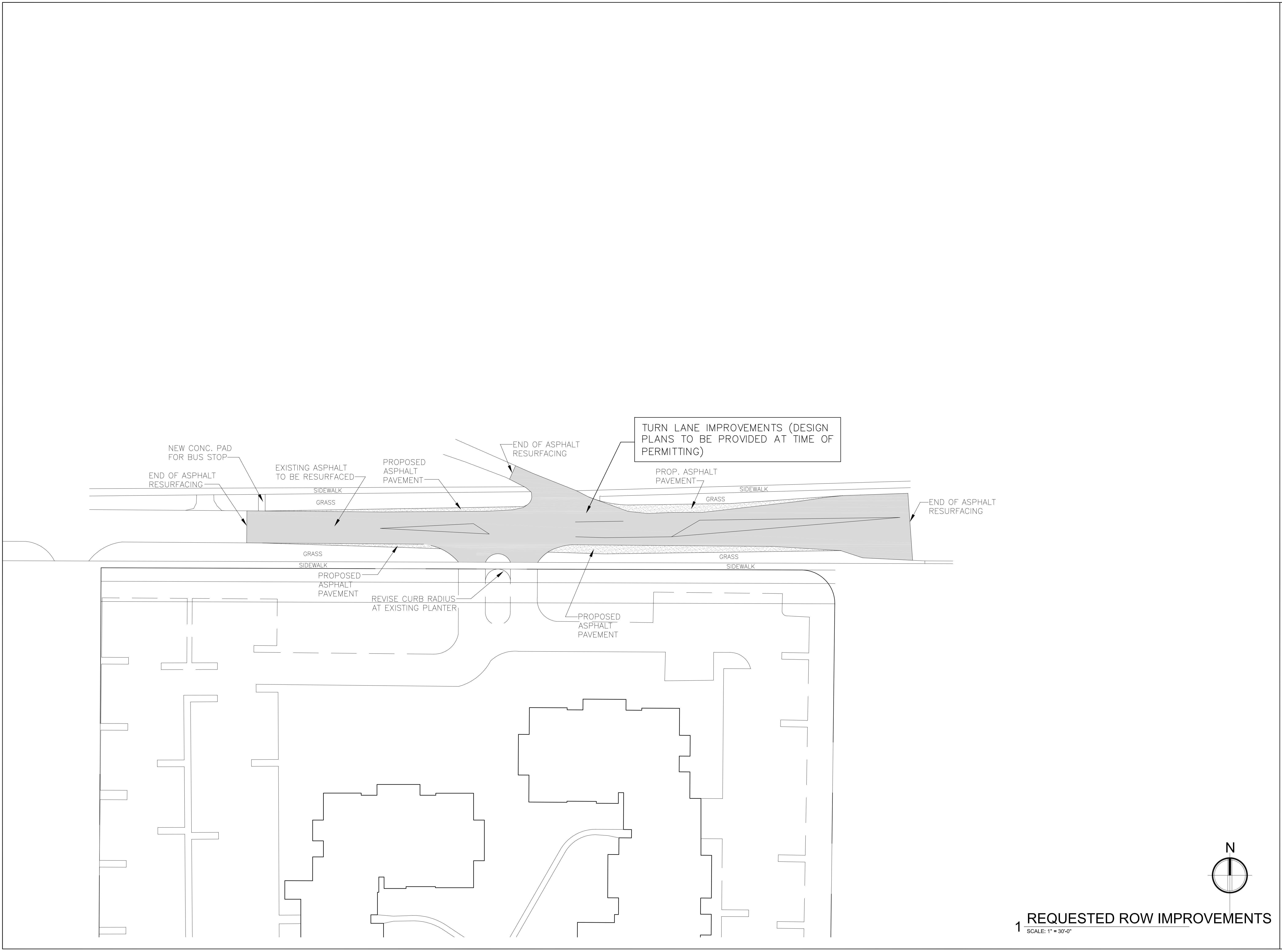
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COLOR SITE PLAN

