

ATTACHMENT I

Application Package

DEPARTMENT OF PLANNING



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: 5/22/15

Location Address: 6034 N. Ocean Drive
Lot(s): See Attached Block(s): 196 & 197 Subdivision: Hollywood Central Beach
Folio Number(s): 514201027140, 514201027160, 514201027170
Zoning Classification: NRDD-20 Land Use Classification: Residential Multi
Existing Property Use: Vacant Sq Ft/Number of Units: 8 units fam.
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): _____

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

Explanation of Request: Amendment to the Previously Approved Planned Development

Number of units/rooms: 8 units Sq Ft: 4 units - 4100 sq ft.
Value of Improvement: 5.5 million Estimated Date of Completion: 1/2016
Will Project be Phased? () Yes (✓) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Seaside Hollywood North Beach LLC
Address of Property Owner: 4514 N. Ocean Drive Hollywood, FL
Telephone: 954-328-1907 Fax: _____ Email Address: chngress@comcast.net
Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauler
Address: 2417 Hollywood Blvd. Hollywood Telephone: 954-920-5746
Fax: 954-920-2891 Email Address: joseph@kaulerarchitects.com
Date of Purchase: 4/13 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: Wilson Atkinson
Forster White Bragg P.A. Address: 1200 E Las Olas Blvd #500
Fort Lauderdale FL 33301 Email Address: _____
Malcolm Resnick - Email - marmal03155@aol.com
Folio Numbers: 514201026930, 514201026940
514201026950

MAY 26 '15 AM 8:20

MAY 26 '15 AM 8:20

OFFICE OF PLANNING

DEPARTMENT OF PLANNING



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: _____

Date: 5/22/15PRINT NAME: Malcolm ResnickDate: 5/22/15

Signature of Consultant/Representative: _____

Date: 5/22/15PRINT NAME: Joseph B. KauterDate: 5/22/15

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 (project description) Amendment to the previously Approved Planned Development to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Kauter to be my legal representative before the City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 22 day of May 2015

SIGNATURE OF CURRENT OWNER

PRINT NAME

Notary Public State of Florida

Notary Public State of Florida
Laurie Yoder
My Commission EE 172374
Expires 03/10/2016

My Commission Expires: _____

(Check One)

Personally known to me; OR _____



BUILDING 1 & MARINA.
WEST ON AIA



BUILDINGS 2 & 3.
WEST ON AIA.



BUILDING 5
AIA & DESOTO



BUILDING 4
AIA & PALM



6000 N OCEAN
EAST OF SITE



6000 N. OCEAN
NORTH OF SITE



5907

5901

N. OCEAN
EAST OF SITE



LOOKING EAST ON BALBOA.



351 WALNUT



326

350 WALNUT



351

335 DESOTO



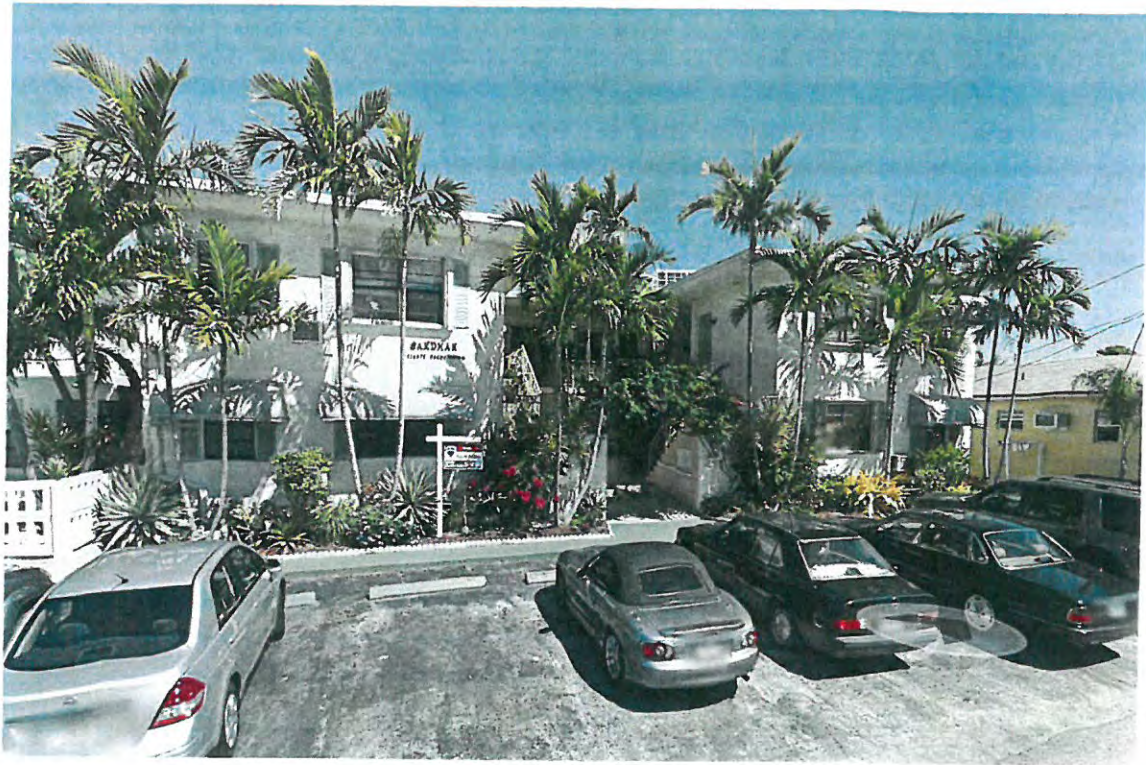
340 DE SOTO



345 PALM



5615 N. OCEAN (SOUTH ON PALM)



343 PALM

Seaside Village

6024 NORTH OCEAN DRIVE HOLLYWOOD FLORIDA

MAIN BUILDING COLOR
BENJAMIN MOORE WHITE WISP OC-54

EXTERIOR GLASS WINDOWS AND DOORS
IMPACT RESISTANT TINTED BRONZE



STONE VENEER
HARVEST LEDGESTONE

Seaside Village

6024 NORTH OCEAN DRIVE

HOLLYWOOD

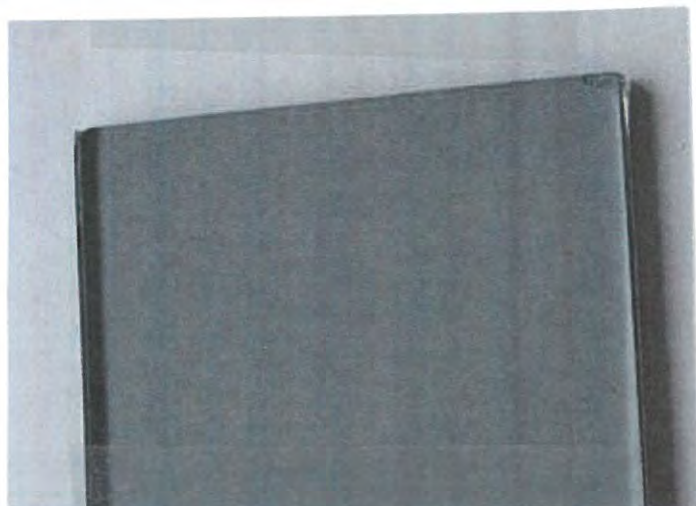
FLORIDA

BALCONY RAILING
ALUMINUM AND GLASS STRUCTURAL RAILING



BALCONY RAILING
POWDER COATED ALUMINUM RAILING

GLAZING TINT
45% LIGHT TRANSMITTANCE VALUE









SEASIDE VILLAGE EAST
SINGLE FAMILY PD



SEASIDE VILLAGE EAST
SINALE FAMILT A



Seaside Village

NORTH BEACH HOLLYWOOD FLORIDA
A PLANNED DEVELOPMENT



A1A LOOKING WEST



A1A LOOKING EAST

PROJECT DATA

CODES:
FLORIDA BUILDING CODE, 2010 ED
FLORIDA FIRE PREVENTION CODE, 2010 ED
NFPA 101, LIFE SAFETY CODE, 2010

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

PROJECT TEAM

ARCHITECT:
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 520-5746
FAX: (954) 520-2846
EMAIL: josephk@jarkitects.com

OWNER:
SEASIDE HOLLYWOOD NORTH BEACH LLC
CONTACT: MR. JOHN PASSALACQUA
ADDRESS: 4544 N. OCEAN DRIVE
HOLLYWOOD, FL 33019
CELL: (954) 328-1907
EMAIL: jpassal@concelmet.net

SURVEYOR:
GIBBS LAND SURVEYORS
CONTACT: MR. STEPHEN SEELEY
ADDRESS: 2131 HOLLYWOOD BLVD. #104
HOLLYWOOD, FL 33020
PHONE: (954) 923-7666
FAX: (954) 923-7668
EMAIL: seeley@gibbslandsurveyors.com

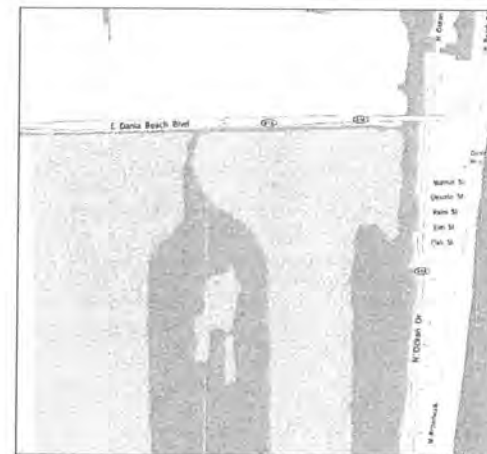
LANDSCAPE ARCHITECT:
STUDIO SPROUT
CONTACT: MR. GERALD UENTA
ADDRESS: P.O. BOX 470
JUPITER, FL 33468
PHONE: (561) 747-3462
FAX: (561) 747-6208
EMAIL: kristan@studio-sprout.com

CIVIL ENGINEER:
CHARLES O. BUCKALEW
CONTACT: CHARLES BUCKALEW
ADDRESS: 801 SOUTH OCEAN DRIVE
HOLLYWOOD, FL 33019
PHONE: (954) 521-0516
EMAIL: cbuck76610@aol.com

DRAWING INDEX

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T-1R REVISED COVER SHEET	A-2 BUILDINGS 1, 2 AND 3 SECOND FLOOR PLAN
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LOCATION MAP



SITE



MEETING DATES

ECONOMIC ROUND TABLE MEETING - SEPTEMBER 2, 2013
PRELIMINARY TAC MEETING - OCTOBER 21, 2013
FINAL TAC MEETING - DECEMBER 2, 2013
PLANNING AND DEVELOPMENT BOARD MEETING - MARCH 13, 2014

AERIAL



SITE



Kaller

JOSEPH B. KALLER
ASSOCIATES PA

2417 HOLLYWOOD BLVD., HOLLYWOOD, FLORIDA 33020
(954) 520-5746 phone - (954) 926-2846 fax
kaller@jarkitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

TITLE PAGE
PLANNED DEVELOPMENT

REVISIONS

No.	DATE	DESCRIPTION
1	10-23-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV
4	5-5-15	P.D. REV

This drawing is an electronic file and is not to be used for construction purposes without the written consent of the architect.

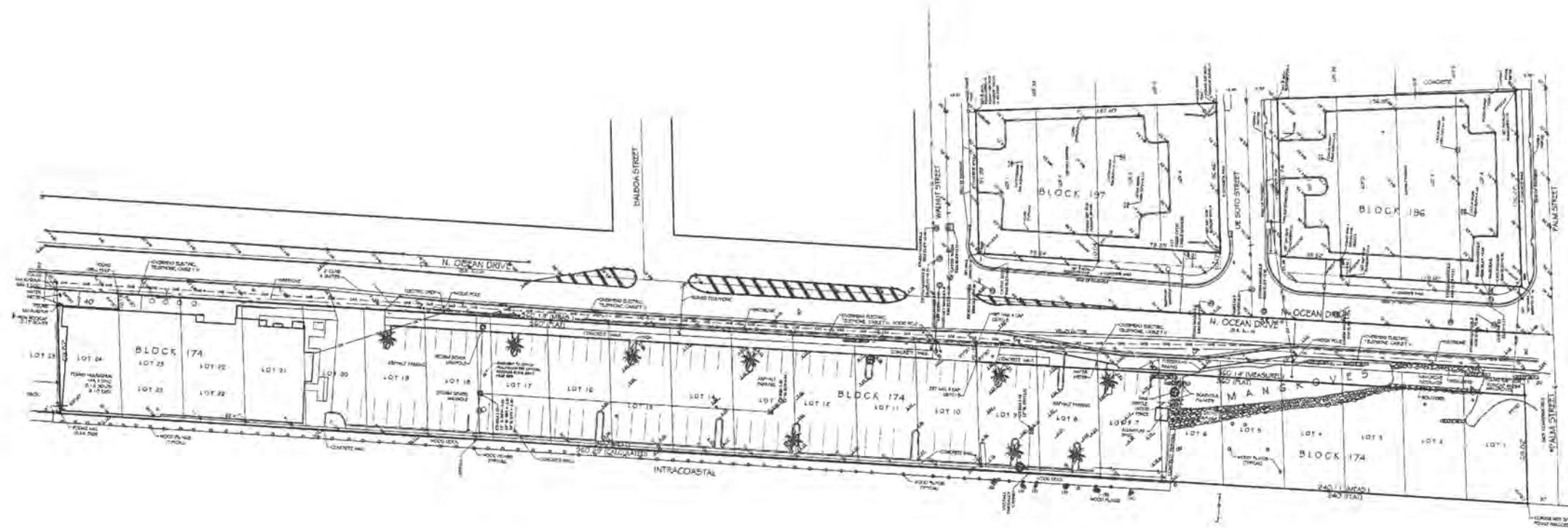
PROJECT NO.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: BRK

SHEET

T-1R

PROPOSED PLANNED DEVELOPMENT REVISION

ALTA/ACSM LAND TITLE SURVEY



DESCRIPTION:

PARCEL 1:

LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 196, OF HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, BLOCK 197, HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

LOTS 1 THROUGH 6, INCLUSIVE, LESS THE EAST 10.18 FEET THEREOF, LOTS 7 THROUGH 9 INCLUSIVE, LESS THE EAST 10.17 FEET THEREOF, LOTS 10 THROUGH 23 INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK 174, OF HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

OWNERSHIP AND ENCUMBRANCE REPORT

PREPARED BY: FOWLER WHITE BOGGS, P.A.
WILSON ATKINSON III, ESQ.
1200 EAST LAS OLAS BLVD
FT LAUDERDALE, FL 33301

ENCUMBRANCES:

- TAXES & ASSESSMENTS FOR THE YEAR 2013 AND SUBSEQUENT YEARS, NOT YET DUE
- ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD CENTRAL BEACH, AS RECORDED IN PLAT BOOK 4, PAGE 20, BROWARD COUNTY RECORDS
- EASEMENT GRANTED TO THE CITY OF HOLLYWOOD RECORDED IN O.R.B. 2847, PG. 509, BROWARD COUNTY RECORDS.

