

ATTACHMENT B
Initial Application
Package
Part I

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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 01.25.2022

Location Address: 1744 Federal Hwy, Hollywood FL 33020

Lot(s): See Attached Block(s): See Attached Subdivision: See Attached

Folio Number(s): 514215021380

Zoning Classification: FH-2 Land Use Classification: 10

Existing Property Use: Vacant Sq Ft/Number of Units: N/A - current

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): File #EN-22-018r1

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

Explanation of Request: Planning & Development Board Review

Number of units/rooms: 223 Units Sq Ft: 358,017 gsf

Value of Improvement: TBD Estimated Date of Completion: Q4, 2023

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

Name of Current Property Owner: Van Jackson, LLC

Address of Property Owner: 613 NW 3rd Ave Ste 104, Fort Lauderdale, FL 33311

Telephone: 954-953-6733 Fax: N/A Email Address: MRice@AffiliatedDevelopment.com

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

Date of Purchase: 09/24/2021 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: Jeff Burns and Lexi Dunn

Affiliated Development Address: 613 NW 3rd Ave Ste 104

Fort Lauderdale, FL 33311 Email Address: _____

JBurns@AffiliatedDevelopment.com; LDunn@AffiliatedDevelopment.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: [Signature] Date: 01-25-2022

PRINT NAME: Jeffrey Burns, President Date: 01-25-2022
Authorized Signer

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ 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 Planning + Development Board Review to my property, which is hereby made by me or I am hereby authorizing _____ 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 25th day of January, 2022

[Signature]
Notary Public



State of Florida
My Commission Expires: 11-13-2025 (Check One) Personally known to me; OR Produced Identification _____

[Signature]
Signature of Current Owner

Jeffrey Burns
Print Name

March 8th, 2022

Planning and Development Board Members
City of Hollywood Beach
2600 Hollywood Blvd.
Hollywood, FL. 33020

RE: Design Review Criteria @ PDB Hearing on March 8, 2022

Project Name: The Tropic
Project Address: 1744 Federal Highway, Hollywood, FL 33020
Applicant: Affiliated Development

Dear Board Members and Staff,

Let this letter serve as a narrative of how this project meets the design criteria as noted below:

- 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 Tropic, an 18-story mixed use building located a block South of Young Circle on Federal Highway is intended to bring an iconic modern tower to the City of Hollywood. The design components of the building strive to incorporate a hint of the Post war Art Deco features that were prevalent when the City of Hollywood was founded in 1925. The sleek, streamlined and mostly symmetrical, building is decorative in its attention to balance. With an emphasis on vertical lines and rectilinear shapes, so much of The Tropic's appearance was inspired by developments in technology during this time with subtle contrasts in materials, such as aluminum, steel, glass and concrete stucco. This building is striving to embody the fast-paced, bold and exciting spirit of the early 20th century when the City of Hollywood was founded by Joseph Young. While the building is intended to be contemporary in its overall design, design elements reminiscent of the Art Deco era are incorporated into the concept. Decorative silver aluminum railings (detailed in the submittal) and vertically fluted pilasters at the enclosed porches and stoops at the base of the tower, concrete corbels at the rounded corner of*

the building's crown, and the corbels at the curved entry canopy to the main lobby all emulate the aesthetics of this era.

- *The pale shade of green and pure white color of the building paired with silver railings and window frames create a contrast in tones and materiality.*
 - *The building's main entry and ground floor residential units are directly connected to the sidewalk at grade and provide a pedestrian scale environment. The garage incorporates a PVC screen that brings in the "Tropic" look and feel with bold colors and patterns serving to enhance the design of streetscape. The ground floor commercial/retail space fronting Federal highway further enhances the active use and pedestrian public realm along this major roadway.*
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 project is meeting the intended use for this site as a mixed-use development project consisting of 223 residential units and about 2,200 sf of retail/commercial spaces. Mixed income workforce housing is offered in this development offering a much-needed housing option within the city. While there are no projects built adjacent to this site, it will ultimately be compatible with surrounding properties as the zoning code allows. 50% of the total units will be offered at workforce-level rents. This level of affordability within a Class-A building will help maintain the character and demographic of the surrounding neighborhood, where the cost of living is climbing at a rapid pace.*
3. **SCALE/MASSING.** Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.
- *The zoning designation for this site is relatively new and no similar buildings in scale and massing have yet been built. The project has been designed according to the limits of the code and its intended scale and massing will create the appropriate context and fabric envisioned for this district.*
4. **LANDSCAPING.** Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

- *The proposed landscape for this site not only is extremely high in native material but we were also cognizant of the proposed material for the adjoining properties as we wanted to match the neighborhood. Thus, making the pedestrian experience seamless as you meander your way through the streetscape along Federal Highway and Van Buren. We selected plant material that will remain low and not become a visual distraction while also creating shade for the users by lining the streets with taller live oaks and infilling with smaller flowering topiary trees. We were also able to create a corner focal point at the corner of Federal Highway and Van Buren by adding taller more mature palm trees and by creating an entry plaza to the main lobby of the residential building. The proposed pool amenity is located internal to the site and not visible from the outside. Within this area we provided a fair amount of drought tolerant plant material there as well while having the feel and look of a tropical oasis. In doing this we can keep irrigation requirements low for the entire project.*

Sincerely,

Beatriz M. Hernandez, RA – LEED AP
Partner & Director of Design

March 8th, 2022

Planning and Development Board Members
City of Hollywood Beach
2600 Hollywood BLVD, Hollywood, FL 33020

RE: Variance Request Criteria @ PDB Hearing on March 8, 2022

Project Name: The Tropic
Project Address: 1744 Federal Highway, Hollywood, FL 33020
Applicant: Affiliated Development

Dear Board Members,

Let this letter serve as the criteria for our justification of the Variance request as noted below.

CODE SECTION: Article 7.2(B)3: Off-Street Loading space size 10'w x 25'd x14' h

VARIANCE REQUEST: Vertical Clearance height reduction from 14' high to 12' high

CRITERIA STATEMENT:

- 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:
 - *Justification: The intent and use of the loading space is being maintained. The vertical clearance of the move in/out truck to be used for this type of development containing smaller size units will not require trucks with 14' clearances for move in/out; therefore, the applicant requests to reduce the vertical clearance requirement to be reduced to twelve (12) feet high. The largest size moving truck this development will use a seventeen (17) foot truck with an average overall depth of twenty-two (22) feet with a ten 10' vertical clearance requirement.*

- b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community:
 - *Justification: The request is internal to the development and does not*

impact compatibility with surrounding land uses and will 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;
- Justification: *The request is consistent. No fundamental change to the Comprehensive plan is being requested.*
- d. That the need for the requested Variance is not economically based or self-imposed; or
- Justification: *Neither of the above are the basis for the request. The Applicant is endeavoring to reduce the overall height of the parking garage while still allowing for moving trucks to be serviced within the garage safely. As mentioned in item a, the type of trucks to be servicing this project will not require the type of vertical clearance the City of Hollywood Zoning Code requires.*
- 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.
- Justification: *not applicable*

Beatriz M. Hernandez, RA – LEED AP
Partner & Director of Design

Small moving trucks
10 to 12 feet in length
studio or small one-bedroom apartments,

10 ft. Truck



U-Haul's 10 ft. moving truck is one of the most popular options for students, singles and couples moving to a **one or two-bedroom home.**

Volume: 402 cu. ft.

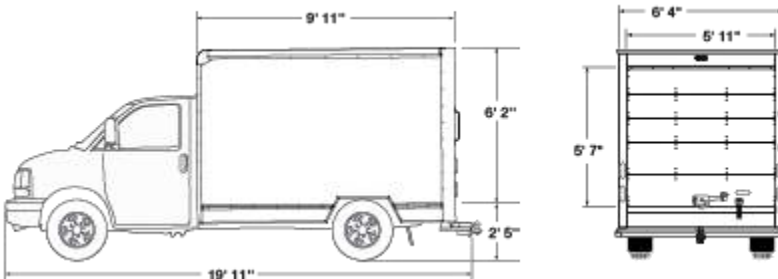
Max load: 2,850 lbs.

Gross vehicle weight: 8,600 lbs. max.

Empty weight: 5,790 lbs.

Towing capacity: Up to 6,000 lbs.

Inside dimensions: 9'11" x 6'4" x 6'2" (LxWxH)



15 ft. Truck

Medium moving trucks
14 to 17 feet in length,
apartments or small homes
(one or two bedrooms).



The 15 ft. U-Haul truck is the company's second **smallest box truck** rental and tends to be a popular choice for those moving to a **one to two-bedroom home**.

Volume: 764 cu. ft.

Max load: 6,385 lbs.

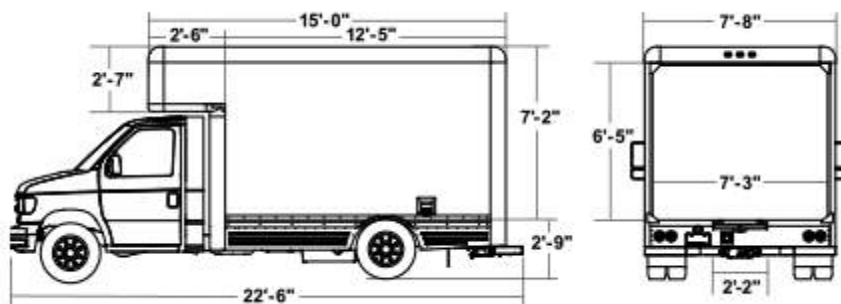
Gross vehicle weight: 14,500 lbs. max.

Empty weight: 8,115 lbs.

Towing capacity: Up to 10,000 lbs.

Inside dimensions: 15' x 7'8" x 7'2" (LxWxH)

2'10" Low Deck



17 ft. Truck

Large moving trucks
20 to 26 feet
three-bedroom house



U-Haul's 17 ft. moving truck offers the perfect solution for moving a **two to three-bedroom home.**

Volume: 865 cu. ft.

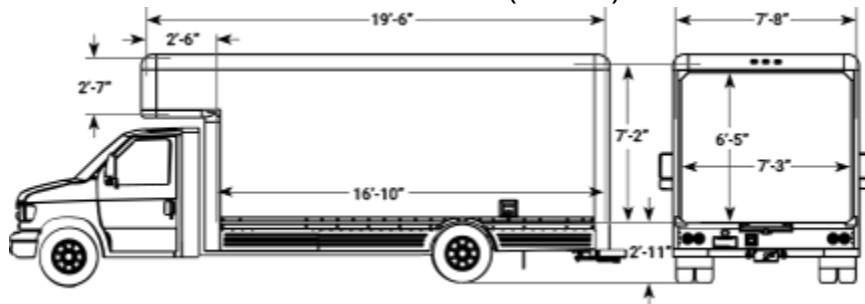
Max load: 6,160 lbs.

