

PLANNING DIVISION

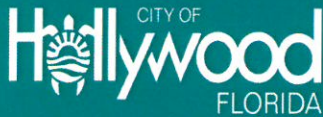


2600 Hollywood Boulevard Room 315

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):

☒ Technical Advisory Committee

☐ Historic Preservation Board

☐ City Commission

☐ Planning and Development Board

Date of Application: 7-3-23

Location Address: 2320 POLK STREET, HOLLYWOOD FL 33020

Lot(s): 14 Block(s): 7 Subdivision: HOLLYWOOD LITTLE RANCHE

Folio Number(s): 514216013270

Zoning Classification: TC-1 (RAC) Land Use Classification: Residential

Existing Property Use: SINGLE FAMILY RESIDENCE Sq Ft/Number of Units: 1

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): PACO

☐ Economic Roundtable

☐ Technical Advisory Committee

☐ Historic Preservation Board

☐ City Commission

☐ Planning and Development

Explanation of Request: 30 UNIT RENTAL APARTMENT BUILDING WITH ROOFTOP AMENITIES AND GROUND FLOOR COVERED PARKING.

Number of units/rooms: 30 RENTAL APT UNITS Sq Ft: 30,569 SQ FT (FAR)

Value of Improvement: \$6,000,000 Estimated Date of Completion: 2025

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

Name of Current Property Owner: HOLLYWOOD POINTE III LLC

Address of Property Owner: 2700 N. STATE ROAD 7, HOLLYWOOD, FL 33021

Telephone: 954-920-5746 Fax: _____ Email Address: elyhus1@gmail.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH B KALLER, AIA, LEED BD+C

Address: 2417 HOLLYWOOD BLVD, HOLLYWOOD FL 33020 Telephone: 954-920-5746

Fax: _____ Email Address: JOSEPH@KALLERARCHITECTS.COM

Date of Purchase: 4/21/2023 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: ELY HUS

Address: _____

Email Address: elyhus1@gmail.com

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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: 6-29-23

PRINT NAME: Hollywood Pointe III, LLC

Date: _____

Signature of Consultant/Representative: _____

Date: 7-3-23

PRINT NAME: JOSEPH B. KAULER

Date: 7-3-23

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

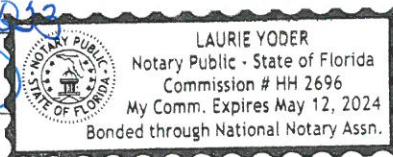
Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Preliminary TAC Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kauler to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 3 day of July 2023

Laurie Yoder
Notary Public
State of Florida



Signature of Current Owner

Hollywood Pointe III, LLC
Print Name

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

2320 POLK STREET APARTMENTS

HOLLYWOOD, FL 33020

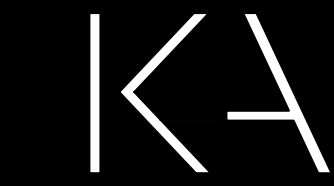
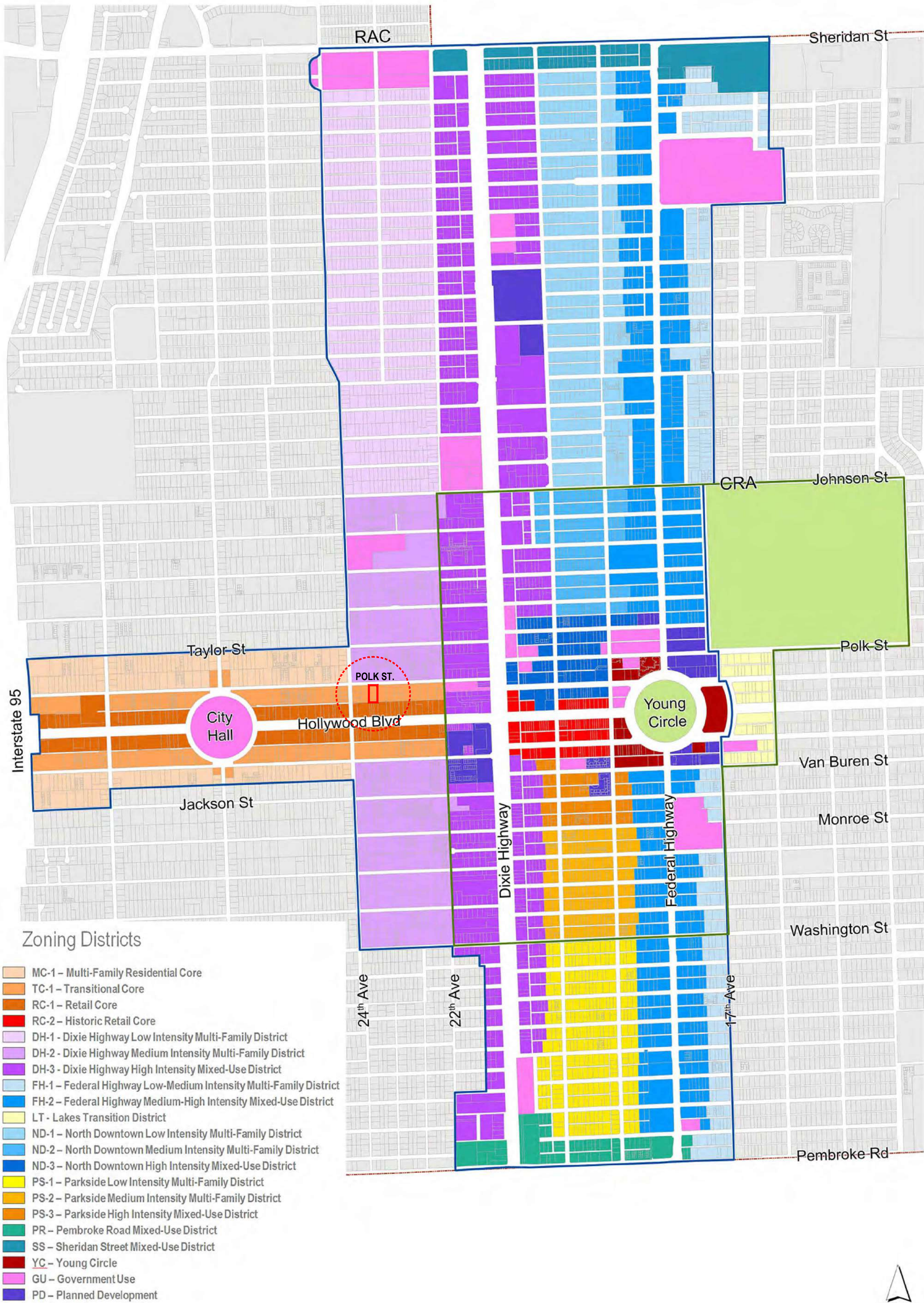
LEGAL DESCRIPTION
LOT 14, BLOCK 7, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
Property ID: 514216013270

OWNER
HOLLYWOOD POINTE III, LLC.
2700 N STATE RD 7
HOLLYWOOD, FL 33021
elyhus1@gmail.com

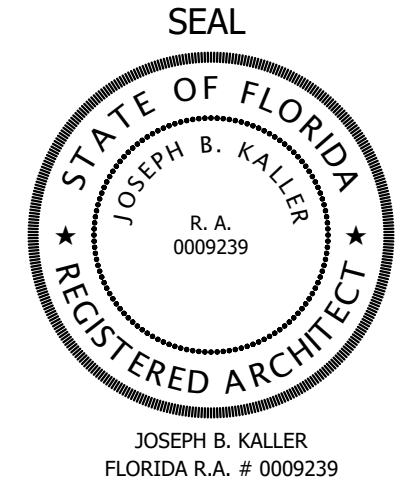
ARCHITECT
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: Mr. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019
PHONE: (954)-920-5746
FAX: (954)-926-2841
EMAIL: joseph@kallerarchitects.com

SURVEYOR
VIC-SCOTT LAND SURVEYING & MAPPING
CONTACT: SCOTT A. GUZZI
ADDRESS: 6047 KIMBERLY BOULEVARD, SUITE 2
NORTH LAUDERDALE, FL 33068
PHONE: (954)-722-8500
EMAIL: scottguzzi@aol.com

RAC



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
2320 POLK STREET
HOLLYWOOD, FL. 33020

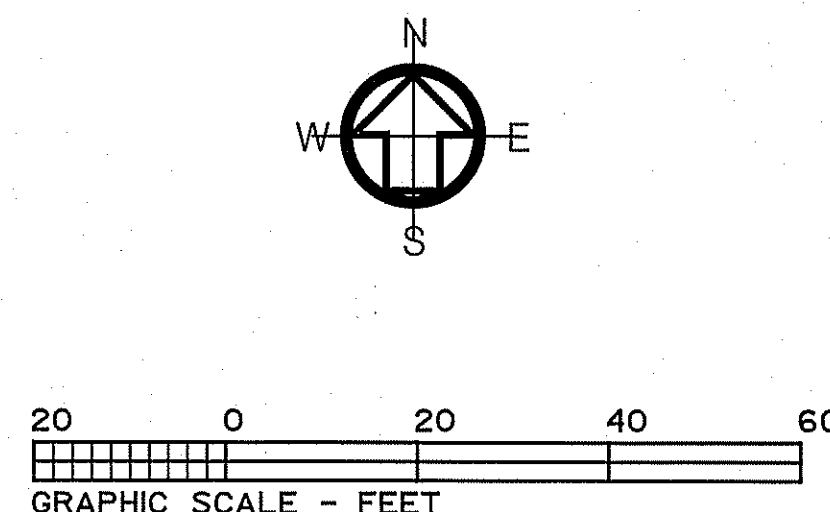
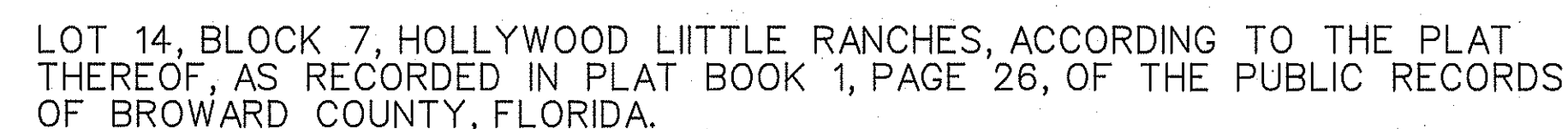
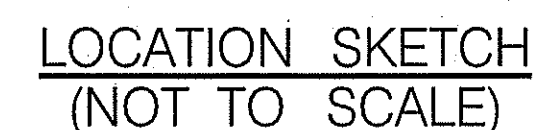
SHEET TITLE
SCHEMATIC DESIGN PACKAGE
CHARTS

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

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PROJECT No.: 23032
DATE: 06.26.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-0.0



○	SET 5/8" IR & CAP (LB 6893)	○	MANHOLE (SANITARY)
●	NAIL & TAB	○	MANHOLE (STORM)
▲	PCP	▢	CATCH BASIN
○	PRM	⊗	ELECTRIC SERVICE
①	ELEVATION	⊗	TELEPHONE JUNCTION BOX
●	FIRE HYDRANT	□	WATER METER
⊙	CENTERLINE	▣	CABLE TV BOX
⊕ ⊖	LIGHT POLES	⊕	UTILITY POLE
⊕	GATE VALVE		

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
2. THIS DRAWING IS THE PROPERTY OF VIC-SCOTT LAND SURVEYING & MAPPING, AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF VIC-SCOTT LAND SURVEYING & MAPPING.
3. THE UNDERSIGNED HAS REVIEWED COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 10987944 FOR RIGHTS-OF-WAY, EASEMENTS, AND OTHER SIMILAR MATTERS OF RECORD.
4. LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. THIS SURVEY DOES NOT PURPORT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
6. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO BOUNDARY LINES UNLESS NOTED OTHERWISE.
7. ANGLES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS WITHIN THE PLAT ENTITLED HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.A.V.D. 1988.
9. FLOOD ELEVATION INFORMATION:

COMMUNITY NO. - 125113 PANEL NO. - 12011C0569 LOWEST FLOOR ELEVATION - 13.0
DATE OF FIRM - 8-18-14 SUFFIX - H LOWEST ADJACENT GRADE - 10.5
FIRM ZONE - X BASE FLOOD ELEVATION - N/A DIAGRAM NO. - 8

10. PROPERTY ADDRESS: 2320 POLK STREET, HOLLYWOOD, FLORIDA 33020
11. CONTAINING 20,500 SQUARE FEET, MORE OR LESS.
12. CERTIFIED TO: HOLLYWOOD POINTE III, LLC, a Florida limited liability company
TERRA TITLE CORPORATION
COMMONWEALTH LAND TITLE INSURANCE COMPANY

COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 10987944, DATED 02/17/2023

6. ELEMENTS CONTAINED IN PLAT BOOK 1, PAGE 26, AFFECT THE PROPERTY AND ARE PLOTTED HEREON.

7. DEED BOOK 16, PAGE 233, DATED APRIL 18th, 1923, RESERVES UNTO HOLLYWOOD LAND & WATER COMPANY THE RIGHT TO LAY WATER MAIN, SET ELECTRIC AND TELEPHONE POLES ALONG THE REAR OF THE LOT.

8. ELEMENTS CONTAINED IN OFFICIAL RECORDS BOOK 14863, PAGE 321 DO NOT AFFECT THE PROPERTY.

BOUNDARY SURVEY
SCALE: 1" = 20'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

2-28-23

SCOTT A. GUZZI, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5108

A/C AIR CONDITIONER PAD
 ACM ANNUAL CONGRESS ON SURVEYING AND MAPPING
 ADJ ADJUTANT
 ALA AMERICAN LAND TITLE ASSOCIATION
 AFCH ANNUAL CHANCE FLOOD HAZARD
 AFH AREA OF FLOOD HAZARD
 B.F.E. BASE FLOOD ELEVATION
 B.C.R. BROWARD COUNTY RECORDS
 B.M. BENCHMARK
 BOC BACK OF CURB
 BO CALCULATED
 CB CATCH BASIN
 CLF CHAIN LINK FENCE
 CONC. CONCRETE
 C.B.S. CONCRETE BLOCK STRUCTURE
 D.C.R. DELTA ANGLE
 DDV DOUBLE CIVITY RECORDS
 DDV DETECTOR CHECK VALVE
 DE DRAINAGE EASEMENT
 E.O.W. EDGE OF WATER
 E.E. EAST
 ELEVATION
 F.F. FINISHED FLOOR
 F.P.L. FLUORIDE POWER & LIGHT CO.
 F.D. FOUND
 G.F. GARAGE FLOOR
 INV. INVERT
 I.P. IRON PIPE
 R IRON ROD
 R IRON ROD & CAP
 L ARC LENGTH
 LME LAKE MAINTENANCE EASEMENT
 L LICENSED BUSINESS
 (LD) LEGAL DESCRIPTION
 (M) MEASURED
 M.H. MANHOLE
 MISC. MISCELLANEOUS
 N/D NAL AND DISK
 NAL NAL AND DISK
 NGVD NORTH AMERICAN GEODETIC VERTICAL DATUM
 N.P. NORTH AMERICAN SOCIETY OF PROFESSIONAL SURVEYORS
 N/A NON-APPLICABLE
 NAVD NORTH AMERICAN VERTICAL DATUM
 N NORTH
 N.T.S. NOT TO SCALE
 NO. NUMBER
 O/S OFFSET
 OH OVERHEAD WIRES
 O.B.B. OFFICIAL RECORD BOOK
 P.B.C.R. PALM BEACH COUNTY RECORDS
 PG. PAGE
 C.C.P. CEMENT CONTROL POINT
 P.R.M. PERMANENT REFERENCE MONUMENT
 PLAT
 P.B. PLAT BOOK
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 POC POINT OF COMPOUND CURVE
 P POINT OF CURVATURE
 P.C.S. PERCENT CURVE
 PT POINT OF TANGENCY
 P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
 P PROPOSED
 R RADIUS
 R/W RIGHT OF WAY
 S SOUTH
 S.S. SEWER CLEAN OUT
 SEC. SECTION
 SF SQUARE FEET
 (SP) STATE PLANK
 SR STATE ROAD
 S/W SIDEWALK
 TOP
 T.O.B. TOP OF BANK
 T.O.P. TOP OF PIPE
 TYP. TYPICAL
 U.E. UTILITY EASEMENT
 U.P. UTILITY POLE
 W WEST