NOTES

- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON PER OWNERSHIP AND ENCUMBRANCE REPORT, PREPARED BY WILSON C. ATKINSON III, DATED OCTOBER 30, 2013. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
- THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- NORTH ARROW RELATIVE TO AN ASSUMED BEARING OF N.02°29'42"E, ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A.
- LANDS DESCRIBED HEREON CONTAIN A TOTAL OF (NET) 107,213 SQUARE FEET (2.46 ACRES), (GROSS) 160,187 SQUARE FEET (3.68 ACRES), MORE OR LESS.
- O.R.B./C.R. INDICATES OFFICIAL RECORD BOOK AND PAGE AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OR THE SIGNING PARTY OR PARTIES.
- LAST DATE OF FIELD SURVEY: SEPTEMBER 20, 2013

LEGEND

<ul style="list-style-type: none"> GATE VALVE WATER METER PIE HYDRANT ASSEMBLY MANHOLE - SEE SURVEY CATCH BASIN WOOD POWER POLE CONCRETE POWER POLE ANCHORING WIRE CONCRETE LIGHT POLE BURN PAUL BOX TRAFFIC SIGN POST TREE - SPECIES VARIES - SEE SURVEY PAVING TREE - SPECIES VARIES - SEE SURVEY 	<ul style="list-style-type: none"> CHUNKOUT ELEVATION BENCH CHAIN LINK FENCE WOOD FENCE METAL FENCE CENTERLINE CONCRETE RIGHT-OF-WAY LINE WATERLINE OVERHEAD UTILITIES GAS LINE
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BENCHMARK REFERENCE #1 - NATIONAL GEODETIC SURVEY TIDAL BM - PID # AD2436
ELEVATION = 23.92 (NAVD 88 DATUM)
BENCHMARK REFERENCE #2 - BROWARD COUNTY ENGINEERING #120
ELEVATION = 26.055 (NGVD 29 DATUM)



LOCATION MAP
(NO SCALE)

PANEL NO.	SUFFIX	ZONE	DATE	BASE ELEV.	LOWEST ELEV.	AVG. ELEV.	GRD.
0308	F	AE	10-02-97	6.0	NA	NA	NA

REVISION	DATE	BY
ADDED NET & GROSS AREAS	10-7-13	MEB
REVISED NOTE # 1 REF. O & E REPORT	12/17/13	SKS

ALTA/ACSM LAND TITLE SURVEY			
JOB #:	RN732	DATE:	10/02/13
SCALE:	1" = 40'	FILE NO.:	MARTHA'S
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.		CHECKED BY:	SKS

STEPHEN A. SEELEY, FOWLER FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 THROUGH 6, INCLUSIVE, LESS THE WEST 10.18 FEET, LOTS 10 THROUGH 23, INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK 174 OF HOLLYWOOD CENTRAL BEACH, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 72.393 SQUARE FEET (1.66 ACRES), MORE OR LESS.

PARCEL 2:

LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 196, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, IN BLOCK 197, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

PARCEL 1
6024 NORTH OCEAN DRIVE
HOLLYWOOD, FL 33019

SITE INFORMATION

EXISTING ZONING: NORTH BEACH DEVELOPMENT DISTRICT -DEVELOPMENT ZONE (NBDD-DD)

PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)

LAND USE DESIGNATION: RESIDENTIAL MULTI-FAMILY

NET LOT AREA: PARCEL 1 - 72,420.0 SQUARE FEET
PARCEL 2 - 18,311.0 SQUARE FEET
PARCEL 3 - 14,851.0 SQUARE FEET
total - 107,213.0 SQUARE FEET (2.42 AC)

DRY LAND NET AREA: PARCEL 1 - 58,888.0 SQUARE FEET
PARCEL 2 - 18,311.0 SQUARE FEET
PARCEL 3 - 14,851.0 SQUARE FEET
total - 93,681.0 SQUARE FEET (2.15 AC)

GROSS LOT AREA: 160,187 SQUARE FEET (3.68 AC)

REQUIRED BY CITY CODE: ARTICLE 4: SECTION 4.15.E.1 MINIMUM SIZE OF PLANNED DEVELOPMENT ALL PLANNED DEVELOPMENT SHALL CONTAIN A MINIMUM OF TEN ACRES OF LAND UNDER UNITED CONTROL. THIS MINIMUM MAY BE WAIVED BY THE CITY COMMISSION UPON THE RECOMMENDATION OF THE PLANNING AND ZONING BOARD.

PROPOSED PD LAND AREA: 3.68 ACRES - GROSS 2.42 ACRES - NET

DENSITY: ALLOWED: 18 UNITS PER GROSS AC:
3.39 X 18 = 61 UNITS
PROVIDED: 23 UNITS

PARKING

REQUIRED: 1.5 SPACES PER UNIT PLUS = 25.5 SPACES
1 GUEST PER 5 UNITS
PROVIDED: BUILD 1 (5 UNITS) - 15 SPACES
BUILD 2 (5 UNITS) - 17 SPACES
BUILD 3 (5 UNITS) - 17 SPACES
SINGLE FAMILY "A" (4 UNITS) - 20 SPACES
SINGLE FAMILY "B" (4 UNITS) - 20 SPACES
MARINA 1 SPACES PER 3 WET SLIPS = 4 SPACES
= 69.5 SPACES

SETBACKS:

PROVIDED: FRONT SIDE NORTH/SOUTH REAR
BUILDINGS ON PARCEL 1
BUILDING 1 25' NA/ 43'-5" 6'-3"
BUILDING 2 25' NA/ NA 6'-3"
BUILDING 3 25' 42'-6" NA 6'-3"
BUILDINGS ON PARCEL 2 13'-9" 20'-0" /20'-0" 15'-1"
BUILDINGS ON PARCEL 3 13'-7" 20'-0" /20'-0" 9'-6"

PERVIOUS AREA:

REQUIRED: PARCEL 1 72,420.0 (40%) = 28,968.0 S.F. (44.5%)
PARCEL 2 18,311.0 (40%) = 7,324.4 S.F. (54.1%)
PARCEL 3 14,851.0 (40%) = 5,940.4 S.F. (43.37%)
-NOT INCLUDING PAVERS, DECKING ETC.
-INCLUDING INTRACOASTAL WATERWAY

BUILDING SUMMARY

BUILDING HEIGHT: PROVIDED:
BUILDING 1 43'-0"
BUILDING 2 43'-0"
BUILDING 3 43'-0"
SINGLE FAMILY TYPE "A" 42'-0"
SINGLE FAMILY TYPE "B" 42'-0"

BUILDING AREAS:

BUILDING 1, 2 AND 3	
FIRST FLOOR	1446 S.F.
SECOND FLOOR	4936 S.F.
THIRD FLOOR	4936 S.F.
FOURTH FLOOR	3726 S.F.
TOTAL	15,044 S.F.

SINGLE FAMILY TYPE "A"		SINGLE FAMILY TYPE "B"	
FIRST FLOOR	880 sf	FIRST FLOOR	932 sf
SECOND FLOOR	1495 sf	SECOND FLOOR	1480 sf
THIRD FLOOR	1390 sf	THIRD FLOOR	1390 sf
ENCLOSED ROOF AREA	227 sf	ENCLOSED ROOF AREA	227 sf
TOTAL AC	3992 sf	TOTAL AC	4029 sf
GARAGE	614 sf	GARAGE	473 sf
TOTAL BUILDING	4606 sf	TOTAL BUILDING	4502 sf

UNIT AREAS:

BUILDINGS 1, 2 AND 3	
UNIT A	2180 SF
UNIT B	2185 SF
UNIT C	3240 SF

AREAS:	
POOL DECK	2256 SF
POOL	1261 SF
POOL BATHROOMS	174 SF
POOL PARKING	4644 SF
GUARD HOUSE	64 SF

SINGLE FAMILY TYPE "A" 4606 SF
SINGLE FAMILY TYPE "B" 4502 SF

SITE DATA CONT.

GREEN BUILDING PRACTICES

FROM CITY OF HOLLYWOOD ORDINANCE 90-2401 -06

1. RADIANT BARRIER
ROOF - BEAUFLEX COOL ROOF - REFLECTO WHITE
WALLS - AL-FOL REFLECTIVE
2. WINDOW AND GLAZING
LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.36, SHGC 0.25
3. DOORS
INSULATED AND FIRE RATED
4. ENERGY STAR ROOFING
BEAUFLEX COOL ROOF - REFLECTO WHITE
5. PROGRAMMABLE THERMOSTATS
6. OCCUPANCY SENSORS
7. DUAL FLUSH TOILETS
8. 80% OF PLANT MATERIAL NATIVE
9. ENERGY EFFICIENT OUTDOOR LIGHTING
10. INSULATED PIPING
11. RECYCLING AREA
12. ENERGY STAR APPLIANCES
13. ONE LOW FLOW SHOWERHEAD
ADDITIONAL PRACTICES
14. 8" REINFORCED CONCRETE ROOF STRUCTURE
15. ICF/ENE BOY BATED CLOSED CELL SPRAY INSULATION
16. ELECTRICAL AND MECHANICAL ROOMS OUTSIDE OF AIR-CONDITIONED SPACES
17. DEEP OVERHANGS AT ROOF LEVELS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE NBDD-DD ZONING DISTRICT.

NOTE: BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE: ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 6'0".

FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT THE TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

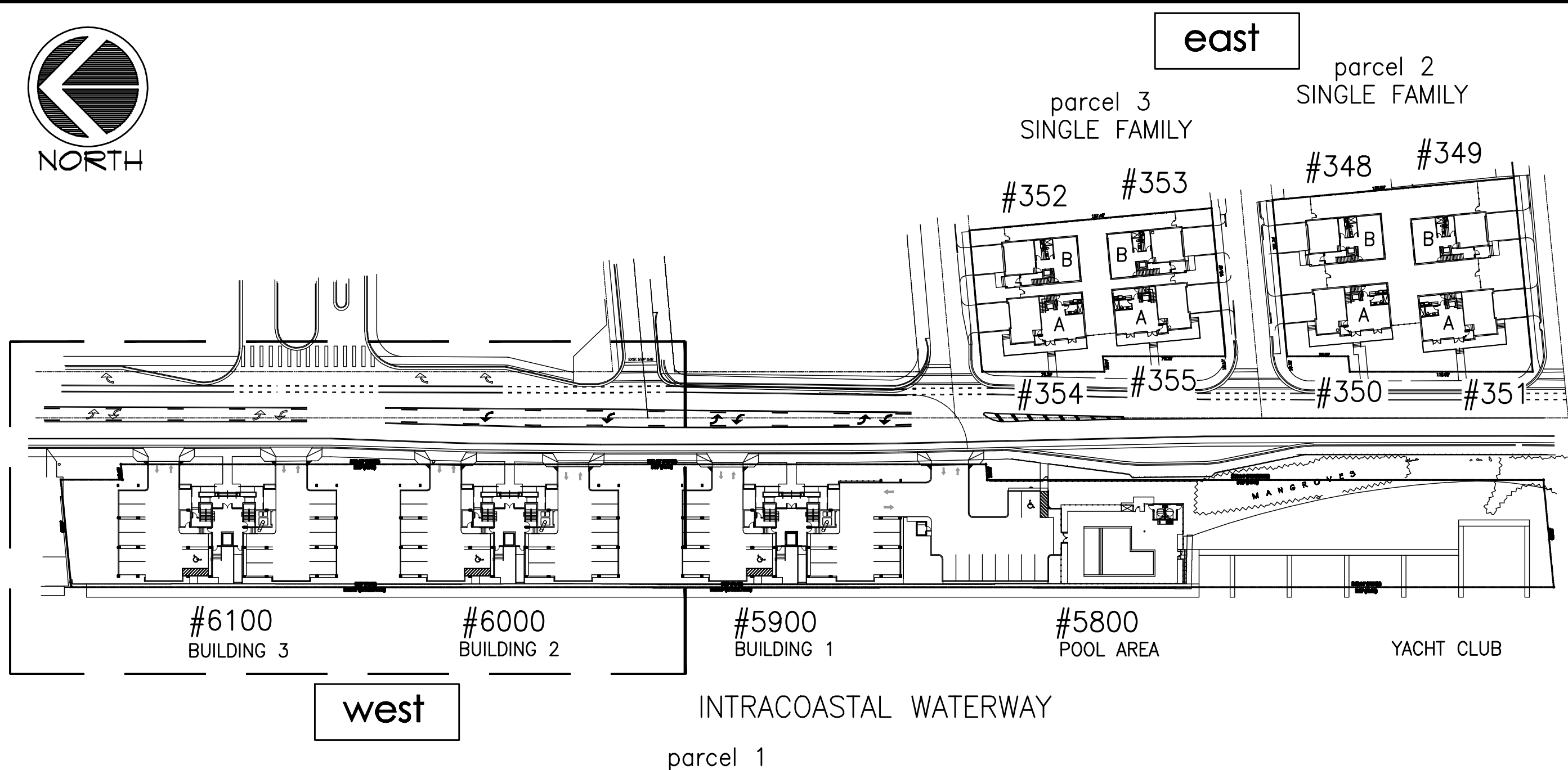
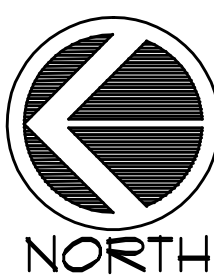
FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER FPP.C. 2010 NFPA 101 SECTION 03.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

TURTLE LIGHTING ORDINANCE
PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 106 LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

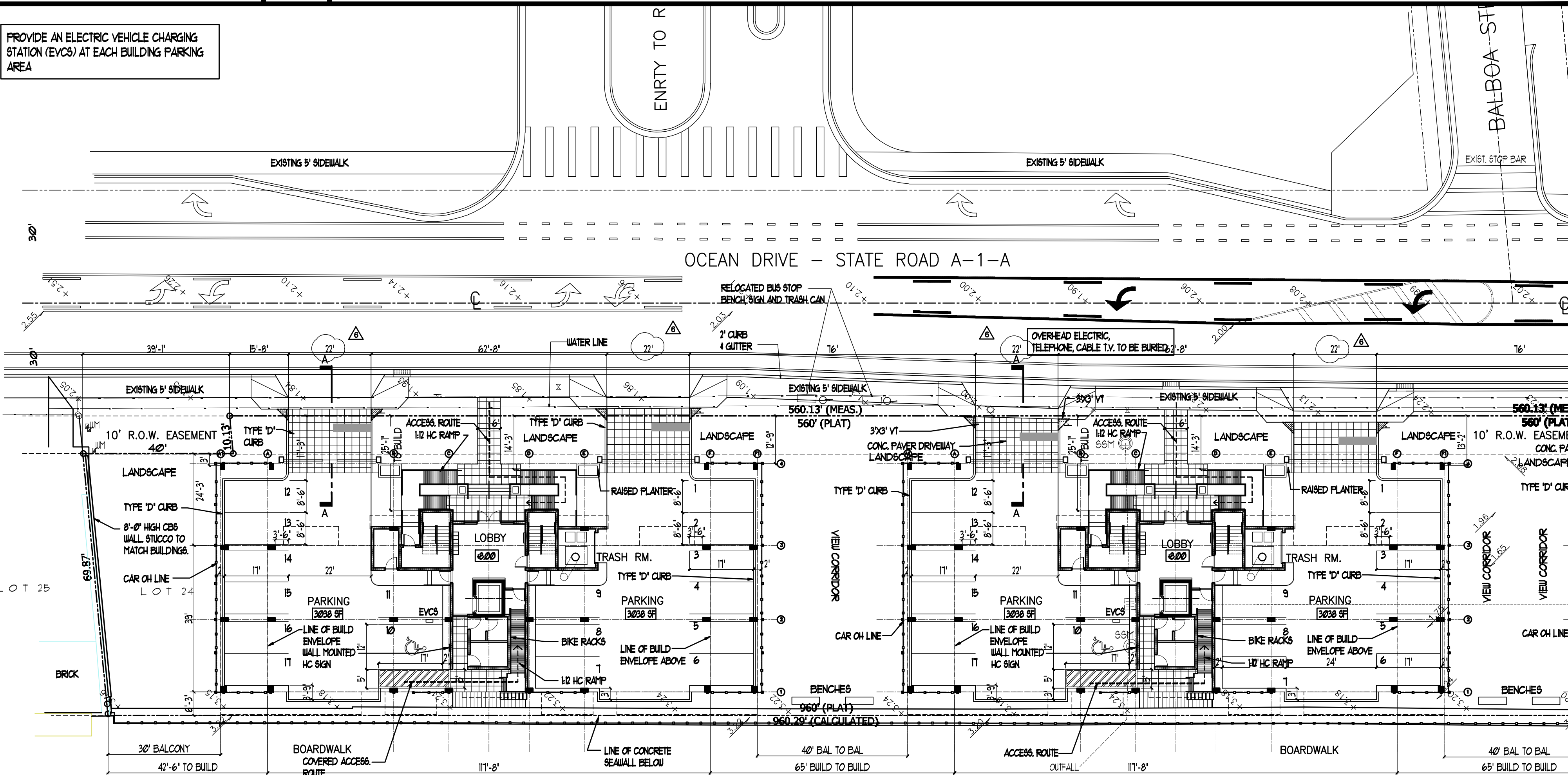
GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

PROVIDE AN ELECTRIC VEHICLE CHARGING STATION (EVCS) AT EACH BUILDING PARKING AREA



1

KEY PLAN



BUILDING 3

#6100

BUILDING 2

#6000



3

SITE DATA

2

SITE PLAN - SEASIDE VILLAGE WEST NORTH SECTION

SCALE: 1" = 30'-0"



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SEAL

JOSEPH B. KALLER
FLORIDA P.E. # 0009239

PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV
4	1-28-14	ENGINEERING
5	5-17-15	OWNER
6	6-17-15	PLANNING

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PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JMK

SHEET

SP-1R

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 THROUGH 6, INCLUSIVE, LESS THE WEST 10.18 FEET, LOTS 10 THROUGH 23, INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK 174 OF HOLLYWOOD CENTRAL BEACH, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 72.393 SQUARE FEET (1.66 ACRES), MORE OR LESS.