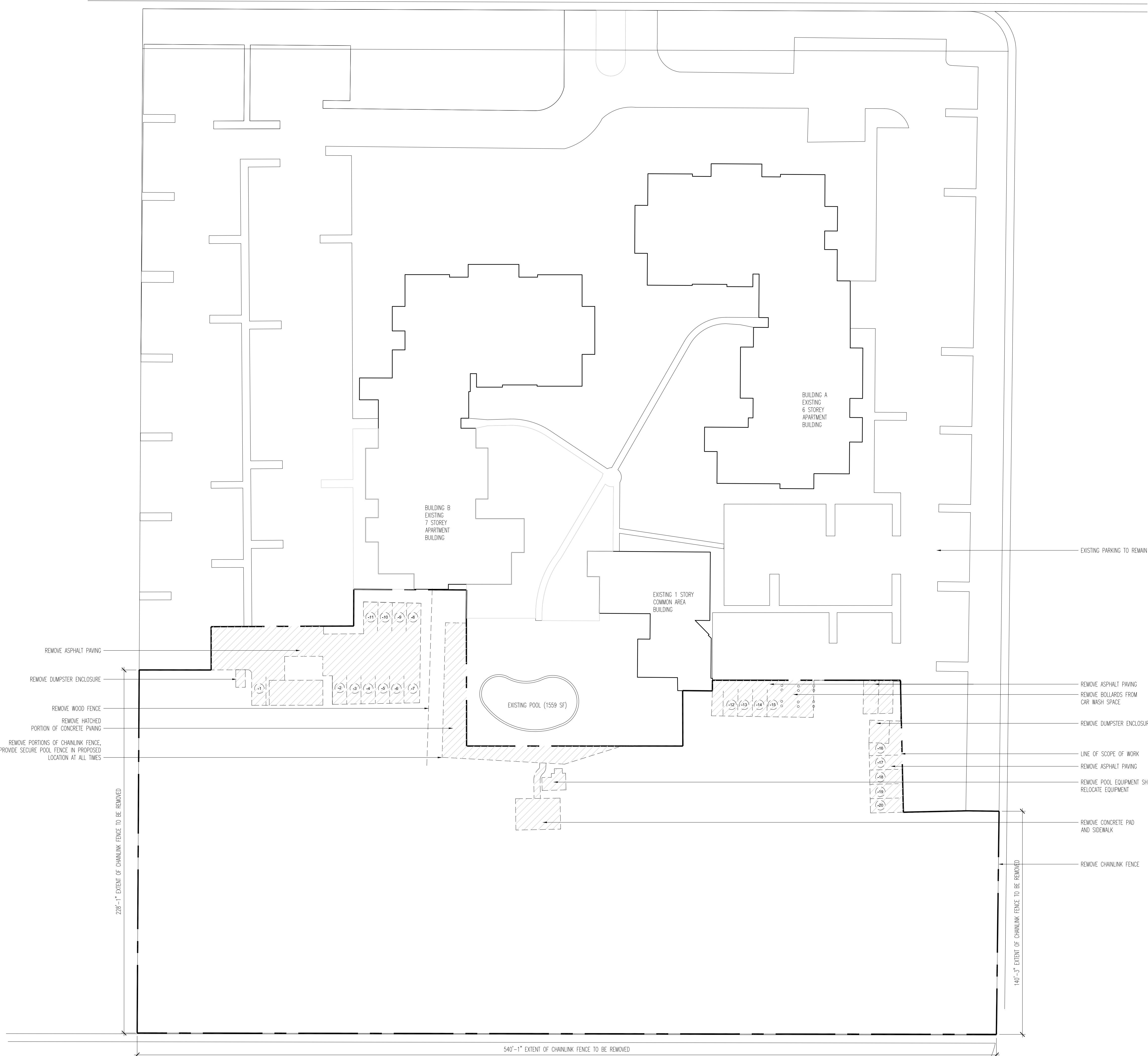
G-1.03

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

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



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



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

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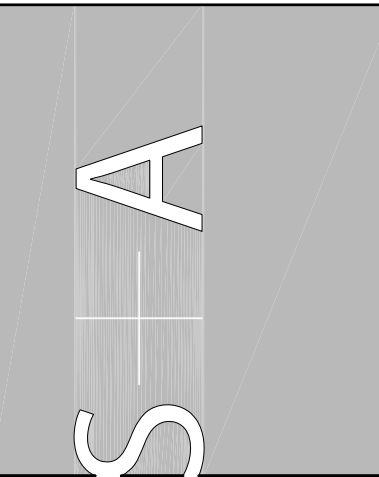
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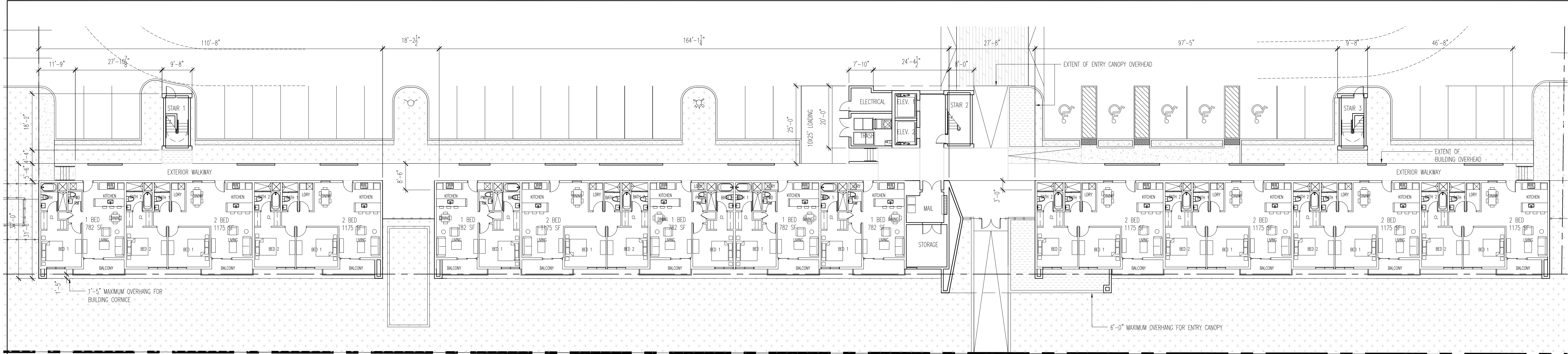
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DEMOLITION
SITE PLAN

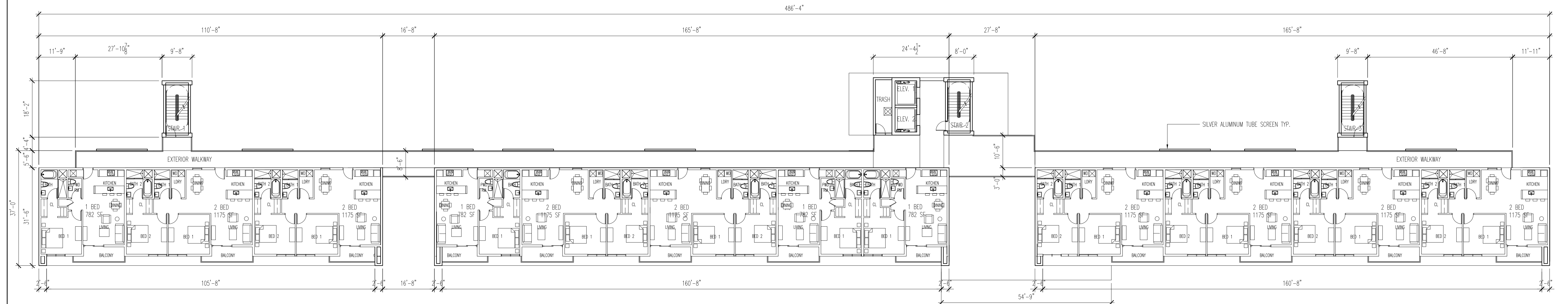
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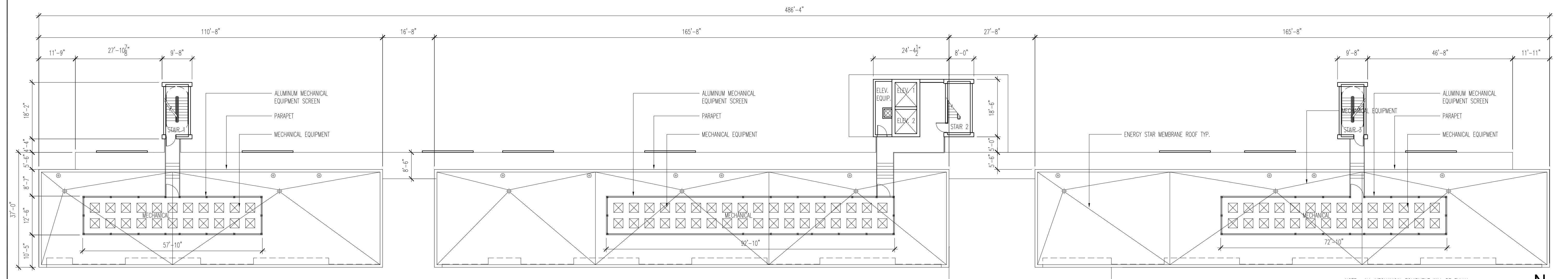




