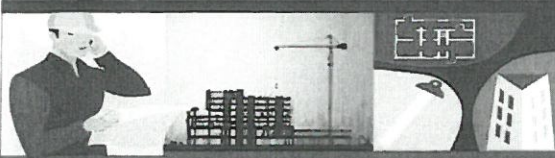


# PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## 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: 3-16-20

Location Address: 2302-2306 PIERCE ST.  
Lot(s): 16 Block(s): 10 Subdivision: HOLLYWOOD LITTLE PALM

Folio Number(s): 5142-16-01-4210 - 4220

Zoning Classification: DH-2 Land Use Classification: RAC

Existing Property Use: SINGLE FAM. RES. Sq Ft/Number of Units: 2

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): PACO

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

Explanation of Request: SITE PLAN REVIEW AND APPROVAL

Number of units/rooms: 28 Sq Ft: 950

Value of Improvement: 5.5 MIL Estimated Date of Completion: MARCH 2022

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

Name of Current Property Owner: EVIA PROPERTIES LLC

Address of Property Owner: 596 REVERE AVE LINWOOD NJ 08221

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER

Address: 2417 HOLLYWOOD BLVD Telephone: 9549205746

Fax: 9549202841 Email Address: \_\_\_\_\_

Date of Purchase: 2/26/19 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: JEFFERT SPORKIN

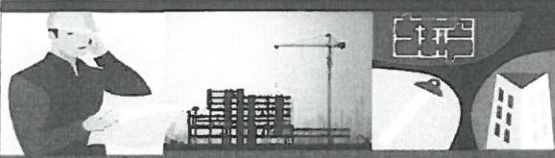
Address: \_\_\_\_\_

Email Address: jsporkin@gmail.com

305 502 1080



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](http://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: 3.9.20

PRINT NAME: Thomas Zamboniov

Date: 3.9.20

Signature of Consultant/Representative: \_\_\_\_\_

Date: 3-9-20

PRINT NAME: JOSEPH B. KALLER

Date: 3-9-20

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

Sworn to and subscribed before me  
this 9 day of MARCH

**CORINNE R. JEFFERSON**

Notary Public  
New Jersey

My Commission Expires 12-28-2021  
No. 2415804

Signature of Current Owner

Print Name

Notary Public

State of Florida

My Commission Expires 12/28/21

(Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_ Produced Identification



## PROJECT INFO:

5 STORY MULTI- FAMILY RESIDENTIAL  
BUILDING

## LEGAL DESCRIPTION

THE EAST HALF OF LOT 16, HOLLYWOOD LITTLE  
RANCHES, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 1, PAGE 26, OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALONG WITH

THE WEST HALF OF LOT 16, HOLLYWOOD LITTLE  
RANCHES, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 1, PAGE 26, OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



# PARKVIEW APARTMENTS

2302 & 2306 PIERCE STREET      HOLLYWOOD      FLORIDA



PACO - OCTOBER 8, 2018  
PRELIMINARY TAC - MARCH 2, 2019

## PROJECT TEAM

**ARCHITECT:**  
JOSEPH B. KALLER AND ASSOCIATES, P.A.  
CONTACT: MR. JOSEPH B. KALLER  
ADDRESS: 2417 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33020  
PHONE: (954) 920-5746  
FAX: (954) 326-2841  
EMAIL: joseph@kallerarchitects.com

**OWNER:**  
EVIA PROPERTIES LLC  
OWNERS: THOMAS ZAMBETOGLU  
CONTACT: JEFFERY SPORKIN  
ADDRESS: 569 REVERE AVE  
LINWOOD, NJ 08221  
TEL: (305) 502-1000  
EMAIL: jsorkin@gmail.com

**SURVEYOR:**  
BELLO AND BELLO LAND SURVEYING  
CONTACT: ODALYS BELLO-INAGA  
ADDRESS: 12230 SW 131 AVE, SUITE 201  
MIAMI, FL 33186  
PHONE: (305) 251-9606  
EMAIL: info@belloland.com

## PROJECT DATA

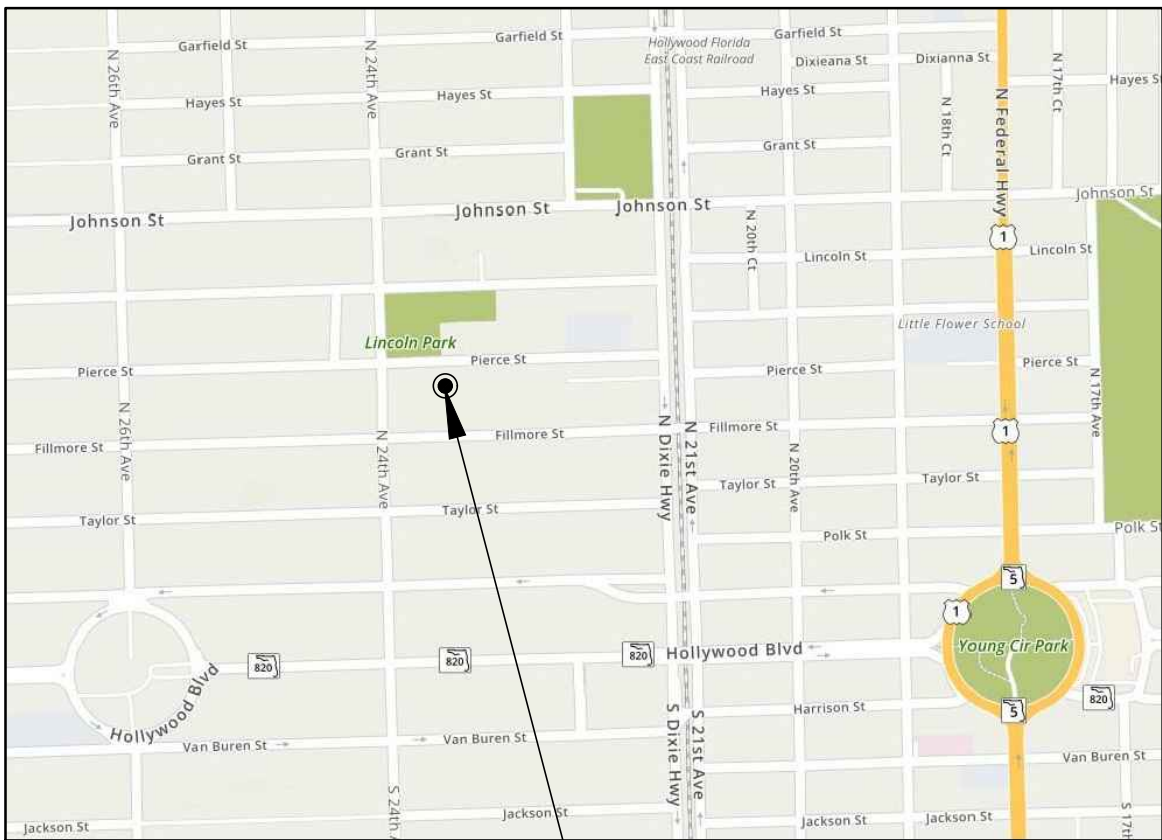
**CODES:**  
FLORIDA BUILDING CODE, 6TH EDITION 2011  
FLORIDA FIRE PREVENTION CODE, 6TH EDITION  
FLORIDA ADMINISTRATIVE CODE 69A-40

