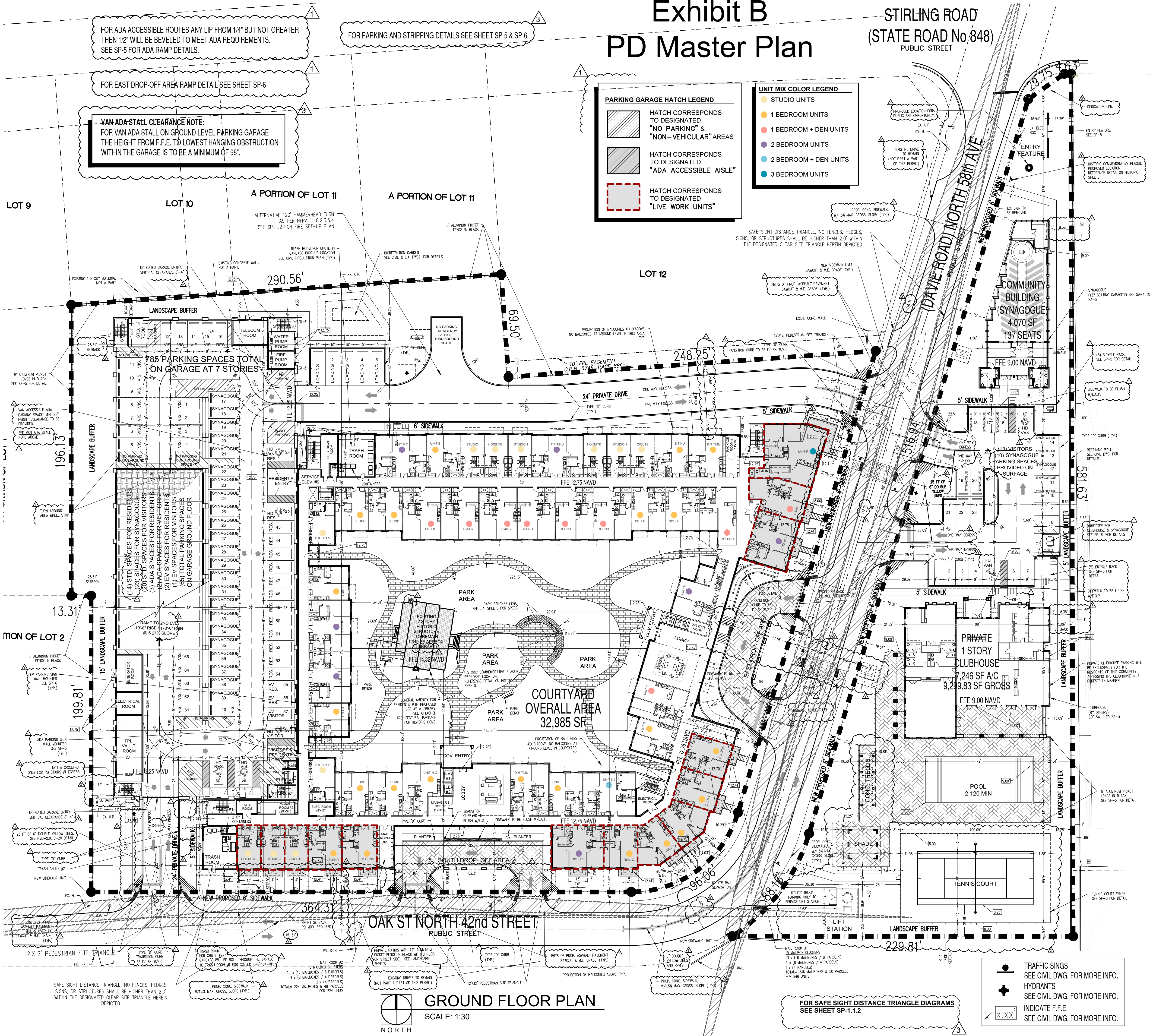


Exhibit B PD Master Plan

STIRLING ROAD
(STATE ROAD No 848)
PUBLIC STREET



FOR FIRE SET-UP PLAN SEE FP-1
FOR LIFE SAFETY PLAN SEE LS-1 TO LS-5
FOR PERVIOUS/ IMPERVIOUS DIAGRAM SEE SP-1.2
FOR SITE PLAN NOTES SEE SP-2
FOR UNIT BREAKDOWN TABLE SEE SP-3
FOR SITE PLAN DETAILS SEE SP-5 & SP-6

SITE DATA		
ZONING: PDD - PLANNED DEVELOPMENT DISTRICT		
GROSS AREA	SF	ACRES
249,853.00	5.74	
NET AREA	249,853.00	5.74
DENSITY PROVIDED		
# OF UNITS	DUA (GROSS)	
470	81.94	
MINIMUM UNIT SIZE		
650 SF REQUIRED	540 SF PROVIDED	
UNIT BREAKDOWN		
STUDIO	88	
1 BEDROOM	148	
1 BEDROOM + DEN	98	
2 BEDROOM	84	
2 BEDROOM + DEN	44	
3-BEDROOM	8	
TOTAL UNITS PROVIDED	470	
PARKING BREAKDOWN		
RESIDENTIAL MULTIFAMILY INCLUDING LIVE-WORK UNITS PARKING 1.5 PER UNIT (423 UNITS)	635	635
RESIDENTIAL AFFORDABLE HOUSING UNITS PARKING 1 PER UNIT (47 UNITS)	47	47
GUEST PARKING 1 PER 5 UNITS	94	94
SYNAGOGUE - PLACE OF WORSHIP (1 PER 60 SF OF FLOOR AREA AVAILABLE FOR SEATING AND 1 PER 4 FIXED SEATS)	69	33
TOTAL	844	809
TOTAL MISSING SPACES	36	
SPACES PROVIDED ON (7-story) GARAGE		
SPACES PROVIDED ON SURFACE	23	
HANDICAP SPACES (2%)	17	19
HANDICAP VAN SPACES	3	3
E.V.S.E. SPACES (2%)	17	17
LOADING ZONES	5	5
BICYCLE RACK (1 PER EVERY 100 PARKING SPACES)	42	52
AREA CALCULATIONS		
RESIDENTIAL BLDG. FOOTPRINT	55,651.54	
GARAGE BLDG. FOOTPRINT	39,734.86	
CLUBHOUSE FOOTPRINT	9,299.83	
COMMUNITY BLDG. (SYNAGOGUE)	4,070.51	
EXISTING HISTORIC BLDG. FOOTPRINT (PROPOSED LIBRARY GROSS AREA)	1,400.00	
TOTAL BUILDING FOOTPRINTS	110,156.74	44.09%
STREETS & PAVED AREAS	28,062.23	11.23%
PEDESTRIAN SIDEWALKS	16,415.38	6.57%
POOL & POOL DECK	9,882.40	3.96%
TENNIS COURT	6,037.25	2.42%
LIFT STATION	299.02	0.12%
UNENCUMBERED "LANDSCAPED" GREEN OPEN SPACE (5% MIN. REQUIRED) (REFERS TO LANDSCAPED OR GREEN/ PERVIOUS AREAS)	78,999.98	31.62%
TOTAL	249,853.00	100.00%
LOT COVERAGE		
MAX LOT COVERAGE SF	BY CITY COMMISSION	110,156.74
MAX LOT COVERAGE %	BY CITY COMMISSION	44.09%
OPEN SPACE (PARK AND RECREATIONAL AREAS) (INCLUDES COURTYARD, UNENCUMBERED "LANDSCAPED" GREEN OPEN SPACE OUTSIDE COURTYARD, POOL, POOL DECK & TENNIS COURT)		
COURTYARD	32,985.00	13.20 %
LANDSCAPE AREAS (OUTSIDE COURTYARD)	53,804.46	21.53 %
POOL & POOL DECK	9,882.40	3.96 %
TENNIS COURT	6,037.25	2.42 %
MINIMUM OPEN SPACE (BY CITY COMMISSION)	102,709.11 SF	41.11 %
PERVIOUS / IMPERVIOUS AREA		
PERVIOUS AREA SF (INCLUDES LANDSCAPED AREAS = UNENCUMBERED GREEN OPEN SPACE)	BY CITY COMMISSION	78,999.98
PERVIOUS AREA %	BY CITY COMMISSION	31.62%
IMPERVIOUS AREA SF	BY CITY COMMISSION	170,853.02
IMPERVIOUS AREA %	BY CITY COMMISSION	68.38%
SETBACKS		
INTERNAL STREETS	25'-0"	15'-0"
EXTERNAL STREETS	25'-0"	15'-0"
MIN. DISTANCE BETWEEN BLDGS	NOT REQUIRED	N/A
MAX BUILDING HEIGHT	ALLOWED	PROVIDED
RESIDENTIAL BLDG (TOP OF ROOF SLAB)	NOT REQUIRED	84'-10"
CLUBHOUSE (TOP OF PARAPET)	NOT REQUIRED	25'-1"
COMMUNITY BLDG SYNAGOGUE (TOP OF PARAPET)	NOT REQUIRED	24'-0"
EXISTING HISTORIC STRUCTURE (SEE HISTORIC STRUCTURE PACKAGE)	EXISTING	EXISTING
NOTE: THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL)		