PARCEL 2:

LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 196, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, IN BLOCK 197, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

PARCEL 1
6024 NORTH OCEAN DRIVE
HOLLYWOOD, FL 33019

SITE INFORMATION

EXISTING ZONING: NORTH BEACH DEVELOPMENT DISTRICT -DEVELOPMENT ZONE (NBDD-DD)

PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)

LAND USE DESIGNATION: RESIDENTIAL MULTI-FAMILY

NET LOT AREA:
PARCEL 1 - 72,420.0 SQUARE FEET
PARCEL 2 - 18,311.0 SQUARE FEET
PARCEL 3 - 14,851.0 SQUARE FEET

total - 107,213.0 SQUARE FEET (2.42 AC)

DRY LAND NET AREA:
PARCEL 1 - 58,888.0 SQUARE FEET
PARCEL 2 - 18,311.0 SQUARE FEET
PARCEL 3 - 14,851.0 SQUARE FEET

total - 93,681.0 SQUARE FEET (2.15 AC)
160,187 SQUARE FEET (3.68 AC)

GROSS LOT AREA:

REQUIRED BY CITY CODE:
ARTICLE 4: SECTION 4.15.E.1 MINIMUM SIZE OF PLANNED DEVELOPMENT ALL PLANNED DEVELOPMENT 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 PD LAND AREA: 3.68 ACRES - GROSS 2.42 ACRES - NET

DENSITY:
ALLOWED: 18 UNITS PER GROSS AC;
3.39 X 18 = 61 UNITS
PROVIDED: 23 UNITS

PARKING

UNITS 1.5 SPACES PER UNIT PLUS =25.5 SPACES
1 GUEST PER 5 UNITS
BUILD 1 (5 UNITS) - 15 SPACES
BUILD 2 (5 UNITS) - 17 SPACES
BUILD 3 (5 UNITS) - 17 SPACES
SINGLE FAMILY "A" (4 UNITS) -20 SPACES
SINGLE FAMILY "B" (4 UNITS) -20 SPACES
SINGLE FAMILY "X" (4 UNITS) - 16 SPACES
SINGLE FAMILY "B" (4 UNITS) - 16 SPACES
MARINA 1 SPACES PER 3 WET SLIPS =4 SPACES
=69.5 SPACES
- 91 SPACES (INCLD. 4 HC SPACES)

SETBACKS:

PROVIDED:
FRONT SIDE REAR
NORTH/SOUTH
BUILDINGS ON PARCEL 1
BUILDING 1 25' NA/ 43'-5" 6'-3"
BUILDING 2 25' NA/ NA 6'-3"
BUILDING 3 25' 42'-6" NA 6'-3"
BUILDINGS ON PARCEL 2 13'-9" 20'-0" /20'-0" 15'-1"
BUILDINGS ON PARCEL 3 13'-7" 20'-0" /20'-0" 9'-6"

PERVIOUS AREA:

REQUIRED: PARCEL 1 72,420.0 (40%) =28,968.0 S.F. (40.1%)
PARCEL 2 18,311.0 (40%) =7,324.4 S.F. (40.1%)
PARCEL 3 14,851.0 (40%) =5,940.4 S.F. (40.1%)
PROVIDED: 32,205.5 S.F. (44.5%)
9,901.0 S.F. (54.1%)
6,441.0 S.F. (43.37%)
-NOT INCLUDING PAVERS, DECKING ETC.
-INCLUDING INTRACOASTAL WATERWAY

BUILDING SUMMARY

BUILDING HEIGHT: PROVIDED
BUILDING 1 43'-0"
BUILDING 2 43'-0"
BUILDING 3 43'-0"
SINGLE FAMILY TYPE "A" 42'-0"
SINGLE FAMILY TYPE "B" 42'-0"

BUILDING AREAS:

BUILDING 1, 2 AND 3
FIRST FLOOR 1448 S.F.
SECOND FLOOR 4936 S.F.
THIRD FLOOR 4936 S.F.
FOURTH FLOOR 3726 S.F.
TOTAL 15,044 S.F.

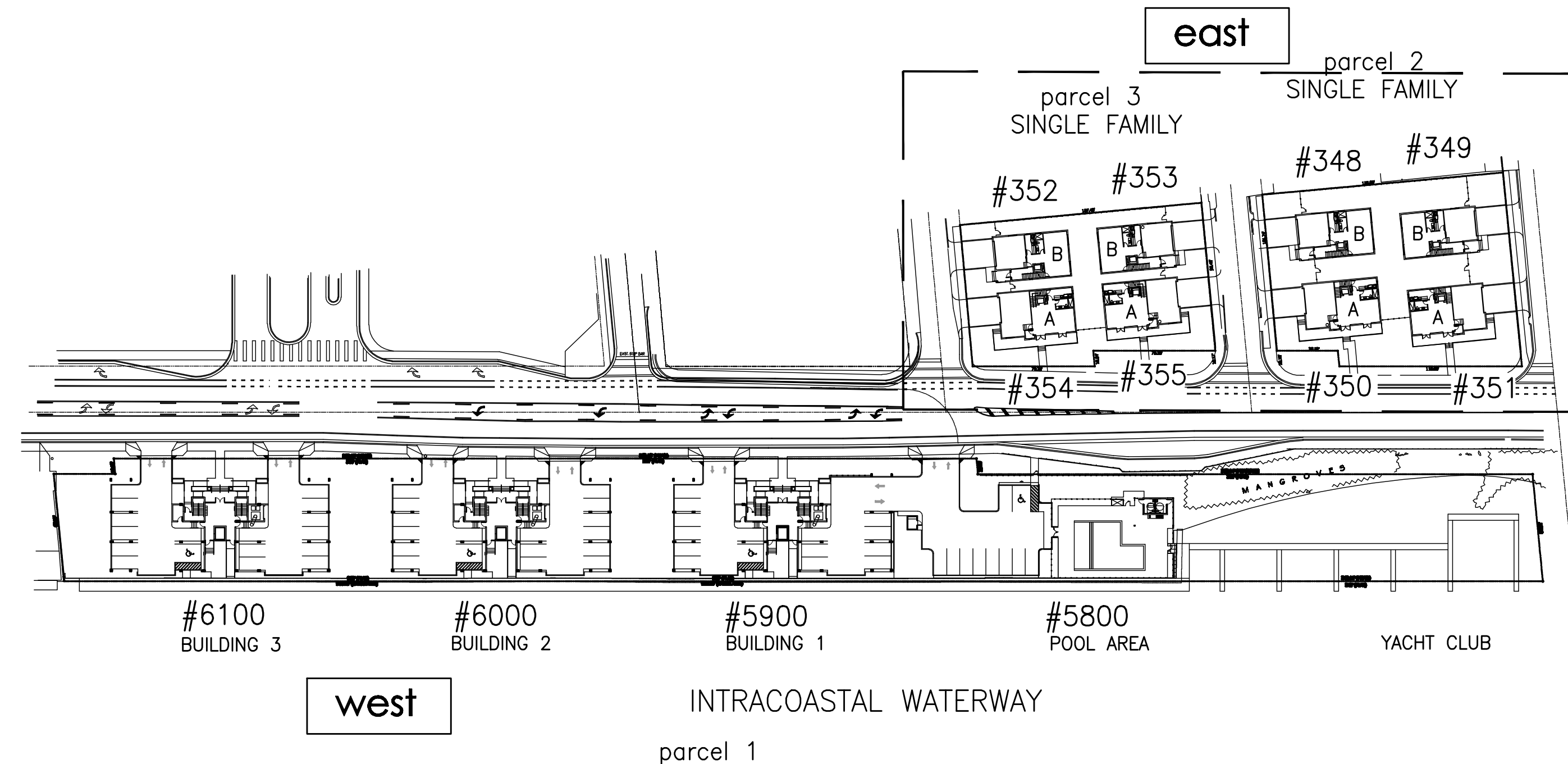
SINGLE FAMILY TYPE "A" FIRST FLOOR 880 sf
SECOND FLOOR 1495 sf
THIRD FLOOR 1390 sf
ENCLOSED ROOF AREA 227 sf
TOTAL AC 3992 sf
GARAGE 614 sf
TOTAL BUILDING 4606 sf
SINGLE FAMILY TYPE "B" FIRST FLOOR 932 sf
SECOND FLOOR 1480 sf
THIRD FLOOR 1390 sf
ENCLOSED ROOF AREA 227 sf
TOTAL AC 4029 sf
GARAGE 473 sf
TOTAL BUILDING 4502 sf

UNIT AREAS:

BUILDINGS 1, 2 AND 3
UNIT A 2180 SF
UNIT B 2185 SF
UNIT C 3240 SF

AREAS: POOL DECK 2256 SF
POOL 1261 SF
POOL BATHROOMS 174 SF
POOL PARKING 4644 SF
GUARD HOUSE 64 SF

SINGLE FAMILY TYPE "A" 4606 SF
SINGLE FAMILY TYPE "B" 4502 SF



SITE DATA CONT.

1

KEY PLAN

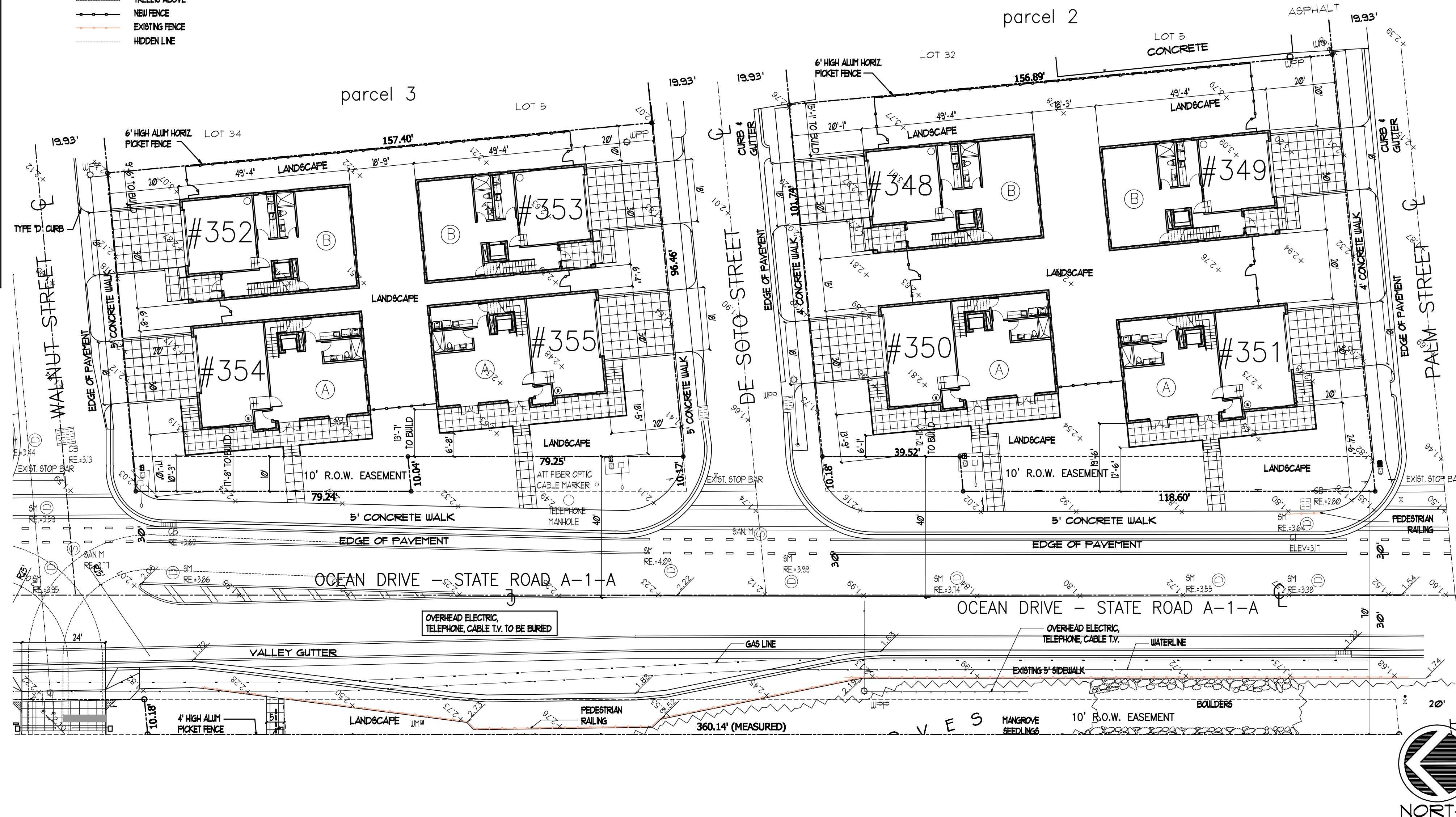
GREEN BUILDING PRACTICES

- FROM CITY OF HOLLYWOOD ORDINANCE 10-2011-066
1. RADIANT BARRIER
ROOF - SEALORLEX COOL ROOF - REFLECTO WHITE.
WALLS - ALUMINUM REFLECTIVE
 2. WINDOWS AND GLAZING
LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.36, SHGC 0.25
 3. DOORS
INSULATED AND FIRE RATED
 4. ENERGY STAR ROOFING
SEALORLEX COOL ROOF - REFLECTO WHITE.
 5. PROGRAMMABLE THERMOSTATS
 6. OCCUPANCY SENSORS
 7. DUAL FLUSH TOILETS
 8. 50% OF PLANT MATERIAL NATIVE
 9. ENERGY EFFICIENT OUTDOOR LIGHTING
 10. INSULATED PIPING
 11. RECYCLING AREA
 12. ENERGY STAR APPLIANCES
 13. ONE LOW FLOW SHOWERHEAD
 14. 8" REINFORCED CONCRETE ROOF STRUCTURE
 15. 10% REINFORCED CONCRETE CELL SPRAY INSULATION
 16. ELECTRICAL AND MECHANICAL ROOMS OUTSIDE OF AIR-CONDITIONED SPACES
 17. DEEP OVERHANGS AT ROOF LEVELS

