

PLANNING DIVISION



File No. (internal use only): 19-DJP-62

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

RECEIVED



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: _____

CITY OF HOLLYWOOD

Location Address: 2801 GREENE ST. HOLLYWOOD

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 514204040102 (112) (114) (113) "4 LOTS"

Zoning Classification: IM-1 Land Use Classification: IND

Existing Property Use: Warehouse / CAR LOT Sq Ft/Number of Units: 14

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): ONLY PACO

☐ Economic Roundtable

☐ Technical Advisory Committee

☐ Historic Preservation Board

☐ City Commission

☐ Planning and Development

Explanation of Request: _____

Number of units/rooms: 242 Sq Ft: 149,900

Value of Improvement: 35 MILLION Estimated Date of Completion: N/A

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

Name of Current Property Owner: SOUND CONNECTION Distributors Inc

Address of Property Owner: 2801 Greene St. Hollywood FL

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): JOSEF TIMLICHMAN esq.

Address: 18851 NE 29th Ave Auburgn Telephone: 305 748 3789

Fax: 305 841-2441 Email Address: JOSEF@LAWNOWFL.COM

Date of Purchase: 2004 Is there an option to purchase the Property? Yes () No (☒)

If Yes, Attach Copy of the Contract.

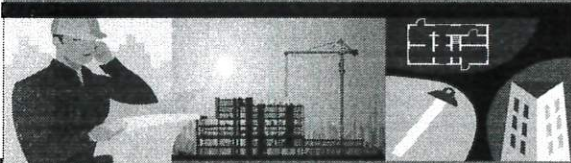
List Anyone Else Who Should Receive Notice of the Hearing: ODP ARCHITECTS

Address: 2432 HOLLYWOOD BLVD HOLLYWOOD

FL 33020 Email Address: _____

C. STEIXNER @ ODP ARCHITECTS.COM

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 09/03/2019

PRINT NAME: Simon Swissa

Date: 09/03/2019

Signature of Consultant/Representative: _____

Date: 9/3/2019

PRINT NAME: Josef Timlichman

Date: 9/3/2019

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 Variance/Planned Development to my property, which is hereby made by me or I am hereby authorizing Josef Timlichman to be my legal representative before the Board & Committee (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 3 day of Sept.

Samantha L Perez
Notary Public

State of Florida

My Commission Expires: Feb 27/22 (Check One) _____ Personally known to me; OR X Produced Identification FL DL



SAMANTHA L PEREZ
Commission # GG 190347
Expires February 27, 2022
Bonded thru Budget Notary Services

Signature of Current Owner

Simon Swissa
Print Name

PROJECT DIRECTORY

O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC.

ADDRESS: 2432 HOLLYWOOD BOULEVARD, HOLLYWOOD, FLORIDA 33020
CONTACT: KURT DANNWOLF, AIA
PHONE: 954.518.0833
EMAIL: KDANNWOLF@ODPARCHITECTS.COM

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

ADDRESS: 17670 NW 78TH AVE., SUITE 214 MIAMI FL, 33015
CONTACT: KEN GARDNER, ASLA, PRESIDENT
PHONE: 305.389.2239
EMAIL: KEN@GSLADESIGN.COM

ROSS ENGINEERING, INC.

ADDRESS: 3325 S. UNIVERSITY DR. SUITE 111 DAVIE FL, 33328
CONTACT: ROBERT J. ROSS, P.E., LEED AP, PRINCIPAL
PHONE: 954.318.0624
EMAIL: RROSS@ROSSENGINEERS.COM

LOCATION MAP



DRAWING INDEX

[illegible]OWNER _____

2801 GREENE STREET LLC
2801 GREENE ST
HOLLYWOOD, FL 33020
T: 305.748.3789

ARCHITECT

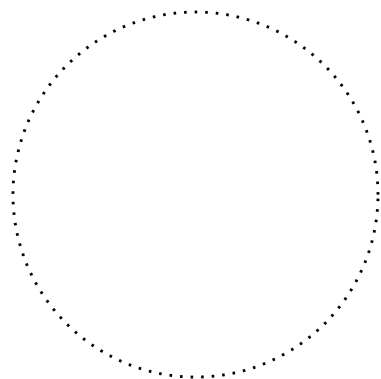
ODONNELL, DANWOLF AND PARTNERS ARCHITECTS INC.
2432 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
T: 854.518.0633

LANDSCAPE
ARCHITECT

GARDNER + SEMLER LANDSCAPE ARCHITECTURE
17670 NW 78TH AVE., SUITE 214
MIAMI, FL 33015
T: 305.589.2292

CIVIL
ENGINEER

ROSS ENGINEERING, INC.
3325 S. UNIVERSITY DR., SUITE 111
DAVIE, FL 33328
T: 954.318.0624



KURT DANNWOLF
FL. ARCHITECT REG. NO:
AR92042



ARCHITECTURE AND DESIGN
2432 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
T: 954.518.0833 | F: 954.518.0131
www.odparchitects.com

HOTEL GREEN
STREET

2801 GREENE STREET
HOLLYWOOD FL, 33020

REVISIONS

04/29/2019	PACO SUBMISSION
10/07/2019	PRELIMINARY TAC



SCALE:
DATE: SEPTEMBER 05, 2015
STARTED BY:

DRAWING TITLE:
COVER SHEET/
DRAWING INDEX

SHEET NO.

