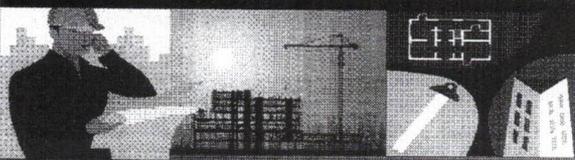


ATTACHMENT I
General Application and Request for Extension

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

APPLICATION TYPE (CHECK ONE):

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

Date of Application: 10/30/20

Location Address: 1911-1915 Fillmore Street

Lot(s): 11 & 12, 13 Block(s): 20 Subdivision: _____

Folio Number(s): 514215013440, 514215013441

Zoning Classification: ND-2 Land Use Classification: Res Multi-Family

Existing Property Use: Multi-Family Sq Ft/Number of Units: 1200 sq ft.

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Resolution # 18-DP-18

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

Explanation of Request: Extension of a previously approved Site Plan Approval of a 5-story 27 unit Building

Number of units/rooms: 27 units Sq Ft: 1,200 sq ft.

Value of Improvement: 3.8 mil Estimated Date of Completion: Dec 2021

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

Name of Current Property Owner: Harchava LLC # 1915 Trust NO 1302013

Address of Property Owner: 4539 Royal Palm Ave Miami Beach 33140

Telephone: 917-407-6181 Fax: _____ Email Address: doire? Harchavacapital.com

Name of Consultant (Representative) Tenant (circle one): Joseph B. Kaller

Address: 2417 Hollywood Blvd Hollywood Telephone: 954-920-5746

Fax: 954-920-2841 Email Address: Joseph@kallerarchitects.com

Date of Purchase: 10/17 Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

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>



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: [Handwritten Signature] Date: 10/30/2020

PRINT NAME: Y. Israel Liebeman Date: _____

Signature of Consultant/Representative: [Handwritten Signature] Date: 10/30/20

PRINT NAME: Joseph B Kauter Date: _____

Signature of Tenant: _____ Date: _____

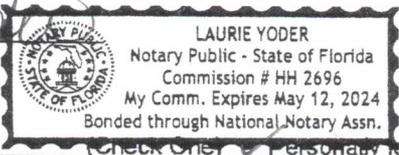
PRINT NAME: _____ Date: _____

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 Planning + Development Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kauter to be my legal representative before the Planning + Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 30 day of October 20.

[Handwritten Signature]
Notary Public
State of Florida



[Handwritten Signature]
Signature of Current Owner

Y. Israel Liebeman
Print Name

My Commission Expires: _____ (check one) personally known to me; OR Produced Identification _____



KallerArchitecture

October 30, 2020

City of Hollywood
Community Planning Division
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: Fillmore Flats
1911-1915 Fillmore Street
Hollywood, Florida
Architect's Project #17176
Resolution #18-DP-18

To Whom It May Concern:

This letter serves to request an Extension of the Approval of a Design and Site Plan Approval of a 27 Unit Residential Development, which was Passed and Adopted on November 8, 2018.

This extension is being requested due to the fact that my client would need additional time to meet the requirements of the bank to acquire the appropriate construction funding.

We truly appreciate your consideration in this matter and look forward to the construction and completion of this Project.

Should you have any further questions on this matter, please feel free to contact this office.

Sincerely,
Kaller Architecture

Joseph B. Kaller, AIA, LEED AP BD+C
President

2

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 18-DP-18

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 27 UNIT RESIDENTIAL DEVELOPMENT (FILLMORE FLATS) LOCATED AT 1911-1915 FILLMORE STREET, PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, Harchava, LLC & 1915 Trust No. 1302013 ("Applicants"), have applied for Design and Site Plan approval for the construction for a 27 unit residential development ("Fillmore Flats) located at 1911-1915 Fillmore Street, as more particularly described in the attached Exhibit "A"; and

WHEREAS, the Planning Manager and Planning Administrator, following analysis of the application and its associated documents, has determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.1.4.of the Zoning and Land Development Regulations and have therefore recommended approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval with the following condition:

That, the Applicants shall provide a Unity of Title or Unity of Control in a form acceptable to the City Attorney prior to the issuance of any permits which shall be recorded in the Public Records of Broward County by the City prior to the issuance of a Certificate of Occupancy or Certificate of Completion; and

WHEREAS, on November 8, 2018, the Board met and held an advertised public hearing to consider the Applicants' requests; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report and recommendations for the Design approval, considered the following criteria pursuant to Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met with added conditions:

- (1) The Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.
- (2) Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.
- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.
- (4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval with a condition, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following condition:**

That, the Applicants shall provide a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, prior to the issuance of any permits and the City shall record said Unity in the Public Records of Broward County by the City, prior to the issuance of a Certificate of Occupancy or Certificate of Completion.

Section 4: That the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

Section 5: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

[THIS SPACE LEFT INTENTIONALLY BLANK]

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 27 UNIT RESIDENTIAL DEVELOPMENT (FILLMORE FLATS) LOCATED AT 1911-1915 FILLMORE STREET, PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

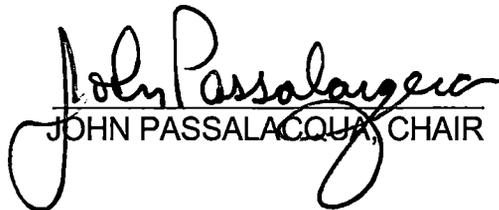
Section 6: That the Department of Development Services Planning AND Urban Design Division is directed to forward a copy of this Resolution to the Applicants/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 8th DAY OF NOVEMBER, 2018.