- PROPERTY LINE
LINE OF BUILDING ABOVE
CENTER LINE
GRID LINE
TRELLIS ABOVE
NEW FENCE
EXISTING FENCE
HIDDEN LINE

PROVIDE AN ELECTRIC VEHICLE CHARGING STATION (EVCS) AT EACH BUILDING PARKING AREA

east



3

SITE DATA

2

SITE PLAN - SEASIDE VILLAGE EAST



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
SITE PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV
4	1-28-14	ENGINEERING
5	5-17-15	OWNER
6	6-17-15	PLANNING

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DATE: 10-29-12
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CHECKED BY: JMK

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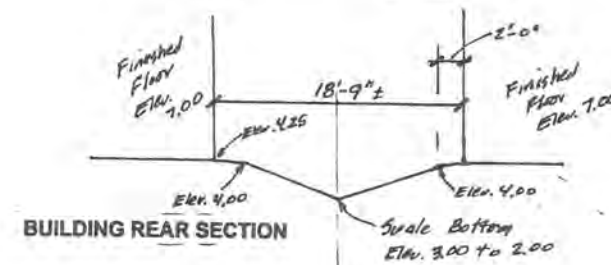
SP-3R



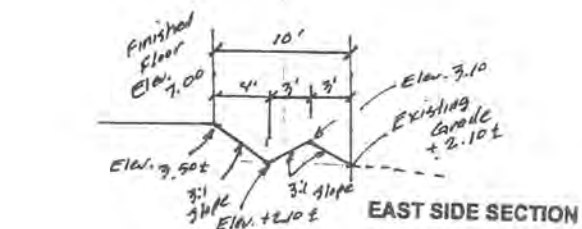
INTRACOASTAL WATERWAY

Hand-drawn cross-section diagram of a drainage ditch. The ditch is 7'-0" wide at the top and 3'-6" wide at the bottom. The bottom has a 3:1 slope on both sides. A 6" deep swale is shown at the bottom center, with a bottom elevation of +2.00 to 2.00. The side grade is +1.00 to +2.00. The finished floor elevation is 7.00.

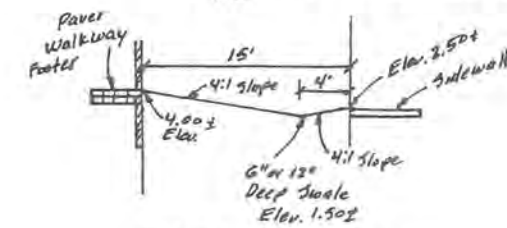
BUILDING SIDE SECTION



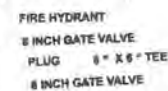
BUILDING REAR SECTION



EAST SIDE SECTION



FRONT BUILDING SECTION



SEAL

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PROJECT TITLE
SEASIDE VILLAGE
5851 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

SITE PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	10-21-12	PRELIMINARY TAC

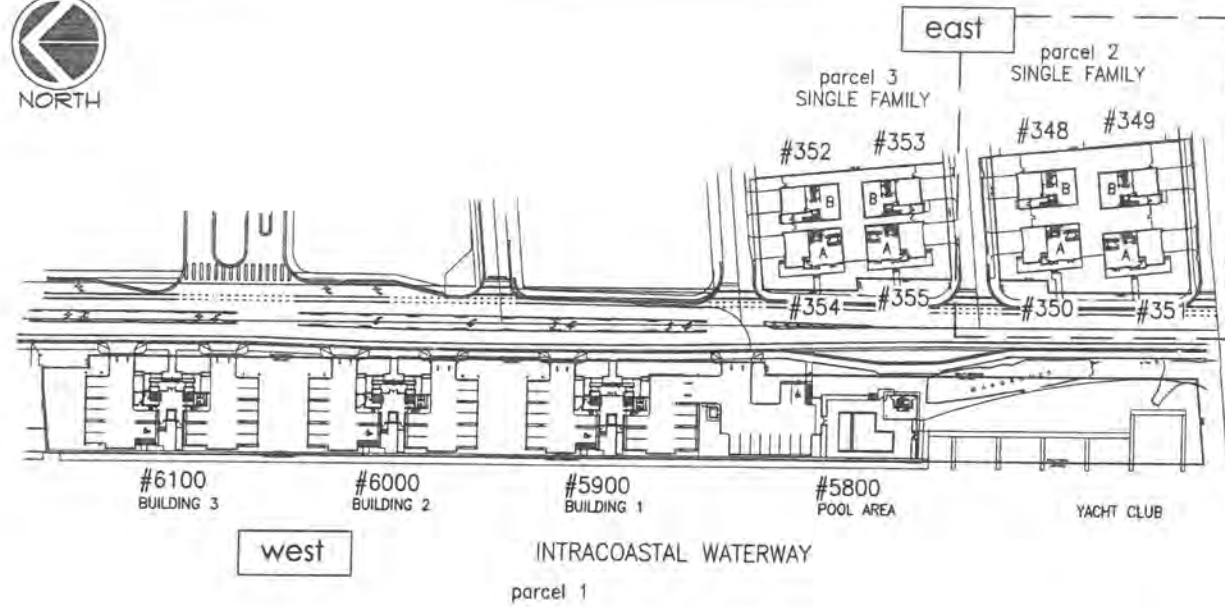
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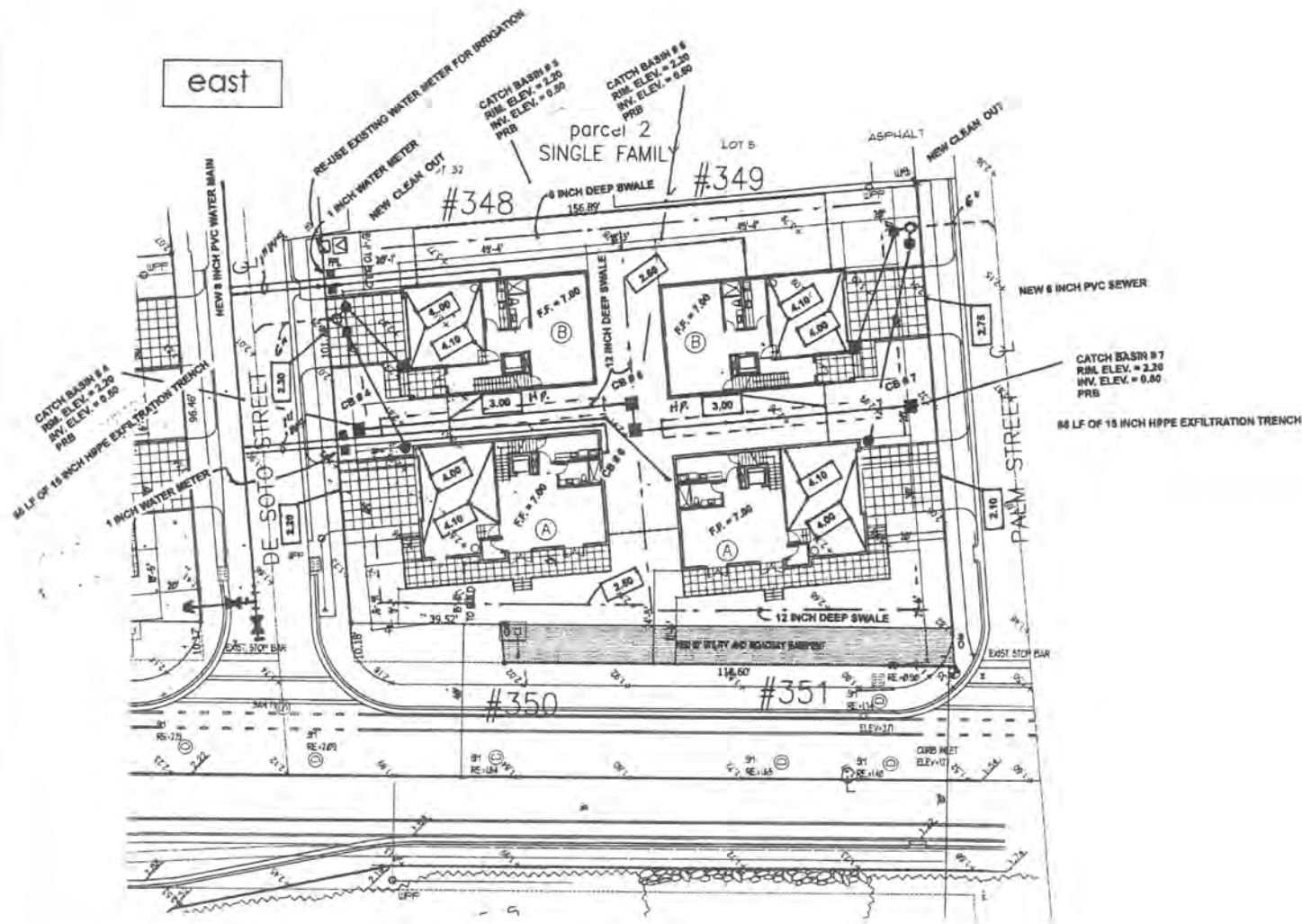
SHEET

C-3R

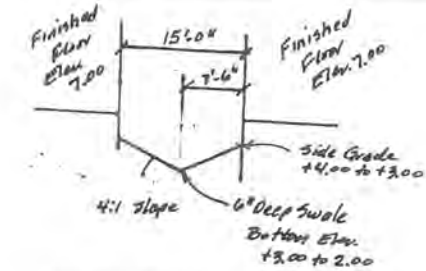




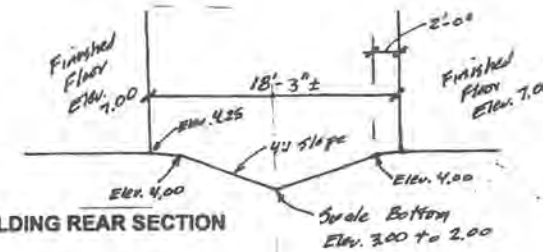
1 KEY PLAN



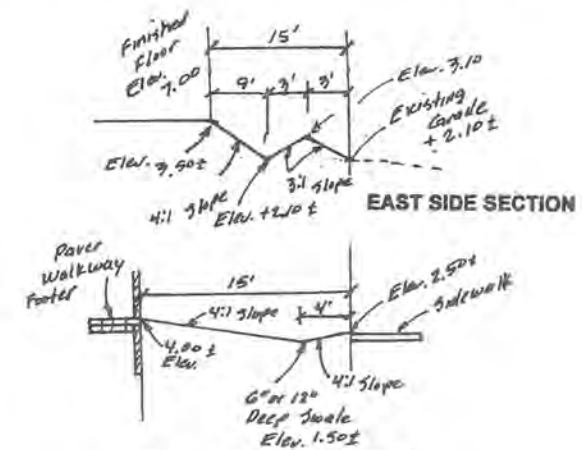
2 SITE PLAN - SEASIDE VILLAGE EAST SOUTH SECTION



BUILDING SIDE SECTION



BUILDING REAR SECTION



EAST SIDE SECTION

FRONT BUILDING SECTION



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SEAL

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PROJECT TITLE

SEASIDE VILLAGE
5751 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

SITE PLAN

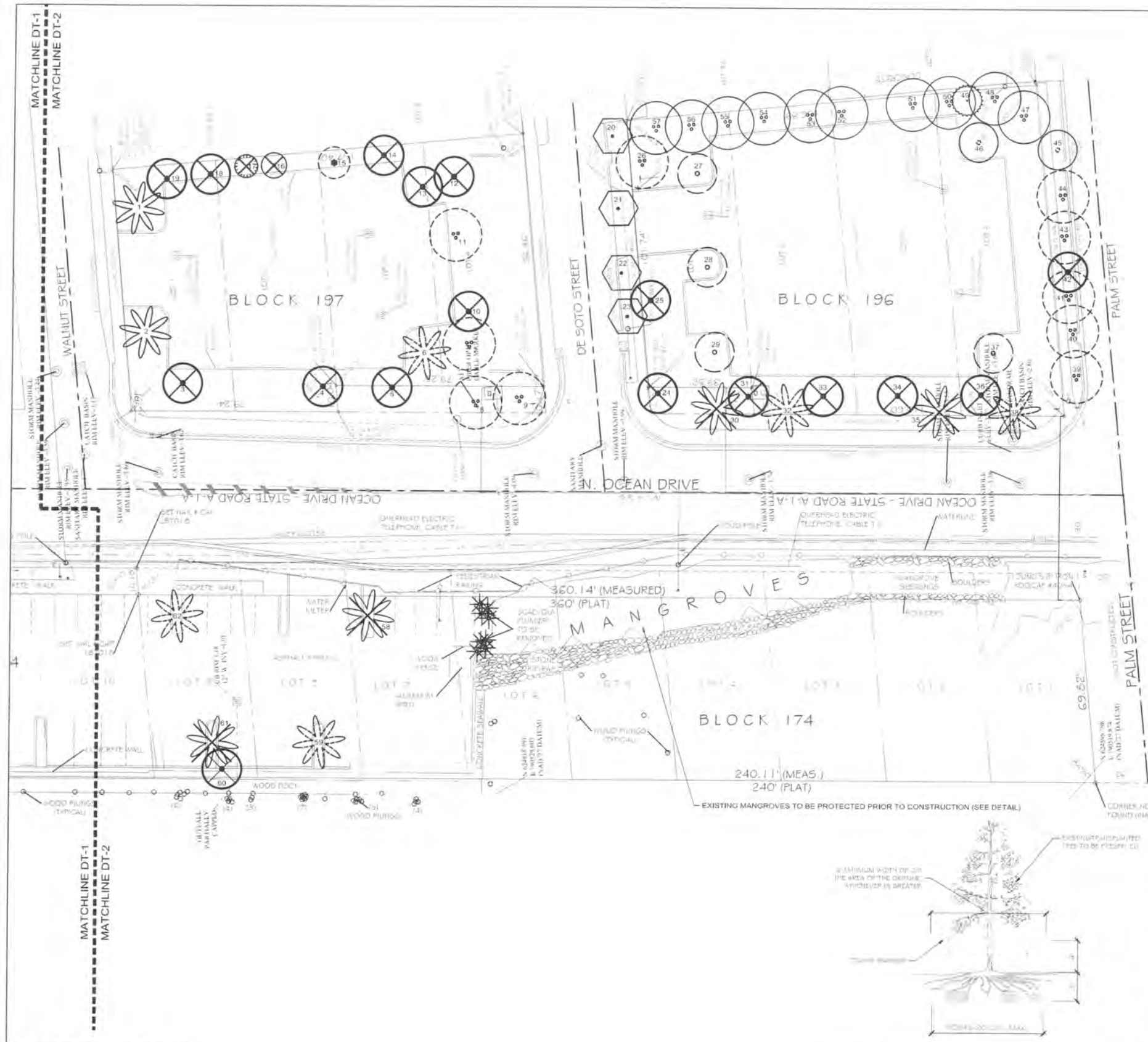
REVISIONS		
NO.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC

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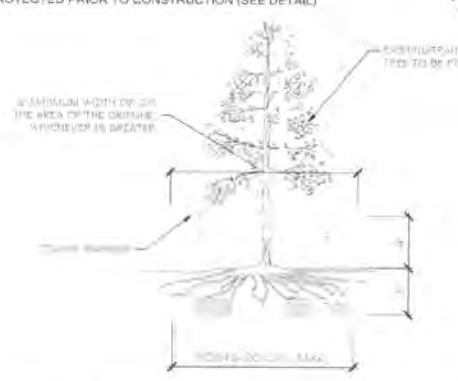
SHEET

C-4 R



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NOTE:
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CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.