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ, AIA
LICENSE NO.: AR 0015394
MARIO P. PASCUAL, AIA
LICENSE NO.: AR 0008254
PETER KILIDDJIAN, RA
LICENSE NO.: AR 0093067
ANDREW STARR, RA
LICENSE NO.: AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
http://www.ppkarch.com

THE ARCHITECTURAL DESIGN AND PLANNING OF THIS BUILDING AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY ARCHITECT.

REVISIONS:
1 TAC - REV. 1 - 2025.02.10
2 TAC - REV. 2 - 2025.05.09
3 TAC - REV. 3 - 2025.06.30
4 PZ/HPB - 2025.08.06

OWNER:
KUSHNER
260 95th Street
Suite 201
Surfside, FL 33154

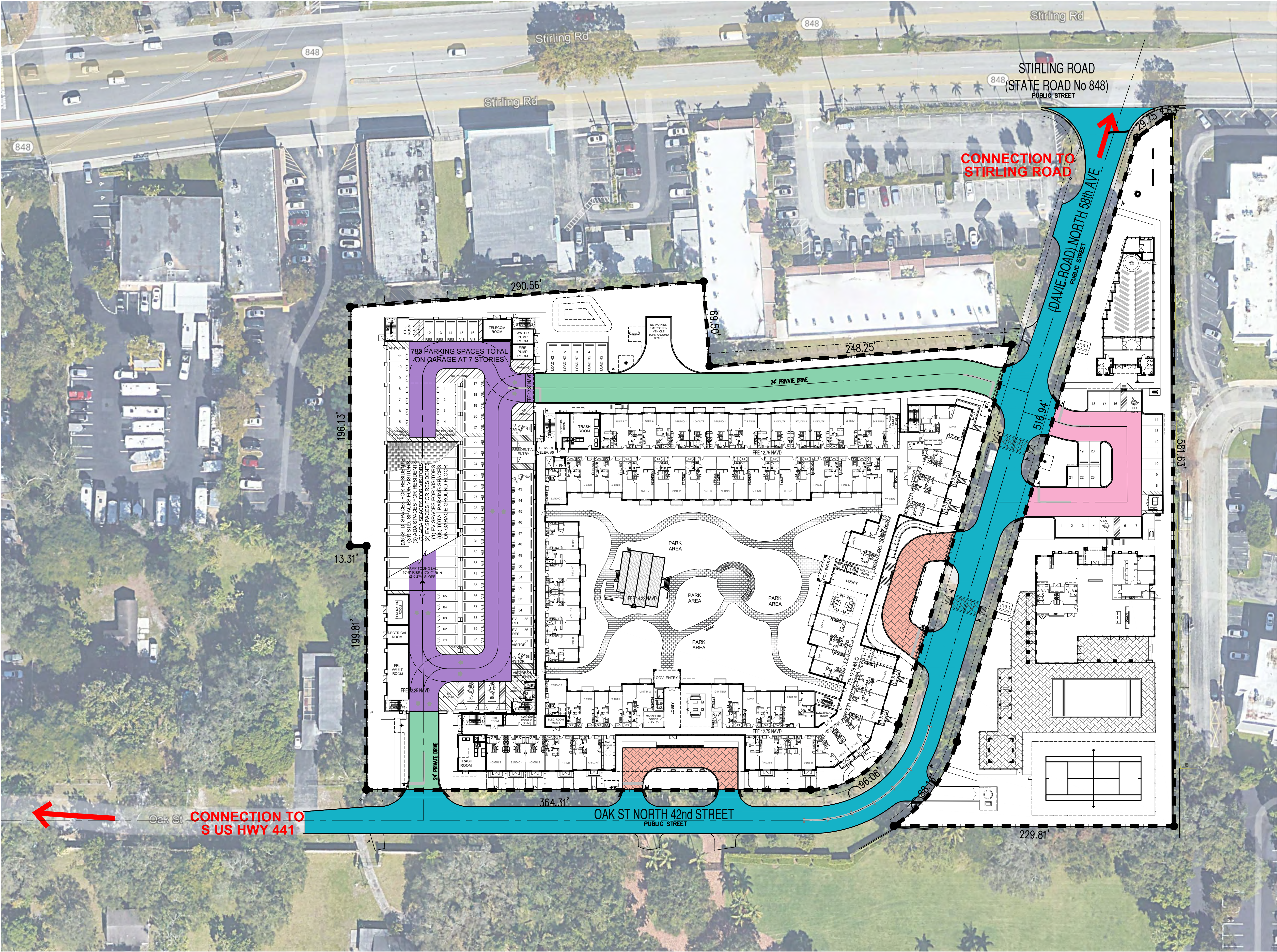
4220 N 58TH AVE.
BY KUSHNER
HOLLYWOOD, FLORIDA

SEAL:
STATE OF FLORIDA
REGISTERED ARCHITECT
AR0015394
Digitally signed by Edgardo Perez
DN: cn=Edgardo Perez,
o=Pascual, Perez,
Kiliddjian, Starr & Assoc.,
c=Doral, FL, Florida, c=US
Date: 2025.08.20
13:22:56-0400

GROUND FLOOR
DATE: 2025-08-11
SCALE: AS SHOWN
DRAWN: SJ
CHECK BY: MP / PK
JOB NO.: 24-26

SP-1.1
SHEET NO.:

COPYRIGHT © 2020 PASQUAL, PEREZ, KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



VEHICULAR CIRCULATION

SCALE: 1:40

PARKING BREAKDOWN	ALLOWED/ REQUIRED AS PER CURRENT CODE	PROVIDED (PD REQUEST)
RESIDENTIAL PARKING PEB UNIT (478 UNITS)	1.5	705
705	715	
GUEST PARKING 1 PER 5 UNITS	94	94
SYNAGOGUE - PLACE OF WORSHIP (1 PER 60 SF OF FLOOR AREA AVAILABLE FOR SEATING AND 1 PER 4 FIXED SEATS)	69	0
TOTAL	868	809
TOTAL MISSING SPACES	59	

SPACES PROVIDED ON (7-story) GARAGE	786
SPACES PROVIDED ON SURFACE	23
HANDICAP SPACES (2%)	17
HANDICAP VAN SPACES	3
E.V.S.E. SPACES (2%)	17
LOADING ZONES	5
BICYCLE RACK (1 PER EVERY 20 REQ. PARKING SPACES)	43
52	

PARKING PROVISION STANDARDS NOTES:

- 1.5 PARKING SPACES REQUIRED PER UNIT AS PER COH 7.2 - 1, 90" PARKING SHALL BE 9'x19' WITH A 24' DRIVE WIDTH.
- 1 PER 5 UNITS PARKING SPACES MARKED FOR GUEST AS PER 7.2 - 1.
- MIN. 2% OF PROVIDED PARKING SPACES SHALL BE HANDICAP ACCESSIBLE AS PER CITY OF HOLLYWOOD (COH) ENGINEERING STD. C-21A.
- MIN. 2% OF THE PROVIDED HANDICAP SPACES PROVIDED SHALL BE ADA VAN ACCESSIBLE AND COMPLY WITH: FBG 502.5.
- AS PER COH 7.2 C. 2. LOADING SPACES SHALL BE FOR MULTI-FAMILY BUILDING 50-100 UNITS - 1 SPACE + 1 SPACE FOR EACH ADDITIONAL 100 UNITS OR MAJOR FRACTION, AND THEY MUST BE AT LEAST 10'x25' WITH 14' VERTICAL CLEARANCE.
- EV PARKING AS PER COH 151.154.
- AS PER THE COH BICYCLE RACKS PROVIDED SHALL BE 5% OF TOTAL PARKING SPACES PROVIDED.