Gross vehicle weight: 14,500 lbs. max.

Empty weight: 8,340 lbs.

Towing capacity: Up to 10,000 lbs.

Inside dimensions: 16'9" x 7'8" x 7'2" (LxWxH)





October 12, 2021

FILE NUMBER: 21-DP-52

Neighbors within 500 ft radius of 1744 S Federal Hwy and Downtown Parkside Royal Poinciana Civic Association, Parkside Civic Association, Highland Garden Civic Association, Hollywood Lakes Civic Association

Subject: Preliminary Site Plan Zoom Presentation for The Tropic, 224 Unit Mixed-Use Residential

PROJECT SUMMARY (THE TROPIC):

- Owner: Van Jackson, LLC
- Current: Vacant property, 1.02 net acres - 1744 S Federal Hwy, Hollywood, FL 33020
- Land Use: Regional Activity Center (RAC); Zoning: FH-2
- Proposed: 18-Story, Mixed-use with 224 Residential Units and 2400 sq ft of Commercial Space
- Amenities: Resort Style Pool, Rooftop Sky Lounge & Sun Deck, Summer Kitchen / BBQ Station, State-of-the Art Fitness Center, Co-Work area, Off-Leash Dog Park, Shared-Use Bicycles and Bicycle Storage

In order to comply with the Requirements from the City of Hollywood Technical Advisory Committee (TAC) for site plan approval:

“A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Board or City Commission meetings and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sign-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).”

Van Jackson, LLC, the owner and developer for the Referenced project at 1744 S Federal Hwy, would like to invite all recipients of this letter to participate in a **Zoom meeting** to hear the presentation of our proposed development:

Topic: THE TROPIC, an 18-story, 224 Unit, mixed-use development located at 1744 S Federal Hwy, Hollywood, FL

Time: **October 27, 2021, at 6:00 PM to 7:00 PM EST**

ZOOM MEETING:

Topic: 1744 S Federal Hwy, Hollywood, FL 33020 / The Tropic

Time: Oct 27, 2021, 06:00 PM to 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86775017006?pwd=eFVIUktmVURyOWU0TnU4OUUp2RWY4UT09>

Meeting ID: 867 7501 7006, **Passcode:** 870157

A handwritten signature in blue ink, appearing to read 'Jeff Burns'.

Jeff Burns

Affiliated Development / Van Jackson, LLC

613 NW 3rd Avenue, Suite 104 • Fort Lauderdale, FL 33311 • 954-953-6733

For Information, please contact: MRice@AffiliatedDevelopment.com

participants_86775017006 (1)

Meeting ID	Topic	Start Time	End Time	User Email	Duration (Minutes)	Participants	
86775017006	1744 S Federal Hwy, Hollywood, FL 33020 / The Tropic	10/27/2021 05:38:39 PM	10/27/2021 06:32:55 PM	MRice@AffiliatedDevelopment.com	55	9	
Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)	Guest	Recording Consent	
Michelle Rice	mrice@affiliateddevelopment.com	10/27/2021 05:38:39 PM	10/27/2021 06:32:55 PM	55	No	Y	
Lexi Dunn		10/27/2021 05:51:25 PM	10/27/2021 05:51:44 PM	1	Yes		
Lexi Dunn		10/27/2021 05:51:45 PM	10/27/2021 06:32:50 PM	42	Yes	Y	
Terrence Cantrell	terry@nstpower.com	10/27/2021 05:54:15 PM	10/27/2021 05:54:24 PM	1	Yes		
Terrence Cantrell	terry@nstpower.com	10/27/2021 05:54:25 PM	10/27/2021 06:32:29 PM	39	Yes	Y	
Ken Crawford		10/27/2021 05:54:27 PM	10/27/2021 05:54:37 PM	1	Yes		
Ken Crawford		10/27/2021 05:54:38 PM	10/27/2021 06:32:48 PM	39	Yes	Y	
Bizi Hernandez - MSA Architects		10/27/2021 05:55:15 PM	10/27/2021 05:55:23 PM	1	Yes		
Bizi Hernandez - MSA Architects		10/27/2021 05:55:24 PM	10/27/2021 06:32:50 PM	38	Yes	Y	
Christine Corbo		10/27/2021 05:56:08 PM	10/27/2021 05:56:12 PM	1	Yes		
Christine Corbo		10/27/2021 05:56:12 PM	10/27/2021 06:32:49 PM	37	Yes		
jeffburns		10/27/2021 05:59:33 PM	10/27/2021 05:59:45 PM	1	Yes		
jeffburns		10/27/2021 05:59:46 PM	10/27/2021 06:32:55 PM	34	Yes	Y	
Achim Nowak	achim@brilliantbest.expert	10/27/2021 06:11:04 PM	10/27/2021 06:11:13 PM	1	Yes		
Achim Nowak	achim@brilliantbest.expert	10/27/2021 06:11:14 PM	10/27/2021 06:32:48 PM	22	Yes	Y	
Justin Straub		10/27/2021 06:22:54 PM	10/27/2021 06:23:00 PM	1	Yes		
Justin Straub		10/27/2021 06:23:00 PM	10/27/2021 06:23:37 PM	1	Yes	N	

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 - > Device Management
 - > Room Management
 - > Account Management
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 - Account Settings
 - Billing
 - Recording Management
 - IM Management
 - Reports
 - > Advanced

Reports > Usage Reports > Active Hosts

From: 10/27/2021 To: 10/28/2021 Search

Maximum report duration: 1 Mo
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By Meetings | By U
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Topic
The Tropic - Design Meeting
Test meeting
1744 S Federal Hwy, Hollyw

Meeting Participants

- Export with meeting data
- Show unique users

Report to Zoom [Export](#)

Meeting ID : 867 7501 7006 Topic : 1744 S Federal Hwy, Hollywoo... User Email : MRice@AffiliatedDevelopment.com
 Duration (Minutes) : 55 Start Time : 10/27/2021 05:38:39 PM End Time : 10/27/2021 06:32:55 PM
 Participants : 9

Name (Original Name)	User Email	Total Duration (Minutes)	Guest
Michelle Rice	mrice@affiliateddevelopme...	55	No
Lexi Dunn		43	Yes
Terrence Cantrell	terry@nstpower.com	40	Yes
Ken Crawford		40	Yes
Bizi Hernandez - MSA Arch...		39	Yes
Christine Corbo		38	Yes
jeffburns		35	Yes
Achim Nowak	achim@brilliantbest.expert	23	Yes
Justin Straub		2	Yes

Toggle columns

Duration (Minutes)	Participants	Source
2021		
3	16	2 Zoom
2021		
0	14	3 Zoom
2021		
5	55	9 Zoom





rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

October 9, 2021

City of Hollywood
Department of Development Services, Division of Planning
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33020

Re: Property owners within 500 feet of:

SUBJECT: 1744 S Federal Highway, Hollywood, FL 33020

FOLIO NUMBER: 5142 15 02 1380

ABBREV. LEGAL DESCRIPTION: HOLLYWOOD 1-21 B LOTS 26,27,28,29 & 30 LESS W 15 FOR R/W & LESS THAT PT IN THE EXT AREA FORMED BY A 15 FT RADIUS ARC TANGENT TO N/L OF LOT 30 & TANGENT TO A LINE 15 FT E OF & PARALLEL TO W/L OF LOT 30 BLK 59 AND LOT 1 LESS WLY 15 FT THEREOF & LESS PT OF LOT 1 DESC'D IN OR 5966/12, LOTS 2,3,4 BLK 59

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Property Appraisers' Office as of 10/6/2021.

I affirm the notices for the attached Public Outreach Meeting were mailed to all property owners as noted above, to the Division of Planning, as well as to registered civic and neighborhood associations as provided by the applicant on 10/9/2021, and the site was posted on 10/8/21.

Sincerely,

RDR Miami | Diana B. Rio, LEED® AP

Total number of mailed pieces: **143, including 7 international**

(This includes the Division of Planning and 4 registered civic and neighborhood association(s) as provided by the applicant)

