

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 5/1/18

Location Address: 3319 N. Ocean Drive

Lot(s): 5-116 Block(s): 9 Subdivision: Hollywood Beach 2nd Addition

Folio Number(s): 5142, 1200, 1190, 1200, 1210, 1220, 1230, 1231

Zoning Classification: BRT-25-E Land Use Classification: Res. Multi-Family

Existing Property Use: Res. Parking/Pool Sq Ft/Number of Units: 4

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): PACO + Preliminary TAC

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

Explanation of Request: Final TAC Review + Approval for a Seven Story, 36 Unit Residential Building

Number of units/rooms: 36 Sq Ft: _____

Value of Improvement: 12 million Estimated Date of Completion: Dec. 2020

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

Name of Current Property Owner: VVG Real Estate Investments LLC

Address of Property Owner: 310 McKinley Street Hollywood

Telephone: 954-931-4321 Fax: _____ Email Address: vdjimgotau@gmail.com

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

Address: 2417 Hollywood Blvd Hollywood Telephone: 954-950-5746

Fax: 954-926-2841 Email Address: Joseph@kauterarchitects.com

Date of Purchase: _____ 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: _____

Address: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: 4/24/18

PRINT NAME: Alan F. Forger

Date: _____

Signature of Consultant/Representative: _____

Date: 4-25-18

PRINT NAME: JOSEPH B. KALLER

Date: 4-25-18

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

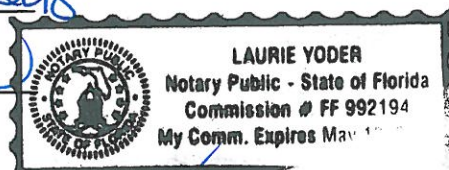
Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Final Technical Review to my property, which is hereby made by me or I am hereby authorizing 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 24th day of April 2018

Laurie Yoder
Notary Public
State of Florida



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

Alan F. Forger
Signature of Current Owner

Alan F. Forger
Print Name

OWNER'S LETTER OF AUTHORIZATION

March 28, 2017

City of Hollywood, Florida Building Department
Broward County, Florida Building Department,
Broward County, Florida Department of Environmental Resources

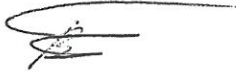
To Whom It May Concern:

This letter shall certify that Mr. Alan F. Forgea is granted authorization, to represent, discuss, apply for building permit applications and respond to comments on my behalf for the purposes of the proposed construction of a new Development on Hollywood Beach.

Thank you for your cooperation in regards to this matter.

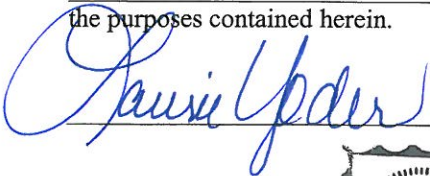
V.V.G. REAL ESTATE INVESTMENTS, LLC

Vadim Gautallin



STATE OF FLORIDA
COUNTY OF BROWARD

Sworn and subscribed to me, a Notary Public of the State of Florida, on this the 28th day of March 2017
Appeared Mr. Vadim Gautallin, who is ✓ personally known to me, or has presented
_____ as identification thereof, and who has executed this document for
the purposes contained herein.



_____, Notary Public

My commission expires:



Beachside RESIDENCES

HOLLYWOOD FL

PROJECT INFO:

7 STORY MULTI- FAMILY RESIDENTIAL
BUILDING

LEGAL DESCRIPTION

LOTS 5, 6, 7, 8, 9, 10, 11 AND 12, LESS
THE ROAD RIGHT-OF-WAY, TOGETHER
WITH LOTS 13, 14, 15 AND 16, BLOCK 9,
"HOLLYWOOD BEACH SECOND ADDITION",
ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 4, PAGE 6, OF
THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

| | | | |
|------------------------|---|----------------|-----------------|
| Site Address | 3300 N SURF ROAD, HOLLYWOOD FL 33019 | ID # | 5142 12 02 1190 |
| Property Owner | VVG REAL ESTATE INVESTMENTS LLC | Millage | 0513 |
| Mailing Address | 310 MCKINLEY ST HOLLYWOOD FL 33019-3437 | Use | 07 |

| | |
|--|---|
| Abbreviated Legal Description | HOLLYWOOD BEACH SECOND ADD 4-6 B LOT 5,6,16 BLK 9 |
|--|---|

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

[Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.](#)

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|------|-----------|------------------------|---------------------|----------------------|-------------|
| 2018 | \$537,600 | \$31,800 | \$569,400 | \$569,400 | |
| 2017 | \$537,600 | \$31,800 | \$569,400 | \$569,400 | \$12,458.26 |
| 2016 | \$537,600 | \$31,800 | \$569,400 | \$569,400 | \$12,706.88 |

2018 Exemptions and Taxable Values by Taxing Authority

| | County | School Board | Municipal | Independent |
|-----------------------|-----------|--------------|-----------|-------------|
| Just Value | \$569,400 | \$569,400 | \$569,400 | \$569,400 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$569,400 | \$569,400 | \$569,400 | \$569,400 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$569,400 | \$569,400 | \$569,400 | \$569,400 |

| Sales History | | | |
|---------------|-------|-------------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 4/13/2016 | WD*-E | \$8,000,000 | 113642477 |
| 3/23/2005 | WD* | \$3,763,643 | 39346 / 1562 |
| 10/1/2003 | SW* | \$550,000 | 36187 / 744 |
| | | | 5239 / 830 |
| | | | |

| Land Calculations | | |
|---------------------------------|--------|------|
| Price | Factor | Type |
| \$50.07 | 10,737 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 220 |
| Eff./Act. Year Built: 1958/1958 | | |

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
|------|------|-------|-------|------|------|-------|-------|------|
| 05 | | | | | | | | |
| C | | | | | | | | |
| 220 | | | | | | | | |



| | |
|--|---|
| Abbreviated Legal Description | HOLLYWOOD BEACH SECOND ADD 4-6 B LOTS 7,8,9 LESS RD R/W,10 LESS RD R/W BLK 9 |
|--|---|

Property Assessment Values

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|------|-----------|------------------------|---------------------|----------------------|-------------|
| 2018 | \$678,830 | | \$678,830 | \$678,830 | |
| 2017 | \$678,830 | | \$678,830 | \$678,830 | \$14,178.99 |
| 2016 | \$678,830 | | \$678,830 | \$678,830 | \$14,475.35 |

| Sales History | | | |
|---------------|-------|-------------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 4/13/2016 | WD*-E | \$8,000,000 | 113642477 |
| 3/23/2005 | WD* | \$3,763,600 | 39346 / 1562 |
| 10/1/2003 | SW* | \$550,000 | 36187 / 744 |
| | | | 5239 / 830 |
| | | | |

* Denotes Multi-Parcel Sale (See Deed)

<http://www.bcpa.net/RecInfo.asp?URL> Folio=514212021200



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

| | | | |
|------------------------|---|----------------|-----------------|
| Site Address | N OCEAN DRIVE, HOLLYWOOD FL 33019 | ID # | 5142 12 02 1210 |
| Property Owner | VVG REAL ESTATE INVESTMENTS LLC | Millage | 0513 |
| Mailing Address | 310 MCKINLEY ST HOLLYWOOD FL 33019-3437 | Use | 00 |

| | |
|--|--|
| Abbreviated Legal Description | HOLLYWOOD BEACH SECOND ADD 4-6 B LOT 11 LESS R/W BLK 9 |
|--|--|

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

[Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.](#)

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|------|-----------|------------------------|---------------------|----------------------|------------|
| 2018 | \$182,700 | | \$182,700 | \$182,700 | |
| 2017 | \$182,700 | | \$182,700 | \$182,700 | \$3,816.12 |
| 2016 | \$182,700 | | \$182,700 | \$182,700 | \$3,895.90 |

