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: 1.3.2017

Location Address: 2000 Van Buren Street, Hollywood, FL 33020
Lot(s): 18,19,20,21 & 22 Block(s): 6 Subdivision: Hollywood
Folio Number(s): 514215011090, 514215011110, 514215011120
Zoning Classification: PS-3 Land Use Classification: Mixed-use
Existing Property Use: Vacant / Residential Sq Ft/Number of Units: 4078 SF / 8-UNITS
Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): YES 15-DPV-72

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

Explanation of Request: TECHNICAL ADVISORY COMMITTEE SUBMITTAL FOR 62 UNIT RESIDENTIAL BUILDING

Number of units/rooms: 62 Units Sq Ft: 74934.9
Value of Improvement: $10,500,000 Estimated Date of Completion: September 2019
Will Project be Phased? ( ) Yes (X)No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: SOL VAN BUREN, LLC
Address of Property Owner: 1130 E. Hallandale Beach Blvd. C5, Hallandale Beach, FL 33009
Telephone: 305.454.4734 Fax: 305.359.9222 Email ricardo@bedecoconstruction.com
Name of Consultant/Representative/Tenant (circle one): Joseph B. Kaller & Associates, PA
Address: 2417 Hollywood Blvd, Hollywood, FL 33020 Telephone: 954.920.5746
Fax: 954.926.2841 Email Address: Joseph@kallerarchitects.com
Date of Purchase: 02/23/2015 Is there an option to purchase the Property? Yes ( ) No (X)
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: RICARDO BEDECHIR (SOL VAN BUREN) Address: 1000 E HALLANDALE BLVD STE 41 HALLANDALE FL 33009 Email Address: ricardo@bedecoconstruction.com

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: 12-22-16

PRINT NAME: RICARDO BOSCHIK (SOL VAN BUREN 4C) Date: _____

Signature of Consultant/Representative: _____ Date: 12-23-16

PRINT NAME: Joseph B. Kaller 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 (project description) Final T.A.C. Review to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 22 day of DECEMBER, 2016

_____
Notary Public State of Florida

My Commission Expires: _____ (Check One) _____ Personally known to me; OR _____

MARIO CRAY
Notary Public - State of Florida
My Comm. Expires Jun 29, 2017
Commission # FF 015409
Bonded Through National Notary Assn.

_____
SIGNATURE OF CURRENT OWNER

RICARDO BOSCHIK
PRINT NAME

Kaller
JOSEPH B. KALLER
+ ASSOCIATES PA
AA# 26001212

architecture - interiors - planning

December 23, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: Sol Van Buren
2000 Van Buren Street
Hollywood, Florida
Architect's Project #12093
City Project #15-DPV-72

To Whom It May Concern,

The following is a narrative of the design changes in this submittal as they relate to the original approvals for above referenced project. These variations from the original design are listen in general as they affect all sheets in this submittal.

Notable differences from originally approved design (based on new PS-3 Zoning requirements):

1. Access to parking level moved from alley to 20th Avenue
2. West setback reduced from 15'-0" to 10'-0"
3. Ground floor units relocated and lobby area adjusted to reflect above changes.
4. Building Data (Sheet SP-0) adjusted to reflect new overall building areas and unit areas at upper floors.
5. Upper floor plans and unit plans adjusted per new building footprint at these levels. New floor plan layout at 3rd floor parking/living.
6. Service areas accessible from alley at southeast portion of building. Overall sizes and locations per new ground floor layout.
7. Overall building height increased to 8-stories.

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax
joseph@kallerarchitects.com
www.kallerarchitects.com

8. 3-levels of parking provided.
9. Elevations per new 8-story design and internal unit layouts.
10. Civil and landscape plans per new building design and vehicular access drive location.

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

Sincerely,
Joseph B Kaller & Associates, P.A.