1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



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

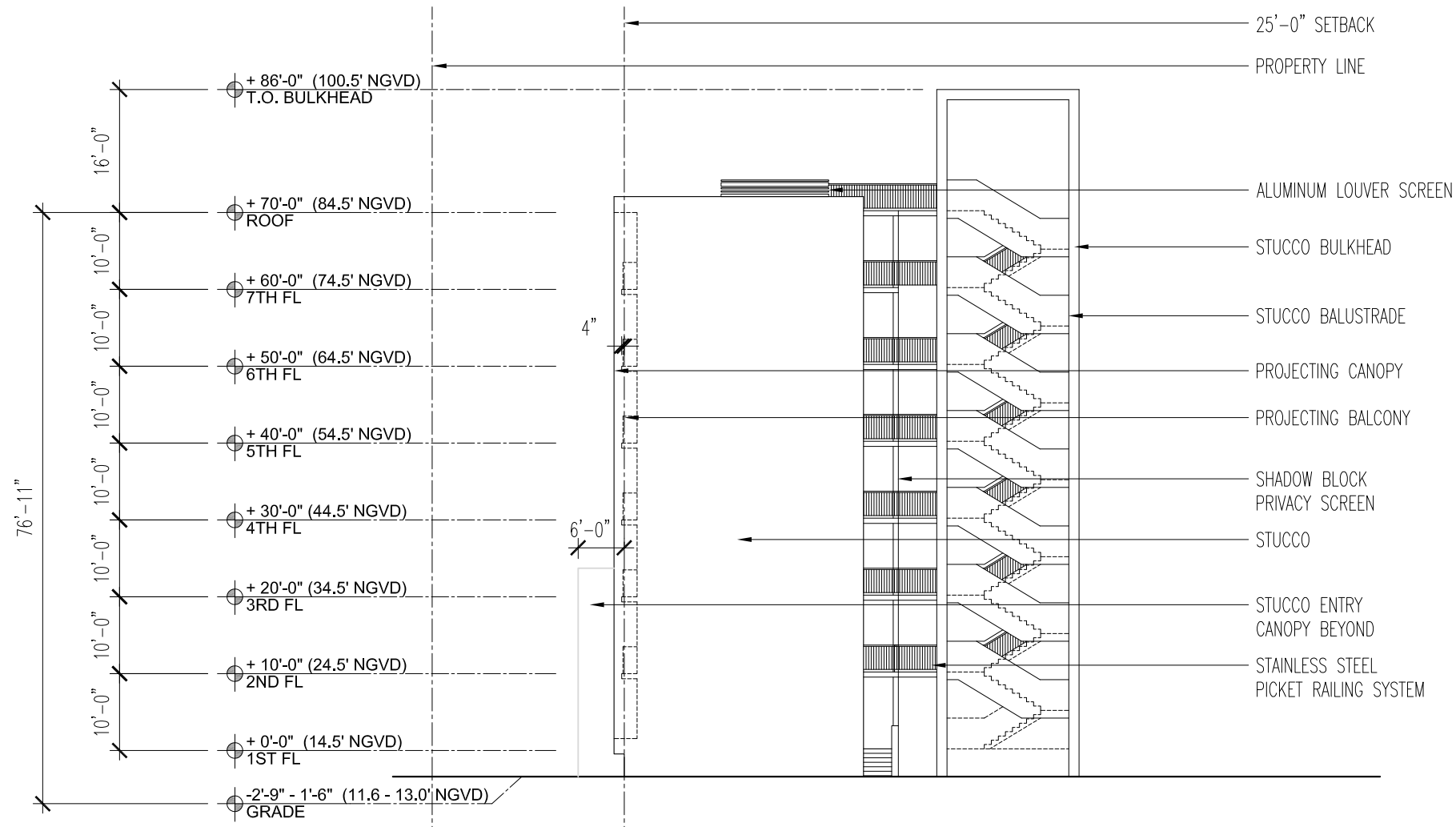


3 ROOF PLAN
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1" = 20'-0"



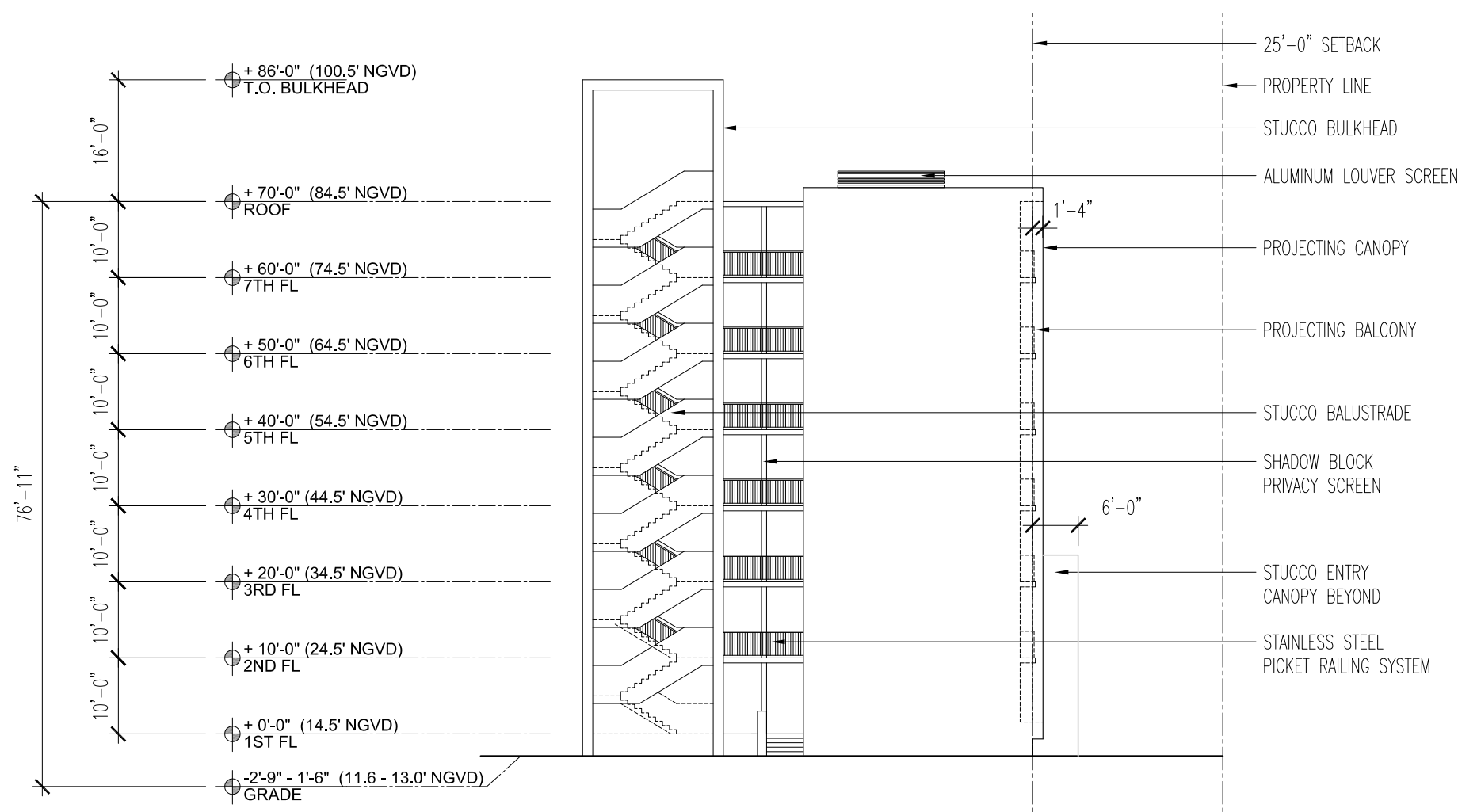
2 EAST ELEVATION