BUONAMICI, MARIA & BUONAMICI, F &
NARTE, G B & BUONAMICI, S ETAL
1581 JEAN TALON ST EST
MONTREAL QC H2E 1S9
CANADA

EASTLAND TR
LAM, MAN KWAN TRSTEE ETAL
APT 11-B BLK 7 ENNA BLVD RIVA
1YING HO RD YUEN LONG NT
HONG KONG

GIANCARLI, PIETRO & PAOLINA &
GIANCARLI, CARLA & ETAL
6799 BAILEY ROAD
COTE ST LUC QC H4V 1A4
CANADA

KONDAN, EMILIA
63 KINGMOUNT CRES
RICHMOND HILL ON L4B 3X4
CANADA

LOBIANCO, SALVATORE & ANNA
5841 BOUL MAURICE-DUPLESSIS
MONTREAL-NORD QC H1G 1Y2
CANADA

PAIANO, ANTHONY
PAIANO, VIVIAN
3157 SHADETREE DR
MISSISSAUGA ON L5N 6P3
CANADA

SOMMER, RUTH
SOMMER, SIMCHA
16 FELICIA COURT
THORNHILL ON L4J 5K6
CANADA

1720 HARRISON STREET PROPERTY
LLC
2341 NW 33 ST APT 412
OAKLAND PARK, FL 33309

1720 HARRISON STREET UNIT
14E LAND TR ETAL
12771 WORLD PLAZA LN #1-F
FORT MYERS, FL 33907

17A PROPERTY HOLDINGS LLC
1720 HARRISON ST #17A
HOLLYWOOD, FL 33020

1800 YOUNG CIRCLE REALTY LLC
619 PALISADE AVE
ENGLEWOOD CLIFFS, NJ 07632

2001 ENTERPRISES CORP
3370 MARY ST
MIAMI, FL 33133

500 HOLLYWOOD LLC
500 SOUTH FEDERAL HWY
HOLLYWOOD, FL 33020

ADRIATIC AT YOUNG CIRCLE LLC
315 N FEDERAL HWY
HOLLYWOOD, FL 33020

ARI DAN ROY LLC
540 BRICKELL KEY DR #1220
MIAMI, FL 33131

AW PROPERTY HOLDINGS INC
430 HOLIDAY DR
HALLANDALE BEACH, FL 33009

AXVIG, RANDY
AXVIG, SUSAN
4550 GLENWOOD DR
BISMARCK, ND 58504

AYSCOUGH-CLARKE, CRAIGE
813 SE 13 ST APT 1
FORT LAUDERDALE, FL 33316

BAMBINA II LLC
137-07 NORTHERN BLVD
FLUSHING, NY 11354

BARRIGA, OMAR
570 GRAND ST #H103
NEW YORK, NY 10002

BERGER, ROSS
3630 SIMMS ST
HOLLYWOOD, FL 33021

BERGER, ROSS K
3630 SIMMS ST
HOLLYWOOD, FL 33021

BERGSTROM, CARL
1735 JACKSON ST
HOLLYWOOD, FL 33020

BERKOWITZ CREDIT SHELTER TR
BERKOWITZ, ALLYN S TRSTEE
11035 PARADELA ST
CORAL GABLES, FL 33156

BERMAN, HELAINE
PO BOX 220470
HOLLYWOOD, FL 33022

BOJIC, RADISLAV & NATASA
6809 DAVIS ST
MORTON GROVE, IL 60053

BOUVIER, JEFFREY H/E
BOUVIER, LINDA
146 STATE ST #112
CLAYTON, NY 13624

BOZ HOLLYWOOD BREAD OWNER LLC
401 E LAS OLAS BLVD SUITE 1870
FORT LAUDERDALE, FL 33301

BUFI & SALE LLC
7500 NW 25 ST #246
MIAMI, FL 33122

BUTLER, ERIKA FREITAG
BUTLER, MARK F
121 S 61 TER STE A
HOLLYWOOD, FL 33023

CASERO, WALTER A
1833 MONROE ST # 7
HOLLYWOOD, FL 33020

CATANZARO, JOHN
2676 NW 99 AVE
CORAL SPRINGS, FL 33065

CC VACATION MANAGEMENT LLC
5500 MADISON ST
HOLLYWOOD, FL 33021

CENTRE APARTMENTS LLC
15778 64 PL N
LOXAHATCHEE, FL 33470

CHIOS, ELOISA
321 ACRE LN
HICKSVILLE, NY 11801

CITY OF HOLLYWOOD
DEPT OF COMMUNITY & ECONOMIC DEV
2600 HOLLYWOOD BLVD #206
HOLLYWOOD, FL 33020

CITY OF HOLLYWOOD
DEV SVCS-DIV OF PLANNING
2601 HOLLYWOOD BLVD #315
HOLLYWOOD, FL 33020

CORBO, CHRISTINE
1840 JACKSON ST
HOLLYWOOD, FL 33020

CREATIVE SM LLC
3255 NE 184 ST #12204
AVENTURA, FL 33160

CRESPO, ANGELA MAGALY
GUERRA, ANGELICA CRESPO
1833 MONROE ST #17
HOLLYWOOD, FL 33020

CZULOWSKA, BOGDANA H/E
MUSZAK, WASYL
1833 MONROE ST #9
HOLLYWOOD, FL 33020

D & B REALTY INVESTMENTS LLC
1123 VAN BUREN ST
HOLLYWOOD, FL 33019

DEANE, WANDA
18051 BISCAYNE BLVD #PH-1
AVENTURA, FL 33160

DELIC, DANIEL
DELIC, STEVAN & DELIC, GORAN
1833 MONROE ST #10
HOLLYWOOD, FL 33020

DEMARCO HOLDINGS INC
1901 HARRISON ST
HOLLYWOOD, FL 33020

DI CAPITAL LLC
1850 S OCEAN DR #3203
HALLANDALE BEACH, FL 33009

DONALDSON, SHARON
1833 MONROE ST #4
HOLLYWOOD, FL 33020

FERNANDEZ, DAMIAN
FERNANDEZ, YAMILET B
1723 JACKSON ST
HOLLYWOOD, FL 33020

FIELD, BARBARA A & FREDERICK D
1839 MONROE ST
HOLLYWOOD, FL 33020

FIFTYSTREET INVESTMENT LLC
780 NE 69 ST #509
MIAMI, FL 33138

FIRST BAPTIST CHURCH
OF HOLLYWOOD INC
1701 MONROE ST
HOLLYWOOD, FL 33020

FLISKI, MARIUS
1850 S OCEAN DR #1909
HALLANDALE BEACH, FL 33009

FLORIDA CONFERENCE ASSN OF
SEVENTH-DAY ADVENTISTS
351 S STATE ROAD 434
ALTAMONTE SPRINGS, FL 32714

GALLEGO, RUBEN
PO BOX 5647
HIALEAH, FL 33014

GARCIA, MIKE
1720 HARRISON ST STE 1735
HOLLYWOOD, FL 33020

GEORGE, JOHN
GEORGE, THERESA
153 RAMBLING WAY
SPRINGFIELD, PA 19064

GEORGESCU, MANUELA
1717 N BAYSHORE DR #3151
MIAMI, FL 33132

G-FORCE SHOW & PRODUCTION INC
2647 POLK ST
HOLLYWOOD, FL 33020

GOLF PALMS APARTMENTS LLC
PO BOX 613873
NORTH MIAMI, FL 33261

GRNJA & GRNJA HOLDINGS LLC
210 S FEDERAL HWY #302
HOLLYWOOD, FL 33020

GRNJA & GRNJA HOLDINGS LLC
210 S FEDERAL HWY 2ND FLR
HOLLYWOOD, FL 33020

GRNJA & GRNJA LLC
210 S FEDERAL HWY FLR 2
HOLLYWOOD, FL 33020

GROH, MICHAEL
1720 HARRISON ST # 9B
HOLLYWOOD, FL 33020

HAROLD W & RENA S JAFFE FAM TR
JAFFE, GARY
2626 34 ST
SANTA MONICA, CA 90405

HARRISON RETAIL GROUP LLC
2632 HOLLYWOOD BLVD STE 300
HOLLYWOOD, FL 33020

HIJI LLC
14334 BISCAYNE BLVD
MIAMI, FL 33181

HOOD, GREGG BURTON
1720 HARRISON ST #9D
HOLLYWOOD, FL 33020

HOOKER, CHRISTOPHER N
1833 MONROE ST APT 3
HOLLYWOOD, FL 33020

HORATIO LANIER (IRA)
%IRA FINANCIAL TRUST CO
1416 PRIMROSE RD RW
WASHINGTON, DC 20012

HUNTLEY, OMAR DORIAN
1511 NE 34 ST
OAKLAND PARK, FL 33334

IRENE J GALLERANI REV TR
GALLERANI, IRENE J TRSTEE
47 EDGEWOOD LN
AGAWAM, MA 01001

JACKSON STREET DEVELOPMENT LLC
1110 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