A-001

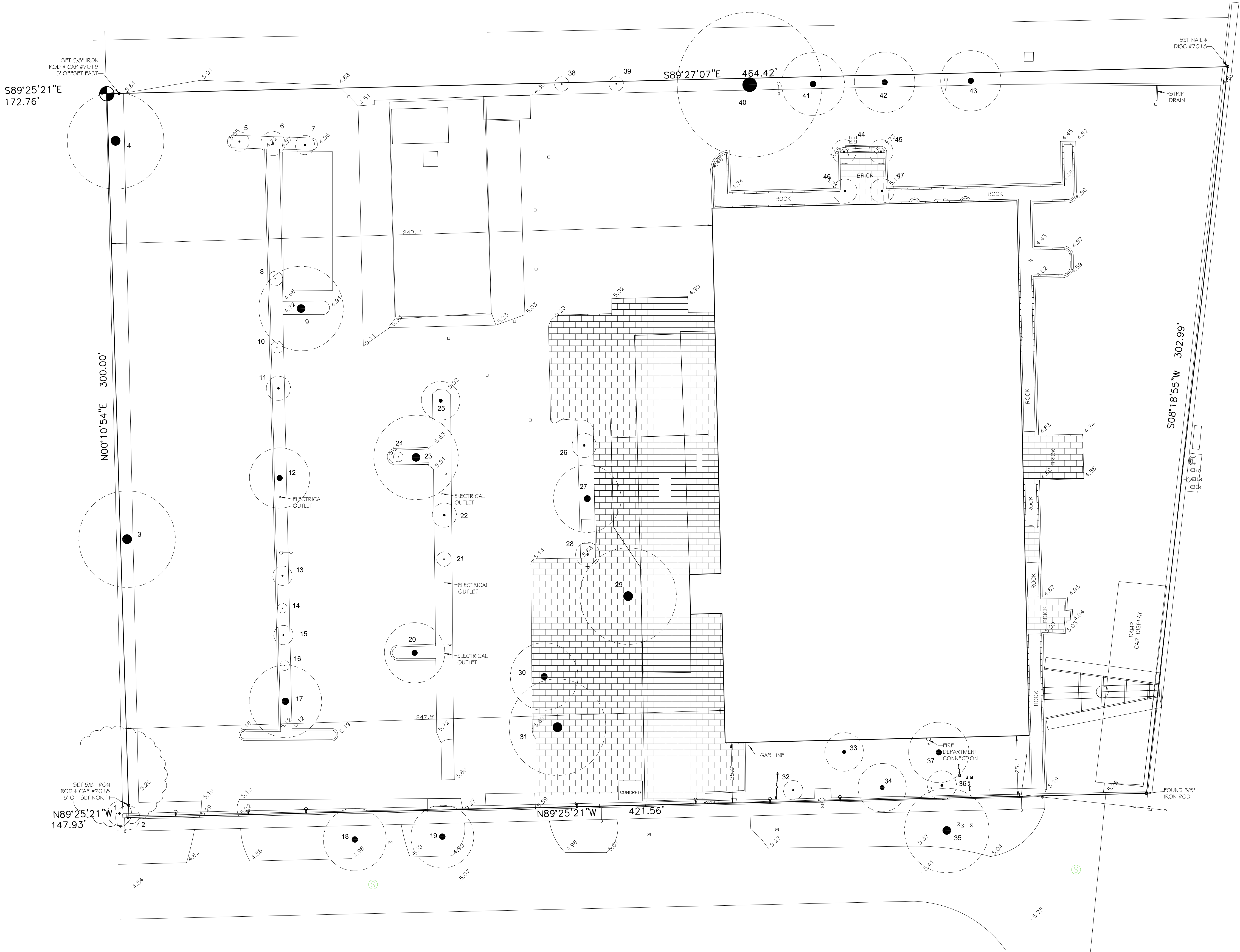
APPROXIMATE LOCATION OF TOP OF BANK

SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

A-002

TABULATED TREE DATA

1. SABAL PALM
2. SABAL PALM
3. WEST INDIES MAHOGANY
4. BLACK OLIVE
5. MONTGOMERY PALM
6. SABAL PALM
7. CHRISMAS PALM
8. MONTGOMERY PALM
9. WEST INDIES MAHOGANY
10. MONTGOMERY PALM
11. SABAL PALM
12. LIVE OAK
13. SABAL PALM
14. MONTGOMERY PALM
15. SABAL PALM
16. MONTGOMERY PALM
17. LIVE OAK
18. LIVE OAK
19. LIVE OAK
20. WEST INDIES MAHOGANY
21. MONTGOMERY PALM
22. SABAL PALM
23. WEST INDIES MAHOGANY
24. YUCCA
25. LIVE OAK
26. SABAL PALM
27. LIVE OAK
28. SABAL PALM
29. WEST INDIES MAHOGANY
30. PINK TRUMPET TREE
31. LIVE OAK
32. SILVER TRUMPET TREE
33. PINK TRUMPET TREE
34. BLACK OLIVE
35. LIVE OAK
36. PINK TRUMPET TREE
37. BLACK OLIVE
38. YUCCA
39. YUKKA
40. LIVE OAK
41. BLACK OLIVE
42. BLACK OLIVE
43. BLACK OLIVE
44. SABAL PALM
45. SABAL PALM
46. SABAL PALM
47. SABAL PALM



OWNER

2801 GREENE STREET LLC
2801 GREENE ST
HOLLYWOOD, FL 33020
T: 954.742.3789

ARCHITECT

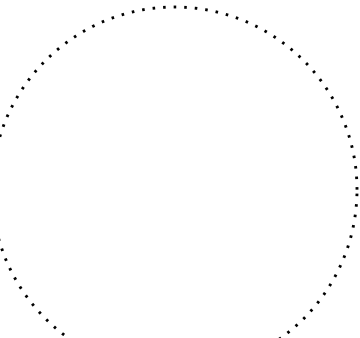
O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.
4450 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
T: 954.518.0833

LANDSCAPE ARCHITECT

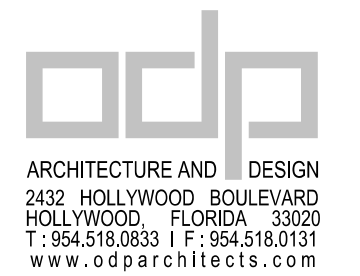
GARDNER + SEMLER LANDSCAPE ARCHITECTURE
17870 NW 18TH AVE., SUITE 214
MIAMI, FL 33185
T: 305.367.2255

CIVIL ENGINEER

ROSS ENGINEERING INC.
3325 S. UNIVERSITY DR., SUITE 111
SUITE 111
T: 954.518.0824



KURT DANNWOLF
FL ARCHITECT REG. NO.:
AR92042



HOTEL GREEN STREET

2801 GREENE STREET
HOLLYWOOD, FL 33020

REVISIONS

DATE	DESCRIPTION	BY
04/29/2019	PACD SUBMISSION	TAC
10/07/2019	PRELIMINARY	TAC

TRUE PROJECT NORTH
N
1

SCALE:
DATE: SEPTEMBER 20, 2019
STARTED BY:

DRAWING TITLE:
TREE SURVEY

SHEET NO.