TREE TABLE		
NO.	SIZE	TYPE
T1	18"	TREE
T2	19"	GUMBO LIMBO
T3	23"	MANGO
T4	7"	COCONUT PALM
T5	9"	MANGO
T6	7"	MANGO
T7	6"	MANGO
T8	6"	MANGO
T9	7"	MANGO
T10	6"	MANGO
T11	5"	MANGO
T12	6"	MANGO
T13	6"	MANGO
T14	6"	MANGO
T15	6"	PALM
T16	12"	PONYTAIL PALM
T17	6"	MANGO
T18	5"	MANGO
T20	8"	MANGO
T21	5"	MANGO
T22	5"	MANGO
T23	5"	COCONUT PALM
T24	9"	COCONUT PALM
T25	5"	MANGO
T26	24"	OAK
T27	18"	OAK
T28	32"	TREE
T29	5"	COCONUT PALM
T30	12"	COCONUT PALM
T31	10"	COCONUT PALM
T32	10"	COCONUT PALM
T33	3"	FICUS
T34	6"	PALM (TRIPLE)
T35	6"	PALM (QUADRUPLE)
T36	9"	PALM
T37	12"	UMBRELLA TREE
T38	12"	UMBRELLA TREE
T39	12"	UMBRELLA TREE
T40	10"	UMBRELLA TREE
T41	12"	UMBRELLA TREE
T42	10"	UMBRELLA TREE
T43	5"	PALM
T44	25"	BIRD OF PARADISE
T45	36"	FICUS

[illegible]**VIC-SCOTT LAND SURVEYING &**

MAPPING
Certificate of Authorization No. L.B. 6893
6047 Kimberly Boulevard, Suite T
North Lauderdale, FL 33068
Ph: (954) 722-8500

2320 POLK STREET
HOLLYWOOD, FLORIDA 33020

CLIENT: ELI HUS			
SCALE: 1"=20'	DESIGNED BY:	DRAWN BY: CAM	CHECKED BY: SAG
DATE: 3-1-23	SPRVS'D BY:	FIELD BOOK NO. 175	PAGE NO. 06

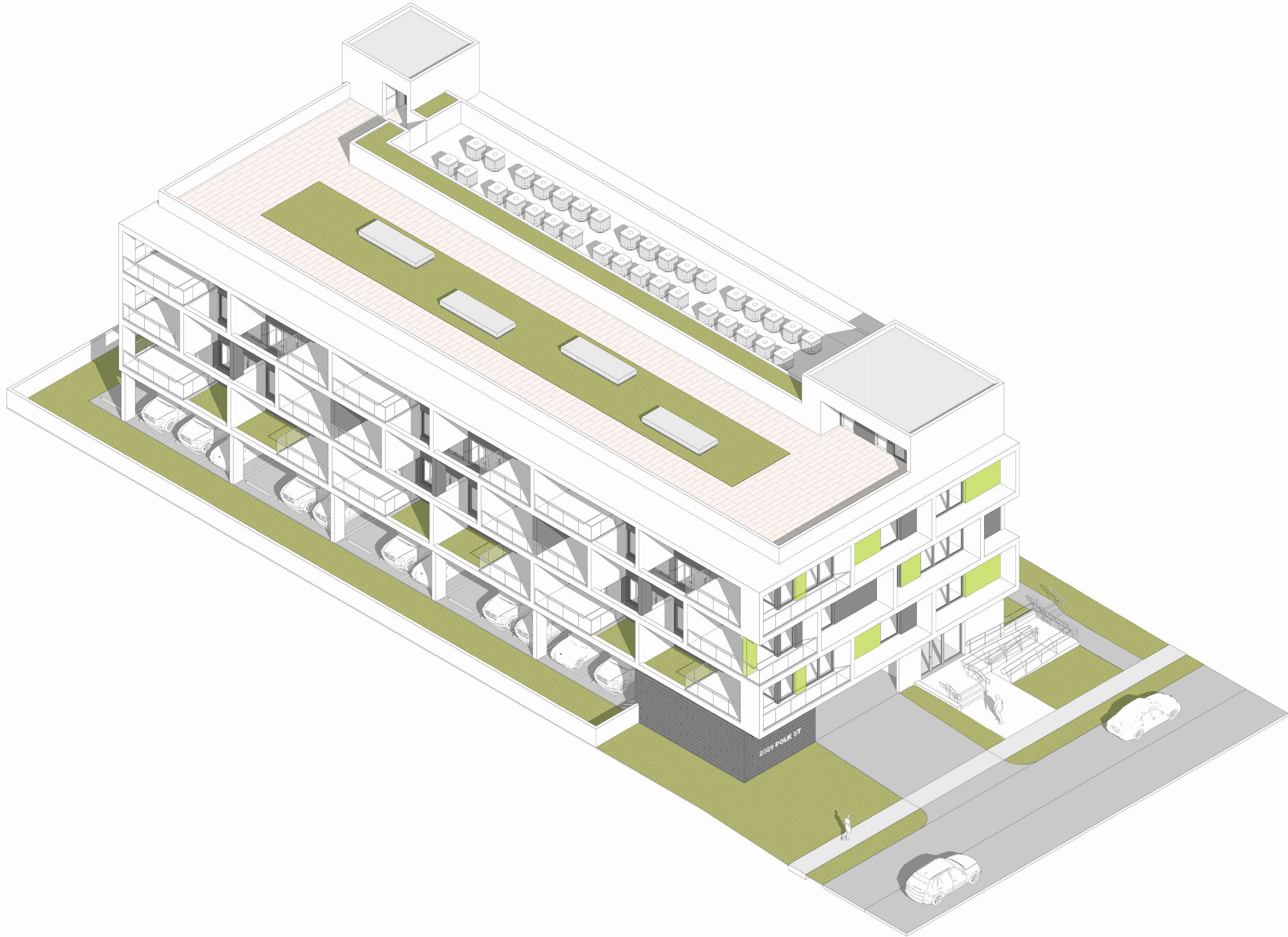
PROJECT NO. _____

2933

2955

SHEET NO.
105

1 OF 1



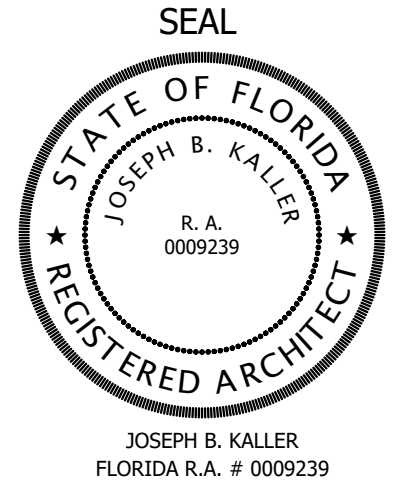
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1

NE ISOMETRIC
1/8" = 1'-0"



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
2320 POLK STREET
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HOLLYWOOD, FL. 33020

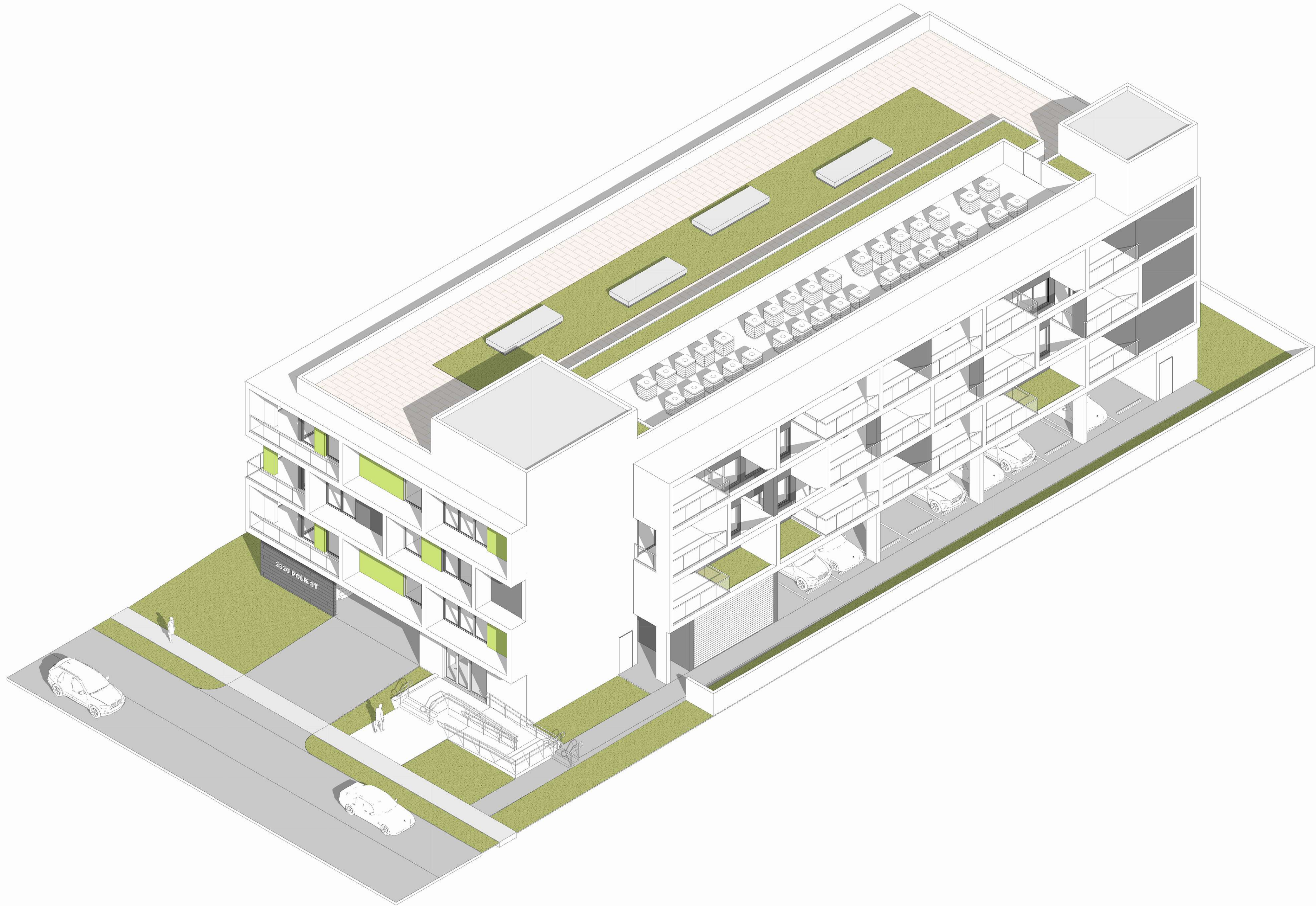
SHEET TITLE
SCHEMATIC DESIGN PACKAGE
NE ISOMETRIC

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

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PROJECT No.: 23032
DATE: 06.26.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
I-0.1



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1

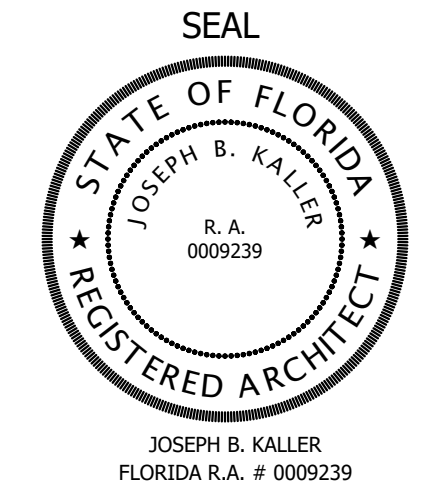
NW ISOMETRIC
1/8" = 1'-0"



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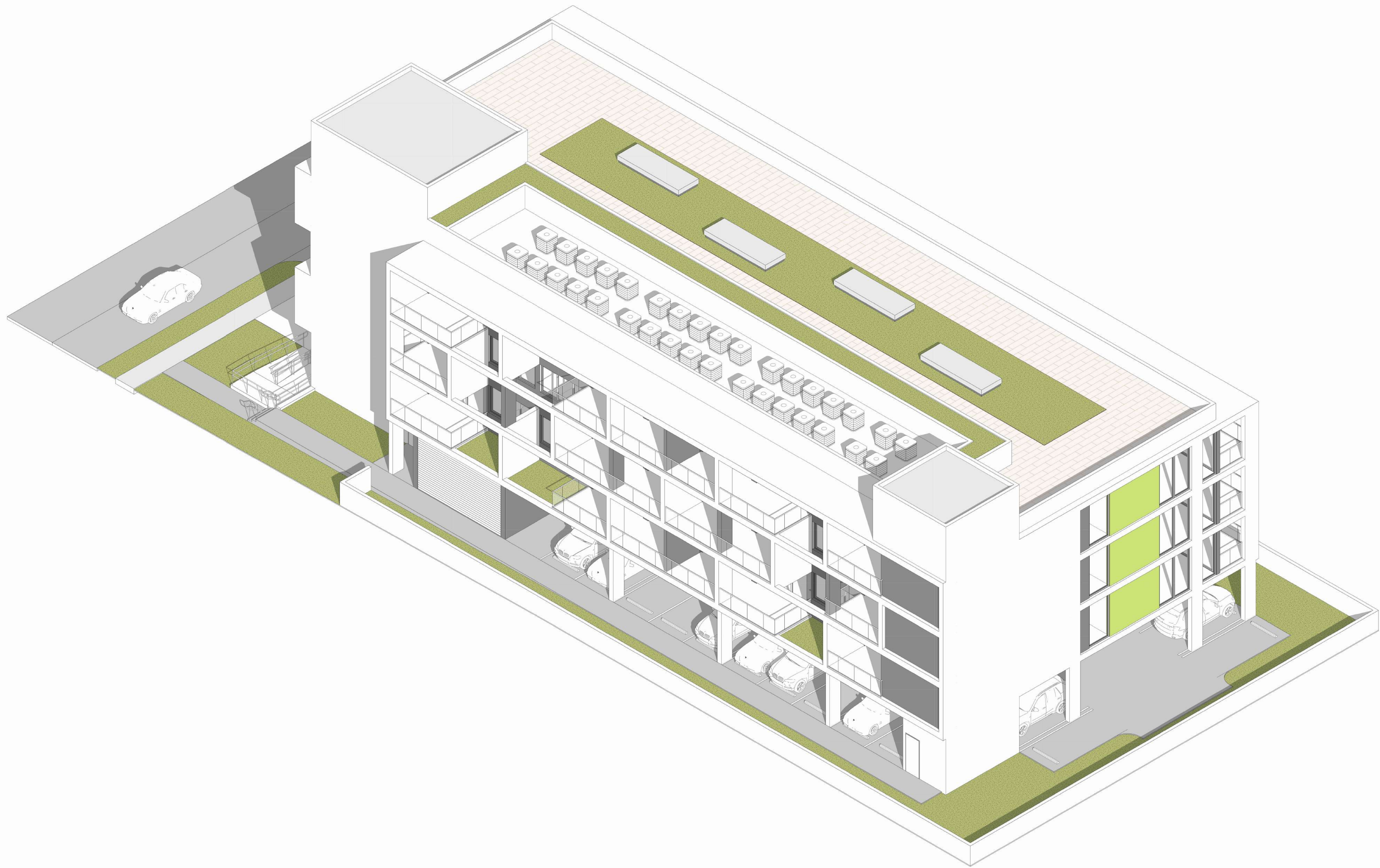
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SCHEMATIC DESIGN PACKAGE
NW ISOMETRIC

MEETING DATES		
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PACO	TBD	TBD

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SHEET
I-0.2



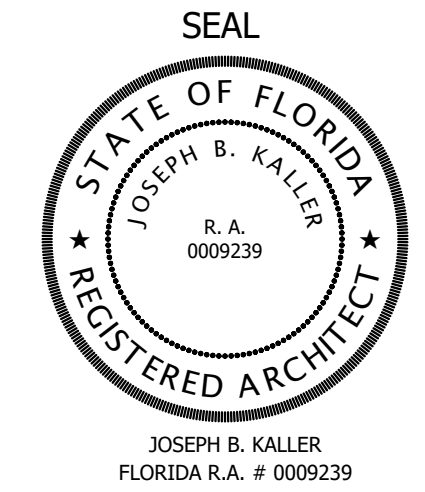
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1