JACKSON STREET DEVELOPMENT LLC
1150 E HALLANDALE BCH BLVD #B
HALLANDALE BEACH, FL 33009

JOHN S BLACK REV LIV TR
BRUCE S BLACK REV LIV TR
1505 WILEY ST
HOLLYWOOD, FL 33020

JOHNSON, HENRY
JOHNSON, LESLIE
321 ANDREWS RD
MINEOLA, NY 11501

JTF MANAGEMENT LLC
9841 NW 35 ST
HOLLYWOOD, FL 33024

KATUZHKA ASANZA TR
ASANZA, KATUZHKA TRSTEE
737 N CRESCENT DR
HOLLYWOOD, FL 33021

KJ EMPIRE HOLDINGS LLC
%HARVARD BUSINESS SERV INC
694 CLOCKS BLVD
MASSAPEQUA, NY 11758

KORB, ANA BEATRIZ
321 ACRE LN
HICKSVILLE, NY 11801

KRSTEC LLC
1147 LINCOLN ST
HOLLYWOOD, FL 33019

LEVENTIS, STEVEN
2100 LINWOOD AVE #5H
FORT LEE, NJ 07024

LINDSAY, KIERAN P EST
1720 HARRISON ST #12-B1
HOLLYWOOD, FL 33020

LOPEZ SANCHEZ, JAIME E
1720 HARRISON ST #10H
HOLLYWOOD, FL 33020

LUKASIEVICH, MARIA H/E
LUKASIEVICH, ALEXANDER
1714 VAN BUREN ST
HOLLYWOOD, FL 33020

LYONS, FRANCES
1824 MONROE ST APT 10
HOLLYWOOD, FL 33020

MALALA INVESTMENTS LLC
3475 SHERIDAN ST STE C215
HOLLYWOOD, FL 33021

MARCELLA INC
1229 PEREGRINE WAY
WESTON, FL 33327

MEDITERRANEAN LUXURY APTS LLC
315 N FEDERAL HWY
HOLLYWOOD, FL 33020

MEHNERT, INGE ELIZABETH
2630 MADISON ST
HOLLYWOOD, FL 33020

MG3 HOLLYWOOD LLC
2980 NE 207 ST #603
AVENTURA, FL 33180

MOANGA, DIANA
2801 NE 183 ST #2107N
AVENTURA, FL 33160

NEUSCHATZ, JANET
NEUSCHATZ, EDITH EST
PO BOX 3571
HALLANDALE BEACH, FL 33008

NIX, JEANINE
JEANINE NIX REV TR
1833 MONROE ST APT 1
HOLLYWOOD, FL 33020

PATEL, MEHUL
3232 SW 53 ST
FORT LAUDERDALE, FL 33312

PATEL, RAMESH G & MALTI R
418 S FEDERAL HWY
HOLLYWOOD, FL 33020

PATEL, RAMESHBHAIG &
PATEL, MALTIBEN R
418 S FEDERAL HWY
HOLLYWOOD, FL 33020

PIRITA INVESTMENT & DEVEL FUND
FORTUNA LLC
2918 JACKSON ST #3
HOLLYWOOD, FL 33020

PLAHUTNIK, MOJCA & ZORAN
317 S 17 AVE UNIT 4
HOLLYWOOD, FL 33020

PRINGLE, JOHN R
1833 MONROE ST #19
HOLLYWOOD, FL 33020

RAWNSLEY, CLIFTON A JR
1720 HARRISON ST APT 10E
HOLLYWOOD, FL 33020

RB GROUP ARGENTINA LLC
%SERBER & ASSOCIATES PA
2875 NE 191 ST STE 801
AVENTURA, FL 33180

RED APPLE HOLLYWOOD LLC
800 CORPORATE DR STE 124
FORT LAUDERDALE, FL 33334

REID, TIMOTHY & AZIZE TEOLINDA
COROMOTO MOLINA DE AZAN, YRLANDA
1833 MONROE ST #6
HOLLYWOOD, FL 33020

REMNH LLC
580 NW 95 ST
MIAMI, FL 33150

RIVAS, NELLY S
ADRIANZEN, SUSANA I
1833 MONROE ST #2
HOLLYWOOD, FL 33020

RIVERA, EDWIN YULIAM
1824 MONROE ST #5
HOLLYWOOD, FL 33020

ROBERT C GRISWOLD REV TR
GRISWOLD, ROBERT C TRSTEE
209 NE 21 CT
WILTON MANORS, FL 33305

ROSENZWEIG, RITA
1720 HARRISON ST UNIT 12-B2
HOLLYWOOD, FL 33020

SAIFMAN, DAVID & ANDREA
606 NW 106 AVE
PLANTATION, FL 33324

SALCES FAM REV LIV TR
SALCES, JUAN C & BARBARA TRSTEE
39 CARDINAL LOOP
CROSSVILLE, TN 38555

SCAVONE, WALTRAUD & PEITRO
SCAVONE, PIERRE
1658 JACKSON ST
HOLLYWOOD, FL 33020

SCHOOL BOARD OF BROWARD COUNTY
ATTN:FACILITY MANAGEMENT
600 SE 3 AVE
FORT LAUDERDALE, FL 33301

SEMANDUYEV, PAVEL
1720 HARRISON ST UNIT 11D
HOLLYWOOD, FL 33020

SPENCE, CAROLYN
1720 HARRISON ST UNIT 16-E
HOLLYWOOD, FL 33020

SPENCE, CAROLYN A
1720 HARRISON ST APT 16-E
HOLLYWOOD, FL 33020

SPENCE, CAROLYN E
1720 HARRISON ST #16-B
HOLLYWOOD, FL 33020

SPENCE, CAROLYN E
954 TYLER STREET
HOLLYWOOD, FL 33019

SPENCER, RAY
33 PATTON STREET
BRENTWOOD, NY 11717

SPINACI, VALERIO
1720 HARRISON ST #16A
HOLLYWOOD, FL 33020

STATE-UNGUREANU, NICOLAE & ANA M
317 S 17 AVE #6
HOLLYWOOD, FL 33020

STEIN, DANIEL R
1720 HARRISON ST #16H
HOLLYWOOD, FL 33020

STRUM, SHANE S
3500 N 53 AVE
HOLLYWOOD, FL 33021

SUBONI, VALENTIN
1310 N 28 AVE
HOLLYWOOD, FL 33020

SUGG, RICHARD P
1711 JACKSON ST
HOLLYWOOD, FL 33020

TABARONI, PIETRO
185 SE 14 TER #2612
MIAMI, FL 33131

TJS 4 LLC
1720 HARRISON ST #10A
HOLLYWOOD, FL 33020

TPEC SUNSHINE LLC
35-15 FARRINGTON ST
FLUSHING, NY 11354

TSAROUHAS, NICHOLAS A
1824 MONROE ST APT 7
HOLLYWOOD, FL 33020

VAN BUREN APTS INC
171 WASHINGTON AVE
MILLTOWN, NJ 08850

VAN JACKSON LLC
613 NW 3 AVE #104
FORT LAUDERDALE, FL 33311

VELASCO, VLADIMIR ALEXANDER
1720 HARRISON ST #12H
HOLLYWOOD, FL 33020

VELEZ, WILSON
1833 MONROE ST #16
HOLLYWOOD, FL 33020

VENTAS REALTY LTD PRTNR
% KINDRED HEALTHCARE INC
680 S 4 ST
LOUISVILLE, KY 40202

VOVK, STANISLAV
1900 N BAYSHORE DR #4311
MIAMI, FL 33132

WIN WIN LLC
580 NW 95 TER
MIAMI, FL 33150

WJS PROPERTIES LLC
3375 N COUNTRY CLUB DR #1106
AVENTURA, FL 33180

YOUNG CIRCLE PROPERTY LLC
300 ATLANTIC ST #1110
STAMFORD, CT 06901

ZLOTNIK, MARY ANN &
ZLOTNIK, MICHAEL
86 CHELSEA ST
GARDNER, MA 01440

ZULIM, TONY & MARIA
1739 JACKSON ST
HOLLYWOOD, FL 33020

DOWNTOWN PARKSIDE ROYAL POINCIANA
CIVIC ASSOC
C/O LYNN SMITH, PRES.
PO BOX 223697
HOLLYWOOD, FL 33022

HIGHLAND GARDENS CIVIC ASSOC
C/O SHIRLEY STEALEY, SEC., DAVID KOUT,
PRES.
2847 PLUNKETT ST
HOLLYWOOD, FL 33020

HOLLYWOOD LAKES CIVIC ASSOC INC
C/O TERRY CANTRELL, PRES.
PO BOX 223922
HOLLYWOOD, FL 33019

PARKSIDE CIVIC ASSOC
C/O KENNETH CRAWFORD, PRES.
2018 FLETCHER ST
HOLLYWOOD, FL 33020

NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP	COUNTRY
BUONAMICI, MARIA & BUONAMICI, F & EASTLAND TR	NARTE, G B & BUONAMICI, S ETAL	1581 JEAN TALON ST EST	MONTREAL QC		H2E 1S9	CANADA
GIANCARLI, PIETRO & PAOLINA & KONDAN, EMILIA	LAM, MAN KWAN TRSTEE ETAL	6799 BAILEY ROAD	1YING HO RD YUEN LONG NT			HONG KONG
LOBIANCO, SALVATORE & ANNA	GIANCARLI, CARLA & ETAL	63 KINGMOUNT CRES	COTE ST LUC QC		H4V 1A4	CANADA
PAIANO, ANTHONY		5841 BOUL MAURICE-DUPLESSIS	RICHMOND HILL ON		L4B 3X4	CANADA
SOMMER, RUTH	PAIANO, VIVIAN	3157 SHADETREE DR	MONTREAL-NORD QC		H1G 1Y2	CANADA
1720 HARRISON STREET PROPERTY	SOMMER, SIMCHA	16 FELICIA COURT	MISSISSAUGA ON		L5N 6P3	CANADA
1720 HARRISON STREET UNIT		2341 NW 33 ST APT 412	THORNHILL ON		L4J 5K6	CANADA
17A PROPERTY HOLDINGS LLC	LLC	12771 WORLD PLAZA LN #1-F	OAKLAND PARK	FL	33309	USA
1800 YOUNG CIRCLE REALTY LLC	14E LAND TR ETAL	1720 HARRISON ST #17A	FORT MYERS	FL	33907	USA
2001 ENTERPRISES CORP		619 PALISADE AVE	HOLLYWOOD	FL	33020	USA
500 HOLLYWOOD LLC		3370 MARY ST	ENGLEWOOD CLIFFS	NJ	07632	USA
ADRIATIC AT YOUNG CIRCLE LLC		500 SOUTH FEDERAL HWY	MIAMI	FL	33133	USA
ARI DAN ROY LLC		315 N FEDERAL HWY	HOLLYWOOD	FL	33020	USA
AW PROPERTY HOLDINGS INC		540 BRICKELL KEY DR #1220	MIAMI	FL	33131	USA
AXVIG, RANDY	AXVIG, SUSAN	430 HOLIDAY DR	HALLANDALE BEACH	FL	33009	USA
AYSCOUGH-CLARKE, CRAIGE		4550 GLENWOOD DR	BISMARK	ND	58504	USA
BAMBINA II LLC		813 SE 13 ST APT 1	FORT LAUDERDALE	FL	33316	USA
BARRIGA, OMAR		137-07 NORTHERN BLVD	FLUSHING	NY	11354	USA
BERGER, ROSS		570 GRAND ST #H103	NEW YORK	NY	10002	USA
BERGER, ROSS K		3630 SIMMS ST	HOLLYWOOD	FL	33021	USA
BERGSTROM, CARL		3630 SIMMS ST	HOLLYWOOD	FL	33021	USA
BERKOWITZ CREDIT SHELTER TR	BERKOWITZ, ALLYN S TRSTEE	1735 JACKSON ST	HOLLYWOOD	FL	33020	USA
BERMAN, HELAINE		11035 PARADELA ST	CORAL GABLES	FL	33156	USA
BOJIC, RADISLAV & NATASA		PO BOX 220470	HOLLYWOOD	FL	33022	USA
BOUVIER, JEFFREY H/E	BOUVIER, LINDA	6809 DAVIS ST	MORTON GROVE	IL	60053	USA
BOZ HOLLYWOOD BREAD OWNER LLC		146 STATE ST #112	CLAYTON	NY	13624	USA
BUFI & SALE LLC		401 E LAS OLAS BLVD SUITE 1870	FORT LAUDERDALE	FL	33301	USA
BUTLER, ERIKA FREITAG	BUTLER, MARK F	7500 NW 25 ST #246	MIAMI	FL	33122	USA
CASERO, WALTER A		121 S 61 TER STE A	HOLLYWOOD	FL	33023	USA
CATANZARO, JOHN		1833 MONROE ST # 7	HOLLYWOOD	FL	33020	USA
CC VACATION MANAGEMENT LLC		2676 NW 99 AVE	CORAL SPRINGS	FL	33065	USA
CENTRE APARTMENTS LLC		5500 MADISON ST	HOLLYWOOD	FL	33021	USA
CHIOS, ELOISA		15778 64 PL N	LOXAHATCHEE	FL	33470	USA
CITY OF HOLLYWOOD	DEPT OF COMMUNITY & ECONOMIC DEV	321 ACRE LN	HICKSVILLE	NY	11801	USA
CITY OF HOLLYWOOD	DEV SVCS-DIV OF PLANNING	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	USA
CORBO, CHRISTINE		2601 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
CREATIVE SM LLC		1840 JACKSON ST	HOLLYWOOD	FL	33020	USA
CRESPO, ANGELA MAGALY	GUERRA, ANGELICA CRESPO	3255 NE 184 ST #12204	AVENTURA	FL	33160	USA
CZULOWSKA, BOGDANA H/E	MUSZAK, WASYL	1833 MONROE ST #17	HOLLYWOOD	FL	33020	USA
D & B REALTY INVESTMENTS LLC		1833 MONROE ST #9	HOLLYWOOD	FL	33020	USA
DEANE, WANDA		1123 VAN BUREN ST	HOLLYWOOD	FL	33019	USA
DELIC, DANIEL	DELIC, STEVAN & DELIC, GORAN	18051 BISCAYNE BLVD #PH-1	AVENTURA	FL	33160	USA
DEMARCO HOLDINGS INC		1833 MONROE ST #10	HOLLYWOOD	FL	33020	USA
DI CAPITAL LLC		1901 HARRISON ST	HOLLYWOOD	FL	33020	USA
DONALDSON, SHARON		1850 S OCEAN DR #3203	HALLANDALE BEACH	FL	33009	USA
FERNANDEZ, DAMIAN	FERNANDEZ, YAMILET B	1833 MONROE ST #4	HOLLYWOOD	FL	33020	USA
FIELD, BARBARA A & FREDERICK D		1723 JACKSON ST	HOLLYWOOD	FL	33020	USA
FIFTYSTREET INVESTMENT LLC		1839 MONROE ST	HOLLYWOOD	FL	33020	USA
		780 NE 69 ST #509	MIAMI	FL	33138	USA