A-003

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2801 GREENE STREET LLC
2801 GREENE ST
HOLLYWOOD, FL 33020
T: 305.748.3789

O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.
2432 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
T: 854.518.0833

GARDNER + SEMLER LANDSCAPE ARCHITECTURE
17670 NW 78TH AVE., SUITE 214
MIAMI, FL 33015
T: 305.389.2239

ROSS ENGINEERING, INC.
3325 S. UNIVERSITY DR. SUITE 111
DAVIE, FL 33328
TEL: 954.240.0324



	04/29/2019	PACO SUBMISSION
	10/07/2019	PRELIMINARY TAC

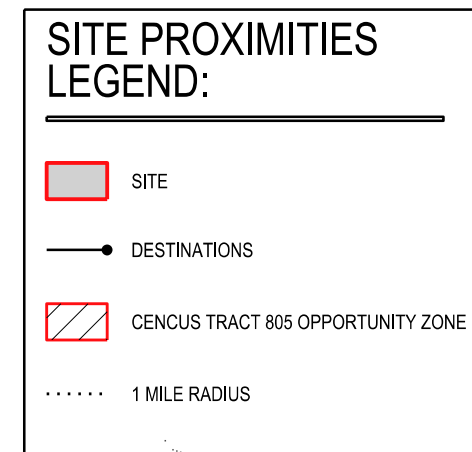
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DATE: SEPTEMBER 05, 2019
STARTED BY:

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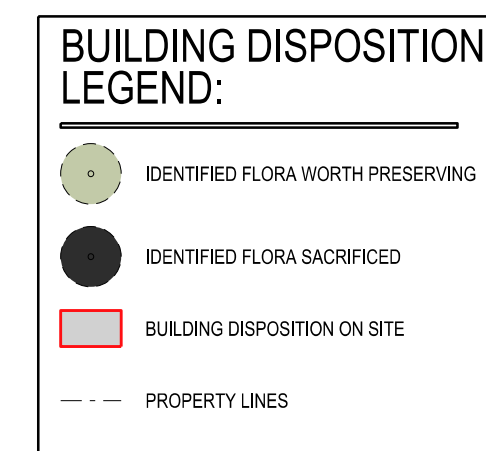
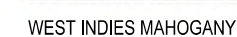
DESIGN PROCESS DIAGRAMS

SHEET NO.

A-004



5



TABULAR INFORMATION

LEGAL DESCRIPTION

THAT PORTION OF PARCEL "G", "SOUTH FLORIDA INDUSTRIAL PARK", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF PARCEL "G";

THENCE SOUTH 89°25'21" EAST, ALONG THE NORTH LINE OF SAID PARCEL "G" FOR A DISTANCE OF 172.76 FEET, THE POINT OF BEGINNING;

THENCE SOUTH 89°27'07" EAST, ALONG THE NORTH LINE OF SAID PARCEL "G", A DISTANCE OF 464.42 FEET, TO THE EAST LINE OF SAID PARCEL "G";
THENCE SOUTH 08°18'55" WEST, ALONG THE EAST LINE OF SAID PARCEL "G", FOR A DISTANCE OF 302.98 FEET;

THENCE NORTH 89°25'21" WEST, FOR A DISTANCE OF 421.56 FEET;

THENCE NORTH 00°10'54" EAST FOR A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

CURRENT LAND USE & ZONING DESIGNATION

CURRENT ZONING: IM-1
PROPOSED ZONING: PLANNED DEVELOPMENT

REQUIRED AND PROVIDED BUILDING SETBACKS

NO REQUIRED SETBACKS OR YARDS EXCEPT FOR THE FOLLOWING:
EXTERNAL STREETS: 25'-0" LANDSCAPED SETBACK
PROPOSED: 51'-5"

REQUIRED AND PROVIDED AMOUNTS FOR PERVIOUS AND IMPERVIOUS LAND

PROPOSED LANDSCAPE AREA: 32,200SF = 0.74ACRES = 24% OF LOT AREA

PROPOSED BUILDING FOOTPRINT: 29,500SF = 0.68ACRES = 22% OF LOT AREA
PROPOSED VEHICULAR USE AREA: 71,244SF = 1.63ACRES = 54% OF LOT AREA

REQUIRED LANDSCAPING SHALL BE 25% OF THE TOTAL SF OF THE PAVED VEHICULAR USE AREA (EXCLUDING PERIMETER LANDSCAPED SETBACK AREA)
PROPOSED LANDSCAPING: 24,850SF = 35% OF THE PAVED VEHICULAR USE AREA

MAXIMUM HEIGHT OF STRUCTURES

PER PLANNED DEVELOPMENT: NO MAXIMUM HEIGHT REQUIRED
PROPOSED HEIGHT: 25'-0"

REQUIRED AND PROPOSED PARKING AMOUNTS

REQUIRED PARKING @ HOTEL: 1 PER UNIT
242 ROOMS = 242 REQUIRED PARKING STALLS

REQUIRED PARKING @ RESTAURANT: 1 PER 60SF TAKEN FROM 60% OF GROSS SF
9,400 GROSS SF X 60% = 5640SF / 60= 94 REQUIRED PARKING STALLS