TREE PROTECTION DETAIL (NOT TO SCALE)

NOTE:
1. TREE REMOVAL/RELOCATION PERMIT TO BE ISSUED PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. PRECONSTRUCTION INSPECTION (SEE NOTE 8) REQUIRED PRIOR TO REMOVALS AND RELOCATIONS.
3. ALL EXOTICS AND PROHIBITED SPECIES TO BE REMOVED FROM THE SITE.

SEASIDE VILLAGE
EXISTING TREE DISPOSITION CHART

No	Botanical Name	Common Name	Size	Condition/Notes	Action
North East Lot					
1	Roystonia spp	Royal Palm	16' GW	Good	Relocate
2	Roystonia spp	Royal Palm	12' GW	Good	Relocate
3	Quercus spp	Live Oak	12' OA, 6" DBH	Poor, ABC	Remove
4	Quercus spp	Live Oak	10' OA, 3.5" DBH	Poor, ABC	Remove
5	Quercus spp	Live Oak	10' OA, 3.5" DBH	Poor, ABC	Remove
6	Roystonia spp	Royal Palm	14' GW	Fair/Good, C	Relocate
7	Cocos spp	Coconut Palm	23' GW	Fair/Good, C	Relocate
8	Cocos spp	Coconut Palm	16' GW	Fair/Good, C	Relocate
9	Cocos spp	Coconut Palm	18' GW, curved trunk	Good	Relocate
10	Quercus spp	Live Oak	12' OA, 3.5" DBH	Poor	Remove
11	Cocos spp	Coconut Palm	26' GW	Good, C	Relocate
12	Tabebuia spp	Pink Tab	16' OA, 6" DBH	Poor, ABC	Remove
13	Tabebuia spp	Pink Tab	16' OA, 4" DBH	Poor, ABC	Remove
14	Quercus spp	Live Oak	22' OA, 8" DBH	Poor, ABC	Remove
15	Dyopsis spp	Areca Palm	24' OA, 20+ Stems	Good, E	Relocate
16	Pycnosperma spp	Alexander Palm	26' OA, single stem	Fair, C	Remove
17	Verlichia spp	Adonidia Palm	10' OA, single stem	Fair	Remove
18	Quercus spp	Live Oak	16' OA, 5" DBH	Fair, ABC	Remove
19	Quercus spp	Live Oak	18' OA, 6" DBH	Fair, ABC	Remove
South East Lot					
20	Conocarpus spp	Silver Buttonwood	12' OA, 3" DBH	Good	Relocate
21	Conocarpus spp	Silver Buttonwood	12' OA, 3" DBH	Good	Relocate
22	Conocarpus spp	Silver Buttonwood	13' OA, 3" DBH	Good	Relocate
23	Conocarpus spp	Silver Buttonwood	14' OA, 3" DBH	Good	Relocate
24	Swietenia spp	Mahogany	22' OA, 11" DBH	Poor, ABCD	Remove
25	Bursaria spp	Gumbo Limbo	12' OA, 5" DBH	Poor/Fair	Remove
26	Cocos spp	Coconut Palm	23' GW	Fair/Good, E	Relocate
27	Bursaria spp	Gumbo Limbo	18' OA, 11" DBH	Fair/Good, A	Relocate
28	Bursaria spp	Gumbo Limbo	14' OA, 10" DBH	Fair/Good, F	Relocate
29	Bursaria spp	Gumbo Limbo	12' OA, 6" DBH	Fair/Good, AB	Relocate
30	Roystonia spp	Royal Palm	30' GW	Poor, C, hole@base	Remove
31	Swietenia spp	Mahogany	16' OA, multi stem	Poor/Fair, A	Remove
32	Roystonia spp	Royal Palm	24' GW, skinny trunk	Fair, CE	Relocate
33	Swietenia spp	Mahogany	14' OA, multi stem	Fair/Poor, A	Remove
34	Swietenia spp	Mahogany	14' OA, multi stem	Fair/Poor, A	Remove
35	Roystonia spp	Royal Palm	24' GW, skinny trunk	Poor, CE, cracked trunk	Remove
36	Swietenia spp	Mahogany	16' OA, multi stem	Fair/Poor, A	Remove
37	Bursaria spp	Gumbo Limbo	15' OA, 7" DBH	Fair, AB	Relocate
38	Roystonia spp	Royal Palm	24' GW	Fair, C	Relocate
39	Cocos spp	Coconut Palm	10' GW	Good, C	Relocate
40	Cocos spp	Coconut Palm	11' GW	Good, C	Relocate
41	Cocos spp	Coconut Palm	12' GW	Good, C	Relocate
42	Swietenia spp	Mahogany	18' OA, 8" DBH	Fair	Remove
43	Cocos spp	Coconut Palm	14' GW	Fair, C	Relocate
44	Cocos spp	Coconut Palm	12' GW	Fair, C	Relocate
45	Coccoloba spp	Pigeon Plum	12' OA, 6" DBH	Fair/Good, ABC	Relocate
46	Bursaria spp	Gumbo Limbo	18' OA, 10" DBH	Fair/Good, ABC	Relocate
47	Cocos spp	Coconut Palm	18' GW	Good, curved trunk	Relocate
48	Cocos spp	Coconut Palm	24' GW	Good, C	Relocate
49	Sabal spp	Sabal Palm	10' CT, barked trunk	Good	Relocate
50	Cocos spp	Coconut Palm	30' GW	Good, C	Relocate
51	Cocos spp	Coconut Palm	24' GW, curved trunk	Good	Relocate
52	Cocos spp	Coconut Palm	22' GW	Good	Relocate
53	Cocos spp	Coconut Palm	19' GW, tapered	Fair, C	Relocate
54	Cocos spp	Coconut Palm	24' GW	Good, C	Relocate
55	Cocos spp	Coconut Palm	23' GW	Good	Relocate
56	Cocos spp	Coconut Palm	23' GW, curved trunk	Good	Relocate
57	Cocos spp	Coconut Palm	23' GW	Good	Relocate
West Lot					
58	Roystonia spp	Royal Palm	18' GW	DEAD	Remove
59	Roystonia spp	Royal Palm	20' GW	Fair, CE	Relocate
60	Noronia spp	Madagascar Olive	9' OA, 6" DBH	Poor, ABCE	Remove
61	Roystonia spp	Royal Palm	20' GW	Poor, CE, hole@base	Remove
62	Roystonia spp	Royal Palm	22' GW	Fair, CE	Relocate
63	Roystonia spp	Royal Palm	21' GW, skinny trunk	Fair, CE	Relocate
64	Roystonia spp	Royal Palm	18' GW	DEAD	Remove
65	Roystonia spp	Royal Palm	18' GW	DEAD	Remove
66	Roystonia spp	Royal Palm	24' GW, skinny trunk	Poor, E	Remove
67	Roystonia spp	Royal Palm	14' GW, skinny trunk	Fair, E	Relocate
68	Sabal spp	Sabal Palm	13' CT, tapered trunk	Fair	Remove
69	Phoenix spp	Senegal Date palm	9' CT, single stem	Fair	Remove
70	Sabal spp	Sabal Palm	11' CT, tapered trunk	Fair	Remove
71	Phoenix spp	Pygmy Date palm	8' CT, Triple trunk	Fair	Relocate

Notes/Key
A. Canopy issues, such as (but not limited to) branch attachment, included bark, codominant stems, etc.
B. Mechanical Damage, such as (but not limited to) improper pruning, open wounds, significant decay, etc.
C. Trunk issues, such as (but not limited to) cracked stems/trunks, holes/decay, scars from mechanical damage, etc.
D. Poor location, in direct conflict with overhead power lines or utilities.
E. Nutritional deficiencies such as frizzle top (palms), Chlorosis, or other nutrient deficiency required for viability.
F. Root issues, such as obvious circling roots or significant visible decay, etc. (inconclusive without further study).

EXISTING TREES ON SITE	PALMS	TREES	TOTAL
DEAD TREES TO BE REMOVED	3	0	3
LIVE TREES TO BE REMOVED	9	17	26
LIVE TREES TO REMAIN (VIABLE)	13	5	18
LIVE TREES TO BE RELOCATED (VIABLE)	19	5	24

NOTES:
1) TREE REMOVAL/RELOCATION PERMIT TO BE ISSUED PRIOR TO ISSUANCE OF BUILDING PERMITS.
2) PRECONSTRUCTION INSPECTION (SEE NOTE 8) REQUIRED PRIOR TO REMOVALS AND RELOCATIONS.
3) ALL EXOTICS AND PROHIBITED SPECIES TO BE REMOVED FROM THE SITE.

521 25th St.
West Palm Beach
FL 33407
Tel (561) 747-3462
Fax (561) 747-0281
www.studio-sprout.com
LA 0000907
LCC 000213

STUDIO Sprout

SCALE 1" = 20'-0"

DESIGNED BY GW

DRAWN BY KS

CHECKED BY GW

CAD DWG.

DATE 01.20.14

REVISIONS

TAC COMMENTS 12.13.13

12.03.14

03.11.15

04.12.15

05.18.15

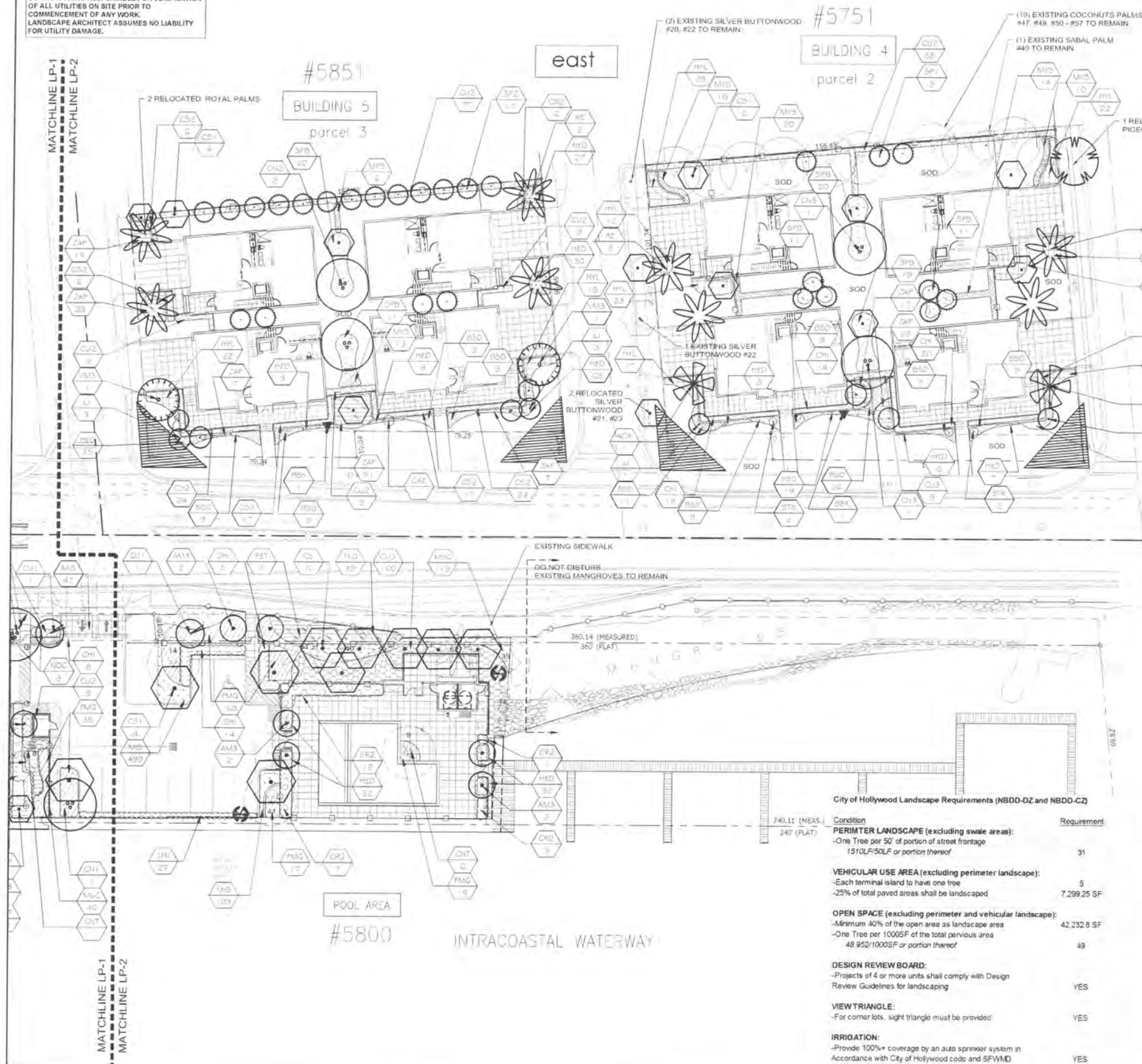
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

TREES DISPOSITION PLAN
PROPOSED PLANNED DEVELOPMENT REVISION



NOTE:
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CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

NOTE:
A CLEARANCE OF 7' 6" MUST BE MAINTAINED AROUND
THE FIRE SPRINKLER EQUIPMENT
AND ACCESSIBLE AT ALL TIMES BY THE FIRE
DEPARTMENT PER NFPA 1, 18.3.4.1.