STREET HIERARCHY LEGEND

- PUBLIC STREET (R.O.W.)
(NOT INSIDE PROPERTY)
- PRIVATE DRIVE
- RESIDENTIAL DROP-OFF AREAS
- VEHICULAR CIRCULATION ON SURFACE PARKING
- VEHICULAR CIRCULATION INSIDE PARKING GARAGE.
NO EMERGENCY VEHICLE CLEARANCE
NO ADA VAN CLEARANCE
8'-0" CLEARANCE.

PASCUAL PEREZ KILIDDJIAN STARR

ARCHITECTS + PLANNERS

LICENSE # AA 26001357
EDGARDO PEREZ, AIA
LICENSE NO.: AR 0015394
MARIO P. PASQUAL, AIA
LICENSE NO.: AR 0008254
PETER KILIDDJIAN, RA
LICENSE NO.: AR 0093067
ANDREW STARR, RA
LICENSE NO.: AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
<http://www.ppkarch.com>

COPYRIGHT PASQUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS.
The architectural design and detail drawings of this building and/or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

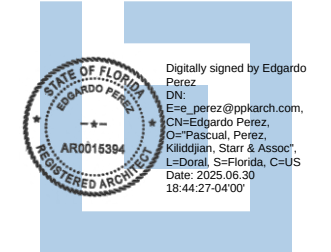
1 TAC - REV. 1 - 2025.02.10

OWNER:

KUSHNER
260 95th Street
Suite 201
Surfside, FL 33154

4220 N 58TH AVE.
BY KUSHNER
HOLLYWOOD, FLORIDA

SEAL:



MASTER SITE PLAN

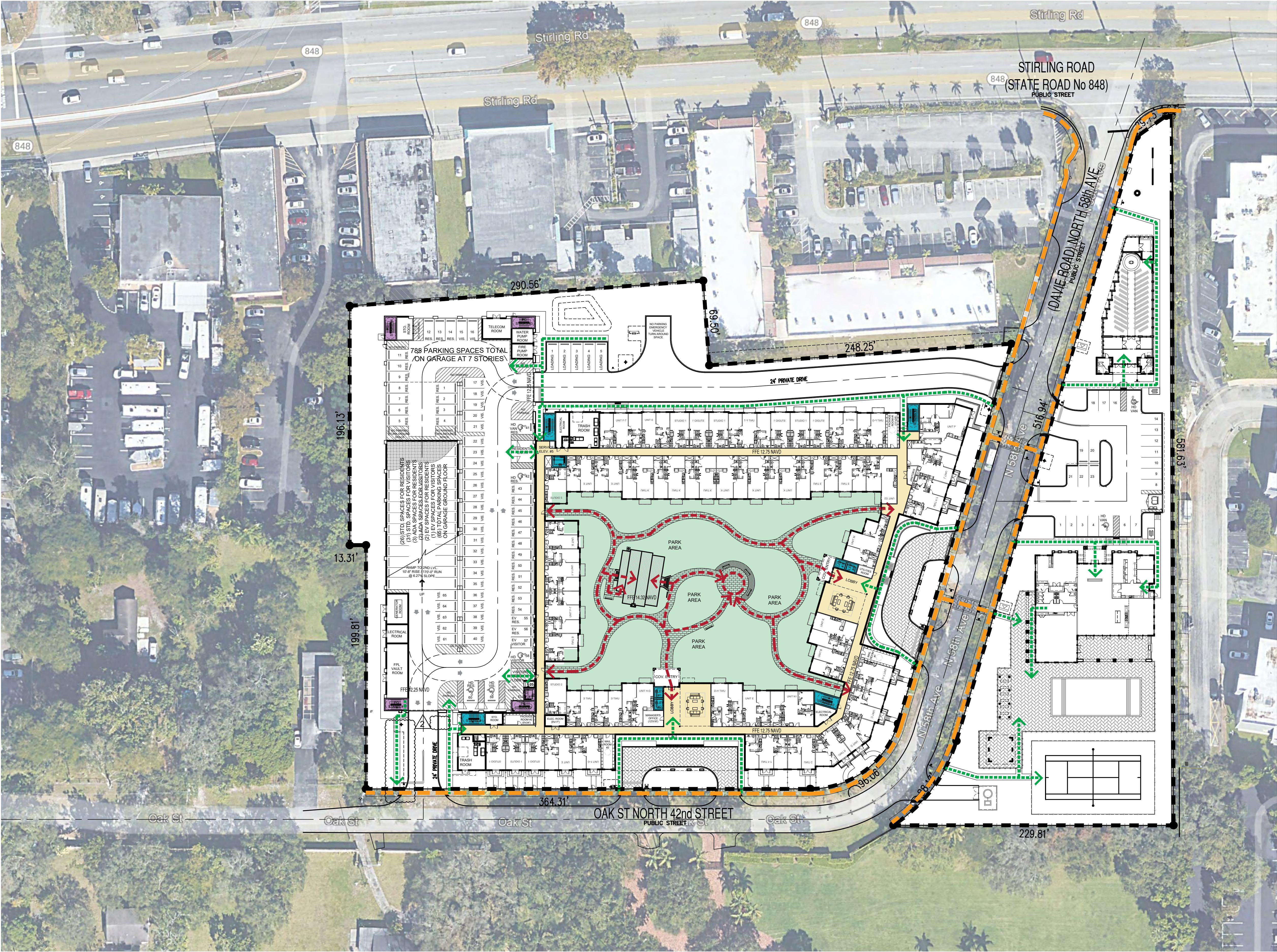
VEHICULAR CIRCULATION

DATE: 2024-06-30
SCALE: AS SHOWN
DRAWN: SJ
CHECK BY: MP / PK
JOB NO.: 24-26

MSP-2

SHEET NO.:

COPYRIGHT © 2020 PASQUAL, PEREZ, KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



PEDESTRIAN CIRCULATION LEGEND

- COURTYARD PEDESTRIAN CONNECTIVITY
- INTERIOR PROPERTY PEDESTRIAN CIRCULATION
- PUBLIC PEDESTRIAN CIRCULATION
- PRIVATE COURTYARD AREA
- EGRESS STAIRS AND/OR ELEVATOR FOR RESIDENTIAL BUILDING
- EGRESS STAIRS AND/OR ELEVATOR FOR PARKING GARAGE
- GROUND LEVEL RESIDENTIAL BUILDING PEDESTRIAN CIRCULATION

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357
EDGARDO PEREZ, AIA
LICENSE NO.: AR 0015394
MARIO P. PASQUAL, AIA
LICENSE NO.: AR 0008254
PETER KILIDDJIAN, RA
LICENSE NO.: AR 0093067
ANDREW STARR, RA
LICENSE NO.: AR 0095130

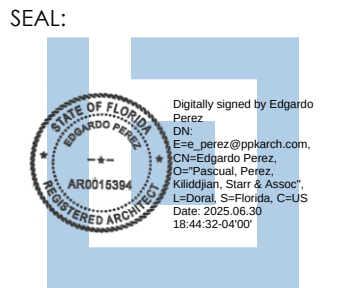
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
http://www.ppkarch.com

