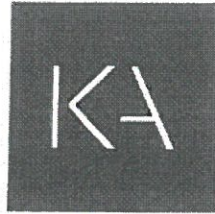


ATTACHMENT I

Application Package



KallerArchitecture

June 8, 2020

City of Hollywood
Community Planning Division
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: Beachside Residences
Hollywood, Florida
Architect's Project #17198
Resolution #18-DPV-19

To Whom It May Concern:

This letter serves to request an Extension of the Approval of a Request for Variances, Design and Site Plan Approval of a 36 Unit Residential Development, which was Passed and Adopted on October 11, 2018.

This extension is being requested due to the fact that my client would appreciate additional time to meet the conditions of the Resolution and to acquire bank funding.

We truly appreciate your consideration in this matter and look forward to the construction and completion of this Project.

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

Sincerely,
Kaller Architecture

Joseph B. Kaller, AIA, LEED AP BD+C
President

PLANNING DIVISION



File No. (internal use only): _____

600 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: 6/16/20

Location Address: 3319 North Ocean Drive

Lot(s): 5-16 Block(s): 9 Subdivision: Hollywood Beach Subdivision

Folio Number(s): 544-1220-1190, 1220, 1210, 1220, 1220, 1221

Zoning Classification: BRT-25-R Land Use Classification: Res Multi-Family

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

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

Has this property been presented to the City before? If yes, check all that apply and provide File

Number(s) and Resolution(s): PARD Preliminary + Final TAC + P&D
Resolution # 18-047-12

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

Explanation of Request: Extension of the Approval of a request for Variances, Design + Site Plan Approval

Number of units/rooms: 310 Sq Ft: _____

Value of Improvement: 12.7 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: WG Real Estate Investments LLC

Address of Property Owner: 310 McKinley Street Hollywood, Florida

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

Name of Consultant/Representative/Tenant (circle one): Spiker Architecture

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

Fax: 954-950-2541 Email Address: Joseph@spikerarchitects.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



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: _____

PRINT NAME: VADIM GATAULLIN Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Joseph B. Kaller - Architect Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Extension of Design Site Plan to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Planning & Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

VADIM GATAULLIN

Print Name

Notary Public

State of Florida

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

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 18-DPV-19

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR VARIANCES, DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 36 UNIT RESIDENTIAL DEVELOPMENT GENERALLY LOCATED BETWEEN N. OCEAN DRIVE AND N. SURF ROAD AND BETWEEN NEW MEXICO STREET AND NEW HAMPSHIRE STREET ("BEACHSIDE RESIDENCES") PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, VVG Real Estate Investments, LLC ("Applicant"), has applied for two Variances, Design and Site Plan approval for the construction of a 36 unit residential development generally located between N. Ocean Drive and N. Surf Road and between New Mexico Street and New Hampshire Street (Beachside Residences), as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager and Planning Administrator ("Staff"), following an analysis of the application and its associated documents have determined that the proposed request for a Variance to waive the active use requirement, does meet the criteria set forth in Section 5.3 F.1. a. through d. of the Zoning and Land Development Regulations (criteria e. is not applicable), and have therefore recommended that the Variance be approved; and

WHEREAS, the Staff, following an analysis of the application and its associated documents have determined that the proposed request for a Variance to increase the maximum building height from 50 feet to 76 feet with vertical projections extending 85 feet, does meet the criteria set forth in Section 5.3 F.1. a. through d. of the Zoning and Land Development Regulations (criteria e. is not applicable), and have therefore recommended that the Variance be approved; and

WHEREAS, the Staff, following analysis of the application and its associated documents, have determined that the proposed request for Design approval

meets the applicable criteria set forth in Section 5.3.1.4. of the Zoning and Land Development Regulations and therefore recommend approval of the Design with the following condition:

The Applicant shall continue to work with the City's Landscape Architect to ensure vertical landscape species is appropriate for vertical growth, adequate for screening all levels of the garage and salt tolerant.

; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

(1) Prior to the issuance of a Building Permit, the Applicant shall submit a Deed Restriction in a form acceptable to the City Attorney, acknowledging the specific limitation as to the number of lawful dwelling units and declaring an intent to comply with such limitations, as well as advising any successor in interest of such binding limitations, and the City shall record the Deed Restriction in the Public Records of Broward County prior to the issuance of a Certificate of Completion or Certificate of Occupancy;

(2) The Applicant shall work the City's Engineering Division to provide rights-of-way dedication of five feet along A1A to comply with the Broward County Traffic Ways Plan;

(3) The Applicant shall update the recreational and parking easement and agreement to reflect the new conditions; and

(4) The Applicant shall work with the City's Engineering Division to provide existing and proposed streetscape plans for work within the City's rights-of-way, including but not limited to modifications of the landscape islands, parking, tree planting, pavers, pavement markings, signage, etc., in coordination with the proposed driveway openings.