RENDERED THIS 20 DAY OF NOVEMBER, 2018.

ATTEST:


DIANA PITTARELLI, SECRETARY


JOHN PASSALACQUA, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY for the use reliance of the Planning and Development Board of the City of Hollywood, Florida, only.

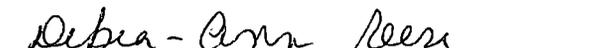
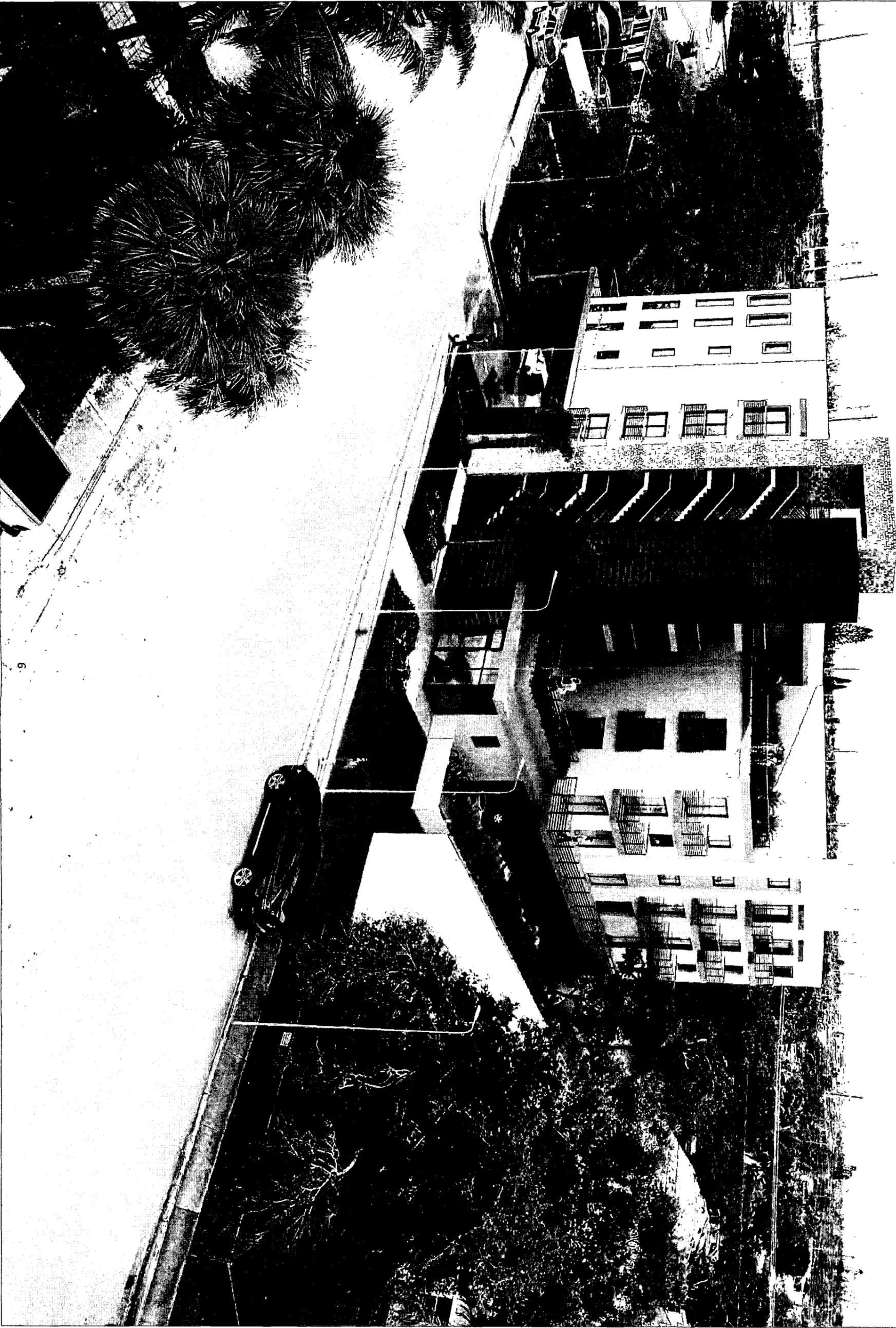