PLANT LIST

SYN	QTY	NOTAFICAL	COMMON	SIZE	SPACING	NATIVE SPECIES
TR	3	TRIPPLAINS				
ACN	4	ACOLEOPHARETUS LACINIOSUS	PALEOTROPIC PALM	12'-14' H. 8' DW. 18-12 STEM MN	AS SHOWN	YES
AMC	2	AMORPHOCELE	CHRISTMAS PALM	12'-12' DW. DOUBLE	AS SHOWN	
AMC	10	AMORPHOCELE	CHRISTMAS PALM	10'-12' TRIPLE	AS SHOWN	
BN	2	BUNGEA S. HOBBSII SILVER	SILVER BISHAM PALM	8' DW.	AS SHOWN	
CR1	2	CRIN	DUNAL PALM	RELOCATED FROM ON SITE	AS SHOWN	YES
CR1	2	CLUSIA ROSEA	PITCH APPLE	10' ON MULET	AS SHOWN	YES
CNC	8	COCOS HUCIFERA	COCOAUT PALM	10' DW. WITH CHARACTER	AS SHOWN	
CNC	8	COCOS HUCIFERA	COCOAUT PALM	18' DW. WITH CHARACTER	AS SHOWN	
CNC	4	COCOS HUCIFERA	COCOAUT PALM	20' DW. WITH CHARACTER	AS SHOWN	
CNC	4	COCOS HUCIFERA	COCOAUT PALM	18' DW. WITH CHARACTER	AS SHOWN	
CNC	10	COCOS HUCIFERA	COCOAUT PALM	10-30' DW. RELOCATED FROM ON SITE	AS SHOWN	
CR	6	CONCARPUS ERECTUS	GREEN BUTTERNUTWOOD	8'-17'8"	AS SHOWN	YES
CR	6	CONCARPUS ERECTUS SERICEUS	SILVER BUTTERNUTWOOD	14' FT. 17'8"	AS SHOWN	YES
CR	4	CONCARPUS ERECTUS SERICEUS	SILVER BUTTERNUTWOOD	10' ON RELOCATED FROM ON SITE	AS SHOWN	YES
CR	2	DODDOLCOA OVIFERA	SEA ORANGE	12' CA.	AS SHOWN	YES
CR	2	CORDIA ALLIODORATA	ORANGE CEDAR	12' CA.	AS SHOWN	YES
CR	2	DELODNY REXIA	ROYAL PONCIRIA	10' CA.	AS SHOWN	
CR	1	DIPLODENDRON	ARCEA PALM	8' CA. RELOCATED FROM ON SITE	AS SHOWN	
CR	1	DIPTEROCARPUS	VAKULAPANESE PRIVET	8'	AS SHOWN	
CR	1	PHODENDRON	PRIVET PALM, TRIPLE	8' FT. TRIPLE. RELOCATED FROM ON SITE	AS SHOWN	
CR	1	PHODENDRON	ALEXANDRIA PALMS/STAG PALM	12'-14' CA. TRIPLE	AS SHOWN	YES
CR	1	PHYCERATIA FLORIDA	FLORIDA ROYAL PALM	14' DW.	AS SHOWN	
CR	1	ROYSTONIA ELATA	FLORIDA ROYAL PALM	14' DW. UNLOCATED FROM ON SITE	AS SHOWN	
CR	1	ROYSTONIA ELATA	SABAL PALM	12' CT. BOOTTED	AS SHOWN	
CR	1	ROYSTONIA ELATA	SABAL PALM	12' CT. 313 HTS. BOOTTED	AS SHOWN	
CR	1	ROYSTONIA ELATA	SABAL PALM	8' CT	AS SHOWN	
CR	1	THYRSIA RADATA	FLORIDA THATCH PALM	10' DW.	AS SHOWN	YES
CR	1	THYRSIA RADATA	FLORIDA THATCH PALM	8' DW.	AS SHOWN	
CR	1	VELUTIA MONTIGOMERYANA	MONTIGOMERY PALM	12' DW. DOUBLE	AS SHOWN	
CR	1	VELUTIA MONTIGOMERYANA	MONTIGOMERY PALM	14' DW. GM TRIPLE	AS SHOWN	
CR	1	VELUTIA MONTIGOMERYANA	MONTIGOMERY PALM	12' DW. DOUBLE	AS SHOWN	
CR	1	VELUTIA MONTIGOMERYANA	MONTIGOMERY PALM	14' DW. GM TRIPLE	AS SHOWN	

SHRUBS/ACCENTS

MTS	8	ALBASTRA ALBA	ALBASTRA ALBA	3'X3'	AS SHOWN	
BOS	9	BOUGAINVILLEA BARBAMIA KARST	BOUGAINVILLEA BARBAMIA KARST	4'X4'	AS SHOWN	
	10	BOUGAINVILLEA SP.	BOUGAINVILLEA SP.	STANDARD VIOLET BLDG.	AS SHOWN	
MTS	180	CHRYSEIDELLA CACAO	GREEN CROCOTILLUM	W7	30' 0" C.	YES
	191	CHRYSEIDELLA CACAO HORIZONTAL	HORIZONTAL CROCOTILLUM	W7	30' 0" C.	YES
CIO2	23	CLUSIA FOETIDUS	SMALL LEAF CLUSIA	W7	30' 0" C.	YES
	370	COCOTILLA UNIFERA	SEA ORANGE	#0 FULL	24' 0" C.	YES
CIO3	370	COCOTILLA UNIFERA	SEA ORANGE	#0 FULL	24' 0" C.	YES
CIO2	380	CONCARPUS BARBATI SERICEUS	SILVER BUTTERWOOD	3'X 26"	24' 0" C.	YES
	9	CRIFIDAE ALBA	LOZEN CHINA CRIM LCT	AS SHOWN	AS SHOWN	
DRM	4	CRIFIDAE ALBA	RED-COLORED DRACENA	5' SL	AS SHOWN	
	6	DRACENA MARITIMA	DRACENA	5' SL	AS SHOWN	
G6	4	GARCINIA SPICATA	MULBERRY UNIF. GRASS	W3	24' 0" C.	YES
MTS	277	GEOPHILA FLORIDANA	COLEWOOD	#3 24"	24' 0" C.	
	137	MYRSINE FLORIDANA	CALISPO DEEP PINK OLEANDER	#7 45"	4' 0" C.	
VOC	12	NEPENTHES ALBA CALYPSO	BLUE PLUMBAGO	W3	24' 0" C.	
	13	PLUMBAGO AURICULATA IMPERIAL BLUE	WHITE PLUMBAGO	W3	24' 0" C.	
PLW	20	PLUMBAGO AURICULATA ALBA	VAREGATED DWARF SCHEFFELERA	W3	24' 0" C.	
BAT	88	SCHEFFELERA ARGENTOLATA TRINETTE	SAND CORPUSAE	W3	36' 0" C.	YES
	11	STREPTACIS ALBA	ORANGE BIRD OF PARADISE	3'X 3'X3'	AS SHOWN	
STR	28	STREPTACIS PEGMAE	ORANGE BIRD OF PARADISE	3'X 3'X3'	AS SHOWN	
TMO	12	THESPIASIA DACTYLOIDES	PAKISTANITE GRASS	W3 FULL	36' 0" C.	YES

GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR FIFTH GRADES - ROUGH GRADES BY GENERAL CONTRACTOR.
- ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE TREE ORDERS A STANDARD. MARCH 1988.
- PLANTING SIZE: 10 IN. A MINIMUM HEIGHT OF TRUNK & JUNGLE (50/50) WITH 50 GALLONS OF MULCH/GRADE TO 6 IN. DEEP.
- TREES & PLANTS GUARANTEED TO BE IN HEALTHY VIGOROUS CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
- APPLY 3" MULCH/EVALUATE MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
- CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES PLANT NAME, SIZE OR SPECIFICATIONS BETWEEN THE PLAN OF PLANT LIST, THE PLAN TAKES PRECEDENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION, NECESSARY INVOLVING THE LANDSCAPE MATERIALS DOWN ON THE PLAN.
- ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE COVERED WITH FLORIDIAN 100 LBS. 10 IN. TO 12 IN. DEEP CORDED GRANITE & RUST SYSTEM. LAY WITH JOINT JOINTS.
- ALL LANDSCAPED AREAS INSIDE PROPERTY AND AROUND ROAD AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 3" COVERAGE USING RUST FREE WATER AND A RAIN CHECK DEVICE.
- TREES & PLANTS TO BE STORED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO STAIL STANDING PLANTS.
- HOIST PLANTS TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE, PLANT FRAMES AT POINT OF PLANTING.
- LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

HOLLYWOOD LANDSCAPE NOTES

2. THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF FORTYWOOD'S LANDSCAPE PLAN REVIEWER.

City of Hollywood Landscape Requirements (NBDD-DZ and NBDD-CZ)

Condition	Requirement	Provided	Condition	Requirement	Provided
PERIMETER LANDSCAPE (excluding swale areas): -One Tree per 50' of portion of street frontage 1510LF/50LF or portion thereof	31	31	OTHER: -Apply Xeriscape principles -Incorporate visual access to IGW through landscape areas Use plant species compatible for highly saline areas -Total Trees required (31Perimeter, 5 Parking, 37 Interior)	YES YES YES 73 100	YES YES YES 100
VEHICULAR USE AREA (excluding perimeter landscape): -Each terminal island to have one tree -25% of total paved areas shall be landscaped	5 7,299.25 SF	5 19,080 SF	-Tree Species variety required for 61-90 Trees (73 trees) -Trees to be minimum 8.5'x4", 2"DBH -Palms to have minimum 6'CT at time of planting -60% of required trees to be Florida native (73 trees @ 60%) (39 Native shade trees, 30 Native Palms, 4 Non-Native palms)	6 YES YES 44 (60%)	18 YES YES 69 provided (95%)
OPEN SPACE (excluding perimeter and vehicular landscape): -Minimum 40% of the open area as landscape area -One Tree per 1000SF of the total pervious area 48,952/1000SF or portion thereof	42,232.8 SF 49	48,952 SF 54	-40% of shrubs to be Florida native (1534 native/1824 total) -Native groundcovers provided (1405 native/2525 total) -Maximum 50% of required trees as palms -If 20%+ of req. trees are palms, remaining trees to be native -No specimen palms counted on 3:1 basis (Native: 26 Sabal, 8 Thatch=11 tree credits) (Non-Native: 4 Alexander, 16 Adonis, 23 Coccoloba, 1 Areca) Specimen palms counted on 1:1 basis (Native: 4 Paurhis, 15 Royal Palm= 19 tree credits) (Non-Native: 2 Silver Bismark= 2 tree credits)	40% N/A 50% max (36 Palms) YES YES	87% provided 55% provided 47% provided (34 palms) YES YES
DESIGN REVIEW BOARD: -Projects of 4 or more units shall comply with Design Review Guidelines for landscaping	YES	YES			
VIEW TRIANGLE: -For corner lots, sight triangle must be provided	YES	YES		YES	YES
IRRIGATION: -Provide 100%+ coverage by an auto sprinkler system in Accordance with City of Hollywood code and SFWMD	YES	YES	-Require shrubs to be at least 24" at time of planting -88' continuous hedge between residential/commercial use	YES YES	YES YES (North prop line)

521 25th St.
West Palm Beach
FL 33407
Tel (561) 747-3462
Fax (561) 747-0281
www.studio-sprout.com
LA 0000907
LCC 000213



STUDIO Sprout



SCALE	1" = 20'
DESIGNED BY	GW
DRAWN BY	KS
CHECKED BY	GW
CAD DWG.	
DATE	01.20.14
REVISIONS	
TAC COMMENTS	12.13.13
	12.03.14
	03.11.15
	04.12.15
	05.18.15

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

LANDSCAPE PROPOSED PLAN
DEVELOPMENT REVISION



JOSEPH B. KALLER
+ ASSOCIATES PA
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SEAL

JOSEPH B. KALLER
FLORIDA #A 9 0009289

PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
FLOOR PLAN
SEASIDE VILLAGE EAST

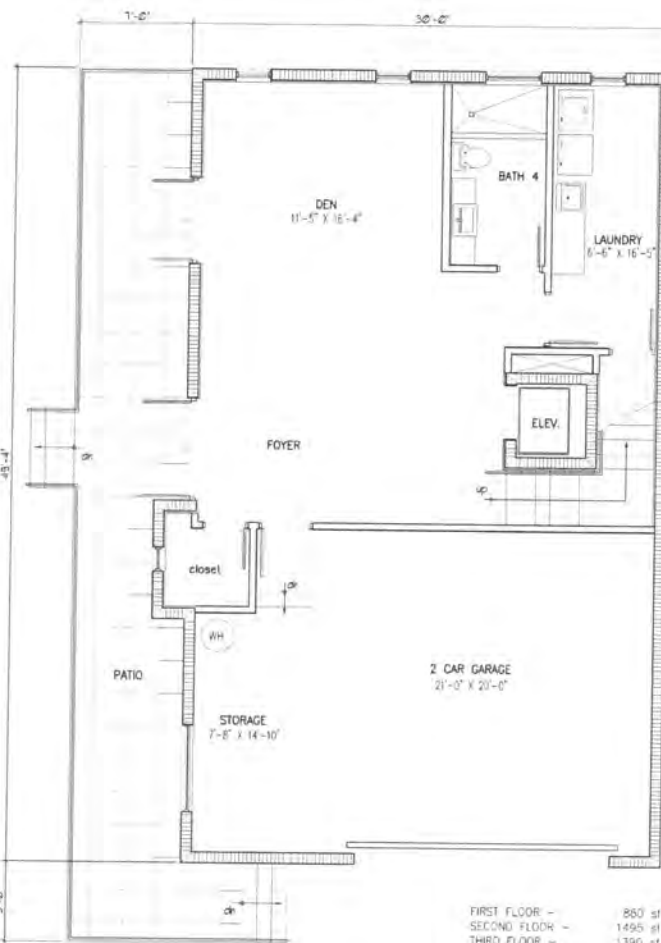
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NO.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-10-13	FINAL TAC
3	4-28-14	ENGINEERING
4	5-5-15	P.D. REV.

*In meeting or on-site visit to project, it is not the intent of the
project of this document to be used for construction, but rather a
conceptual study only, which is the intent of this document.

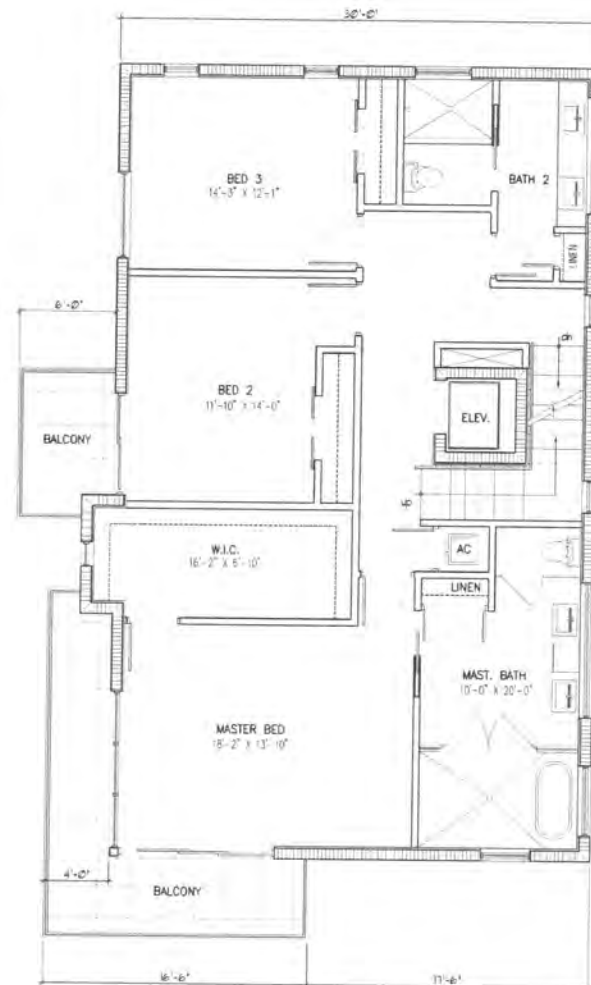
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DATE: 10-29-13
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CHECKED BY: JBR