2018 Exemptions and Taxable Values by Taxing Authority

| | County | School Board | Municipal | Independent |
|-----------------------|-----------|--------------|-----------|-------------|
| Just Value | \$182,700 | \$182,700 | \$182,700 | \$182,700 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$182,700 | \$182,700 | \$182,700 | \$182,700 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$182,700 | \$182,700 | \$182,700 | \$182,700 |

| Sales History | | | |
|---------------|-------|-------------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 4/13/2016 | WD*-E | \$8,000,000 | 113642477 |
| 2/10/2005 | WD* | \$1,500,000 | 39108 / 736 |
| | | | 5348 / 8 |
| | | | |
| | | | |

| Land Calculations | | |
|-------------------|--------|------|
| Price | Factor | Type |
| \$45.00 | 4,060 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. | | |

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
|------|------|-------|-------|------|------|-------|-------|------|
| 05 | | | | | | | | |
| L | | | | | | | | |
| 1 | | | | | | | | |



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

| | | | |
|--------------------------------------|---|----------------|-----------------|
| Site Address | 3319 N OCEAN DRIVE #1-2, HOLLYWOOD FL 33019 | ID # | 5142 12 02 1220 |
| Property Owner | VVG REAL ESTATE INVESTMENTS LLC | Millage | 0513 |
| Mailing Address | 310 MCKINLEY ST HOLLYWOOD FL 33019-3437 | Use | 08 |
| Abbreviated Legal Description | HOLLYWOOD BEACH SECOND ADD 4-6 B LOT 12 LESS RW BLK 9 | | |

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

| Property Assessment Values | | | | | |
|---|-----------|------------------------|---------------------|----------------------|-------------|
| Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill. | | | | | |
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2018 | \$177,620 | \$519,490 | \$697,110 | \$697,110 | |
| 2017 | \$177,620 | \$519,490 | \$697,110 | \$697,110 | \$15,004.81 |
| 2016 | \$177,620 | \$428,690 | \$606,310 | \$495,730 | \$11,778.64 |

| 2018 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$697,110 | \$697,110 | \$697,110 | \$697,110 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$697,110 | \$697,110 | \$697,110 | \$697,110 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$697,110 | \$697,110 | \$697,110 | \$697,110 |

| Sales History | | | |
|---------------|-------|-------------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 4/13/2016 | WD*-E | \$8,000,000 | 113642477 |
| 2/10/2005 | WD* | \$1,500,000 | 39108 / 736 |
| | | | 5348 / 8 |
| | | | |
| | | | |

* Denotes Multi-Parcel Sale (See Deed)

| Land Calculations | | |
|---------------------------------|--------|------|
| Price | Factor | Type |
| \$45.07 | 3,941 | SF |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 2229 |
| Units | | 2 |
| Eff./Act. Year Built: 1955/1952 | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 05 | | | | | | | | |
| R | | | | | | | | |
| 2 | | | | | | | | |



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

| | | | |
|------------------------|--|----------------|-----------------|
| Site Address | 322 NEW MEXICO STREET #1-2, HOLLYWOOD FL 33019 | ID # | 5142 12 02 1230 |
| Property Owner | VVG REAL ESTATE INVESTMENTS LLC | Millage | 0513 |
| Mailing Address | 310 MCKINLEY ST HOLLYWOOD FL 33019-3437 | Use | 08 |

| | |
|--------------------------------------|--|
| Abbreviated Legal Description | HOLLYWOOD BEACH SECOND ADD 4-6 B LOTS 13 BLK 9 |
|--------------------------------------|--|

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

| Property Assessment Values | | | | | |
|---|-----------|------------------------|---------------------|----------------------|-------------|
| Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill. | | | | | |
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2018 | \$148,960 | \$446,770 | \$595,730 | \$595,730 | |
| 2017 | \$148,960 | \$446,770 | \$595,730 | \$595,730 | \$12,887.26 |
| 2016 | \$148,960 | \$369,050 | \$518,010 | \$422,330 | \$10,110.56 |

| 2018 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$595,730 | \$595,730 | \$595,730 | \$595,730 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$595,730 | \$595,730 | \$595,730 | \$595,730 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$595,730 | \$595,730 | \$595,730 | \$595,730 |

| Sales History | | | |
|---------------|-------|-------------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 4/13/2016 | WD*-E | \$8,000,000 | 113642477 |
| 3/23/2005 | WD | \$236,400 | 39346 / 1563 |
| 2/12/2004 | WD | \$325,000 | 36951 / 226 |
| 1/1/1989 | QCD | \$100 | 16158 / 759 |
| 10/1/1978 | WD | \$79,000 | |

* Denotes Multi-Parcel Sale (See Deed)

| Land Calculations | | |
|---------------------------------|--------|------|
| Price | Factor | Type |
| \$45.07 | 3,305 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 1918 |
| Units | | 2 |
| Eff./Act. Year Built: 1954/1952 | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 05 | | | | | | | | |
| R | | | | | | | | |
| 2 | | | | | | | | |



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

| | | | |
|------------------------|---|----------------|-----------------|
| Site Address | NEW MEXICO STREET, HOLLYWOOD FL 33019 | ID # | 5142 12 02 1231 |
| Property Owner | VVG REAL ESTATE INVESTMENTS LLC | Millage | 0513 |
| Mailing Address | 310 MCKINLEY ST HOLLYWOOD FL 33019-3437 | Use | 28 |

| | |
|--------------------------------------|---|
| Abbreviated Legal Description | HOLLYWOOD BEACH SECOND ADD 4-6 B LOTS 14 & 15 BLK 9 |
|--------------------------------------|---|

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

| Property Assessment Values | | | | | |
|---|-----------|------------------------|---------------------|----------------------|------------|
| Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill. | | | | | |
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2018 | \$297,870 | \$9,500 | \$307,370 | \$307,370 | |
| 2017 | \$297,870 | \$9,500 | \$307,370 | \$307,370 | \$6,420.17 |
| 2016 | \$297,870 | \$9,500 | \$307,370 | \$307,370 | \$6,554.37 |

| 2018 Exemptions and Taxable Values by Taxing Authority | | | | |
|---|-----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$307,370 | \$307,370 | \$307,370 | \$307,370 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$307,370 | \$307,370 | \$307,370 | \$307,370 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$307,370 | \$307,370 | \$307,370 | \$307,370 |

| Sales History | | | | Land Calculations | | |
|----------------------|-------|-------------|------------------|---------------------------------------|--------|------|
| Date | Type | Price | Book/Page or CIN | Price | Factor | Type |
| 4/13/2016 | WD*-E | \$8,000,000 | 113642477 | \$45.07 | 6,609 | SF |
| 3/23/2005 | WD* | \$3,763,600 | 39346 / 1562 | | | |
| 10/1/2003 | SW* | \$550,000 | 36187 / 744 | | | |
| 11/1/1987 | WD | \$150,000 | 14956 / 184 | | | |
| | | | | | | |
| | | | | Adj. Bldg. S.F. (Card, Sketch) | | |

* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments | | | | | | | | |
|----------------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 05 | | | | | | | | |
| L | | | | | | | | |
| 1 | | | | | | | | |

Florida Department of State

DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /**Detail by Entity Name**

Florida Limited Liability Company

VVG REAL ESTATE INVESTMENTS LLC

Filing Information**Document Number** L11000067593**FEI/EIN Number** 45-2497379**Date Filed** 06/09/2011**Effective Date** 06/09/2011**State** FL**Status** ACTIVE**Principal Address**310 MCKINLEY STREET
HOLLYWOOD, FL 33019

Changed: 08/25/2016

Mailing Address310 MCKINLEY STREET
HOLLYWOOD, FL 33019

Changed: 08/25/2016

Registered Agent Name & AddressFinkelshteyn group
134 S DIXIE HWY
201
HALLANDALE BEACH, FL 33009

Name Changed: 01/09/2018

Address Changed: 01/09/2018

Authorized Person(s) Detail**Name & Address**

Title MGR

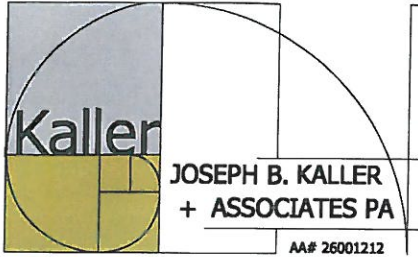
GATAULLIN, VADIM
310 MCKINLEY STREET
HOLLYWOOD, FL 33019**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2016 | 01/24/2016 |
| 2017 | 01/10/2017 |
| 2018 | 01/09/2018 |