Joseph B. Kaller
President

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax
joseph@kallerarchitects.com
www.kallerarchitects.com

Holland Engineering, Inc.
3900 Hollywood Blvd., Suite 303
Hollywood, FL 33021

December 17, 2016

FIRE FLOW CALCULATIONS
An Eight Story Residential Building
2000 Van Buren Street, Hollywood

These calculations are for an eight story residential building, with a total ground floor square footage of 5,257 SF. The entire building is non combustible construction.

Fire Flow Area = 33,882 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1.1 Fire Flow Requirements, the fire flow area is based on the three largest successive floors. The floors with the largest square footage are floors 4 through 7. Each of these floors are 11,294 square feet for a total of 33,882 square feet for the three successive floors.

Per Table 18.4.5.1.2, the fire flow requirement is 2,000 gpm for 2 hours.

NFPA 18.4.5.2.1 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

2,000 gpm X 75% = 1,500 gpm (fire flow credit)

2,000 gpm – 1,500 gpm = 500 gpm

The minimum fire flow per NFPA 18.4.5.1.2 is 1,000 gpm

Fire flow required = 1,000 gpm

Prepared by:

_____

Susan C. Holland, P.E.
Lic. No. 41831

Tel (954) 367-0371 • Fax (954) 367-0372 • Email susan@hollandengineering.net

Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2	**Designation shall represent first and second flowed hydrants respectively**
P	**Designation shall represent test hydrant for static and residual distribution system pressures.**

MMVB Ricardo Bebchek 8106

1/25/2016	**11:15 A.M.**		**61**

Residual/Static Hydrant	Address/Location	Residual Pressures	
		F-1 Only	F-2 Only
P - Hydrant **Fh001550**	**2000 Van Buren st.**	**60**	**58**
		F-1& F-2	**57**

Flow Hydrants	Address/Location	Flow Rate
F-1 Hydrant (Individual) **FH002999**	**2001 Harrison st.**	**GPM** **1130**
F-2 Hydrant (Individual) **FH001525**	**2001 Jackson st.**	**GPM** **950**
F-1 Hydrant (Both Flowing)		**GPM** **1090**
F-2 Hydrant (Both Flowing)		**GPM** **950**

2000 Van Buren Street, Hollywood
Pre-Development
Preliminary Drainage Calculations

Date 12/15/2016

Prepared by Susan C Holland, P.E.
Lic. No. 41831

Elevations are referenced to NAVD 1988

General Information

Total Project Area =	0.61 Acres	
Paved Area =	0.04 Acres	
Building Area =	0.09 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.48 Acres	
Total Impervious Area =	0.13 Acres	(21.3%)
Total Pervious Area (TPA) =	0.48 Acres	(78.7%)

Existing Min. Floor Elevation =	8.8 '
Existing Min. Crown of Road =	0.0 '
Existing Average Finished Grade=	8.5 '
Lake Control Stage =	0.0 '
Flood Criteria (Dade County only) =	0.0 '
October Water Table =	1.5 '
(Wet season water table)	
Credit (Dade County only) =	0.00 "
Discharge Off-site =	0.0 '

Storm Event Information

Finished Floor Elevation

100 year 3 day event =	16.99 "
100 Year 1 day event =	12.50 "

Perimeter Grade Elevation

25 year 1 day event =	10.25 "
25 year 3 day event =	13.93 "

Date 12/15/2016

SCS Curve Number

Design Water Table Elevation =	1.5 '
Average Finished Grade =	8.5 '
Average Depth Water Table =	7.0 '

Compacted Water Storage - (CWS) = 8.18 "
(From Table at right)

Ground Storage Under Pervious Area
(CWS/12 in/ft) x (TMPA) = 0.33 AC-FT

Soil Storage (S) = 6.44 "

SCS Curv Number (CN) = 60.84

Cumulative Soil Moisture Storage
S.F.W.M.D Vol. IV,
pg C-III-3, figure C-III-1

DWT=Depth to Water Table
NAS=Natural Available Storage
DAS=Developed Available Storage

DWT	NAS	DAS
1.0 '	0.69 "	0.45 "
2.0 '	2.50 "	1.88 "
3.0 '	6.60 "	4.95 "
4.0 '	10.90 "	8.18 "