COPYRIGHT PASQUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

- REVISIONS:
- 1 TAC - REV. 1 - 2025.02.10
 - 2 TAC - REV. 2 - 2025.05.09

OWNER:
KUSHNER
260 95th Street
Suite 201
Surfside, FL 33154

4220 N 58TH AVE.
BY KUSHNER
HOLLYWOOD, FLORIDA



MASTER SITE PLAN

PEDESTRIAN CIRCULATION
DATE: 2024-06-30
SCALE: AS SHOWN
DRAWN: SJ
CHECK BY: MP / PK
JOB NO.: 24-26

MSP-3
SHEET NO.:

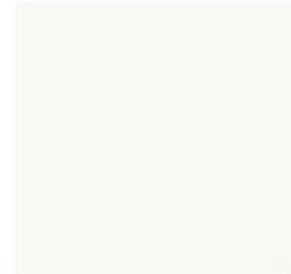


1 COLORED EAST ELEVATION
1/4" = 1'-0"

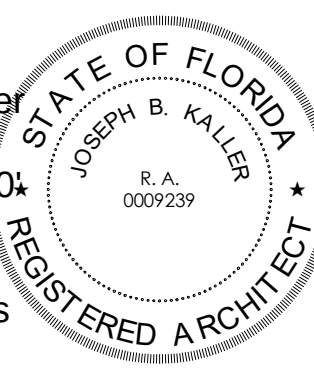


2 COLORED WEST ELEVATION
1/4" = 1'-0"

MATERIALS AND FINISHES

TYPE #	DESCRIPTION
1	 Exterior wall Siding size is 6" high please NOA No-23-1012.05 we will be using fiber-cement siding - paint in ULTRA PURE WHITE (Behr Fandek)
2	  Windows and louvers: #F7F8F4 - ULTRA PURE WHITE (Behr Fandek)
3	 Windows Shutters: #829CB3 - 278-4 GENTLE BLUE (Valspar Color system)
4	 Roof shingles: BARKWOOD Timberline HDZ® Shingles or similar
5	 Column and Roof beam system: #F7F8F4 - ULTRA PURE WHITE (Behr Fandek)
6	 Wood Corner Guards Size 4.5" : #829CB3 painted in - 278-4 GENTLE BLUE (Valspar Color system)
7	 Exterior Doors Frame: #F7F8F4 - ULTRA PURE WHITE (Behr Fandek)
8	 Wood Paneling and Trim: #F7F8F4 - ULTRA PURE WHITE (Behr Fandek)
9	 Exterior stair handrail in steel and color Pure Black Hi-Gloss Enamel Exterior/Interior Paint #86200 (Behr Fandek)
10	 Exterior concrete wall and stair paint in #CABFBE - 10YR 55/037 PELICAN BLUFF Dulux CP5 CP4
11	 Heavy duty fencing galvanized steel - 1/2" Hardware Cloth

Joseph B Kalle
2025.06.30
15:46:27-04'00
I attest to the
accuracy and
integrity of this
document.



JOSEPH B. KALLER
FLORIDA R.A. #0009239

CONSTRUCTION DOCUMENTS

HISTORICAL HOUSE

4220 N 58TH AVENUE., HOLLYWOOD, FL.

COLORED EAST & WEST ELEVATIONS

REVISIONS

[illegible]

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

PROJECT No.: 24329

DATE: 02/19/2025

DRAWN BY: PZ

CHECKED BY: JBK

SHEET

A-3.10



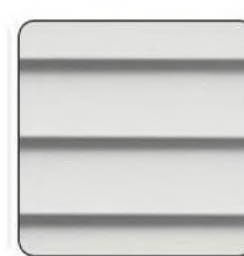
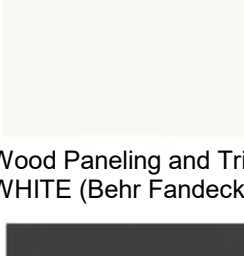
① COLORED NORTH ELEVATION
1/4" = 1'-0"



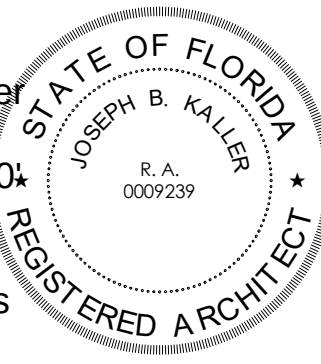
② COLORED SOUTH ELEVATION
1/4" = 1'-0"

MATERIALS AND FINISHES

TYPE # DESCRIPTION

-  Exterior wall Siding size is 6" high please NOA No-23-1012.05 we will be using fiber-cement siding - paint in ULTRA PURE WHITE (Behr Fandek)
-  Windows and louvers: #F7F8F4 - ULTRA PURE WHITE (Behr Fandek)
-  Windows Shutters: #829CB3 - 278-4 GENTLE BLUE (Valspar Color system)
-  Roof shingles: BARKWOOD Timberline HD2® Shingles or similar
-  Column and Roof beam system: #F7F8F4 - ULTRA PURE WHITE (Behr Fandek)
-  Wood Corner Guards Size 4.5" - #829CB3 painted in - 278-4 GENTLE BLUE (Valspar Color system)
-  Exterior Doors Frame: #F7F8F4 - ULTRA PURE WHITE (Behr Fandek)
-  Wood Paneling and Trim: #F7F8F4 - ULTRA PURE WHITE (Behr Fandek)
-  Exterior stair handrail in steel and color Pure Black Hi-Gloss Enamel Exterior/Interior Paint #86200 (Behr Fandek)
-  Exterior concrete wall and stair paint in #CABFBE - 10YR 55/037 PELICAN BLUFF Dulux CP5 CP4
-  Heavy duty fencing galvanized steel - 1/2" Hardware Cloth

Joseph B. Kaller
2025.06.30
15:46:31-04:00
I attest to the
accuracy and
integrity of this
document.