DEBRA-ANN REESE, BOARD COUNSEL

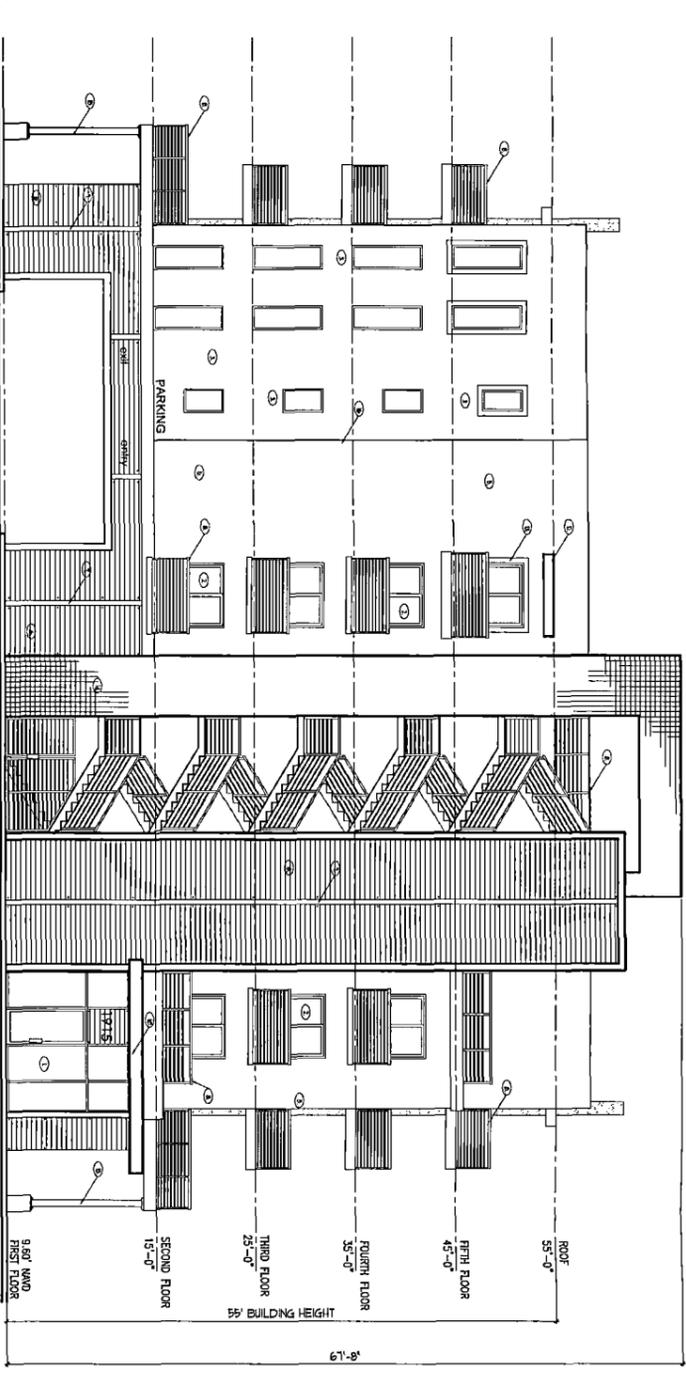
EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 20 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH LOT 13, BLOCK 20, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LYING AND BEING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