; and

WHEREAS, on September 6, 2018, the Board met and held an advertised public hearing to consider the Applicants' request, however, during Board deliberations, the item was continued to the October 11, 2016 meeting as the Board requested additional information be provided to the Board; and

WHEREAS, on October 11, 2018, the Board met and held an advertised public hearing to consider the Applicant's requests with the additional informational provided by Staff; and

WHEREAS, the Board reviewed the application for the Variance to waive the active use requirement, Staff's Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and have determined that the Variance request does meet the criteria set forth in Section 5.3 F.1.a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to 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;
- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

; and

WHEREAS, the Board reviewed the application for the Variance to increase the maximum building height from 50 feet to 76 feet with vertical projections extending to 85 feet, Staff's Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and have determined that the Variance request does meet the criteria set forth in Section 5.3 F.1.a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to 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;
- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report and recommendations for the Design approval with the condition, considered the following criteria pursuant to Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations, and have determined that the following criteria have been met:

- 1) The Architectural details are commensurate with the building mass. Design of the building(s) considered aesthetics and functionality, including the relationship of the pedestrian with the built environment;
- 2) Compatibility. There is an appropriate 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. The Building contains architectural details that are characteristic of the surrounding neighborhood;
- 3) Scale/Massing. The Building is proportionate in scale, with a height which is consistent with the surrounding structures. The Building mass reflects 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. The Architectural details include, but are not limited to, banding, molding, and fenestration; and
- 4) Landscaping. The Landscaped areas contain a variety of native and other compatible plant types and forms, and are carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site have been preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval with, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property generally located between N. Ocean Drive and N. Surf Road and, between New Mexico Street and New Hampshire Street, to waive the active use requirement, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property generally located between N. Ocean Drive and N. Surf Road and, between New Mexico Street and New Hampshire Street, to waive increase the maximum building height from 50 feet to 76 feet with vertical projections extending to 85 feet, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved**.

Section 4: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein, the Board finds that the necessary criteria have been met, and the Design is hereby **approved with the following condition: The Applicant shall continue to work with the City's Landscape Architect to ensure vertical landscape species is appropriate for vertical growth, adequate for screening all levels of the garage and salt tolerant.**

Section 5: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following conditions:**

- (a) Prior to the issuance of a Building Permit, the Applicant shall submit a Deed Restriction in a form acceptable to the City Attorney,

acknowledging the specific limitation as to the number of lawful dwelling units and declaring an intent to comply with such limitations, as well as advising any successor in interest of such binding limitations, and the City shall record the Deed Restriction in the Public Records of Broward County prior to the issuance of a Certificate of Completion or Certificate of Occupancy;

(b) The Applicant shall work the City's Engineering Division to provide rights-of-way dedication of five feet along A1A to comply with the Broward County Traffic Ways Plan;

(c) The Applicant shall update the recreational and parking easement and agreement to reflect the new conditions; and

(d) The Applicant shall work with the City's Engineering Division to provide existing and proposed streetscape plans for work within the City's rights-of-way, including but not limited to modifications of the landscape islands, parking, tree planting, pavers, pavement markings, signage, etc., in coordination with the proposed driveway openings.

Section 6: That, both Variances shall become null and void unless the Applicant has applied for all applicable building or other permits(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

Section 7: That, the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

Section 8: That, the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

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CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD RESOLUTION NO.
18-DPV-19 (VVG REAL ESTATE INVESTMENTS, LLC)

Section 9: That the Department of Development Services, Planning and Urban Design Division is hereby directed to forward a copy of this Resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 11th DAY OF OCTOBER, 2018.

RENDERED THIS 30 DAY OF OCTOBER, 2018.

ATTEST:


DIANA PITTARELLI, Secretary


JOHN PASSALACQUA, Chair

APPROVED AS TO FORM & LEGAL SUFFICIENCY
for the use reliance of the Planning and Development
Board of the City of Hollywood, Florida, only.


DEBRA-ANN REESE, BOARD COUNSEL

EXHIBIT "A"
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.

EXHIBIT "B"
DESIGN



EXHIBIT "B"
DESIGN



EXHIBIT "B"
DESIGN



3305 N. OCEAN DR.

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.