JOSEPH B. KALLER
FLORIDA R.A. #0009239

CONSTRUCTION DOCUMENTS

PROJECT TITLE

HISTORICAL HOUSE

4220 N 58TH AVENUE., HOLLYWOOD, FL.

COLORED NORTH & SOUTH BUILDING ELEVATIONS

SHEET TITLE

REVISIONS

No.	Description	Date
2	TAC COMM.	4-1-25

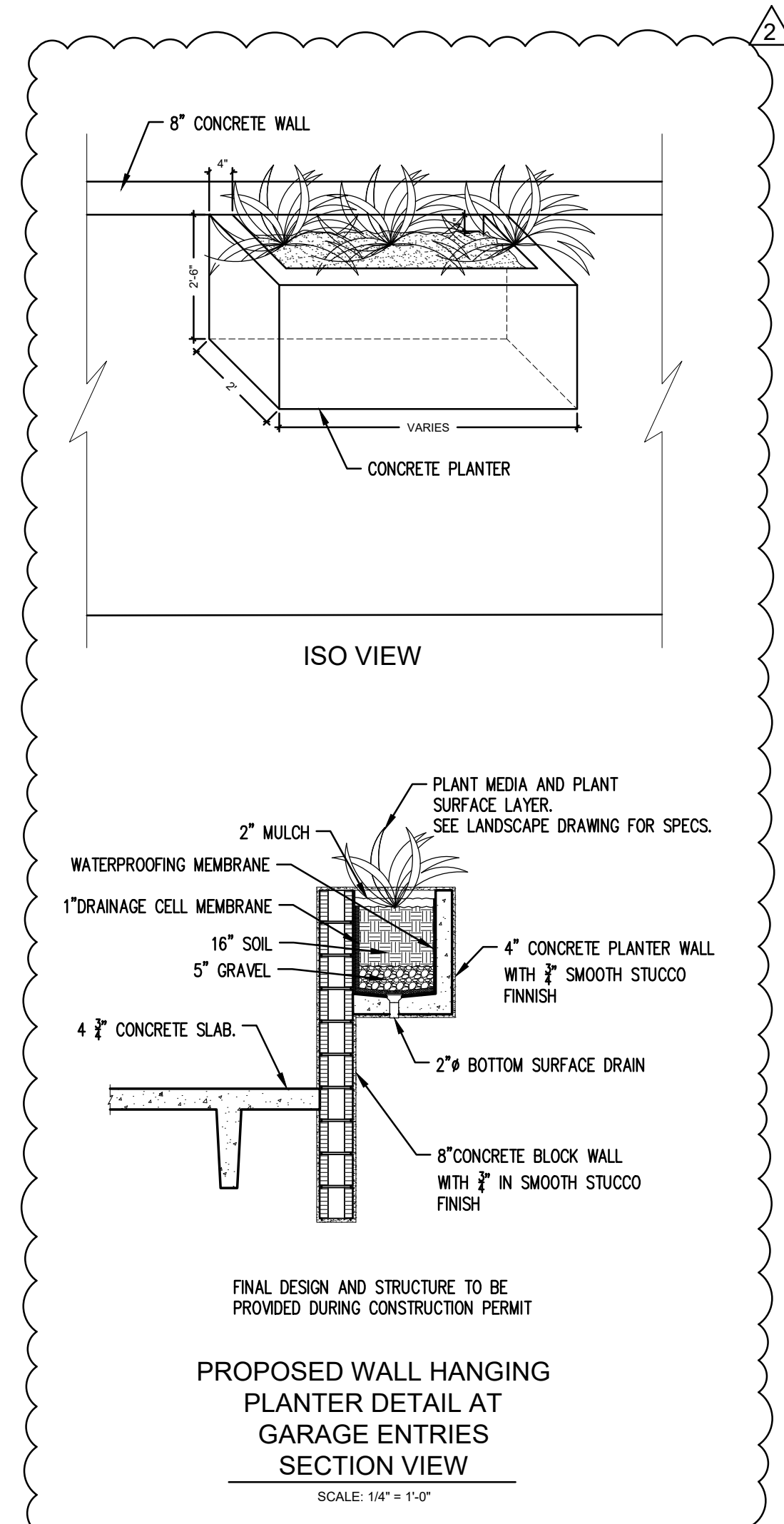
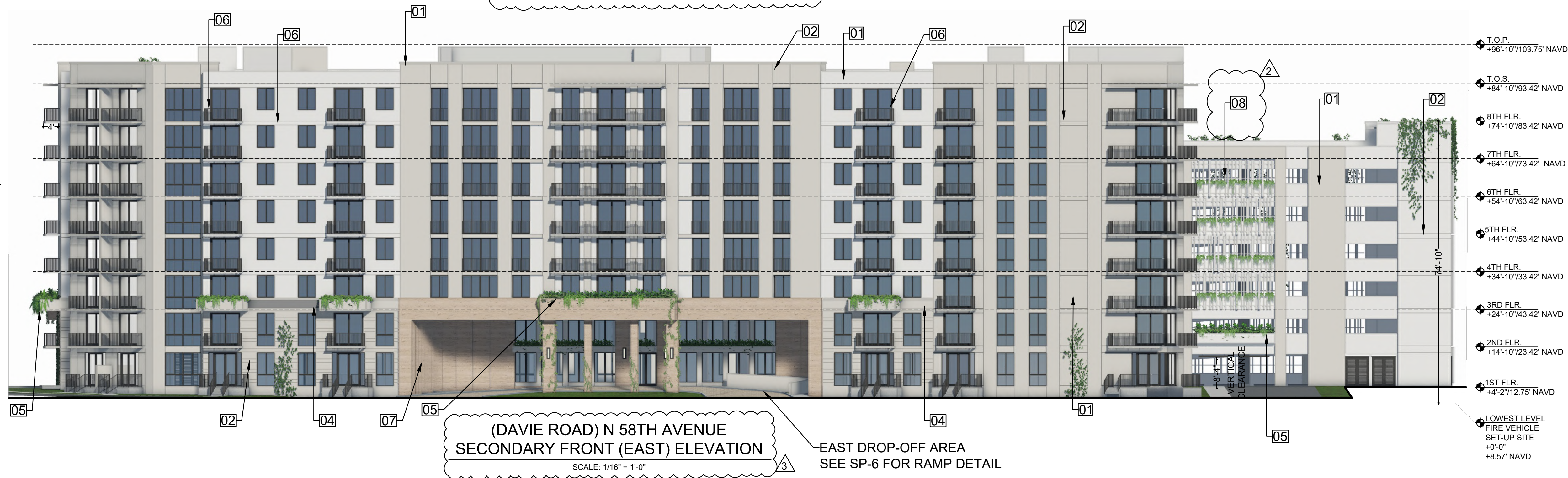
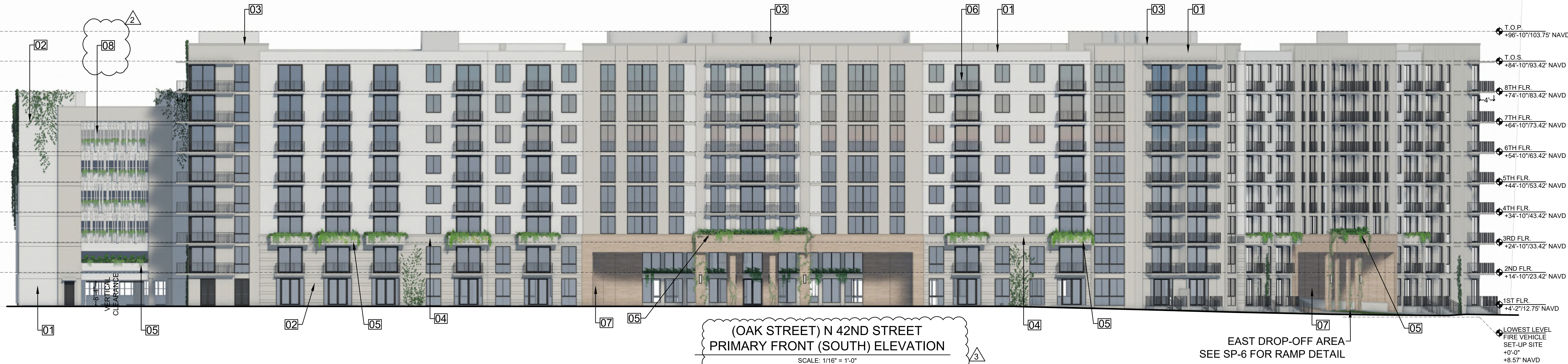
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 24329
DATE: 02/19/2025
DRAWN BY: PZ
CHECKED BY: JBK

SHEET

A-3.11

COPYRIGHT © 2022 PASCUAL PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and/or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.



- LEGEND**
- 01 SMOOTH STUCCO FINISH.
 - 02 SMOOTH 1 1/2" SCORED STUCCO LINE.
 - 03 6" STUCCO BAND, 6" THICK.
 - 04 28" STUCCO BAND, 6" THICK.
 - 05 PLANTER.
 - 06 ALUMINUM RAILINGS
 - 07 COQUINA STONE VENEER.
 - 08 GARAGE ALUMINUM LOUVER SCREEN.



PASCUAL PEREZ KILIDDJIAN STARR

ARCHITECTS + PLANNERS

LICENSE # AA 26001357
EDGARDO PEREZ, AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL, AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

AT THE BEACON CENTER
1330 NW 84TH AVENUE
DORAL, FLORIDA 33126
TELEPHONE : (305) 592-1363
FACSIMILE : (305) 592-6865
http://www.pkarch.com

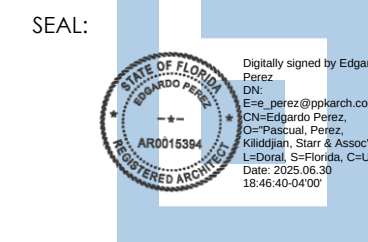
COPYRIGHT © PASCUAL PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