SHEET

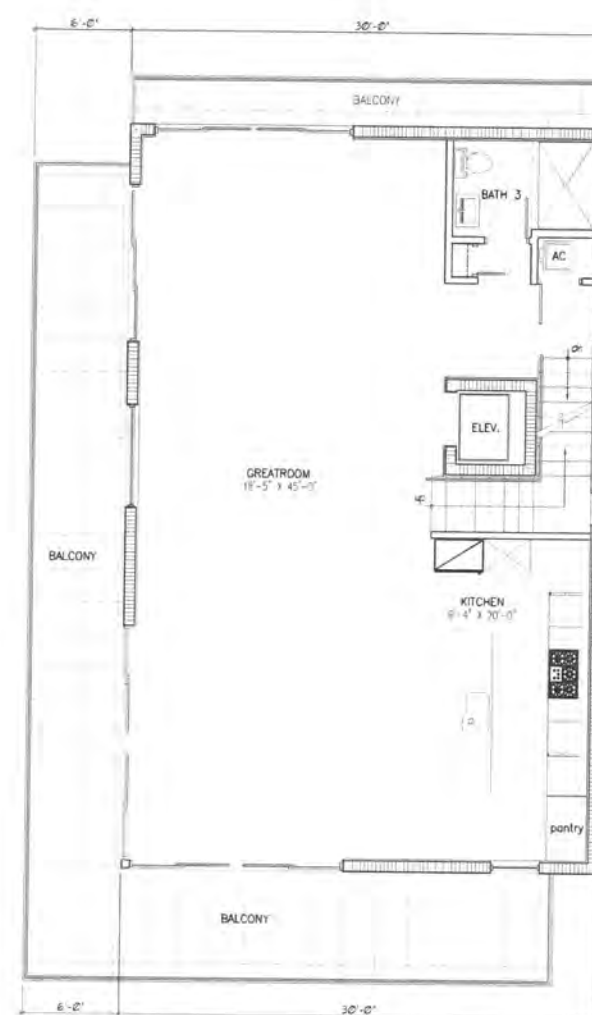
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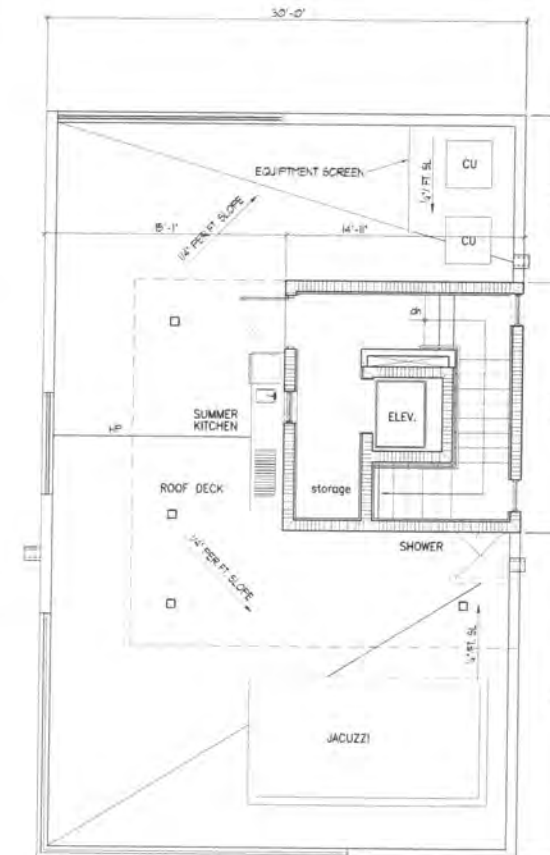
FIRST FLOOR - 880 sf
SECOND FLOOR - 1495 sf
THIRD FLOOR - 1390 sf
ENCLOSED ROOF AREA - 227 sf
GARAGE - 614 sf
entry porch - 400 sf



balcony - 191 sf



balcony - 495 sf



roof deck - 1158 sf



PROPOSED PLANNED DEVELOPMENT REVISION



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SEAL

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FLORIDA P.E. # 0005239

PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
ELEVATIONS
SEASIDE VILLAGE EAST

REVISIONS

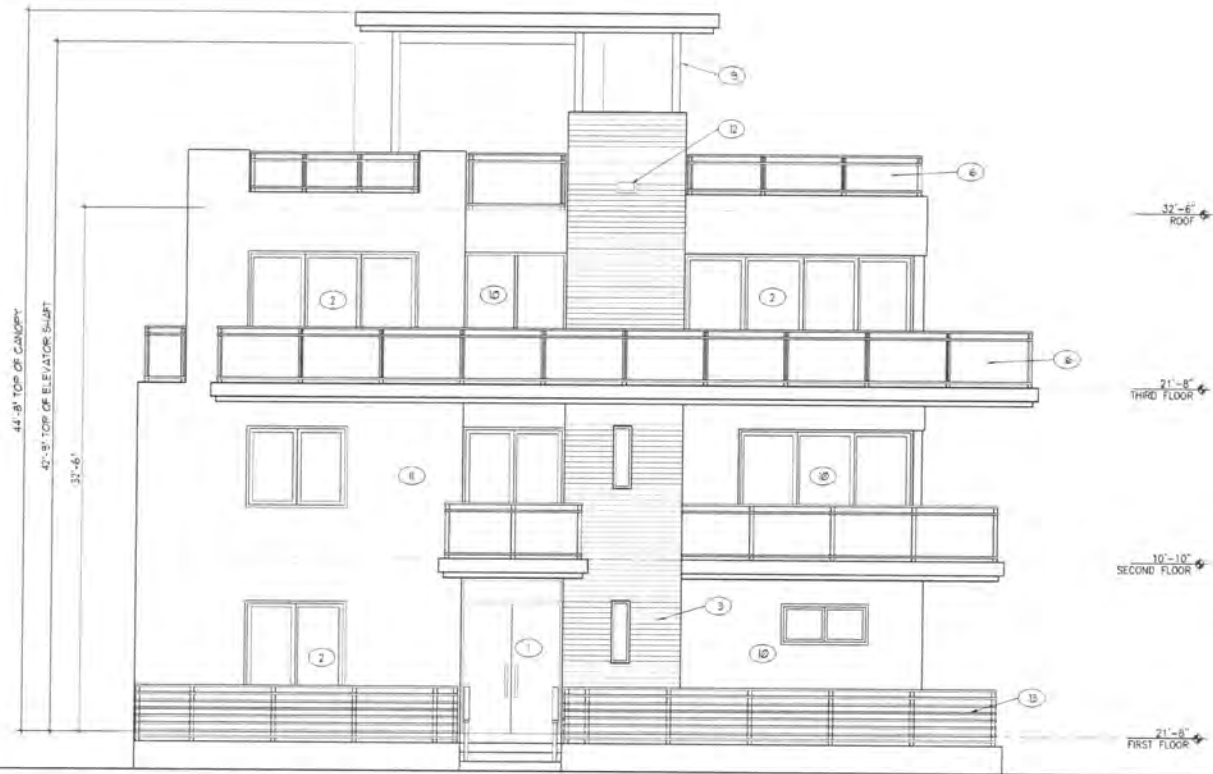
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1	10-21-12	PRELIMINARY TAC
2	12-10-12	FINAL TAC
3	1-28-14	ENGINEERING
4	5-5-15	P.D. REV.

10-21-12: Initial design and construction documents.
12-10-12: Final design and construction documents.
1-28-14: Engineering review and approval.
5-5-15: Professional design and approval.

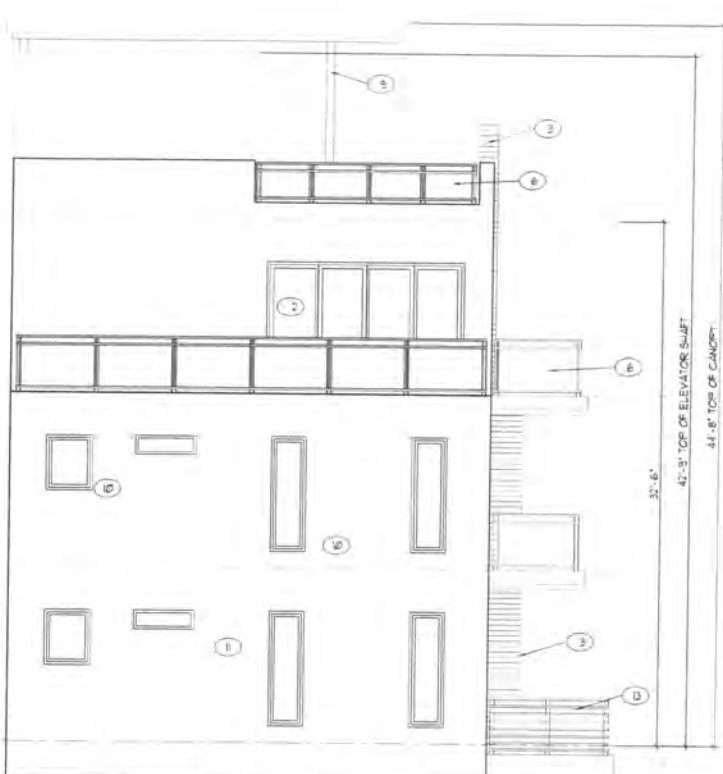
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SHEET

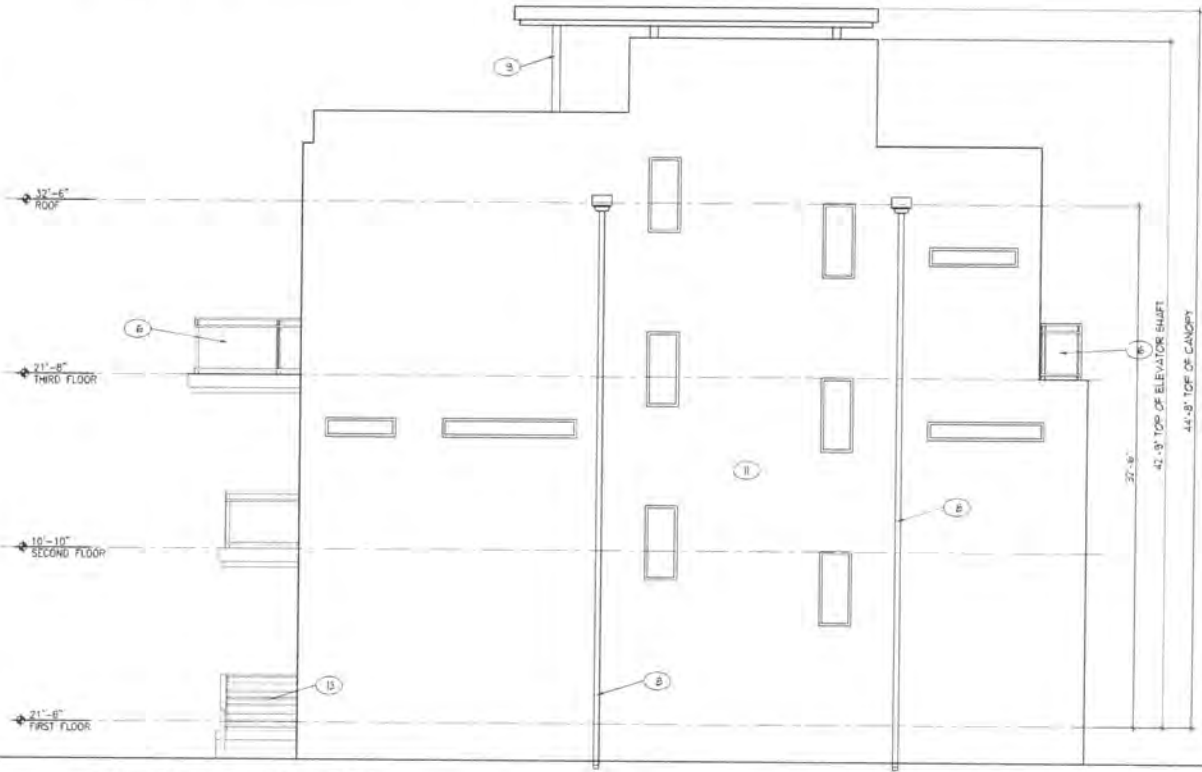
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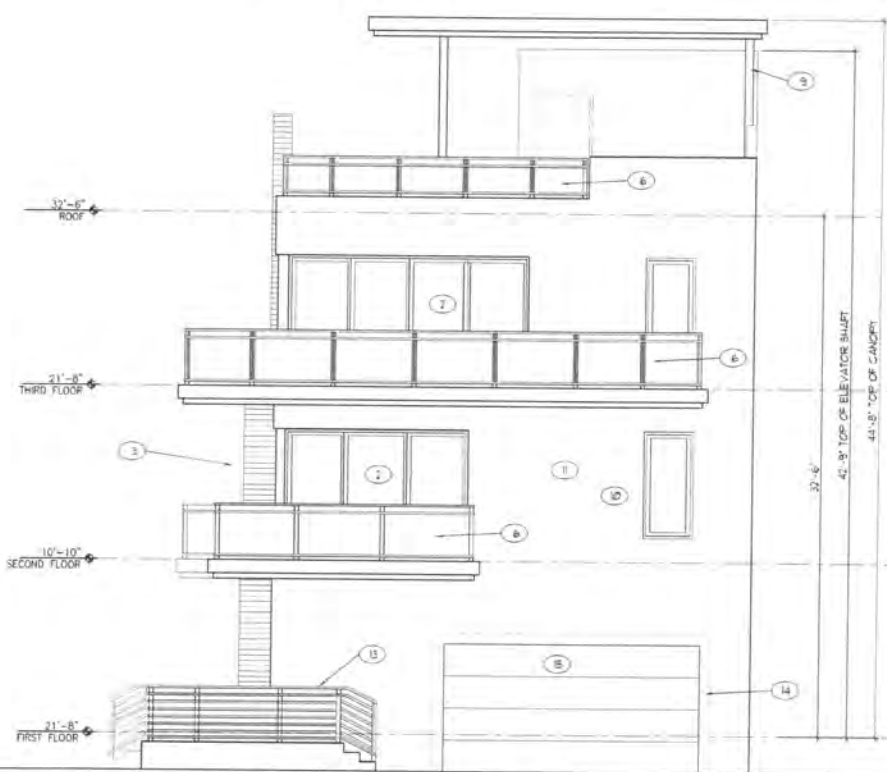
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

PROPOSED PLANNED DEVELOPMENT REVISION



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SEAL

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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
FLOOR PLAN
SEASIDE VILLAGE EAST

REVISIONS		
No.	DATE	DESCRIPTION
1	10-24-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-28-14	ENCLOSING
4	5-5-15	P.D. REV

PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JPK

SHEET

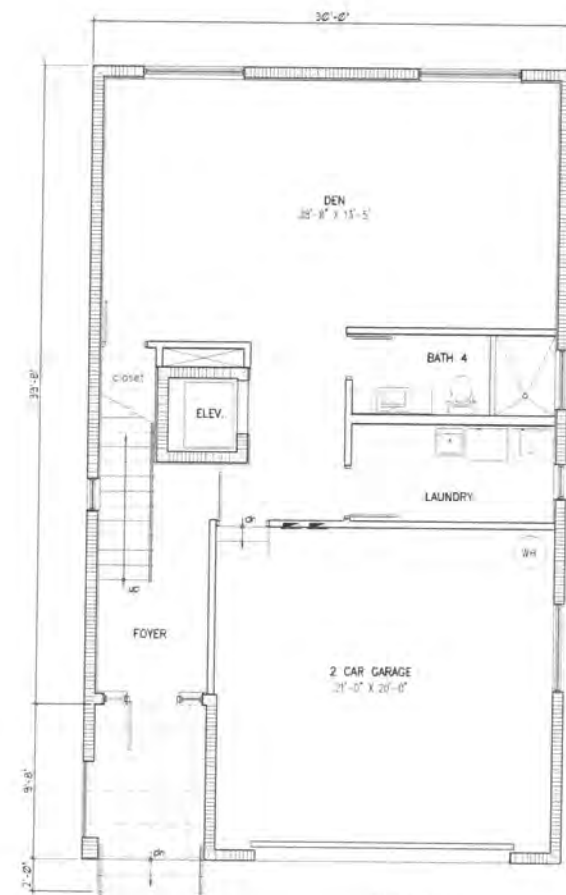
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NORTH