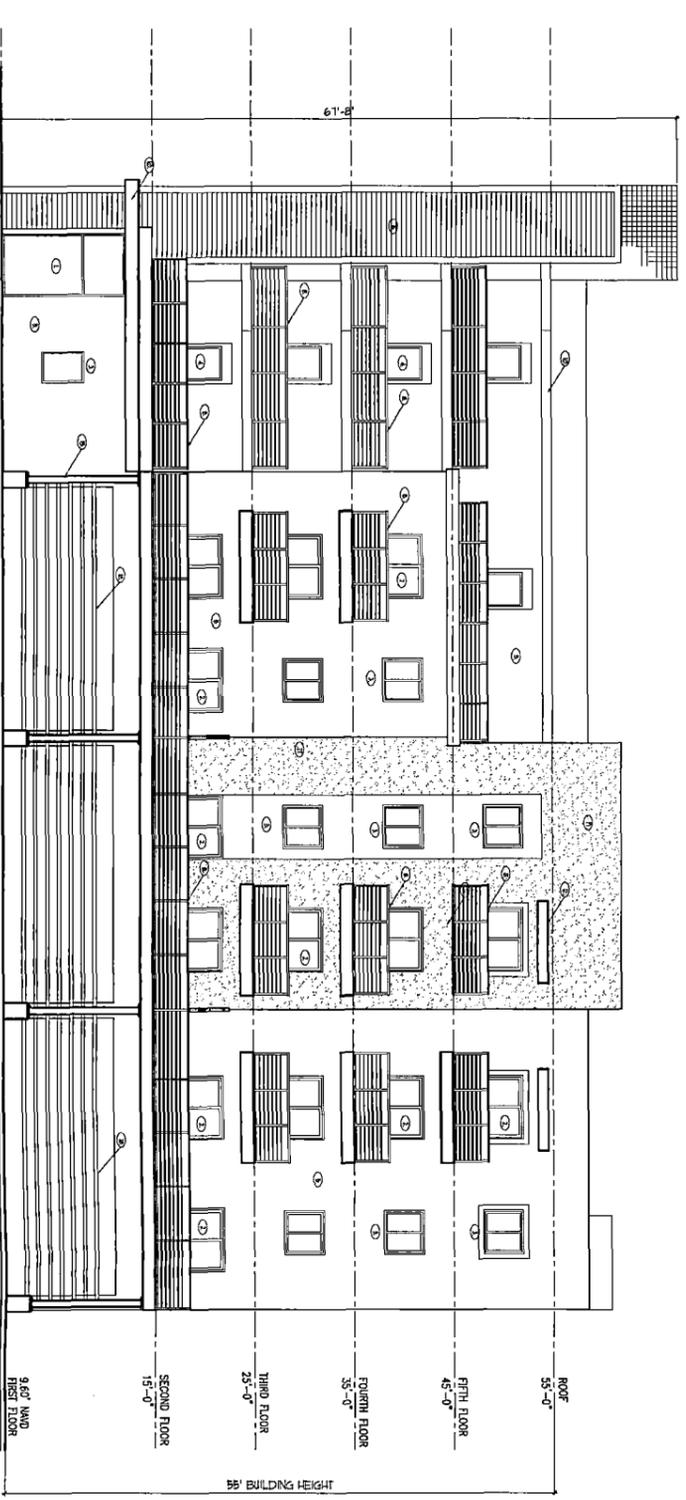


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EXHIBIT "B"
DESIGN



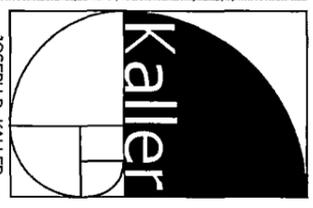
1 SOUTH ELEVATION



2 EAST ELEVATION

- 1. TINTED IMPACT RESISTANT STOREFRONT COLOR - BRONZE
- 2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
- 3. TINTED IMPACT RESISTANT WINDOWS
- 4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 5. BRUSHED STUCCO WALL FINISH
- 6. COLOR - BENUJANI MOORE CC-130 (cloud white)
- 7. CORRELATED METAL WALL FINISH
- 8. COMPOSITE WOOD REVEAL
- 9. 47 MI. HIGH POWDER COATED ALUMINUM GUARD RAILING
- 10. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
- 11. CONCRETE CANOPY
- 12. CONCRETE COLUMN
- 13. CONCRETE ETHERON
- 14. COMPOSITE WOOD TRIM
- 15. POLYBUTYLENE GLASS OVER ERIG BUILD OUT.
- 16. FLOOR COATED METAL COLUMN SCORING
- 17. HORIZONTAL BRUSH OVER ERIG BUILD OUT.
- 18. 47 MI. HIGH X 2 1/2" WIDE POWDER COATED ALUMINUM HORIZONTAL TUBES AT 14" ON CENTER

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



JOSEPH B. KALLER
ASSOCIATES PA
404 SOUTH
2512 Hollywood Blvd., Suite 3100
Fort Lauderdale, Florida 33304
(954) 320-5700 phone • (954) 525-2841 fax
jkaller@kbsouthflak.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
ELEVATIONS