FIRST BAPTIST CHURCH	OF HOLLYWOOD INC	1701 MONROE ST	HOLLYWOOD	FL	33020	USA
FLISKI, MARIUS		1850 S OCEAN DR #1909	HALLANDALE BEACH	FL	33009	USA
FLORIDA CONFERENCE ASSN OF	SEVENTH-DAY ADVENTISTS	351 S STATE ROAD 434	ALTAMONTE SPRINGS	FL	32714	USA
GALLEGO, RUBEN		PO BOX 5647	HIALEAH	FL	33014	USA
GARCIA, MIKE		1720 HARRISON ST STE 1735	HOLLYWOOD	FL	33020	USA
GEORGE, JOHN	GEORGE, THERESA	153 RAMBLING WAY	SPRINGFIELD	PA	19064	USA
GEORGESCU, MANUELA		1717 N BAYSHORE DR #3151	MIAMI	FL	33132	USA
G-FORCE SHOW & PRODUCTION INC		2647 POLK ST	HOLLYWOOD	FL	33020	USA
GOLF PALMS APARTMENTS LLC		PO BOX 613873	NORTH MIAMI	FL	33261	USA
GRNJA & GRNJA HOLDINGS LLC		210 S FEDERAL HWY #302	HOLLYWOOD	FL	33020	USA
GRNJA & GRNJA HOLDINGS LLC		210 S FEDERAL HWY 2ND FLR	HOLLYWOOD	FL	33020	USA
GRNJA & GRNJA LLC		210 S FEDERAL HWY FLR 2	HOLLYWOOD	FL	33020	USA
GROH, MICHAEL		1720 HARRISON ST # 9B	HOLLYWOOD	FL	33020	USA
HAROLD W & RENA S JAFFE FAM TR	JAFFE, GARY	2626 34 ST	SANTA MONICA	CA	90405	USA
HARRISON RETAIL GROUP LLC		2632 HOLLYWOOD BLVD STE 300	HOLLYWOOD	FL	33020	USA
HIJI LLC		14334 BISCAYNE BLVD	MIAMI	FL	33181	USA
HOOD, GREGG BURTON		1720 HARRISON ST #9D	HOLLYWOOD	FL	33020	USA
HOOKER, CHRISTOPHER N		1833 MONROE ST APT 3	HOLLYWOOD	FL	33020	USA
HORATIO LANIER (IRA)	%IRA FINANCIAL TRUST CO	1416 PRIMROSE RD RW	WASHINGTON	DC	20012	USA
HUNTLEY, OMAR DORIAN		1511 NE 34 ST	OAKLAND PARK	FL	33334	USA
IRENE J GALLERANI REV TR	GALLERANI, IRENE J TRSTEE	47 EDGEWOOD LN	AGAWAM	MA	01001	USA
JACKSON STREET DEVELOPMENT LLC		1110 E HALLANDALE BEACH BLVD	HALLANDALE BEACH	FL	33009	USA
JACKSON STREET DEVELOPMENT LLC		1150 E HALLANDALE BCH BLVD #B	HALLANDALE BEACH	FL	33009	USA
JOHN S BLACK REV LIV TR	BRUCE S BLACK REV LIV TR	1505 WILEY ST	HOLLYWOOD	FL	33020	USA
JOHNSON, HENRY	JOHNSON, LESLIE	321 ANDREWS RD	MINEOLA	NY	11501	USA
JTF MANAGEMENT LLC		9841 NW 35 ST	HOLLYWOOD	FL	33024	USA
KATUZHKA ASANZA TR	ASANZA, KATUZHKA TRSTEE	737 N CRESCENT DR	HOLLYWOOD	FL	33021	USA
KJ EMPIRE HOLDINGS LLC	%HARVARD BUSINESS SERV INC	694 CLOCKS BLVD	MASSAPEQUA	NY	11758	USA
KORB, ANA BEATRIZ		321 ACRE LN	HICKSVILLE	NY	11801	USA
KRSTEC LLC		1147 LINCOLN ST	HOLLYWOOD	FL	33019	USA
LEVENTIS, STEVEN		2100 LINWOOD AVE #5H	FORT LEE	NJ	07024	USA
LINDSAY, KIERAN P EST		1720 HARRISON ST #12-B1	HOLLYWOOD	FL	33020	USA
LOPEZ SANCHEZ, JAIME E		1720 HARRISON ST #10H	HOLLYWOOD	FL	33020	USA
LUKASIEVICH, MARIA H/E	LUKASIEVICH, ALEXANDER	1714 VAN BUREN ST	HOLLYWOOD	FL	33020	USA
LYONS, FRANCES		1824 MONROE ST APT 10	HOLLYWOOD	FL	33020	USA
MALALA INVESTMENTS LLC		3475 SHERIDAN ST STE C215	HOLLYWOOD	FL	33021	USA
MARCELLA INC		1229 PEREGRINE WAY	WESTON	FL	33327	USA
MEDITERRANEAN LUXURY APTS LLC		315 N FEDERAL HWY	HOLLYWOOD	FL	33020	USA
MEHNERT, INGE ELIZABETH		2630 MADISON ST	HOLLYWOOD	FL	33020	USA
MG3 HOLLYWOOD LLC		2980 NE 207 ST #603	AVENTURA	FL	33180	USA
MOANGA, DIANA		2801 NE 183 ST #2107N	AVENTURA	FL	33160	USA
NEUSCHATZ, JANET	NEUSCHATZ, EDITH EST	PO BOX 3571	HALLANDALE BEACH	FL	33008	USA
NIX, JEANINE	JEANINE NIX REV TR	1833 MONROE ST APT 1	HOLLYWOOD	FL	33020	USA
PATEL, MEHUL		3232 SW 53 ST	FORT LAUDERDALE	FL	33312	USA
PATEL, RAMESH G & MALTI R		418 S FEDERAL HWY	HOLLYWOOD	FL	33020	USA
PATEL, RAMESHBHAIG &	PATEL, MALTIBEN R	418 S FEDERAL HWY	HOLLYWOOD	FL	33020	USA
PIRITA INVESTMENT & DEVEL FUND	FORTUNA LLC	2918 JACKSON ST #3	HOLLYWOOD	FL	33020	USA
PLAHUTNIK, MOJCA & ZORAN		317 S 17 AVE UNIT 4	HOLLYWOOD	FL	33020	USA
PRINGLE, JOHN R		1833 MONROE ST #19	HOLLYWOOD	FL	33020	USA
RAWNSLEY, CLIFTON A JR		1720 HARRISON ST APT 10E	HOLLYWOOD	FL	33020	USA
RB GROUP ARGENTINA LLC	%SERBER & ASSOCIATES PA	2875 NE 191 ST STE 801	AVENTURA	FL	33180	USA