**JURISDICTION:**  
CITY OF HOLLYWOOD  
BROWARD COUNTY  
STATE OF FLORIDA

## DRAWING INDEX

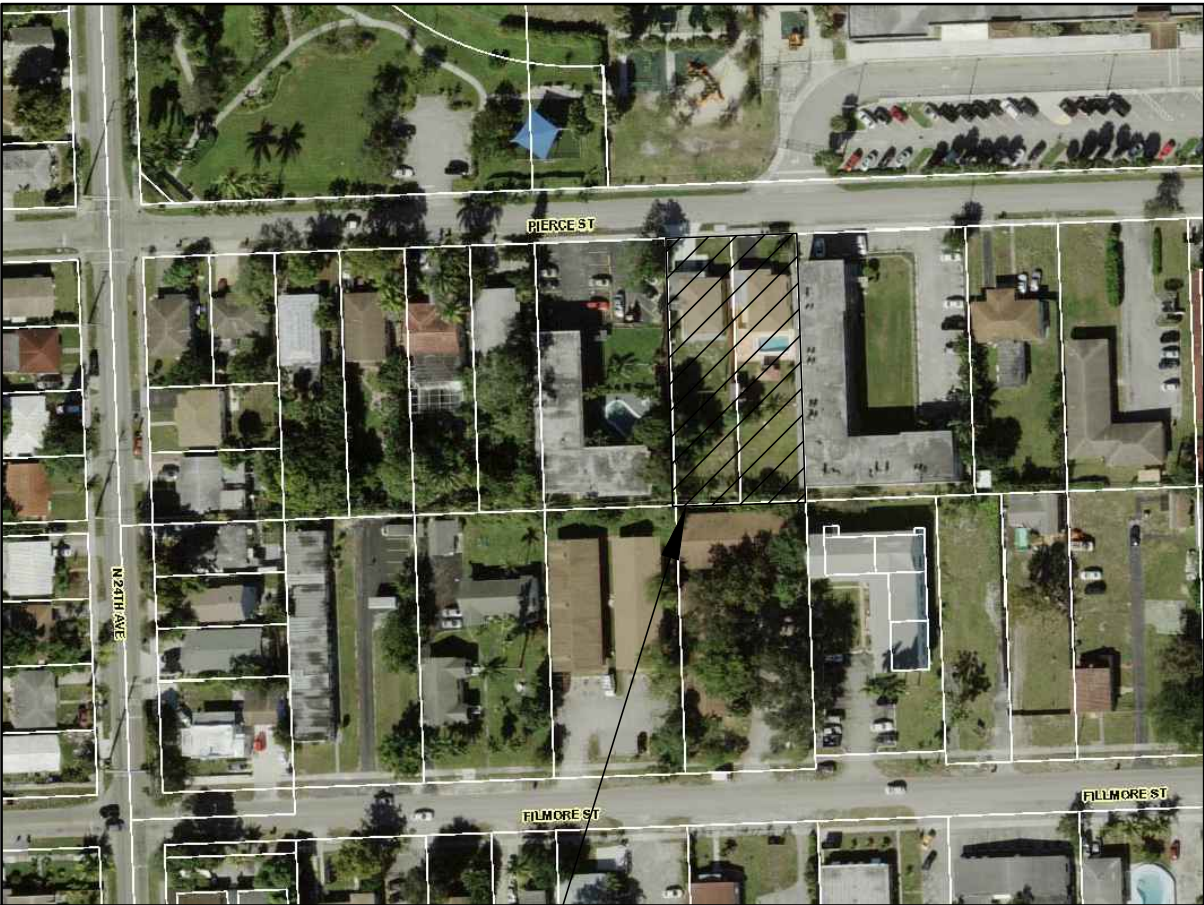
- T-1 COVER SHEET
- SURVEY**
- SP-1 SITE PLAN AND SITE DATA
- A-1 FIRST FLOOR PLAN  
A-2 SECOND FLOOR PLAN  
A-3 THIRD FLOOR PLAN  
A-4 FOURTH FLOOR PLAN  
A-5 ROOF PLAN  
A-6 ELEVATIONS  
A-7 ELEVATIONS  
A-8 CONTEXTUAL STREET ELEVATION

## LOCATION MAP



SITE

## AERIAL



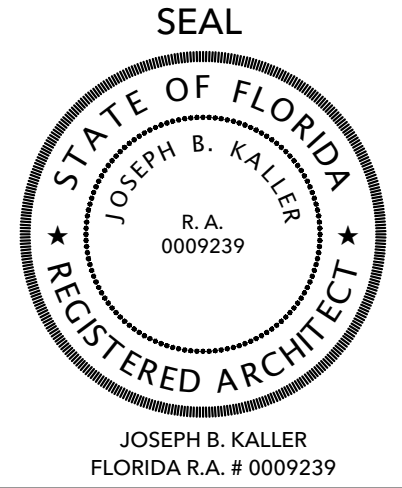
SITE

KA

KallerArchitecture

AA# 26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com

www.kallerarchitects.com



PROJECT TITLE  
**PARKVIEW**  
APTMENTS  
2302- 2306 PIERCE STREET  
HOLLYWOOD FLORIDA 33020

TITLE SHEET  
PRELIMINARY TAC

REVISIONS  
No. DATE DESCRIPTION

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.: 19031  
DATE: 7-1-19  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

T-1

SHEET 1 OF 4



# ALTA / NSPS LAND TITLE SURVEY

A parcel of land being a portion of the NE 1/4 of Section 16, Township 51 South, Range 42 East,  
City of Hollywood, Broward County, Florida.

LOCATION MAP  
NOT TO SCALE



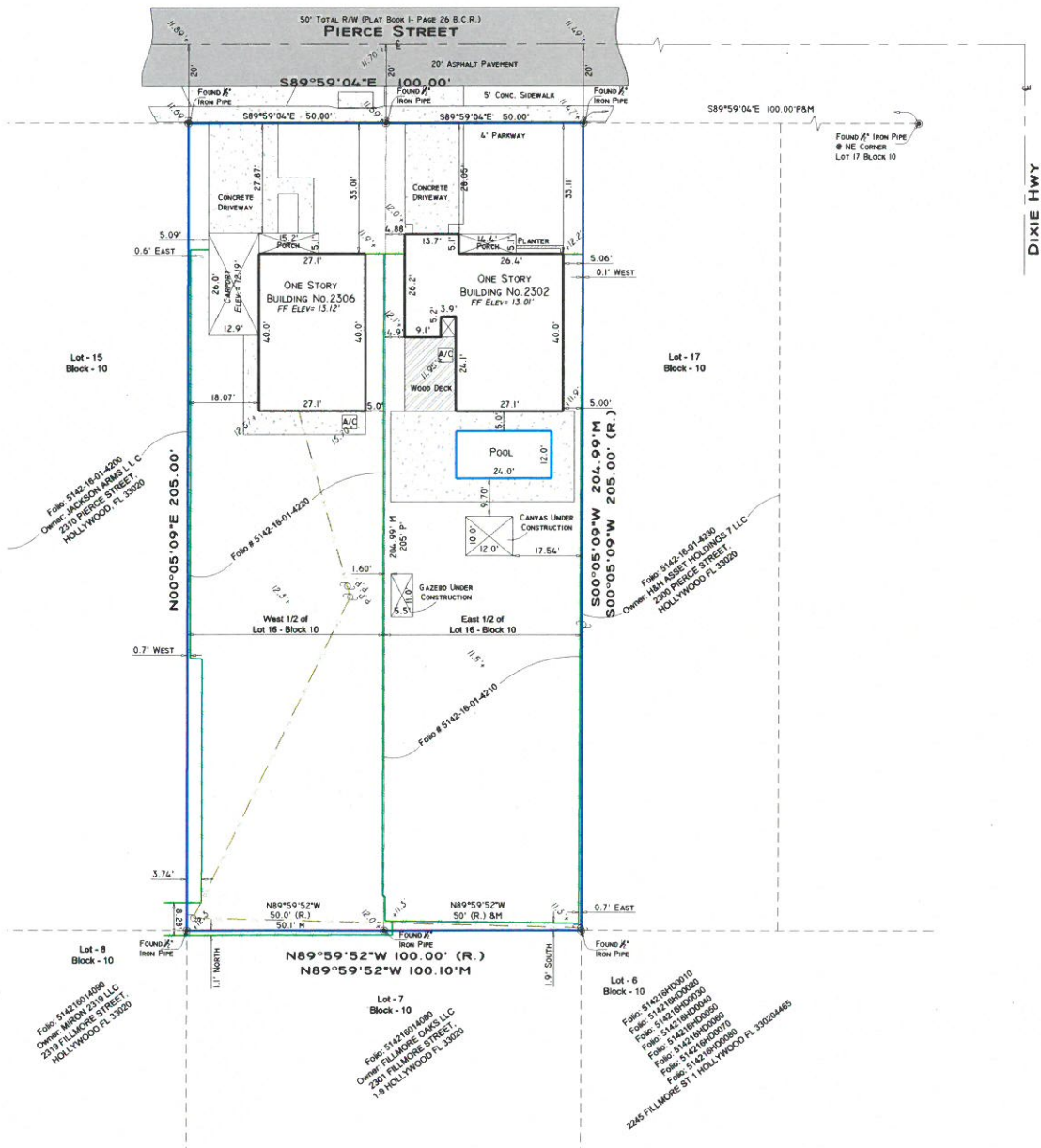
Subject Property



SCALE: 1" = 20'

## LEGEND & ABBREVIATIONS

CONCRETE (CONC.)	CONCRETE BLOCK WALL
WOOD DECK	COVERED AREA
ASPHALT	TILE
PAVERS	STONE
CHAIN LINK FENCE (CLF)	WOOD FENCE (WF)
IRON METAL BARS FENCE (IF)	OVERHEAD WIRES
WATER VALVE (WV)	POWER POLE (PP)
WATER METER (WM)	GUY ANCHOR
CONC. LIGHT POLE (LP)	WELL
STREET SIGN	SANITARY MANHOLE
DRAINAGE MANHOLE	MANHOLE
FIRE HYDRANT	CABLE BOX (CATV)
FPL TRANSFORMER	CATCH BASIN OR INLET
EXISTING ELEVATION	PERMANENT REFERENCE MONUMENT (PRM)
PROPERTY CORNER	PERMANENT CONTROL POINT (PCP)
POINT OF TANGENCY	POINT OF CURVATURE
POINT OF COMPOUND CURVE	POINT OF REVERSE CURVE
BENCH MARK	BEARING REFERENCE
TEMPORARY BENCH MARK	PROPERTY LINE
CENTER LINE	MONUMENT LINE
CALCULATED	FIELD MEASURED
PER PLAT	PROFESSIONAL SURVEYOR AND MAPPER
A/C	AIR CONDITIONER PAD
ENCR	ENCROACHMENT
FF ELEV	FINISHED FLOOR ELEVATION
XX-XX	DENOTES PLAT BOOK XX - PAGE XX
ORB	OFFICIAL RECORD BOOK
CBS	CONCRETE BLOCK STRUCTURE
R/W	RIGHT OF WAY
ELEV	ELEVATION
SEC	SECTION
T	TOWNSHIP
R	RANGE