No.	DATE	DESCRIPTION
1	5-16-18	PRELIM T/C
2	6-28-18	FINAL T/C
3	9-27-18	PERMITS

PROJECT No.: 17176
DATE: 3-10-18
DRAWN BY: TMS
CHECKED BY: JIK

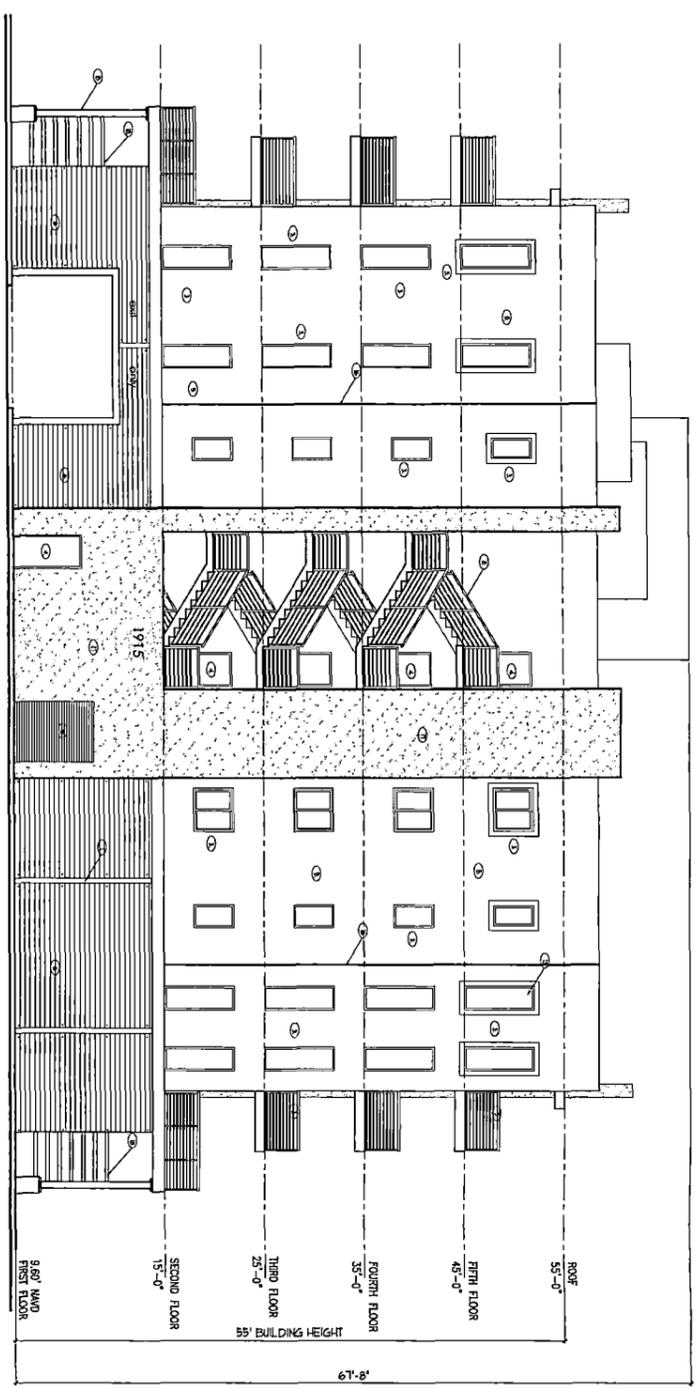
SHEET

A-7

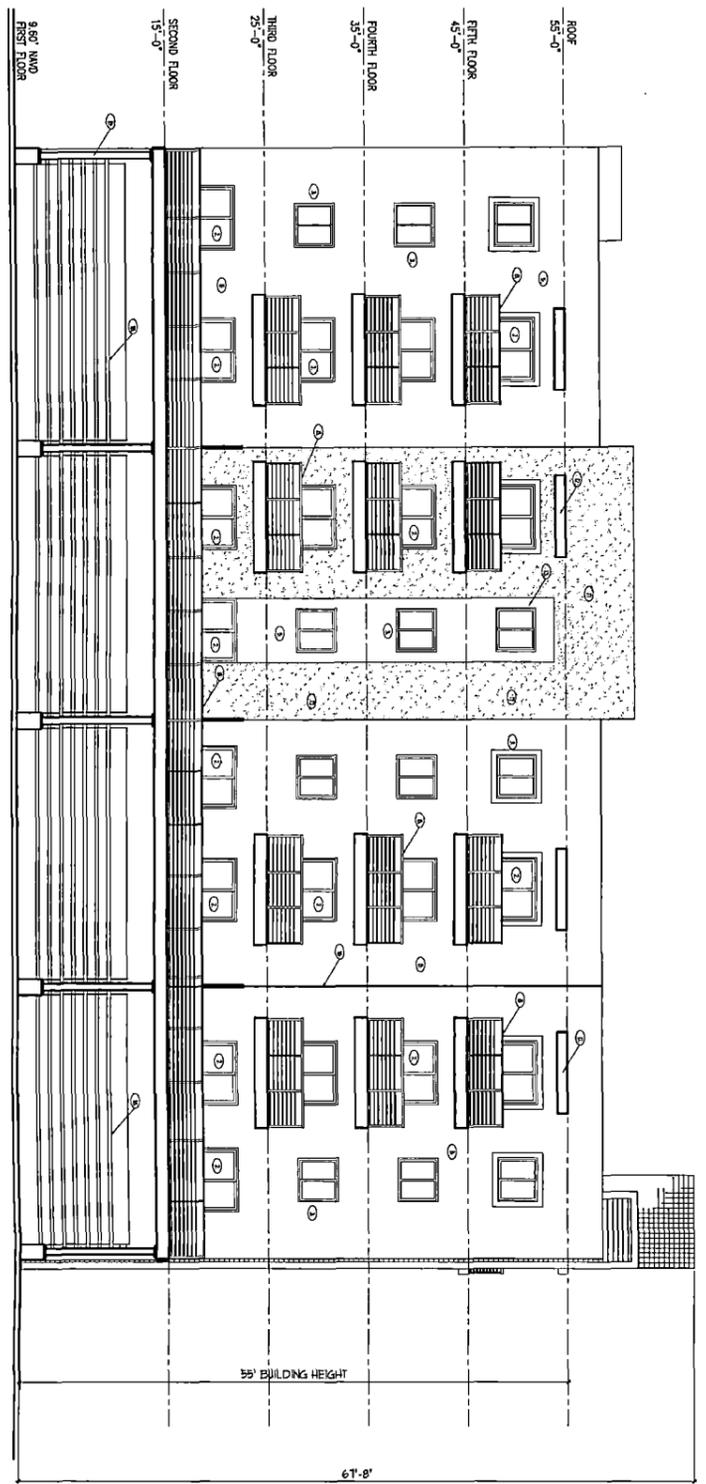
7 OF 8

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EXHIBIT "B"
DESIGN



1 NORTH ELEVATION

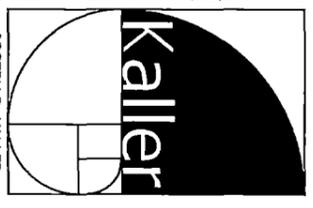


2 WEST ELEVATION

- 1. TINTED IMPACT RESISTANT STOREFRONT
COLOR - BRONZE
- 2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
- 3. TINTED IMPACT RESISTANT WINDOWS
- 4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 5. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 6. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 7. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 8. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 9. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 10. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 11. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 12. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 13. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 14. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 15. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 16. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 17. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 18. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS

ELEVATIONS

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



JOSEPH B. KALLER
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Hollywood, FL 33020
(954) 975-2811 fax
kaller@kallerarch.com