SW ISOMETRIC
1/8" = 1'-0"



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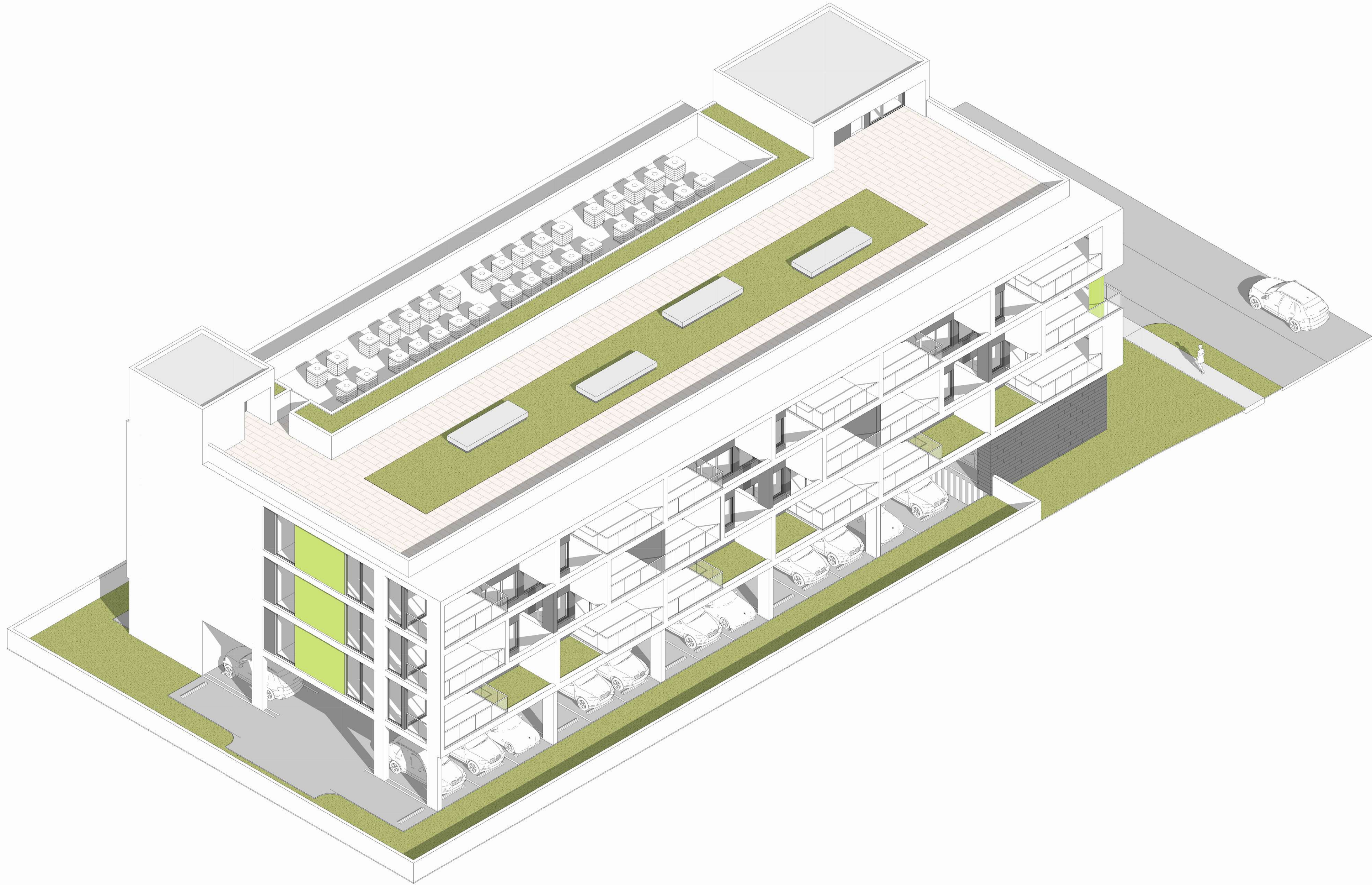
SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SW ISOMETRIC

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

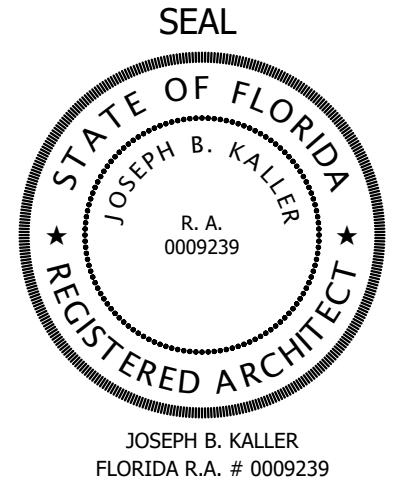
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SHEET
I-0.3



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PROJECT TITLE
2320 POLK STREET
--
HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SE ISOMETRIC

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

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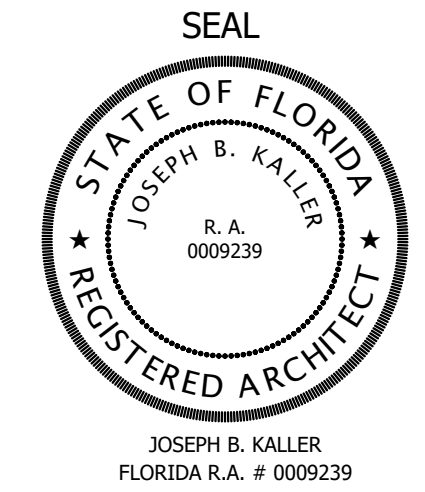
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CHECKED BY: JBK

SHEET
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HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
3D VIEW

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

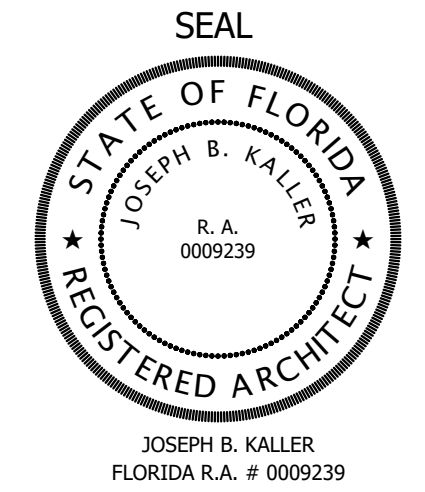
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CHECKED BY: JBK

SHEET
I-0.5



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HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
3D VIEW

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

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SHEET
I-0.6

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NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING
REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

NOTE:
SUBJECT BUILDING TO BE GREEN CERTIFIED THROUGH
THE FLORIDA GREEN BUILDING COALITION
CERTIFICATION PROCESS (GREEN GLOBE).

NOTE:
MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED
AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS INCLUDING
COMPLYING WITH NFPA 72 (2016 EDITION), BDA SYSTEM MAY BE REQUIRED.

NOTE:
PER NFPA 1, 12.3.2.1 A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT
PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN.
INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

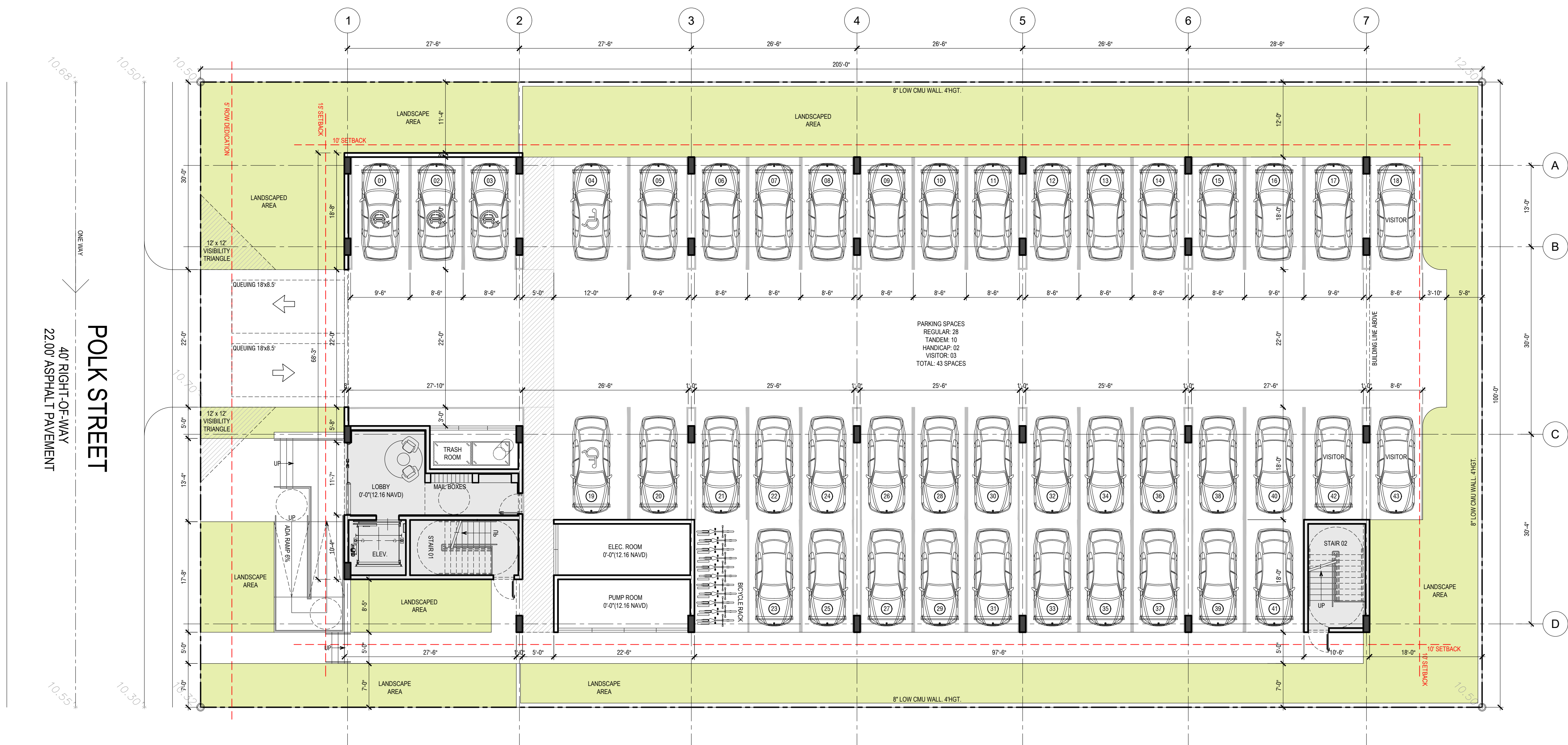
NOTE:
TANDEM PARKING SPACES SHALL BE ASSIGNED TO ONE UNIT ONLY AND
NOT BE USED FOR GUEST PARKING.

NOTE:
ALL BUILDING ENTRANCES TO BE WET
FLOODPROOFED (FLOOD VENTS)
AS PER ASCE 24 REQUIREMENTS

NOTE:
ANY LIP FROM 1/4" BUT NOT GREATER
THAN 1/2" WILL BE BEVELED TO MEET ADA
REQUIREMENTS

NOTE:
ALL SIGNAGE SHALL BE IN COMPLIANCE
WITH THE ZONING AND LAND
DEVELOPMENT REGULATIONS ARTICLE 8.0

NOTE:
MAXIMUM 0.5 FOOT CANDLE LEVEL AT ALL
PROPERTY LINES.



2320 POLK ST.
HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

LOT 14, BLOCK 7, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE
THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC R
OF BROWARD COUNTY, FLORIDA.

Property ID: 514216013270

Total Lot Net Area: 20,500 SF (0.47 acres)

ZONING INFO

BASIC ZONING

Municipal Future Land Use: Regional Activity Center (RAC)
Zone: TC-1
Existing Building Use: Single Family Residential
Existing Land Use: Residential
County Future Land Use: Regional Activity Center
Allowed Use(s): Residential, Lodging, Office,
Commercial, Civic, Educational.

BUILDING INTENSITY

Maximum Lot Coverage: N/A
Residential Density: Unlimited Du / Acre
Maximum Building Height and Stoies: Sites or portions of sites adjacent to
City Hall Circle, south of Polk Street,
and north of Van Buren Street: 7 Stories,
not to exceed 75ft.

Floor Area Ratio: 1.50
Maximum Built Area Allowed: 30,750 ft²
Minimum Open Space: 0.00%
Maximum Residential Area Allowed: 30,750 ft²
Estimated Residential Units Allowed: Unlimited

SETBACKS AT GROUND LEVEL

Frontage Setback (Residential): 15.00 ft
Side Interior Setback: 10.00 ft
Rear Setback: 10.00 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.

FEMA

New Flood Zone: X - Below 500 Year Flood Plain
New NAVD 88 Elevation: N/A
Old Flood Zone: X

100 YEAR MAP

Future Conditions 100-Year Flood Elevation (Feet NAVD88)
Elevation: 12.0

PROJECT INFO

Maximum Building Height:

Allowed: 75 ft
Proposed: 56'-8" ft

Floor Area Ratio (FAR) 1.50:

Allowed: 30,750.00 ft² (1.50)
Proposed: 30,568.69 ft² (1.49)

Gross Building Area:

Proposed: 36,241.58 ft²

Leasable / Salable Area:

Proposed: 28,587.60 ft²

Open Space (pervious):

Minimum: N/A
Proposed:
Ground: 5,365.16 ft²
Roof Terrace: 600.00 ft²
TOTAL: 29.0% (5,965.16 ft²)

Front Setback:

Minimum: 15'-0"
Proposed: 18'-0"

Rear Setback:

Minimum: 10'-0"
Proposed: 18'-0"

Side Setback:

Minimum: 10'-0"
Proposed: 11'-4"

Parking Requirement:

One Bed Unit (18un x 1): 18 spaces
Two Bed Unit (6un x 1.5): 09 spaces
One Bed + Den (3un x 1.5): 4.5 spaces
Studio (3un x 1): 03 spaces

Visitors (30un / 10): 03 spaces
Total Parking Required: 37.5 spaces
Total Parking Proposed: 43 spaces
(inc. 10 Tandem & 02 Handicap)

Accesible Parking spaces:

Required: 02 spaces
Provided: 02 spaces

Off-Street loading spaces:

Required: 0 space
Proposed: 0 space

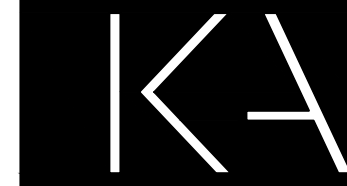
UNIT MIX

UNIT TYPE	QUANTITY	PERCENTAGE
TYPE A1	03	10%
TYPE A2	03	10%
TYPE A3	09	30%
TYPE A4	03	10%
TYPE B	03	10%
TYPE C	06	20%
TYPE D	03	10%
TOTAL	30	100%

UNIT SIZE

UNIT TYPE	ROOMS	A/C AREA	NON A/C AREA	TOTAL AREA
TYPE A1	01	736.62 SF	246.57 SF	983.19 SF
TYPE A2	01	732.18 SF	141.05 SF	873.23 SF
TYPE A3	01	705.56 SF	131.93 SF	837.49 SF
TYPE A4	01	763.25 SF	154.75 SF	918.00 SF
TYPE B	01+DEN	818.97 SF	145.61 SF	964.58 SF
TYPE C	02+DEN	1,058.34 SF	250.33 SF	1,308.67 SF
TYPE D	STUDIO	536.08 SF	124.32 SF	660.40 SF

UNIT SIZE CUMULATIVE AVERAGE: 952.92 SF

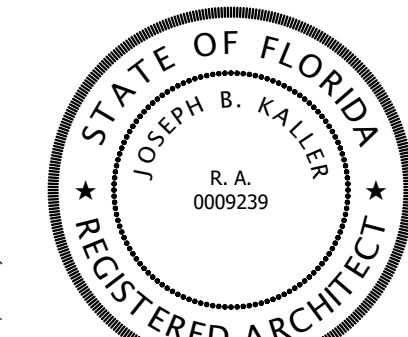


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SEAL



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

2320 POLK STREET

HOLLYWOOD, FL. 33020

SHEET TITLE

SCHEMATIC DESIGN PACKAGE
GROUND FLOOR

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

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PROJECT No.: 23032
DATE: 06.26.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-1.01