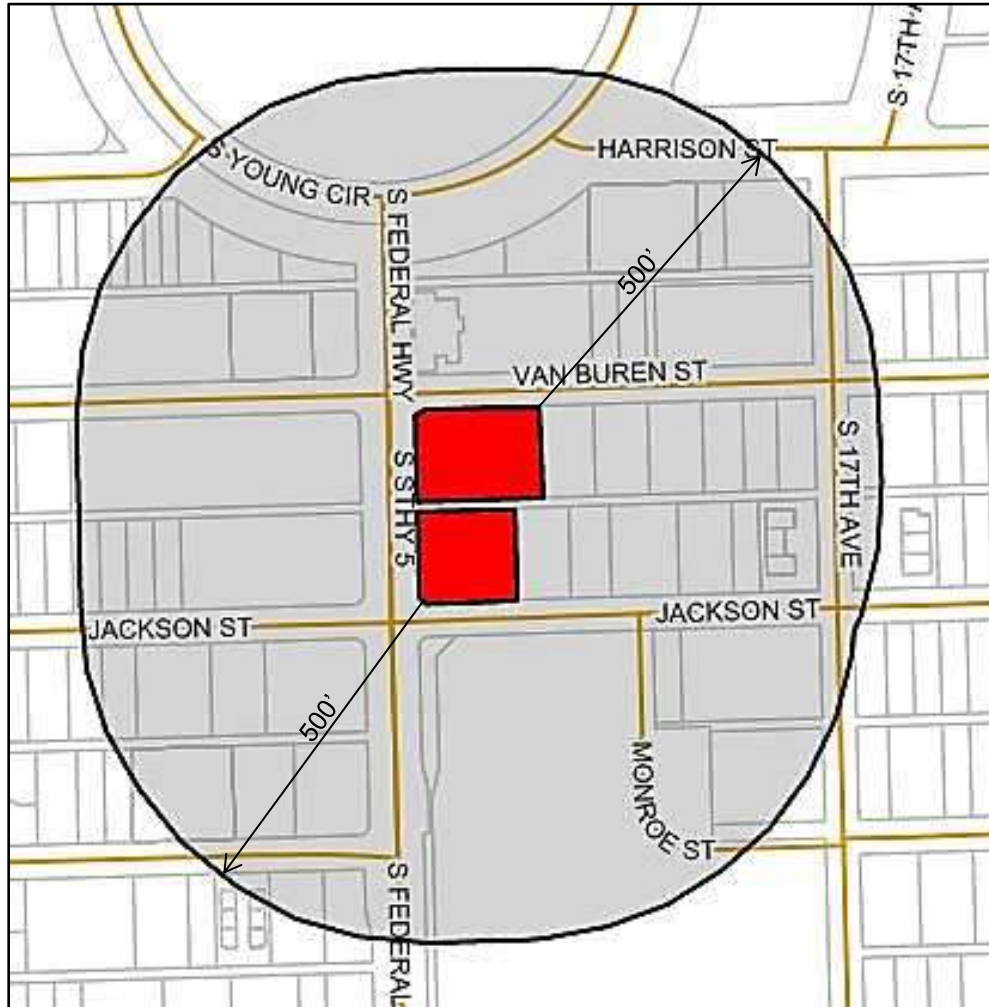
RED APPLE HOLLYWOOD LLC		800 CORPORATE DR STE 124	FORT LAUDERDALE	FL	33334	USA
REID, TIMOTHY & AZIZE TEOLINDA	COROMOTO MOLINA DE AZAN, YRLANDA	1833 MONROE ST #6	HOLLYWOOD	FL	33020	USA
REMNH LLC		580 NW 95 ST	MIAMI	FL	33150	USA
RIVAS, NELLY S	ADRIANZEN, SUSANA I	1833 MONROE ST #2	HOLLYWOOD	FL	33020	USA
RIVERA, EDWIN YULIAM		1824 MONROE ST #5	HOLLYWOOD	FL	33020	USA
ROBERT C GRISWOLD REV TR	GRISWOLD, ROBERT C TRSTEE	209 NE 21 CT	WILTON MANORS	FL	33305	USA
ROSENZWEIG, RITA		1720 HARRISON ST UNIT 12-B2	HOLLYWOOD	FL	33020	USA
SAIFMAN, DAVID & ANDREA		606 NW 106 AVE	PLANTATION	FL	33324	USA
SALCES FAM REV LIV TR	SALCES, JUAN C & BARBARA TRSTEE	39 CARDINAL LOOP	CROSSVILLE	TN	38555	USA
SCAVONE, WALTRAUD & PEITRO	SCAVONE, PIERRE	1658 JACKSON ST	HOLLYWOOD	FL	33020	USA
SCHOOL BOARD OF BROWARD COUNTY	ATTN:FACILITY MANAGEMENT	600 SE 3 AVE	FORT LAUDERDALE	FL	33301	USA
SEMANDUYEV, PAVEL		1720 HARRISON ST UNIT 11D	HOLLYWOOD	FL	33020	USA
SPENCE, CAROLYN		1720 HARRISON ST UNIT 16-E	HOLLYWOOD	FL	33020	USA
SPENCE, CAROLYN A		1720 HARRISON ST APT 16-E	HOLLYWOOD	FL	33020	USA
SPENCE, CAROLYN E		1720 HARRISON ST #16-B	HOLLYWOOD	FL	33020	USA
SPENCE, CAROLYN E		954 TYLER STREET	HOLLYWOOD	FL	33019	USA
SPENCER, RAY		33 PATTON STREET	BRENTWOOD	NY	11717	USA
SPINACI, VALERIO		1720 HARRISON ST #16A	HOLLYWOOD	FL	33020	USA
STATE-UNGUREANU, NICOLAE & ANA M		317 S 17 AVE #6	HOLLYWOOD	FL	33020	USA
STEIN, DANIEL R		1720 HARRISON ST #16H	HOLLYWOOD	FL	33020	USA
STRUM, SHANE S		3500 N 53 AVE	HOLLYWOOD	FL	33021	USA
SUBONI, VALENTIN		1310 N 28 AVE	HOLLYWOOD	FL	33020	USA
SUGG, RICHARD P		1711 JACKSON ST	HOLLYWOOD	FL	33020	USA
TABARONI, PIETRO		185 SE 14 TER #2612	MIAMI	FL	33131	USA
TJS 4 LLC		1720 HARRISON ST #10A	HOLLYWOOD	FL	33020	USA
TPEC SUNSHINE LLC		35-15 FARRINGTON ST	FLUSHING	NY	11354	USA
TSAROUHAS, NICHOLAS A		1824 MONROE ST APT 7	HOLLYWOOD	FL	33020	USA
VAN BUREN APTS INC		171 WASHINGTON AVE	MILLTOWN	NJ	08850	USA
VAN JACKSON LLC		613 NW 3 AVE #104	FORT LAUDERDALE	FL	33311	USA
VELASCO, VLADIMIR ALEXANDER		1720 HARRISON ST #12H	HOLLYWOOD	FL	33020	USA
VELEZ, WILSON		1833 MONROE ST #16	HOLLYWOOD	FL	33020	USA
VENTAS REALTY LTD PRTR	% KINDRED HEALTHCARE INC	680 S 4 ST	LOUISVILLE	KY	40202	USA
VOVK, STANISLAV		1900 N BAYSHORE DR #4311	MIAMI	FL	33132	USA
WIN WIN LLC		580 NW 95 TER	MIAMI	FL	33150	USA
WJS PROPERTIES LLC		3375 N COUNTRY CLUB DR #1106	AVENTURA	FL	33180	USA
YOUNG CIRCLE PROPERTY LLC		300 ATLANTIC ST #1110	STAMFORD	CT	06901	USA
ZLOTNIK, MARY ANN &	ZLOTNIK, MICHAEL	86 CHELSEA ST	GARDNER	MA	01440	USA
ZULIM, TONY & MARIA		1739 JACKSON ST	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC	C/O LYNN SMITH, PRES.	PO BOX 223697	HOLLYWOOD	FL	33022	USA
HIGHLAND GARDENS CIVIC ASSOC	C/O SHIRLEY STEALEY, SEC., DAVID KOUT, PRES.	2847 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
HOLLYWOOD LAKES CIVIC ASSOC INC	C/O TERRY CANTRELL, PRES.	PO BOX 223922	HOLLYWOOD	FL	33019	USA
PARKSIDE CIVIC ASSOC	C/O KENNETH CRAWFORD, PRES.	2018 FLETCHER ST	HOLLYWOOD	FL	33020	USA



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdmiami.com | diana@rdmiami.com | 305.498.1614

500' RADIUS MAP

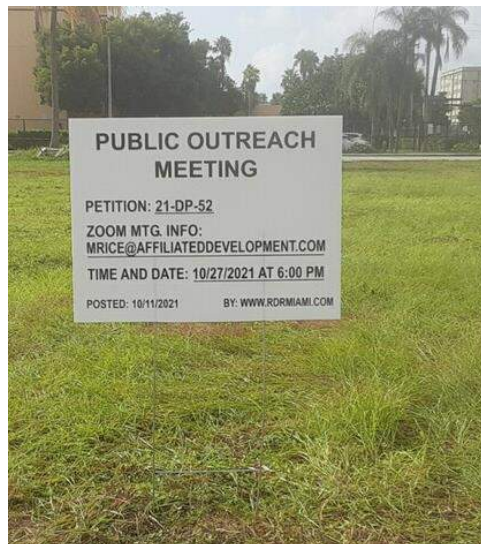


SUBJECT: 1744 S Federal Highway, Hollywood, FL 33020

FOLIO NUMBER: 5142 15 02 1380

ABBREV. LEGAL DESCRIPTION: HOLLYWOOD 1-21 B LOTS 26,27,28,29 & 30 LESS W 15 FOR R/W & LESS THAT PT IN THE EXT AREA FORMED BY A 15 FT RADIUS ARC TANGENT TO N/L OF LOT 30 & TANGENT TO A LINE 15 FT E OF & PARALLEL TO W/L OF LOT 30 BLK 59 AND LOT 1 LESS WLY 15 FT THEREOF & LESS PT OF LOT 1 DESC'D IN OR 5966/12, LOTS 2,3,4 BLK 59

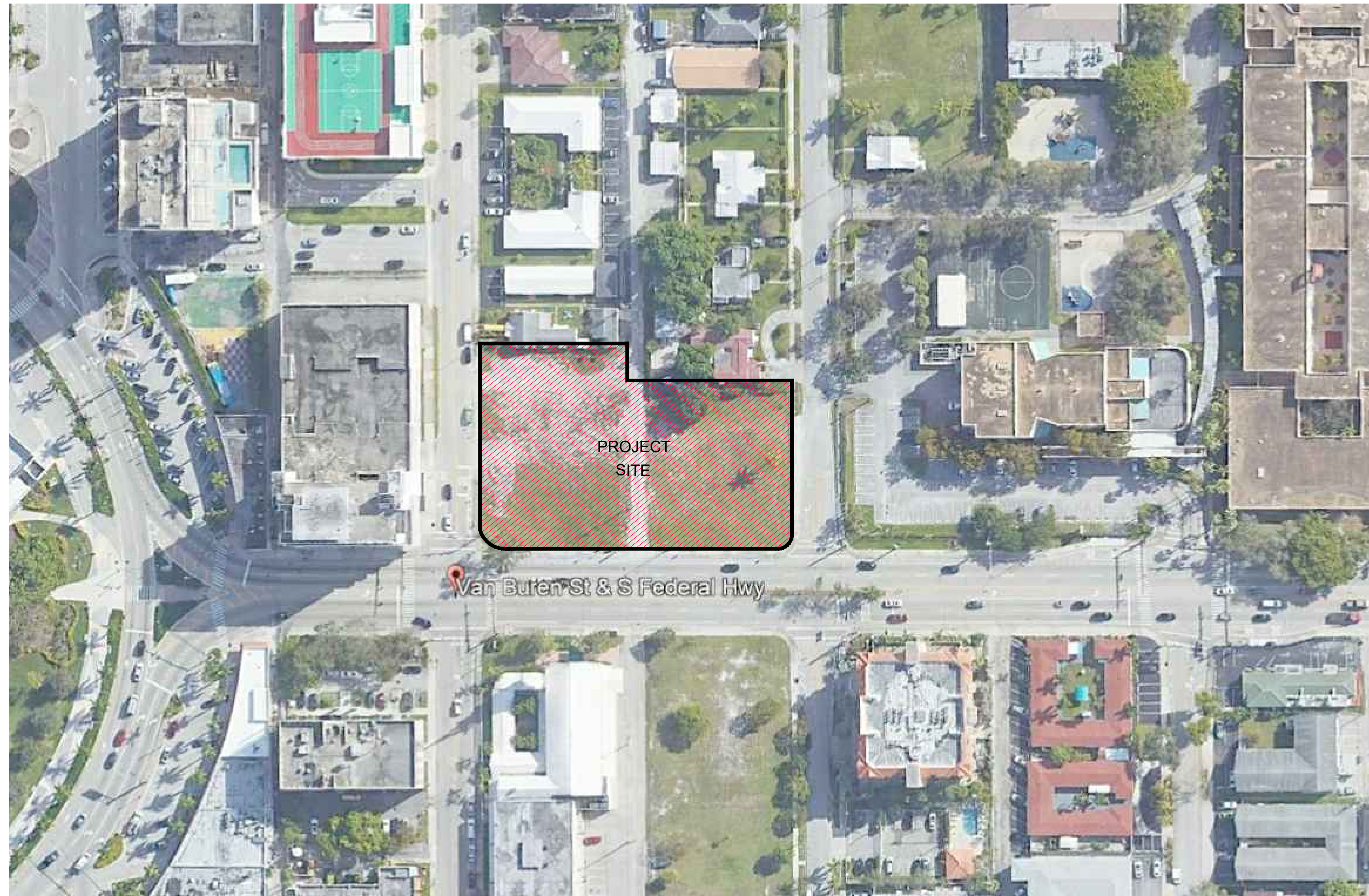
SITE POSTED ON 10/8/2021



THE TROPIC

FOR
AFFILIATED DEVELOPMENT

PROJECT LOCATED AT:
1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA



INDEX OF DRAWINGS

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			COLOR SITE PLAN W/ LANDSCAPING

PDB SUBMITTAL - 03/08/2022



● OWNER / DEVELOPER

AFFILIATED DEVELOPMENT
613 NW 3RD AVE, SUITE 104
FORT LAUDERDALE, FL 33311
(954) 953-6733

● ARCHITECT:

MSA ARCHITECTS
8950 SW 74TH COURT
SUITE 1513
MIAMI, FL. 33156
TEL: (305) 273-9911
FL. AA C000895
BEATRIZ M. HERNANDEZ
RESPONSIBLE PARTNER
AR-0094576
Bhernandez@msaarchitectsinc.com

● CIVIL ENGINEER:

BOTEK THURLOW ENGINEERING, INC
CIVIL ENGINEERS
3409 NW 9TH AVE
SUITE 1102
FT. LAUDERDALE FL. 33309
(954) 568-0888

● TRAFFIC ENGINEER:

TRAF TECH ENGINEERING, INC
8400 N. UNIVERSITY DR
SUITE 309
TAMARAC FL. 33321

● LANDSCAPE ARCHITECT:

ARCHITECTURAL ALLIANCE LANDSCAPE
612 S.W. 4TH AVENUE
FORT LAUDERDALE, FL 33315
T (954) 764-8858
C (954) 764-0731

● SURVEYOR

STONER
SURVEYORS-MAPPERS
4341 SW 62ND AVENUE
DAVIE FL. 33314
(954) 585-0997

SUBMITTAL DATES:

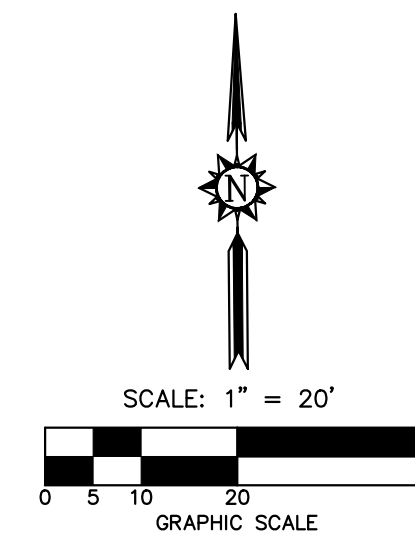
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- PRELIMINARY T.A.C MEETING - 10/04/2021
- F TAC SUBMITTAL - 10/29/2021
- F TAC MEETING - 11/01/2021
- PDB MEETING - 11/15/2021
- F TAC RE-SUBMITTAL - 01/13/2022

● PDB SUBMITTAL - 03/08/2022

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ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES. THE ARCHITECT'S KNOWLEDGE IS LIMITED TO THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT THAT THE INFORMATION PROVIDED TO HIM IS COMPLETELY ACCURATE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE CONTRACT.

SKETCH OF ALTA/NSPS LAND TITLE SURVEY



ABBREVIATIONS

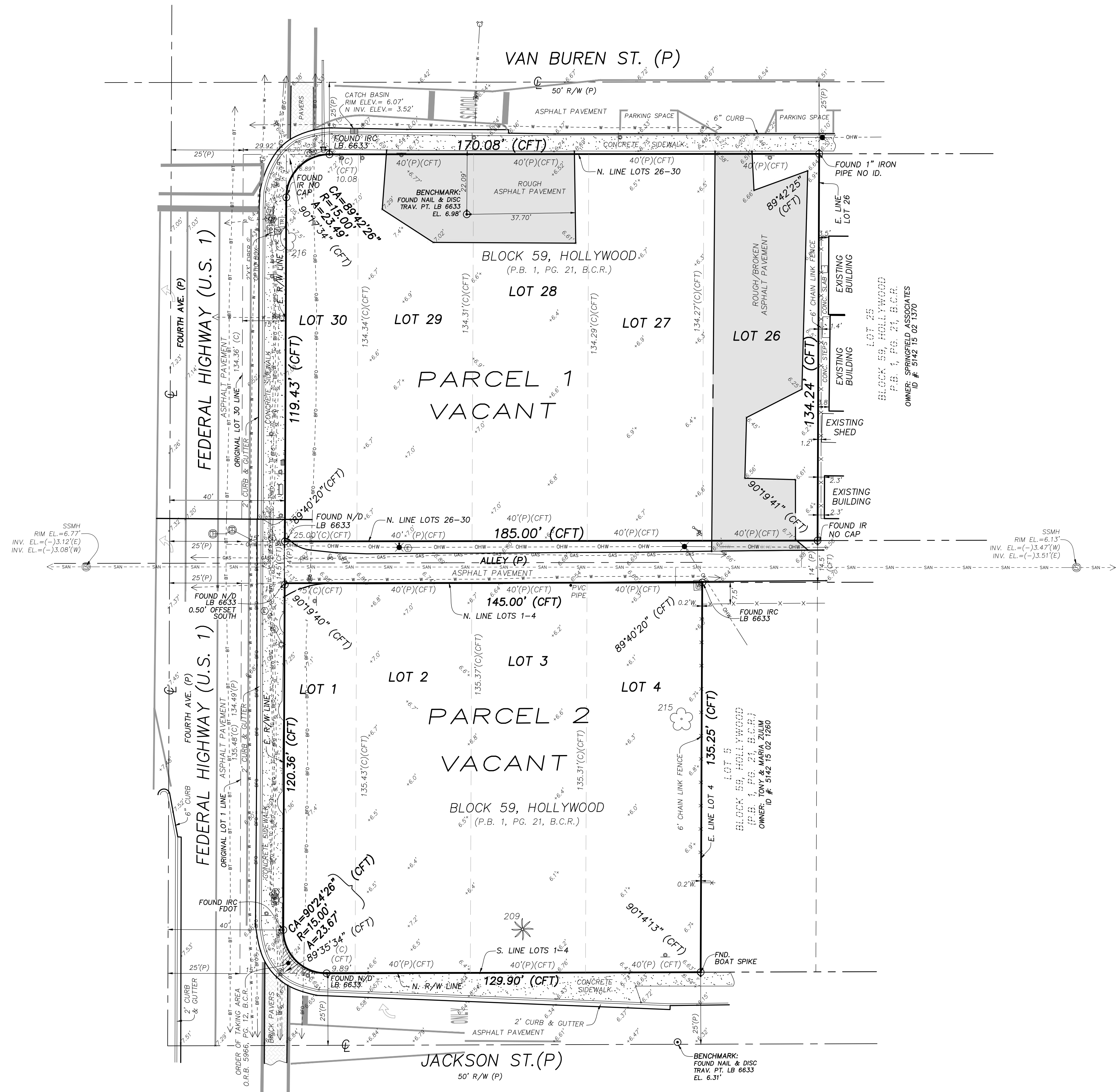
- A ARC LENGTH
- B.C.R. BROWARD COUNTY RECORDS
- CA CENTRAL ANGLE
- CONC. CONCRETE
- C CENTER LINE
- E ELEVATION
- FND. FOUND
- ID. IDENTIFICATION
- IRC IRON ROD AND CAP
- LB LICENSED BUSINESS
- N/D NAIL & DISC
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- PVC POLYVINYL CHLORIDE
- R RADIUS
- R/W RIGHT-OF-WAY
- (C) DATA BASED ON CALCULATIONS
- (CFT) DATA CALCULATED FROM A FIELD TRAVERSE
- (P) DATA BASED ON THE PLAT OF RECORD
- SSMH SANITARY SEWER MANHOLE
- +6.67' SPOT ELEVATION
- — — BREAK IN LINE SCALE
- — — UTILITY LINE CONTINUES

UTILITY LINES

- OHW --- OVERHEAD WIRES
- BFO --- UNDERGROUND FIBER OPTIC CABLE LINE
- BT --- UNDERGROUND TELEPHONE LINE
- GAS --- UNDERGROUND GAS LINE
- SAN --- UNDERGROUND 18" SANITARY SEWER LINE
- SL --- UNDERGROUND STREET LIGHTING LINE
- TC --- UNDERGROUND TRAFFIC CONTROL LINE
- W --- UNDERGROUND WATER MAIN LINE

LEGEND

- ⊙ WATER METER
- ⊙ SINGLE SUPPORT SIGN
- 216• TREE NUMBER (REFER TO TREE TABLE)
- ⊙ WATER VALVE
- ⊙ BACKFLOW PREVENTER
- ⊙ BENCH
- ⊙ FIRE HYDRANT
- ⊙ FIBER OPTIC BOX
- ⊙ MAST POLE AND MAST ARM
- ⊙ TRASH BIN
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ GAS VALVE
- ⊙ GUY WIRE
- ⊙ METAL LIGHT POLE
- ⊙ ELECTRIC WIRE PULL BOX
- ⊙ STREET LIGHT WIRE PULL BOX
- ⊙ TRAFFIC WIRE PULL BOX
- ⊙ CURB INLET
- ⊙ WOOD POWER/LIGHT POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ TELEPHONE MANHOLE



NO.	REVISION	DATE	BY
1.	COMBINED PARCELS, UPDATE TITLE COMMITMENT	10/18/21	DRL

TEL (954) 585-0997
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SKETCH OF ALTA/NSPS LAND TITLE SURVEY
1744 AND 1753
N. FEDERAL HIGHWAY
HOLLYWOOD, BROWARD COUNTY, FLORIDA 33020