TOTAL REQUIRED PARKING STALLS: 336
TOTAL PROPOSED PARKING STALLS: 163
7 BEING ADA PER ADAAG ONE BEING A VAN STALL

LIST OF REQUESTED VARIANCES

PARKING REDUCTION REQUEST IN EXCHANGE FOR VALET SERVICE AND ACCESS TO TRANSIT

MAXIMUM FOOT CANDLE LEVEL AT PROPERTY LINES

.5 MAX

NET & GROSS PROPERTY SIZE

GROSS LOT AREA: 132,944SF OR 3.05ACRES

TOTAL ROOM COUNT

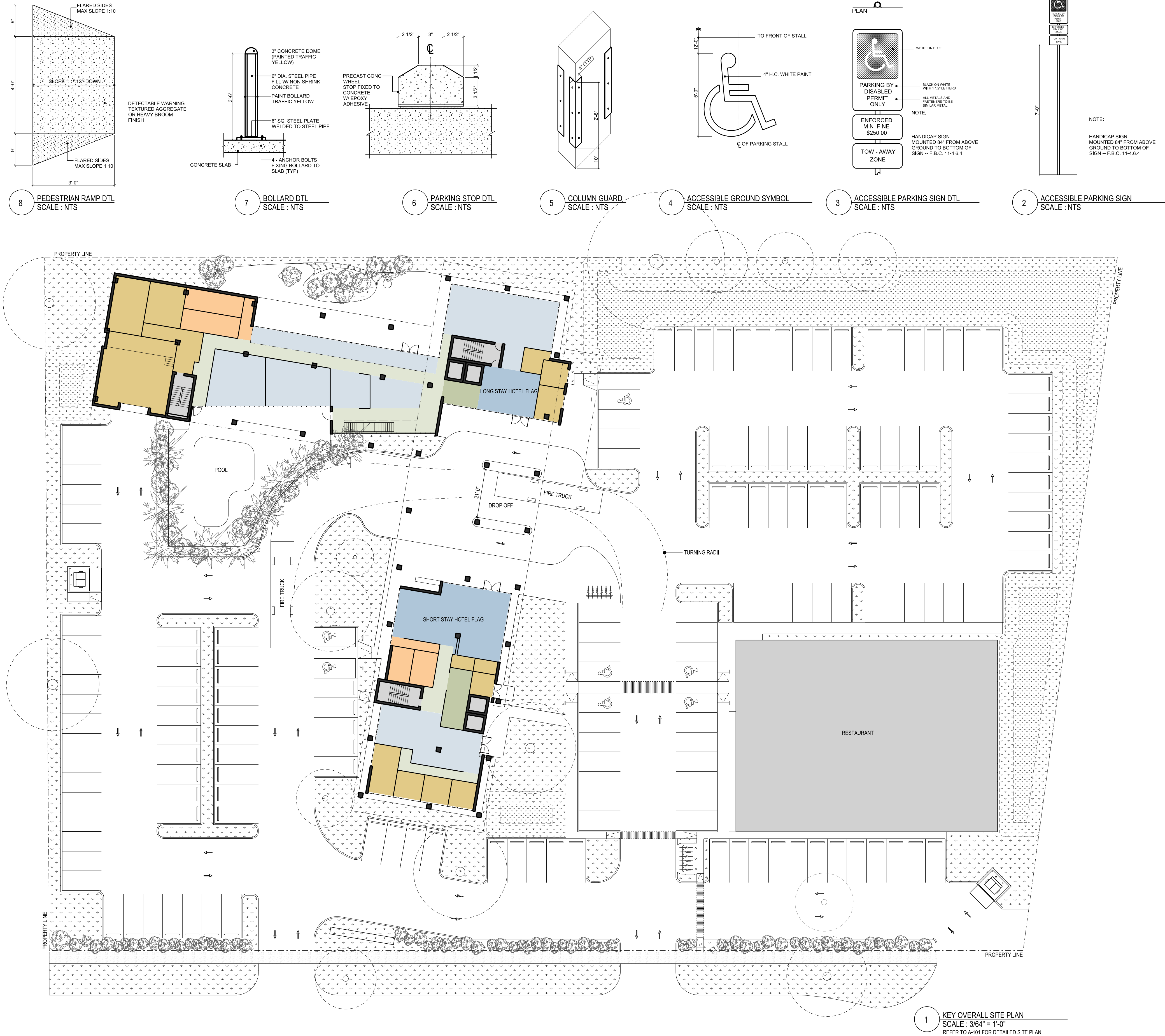
SHORT STAY HOTEL ROOM COUNT:
174 ROOMS W/ 1 BATHROOM PER ROOM
LONG TERM HOTEL ROOM COUNT:
88 ROOMS W/ 1 BATHROOM PER ROOM
TOTAL ROOM COUNT:
242 W/ 1 BATHROOM PER ROOM

TOTAL SQUARE FOOTAGE PER BUILDING

TOTAL HOTEL SQUARE FOOTAGE:
140,500SF
TOTAL RESTAURANT SQUARE FOOTAGE:
9400SF

ROOMS PER ACRE CALCULATION

242 ROOMS / 3.05 ACRES = 79.34
EQUIVALENT TO 79 ROOMS PER ACRE



OWNER

2801 GREENE STREET LLC
2801 GREENE ST
HOLLYWOOD FL 33020
T: 954.748.3786

ARCHITECT

O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.
4045 HOLLYWOOD BLVD
HOLLYWOOD FL 33020
T: 954.518.0833

LANDSCAPE ARCHITECT

GARDNER + SEMLER LANDSCAPE ARCHITECTURE
17870 NW 18TH AVE., SUITE 214
MIAMI FL 33185
T: 954.389.0299

CIVIL ENGINEER

ROSS ENGINEERING, INC.
3325 S. UNIVERSITY DR., SUITE 111
DADE CITY FL 34608
T: 954.518.0824

KURT DANNWOLF
FL ARCHITECT REG. NO:
AR92042

odp
ARCHITECTURE AND DESIGN
2432 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
T: 954.518.0833 | F: 954.518.0131
www.odparchitects.com