## LEGAL DESCRIPTION:

Folio # 5142-16-01-4210:

The East 1/2 of Lot 16, Block 10, HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

TOGETHER WITH

Folio # 5142-16-01-4220:

The West 1/2 of Lot 16, Block 10, HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

## SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on March 26th, 2019 and updated on February 6th, 2020 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an Alta Survey has been prepared in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2016.
- This Alta Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines are reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
- At the time of this Alta these lands are improved with a two residential building and its appurtenances built on it. There is no observable evidence of site usage as solid waste dump, swamp and/or sanitary landfill on this lot and/or on the immediately adjoining parcels.
- This property has access to and from a duly dedicated and accepted public Right of Way: Pierce Street - along the North property line. The undersigned has no knowledge of proposed changes in street right of way lines for this roadway.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- The subject property is not designated as a wetland in the National Wetlands Inventory (U.S. Fish and Wildlife) and no wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix H, revised on August 18, 2014, this real property falls in Zone "X". As defined by FEMA, Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. This is a designation obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- HORIZONTAL LOCATION AND ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for a Rural area being equal to 1 foot in 5,000 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Mark # 1: Broward County Engineering Department Bench Mark BM 1896, Elevation = 10.932 feet (NGVD 1929) Bench Mark # 2: Broward County Engineering Department Bench Mark BM 1895, Elevation = 11.075 feet (NGVD 1929)
- This Alta Survey exceeds the Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1" = 20'. Data is expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Commitment for Title Insurance provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Broward County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the South Right of way Line of Pierce Street: S89°59'04"E
- Parcel Folio # 5142-16-01-4210:**  
This survey has been based on and upon an examination of Commitment for Title Insurance (the Title Commitment) issued by Attorneys' Title Fund Services, LLC, File No. 833272 Commitment date: January 17th, 2020 @ 11.00 PM. Upon review and examination of instruments of record listed on Schedule B - II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affects these lands have been noted and/or represented on this survey and the following applies:  
  
**TITLE NOTES BASED ON SCHEDULE B-II EXCEPTIONS**  
**Item # 1:** This property is subject to all matters contained on the Plat of The Amended Plat of Hollywood Little Ranches, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida. Refer to Survey map for geometry and lot's configuration.  
**Item # 2:** Easement in favor of Florida Power and Light Company recorded in O.R. Book 3725, Page 861, Public Records of Broward County, Florida, does not affect this parcel. These provisions are of "blanket nature", therefore, non "plottable".  
**Item # 3:** This property is subject to easements contained in instrument recorded in Deed Book 493, Page 120, Public Records of Broward County, Florida, (Lot 16, Block 10) does not affect this parcel.  
**Item # 4:** This property is subject to Right-of-Way Occupancy Agreement as contained in instrument recorded in O.R. Book 14853, Page 321, Public Records of Broward County, Florida, does not affect this parcel.  
**Item # 5:** Easement granted to BellSouth Telecommunications, Inc. by instrument recorded in O.R. Book 38247, Page 425, Public Records of Broward County, Florida, does not affect this parcel.  
**Item # 6:** Easement granted to Florida Power & Light Company by instrument recorded in O.R. Book 40244, Page 1465, Public Records of Broward County, Florida, does not affect this parcel.

## 18. Parcel Folio # 5142-16-01-4220:

This survey has been based on and upon an examination of Commitment for Title Insurance (the Title Commitment) issued by Attorneys' Title Fund Services, LLC, File No. 833295 Commitment date: January 17th, 2020 @ 11.00 PM. Upon review and examination of instruments of record listed on Schedule B - II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affects these lands have been noted and/or represented on this survey and the following applies:

## TITLE NOTES BASED ON SCHEDULE B-II EXCEPTIONS

**Item # 1:** This property is subject to all matters contained on the Plat of The Amended Plat of Hollywood Little Ranches, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida. Refer to Survey map for geometry and lot's configuration.  
**Item # 2:** Easement in favor of Florida Power and Light Company recorded in O.R. Book 3725, Page 861, Public Records of Broward County, Florida, does not affect this parcel. These provisions are of "blanket nature", therefore, non "plottable".  
**Item # 3:** This property is subject to easements contained in instrument recorded in Deed Book 493, Page 120, Public Records of Broward County, Florida, (Lot 16, Block 10) does not affect this parcel.

## CERTIFICATION

I hereby certify to:  
Evia Properties LLC.

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 Optional Items 1, 2, 3, 4, 7 (a), (1), (11) (utilities by observed aboveground visible evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Field Work Date: 03/26/2019  
Survey Updated: 02/06/2020 (Title Search Report revised)  
Alta Survey Updated: 03/12/2020 (Title Search Report revised)

DN: co-US, onBello and Bello Land Surveying Corp.,  
ou:AD1410D0000016841D8DC0D000001E28

co:Odyssey C Bello

Date: 2020.03.13 12:33:56 -0400

Odyssey C. Bello-2maga  
Professional Surveyor and Mapper # 6169

State of Florida

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Property Address:  
2302-2306 Pierce Street, Hollywood, Florida 33020

Project No. 19609

Page 1 of 1

Parcel Folios: 5142-16-01-4220 / 5142-16-01-4210

Net Area: 20 520.43 Sq Ft (+/- 0.47 Acres)

**BELLO & BELLO LAND SURVEYING**  
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186  
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057  
e-mail: info@belloland.com • www.bellolandsurveying.com

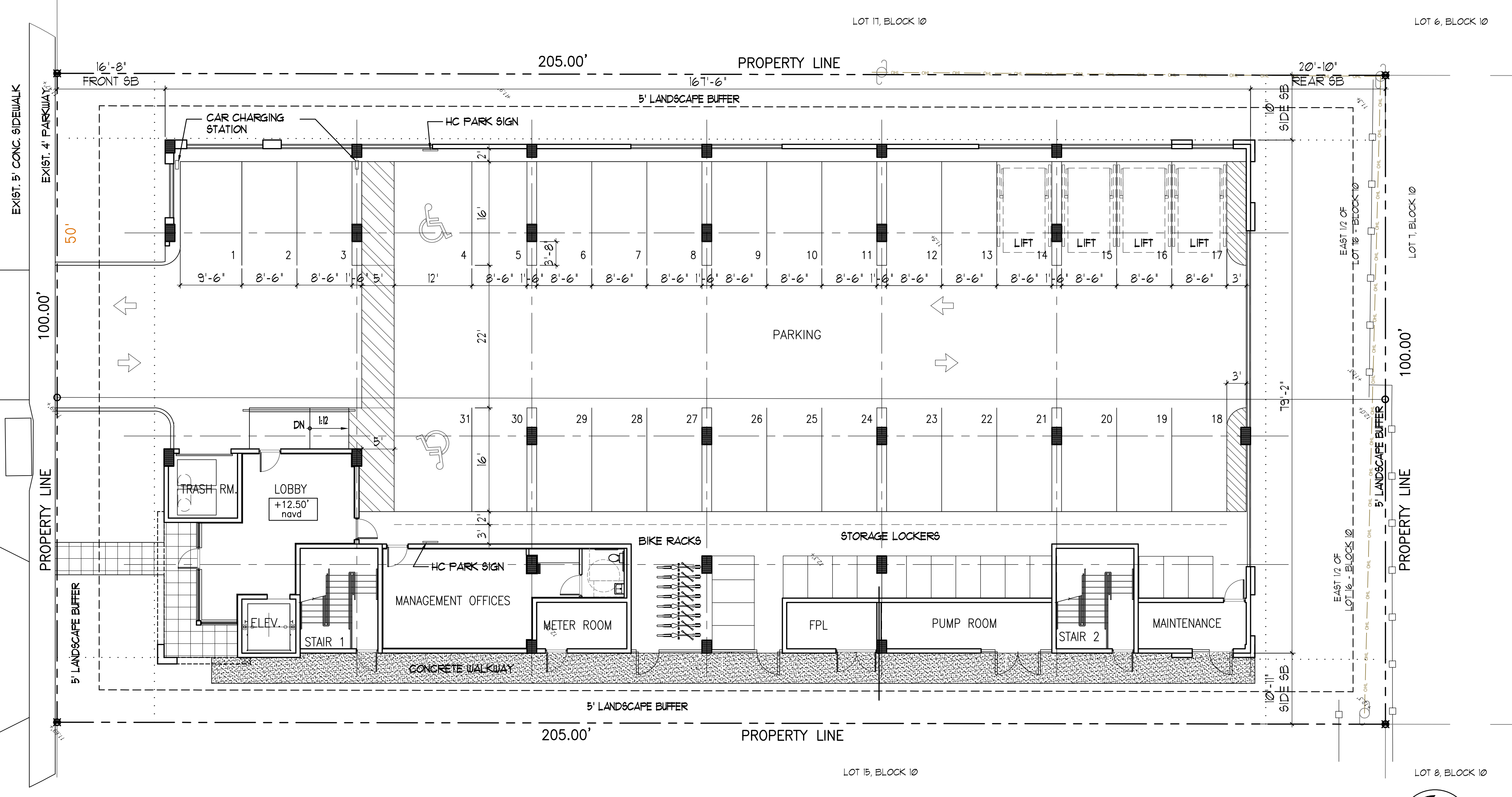




Pierce Street

50' Total R/W (Plat Book 1- Page 26 B.C.R.)  
20' Asphalt Pavement

CONCRETE PAVEMENT  
WALKWAY



ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE ND-2 ZONING DISTRICT.