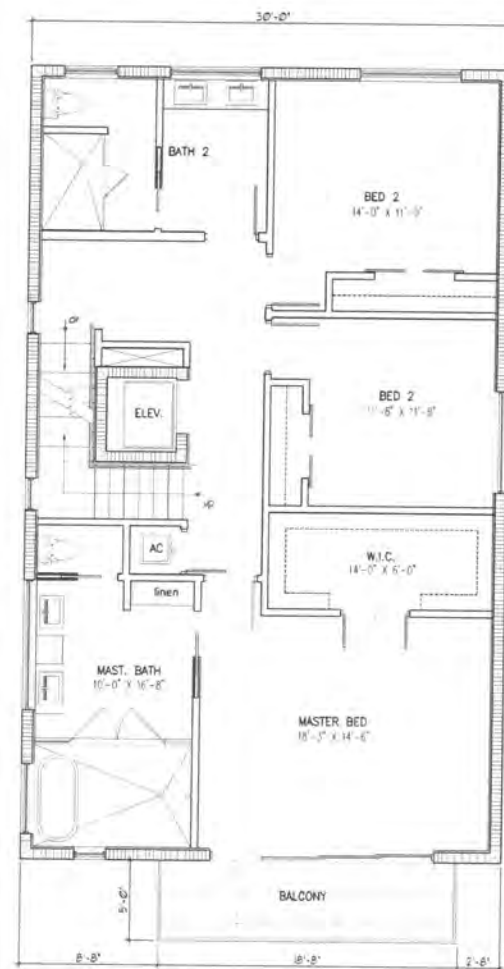
roof deck = 1158 sf

PROPOSED PLANNED DEVELOPMENT REVISION

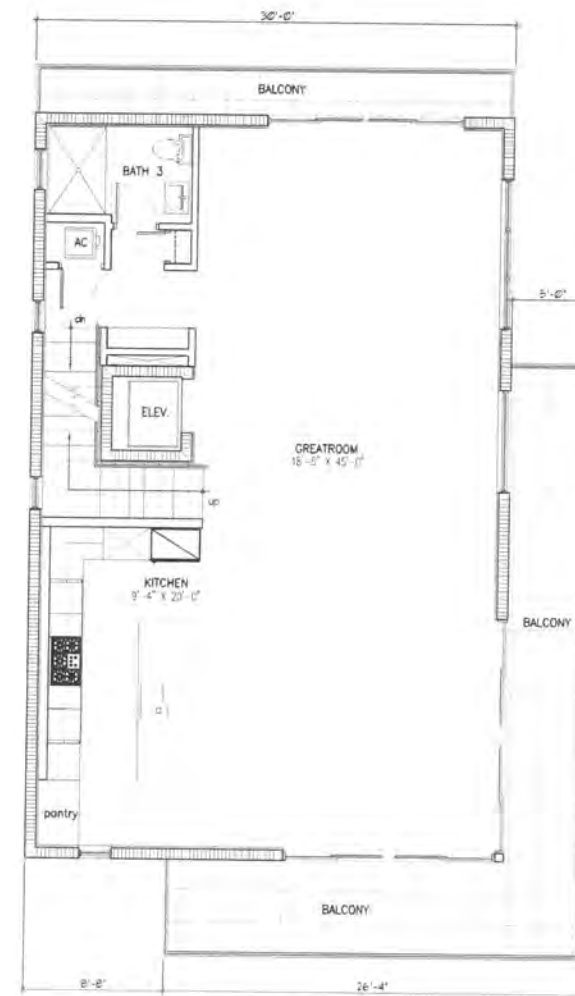


entry porch = 71 sf

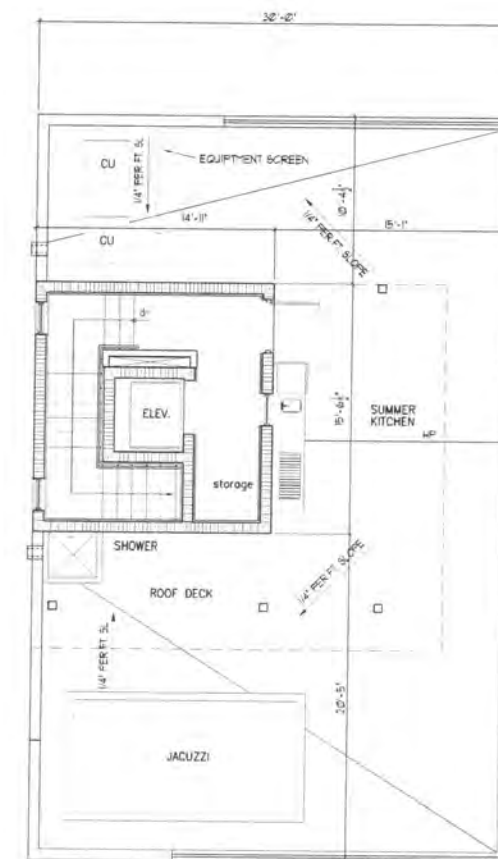
FIRST FLOOR	932 sf
SECOND FLOOR	1480 sf
THIRD FLOOR	1390 sf
ENCLOSED ROOF AREA	227 sf
	4029 sf
GARAGE	473 sf
	4502 sf



balcony = 53 sf



balcony = 313 sf





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SEAL

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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

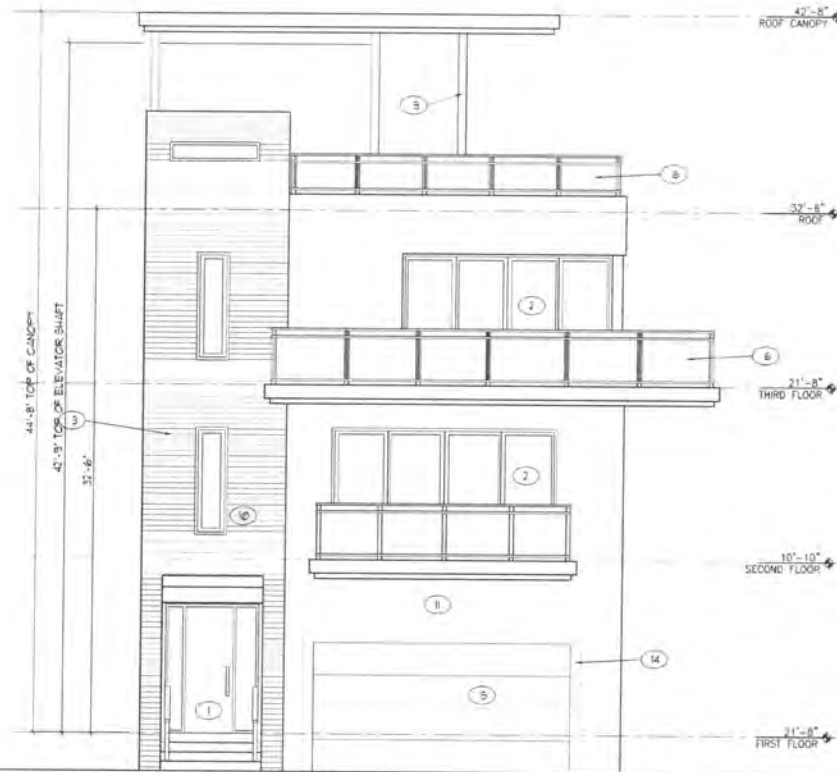
SHEET TITLE
ELEVATIONS
SEASIDE VILLAGE EAST

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-05-13	FINAL TAC
3	4-29-14	ENGINEERING
4	5-5-15	P.D. REV.

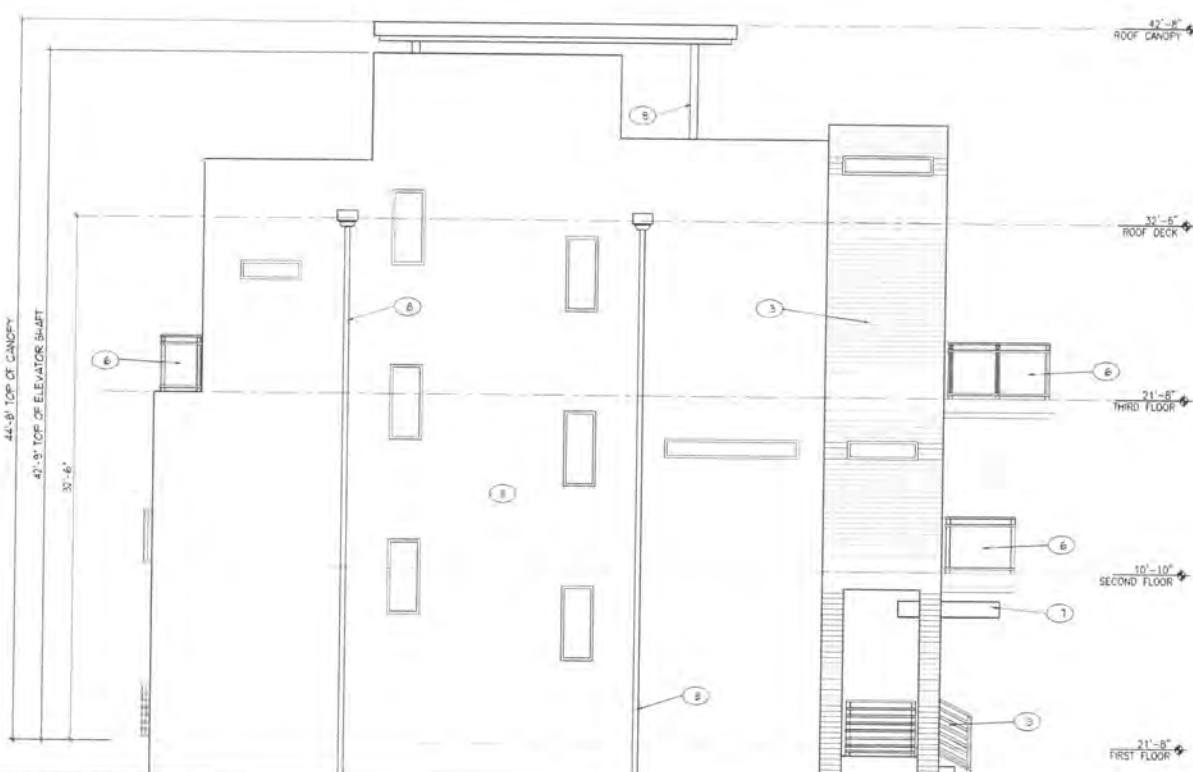
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DATE: 10-29-12
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SHEET

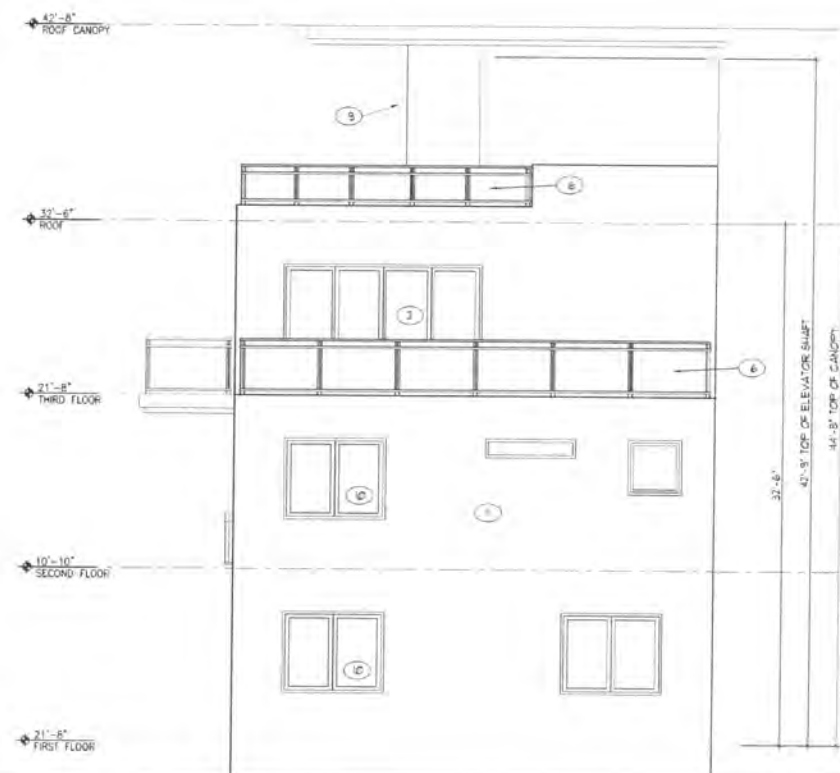
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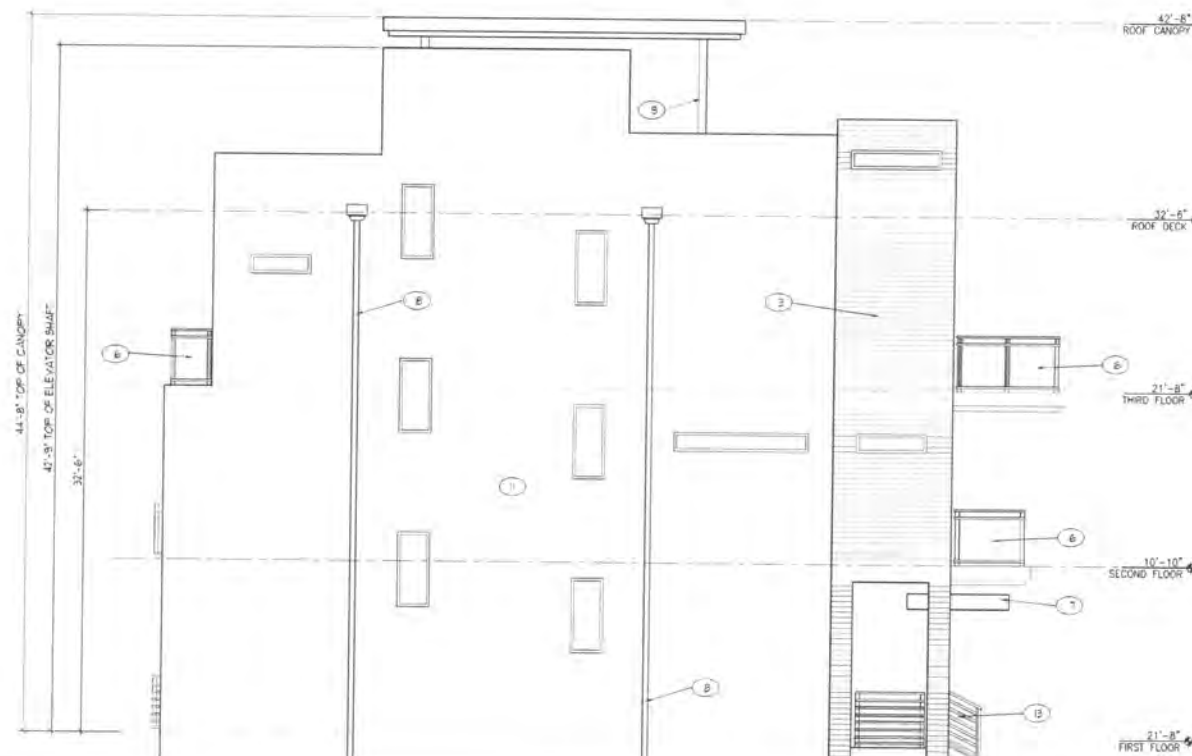
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

PROPOSED PLANNED DEVELOPMENT REVISION



JOSEPH B. KALLER
FLORIDA B.A. # 0009239

PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

CONTEXTUAL STREET
ELEVATIONS

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV.
4	5-6-15	P.D. REV.

¹⁰ In contrast to the other countries, the United Kingdom has a history of the independent audit of the management accounts (Hendriks, 1999).

PROJECT No: 12100
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBN

SHEET

A-20R



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STREET ELEVATIONS

PROPOSED PLANNED DEVELOPMENT REVISION