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

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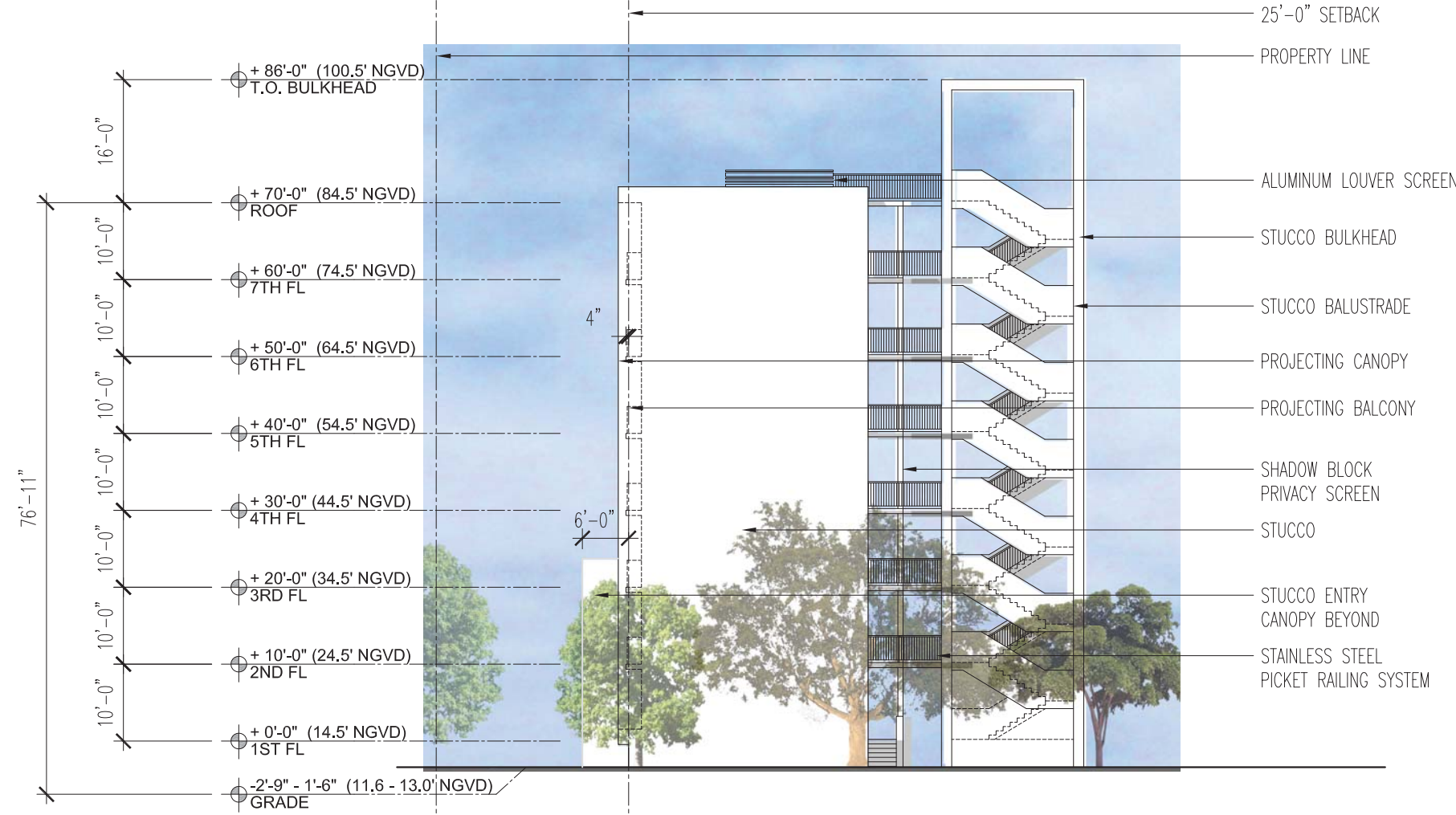
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EXTERIOR
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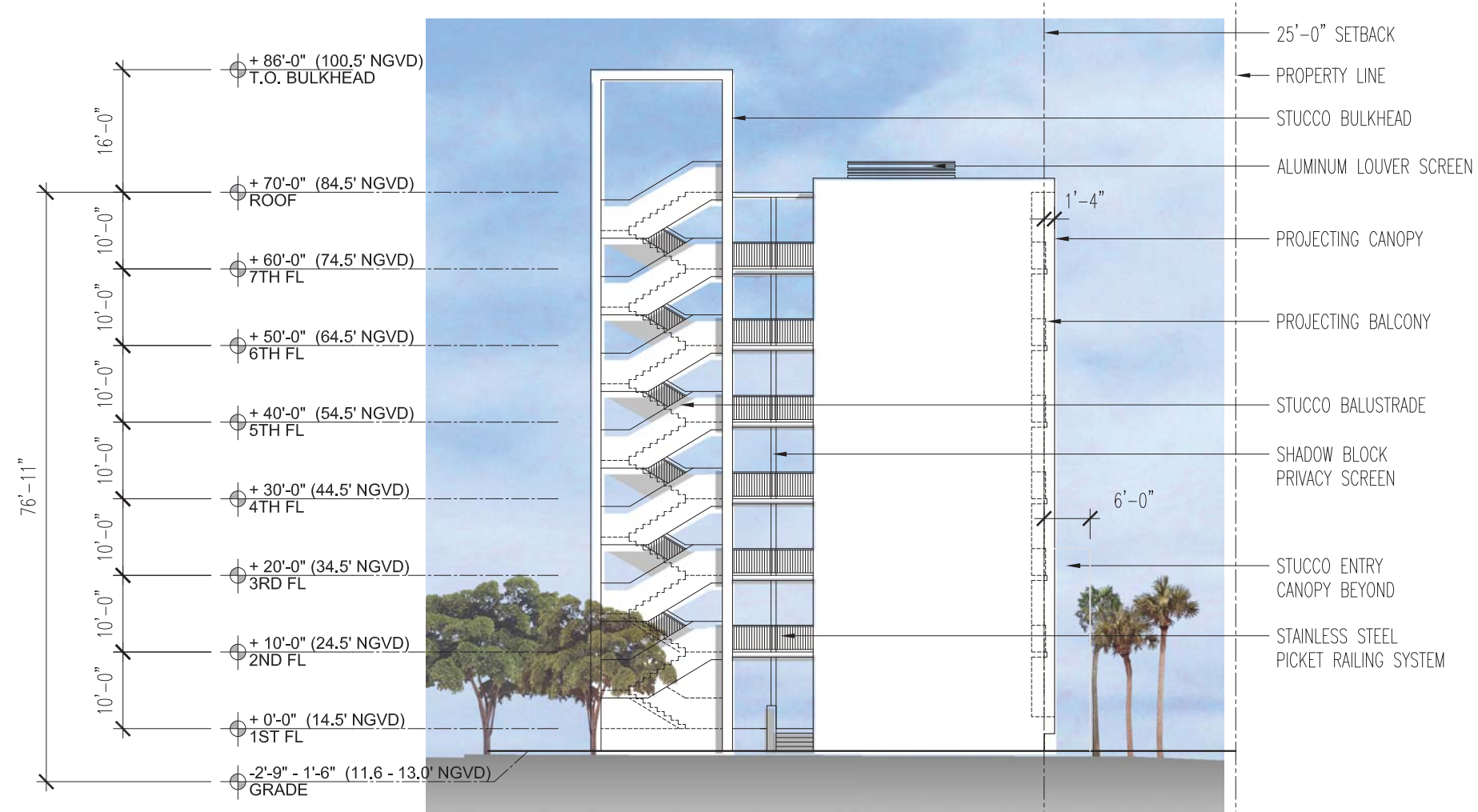
1 SOUTH ELEVATION
SCALE: 1" = 20'-0"