HOTEL GREEN STREET

2801 GREENE STREET
HOLLYWOOD FL 33020

REVISIONS

DATE	DESCRIPTION	BY
04/29/2019	PAC SUBMISSION	TAC
10/07/2019	PRELIMINARY	TAC

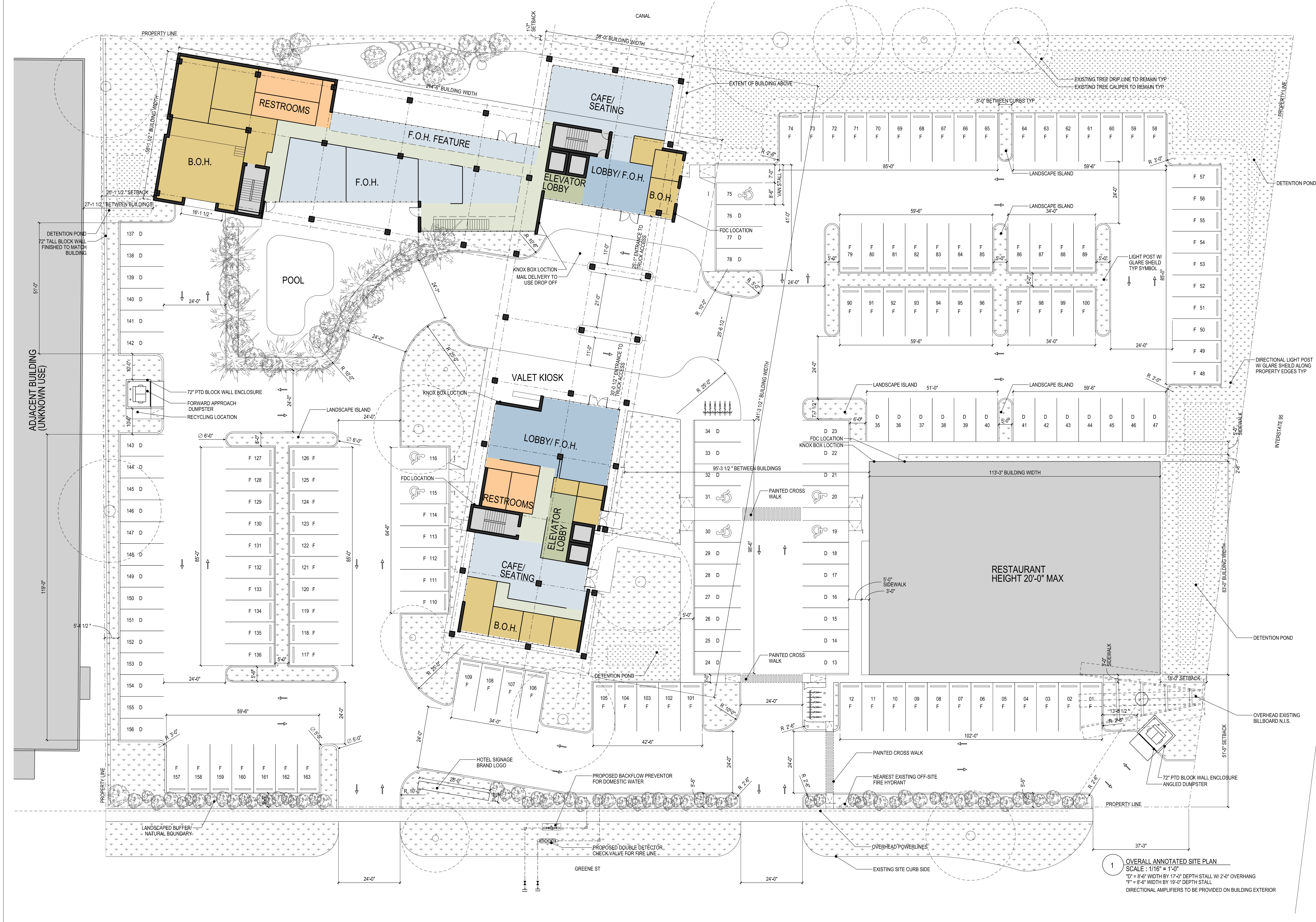
TRUE/PROJECT NORTH
N

SCALE:
DATE: SEPTEMBER 05, 2019
STARTED BY:

DRAWING TITLE:
SITE PLAN/
TABULAR
INFORMATION

SHEET NO.

A-100



OWNER
2801 GREENE STREET LLC
2801 GREENE ST
HOLLYWOOD FL 33020
T: 954.748.3786

ARCHITECT
O'DONNELL, DANWOLF AND PARTNERS ARCHITECTS INC.
3432 HOLLYWOOD BOULEVARD
HOLLYWOOD FL 33020
T: 954.518.0833

LANDSCAPE ARCHITECT
GARDNER + SEMLER LANDSCAPE ARCHITECTURE
17870 NW 18TH AVE., SUITE 214
MIAMI FL 33187
T: 954.360.0280

CIVIL ENGINEER
ROSS ENGINEERING, INC.
3325 S. UNIVERSITY DR., SUITE 111
SUITE 111
T: 954.518.0824

KURT DANWOLF
FL ARCHITECT REG. NO.:
AR92042

odp
ARCHITECTURE AND DESIGN
3432 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
T: 954.518.0833 | F: 954.518.0131
www.odparchitects.com