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GROUND FLOOR

MEETING DATES

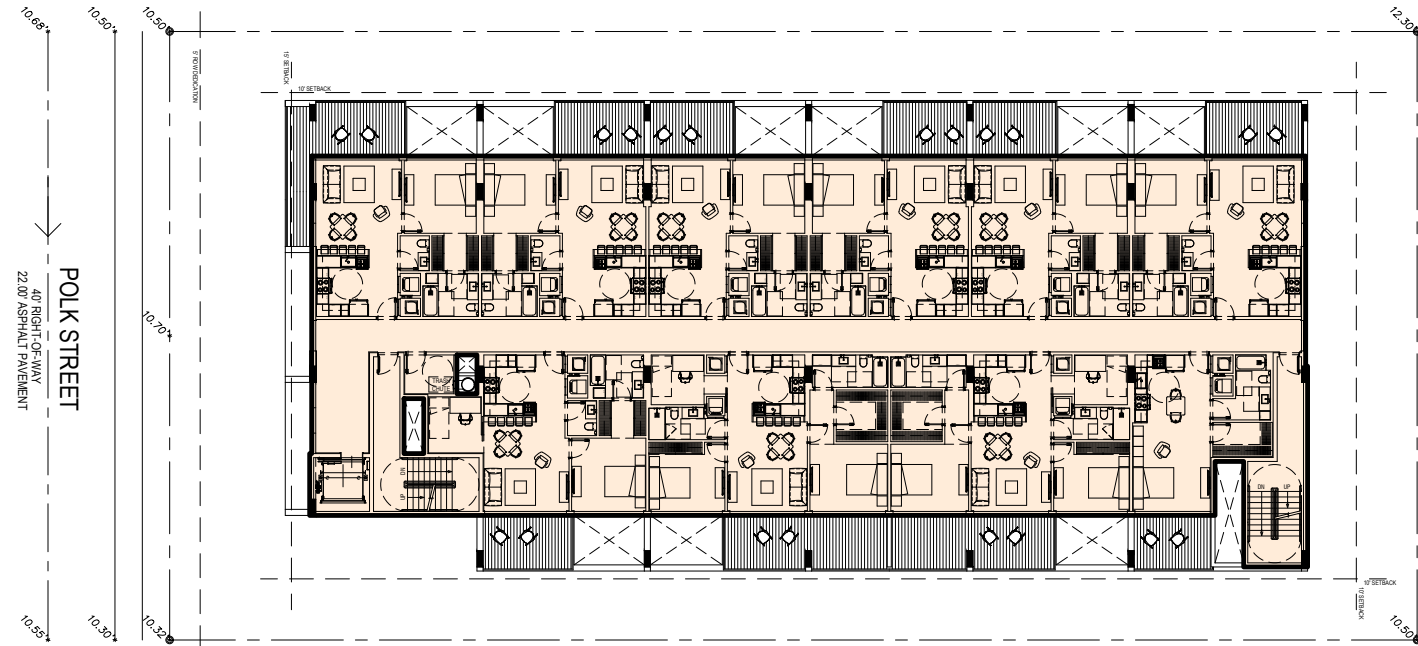
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

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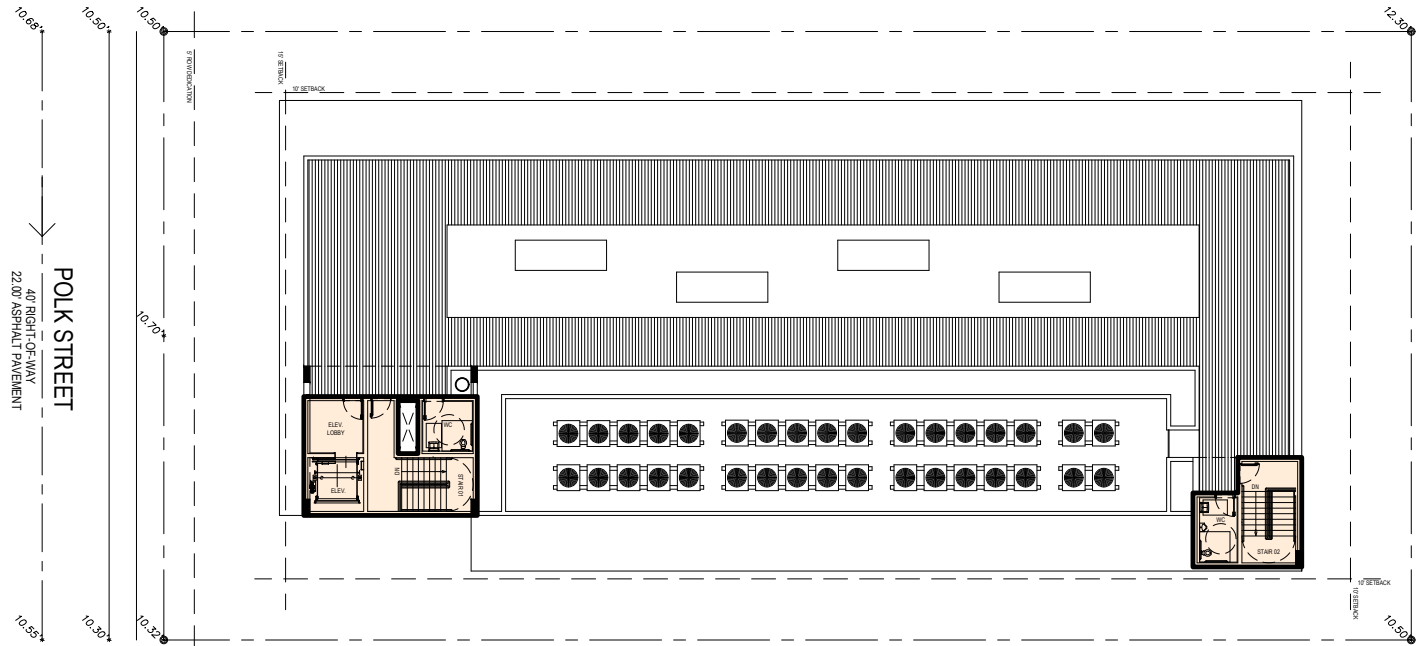
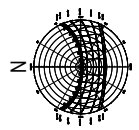
SHEET

A-1.1

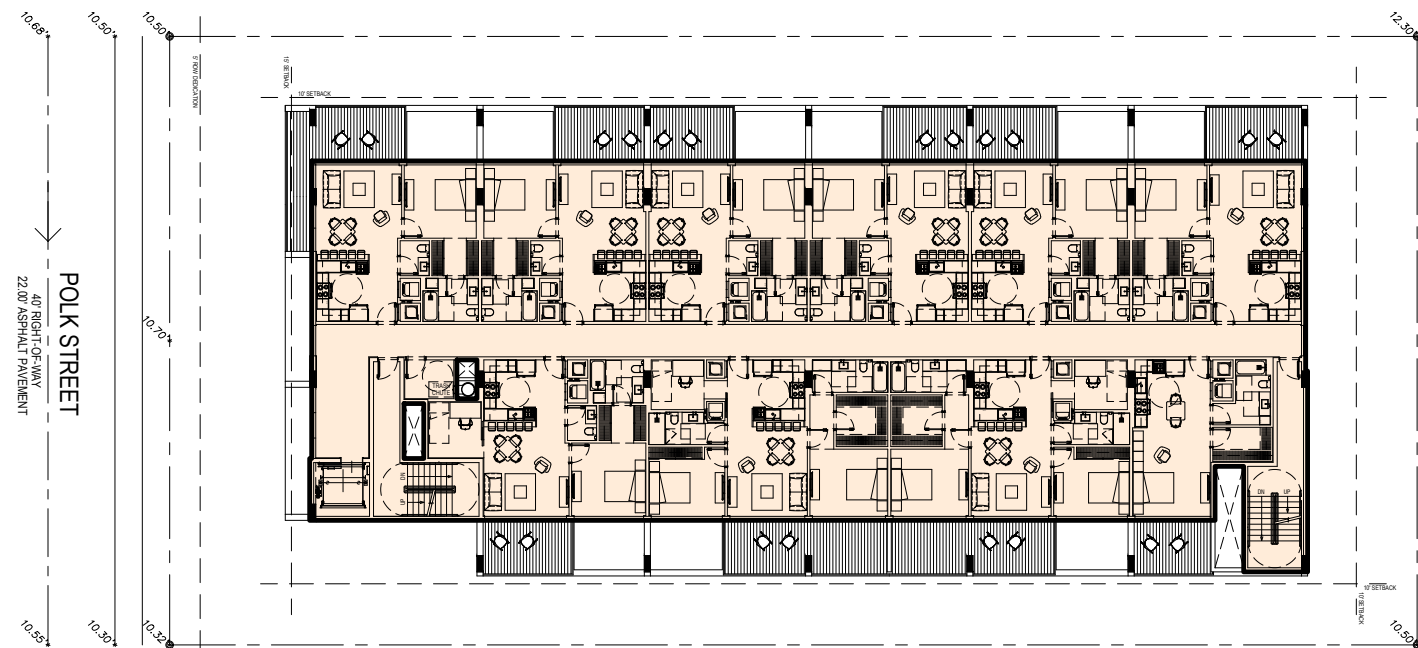
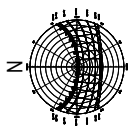
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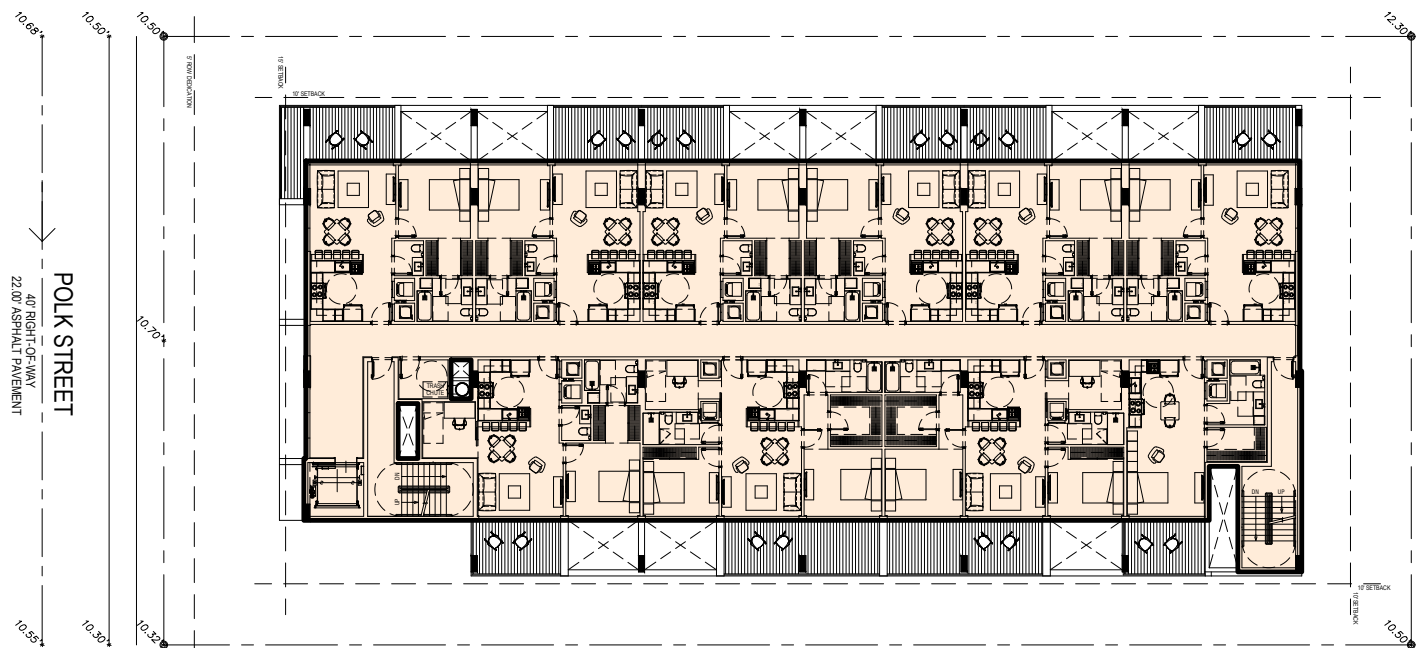
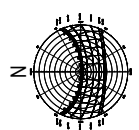
FOURTH FLOOR
FAR / FLOOR: 9,658.47 SF



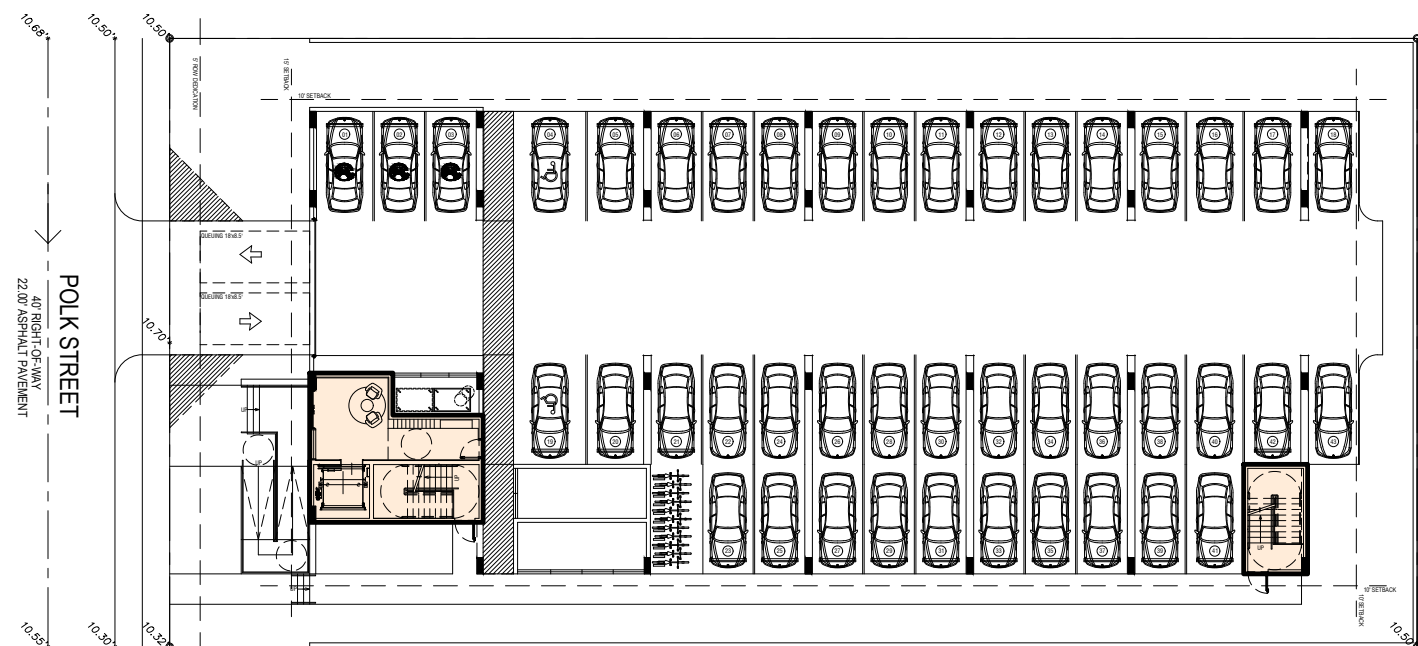
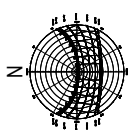
ROOF TERRACE
FAR / FLOOR: 807.37 SF