JOSEPH B. KALLER
FLORIDA R.L.S. # 0009239

PROJECT TITLE
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
ELEVATIONS

No.	DATE	REVISIONS
1	5-14-18	FINAL TAC
2	6-13-18	FINAL TAC
3	5-24-18	PLANNING

PROJECT No.: 12176
DATE: 3-10-18
DRAWN BY: TMS
CHECKED BY: JIK

A-8

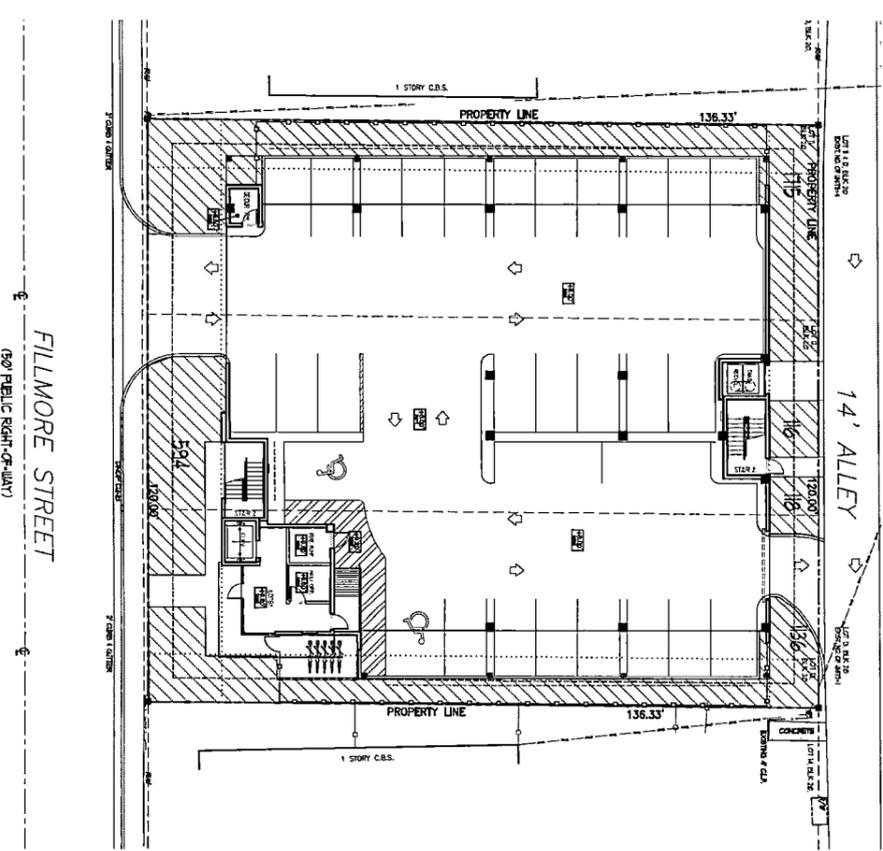
8 OF 8

SPACE	AREA		GROSS AREA		AREA NOT INCL.	TOTAL AREA
	AC	NON AC	AC	NON AC		
1ST FL			465			477
RESIDENTIAL LOBBY	0.31					
TRASH ROOM		78				
OPEN STAIRWELL 1		125				
OPEN STAIRWELL 2		158				
ELEVATORS		74				
GARAGE		10597				
MAIL ROOM						
FIRE PUMP ROOM	76					
SECURITY ROOM	62					
OPEN CORR.		1060				
LOWER COURTYARD		462				
UNITS						
2ND FL			7123			8257
OPEN STAIRWELL 1		125				
OPEN STAIRWELL 2		158				
ELEVATORS		74				
TRASH CHUTE		41				
BALCONIES		1156				
ELEC. ROOM & ST.		105				
OPEN CORR.		0360				
UNITS						
3RD FL			7123			8257
OPEN STAIRWELL 1		125				
OPEN STAIRWELL 2		158				
ELEVATORS		74				
TRASH CHUTE		41				
BALCONIES		462				
ELEC. ROOM & ST.		105				
OPEN CORR.		0360				
UNITS						
4TH FL			7123			8257
OPEN STAIRWELL 1		125				
OPEN STAIRWELL 2		158				
ELEVATORS		74				
TRASH CHUTE		41				
BALCONIES		462				
ELEC. ROOM & ST.		105				
OPEN CORR.		1052				
UPPER COURTYARD		903				
UNITS						
5TH FL			6100			7226
OPEN STAIRWELL 1		125				
OPEN STAIRWELL 2		158				
ELEVATORS		74				
TRASH CHUTE		41				
BALCONIES		396				
ELEC. ROOM & ST.		105				
TOTAL GROSS AREA			27934	10520		
TOTAL NET AREA			38454 SF			52474