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

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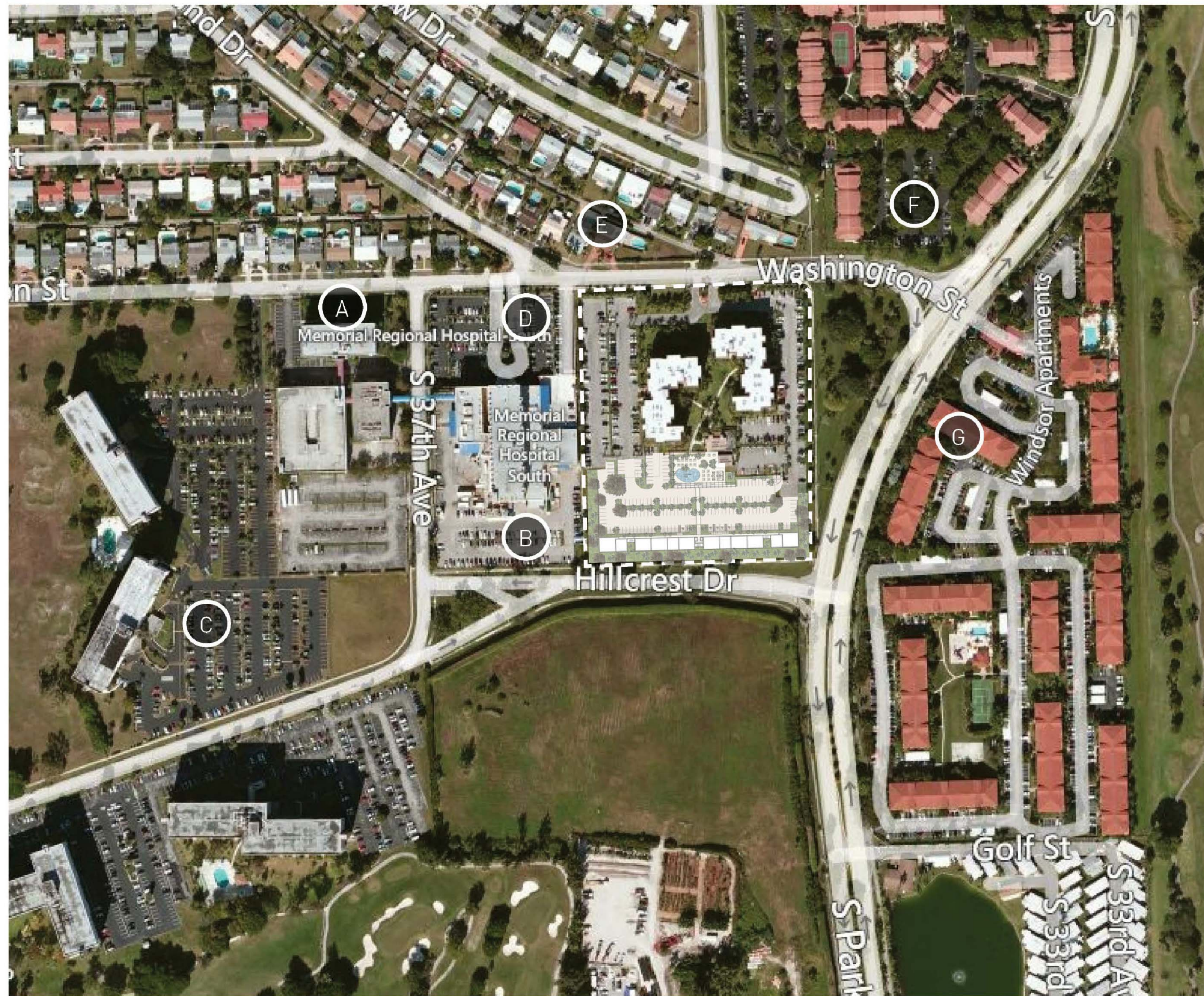
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HILLCREST BLDG 26 AND 27;
RESIDENTIAL, 12 STORIES