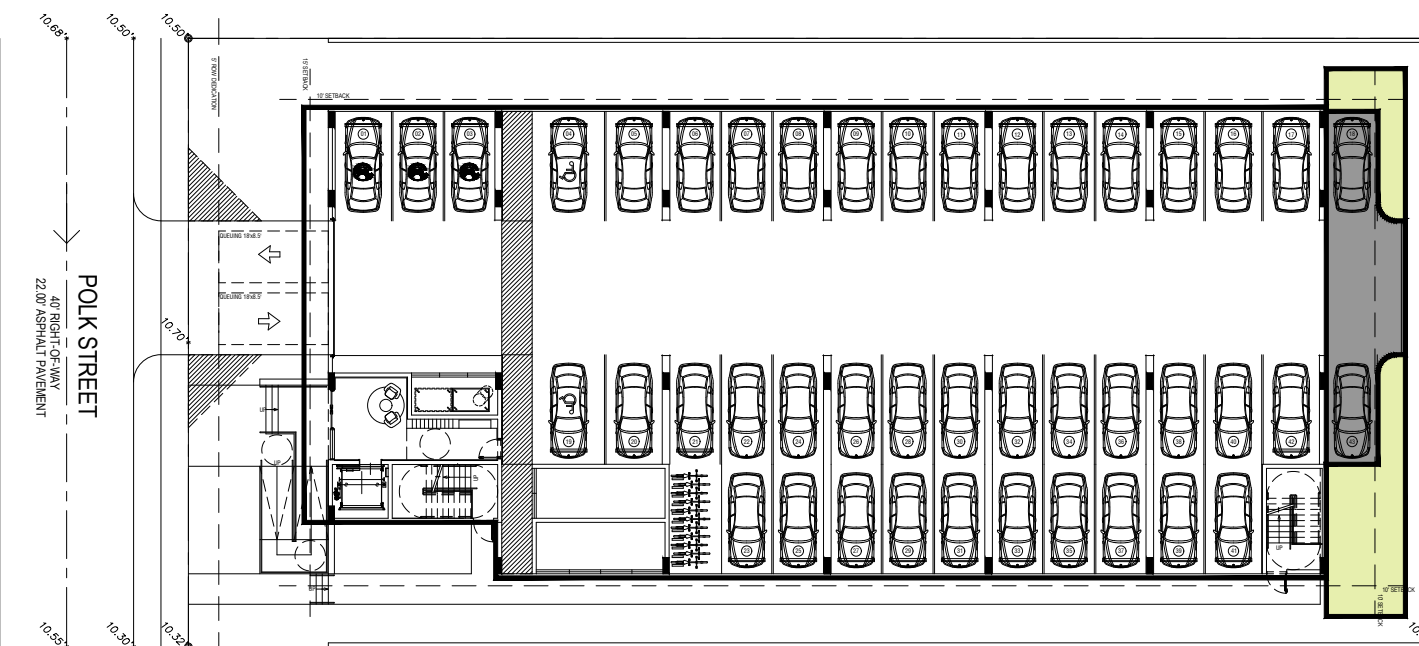
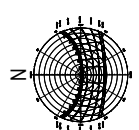
SECOND FLOOR
FAR / FLOOR: 9,658.47 SF



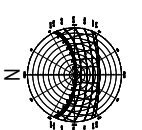
THIRD FLOOR
FAR / FLOOR: 9,658.47 SF



GROUND FLOOR
FAR / FLOOR: 785.91 SF



TOTAL VUA AREA: 1,169.99 SF (100%)
LANDSCAPED AREA (pervious): 574.13 SF(49.0%)
PAVED AREA: 595.86 SF



Required Landscaping (pervious)
of Paved Vehicular Use Area:
Total VUA Area: 1,169.99 ft² (100%)
Minimum: 25% (292.49 ft²)
Proposed: 49.0% (574.13 ft²)

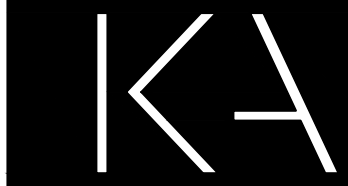
GRAND TOTAL FAR: 30,568.69 ft² (1.49)

1

FAR DIAGRAM
N.T.S.

2

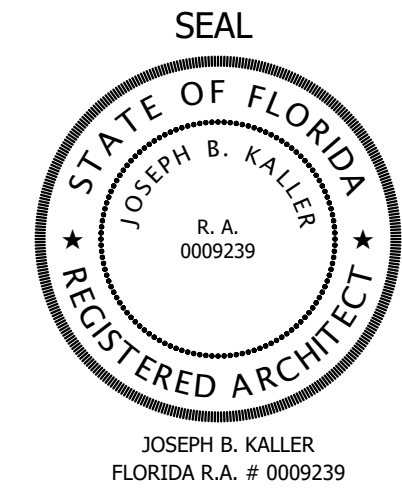
VUA AREA (LANDSCAPE/PAVED AREA)
N.T.S.



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PROJECT TITLE
2320 POLK STREET
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HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
F.A.R. DIAGRAMS

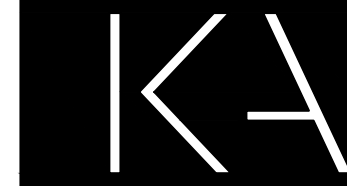
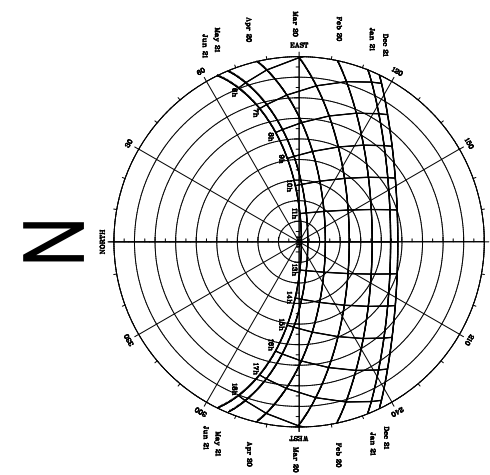
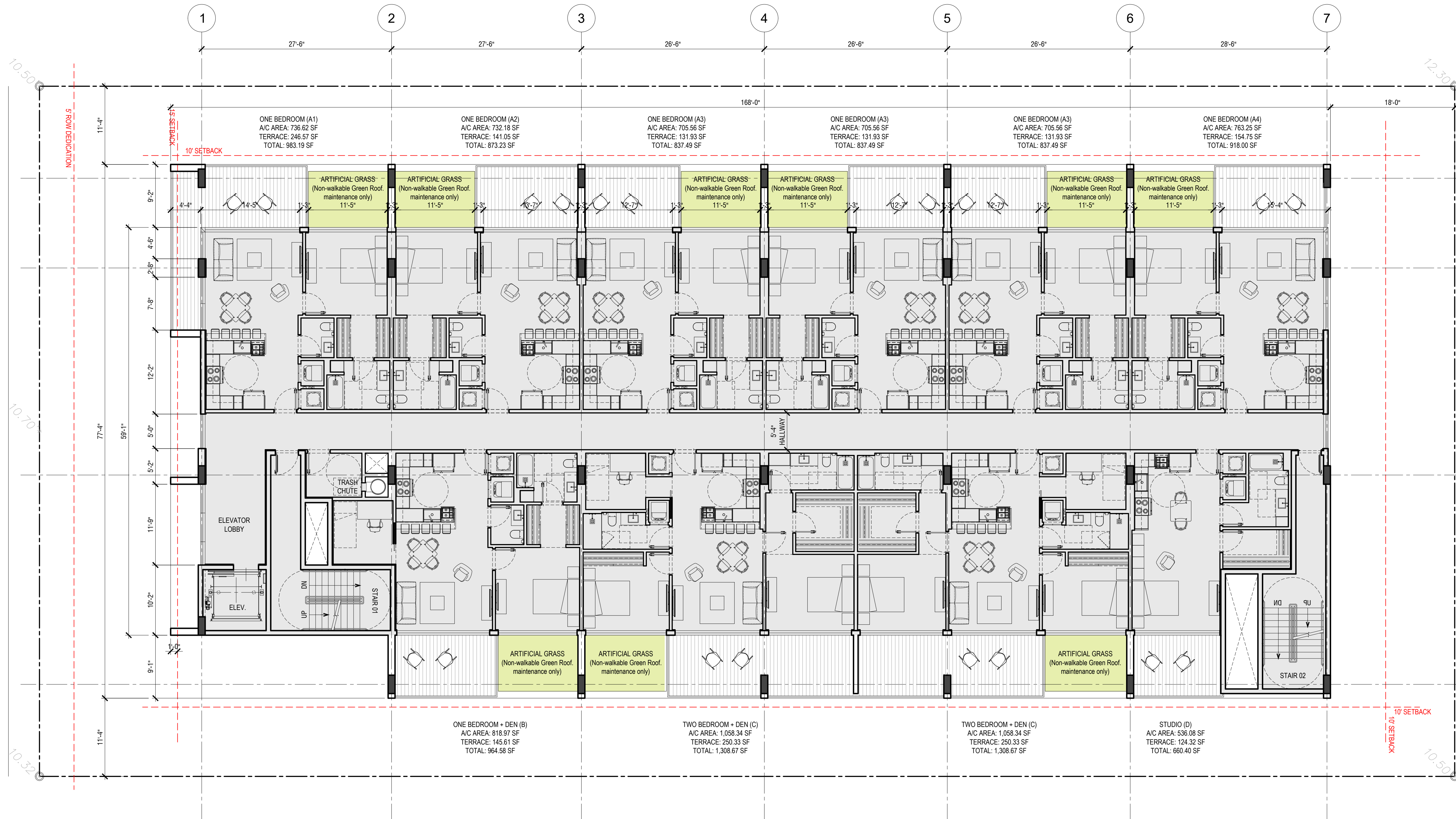
MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

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SHEET
A-1.02

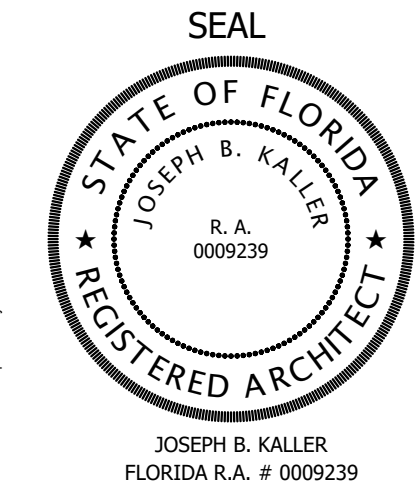
POLK STREET
40' RIGHT-OF-WAY
22.00' ASPHALT PAVEMENT



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PROJECT TITLE
2320 POLK STREET
HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SECOND FLOOR

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

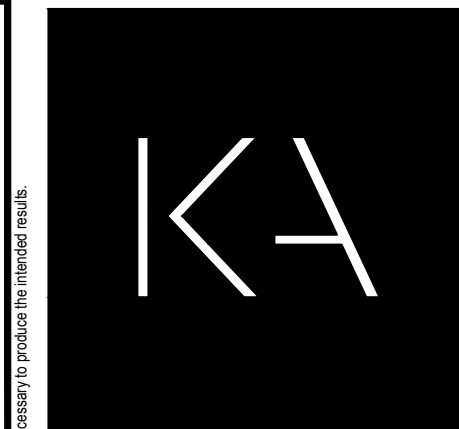
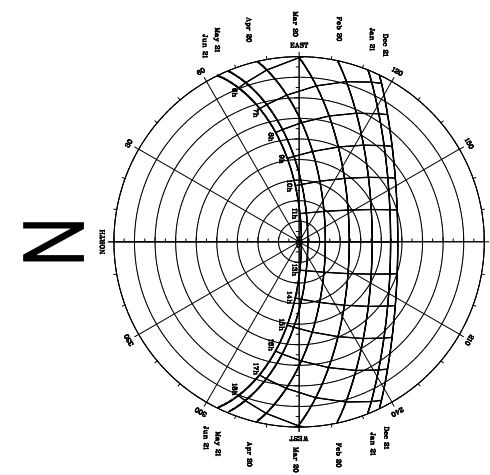
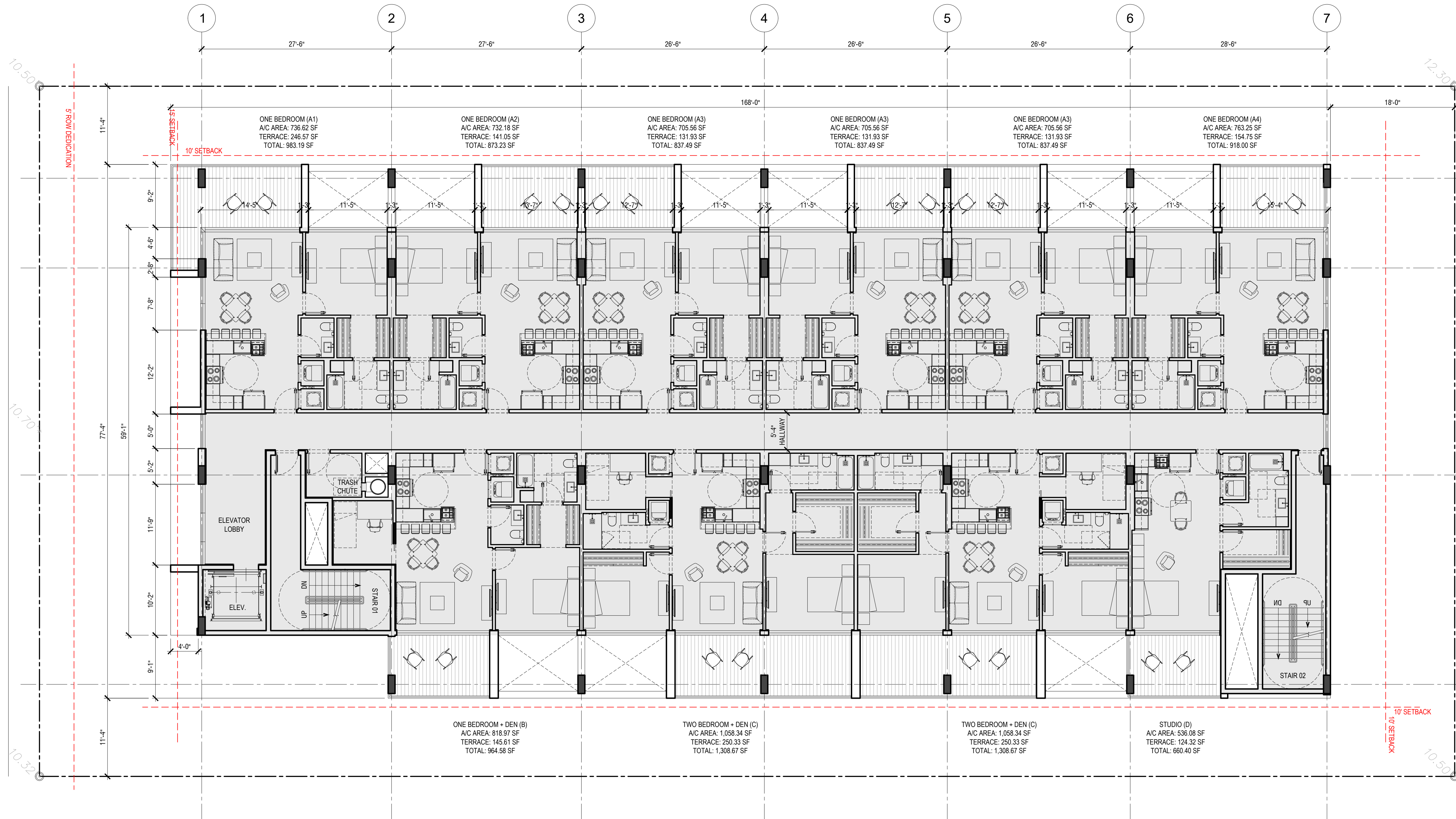
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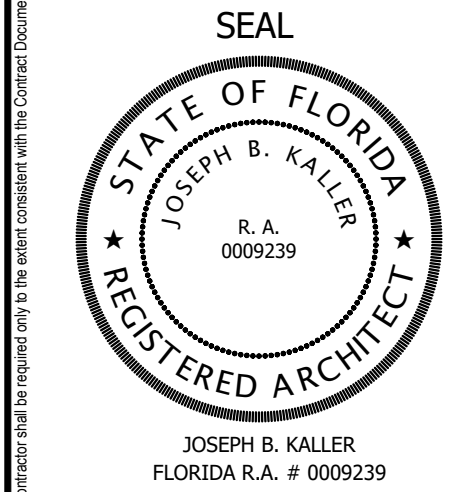
SHEET

A-1.2

POLK STREET
40' RIGHT-OF-WAY
22.00' ASPHALT PAVEMENT



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PROJECT TITLE
2320 POLK STREET
HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
THIRD FLOOR