Document Images

| | |
|---|--|
| 01/09/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/10/2017 -- ANNUAL REPORT | View image in PDF format |
| 01/24/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/11/2015 -- ANNUAL REPORT | View image in PDF format |
| 01/09/2014 -- ANNUAL REPORT | View image in PDF format |
| 06/18/2013 -- ANNUAL REPORT | View image in PDF format |
| 01/20/2012 -- ANNUAL REPORT | View image in PDF format |
| 06/09/2011 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations



architecture - interiors - planning

GENERAL CRITERIA STATEMENT
BEACHSIDE RESIDENCES
3319 NORTH OCEAN DRIVE
TAC #18-DPV-19
April 30, 2018

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.*

The Proposed Project is a 75' high Seven Story Multi-Family Development located between New Mexico and New Hampshire Streets east of A1A. The Architectural Style is Modern. The first two floors consist of the Main Entry Lobby to the Building as well as the required parking spaces for the Units and parking spaces for the Ocean Grande as required by an Easement Agreement. The top five floors consist of a pool and pool deck, a gym for the residents and residential units, as well as a pool and pool deck for residents of Ocean Grande.

The residential units are comprised of two types, there is a townhouse style unit that spans the Third and Fourth Floors and the typical condo flat on the Fifth to Seventh Floors.

The portion of the Building that houses the residential units (3rd floor – 7th floor) is made up of two towers with an east-west oriented opening between them. They are connected by open air “bridges” used to access the Entry Doors to each unit. This means upon exiting the elevators, owners and guests experience the views of the Intracoastal and Ocean just getting to the condominium unit's front door. The views are again revealed on the large terraces and balconies all around the towers.

The space between the towers will also have an opening from the third-floor to the roof that will house a vertical cable garden up through the opening. This use of greenery and gardens will also be used along the façade of the garage area to screen the parking using a living vertical garden.

Other features being used to accentuate the design is a "sheet" type waterfall on either side of the Main Lobby Entrance and above the entrance at the Pool Deck Level. The spa will have a transparent wall that will be able to be seen from the street and bring interest to the Entry corner.

All choices of materials and construction will be done following Green Building Practices and therefore try to play a part in having a smaller carbon footprint in the Community.

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.*

The area in which the Project is located is characterized by residential buildings with architectural styles which vary from Modern to Mediterranean and heights from two-story buildings to buildings with heights in excess of 80' to over 120'. Building separations vary, but by not providing an Active Liner on the proposed building (using vegetative screening to otherwise shield the view of the parking garage), the project is able to create wider setbacks consistent with the building separations in the area.

The use of lush landscaping, wide lawns and vertical gardens at the base will also provide a softening to the Project until the tower portion steps back even more from the property lines opening the vista up even more. This allows for neighboring buildings to maintain veins and lights which is the ultimate in being compatible.

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 included, but are not limited to, banding, molding and fenestration.*

As noted above, the scale and heights of the existing buildings in this residential zoned area in North Central Beach varies widely. There are high rises (above 75'-0", mid-rises (below 75' and low-rises (3 stories or less). All of these are scattered throughout the neighborhood, providing a varied underlying contextual street profile. The proposed Project with a height of 75'-0" adds to that unique up/down movement in height which is prevalent in this neighborhood.

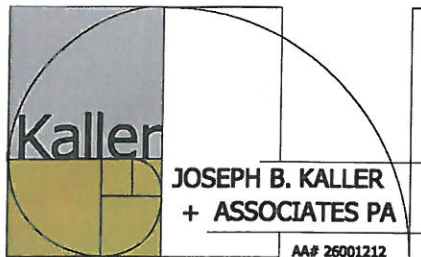
4. *Landscaping. Landscaped area should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.*

The Project will feature both horizontal and vertical gardens, as well as water features and architectural elements upon which the landscaping will interact and expand.

The landscaping will be done according to Green Building Practices. This means a focus on Native, salt tolerant and drought tolerant plant species.

Hardscapes will be pervious where possible and irrigation methods will be as conservation friendly as possible.

All together the landscape environment will soften, be visually pleasing and be a part of the Green Building Practices planned for this Project.



architecture - interiors - planning

August 14, 2017

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33019

Reference: Beachside Residences Hollywood
3319 North Ocean Drive
Hollywood, Fl 33019
Architect's Project# 17198
TAC# 18-DPV-19

The following are our responses to your Preliminary Technical Advisory Comments.

A. APPLICATION SUBMITTALS – Deandrea Moise 954-921-3471

1. Alta Survey
 - a. Zoning information has been removed.
 - b. The net and gross property areas have been added.
2. All addresses have been added to the application and the cover page.
3. Land Use has been revised to Med-High Residential.
4. The total of parking provided for the proposed project and parking provided for the Ocean Grande Beach Club (as required by OR Book 15499 Page 615 Easement Agreement).
5. Landscape Plans now submitted.
6. Meeting dates added to Cover Sheet.
- 7.
8. Broward County School impact fees application has been submitted.
9. Noted
10. Noted.

B. Zoning Deandrea Moise 954-921-3471

1. Parking spaces provided for the 36 Units is 54 spaces. This calculates to 1.5 spaces per Unit. The 40 spaces provided to the east are for the Ocean Grande Beach Club based on an Easement Agreement from 1988. No variance required.
2. Justification Statement attached.

3. A variance is being requested for the active use liners. See justification statement.
4. Horizontal projection setbacks now shown on each floor plan.
5. Entry of parking space to column dimensioned.
6. Garage entrances will have roll up gates. Residents will have car decals with readers for signaling the door to open.
7. Noted.
8. Noted.

C. Architecture and Urban Design-Deandrea Moise 954-921-3471

1. Only fencing on the Site Plan is at the Dog Walk Area. Detail added to sheet SP-2.
2. Three storage areas that can be accessed from the exterior have been added for bikes, surfboards, etc.
3. No private storage rooms being proposed.
4. Sample sheet added to Submission.

Terrence Cominsky

1. The elevator has a cover but open on the sides at this time. A vestibule would have to be air conditioned.
2. See sheet SP-2 for Trash room blow up. Both Trash and Recycling go down the same chute. Homeowner presses a button to divert trash into compactor then to container.
3. Existing electric vault is underground, currently below a handicap parking space installed by the City. See survey and attached picture.
4. There is no shower in the gym. It is a Janitor's closet.
5. The Bi-Parting doors cut down the wind tunnel effect created by the space between the towers.
6. The square above the stairwells are roof hatches that will be reached by an alternating tread device.
7. A sample sheet now shows what the vertical cable trellis looks like. They are a drip system and will be maintained like other vertical gardens.
8. Pools are 48" deep maximum.

D. Signage-Deandrea Moise 954-921-3471

1. Signage being provided at this time is shown on sheet SP-0.
2. Noted.

E. Lighting

1. LED lighting will be used throughout. All exterior lighting will comply with the Turtle Ordinance.

**F. Green Building & Environmental Sustainability-Deandrea Moise
954-921-3471**

1. Noted.
2. Noted.
3. Noted-Materials will play a large part of Green Certification.
4. Pavement at perimeter will match the City of Hollywood Street end improvements.

G. Engineering-Luis Lopez

1. Civil plans now submitted.
2. Now shown on Site Plan.
3. Noted.
4. Noted, being looked after by Owner's attorney.
5. Noted.
6. Ramp length dictated where the opening landed.
7. Dimension of column location from parking stall opening is 36". Dimension on sheet A-1.
8. A-2 now show drive aisle widths.
9. Maintenance court will leave a concrete slab floor finish with floor drain/catch basin.
10. Stall widths now shown on Site Plan.
11. Three storage areas that can be accessed from outside now provided. See SP-1 and A-1.
12. Noted.
13. Noted.