Stage / Storage

Area of Developed Site Grading = 0.52 Acres

(Linear 8.5'- 9.0')

Stage	*Lake*	*Surface Storage*	*Trench Storage*	*Total*
1.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
2.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
2.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
4.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
4.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
5.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
5.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
6.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
6.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
7.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
7.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
8.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
8.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
9.00 '	0.00 AC-FT	0.13 AC-FT	0.00 AC-FT	0.13 AC-FT
9.50 '	0.00 AC-FT	0.39 AC-FT	0.00 AC-FT	0.39 AC-FT
10.00 '	0.00 AC-FT	0.65 AC-FT	0.00 AC-FT	0.65 AC-FT

2000 Van Buren Street, Hollywood Date 12/15/2016
Pre-Development

Finished Floor Elevation

100 Year - 1 Day Event = 12.50 "
(from SFWMD Manual)

100 year - 3 day event = 12.50 " x (1.359) = 16.99 "

$$Q = \frac{[\,16.99 - 0.20\,(6.44)]^2}{16.99 + 0.80\,(6.44)} = 11.14"$$

11.14 " - 0.00 " *(Dade Co. Credit)* = 11.14 "

$$\text{Volume} = \frac{11.14"}{12\ \text{in/ft}}(0.61) = 0.57\ \text{AC-FT}$$

Corresponding stage = 9.85'

Perimeter Grade Elevation

25 Year - 1 Day Event = 10.25 "
(from SFWMD Manual)

25 - year - 3 day event = 10.25 " x (1.359) = 13.93 "

$$Q = \frac{[\,13.93 - 0.20\,(6.44)]^2}{13.93 + 0.80\,(6.44)} = 8.38"$$

8.38 " - 0.00 " *(Dade Co. Credit)* = 8.38 "

$$\text{Volume} = \frac{8.38"}{12\ \text{in/ft}}(0.61) = 0.43\ \text{AC-FT}$$

Corresponding stage = 9.60'

2000 Van Buren Street, Hollywood
Post-Development
Preliminary Drainage Calculations

Date 12/15/2016

Prepared by Susan C Holland, P.E.
Lic. No. 41831

Elevations are referenced to NAVD 1988

General Information

Total Project Area =	0.61 Acres	
Paved Area =	0.30 Acres	
Building Area =	0.15 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.16 Acres	
Total Impervious Area =	0.45 Acres	(73.8%)
Total Pervious Area (TPA) =	0.16 Acres	(26.2%)

Proposed Min. Floor Elevation =	9.7 '
Proposed Min. Crown of Road =	0.0 '
Proposed Average Finished Grade=	8.0 '
Lake Control Stage =	0.0 '
Flood Criteria (Dade County only) =	0.0 '
October Water Table =	1.5 '
(Wet season water table)	
Credit (Dade County only) =	0.00 "
Discharge Off-site =	0.0 '

Storm Event Information

Finished Floor Elevation

100 year 3 day event =	16.99 "
100 Year 1 day event =	12.50 "

Perimeter Grade Elevation

25 year 1 day event =	10.25 "
25 year 3 day event =	13.93 "

2000 Van Buren Street, Hollywood
Post-Development

Date 12/15/2016

Exfiltration Trench Data

Trench Length = 80.0 '
Trench Width = 6.0 '
Trench Depth = 4.0 '
Pipe Diameter = 1.25 '
K = 0.00018 (estimated)

Exfiltration Trench Length

storm event = 2.50 "

H2 (depth to water table) = 5.50 '

Du (non-saturated trench depth) = 4.0 '

Ds (saturated trench depth) = 0.0 '

C Factor

Pervious = 0.6
Impervious = 0.9
Weighted C Factor = **0.82**

(0.16) x (0.60) + (0.45) x (0.90) = **0.82**
0.61

SCS Curve Number

Design Water Table Elevation =	1.5 '
Average Finished Grade =	8.0 '
Average Depth Water Table =	6.5 '