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

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

TWO WAY RADIO COMPLIANCE:  
BUILDING WILL BE IN COMPLIANCE WITH NFPA 1, 1100 AND BROWARD COUNTY CODE AMENDMENT 182 FOR TWO WAY RADIO COMMUNICATION.

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

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

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

FIRE ALARM NOTE:  
A FIRE ALARM SYSTEM IS REQUIRED AS PER FFPC, 6TH EDITION BROWARD AMENDMENTS, NFPA 101 SECTION 30.3.4

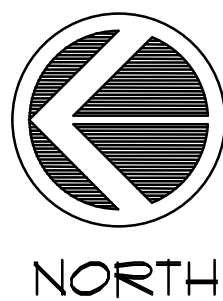
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

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

ORDINANCE 2016-02  
The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate or a fully functional electric vehicle-charging station.

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

OPEN SPACE  
LOT AREA = 20,500 SF  
REQUIRED OPEN SPACE AREA = 20% OF 20,500 SF = 4,100 SF  
PROVIDED OPEN SPACE AREA = 6,129 SF = 29.9% OF 20,500 SF



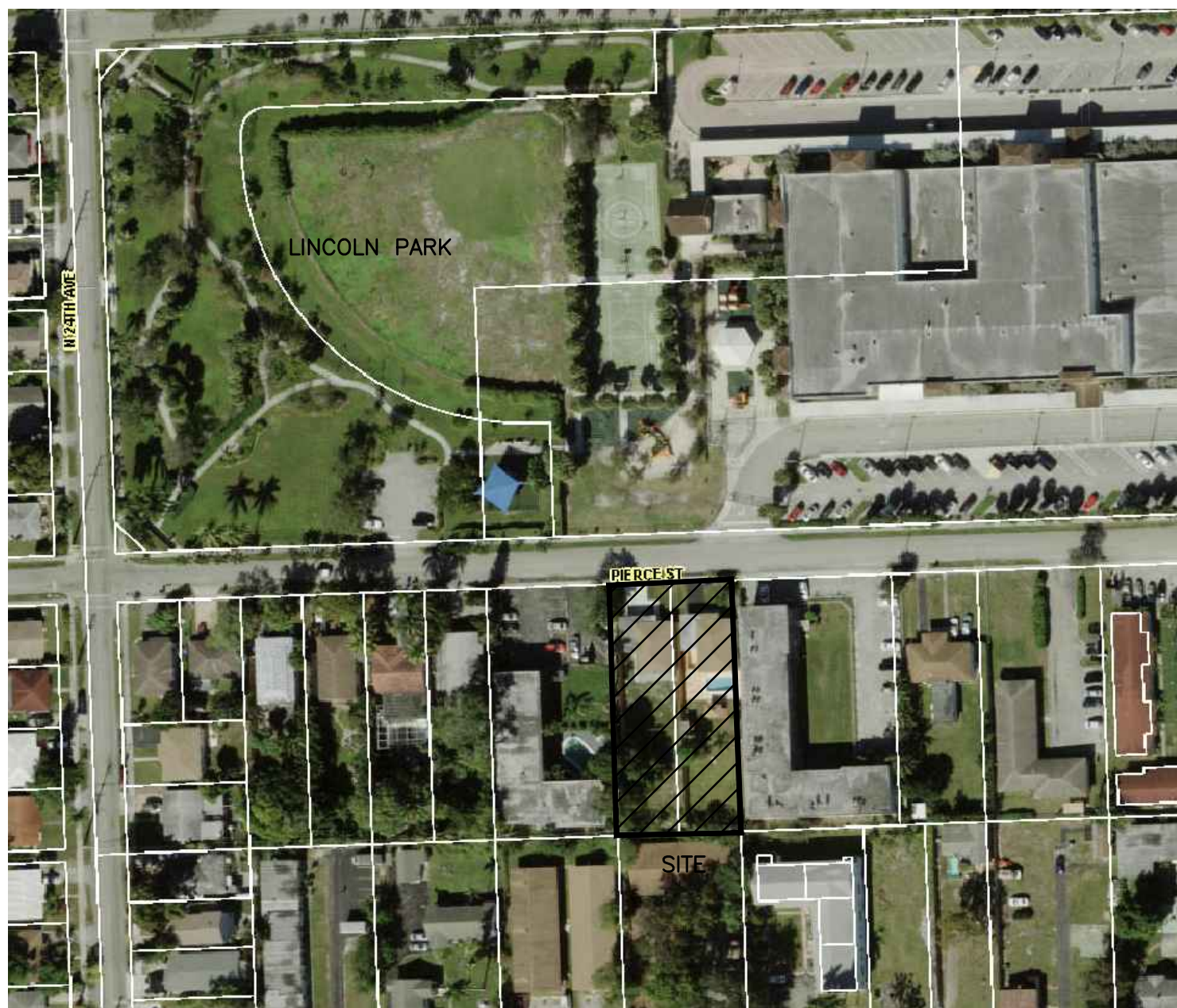
## 1 SITE PLAN

SCALE: 1" = 10'-0"



## 1 AERIAL

SCALE: NTS



### LEGAL DESCRIPTION

The East 1/2 of Lot 16, Block 10, HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

### FOLIO

# 5142-16-01-4210:

### PROPERTY ADDRESSES

2302 AND 2306 PIERCE STREET  
HOLLYWOOD, FL 33020

### SITE INFORMATION

EXISTING ZONING:	DIXIE HIGHWAY MEDIUM INTENSITY MULTI-FAMILY DISTRICT (DH-2)	
LAND USE DESIGNATION:	REGIONAL ACTIVITY CENTER	
NET LOT AREA:	20,500.0 SQUARE FEET	
FAR:	1.75	
BUILDABLE AREA:	35,875.0 SF	34,505.0 SF
PROPOSED NO. OF UNITS:	28 UNITS	
PARKING:	REQUIRED	PROVIDED
UNITS	1 PER UNIT MIN. = 28 SPACES	28 SPACES
GUESTS	1 PER 10 UNITS MIN. = 3 SPACES	3 SPACES
TOTAL	= 31 SPACES	31 SPACES INCLD. 2 HC SPACES
LOADING:	REQUIRED	PROVIDED
UNITS	NOT REQ. LESS THAN 50 UNITS	0 SPACE

### SETBACKS:

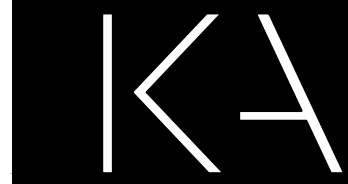
	REQUIRED	PROVIDED
(a) FRONTAGE (PIERCE ST)	15'-0"	16'-8"
(b) SIDE INTERIOR (WEST)	10'-0"	10'-11"
(c) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(d) REAR	20'-0"	20'-10"

OPEN SPACE:	REQUIRED 4100 (20%)	PROVIDED 6129 (29.9%)
-------------	------------------------	--------------------------

WALKWAYS AND DRIVEWAYS:	1327 SF	
-------------------------	---------	--

### BUILDING SUMMARY

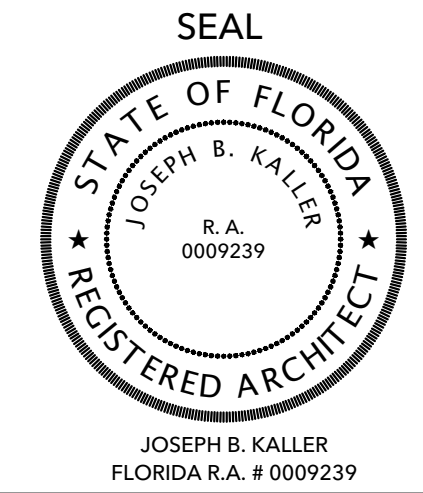
	<u>ALLOWED</u>	<u>PROVIDED</u>	
BUILDING HEIGHT:	4 STORIES/ 45'-0"	4 STORIES/ 44'-0"	
GROSS BUILDING AREA:	INTERIOR	TERRACES	TOTAL
FIRST FLOOR	1738		
SECOND FLOOR	12431	1144	
THIRD FLOOR	12431	1144	
FOURTH FLOOR	8567	3904	
TOTAL	35167	6192	41360



KallerArchitecture

AA# 26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com

www.kallerarchitects.com



PROJECT TITLE  
**PARK VIEW  
APARTMENTS**  
2302-2306 PIERCE STREET  
HOLLYWOOD FLORIDA 33020

SHEET TITLE  
**SITE PLAN**

REVISIONS  
No. DATE DESCRIPTION

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DATE: 7-1-19  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