- 1 TAC - REV. 1 - 2025.02.10
- 2 TAC - REV. 2 - 2025.05.09
- 3 TAC - REV. 3 - 2025.06.30

OWNER:
KUSHNER
260 95th Street
Suite 201
Surfside, FL 33154

4220 N 58TH AVE.
BY KUSHNER
HOLLYWOOD, FLORIDA



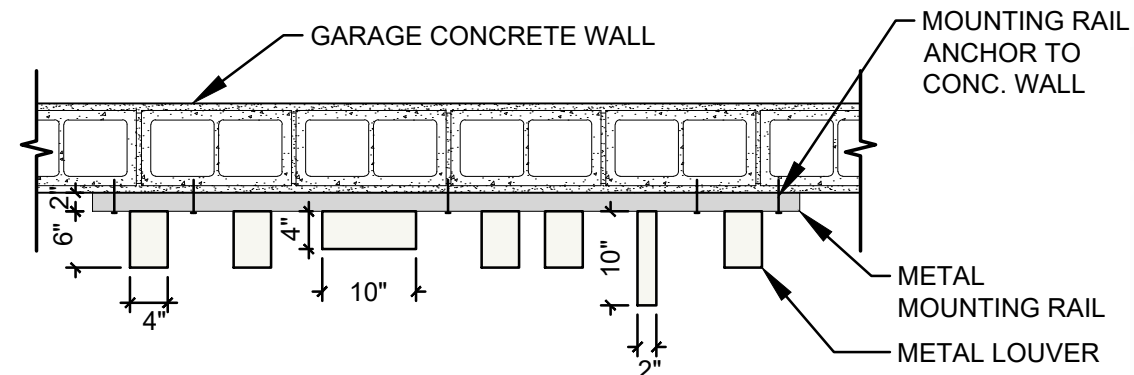
ELEVATIONS

DATE : 2025-06-30
SCALE : AS SHOWN
DRAWN : SJ
CHECK BY : MP
JOB NO. : 24-26

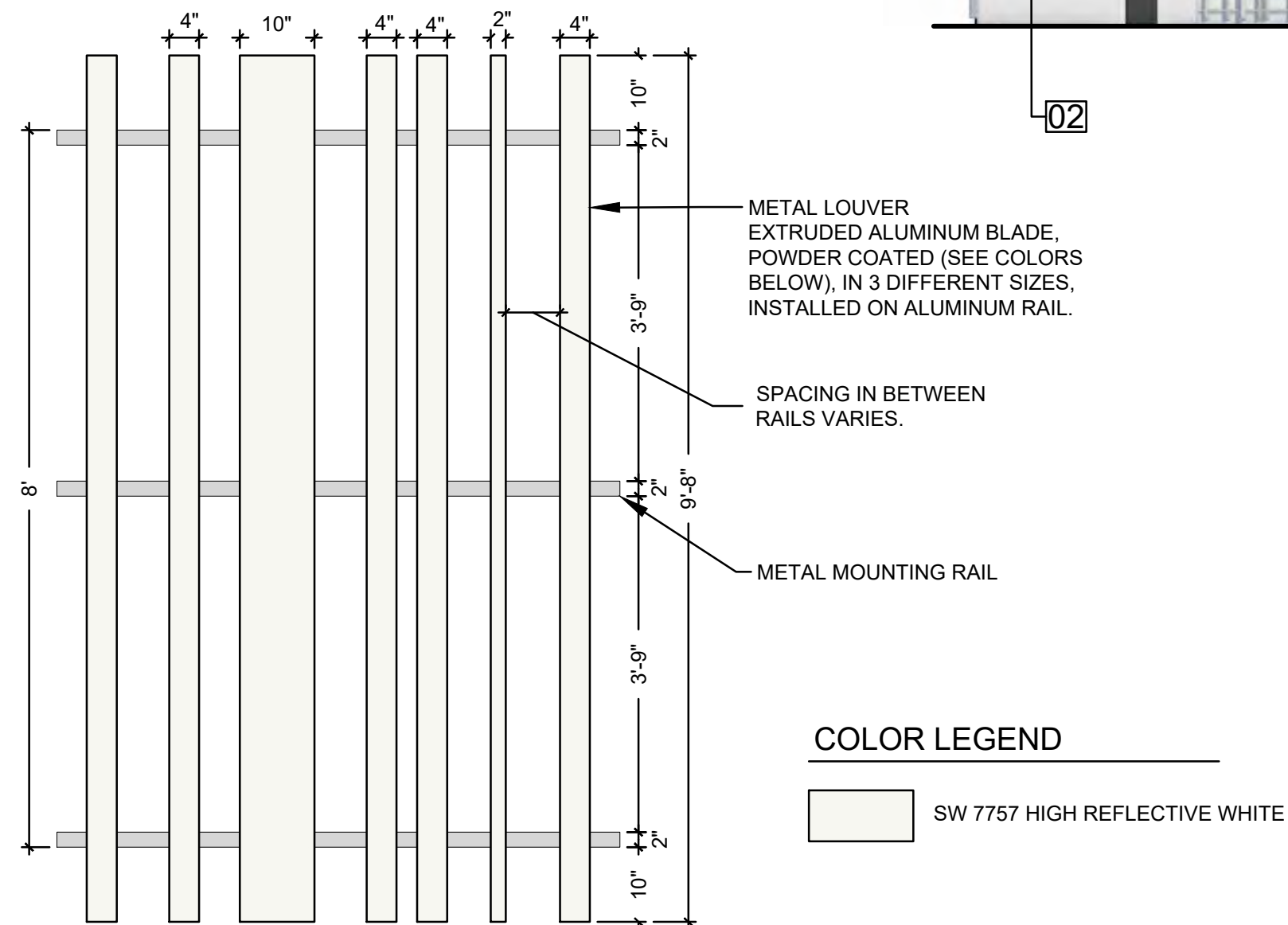
A-1

SHEET NO. :

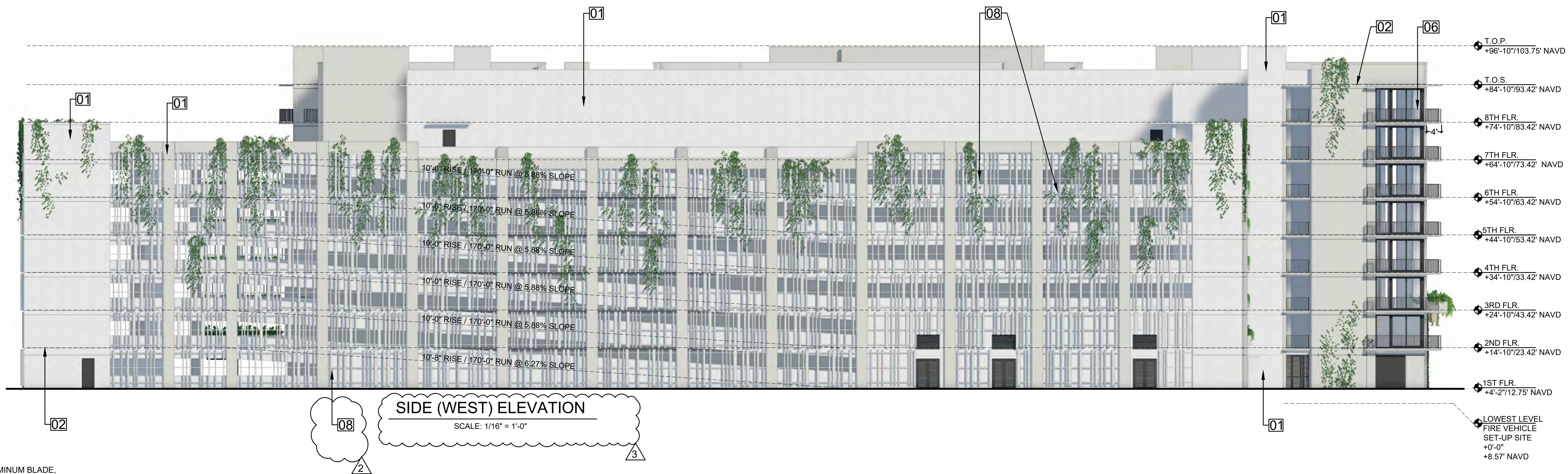
COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and/or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.



GARAGE ALUMINUM LOUVER
SCREEN DETAIL TOP VIEW
N.T.S.