Compacted Water Storage - (CWS) = *(From Table at right)*	8.18 "
Ground Storage Under Pervious Area (CWS/12 in/ft) x (TMPA) =	0.11 AC-FT
Soil Storage (S) =	2.15 "
SCS Curv Number (CN) =	82.33

Cumulative Soil Moisture Storage
S.F.W.M.D Vol. IV,
pg C-III-3, figure C-III-1

DWT=Depth to Water Table
NAS=Natural Available Storage
DAS=Developed Available Storage

DWT	NAS	DAS
1.0 '	0.69 "	0.45 "
2.0 '	2.50 "	1.88 "
3.0 '	6.60 "	4.95 "
4.0 '	10.90 "	8.18 "

Stage / Storage

Area of Developed Site Grading = 0.46 Acres

(Linear 7.5'- 9.0')

Stage	*Lake*	*Surface Storage*	*Trench Storage*	*Total*
1.50 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
2.00 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
2.50 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
3.00 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
3.50 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
4.00 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
4.50 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
5.00 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
5.50 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
6.00 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
6.50 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
7.00 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
7.50 '	0.00 AC-FT	0.00 AC-FT	0.08 AC-FT	0.08 AC-FT
8.00 '	0.00 AC-FT	0.12 AC-FT	0.08 AC-FT	0.20 AC-FT
8.50 '	0.00 AC-FT	0.23 AC-FT	0.08 AC-FT	0.31 AC-FT
9.00 '	0.00 AC-FT	0.35 AC-FT	0.08 AC-FT	0.43 AC-FT
9.50 '	0.00 AC-FT	0.58 AC-FT	0.08 AC-FT	0.66 AC-FT
10.00 '	0.00 AC-FT	0.81 AC-FT	0.08 AC-FT	0.89 AC-FT

Retention / Detention Requirements for Water Quality

First 1" of runoff

Volume = 1" x 1ft/12" x 0.61 Acres = 0.05 AC-FT

Total project area - roof area = 0.61 acres - 0.15 acres = 0.46 acres
0.46 acres - 0.16 acres (pervious area) = 0.30 acres
0.30 acres / 0.46 acres X 100% = 65% impervious
2.5" X 0.65 = 1.63" to be treated
1.63" X 0.61 acres = 1.00 acre-inches (0.08 AC-FT)

Water quality provided in exfiltration trench system.

2000 Van Buren Street, Hollywood Date 12/15/2016
Post-Development

Finished Floor Elevation

100 Year - 1 Day Event = 12.50 "
(from SFWMD Manual)

100 year - 3 day event = 12.50 " x (1.359) = 16.99 "

$$Q = \frac{[\,16.99 \text{ -- } 0.20 \quad (2.15)\,]^2}{16.99 \text{ + } 0.80 \quad (2.15)} = 14.66 "$$

14.66 " - 0.00 " *(Dade Co. Credit)* = 14.66 "

$$\text{Volume} = \frac{14.66 "}{12 \text{ in/ft}} (0.61) = 0.75 \text{ AC-FT}$$

Corresponding stage = 9.70' **Set finish floor elevation at 9.70'**

Post development stage is lower than pre-development stage of 9.85'

Perimeter Grade Elevation

25 Year - 1 Day Event = 10.25 "
(from SFWMD Manual)

25 - year - 3 day event = 10.25 " x (1.359) = 13.93 "

$$Q = \frac{[\,13.93 \text{ -- } 0.20 \quad (2.15)\,]^2}{13.93 \text{ + } 0.80 \quad (2.15)} = 11.65 "$$

11.65 " - 0.00 " *(Dade Co. Credit)* = 11.65 "

$$\text{Volume} = \frac{11.65 "}{12 \text{ in/ft}} (0.61) = 0.59 \text{ AC-FT}$$

Corresponding stage = 9.32'

Post development stage is lower than pre-development stage of 9.60'