SP-1

SHEET 1 OF 4





HEET TITLE

FIRST FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

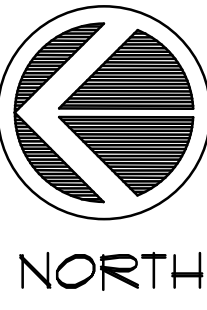
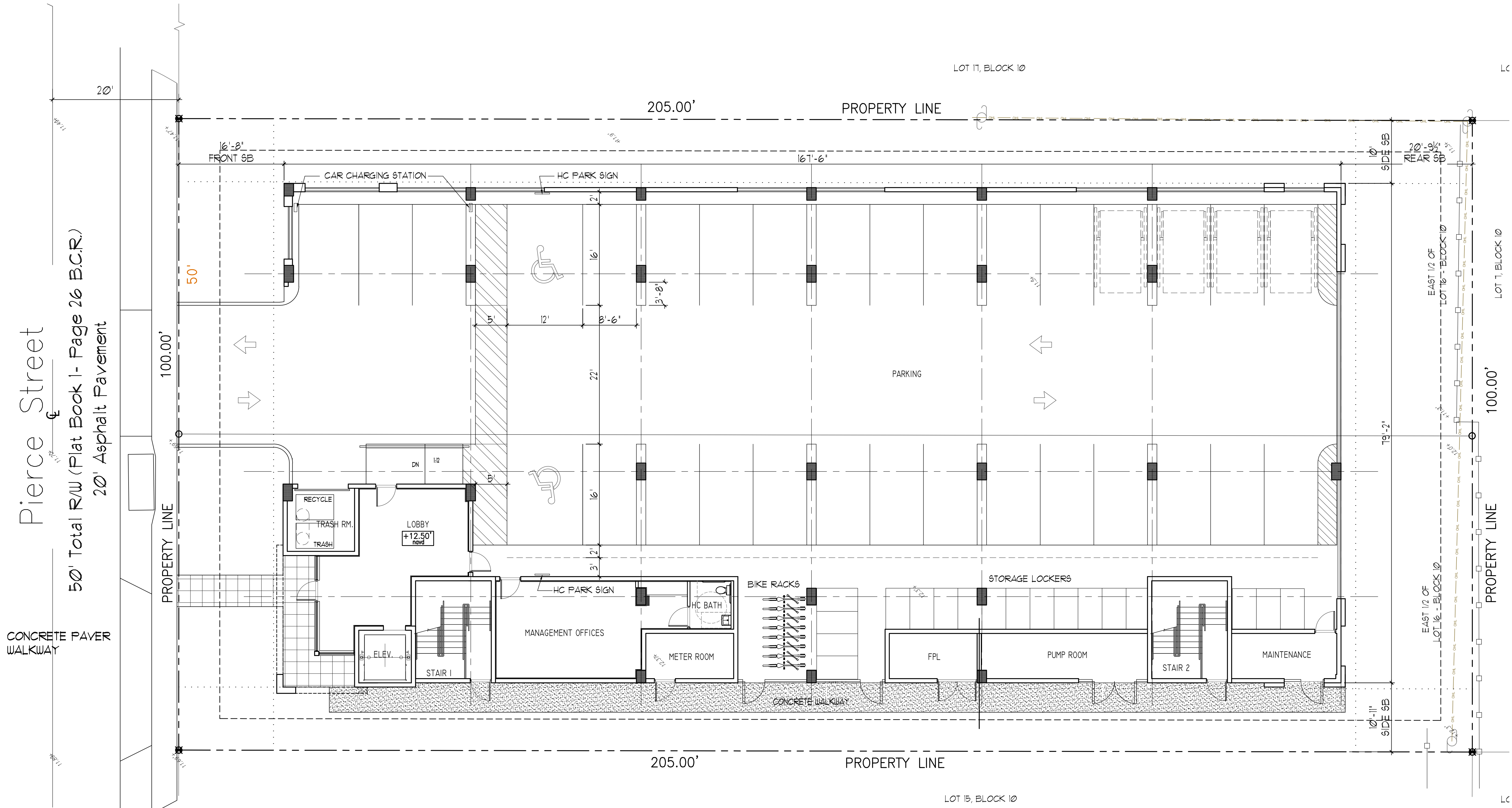
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DATE: 7-1-19  
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SHEET

A-1

SHEET 1 OF 4

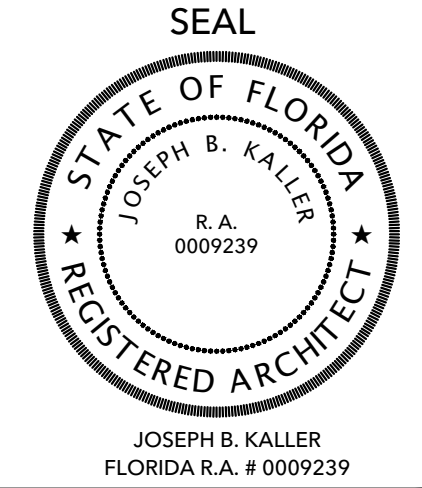


# 1 FIRST FLOOR PLAN

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



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PROJECT TITLE  
**PARK VIEW  
APARTMENTS**  
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HOLLYWOOD FLORIDA 33020

SHEET TITLE  
**SECOND FLOOR PLAN**

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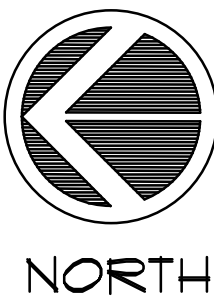
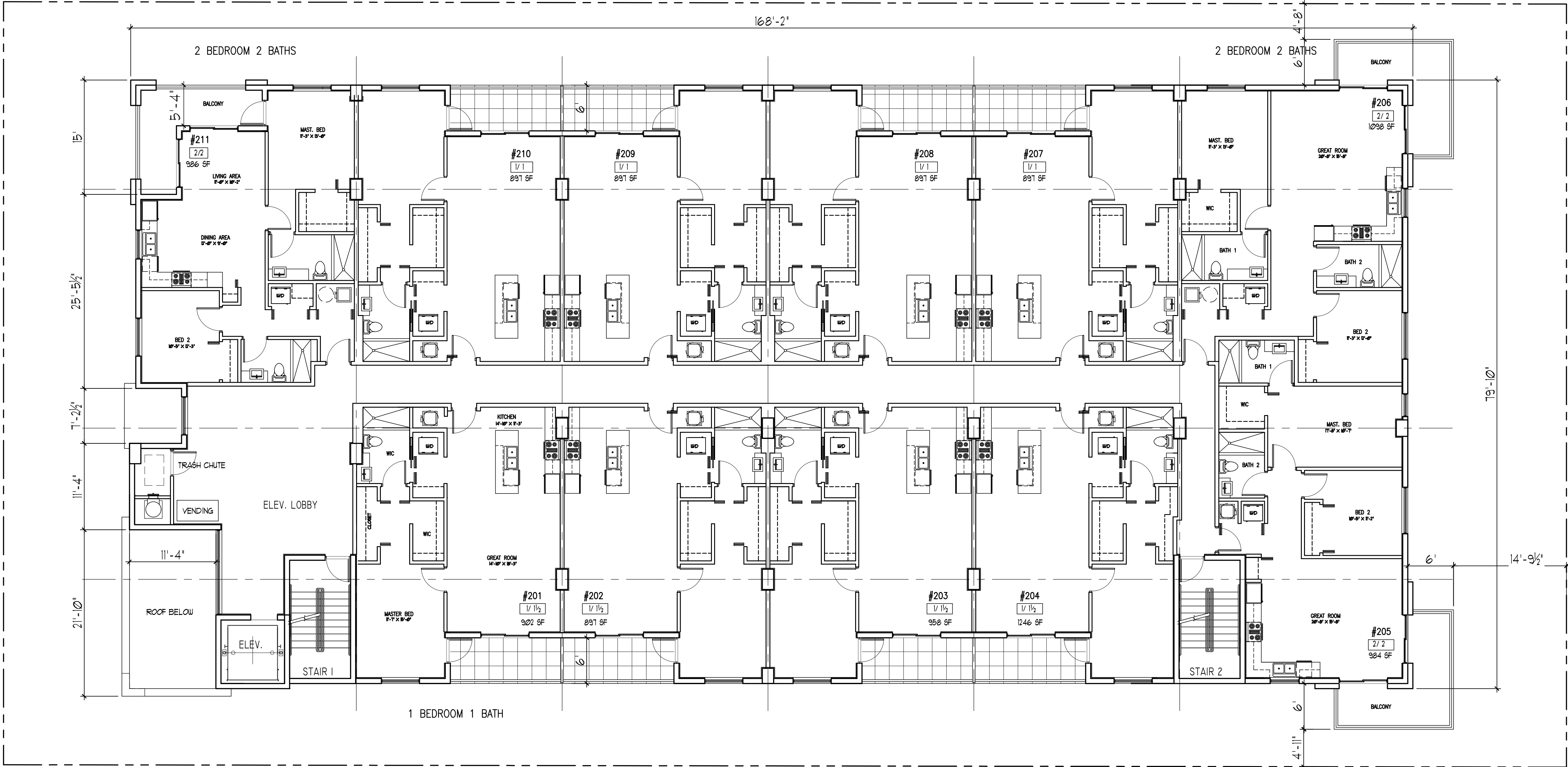
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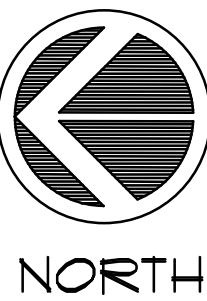
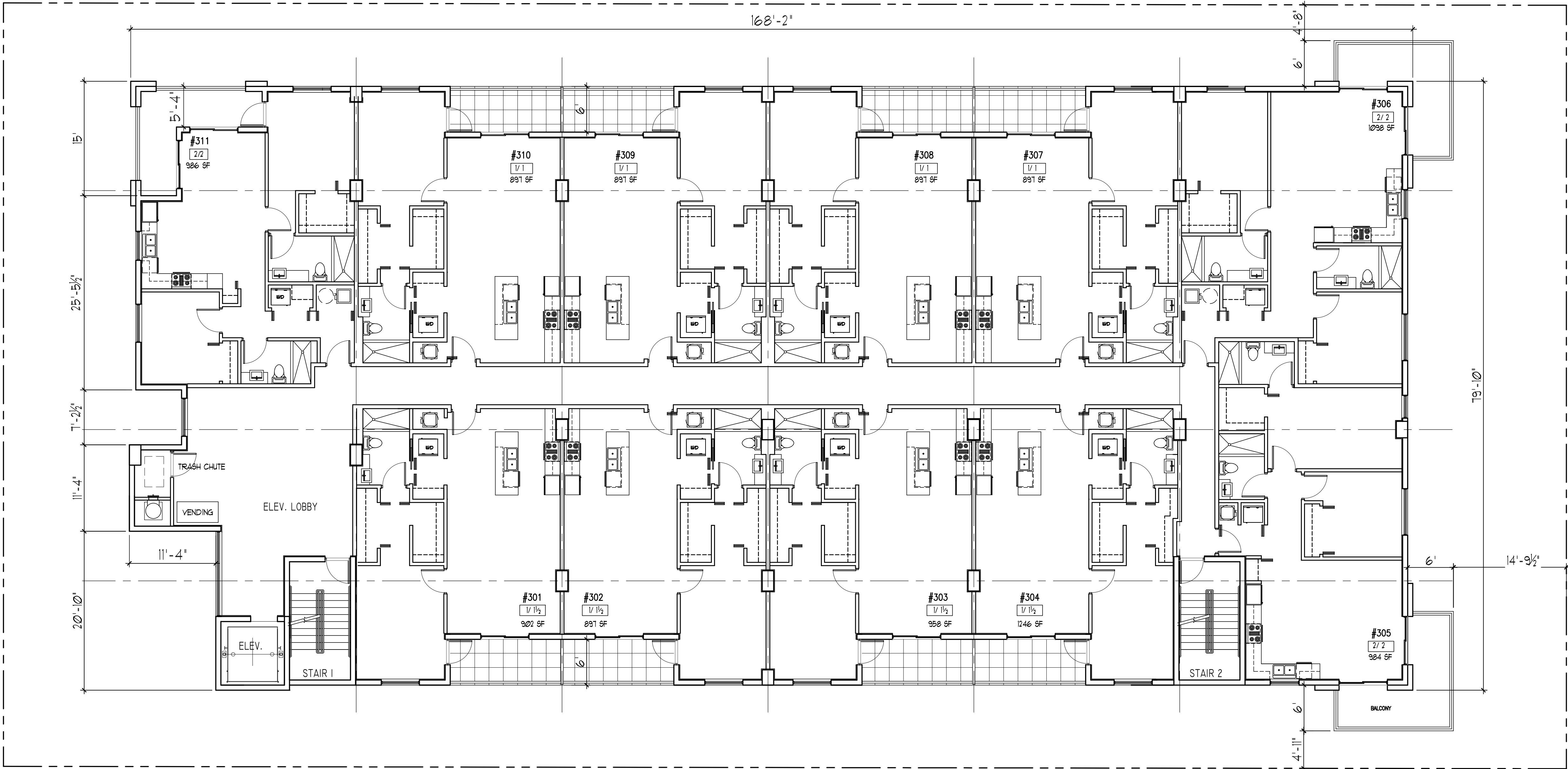
**A-2**