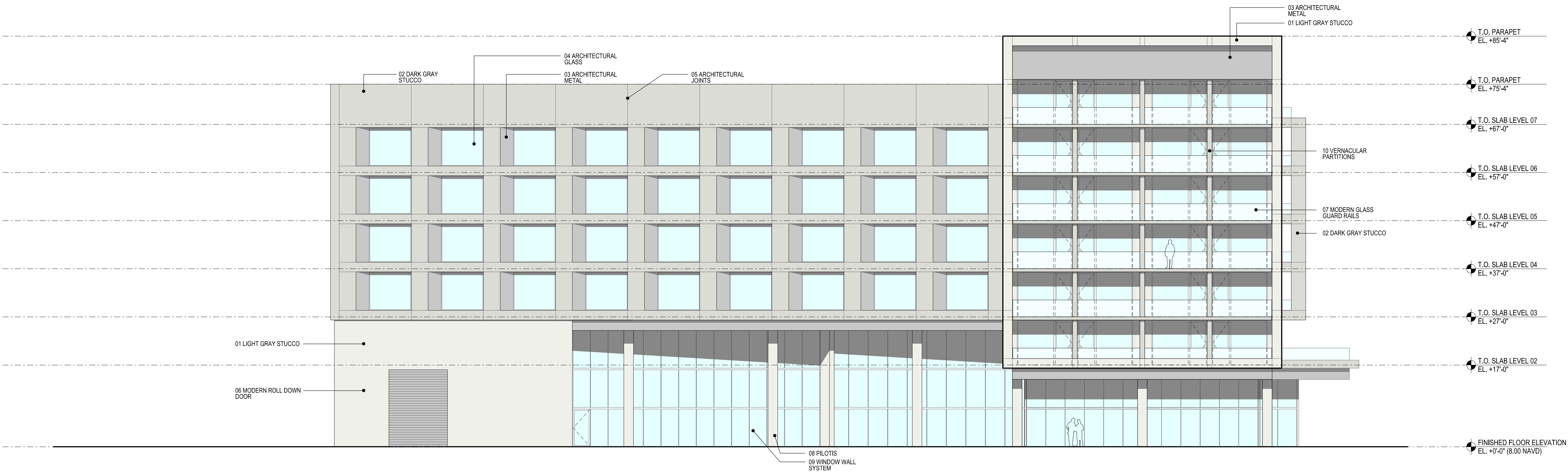
HOTEL GREEN STREET
2801 GREENE STREET
HOLLYWOOD FL 33020

REVISIONS

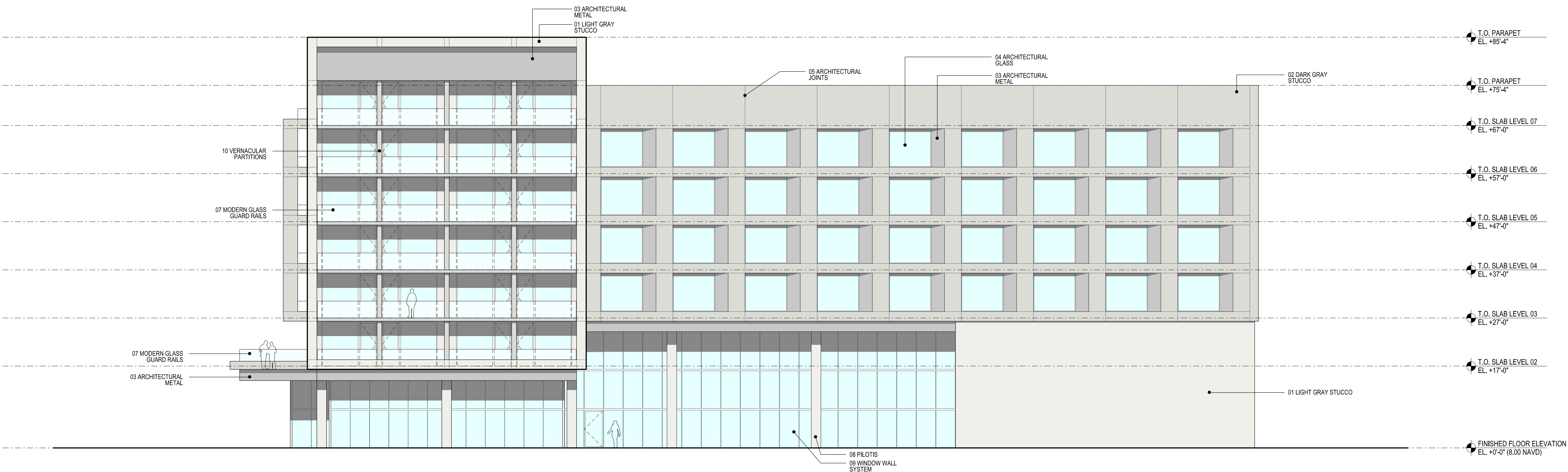
DATE	DESCRIPTION
04/29/2019	PACD SUBMISSION
10/07/2019	PRELIMINARY TAC

SCALE:
DATE: SEPTEMBER 05, 2019
STARTED BY:
DRAWING TITLE:
ZONING INFORMATION SITE PLAN

SHEET NO.
A-101



2 HOTEL SOUTH ELEVATION
SCALE : 3/32" = 1'-0"



1 HOTEL NORTH ELEVATION
SCALE : 3/32" = 1'-0"

OWNER

2801 GREENE STREET LLC
2801 GREENE ST
HOLLYWOOD, FL 33020
T: 954.748.3789

ARCHITECT

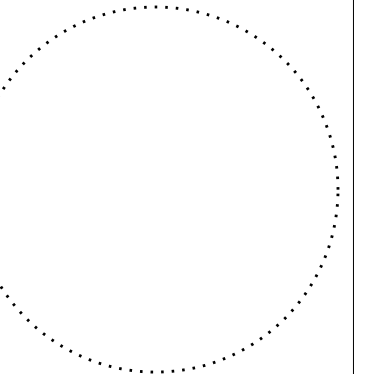
ODONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.
2432 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020
T: 954.518.0833

LANDSCAPE ARCHITECT

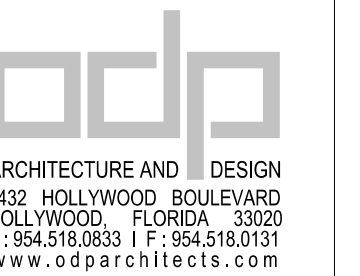
GARDNER + SEMLER LANDSCAPE ARCHITECTURE
17870 NW 18TH AVE., SUITE 214
MIAMI, FL 33185
T: 954.518.0255

CIVIL ENGINEER

ROSS ENGINEERING, INC.
3325 S. UNIVERSITY DR., SUITE 111
SUITE 111
T: 954.318.0824



KURT DANNWOLF
FL ARCHITECT REG. NO.:
AR92042



HOTEL GREEN STREET

2801 GREENE STREET
HOLLYWOOD FL 33020

REVISIONS

DATE	BY	REVISION
04/29/2019	PACO	SUBMISSION
10/07/2019	TAC	PRELIMINARY



SCALE:
DATE: SEPTEMBER 05, 2019
STARTED BY:

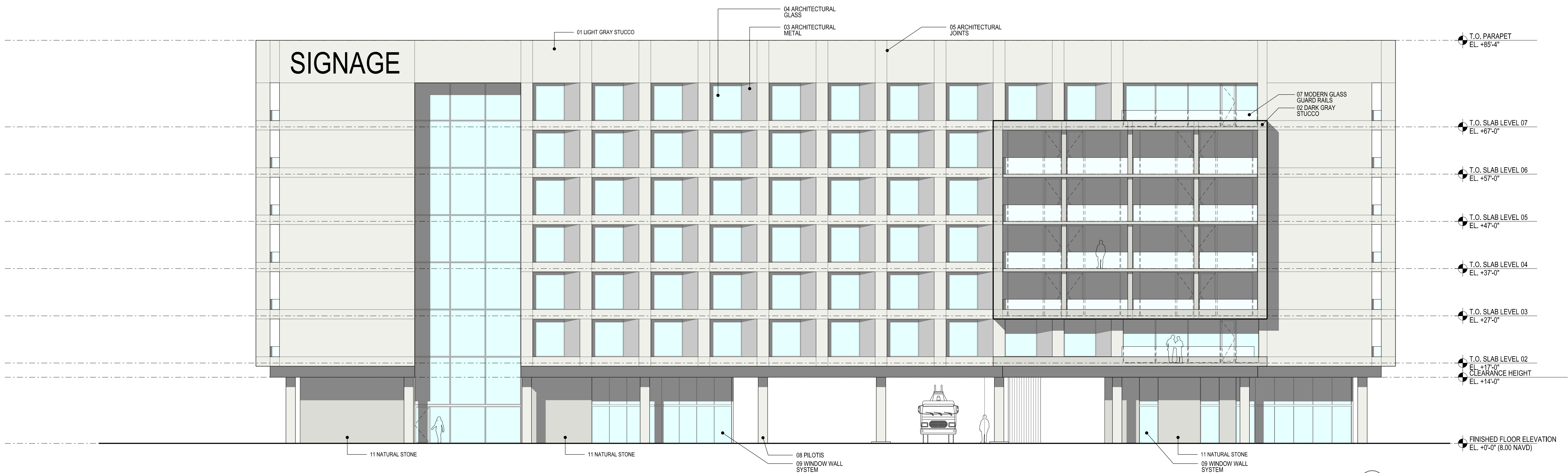
DRAWING TITLE:
**HOTEL NORTH/
SOUTH ELEVATIONS**

SHEET NO.

A-200



2 HOTEL WEST ELEVATION
SCALE : 3/32" = 1'-0"



1 HOTEL EAST ELEVATION
SCALE : 3/32" = 1'-0"

OWNER

2801 GREENE STREET LLC
2801 GREENE ST
HOLLYWOOD, FL 33020
T: 954.748.3789

ARCHITECT

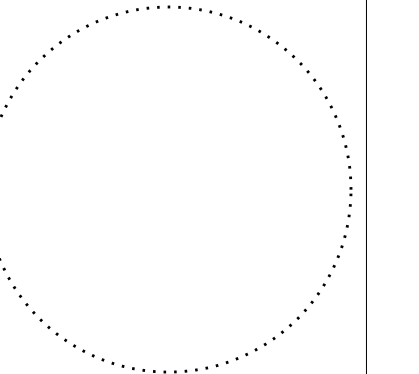
O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.
2405 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
T: 954.518.0833

LANDSCAPE ARCHITECT

GARDNER + SEMLER LANDSCAPE ARCHITECTURE
17870 NW 78TH AVE., SUITE 214
MIAMI, FL 33187
T: 954.518.0255

CIVIL ENGINEER

ROSS ENGINEERING, INC.
3325 S. UNIVERSITY DR., SUITE 111
DADE CITY, FL 34608
T: 954.318.0624



KURT DANNWOLF
FL ARCHITECT REG. NO.:
AR92042



ARCHITECTURE AND DESIGN
2432 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
T: 954.518.0833 | F: 954.518.0131
www.odparchitects.com

HOTEL GREEN STREET

2801 GREENE STREET
HOLLYWOOD FL, 33020

REVISIONS

	DATE	BY	REVISION
04/29/2019	PACO	SUBMISSION	
10/07/2019	TAC	PRELIMINARY	

SCALE:
DATE: SEPTEMBER 05, 2019
STARTED BY:

DRAWING TITLE:
**HOTEL EAST/
WEST ELEVATIONS**

SHEET NO.

A-201

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OWNER

2801 GREENE STREET LLC
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HOLLYWOOD, FL 33020
T: 305.748.3789

ARCHITECT

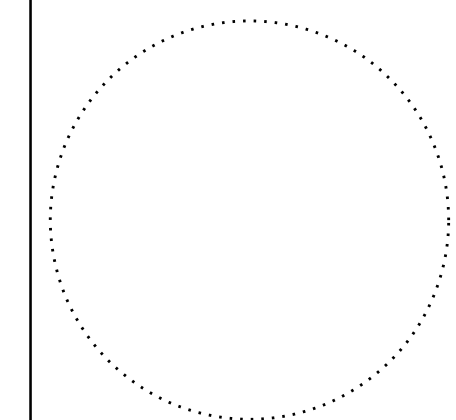
O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.
2432 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
T: 954.518.0833