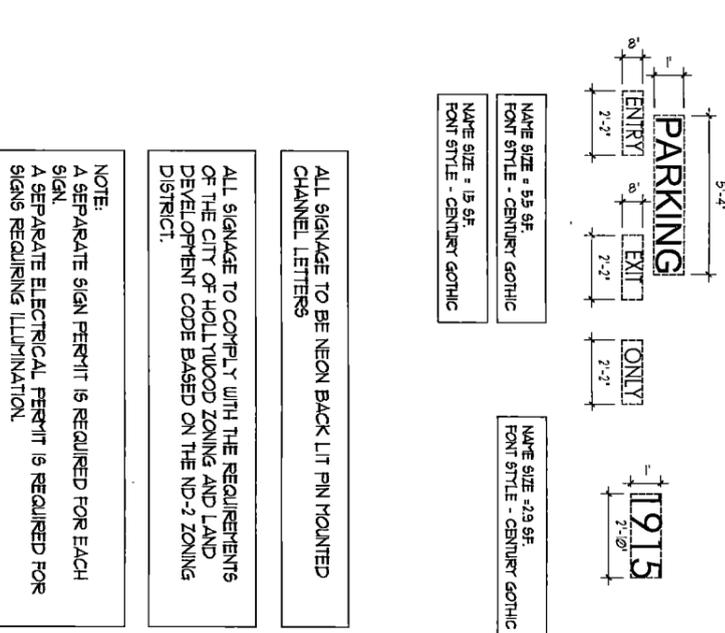
LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	BALCONY
			AC	TERRACE/ BALCONY		
2ND FLOOR	201	2/2	043	286		
	202	2/2	023	214		
	203	1/1 1/4	056	218		
	204	2/2	019	218		
	205	2/2	023	214		
	206	2/2	023	214		
	207	2/2	036	218		
3RD FLOOR	301	2/2	043	66		
	302	2/2	023	66		
	303	1/1 1/4	056	66		
	304	2/2	019	66		
	305	2/2	023	66		
	306	2/2	023	66		
	307	2/2	036	66		
4TH FLOOR	401	2/2	043	66		
	402	2/2	023	66		
	403	1/1 1/4	056	66		
	404	2/2	019	66		
	405	2/2	023	66		
	406	2/2	023	66		
	407	2/2	036	66		
5TH FLOOR	501	2/2	043	66		
	502	1/1 1/4	056	66		
	503	2/2	019	66		
	504	2/2	023	66		
	505	2/2	023	66		
	506	2/2	036	66		
TOTAL NET AREA			27469			2476

1 BUILDING DATA

2 OPEN SPACE



3 SIGNAGE DETAILS



PROJECT TITLE: **FILLMORE FLATS**
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE: **BUILDING DATA**
SITE PERMEABLE AREAS

REVISIONS:

NO.	DATE	DESCRIPTION
1	5-16-18	PRELIM T/C
2	6-18-18	FINAL T/C
3	9-24-18	PLANNING

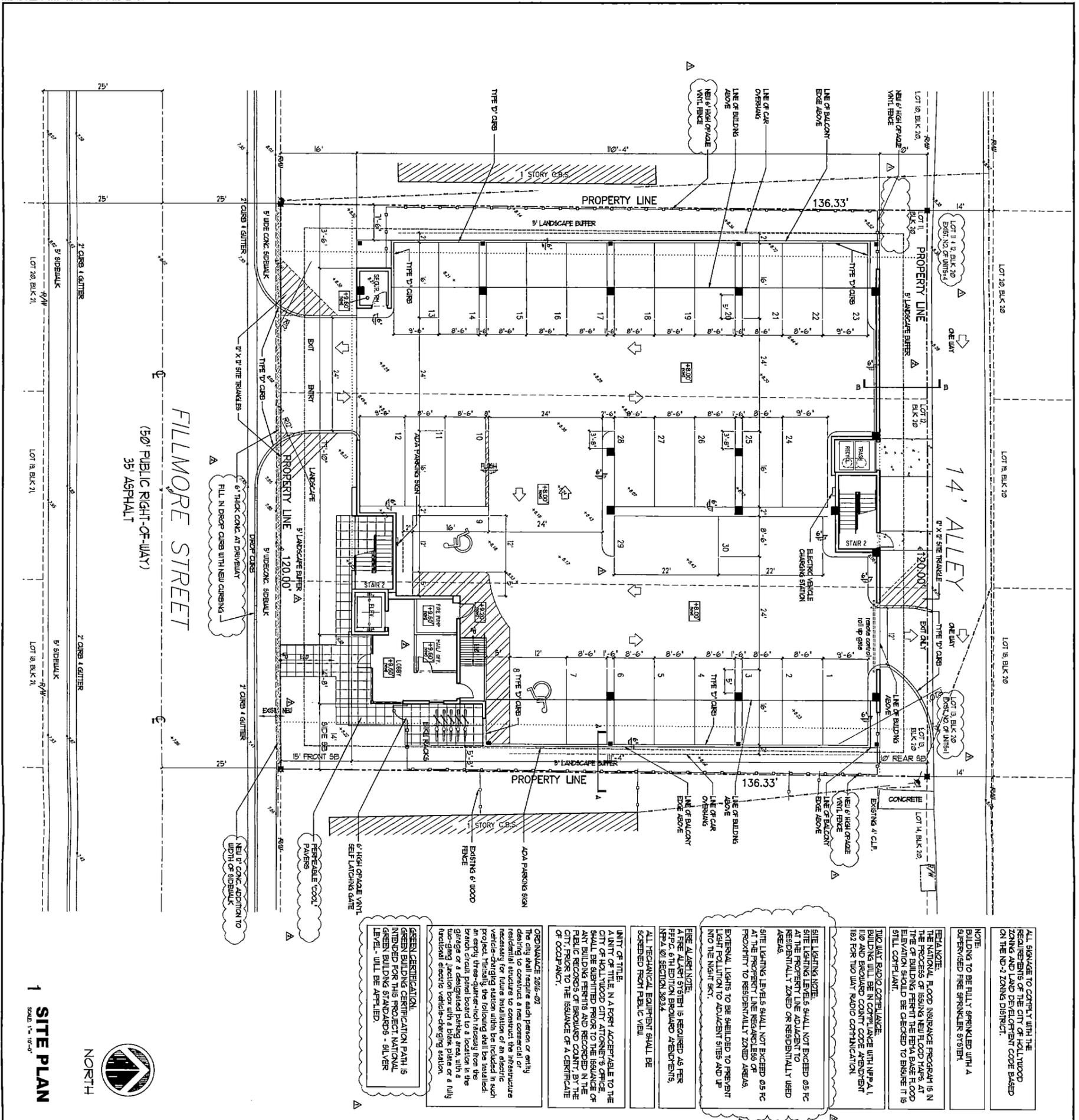
PROJECT No.: 17176
DATE: 3-10-18
DRAWN BY: TMS
CHECKED BY: JMK