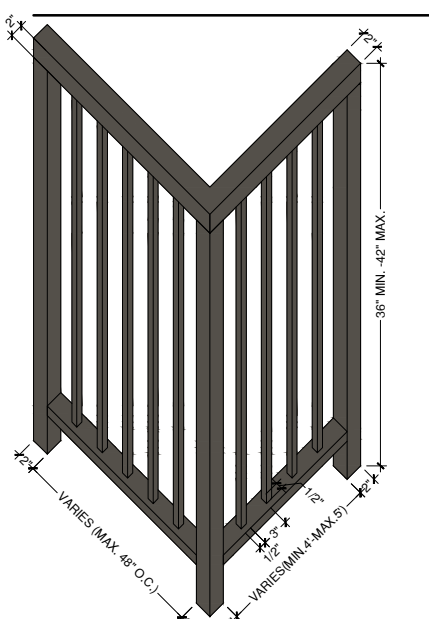
GARAGE ALUMINUM LOUVER
SCREEN DETAIL FRONT VIEW
N.T.S.



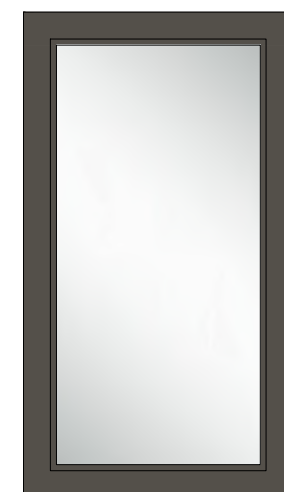
LEGEND

- 01 SMOOTH STUCCO FINISH.
- 02 SMOOTH 1 1/2" SCORED STUCCO LINE.
- 03 6" STUCCO BAND, 6" THICK.
- 04 28" STUCCO BAND, 6" THICK.
- 05 PLANTER.
- 06 ALUMINUM RAILINGS
- 07 COQUINA STONE VENEER.
- 08 GARAGE ALUMINUM LOUVER SCREEN.