H. Landscaping- lclark@hollywoodfl.org 954-921-3900

1. No comments received.

**I. Utilities- Will Zephyr 954-924-2985
James Rusnak 954-921-3302**

1. Civil plans now attached.
2. Civil plans now attached.

J. Building- Dean Decker 954-921-3025

1. Substantially compliant.

K. Fire- Janet Baker 954-921-3554

1. Noted.
2. Noted.

3. Civil plans now submitted.
4. Civil plans now submitted.
5. These are condominiums with townhouse style units.
6. Cover page has been revised.
7. Pump Room added to first floor.
8. Amplifier will be added if needed.

L. Public Works- Charles Lassiter 954-967-4207

1. No comments.

M. Parks, Recreation, and Cultural Arts 954-921-3404

1. Park Impact application attached.

N. Community Development- Community Development Mgr. 954-921-3271

1. Ingress and Egress are controlled with roll down gates.
2. 4th floor is the 2nd floor of the townhome type unit. No access necessary.
3. See typical unit blow up sheets A-14 etc.
4. Price point not yet determined.

O. Economic Development- Brian Rademacher

1. Substantially compliant.

P. Police- Christine Adamcik 954-967-4371

1. No comments.

Q. Downtown & Beach CRA Jorge Camejo 954-921-3549

1. No comments.

R. Parking- Harold King 954-921-3549

1. Substantially compliant.

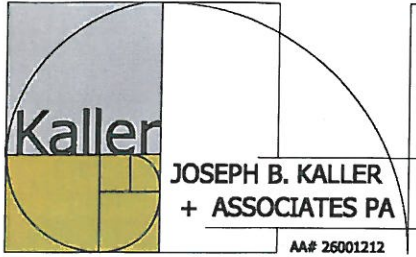
S. Additional Comments- Deandrea Moise 954-921-3471

1. Noted.

If you have any questions, please feel free to contact our office.

**Sincerely,
Joseph B. Kaller & Associates**

**Michele Sherlock
Senior Associate**



architecture - interiors - planning

VARIANCE CRITERIA STATEMENT
FOR ACTIVE LINERS
BEACHSIDE RESIDENCES
3319 NORTH OCEAN DRIVE
TAC #DPV-19
April 30, 2018

- A. *That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City:*

The Project is located on the east side of North Ocean Drive between New Hampshire and New Mexico Streets. North Surf Road defines its east property line. The Site is situated in a cluster of Residentially zoned and developed properties lying just south of North Beach Park. This primarily residential area has very few restaurants, bars or other retail establishments and thus is characterized by less active streets than found in the southerly portion of the Central Beach.

This Variance is to permit the developer the shield the proposed parking garage by alternatives to the otherwise required Active Liners. Active Liners are typically provided by storefronts or other public spaces. Such active storefronts and the promotion of commercial uses at the street level on New Hampshire and New Mexico Streets would actually be inconsistent with the established urban development pattern in this area. Instead of providing Active Liners, the garage is screened with planters and trellises where green screens will provide a visual barrier to the garage, as well as a beautiful living façade. In addition, the Active Liners would have a 5'-0" set back from the cross-street property lines to the north and south, instead, deep lawns and ground level green space are provided on these street frontages which widens the view corridors from A1A to the beach along New Hampshire and New Mexico Streets. These ground level landscape areas enhance the residential quality of the Building and the adjacent buildings.

- B. *That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community:*

All surrounding and adjacent properties in the BRT-R-25 Zone have the only Active Liner being the Entry Lobby to the Buildings. Positano is the only Building that has a Developers Office facing A1A adjacent to the lobby adding to the Active Liner. Otherwise, the Parking Garages are mainly what are adjacent to the Street. Multi-Family Buildings that do not have parking garages, but parking lots besides the Buildings, have Units on the First Floor. There are no signs of any public amenity, gym, etc, just a feeling of a residential community.

This Variance would therefore be compatible with the surrounding land uses and overall feel of the Community.

- C. *That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City:*

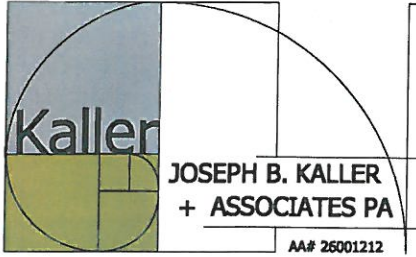
The Variance requested are consistent with the goals and Comprehensive Plan of the City of Hollywood. The Variance allows for a wider view corridor along both New Mexico and New Hampshire Streets. These view corridors are created by wide landscaped areas that will provide a pleasant experience for all who traverse. The Project is compatible in its uses with the adjacent residential buildings and will not provide the illusion of any publicly accessible spaces with the use of storefronts facing the cross streets.

- D. *That the need for the requested Variance is not economically based or self-imposed.*

The requested Variance is not economically based or self-imposed. The Variance request is based entirely on what this small residential community wants and is being compatible with the surrounding residential land uses. To eliminate the Activity Liner or storefronts along New Mexico and New Hampshire Streets also eliminates any possibility of what starts out as a private gym becoming a T-Shirt Store in the future.

- E. *That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law.*

The Variance being requested does not conflict with any State or Federal Laws. Elimination of the Active Liners and use of more expansive setbacks with lush landscaping is the minimum variance necessary.



architecture - interiors - planning

VARIANCE CRITERIA STATEMENT
BUILDING HEIGHT
BEACHSIDE RESIDENCES
3319 NORTH OCEAN DRIVE
TAC #18-DPV-19
April 30, 2018

Beachside Residences Height Variance: Compliance with Criteria for Variance

Pursuant to Section 5.3, F.1 of the Hollywood Zoning and Land Development Code, no variance shall be granted by the Planning and Development Board unless the Board finds that the Applicant has shown that criteria a. through d. have been met or criteria e. Criteria e. is not applicable to this application. The Applicant offers the following as compliance with criteria a.-d.:

Criteria a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

The residential use of this property is consistent with the established development patterns surrounding the subject property. The permitted height for development of the subject property is 50' and the request is to permit a building with a height of 75' which is consistent with the height of existing residential buildings just north of the subject property.

Criteria b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

The surrounding land uses are residential and include the Villas of Positano which has a height of over 120 feet and Positano Beach which has a height of over 80 feet. In addition, the requested variance allows for a design which creates a view corridor from the Positano Beach Condominium easterly to the ocean, thus preserving a view corridor for existing parts of the community.

Criteria c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city;

The proposed variance is consistent with applicable portions of the City's plans including the Master Plan and the Comprehensive Plan. The Property is in Sub-Area 4 of the City-

Wide Plan and has a future land use designation of Medium High Residential. Per the City's Comprehensive Plan, the adopted goal of the Land Use Element is to "[p]romote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property."

The Beach District of Hollywood's Community Redevelopment Agency (CRA) was created in 1997 in order to redevelop Hollywood Beach as a dynamic place to invest, work, live and play. Policy CW 82 states, "Inventory vacant land and determine the potential for additional residential development, where appropriate." Currently, the property is vacant land. It is suitable for multi-family residential development per the land use classification and zoning designation, and this variance is needed in order to adhere to the Ocean Grande Agreement (as defined below) and allow for residential development.

Per Item 3 of the New Construction guidelines in the City of Hollywood Design Guidelines, new structures should be compatible with any neighborhood or redevelopment plan. Also, Item 3 of the Rehabilitation of Buildings states that new construction should be compatible in scale, setback and orientation with existing buildings but should be contemporary in design. Item 2 of the Building Location and Scale guidelines states, "Building Heights for additions and new construction are recommended to relate to the height of abutting buildings." Just north of the proposed Beachside Residences are the Positano Beach Condominium with a height of 80'+ and the Villas of Positano with a height of 120'+. Approval of this variance will allow new development in a form and pattern that is consistent with the surrounding neighborhood.

Criteria d. That the need for the requested Variance is not economically based or self-imposed.