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

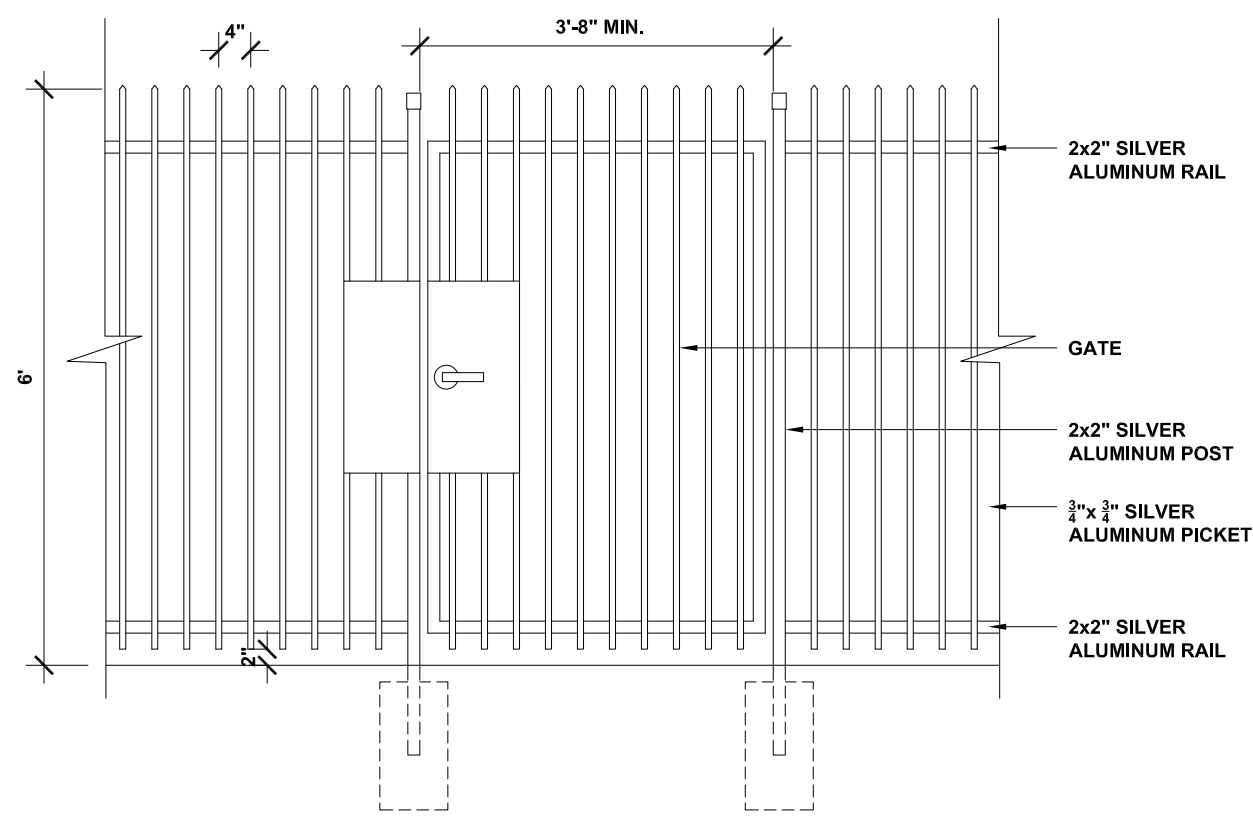


EXISTING NAUTILUS BLDGS



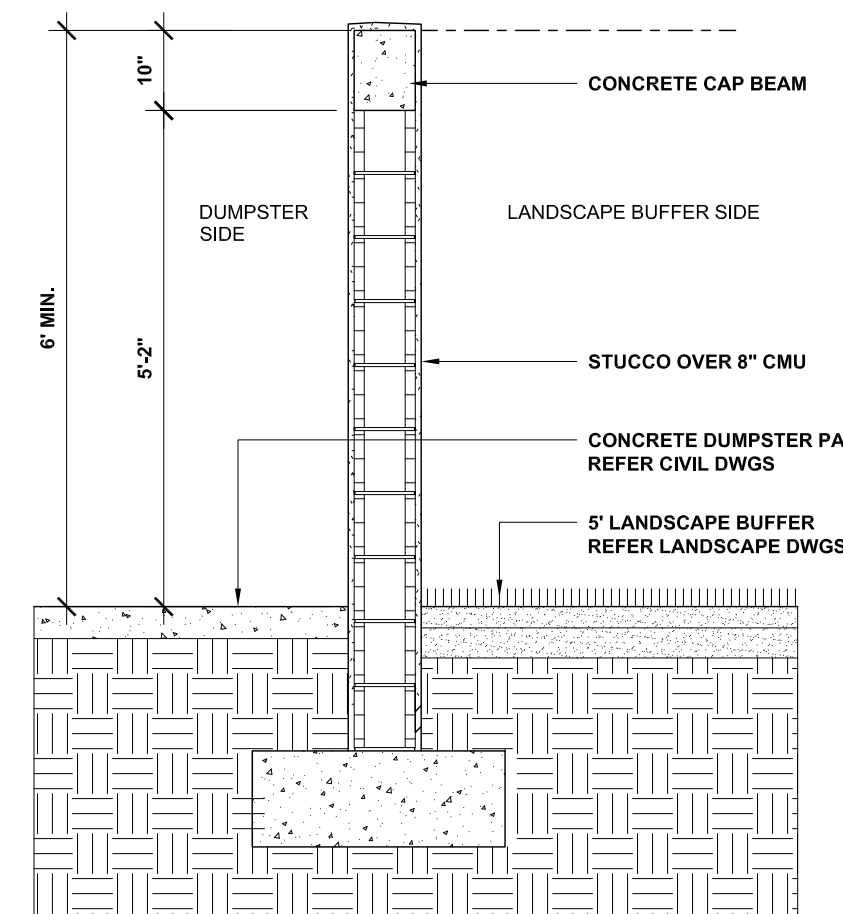
MEMORIAL REGIONAL HOSPITAL, 6 STORIES

1 WASHINGTON STREET PROFILE



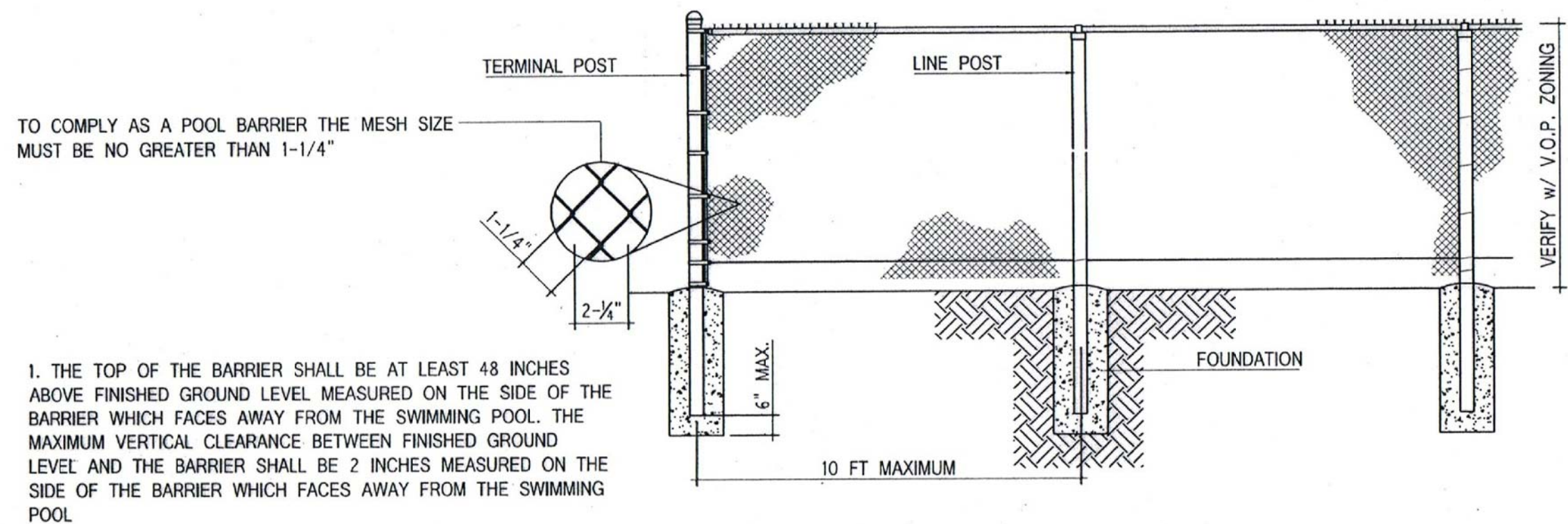
6 FENCE DETAIL