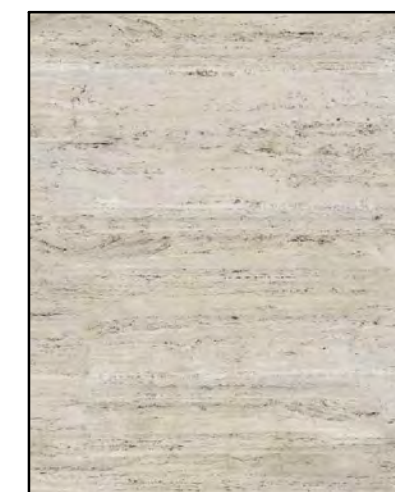
MATERIAL COLOR PALETTE



ALUMINUM METAL
RAILINGS & LOUVERS
SW 7048
URBANE BRONZE



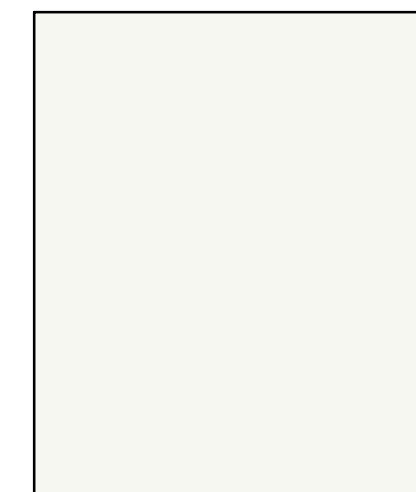
WINDOWS & DOORS
ALUMINUM FRAMES
SW 7048
URBANE BRONZE



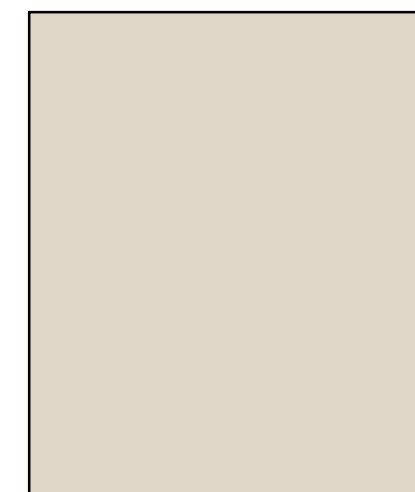
COQUINA STONE
VENEER ACCENT AT
DROP-OFF AREAS



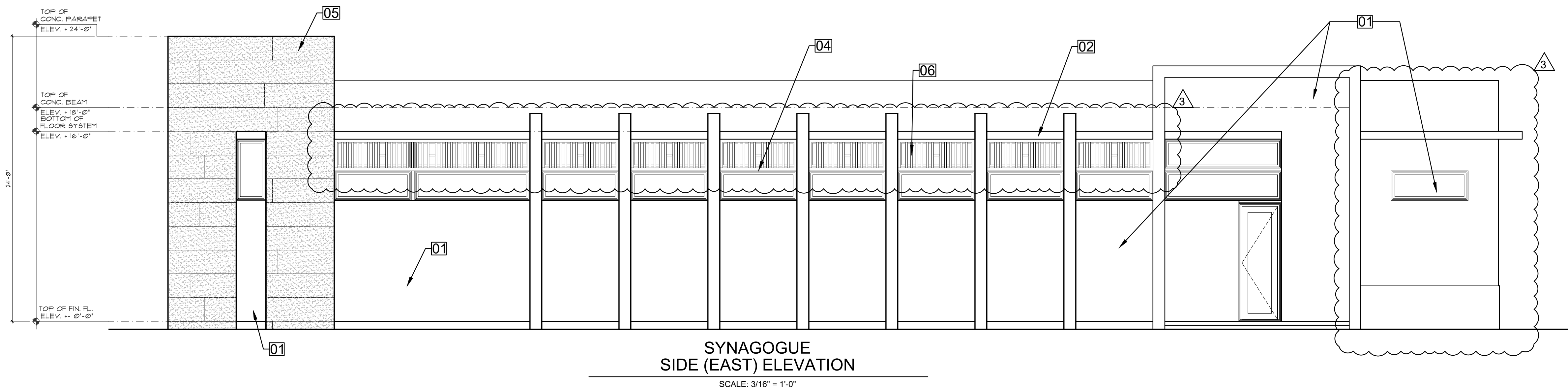
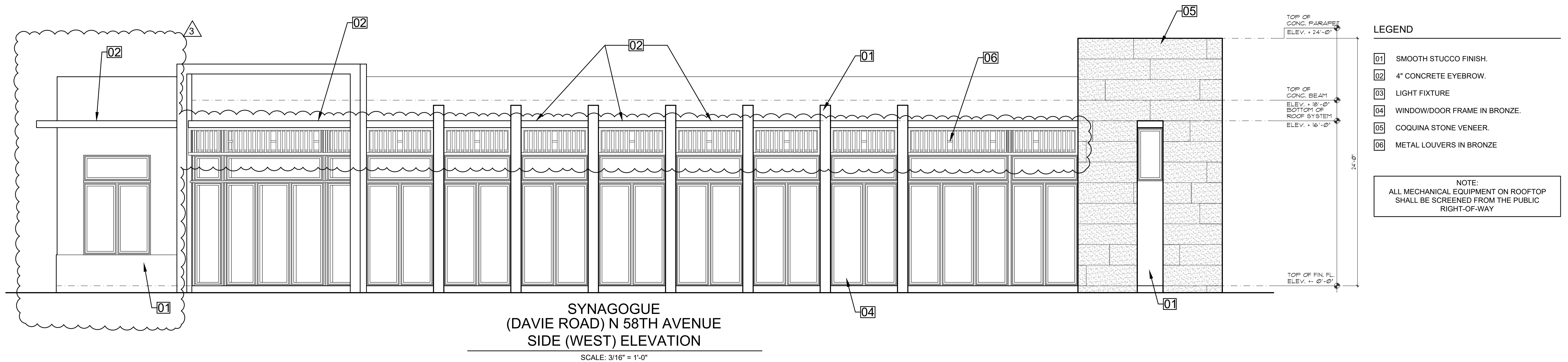
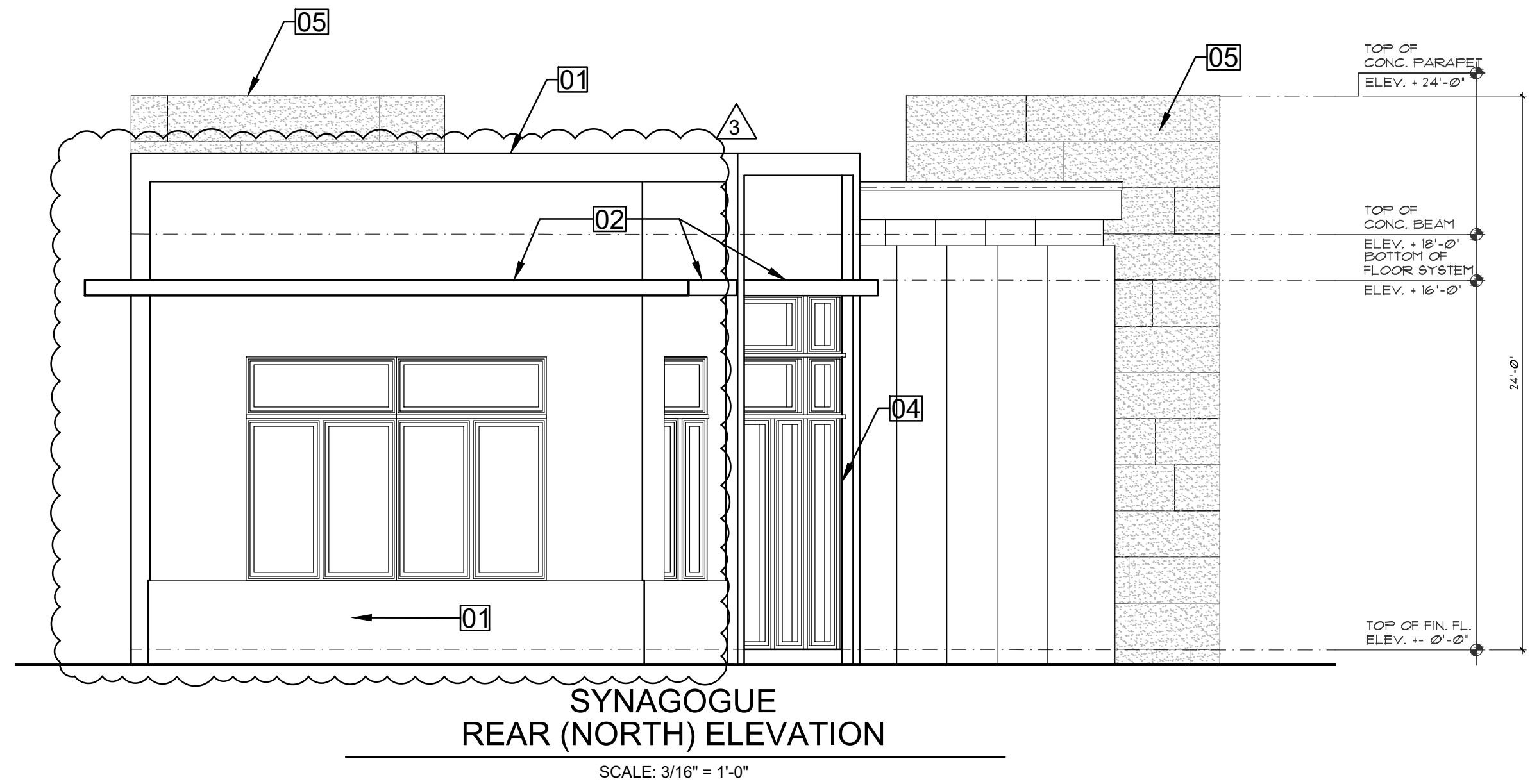
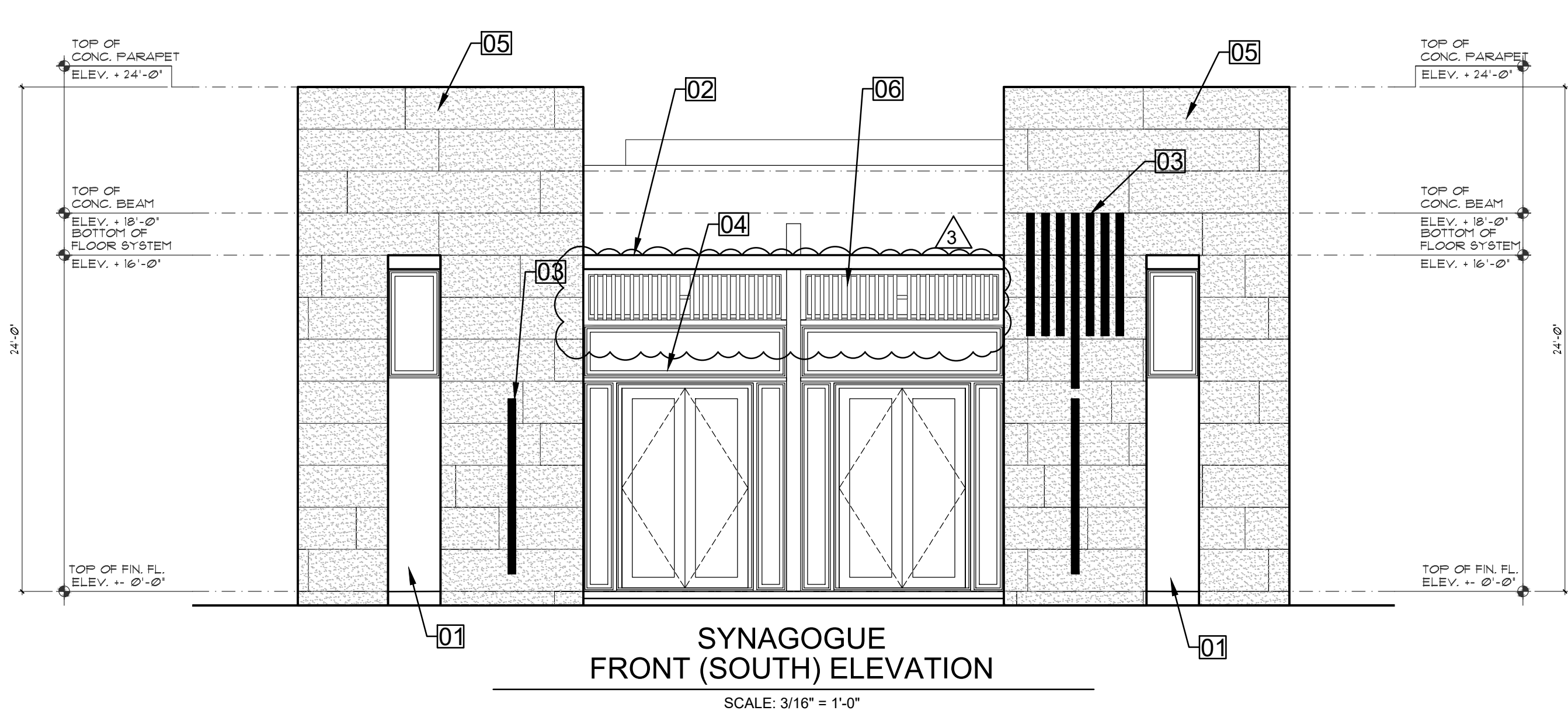
SMOOTH STUCCO
EXTERIOR PAINT
SW 7063
NEBULOUS WHITE



SMOOTH STUCCO
EXTERIOR PAINT
SW 7757
HIGH REFLECTIVE WHITE



SMOOTH STUCCO
EXTERIOR PAINT
SW 7516
KESTREL WHITE



LEGEND

- 01 SMOOTH STUCCO FINISH.
02 4" CONCRETE EYEBROW.
03 LIGHT FIXTURE
04 WINDOW/DOOR FRAME IN BRONZE.
05 COQUINA STONE VENEER.
06 METAL LOUVERS IN BRONZE

NOTE:
ALL MECHANICAL EQUIPMENT ON ROOFTOP
SHALL BE SCREENED FROM THE PUBLIC
RIGHT-OF-WAY