The need for the requested variance arises from a site design constraint arising from that certain Non-exclusive & Conditional Easement Agreement, recorded at OR Book 15499 page 615, public records of Broward County, Florida (the "Ocean Grande Agreement", attached hereto as Exhibit A). The Ocean Grande Agreement was imposed upon the subject property in 1988, decades before the Applicant took title to this property. This Agreement requires that 40 parking spaces and a swimming pool for Ocean Grande constructed on the subject property by prior ownership be maintained for the benefit of Ocean Grande and further provides that in the event the owner, its successors or assigns, ever develops any uses upon the subject property (including additional residential use), then such new development will provide 40 parking spaces and a swimming pool for Ocean Grande.

To put this request in a historical context, we researched and determined the height permitted pursuant to the zoning in effect in 1988 when the Ocean Grande Agreement was imposed upon the Property. In 1988, the zoning for the Property was either R-6B (Beach Mixed Residential) or R-6C (Beach Resort). Both zoning districts R-6B and R-6C were intended to encourage and accommodate development within the unique

constraints imposed by the patterns of geography, ownership and development on Hollywood Beach, the need to preserve and increase access to the beaches for the general public, and the need to prevent obstruction of sunlight on the beach. Both zoning districts had the same maximum height requirement which is a formula. Based on the formula, building heights were permitted to increase as the distance from the beach/Broadwalk increased. When applied, the formula ensured that building heights would not create shadows on the beach, thus, implementing the City's goal to prevent obstruction of beach sunlight.

As shown in the graphic below, in 1988, the maximum height for buildings on the Property was 120.8 feet. The formula was the distance from the east line of the Broadwalk to the location of maximum height multiplied by 80%. Applied to the Property as reflected on the graphic below, the factors in this formula are as follows:

- (i) the width of the Broadwalk (30 feet), plus
- (ii) the depth of the Broadwalk lot (80 feet), plus
- (iii) the width of Surf Road (15 feet), plus
- (iv) the location of maximum height of the proposed building (i.e. Beachside Residences) measured from the east property line (26 feet) for a total of 151 feet, multiplied by .80, equals

A maximum permitted height in 1988 of 120.8 feet.



The additional vertical building area (height) created by a maximum building height of 120.8 feet (an extra 70 feet of height), as opposed to the current height limitation of 50 feet, would have allowed the subject property to accommodate (yield) development of thirty-six (36) residential units, as well as 40 parking spaces and a swimming pool for

the Ocean Grande. It is further noteworthy that Section 3 of the Ocean Grande Agreement acknowledges that the Ocean Grande parking spaces and pool should not limit the Developer, its successors and assigns, right to develop structures authorized by the applicable zoning requirements.

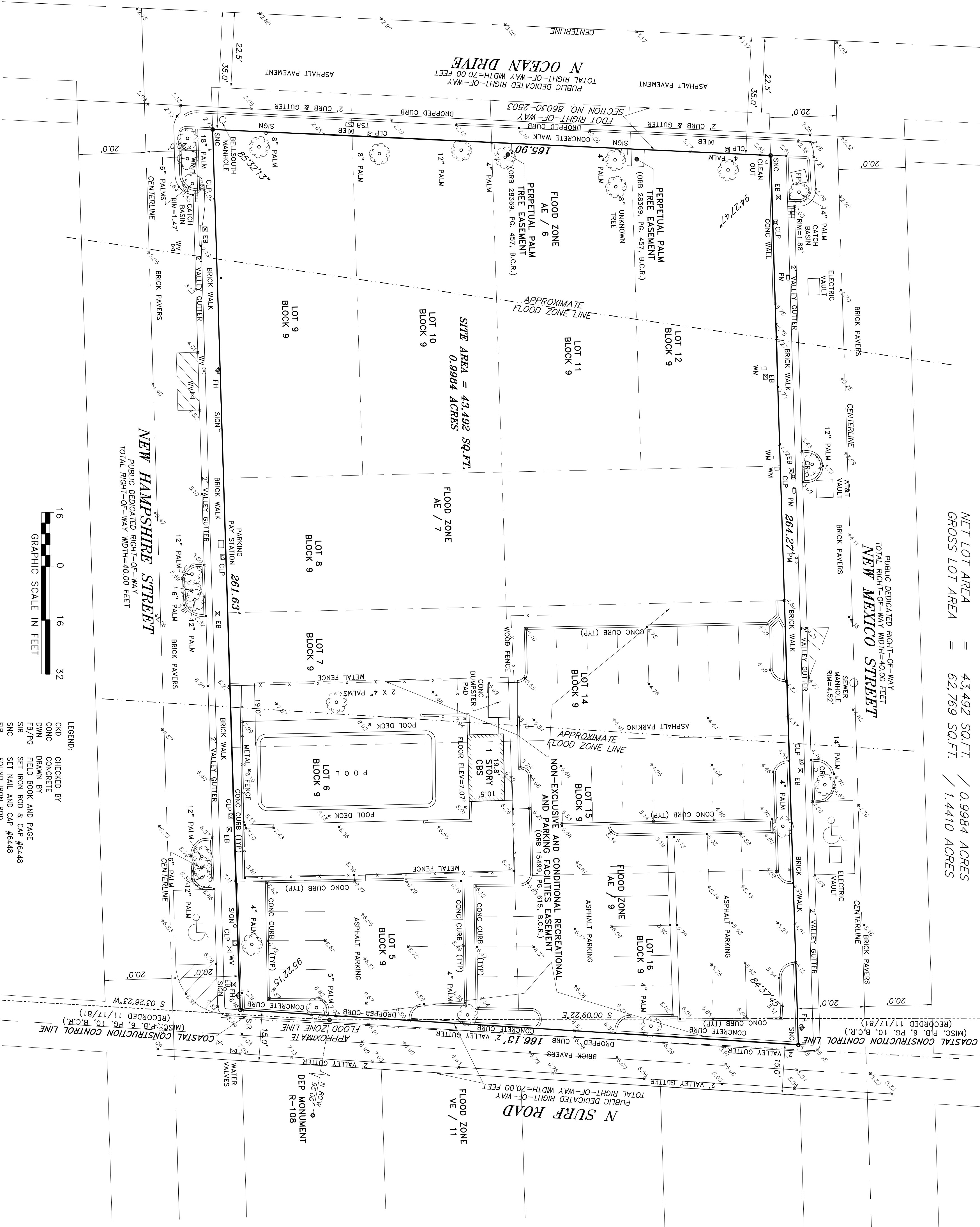
The design of the proposed Beachside Residences integrates the requisite 40 parking spaces and swimming pool for Ocean Grande into this new construction. Incorporating these improvements for Ocean Grande creates a hardship upon development of the subject property by consuming floor area that would otherwise be available for construction of the permitted 36 units in the Beachside Residences.

The ground floor parking level where the Ocean Grande 40 parking spaces are to be located has 46 parking spaces; the second floor parking level contains 45 parking spaces. The required parking for the 36 Beachside Residences is 36 parking spaces. Therefore, the 40 parking spaces required for Ocean Grande necessitate a separate and additional parking level than required for the permitted 36 units. Each parking level is 10' in height, so this additional parking level necessitates 10 additional feet of height for the proposed building.

In addition, the amenity space for the swimming pool for the exclusive use of the Ocean Grande residents consumes 4300 square feet of area on the second level of the proposed building and this same 4300 square feet of area on floors 3-7 cannot be built over the Ocean Grande swimming pool. Thus, 25,800 square feet of residential area (6 floors x 4300 square feet) is lost as a result of the effects of the Ocean Grande Agreement on the development of the subject property. This loss of 25,800 square feet of potential residential floor area is greater than the size of a residential floor plate in the Beachside Residences which is approximately 21,860 square feet. Thus, an entire potential residential level is consumed by the Ocean Grande swimming pool. Each residential level in Beachside Residences is 11' in height, so this additional residential level necessitates 11 additional feet of height for the proposed building.

Therefore, were the Applicant not required to provide these 40 parking spaces and swimming pool for Ocean Grande, the proposed and permitted 36 units could be accommodated in a structure in 50' of height rather than requiring a height variance to accommodate 2 additional building levels.