SHEET 1 OF 4



**1 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

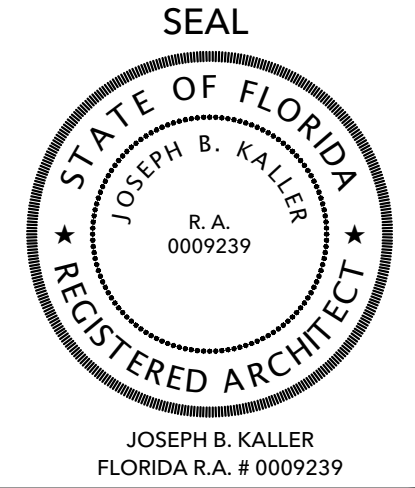




**1 THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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APARTMENTS**  
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SHEET TITLE  
**THIRD FLOOR PLAN**

REVISIONS  
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DATE: 7-1-19  
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SHEET

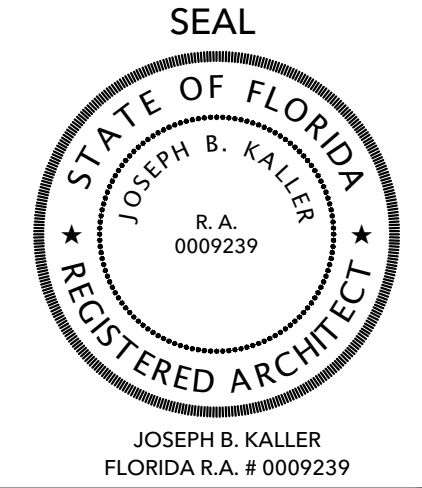
**A-3**

SHEET 1 OF 4





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PROJECT TITLE  
**PARK VIEW  
APARTMENTS**  
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HOLLYWOOD FLORIDA 33020