PROPERTY ADDRESSES

3319 NORTH OCEAN DRIVE
HOLLYWOOD, FL 33019

SITE INFORMATION

EXISTING ZONING:	BEACH RESORT RESIDENCIAL DISTRICT - BRT-25-R	
LAND USE DESIGNATION:	MED-HIGH RESIDENTIAL	
NET LOT AREA:	43,492.0 SQUARE FEET	
GROSS LOT AREA:	62,769.0 SQUARE FEET (1.44 AC)	
DENSITY:	ALLOWED	PROVIDED
	25 UNIT PER GROSS AC	36 UNITS
	1.44 X 25 = 36 UNITS	
PARKING:	REQUIRED	PROVIDED
UNITS	1 PER UNIT MIN. = 36 SPACES	
	1.5 PER UNIT MAX. = 54 SPACES	54 SPACES (INCL. 3 HC SPACES)
OCEAN GRANDE BEACH CLUB	40 SPACES (BASED ON AGREEMENT)	40 SPACES (INCL. 2 HC SPACES)
TOTAL		94 SPACES (INCL. 2 HC SPACES)

LOADING:	REQUIRED	PROVIDED
UNITS	1 PER 50 -100 UNITS =0 SPACES	0 SPACES

SETBACKS:	REQUIRED	PROVIDED
	BASE	TOWER
(a) A1A (WEST)	10'-0"	20'-0"
(b) CROSS STREET (NORTH)	20'-0"	25'-0"
(c) CROSS STREET (SOUTH)	20'-0"	25'-0"
(d) SURF ROAD (EAST)	10'-0"	15'-0"

BUILDING SUMMARY

BUILDING HEIGHT:	ALLOWED	PROVIDED
	50'-0"	75'-0"
UNIT TYPES:	TOWNHOUSE -4 BED/ 4 1/2 BATH (3)	
	TOWNHOUSE -3 BED/ 2 1/2 BATH (7)	
	FLAT -3 BED/ 3 1/2 BATH (5)	
	FLAT -2 BED/ 2 1/2 BATH (15)	
	FLAT -1 BED/ 2 BATH (4)	
	FLAT -1 BED/ 1 1/2 BATH (2)	

BUILDING AREAS:(AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS)

	enclosed space	balconies/ decks	total
FIRST FLOOR	3533	-	
SECOND FLOOR	1450	3961	
THIRD FLOOR	12245	12038	
FOURTH FLOOR	12456	1436	
FIFTH FLOOR	11199	5017	
SIXTH FLOOR	11188	4532	
SEVENTH FLOOR	11122	4744	
TOTAL	63,193 S.F.	31,728 S.F.	94,921 S.F.

VARIANCES:	REQUIRED	PROVIDED
BUILDING HEIGHT	50'-0"	75'-0"
ACTIVE USE LINER		
A1A	60% (138'-6")	18% (42'-0")
NEW HAMPSHIRE	60% (143'-6")	17% (39'-6")
NEW MEXICO	60% (124'-6")	0% (0'-0")

	SPACE	AREA		GROSS AREA		AREA NOT INCL.
		AC	NON AC	AC	NON AC	
1ST FL	RESIDENTIAL LOBBY	1854		1854		
	UTILITY ROOMS		328			
	TRASH ROOM		227			
	STAIRWELLS		890		1679	
	ELEVATORS		234			
	GARAGE		24676			24676
2ND FL	LOBBY	208		208		
	STAIRWELLS		312			
	ELEVATORS		234			
	UTILITY ROOMS		674		5203	
	BALCONIES		3961			
	TRASH CHUTE		22			
3RD FL	GARAGE		21387			21387
	UNITS	11617		11617		
	STAIRWELLS		312			
	ELEVATORS		154			
	TRASH CHUTE		55		12668	
	RESTROOM		107			
4TH FL	BALCONIES		7386			
	WALKWAYS/DECKS		6681			
	UNITS	11935		11935		
	STAIRWELLS		312			
	ELEVATORS		154			
	TRASH CHUTE		55		1957	
5TH FL	BALCONIES		1436			
	UNITS	9573		10678		
	STAIRWELLS		312			
	ELEVATORS		154			
	TRASH CHUTE		55		5386	
	GYM	1105				
6TH FL	BALCONIES		2347			
	WALKWAYS/DECKS		2518			
	UNITS	10667		10667		
	STAIRWELLS		312			
	ELEVATORS		154			
	TRASH CHUTE		55		4756	
7TH FL	BALCONIES		1744			
	WALKWAYS/DECKS		2491			
	UNITS	10601		10601		
	STAIRWELLS		312			
	ELEVATORS		154			
	TRASH CHUTE		55		4933	
TOTAL GROSS AREA	BALCONIES		1968			
	WALKWAYS/DECKS		2444			
				57560	36582	46063