NET LOT AREA = 43,492 SQ.FT. / 0.9984 ACRES
GROSS LOT AREA = 62,769 SQ.FT. / 1.4410 ACRES



LOCATION MAP (NTS)



NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, IS BASED UPON THE INFORMATION AND RECORDS PROVIDED BY THE CLIENT, AND THE SURVEYOR'S FIELD NOTES AND MEASUREMENTS. THE SURVEYOR'S FIELD NOTES AND MEASUREMENTS ARE NOT GUARANTEED BY THE SURVEYOR.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT CONSTITUTE A GUARANTEE OF ANY MONUMENTAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 3941 ELEVATION= 8.53' (NAVD83)
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO N OCEAN DRIVE, NEW MEXICO STREET, N SURF ROAD AND NEW HAMPSHIRE STREET. A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 34, PAGE 14, SAME BEING A DEDICATED PUBLIC ROADWAY MAINTAINED BY THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.
- THE PROPERTY HAS DIRECT ACCESS TO N OCEAN DRIVE, NEW MEXICO STREET, N SURF ROAD AND NEW HAMPSHIRE STREET. A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 34, PAGE 14, SAME BEING A DEDICATED PUBLIC ROADWAY MAINTAINED BY THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREIN.

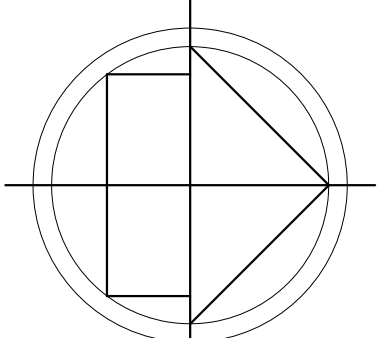
THE FIELD WORK WAS COMPLETED ON MARCH 20, 2018.

FOR THE FIRM BY: *Richard E. Cousins*
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188.

| FLOOD ZONE INFORMATION | | |
|------------------------|----------|--|
| COMMUNITY NUMBER | 125113 | |
| PANEL NUMBER | 0586 H | |
| FLOOD ZONE INFORMATION | | |
| ZONE | AE | |
| BASE FLOOD ELEV | 6, 7 & 9 | |
| EFFECTIVE DATE | 08/18/14 | |

LAND DESCRIPTION:
LOTS 5, 6, 7, 8, 9, 10, 11 AND 12, LESS THE ROAD RIGHT-OF-WAY, TOGETHER WITH LOTS 13, 14, 15 AND 16, BLOCK 9, HOLLYWOOD BEACH SECOND BEACH SECOND ADDITION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 34, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CURRENT CITY ZONING: BRT-25-R
EXISTING PARKING COUNT: 39 STRIPPED
PARKING SPACES



LEGEND:
CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET IRON ROD & CAP #6448
SNC SET NAIL AND CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FNC FOUND NAIL AND CAP
P.B. PLAY BOOK
B.C.R. BROWARD COUNTY RECORDS
A.C.C. AIR CONDITIONER
WV WATER VALVE
WM WATER METER
CO CLEAN OUT
TSB TRAFFIC SIGNAL BOX
CLB CONCRETE LIGHT BOX
P.M. PARKING METER
FH FIRE HYDRANT
EB ELECTRIC BOX
5.40 ELEVATIONS
ALTA AMERICAN LAND TITLE ASSOCIATION
NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

ALTA/NSPS LAND TITLE SURVEY

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
VVC REAL ESTATES
INVESTMENTS, LLC

3319 N OCEAN DRIVE, HOLLYWOOD FL 33019
322 NEW MEXICO STREET, HOLLYWOOD FL 33019
3300 N SURF ROAD, HOLLYWOOD FL 33019

ALTA/NSPS LAND TITLE SURVEY

| R E V I S I O N S | | | |
|---------------------------------------|----------|----------|-----|
| BOUNDARY AND IMPROVEMENTS SURVEY | DATE | FB/PG | DWN |
| UPDATE TO ALTA/NSPS LAND TITLE SURVEY | 10/24/17 | DATA/CDL | AM |
| REVISED PER COMMENTS | 04/29/18 | --- | AM |

PROJECT NUMBER : 8522-17
SCALE : 1" = 16'

SHEET 1 OF 1
SHEET



3300 N. OCEAN DR.



3300 N. OCEAN DR.



3300 N. SURF



3300 N. SURF



3215 N. OCEAN DR.



3405 N. OCEAN DR.



3405 N. OCEAN DR.



3405 N. OCEAN DR.



323 NEW MEXICO ST.



POSITANO

3415 N. OCEAN DR.



3400 N. SURF RD.



OCEAN GRANDE

3300 N. SURF RD.

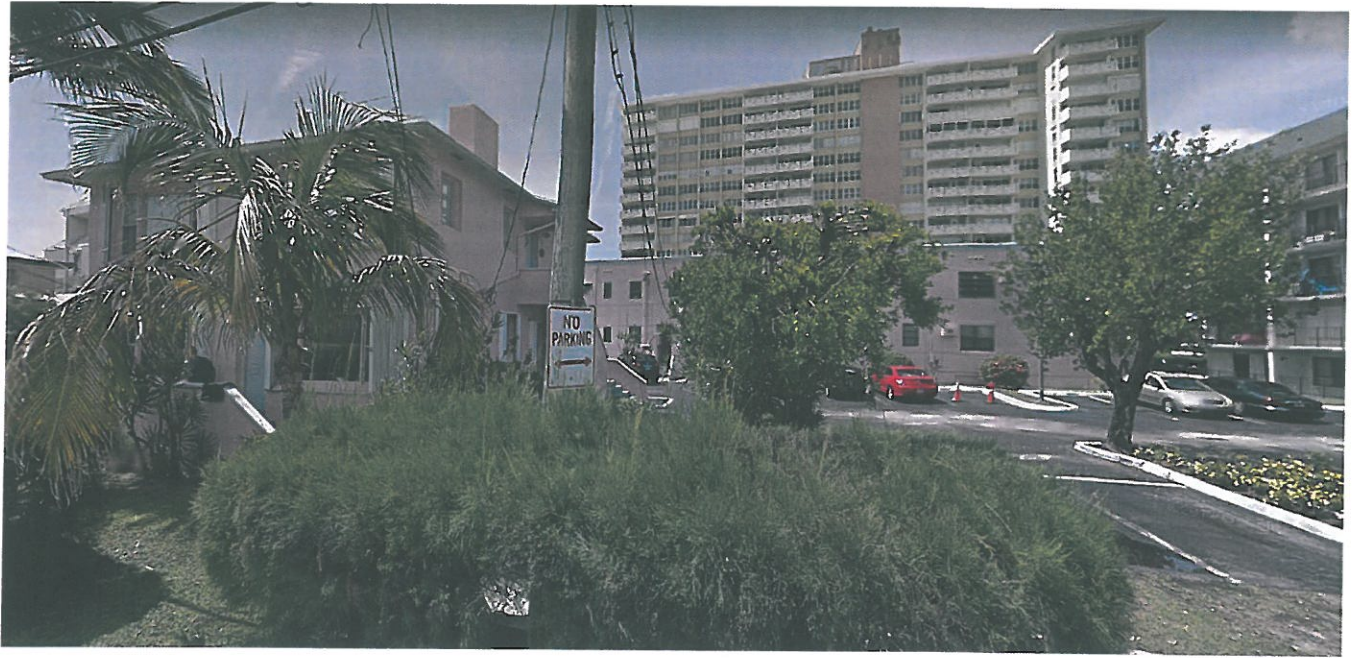


OCEAN GRANDE

3300 N. SURF RD



3220 N. SURF RD



314 NEW HAMPSHIRE ST



3215 N. OCEAN DR.



SOUTH - EAST CORNER OF SITE



SOUTH - WEST CORNER OF SITE



NORTH - EAST CORNER OF SITE

Beachside RESIDENCES



P.A.C.O. - FEBRUARY 5, 2018
PRELIM. TAC - APRIL 16, 2018
FINAL TAC - MAY 14, 2018

PROJECT TEAM

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2411 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 926-5146
FAX: (954) 926-2841
EMAIL: joseph@kallerarchitects.com