SHEET TITLE  
**FOURTH FLOOR PLAN**

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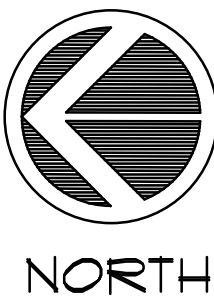
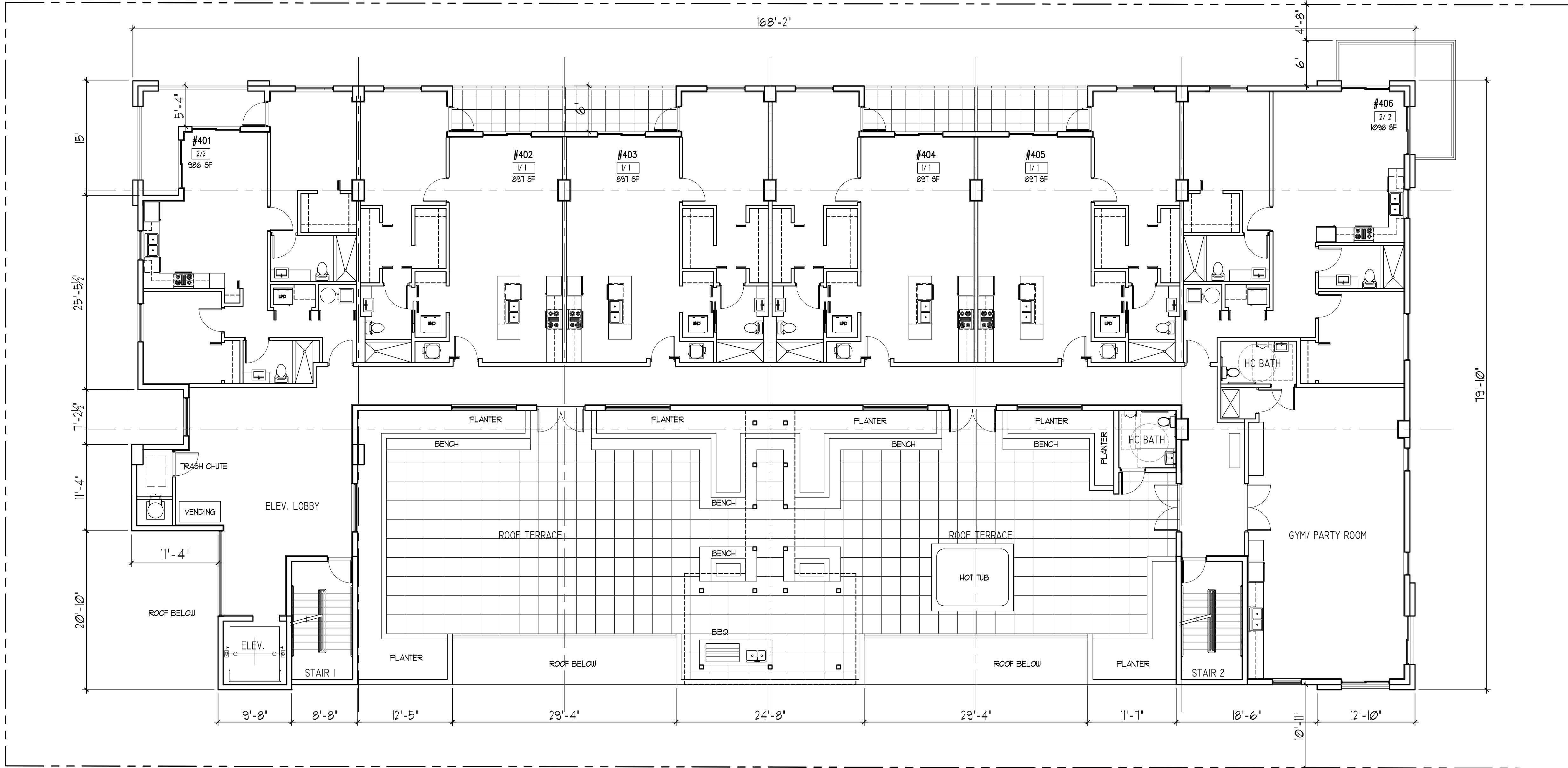
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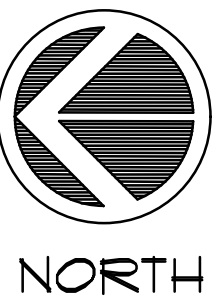
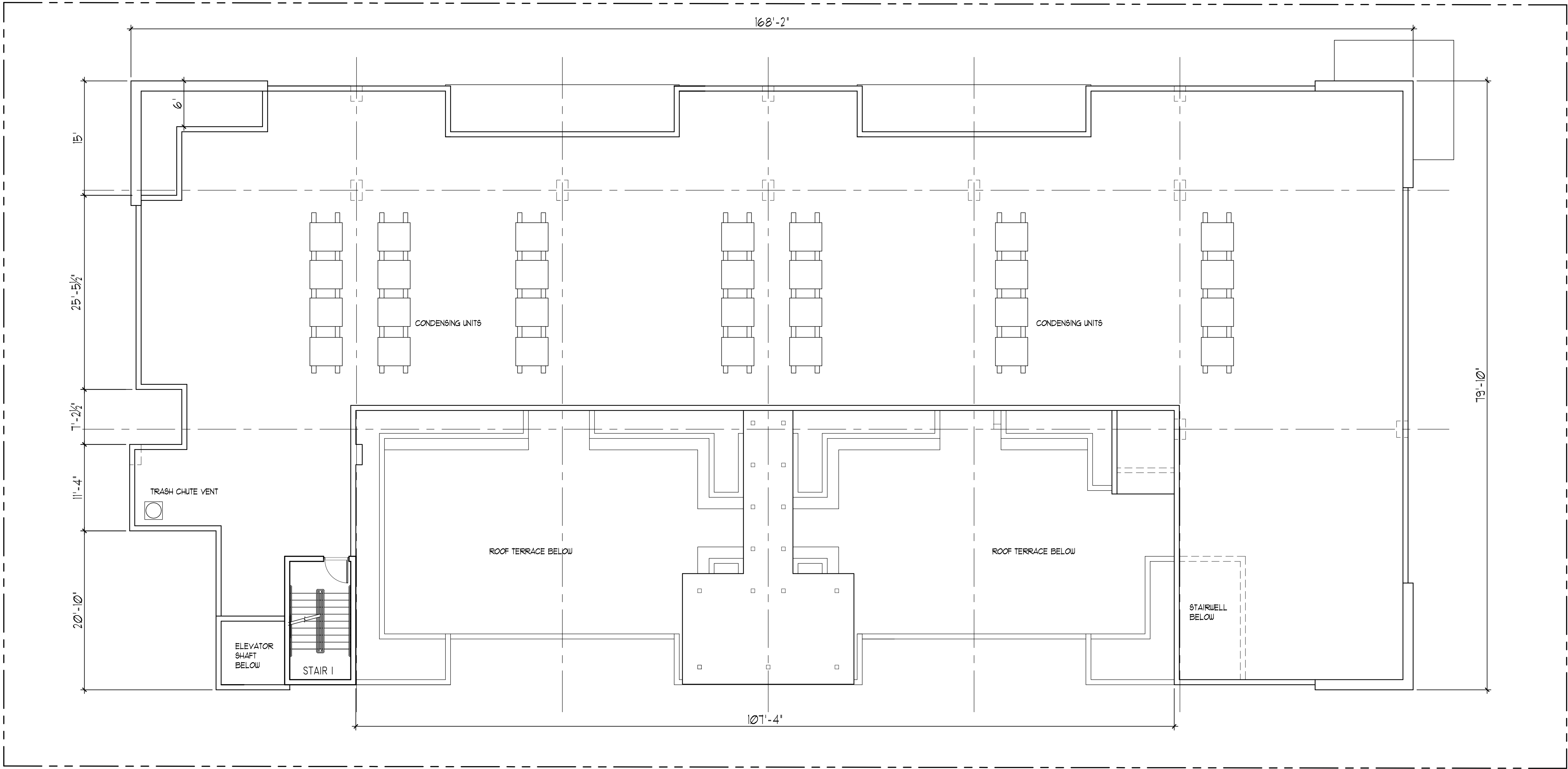
**A-4**

SHEET 1 OF 4



**1 FOURTH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

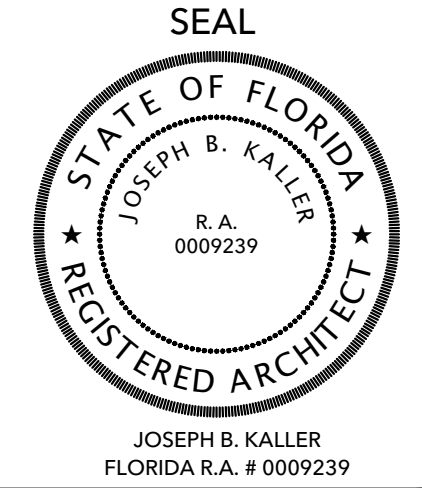




**1 ROOF PLAN**  
SCALE: 1/8" = 1'-0"



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**PARK VIEW  
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HOLLYWOOD FLORIDA 33020

SHEET TITLE  
**ROOF PLAN**

REVISIONS  
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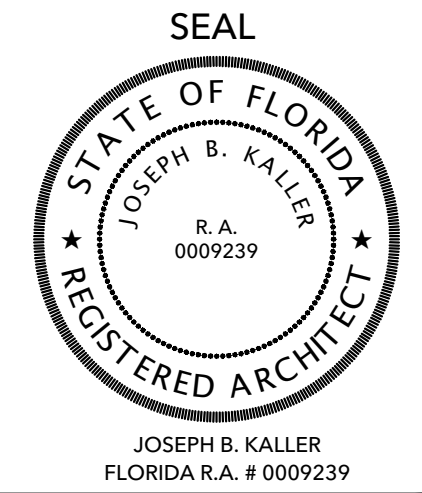
**A-5**

SHEET 1 OF 4





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PROJECT TITLE  
**PARK VIEW  
APARTMENTS**  
2302-2306 PIERCE STREET  
HOLLYWOOD FLORIDA 33020

SHEET TITLE  
**ELEVATIONS**

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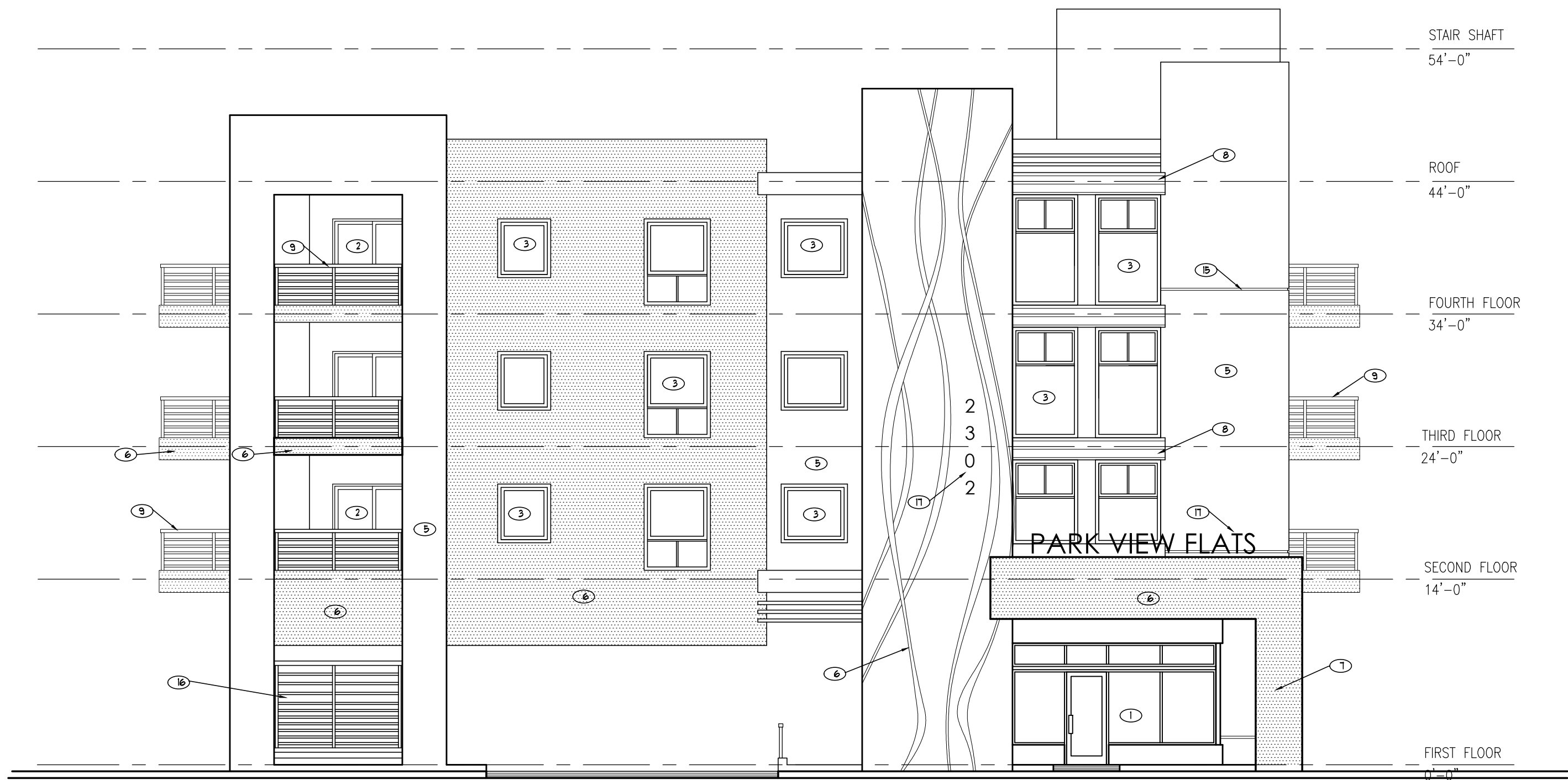
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DATE: 7-1-19  
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SHEET