SEAL: **JOSEPH B. KALLER**
ASSOCIATES PA
444 2080132
3412 Hollywood Blvd., Suite 3300
(954) 929-5766 ext. (954) 528-2841 fax
kallerb@kbsouth.com

Kaller

SP-0
1 OF 3

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ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE NO-2 ZONING DISTRICT.

NOTE: BUILDING TO BE FULLY SPROINKLERED WITH A SPROINKLERED FIRE SPROINKLER SYSTEM

REMARKS:
THE MAJOR FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING THE FLOOD FLOOD ELEVATION PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO BE SURE IT IS STILL COMPLIANT.

THIRD PARTY RADIO COMMUNICATIONS: BUILDING WILL BE IN COMPLIANCE WITH NFPA 1182 AND RECORDING COUNTY CODE AMENDMENT 182 FOR TWO WAY RADIO COMMUNICATION.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE REGARDLESS OF PROXIMITY TO RESIDENTIALLY ZONED AREAS.

EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER NFPA 72 SECTION 903.4.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

UNIT OF TITLE:
A UNIT OF TITLE IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ORDINANCE 2016-02:
The city shall require each person or entity desiring to construct a new residential or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station which shall be included in such project. The following shall be included: (a) A dedicated parking area with a two-way electrical junction box with a bulk plate or a fully functional electric vehicle-charging station.

GREEN CERTIFICATION:
GREEN BUILDING CERTIFICATION PATH IS INTENDED FOR THIS PROJECT NATIONAL GREEN BUILDING STANDARDS - SILVER LEVEL. WILL BE APPLIED.

LEGAL DESCRIPTION
LOT 11 AND 12, BLOCK 20 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH LOT 13, BLOCK 20 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LING AND BEING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES
1911 AND 1915 FILLMORE STREET
HOLLYWOOD, FL 33020

SITE INFORMATION
EXISTING ZONING: NORTH DOWNTOWN MEDIUM INTENSITY MIXED USE DISTRICT (NO-2)
LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER
NET LOT AREA: 16,360.0 SQUARE FEET
GROSS LOT AREA: 20,200.0 SQUARE FEET
FAR: 2.00
BUILDABLE AREA: 32,720.0 SF
PROPOSED NO. OF UNITS: 27 UNITS
PARKING: 1 PER UNIT MIN. = 27 SPACES
UNITS: 1 PER 10 UNITS MIN. = 3 SPACES
TOTAL: 30 SPACES
LOADING: 30 SPACES INCL. 2 HC SPACES
UNITS: NOT REQ. LESS THAN 50 UNITS
SCREENED 0 SPACE

SETBACKS:
(a) FRONTAGE (FILLMORE ST) 15'-0"
(b) SIDE INTERIOR (WEST) 10'-0"
(c) SIDE INTERIOR (EAST) 10'-0"
(d) SIDE INTERIOR (EAST) 10'-0"
(d) ALLEY 10'-0"
OPEN SPACE: 3272 (20%)
WALKWAYS AND DRIVEWAYS: 1379 SF

BUILDING SUMMARY
BUILDING HEIGHT: 5 STORES/ 55'-0"
GROSS BUILDING AREA: 28966
INTERIOR: 617
SECOND FLOOR: 7343
THIRD FLOOR: 7343
FOURTH FLOOR: 7343
FIFTH FLOOR: 8320
TOTAL: 28966

TERRACES/ OPEN STAIR: 283
TOTAL: 39454

NO.	DATE	DESCRIPTION
1	5-6-18	PRELIMINARY
2	5-6-18	FINAL PLAN
3	5-24-18	PLANNING

SHEET TITLE		PROJECT TITLE
SITE PLAN		FILLMORE FLATS 1911-1915 FILLMORE STREET HOLLYWOOD FL 33020
SHEET		JOSEPH B. KALLER ASSOCIATES PA 2017 Hollywood Blvd, Hollywood, Florida 33020 (954) 352-5700 kallerb@kbspa.com
PROJECT NO.: 12176		DATE: 3-10-18
DRAWN BY: JMK		CHECKED BY: JMK
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PROJECT TITLE
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET
SP-1
2 OF 3