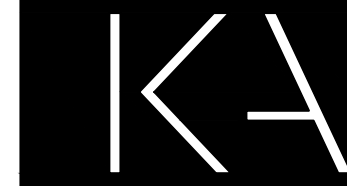
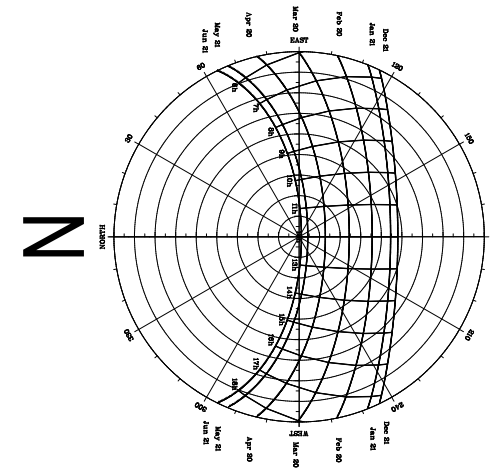
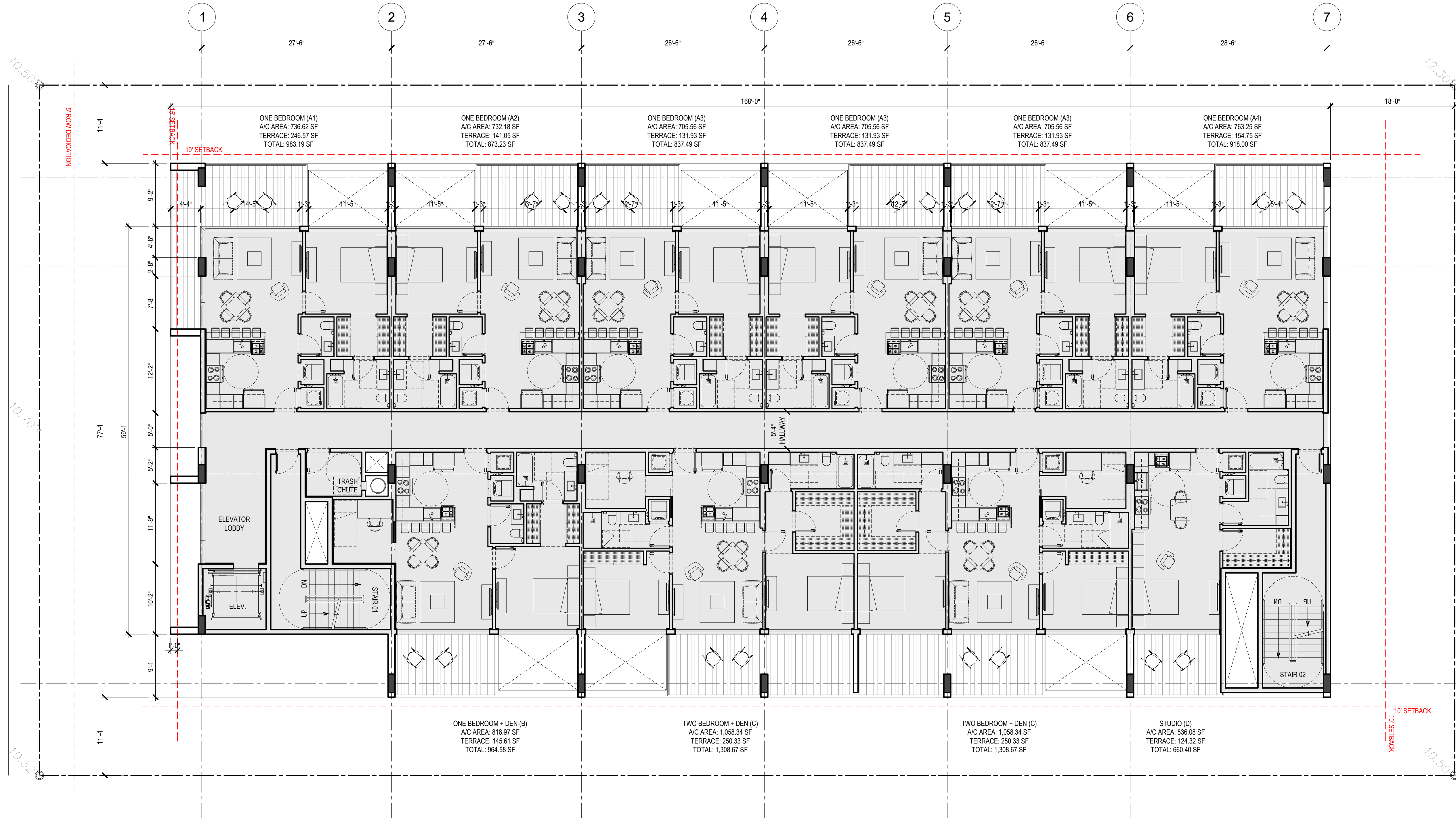
MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

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SHEET
A-1.3

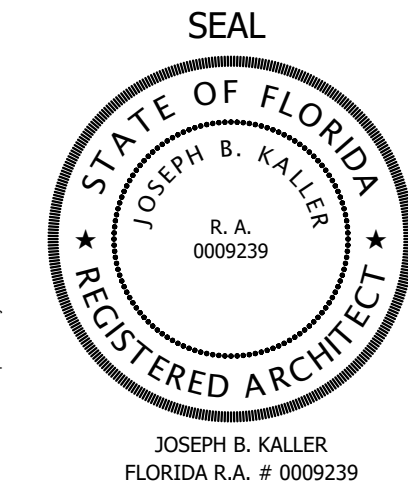
POLK STREET
40' RIGHT-OF-WAY
22.00' ASPHALT PAVEMENT



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PROJECT TITLE
2320 POLK STREET
HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
FOURTH FLOOR

MEETING DATES

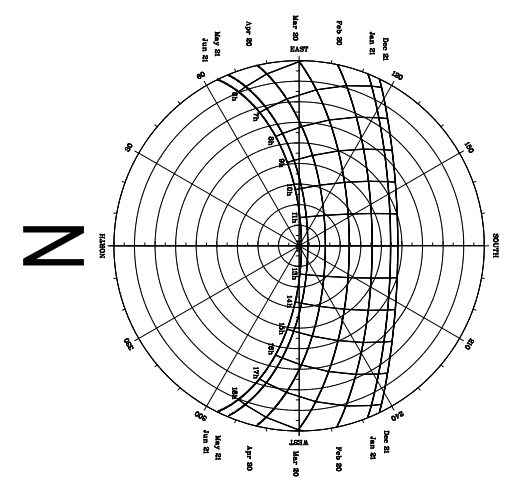
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

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SHEET

A-1.4



- A

GREY SLATE STONE VENEER
1'-0" x 3'-0" TILES RANDOM PATTERN
3/8" WIDE JOINTS
www.northamericanslate.com
- B

WORM / PUTZ FINISH STUCCO
COLOR: PURE WHITE SW 7005 OR SIMILAR
- C

WORM / PUTZ FINISH STUCCO
COLOR: WEB GRAY SW 7075 OR SIMILAR
- D

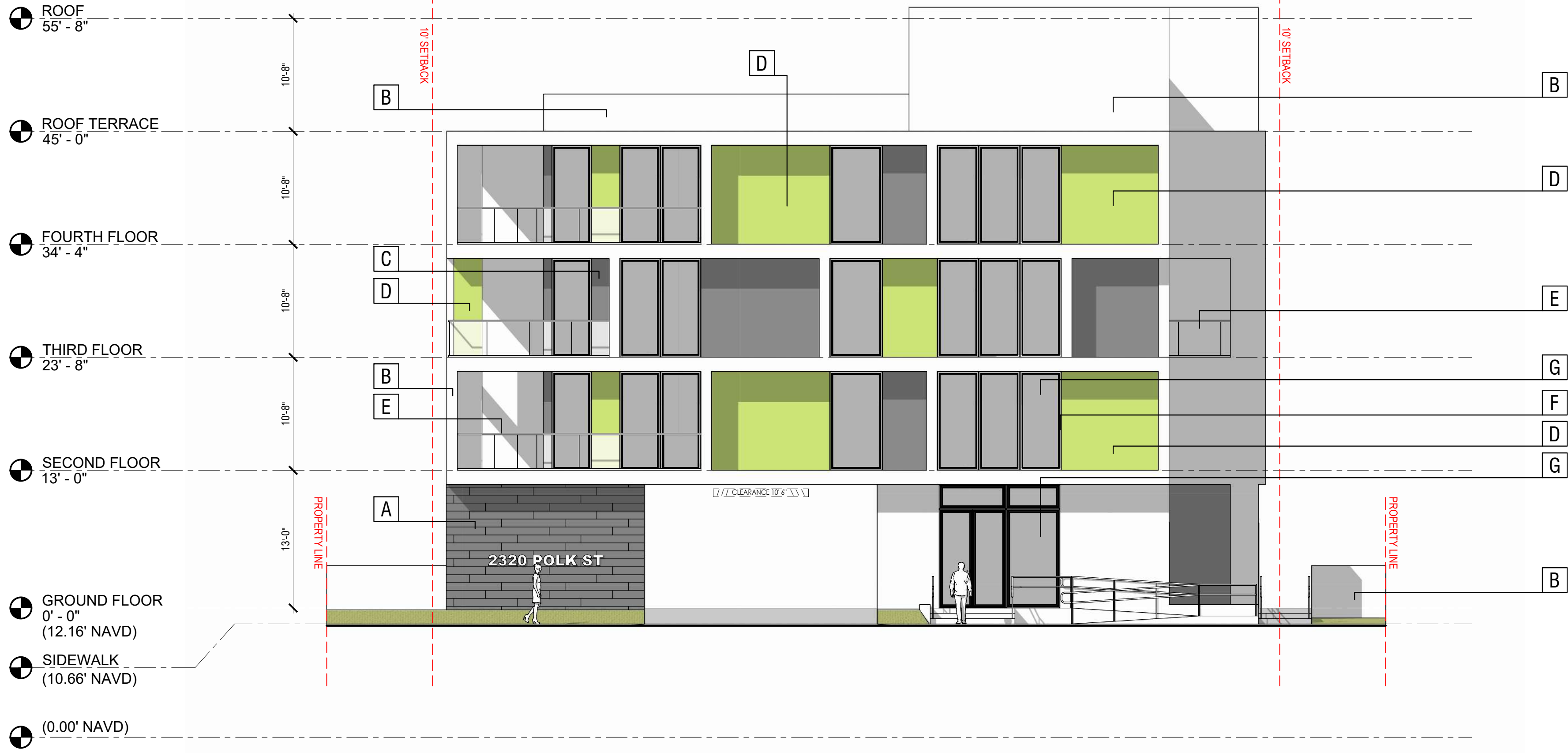
WORM / PUTZ FINISH STUCCO
COLOR: CENTER STAGE SW 6920 OR SIMILAR
- E

FRAMELESS GLASS "U" CHANNEL RAILING SYSTEM
FINISH: CLEAR TEMPERED GLASS AND ALUMINUM
- F

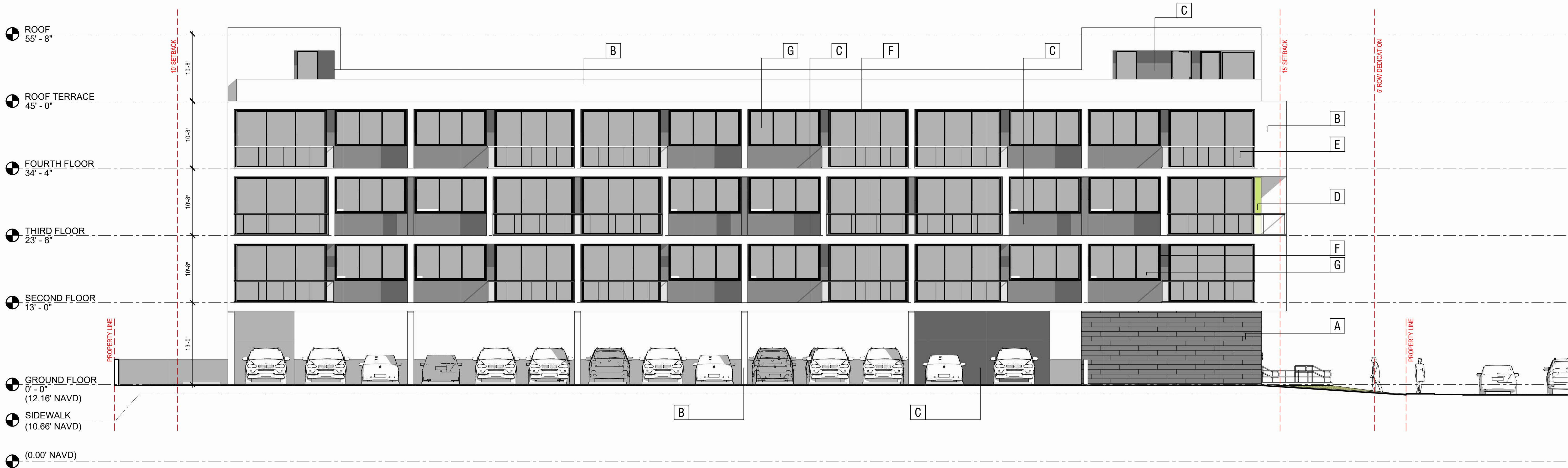
WINDOW ALUMINUM FRAME
FINISH: DURANAR SUNSTORM ARCADIA SILVER
UC70123F
- G

CLEAR LOW-E GLASS
- H

ALUMINUM HORIZONTAL LOUVERS FOR TECH. ROOMS
FINISH: DURANAR SUNSTORM ARCADIA SILVER
UC70123F



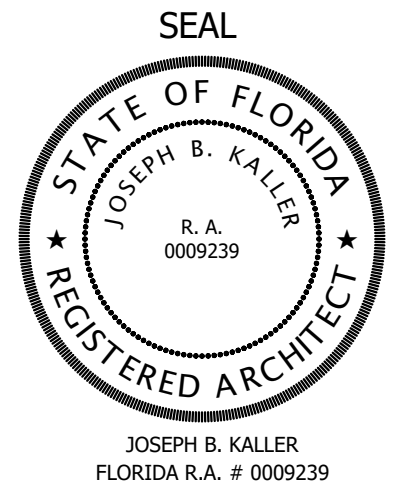
1 NORTH ELEVATION
1/8" = 1'-0"



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



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2320 POLK STREET
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HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
ELEVATIONS