OWNER

VVG REAL ESTATE INVESTMENTS LLC
CONTACT: Mr. Vadim Gataulin
ADDRESS: 2711 S. OCEAN DRIVE
HOLLYWOOD, FL 33019
CELL: (954) 214-9610
EMAIL: vvg-rb@yandex.ru

SURVEYOR

COUSINS SURVEYORS AND ASSOCIATES, INC.
CONTACT: RICHARD COUSINS
ADDRESS: 3921 SW 4TH AVENUE, SUITE 101
DAVIE, FL 33314
PHONE: (954) 682-9885
EMAIL: RECurvey@aol.com

LANDSCAPE ARCHITECT

MIRRORS OF PARADISE INC
CONTACT: Gabriela Fojt
PHONE: (954) 418-3064
EMAIL: gabriela@themirrorofparadise.com

CIVIL ENGINEER

GGB ENGINEERING, INC.
CONTACT: GARY BLOOM
ADDRESS: 5095 STIRLING ROAD, SUITE 201
FORT LAUDERDALE, FLORIDA 33312
PHONE: (954) 926-9899
FAX: (954) 926-6655
EMAIL: gary@ggbeng.com

PROJECT DATA

CODES:

FLORIDA BUILDING CODE, 5TH EDITION 2011
FLORIDA FIRE PREVENTION CODE, 6TH EDITION
FLORIDA ADMINISTRATIVE CODE 63A-40

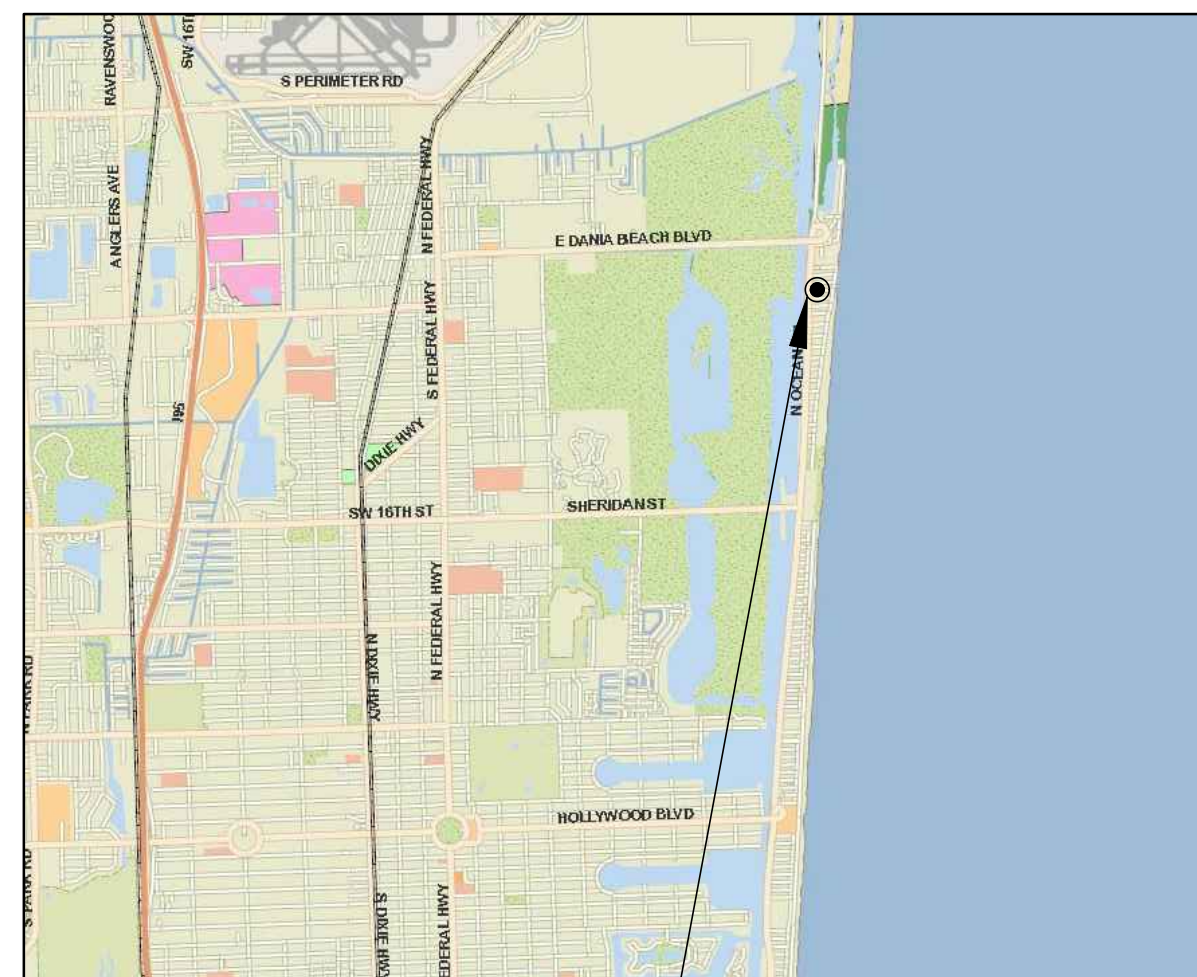
JURISDICTION:

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

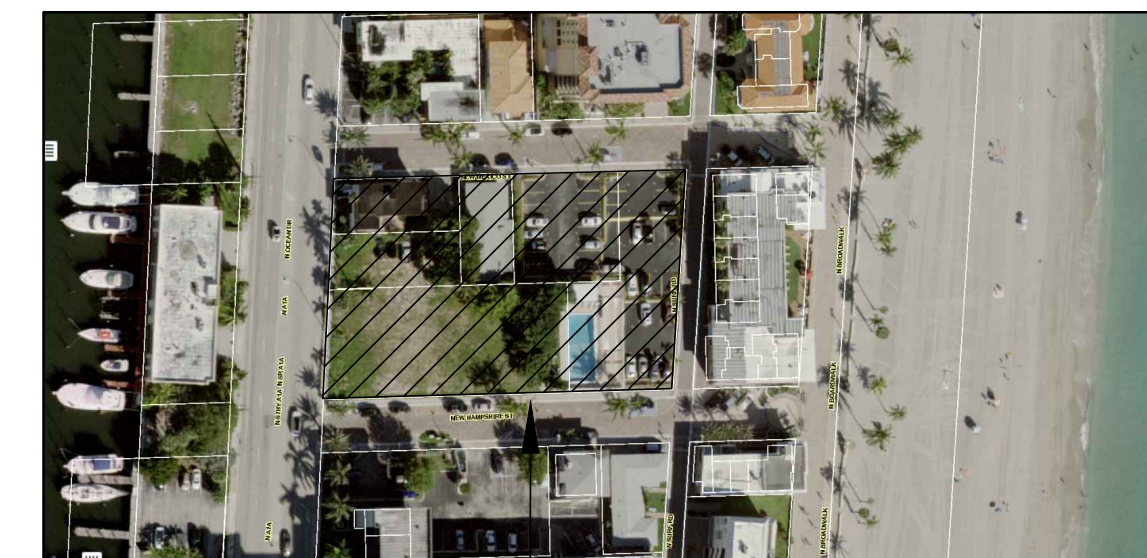
| | | | |
|--------|------------------------------------|------|--------------------------------|
| T-1 | COVER SHEET | A-1 | FIRST FLOOR PLAN |
| SURVEY | | A-2 | SECOND FLOOR PLAN - TH LEVEL 1 |
| | | A-3 | THIRD FLOOR PLAN - TH LEVEL 2 |
| SP-0 | SITE AND BUILDING DATA | A-4 | FOURTH FLOOR PLAN |
| SP-1 | SITE PLAN AND NOTES | A-5 | FIFTH FLOOR PLAN |
| SP-2 | SITE DETAILS | A-6 | SIXTH FLOOR PLAN |
| | | A-7 | SEVENTH FLOOR PLAN |
| | | A-8 | ROOF PLAN |
| C-1 | PAVING AND DRAINAGE | A-9 | BUILDING ELEVATION |
| C-2 | WATER AND SEWER | A-10 | BUILDING ELEVATION |
| C-3 | SITE DETAILS | A-11 | BUILDING ELEVATION |
| C-4 | SITE DETAILS | A-12 | BUILDING ELEVATION |
| C-5 | SITE DETAILS | A-13 | CONTEXTUAL STREET ELEVATIONS |
| DT-1 | TREE REMOVAL PLAN | A-14 | UNIT BLOW UP PLANS |
| LP-1 | FIRST FLOOR LANDSCAPE PLAN | A-15 | UNIT BLOW UP PLANS |
| LP-2 | 2ND AND THIRD FLOOR LANDSCAPE PLAN | A-16 | UNIT BLOW UP PLANS |