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			BED/ BATH	TERRACE/ BALCONY	AC	BALCONY
3RD & 4TH FLOORS	TH-1	3/ 2 1/2	2543	682		
	TH-2	3/ 2 1/2	2061	399		
	TH-3	3/ 2 1/2	2203	399		
	TH-4	3/ 2 1/2	2202	399		
	TH-5	4/ 4 1/2	2759	1487	23552	7386
	TH-6	4/ 4 1/2	2759	1097		
	TH-7	3/ 2 1/2	1996	399		
	TH-8	3/ 2 1/2	2068	399		
	TH-9	3/ 2 1/2	2202	399		
	TH-10	4/ 4 1/2	2759	1726		
5TH FLOOR	501	1/ 2	1033	203		
	502	2/ 2 1/2	1102	178		
	503	2/ 2 1/2	1067	220		
	504	2/ 2 1/2	1154	464		
	505	2/ 2 1/2	1154	463	9573	2499
	506	1/2	965	228		
	507	1/ 1 1/2	883	178		
	508	2/ 2 1/2	983	177		
	509	2/ 2 1/2	1232	388		
6TH FLOOR	601	2/ 2 1/2	1094	325		
	602	1/ 2	1033	174		
	603	2/ 2 1/2	1102	153		
	604	2/ 2 1/2	1067	156		
	605	2/ 2 1/2	1154	207	10667	2041
	606	2/ 2 1/2	1154	209		
	607	1/ 2	965	158		
	608	1/ 1 1/2	883	152		
	609	2/ 2 1/2	983	152		
	610	2/ 2 1/2	1232	355		
7TH FLOOR	701	3/ 3 1/2	1527	423		
	702	2/ 2 1/2	1110	152		
	703	2/ 2 1/2	1092	156		
	704	3/ 3 1/2	1684	363		
	705	3/ 3 1/2	1676	357	10601	1968
	706	3/ 3 1/2	1785	308		
	707	3/ 3 1/2	1727	541		
TOTAL NET AREA					54393	13303

1 SITE AND BUILDING DATA
SCALE: NTS

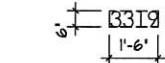
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SIGNAGE DETAILS



ALL SIGNAGE TO BE NEON BACK LIT PIN MOUNTED CHANNEL LETTERS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BRT-25-C ZONING DISTRICT.

NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.

TURTLE LIGHTING ORDINANCE
PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 108 'LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION' OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.



JOSEPH B. KALLER
+ ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5745 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

BEACHSIDE RESIDENCES
3300 N. SURF RD. + 332 NEW MEXICO ST
3319 N. OCEAN DRIVE + VACANT SITES
HOLLYWOOD, FL 33019

SHEET TITLE
SITE AND BUILDING DATA

REVISIONS		
No.	DATE	DESCRIPTION
1	4-10-18	OWNER REV
2	4-17-18	PRELIM TAC
3	5-14-18	FINAL 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

SP-0

EXHIBIT "B" SITE PLAN

Kaller

JOSEPH B. KALLER
ASSOCIATES PA

2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 960-5746 phone - (954) 928-2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009289

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

SHEET TITLE
SITE PLAN AND NOTES

REVISIONS		
No.	DATE	DESCRIPTION
1	4-10-18	OWNER REV
2	4-17-18	PRELIM TAC
3	5-14-18	FINAL TAC
4	6-25-18	BUILD. DEPT.

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

SHEET

SP-1

1 OF 13

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BRT-25-C ZONING DISTRICT.

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

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 10'0" NAVD.

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.

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

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER FF.P.C. 2014 NFPA 101 SECTION 303.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

TURTLE LIGHTING ORDINANCE
PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 108 "LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION" OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

GREEN CERTIFICATION:
NATIONAL GREEN BUILDING STANDARD CERTIFICATION SILVER REQUIREMENTS

CLASSIFICATION OF STRUCTURE IN FLOOD HAZARD AREA:
PER ABC 24-05:

STRUCTURE CATEGORY	CATEGORY II
ELEVATION BELOW WHICH FLOOD-DAMAGE-RESISTANT MATERIALS SHALL BE USED (TABLE 5-1)	BFE +1 OR DFE WHICHEVER IS HIGHER
MINIMUM ELEVATION OF UTILITIES AND EQUIPMENT (TABLE 1-1)	BFE +1 OR DFE WHICHEVER IS HIGHER

NOTE:
NOTWITHSTANDING INFORMATION PROVIDED HEREIN, ALL WORK PERFORMED BY THE G.C. AND THE SUB-CONTRACTORS, UNDER THIS SET OF CONSTRUCTION DOCUMENTS AND BUILDING PERMIT, MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE 101, THE FLORIDA FIRE PREVENTION CODES, AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.

LEGEND:

- SIDE WALK PAVERS TO MATCH CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS
- LINE OF REQUIRE SETBACK
- LINE OF ROOF/ CANOPY OR BALCONY ABOVE
- STONE PAVERS AT MAIN ENTRY
- POWDER COATED ALUMINUM SCREEN/ FENCE
- BROOM FLOAT FINISH CONCRETE SLAB
- CURBING TO BE REMOVED
- NEW TYPE 'D' CURBING



NORTH

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