**A-6**

SHEET 1 OF 4

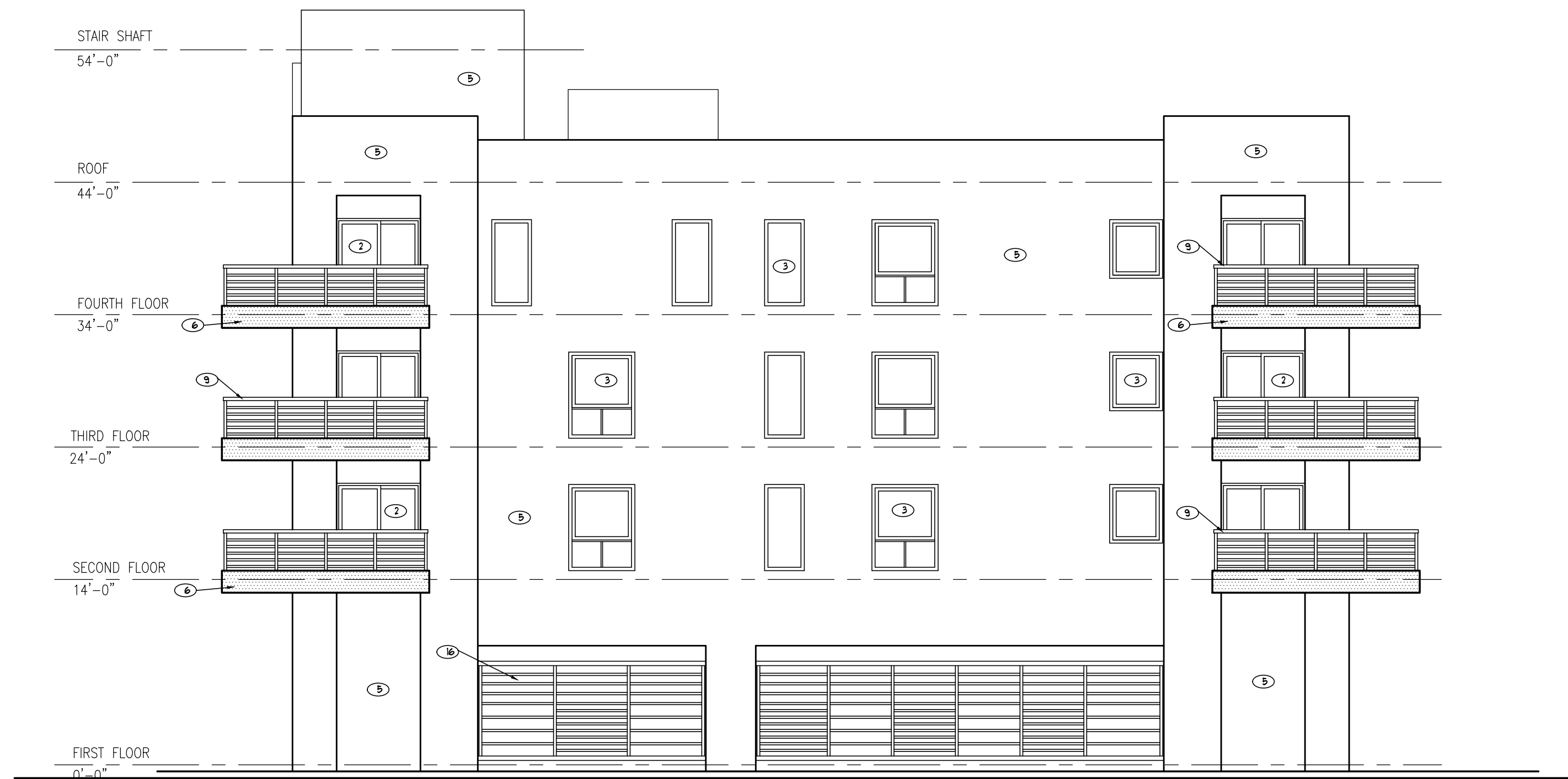


**NORTH ELEVATION**

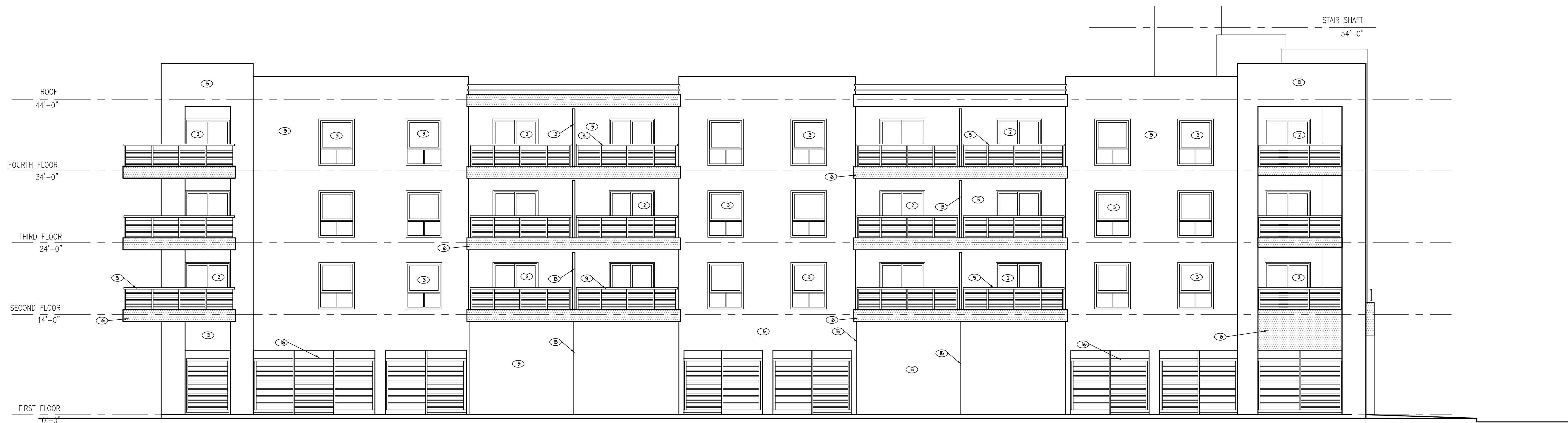


**WEST ELEVATION**





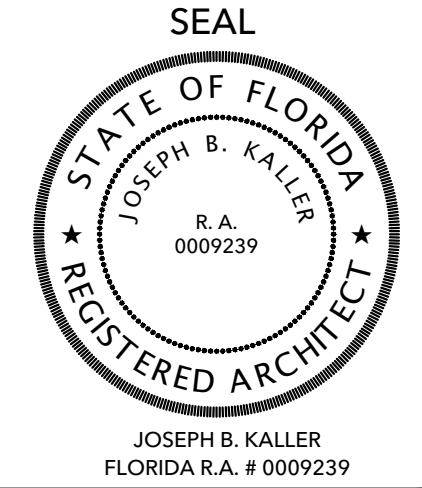
SOUTH ELEVATION



EAST ELEVATION



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**PARK VIEW**  
APARTMENTS  
2302-2306 PIERCE STREET  
HOLLYWOOD FLORIDA 33020

SHEET TITLE  
ELEVATIONS

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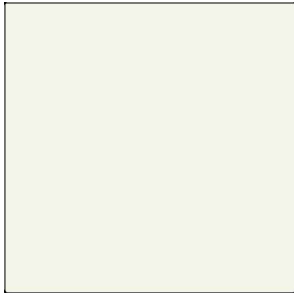
SHEET 1 OF 4



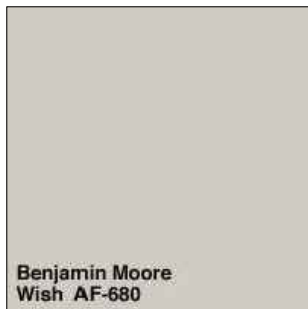
# Parkview Apartments

2302 and 2306 PIERCE STREET  
HOLLYWOOD FL

main building color  
benjamin moore OC-130  
cloud white



accent color  
benjamin moore AF-680  
wish



wood siding

metal wall sculpture





# Parkview Apartments

2302 and 2306 PIERCE STREET  
HOLLYWOOD FL



black storefront

signage



railing