LOCATION MAP

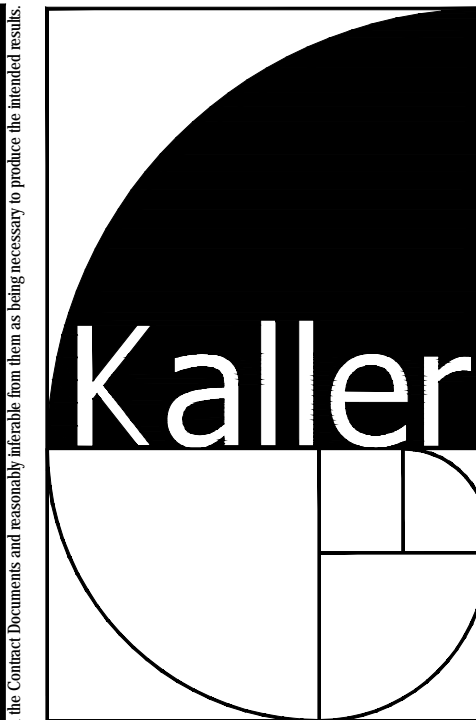


SITE

AERIAL



SITE



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
BEACHSIDE RESIDENCES
3300 N. SURF RD. + 322 NEW MEXICO ST
+ 3319 N. OCEAN DRIVE + VACANT SITES
HOLLYWOOD FL 33019

SHEET TITLE

TITLE PAGE

| REVISIONS | | |
|-----------|---------|-------------|
| No. | DATE | DESCRIPTION |
| 1 | 4-10-18 | OWNER REV |
| 2 | 4-17-18 | PRELIM TAC |

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

PROJECT No.: 17198
DATE: 2-20-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

T-1

1 OF 1

| | | | | |
|----------------|---|---------------|---|--------------|
| NET LOT AREA | = | 43,492 SQ.FT. | / | 0.9984 ACRES |
| GROSS LOT AREA | = | 62,769 SQ.FT. | / | 1.4410 ACRES |



LOCATION MAP (NTS)

- NOTES :
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY KENDRICKS LAW FIRM, P.A. EFFECTIVE DATE OF SEARCH MARK 26, 2018 SEARCH FROM DATE: APRIL 28, 1924
- ITEM 1. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- (AFFECTS/PLOTTED)
- ITEM 2. NON-EXCLUSIVE AND CONDITIONAL, RECREATIONAL AND PARKING FACILITIES EASEMENT AGREEMENT IN FAVOR OF OCEAN GRANDE BEACH CLUB AND OCEAN GRANDE ASSOCIATION, INC., BOOK 3589, PAGE 615, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- (AFFECTS/PLOTTED)
- ITEM 3. EASEMENT IN FAVOR OF BROWARD COUNTY, CONTAINED IN INSTRUMENT RECORDED IN O.R. BOOK 32599, PAGE 1510, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- (DOES NOT AFFECTS)
- ITEM 4. PERPETUAL PALM TREE EASEMENT RECORDED IN O.R. BOOK 25359, PAGE 457, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- (AFFECTS/PLOTTED)
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1986.
7. BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 3941 ELEVATION= 8.153 (NAVD83)
8. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
9. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
10. THE PROPERTY HAS DIRECT ACCESS TO A OCEAN DRIVE, NEW VENZO STREET, N. SUIFF ROAD AND NEW HAMPSHIRE STREET DEDICATED PUBLIC STREETS SHOWN ON PLAT BOOK 34, PAGE 14, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.
11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
12. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
13. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
14. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

SURVEYOR'S CERTIFICATION

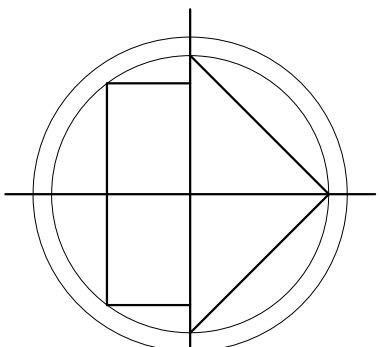
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, 2ND EDITION, ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 13, 14, 15, 16, 17, 18 AND 19 (NOT DISREGARDED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS FORTHBY CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ALABAMA, THE FIELD WORK AND CALCULATIONS OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THE FIELD WORK WAS COMPLETED ON MARCH 20, 2018.

FOR THE FIRM BY:

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

ALTA/NSPS LAND TITLE SURVEY



CURRENT CITY ZONING: BRT-25-R
EXISTING PARKING COUNT: 39 STRIPPED
PARKING SPACES

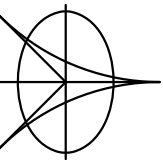
LAND DESCRIPTION

LOTS 5, 6, 7, 8, 9, 10, 11 AND 12, LESS THE ROAD RIGHT-OF-WAY, TOGETHER WITH LOTS 13, 14, 15 AND 16, BLOCK 9, "HOLLYWOOD BEACH SECOND ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

| LEGEND | CHECKED BY |
|--|--------------------------|
| CND | CONCRETE |
| CONC | DRAWN BY |
| DWM | FIELD BOOK AND PAGE |
| FB/P6 | SET IRON ROD & CAP #6448 |
| SIR | SET NAIL AND CAP #6448 |
| SNC | FOUND IRON ROD |
| FIR | FOUND IRON PIPE |
| FIP | FOUND NAIL AND CAP |
| FNC | FOUND NAIL & DISC |
| FND | PLAT BOOK |
| P.B. | BROWARD COUNTY RECORDS |
| B.C.R. | CONCRETE BLOCK STRUCTURE |
| CRS | AIR CONDITIONER |
| A/C | WATER VALVE |
| WV | CLEAN OUT |
| CO | TERRIFIC TSGH BOX |
| TSGB | CONCRETE LIGHT POLE |
| CLP | PAVING WATER |
| FW | PAVING FILL |
| FB | ELECTRIC BOX |
| 5.40 | ELEVATIONS |
| NATIONAL LAND TITLE ASSOCIATION | |
| AMERICAN SOCIETY OF PROFESSIONAL SURVEYORS | |

| FLOOD ZONE INFORMATION | |
|------------------------|----------|
| COMMUNITY NUMBER | 125113 |
| PANEL NUMBER | 0586 H |
| ZONE | AE |
| BASE FLOOD ELEV | 6, 7 & 9 |
| EFFECTIVE DATE | 08/18/14 |

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT

VVG REAL ESTATES
INVESTMENTS, LLC

3319 N OCEAN DRIVE, HOLLYWOOD FL 33019
3322 NEW MEXICO STREET, HOLLYWOOD FL 33019
3300 N SURF ROAD, HOLLYWOOD FL 33019

ALTA/NSPS LAND TITLE SURVEY

| R E V I S I O N S | | DATE | FB/PG | DWN | REC |
|--------------------------------------|--|----------|----------|-----|-----|
| BOUNDARY AND IMPROVEMENTS SURVEY | | 10/24/17 | DMH/COUL | AM | KCD |
| UPDATE TO ALTA/NSPA AND TITLE SURVEY | | 03/20/18 | | AM | REC |
| REVISED PER COMMENTS | | 04/20/18 | | AM | REC |
| | | | | | |
| | | | | | |
| | | | | | |

PROJECT NUMBER : 8522-17

SCALE : 1" = 16'

1 OF 1

SHEET