LANDSCAPE
ARCHITECT

GARDNER + SEMLER LANDSCAPE ARCHITECTURE
17670 NW 78TH AVE., SUITE 214
MIAMI, FL 33015
T: 305.389.2230

CIVIL
ENGINEER

ROSS ENGINEERING, INC.
3325 S. UNIVERSITY DR. SUITE 111
DAVIE, FL 33328
TEL: 954/340-0820



HOTEL GREEN
STREET

2801 GREENE STREET
HOLLYWOOD FL, 33020

REVISIONS

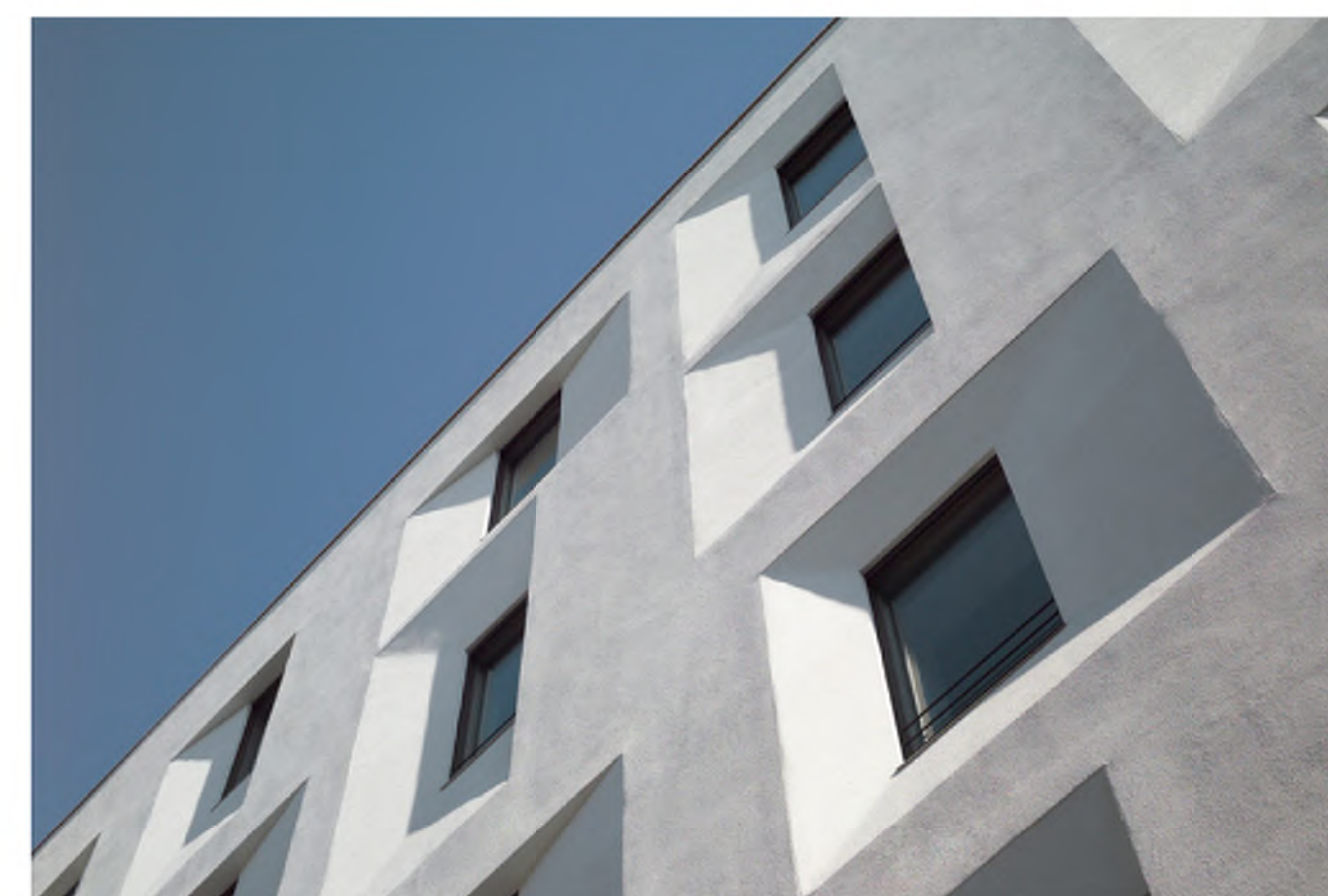
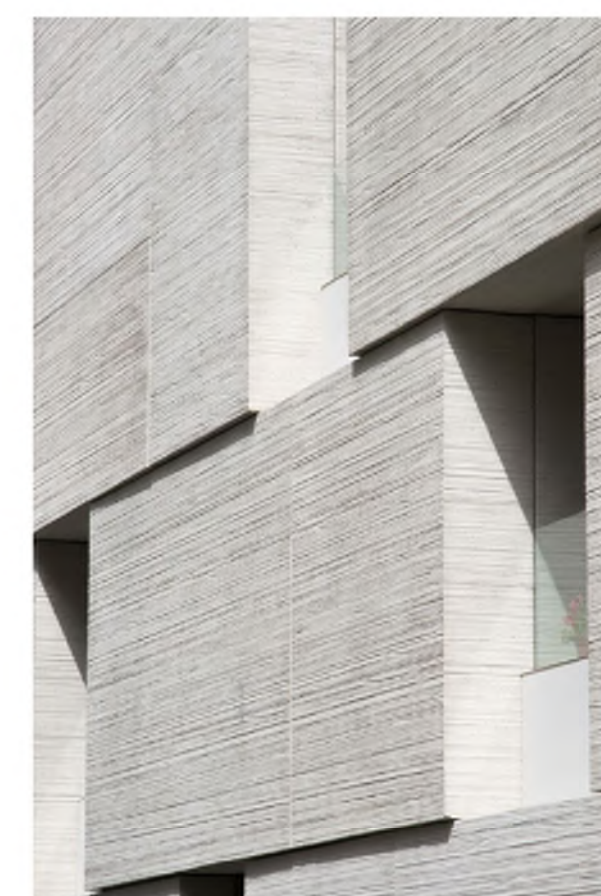
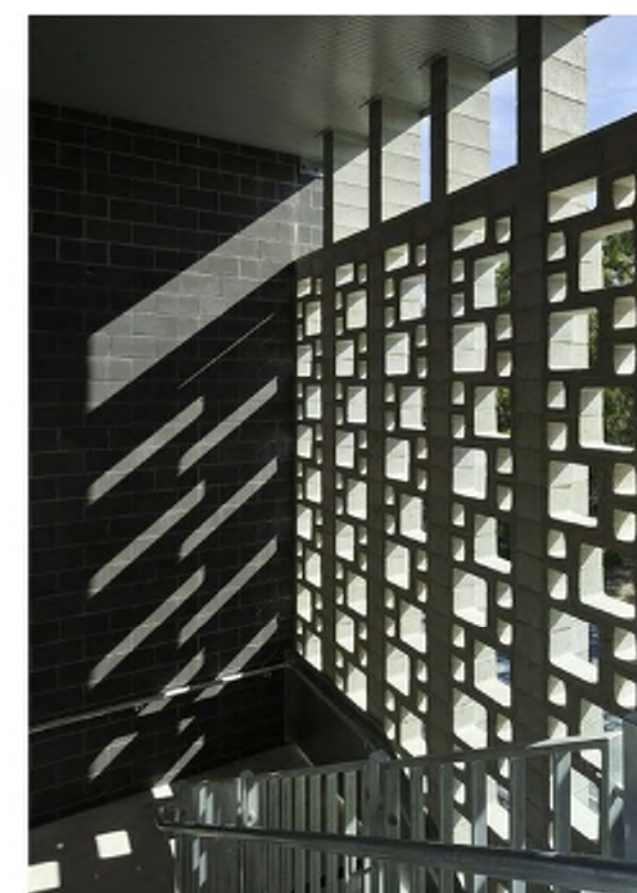
04/29/2019	PACO SUBMISSION
10/07/2019	PRELIMINARY TAC

SCALE:
DATE: SEPTEMBER 05, 2019
STARTED BY:

DRAWING TITLE:
**HOTEL MATERIAL
PALETTE**

SHEET NO.

A-202



1 HOTEL MATERIAL PALETTE
SCALE : NTS

SENIOR