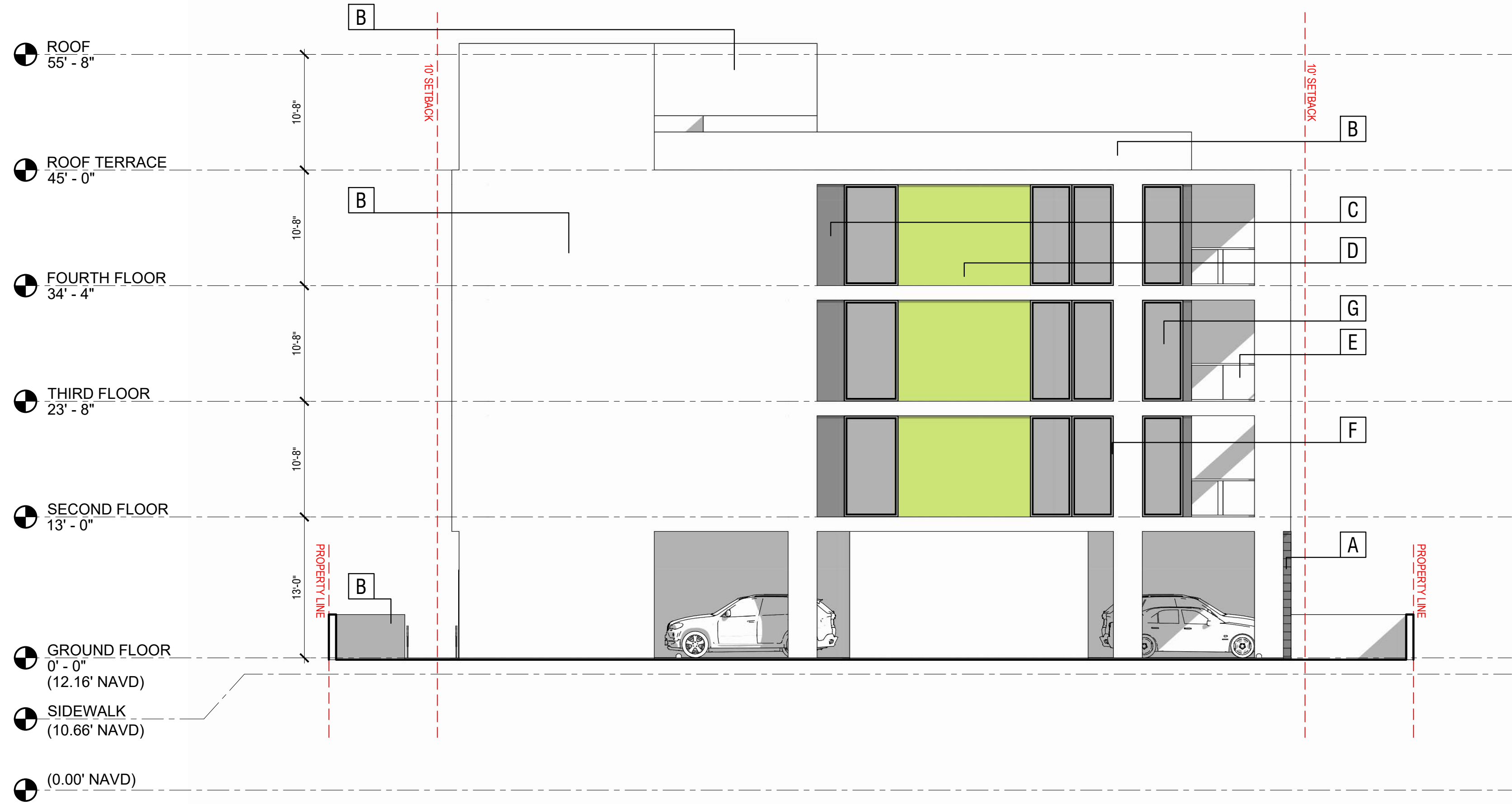
MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

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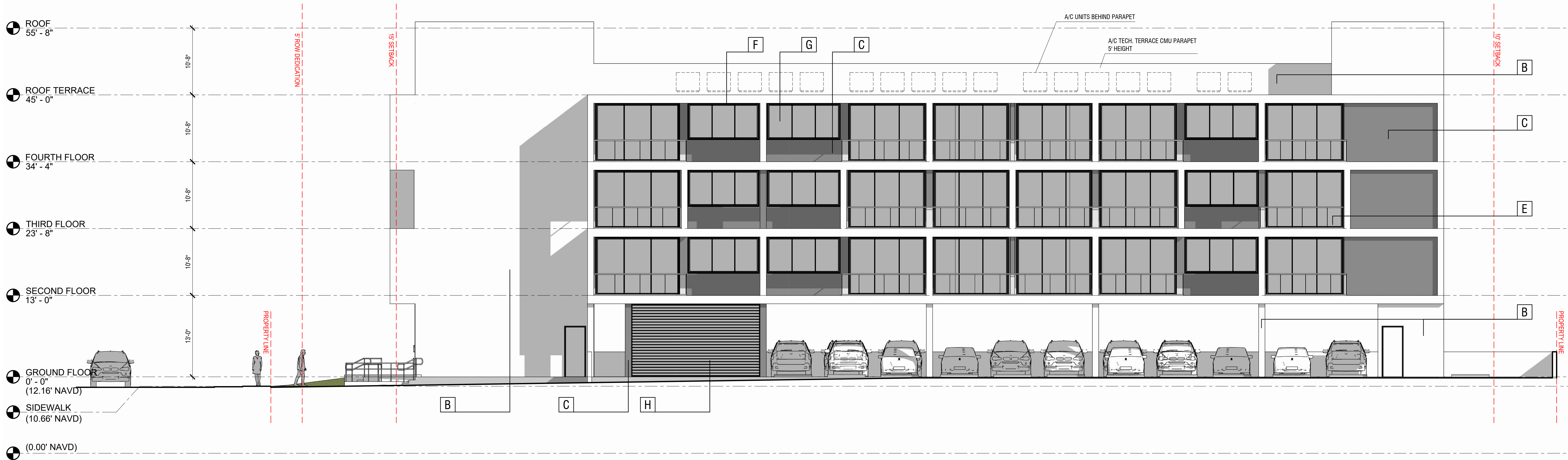
PROJECT No.: 23032
DATE: 06.26.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-1.6

- A**
GREY SLATE STONE VENEER
1'-0" x 3'-0" TILES RANDOM PATTERN
1/8" WIDE JOINTS
www.northamericanslate.com
- B**
WORM / PUTZ FINISH STUCCO
COLOR: PURE WHITE SW 7005 OR SIMILAR
- C**
WORM / PUTZ FINISH STUCCO
COLOR: WEB GRAY SW 7075 OR SIMILAR
- D**
WORM / PUTZ FINISH STUCCO
COLOR: CENTER STAGE SW 6920 OR SIMILAR
- E**
FRAMELESS GLASS 1/2" CHANNEL RAILING SYSTEM
FINISH: CLEAR TEMPERED GLASS AND ALUMINUM
- F**
WINDOW ALUMINUM FRAME
FINISH: DURANAR SUNSTORM ARCADIA SILVER UC70123F
- G**
CLEAR LOW-E GLASS
- H**
ALUMINUM HORIZONTAL LOUVERS FOR TECH. ROOMS
FINISH: DURANAR SUNSTORM ARCADIA SILVER UC70123F



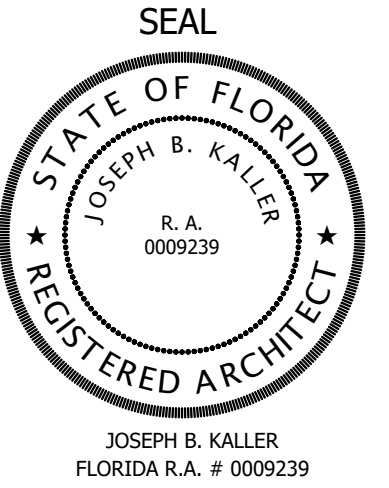
1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



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2320 POLK STREET
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HOLLYWOOD, FL. 33020

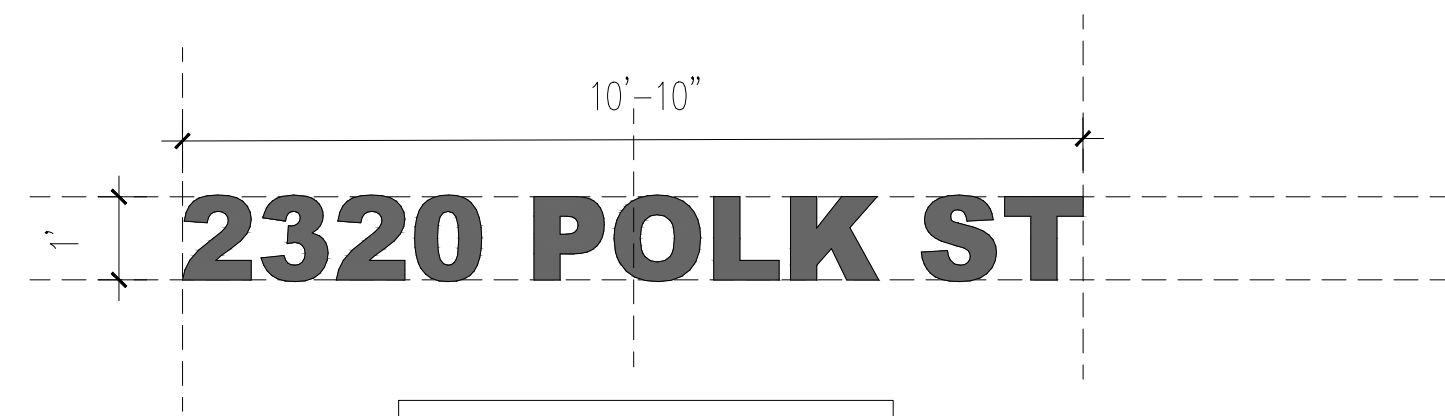
SHEET TITLE
SCHEMATIC DESIGN PACKAGE
ELEVATIONS

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

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SHEET
A-1.7



NAME SIZE = 10.8 S.F.

①

ALL SIGNAGE TO BE LED BACK LIT PIN MOUNTED CHANNEL LETTERS

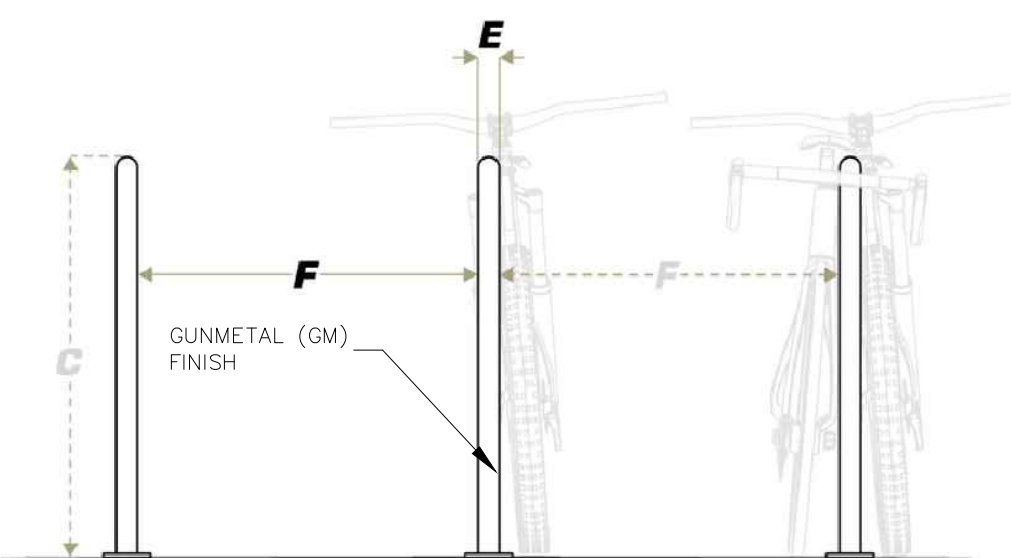
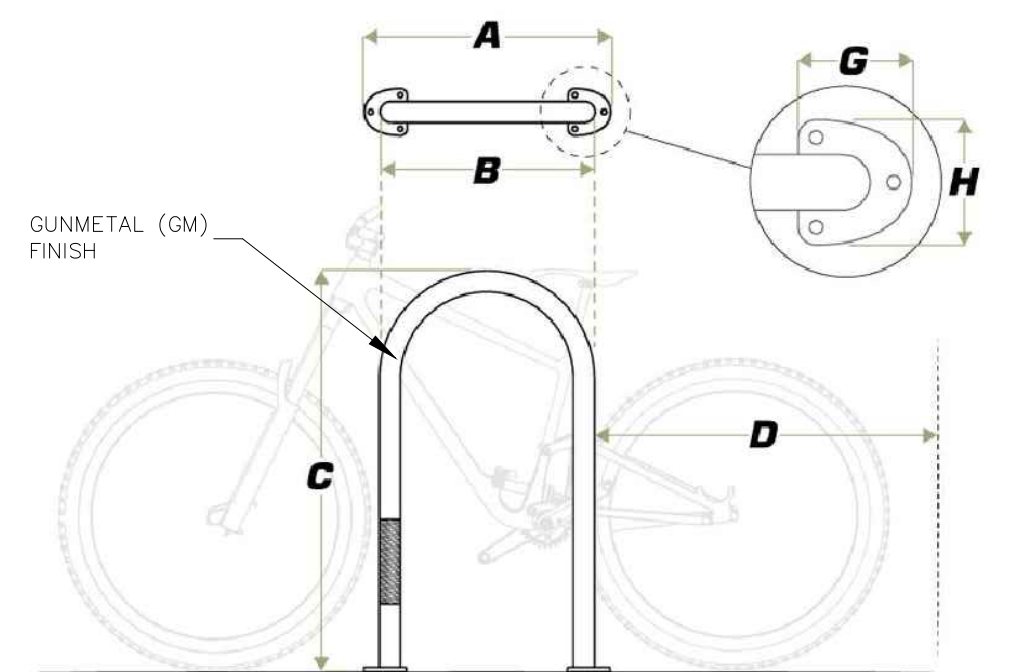
ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE FH-2 & PS-2 ZONING DISTRICTS.



NAME SIZE = 6.75 S.F.

②

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



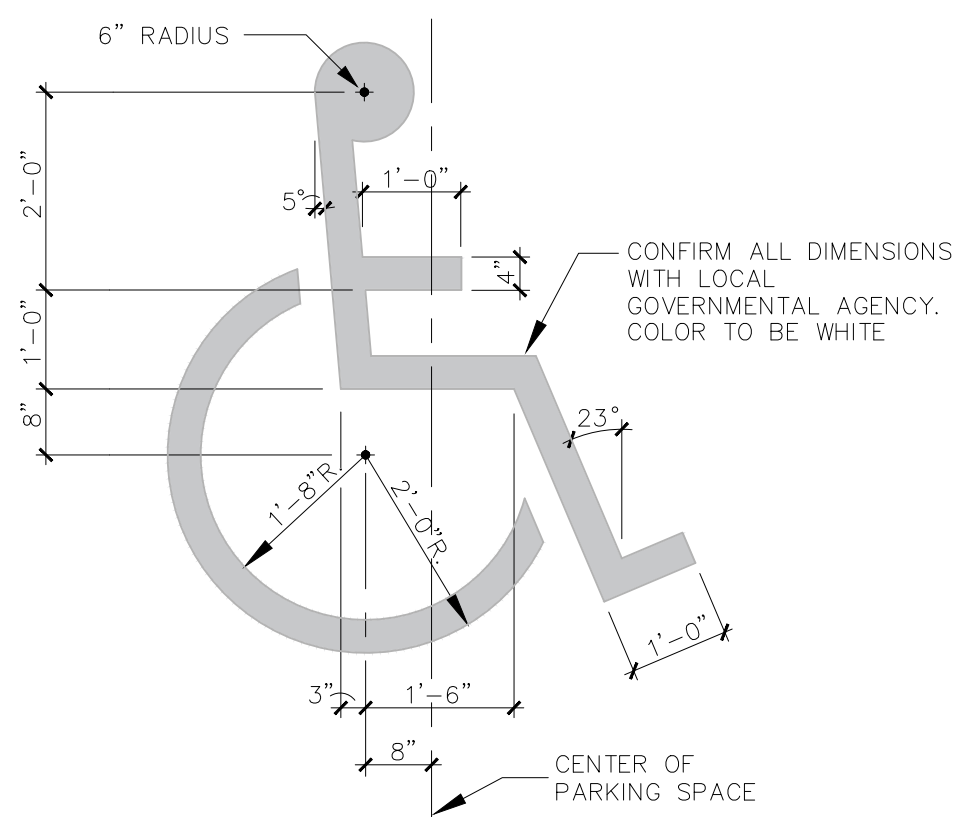
A	B	C	D	E	F	G	H
29" (96cm)	20" (50cm)	37.5" (95cm)	Minimum 32" (81cm)	2" (5cm)	Minimum 36" (91cm)	4" (10cm)	4.3" (11cm)

1 SIGNAGE

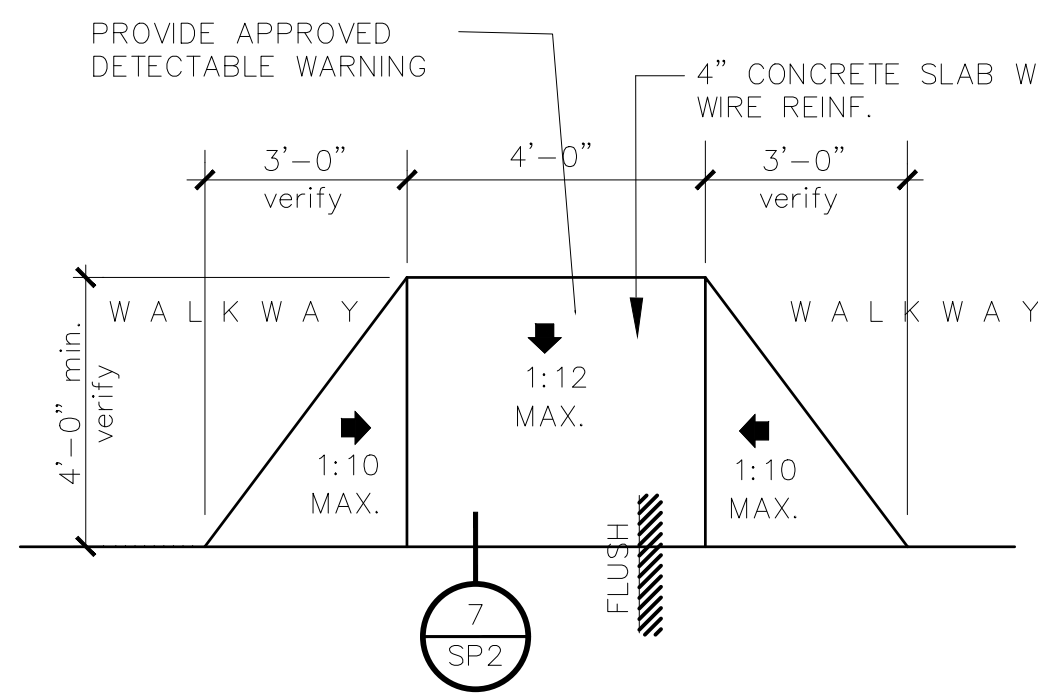
N.T.S.