2000 Van Buren Street, Hollywood
Post-Development

Date 12/15/2016

Exfiltration Trench Length

C Pervious =	0.60
C Impervious =	0.90
Weighted C Factor =	0.82
10 year storm event =	2.50
Trench width =	6.00
H2 (depth to water table) =	5.50
Du (non-saturated trench depth) =	4.00
Ds (saturated trench depth) =	0.00

Volume to be exfiltrated = 1.00 AC-IN (0.08 AC-FT)

$$L = \frac{1.00}{0.00018 \times [(5.5 \times 6) + (2 \times 5.5 \times 4) - (4)^2 + (2 \times 5.5 \times 0)] + [(.000139 \times 6 \times 4]}$$

L = 69.85 '

Length of exfiltration trench provided = 80 LF

Kaller
JOSEPH B. KALLER
+ ASSOCIATES PA
AA# 26001212

architecture - interiors - planning

December 23, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: Sol Van Buren
2000 Van Buren Street
Hollywood, Florida
Architect's Project #12093
City Project # 15-DPV-72

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

DESIGN REVIEW

GENRAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

CRITERION 1: 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.

ANALYSIS: The proposed building design breaks up the height of the building by creating a building base at the pedestrian level incorporating the use of wood panels at the base, which carry to the lower balconies to allow for communication between the base and the sidewalk. The height and massing of the building is further broken up by recessing the upper level along the street and the use of stucco treatments to create different levels along the façade.

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Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax
joseph@kallerarchitects.com
www.kallerarchitects.com

CRITERION 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.

ANALYSIS: The proposed building follows the intent of the North Parkside District per the Downtown Master Plan. The building design also provides a building base, a common design feature in the neighborhood, which encourages pedestrian movement around the building along the streets. The colors palate selected and use of stucco scoring panel work are also elements common to the existing and proposed buildings in the surrounding neighborhood.

CRITERION 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.

ANALYSIS: The proposed building scale is consistent with the height allowed by the Downtown Master Plan for the North Parkside Sub-District 2. The overall scale of the building is broken up at the pedestrian level by the use of large windows and wood panels at the building base and façade movement by use of stucco panels and treatments at the upper levels. The massing of the building is further broken up by recessing the upper level from the façade and the use of landscaping to further enhance the pedestrian base level.

CRITERION 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.

ANALYSIS: The proposed design incorporates the use of native plants selected specifically for use at this area with careful consideration of insects and diseases common to the area. The proposed planting also create variations of color and texture and are integrated in the front yards of the ground units and along public sidewalks.

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

Sincerely,
Joseph B Kaller & Associates, P.A.

Joseph B. Kaller
President

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax joseph@kallerarchitects.com www.kallerarchitects.com

SOL VAN BUREN

MAIN BUILDING COLOR
BENJAMIN MOORE
MOUNTAINSCAPE 870

ACCENT COLOR
BENJAMIN MOORE
CHELSEA GRAY HC-168

ACCENT COLOR
BENJAMIN MOORE
VAN BUREN BROWN HC-70

SOL VAN BUREN

COMPOSITE WOOD SIDING

ALUMINUM PERGOLA

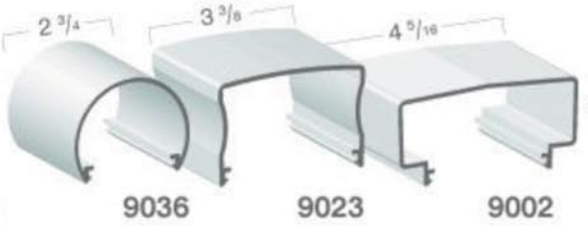
SOL VAN BUREN

REVERSE CHANNEL LETTER
BACKLIT SIGNAGE

OUTDOOR WALL SCONCES

SOL VAN BUREN

Top Rails



THICK RECTANGULAR TOP RAIL CAP

HORIZONTAL RAIL POWDER COATED ALUMINUM RAILING RAILING

Color Options

BRONZE FINISH TOP CONTINUOUS TOP RAIL CAP


105
104
103
SOL
VAN FREIN
2000
102
101


PARKING