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

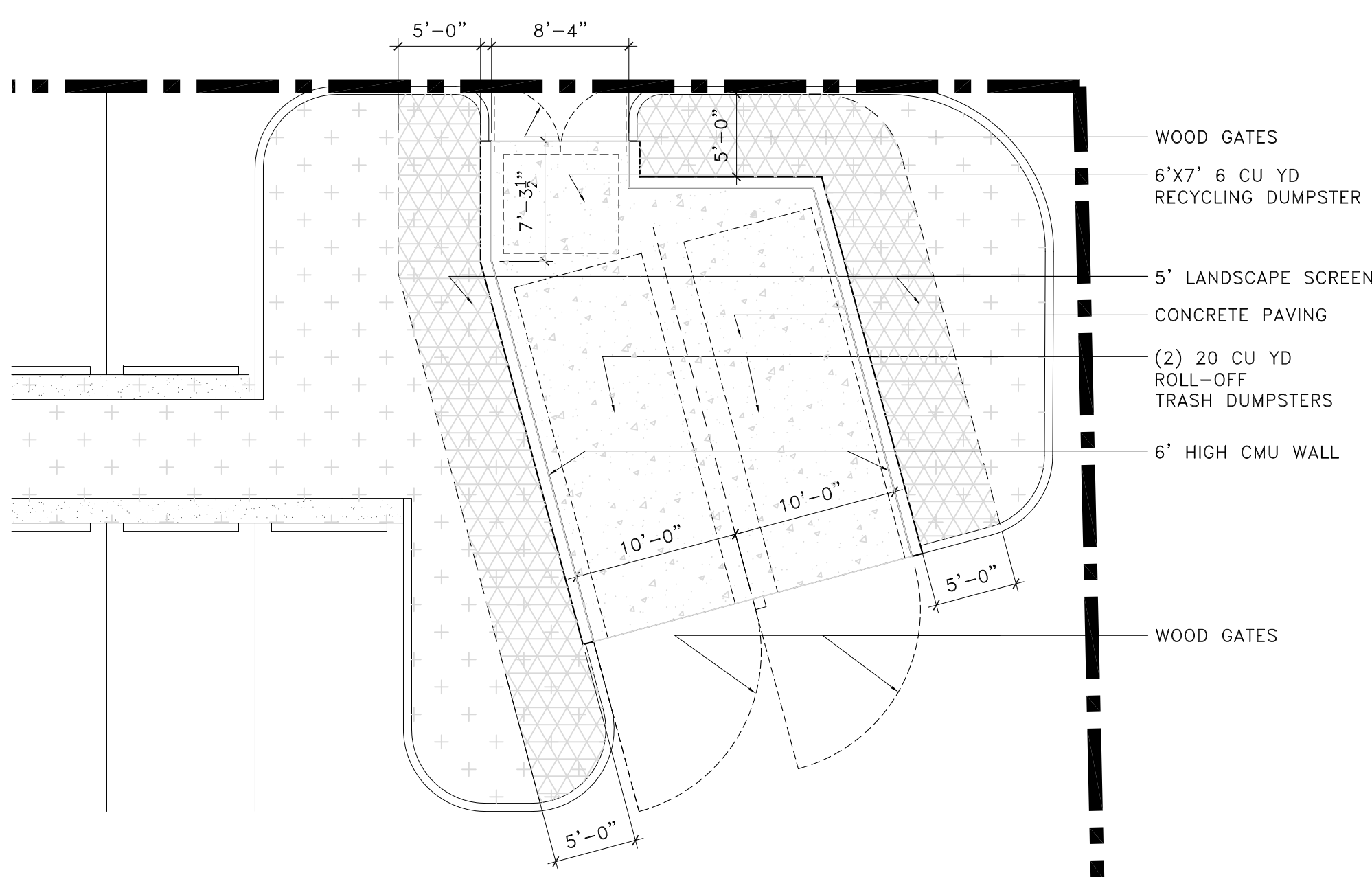


5 DUMPSTER ENCLOSURE DETAIL

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

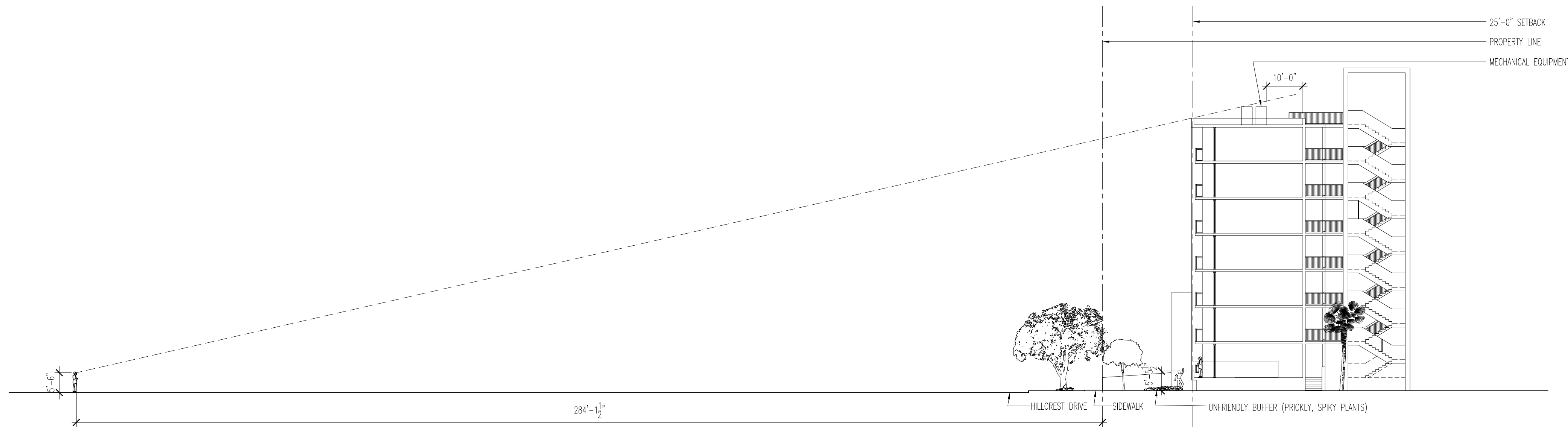


4 VINYL CHAINLINK FENCE DETAIL



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"



1 VIEW FROM HILLCREST DRIVE/SOUTH PARK ROAD

S+A

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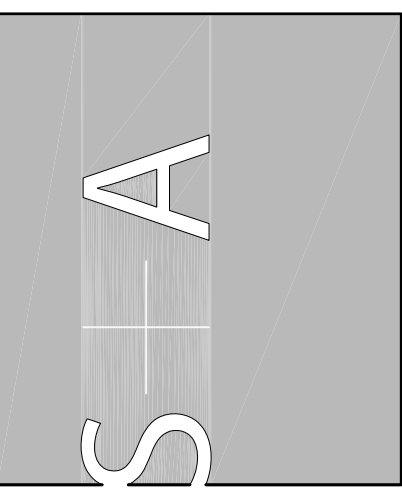
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RENDERING

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1 VIEW FROM THE NORTH



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