2 BIKE RACK

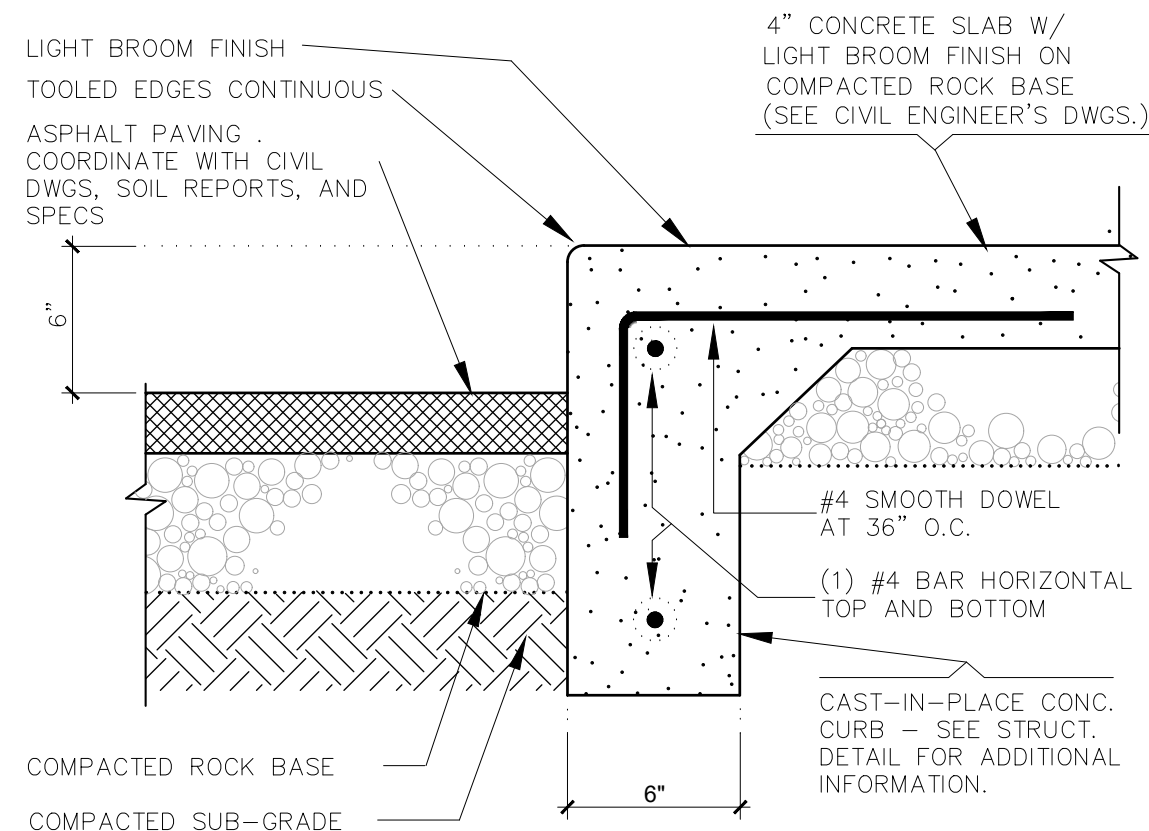
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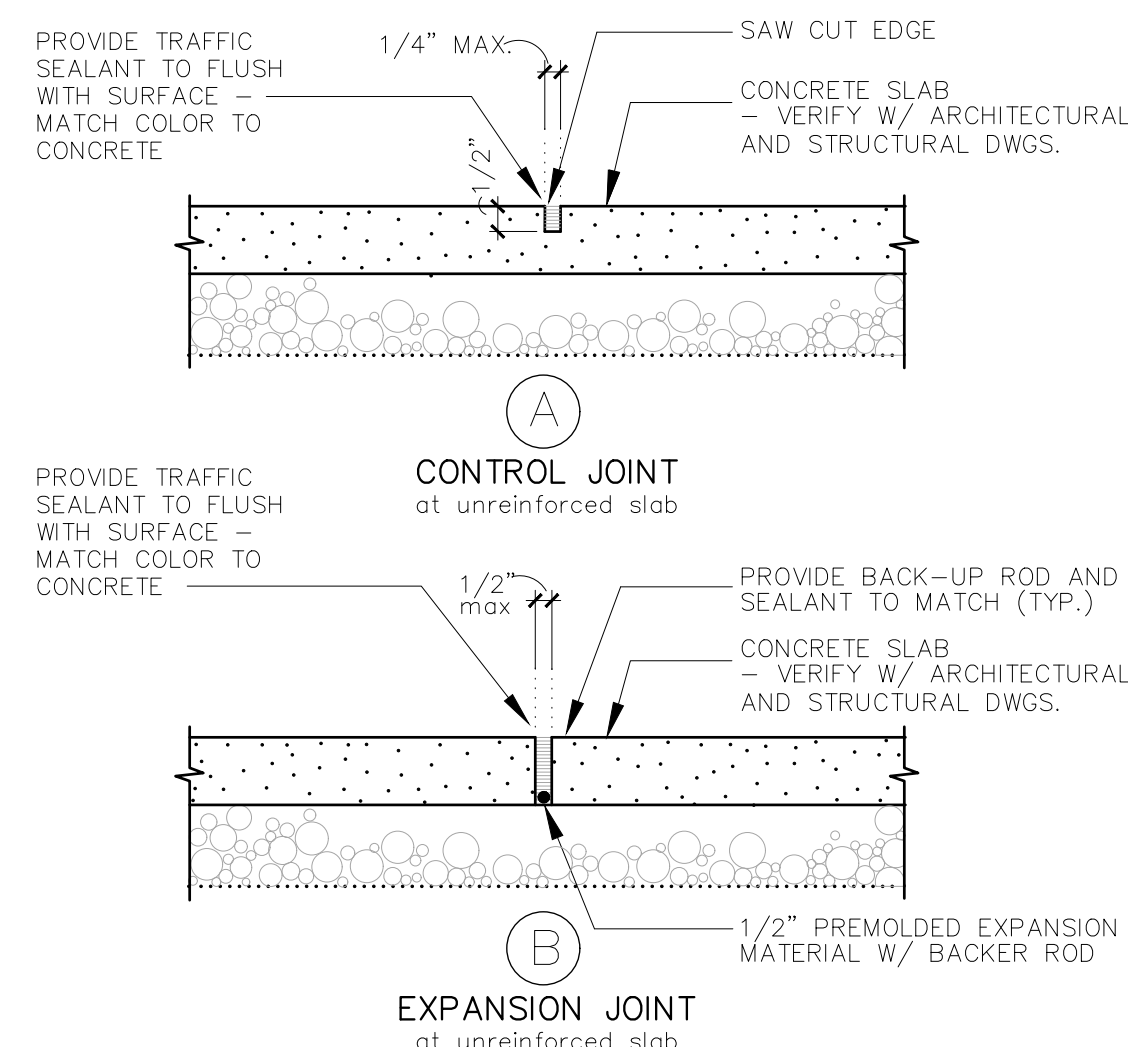
PAINTED H.C. SPACE SYMBOL



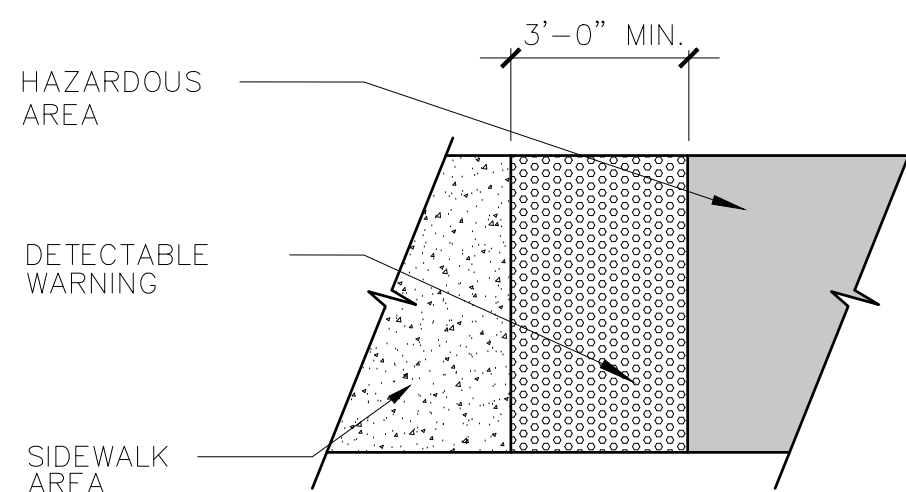
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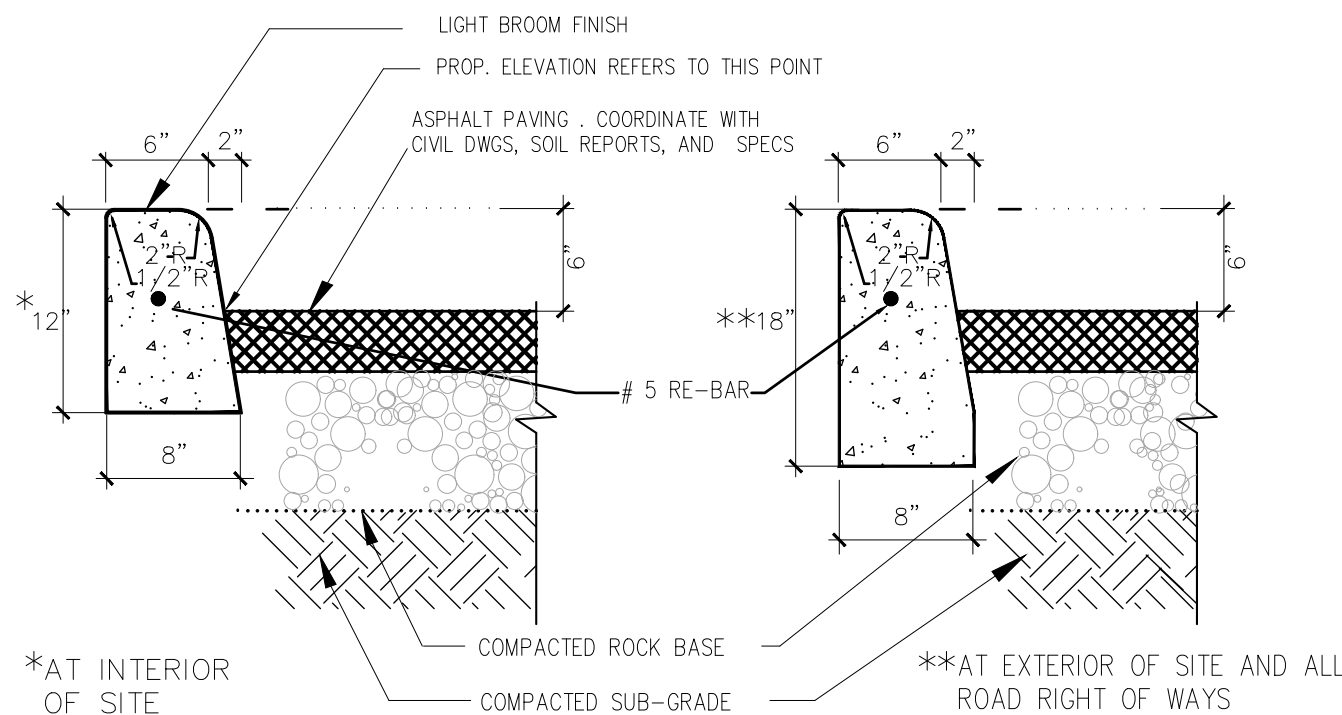
TYP. CONCRETE CURB



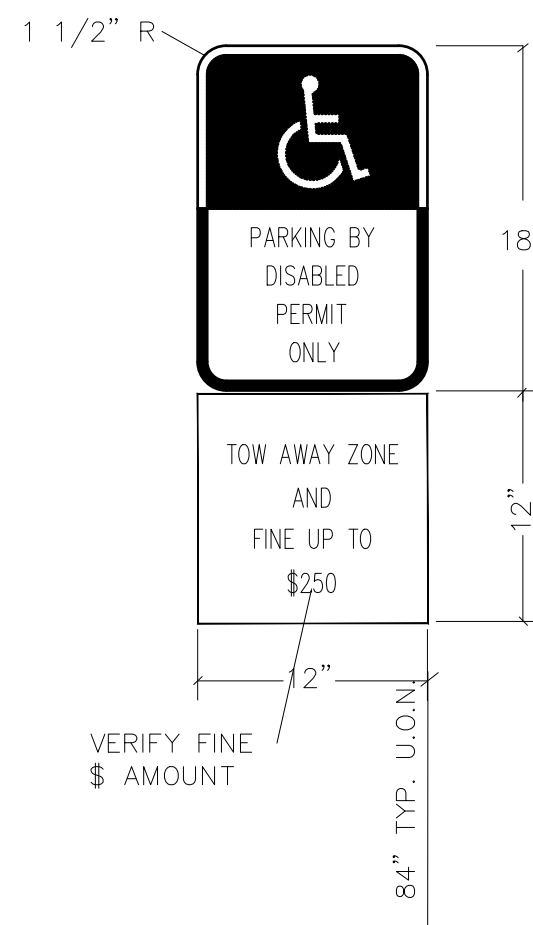
TYP. CONC. SLAB JOINTS



PLAN OF
DETECTABLE WARNING SURFACE



TYP. TYPE D CONCRETE CURB



NOTES:

1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6' FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3'-0" CLEAR IF MOUNTED ON POST. WHERE SIGN IS MOUNTED ON BLDG, SIGN SHALL BE MOUNTED ON BUILDING WALL AT LOCATIONS DEPICTED ON SITE PLAN.

EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BEARING BOTH SYMBOL AND CAPTION. SUCH SYMBOL SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE GOVERNING AGENCY.

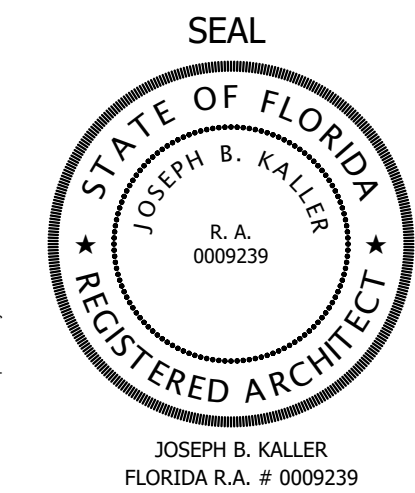
HANDICAPPED SIGNAGE DETAIL



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PROJECT TITLE
2320 POLK STREET
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HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SIGNAGE and DETAILS

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	TBD	TBD

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PROJECT No.: 23032
DATE: 06.26.23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-1.8

3 SITE DETAILS

N.T.S.