LAST DATE OF FIELD SURVEY	9/18/2020
FRANK	DRL
CHECKED	IDS
BOOK/PAGE(S)	1085/67
674/64-66 & 1085/67	& DATA COLLECTOR

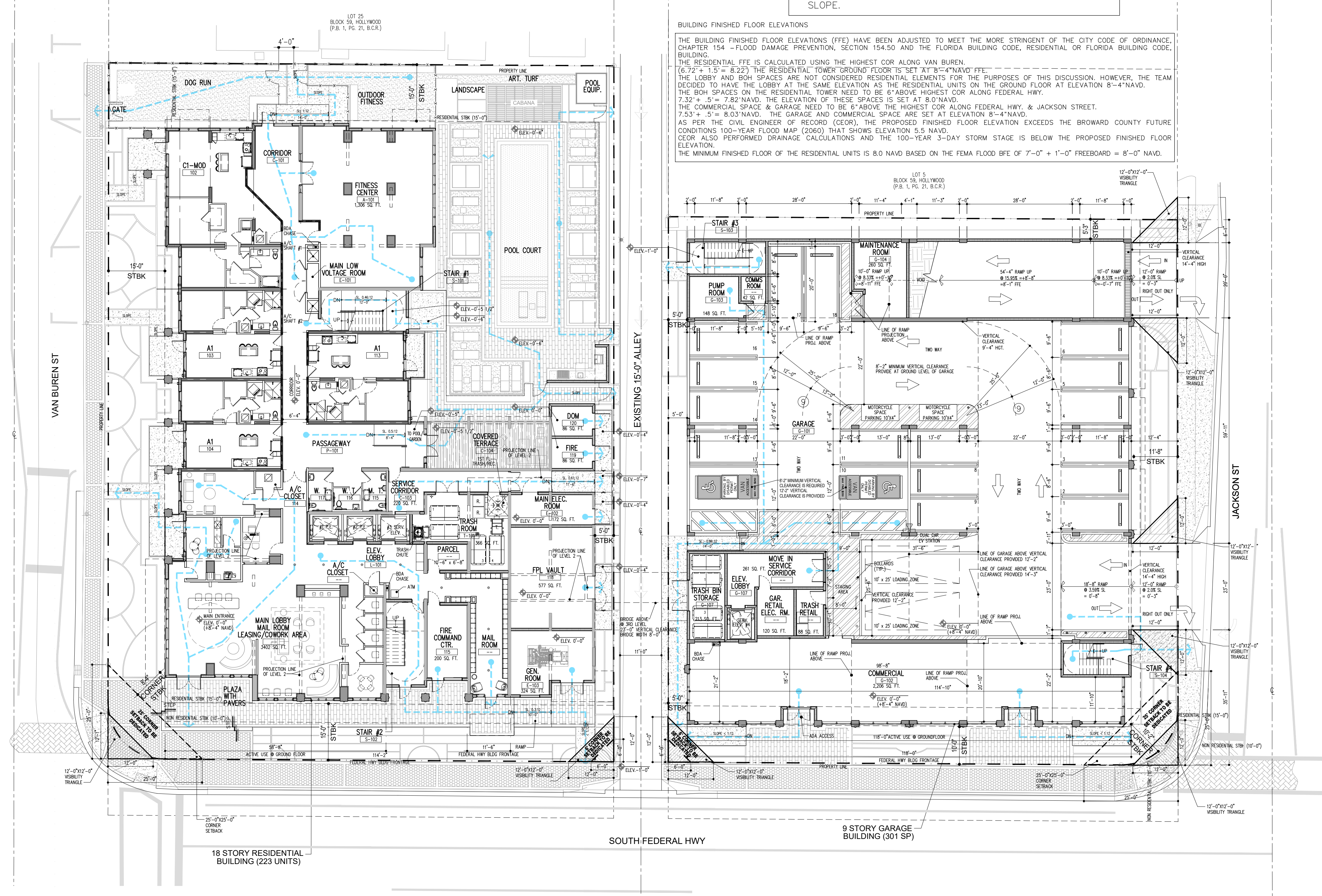
SEAL

PROJECT
21-9304

SHEET NO.
2 OF 2

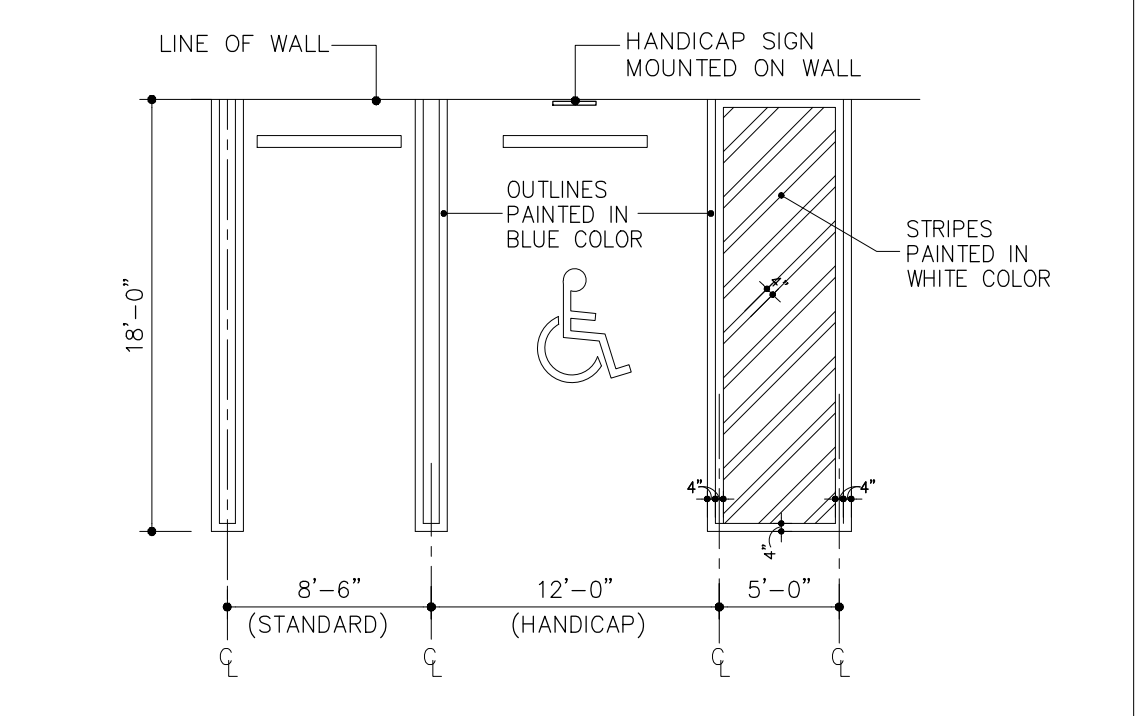
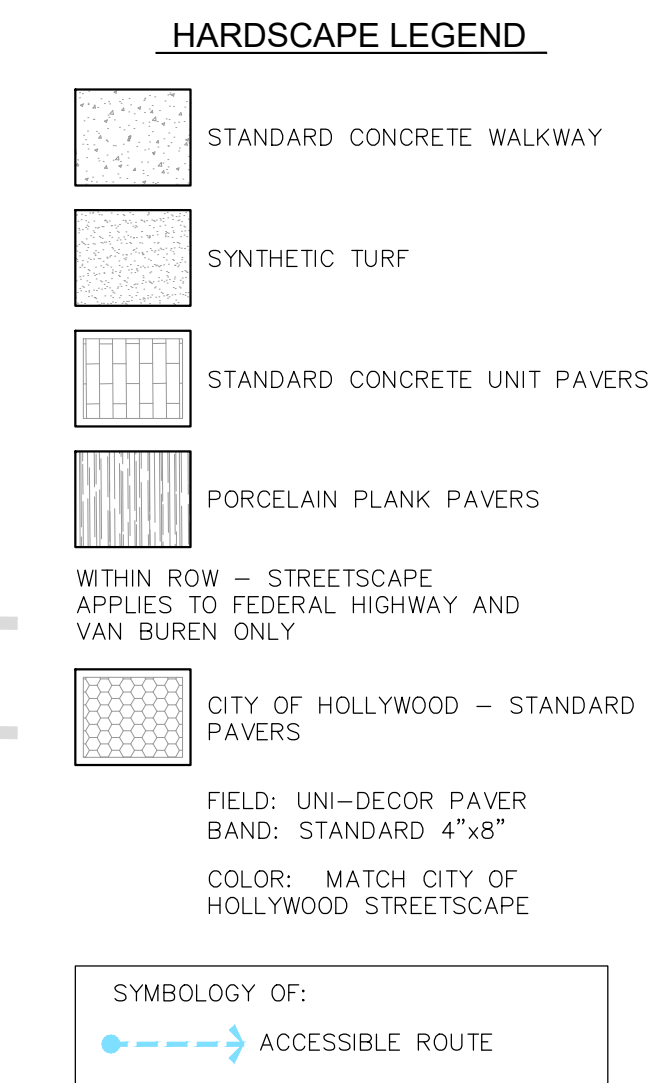
NOTES:
 1- THERE SHALL BE A MAXIMUM OF 1/2" CHANGE IN ELEVATION AT EXIT DOOR THRESHOLDS. DTL 15/A-8.5
 2- THERE SHALL BE A MAXIMUM OF 1/2" CHANGE IN ELEVATION W 1/4" X 1/4" BEVEL AT LOCATIONS WITHOUT THRESHOLDS. DTL 2/A-8.4
 3- ALL WALKWAYS LEADING TO PUBLIC WAY SHALL HAVE A SLOPE NOT GREATER THAN 1:20, WITH 2% MAX CROSS SLOPE.

BUILDING FINISHED FLOOR ELEVATIONS
 THE BUILDING FINISHED FLOOR ELEVATIONS (FFE) HAVE BEEN ADJUSTED TO MEET THE MORE STRINGENT OF THE CITY CODE OF ORDINANCE, CHAPTER 154 - FLOOD DAMAGE PREVENTION, SECTION 154.50 AND THE FLORIDA BUILDING CODE, RESIDENTIAL OR FLORIDA BUILDING CODE, BUILDING.
 THE RESIDENTIAL FFE IS CALCULATED USING THE HIGHEST COR ALONG VAN BUREN.
 (6.72' + 1.5" = 8.22') THE RESIDENTIAL TOWER GROUND FLOOR IS SET AT 8'-4" NAVD.
 THE LOBBY AND BOH SPACES ARE NOT CONSIDERED RESIDENTIAL ELEMENTS FOR THE PURPOSES OF THIS DISCUSSION. HOWEVER, THE TEAM DECIDED TO HAVE THE LOBBY AT THE SAME ELEVATION AS THE RESIDENTIAL UNITS ON THE GROUND FLOOR AT ELEVATION 8'-4" NAVD.
 THE BOH SPACES ON THE RESIDENTIAL TOWER NEED TO BE 6" ABOVE HIGHEST COR ALONG FEDERAL HWY.
 7.32' + 5" = 7.82' NAVD. THE ELEVATION OF THESE SPACES IS SET AT 8.0' NAVD.
 THE COMMERCIAL SPACE & GARAGE NEED TO BE 6" ABOVE THE HIGHEST COR ALONG FEDERAL HWY & JACKSON STREET.
 7.53' + 5" = 8.03' NAVD. THE GARAGE AND COMMERCIAL SPACE ARE SET AT ELEVATION 8'-4" NAVD.
 AS PER THE CIVIL ENGINEER OF RECORD (CEOR), THE PROPOSED FINISHED FLOOR ELEVATION EXCEEDS THE BROWARD COUNTY FUTURE CONDITIONS 100-YEAR FLOOD MAP (2060) THAT SHOWS ELEVATION 5.5 NAVD.
 CEOR ALSO PERFORMED DRAINAGE CALCULATIONS AND THE 100-YEAR 3-DAY STORM STAGE IS BELOW THE PROPOSED FINISHED FLOOR ELEVATION.
 THE MINIMUM FINISHED FLOOR OF THE RESIDENTIAL UNITS IS 8.0 NAVD BASED ON THE FEMA FLOOD BFE OF 7'-0" + 1'-0" FREEBOARD = 8'-0" NAVD.

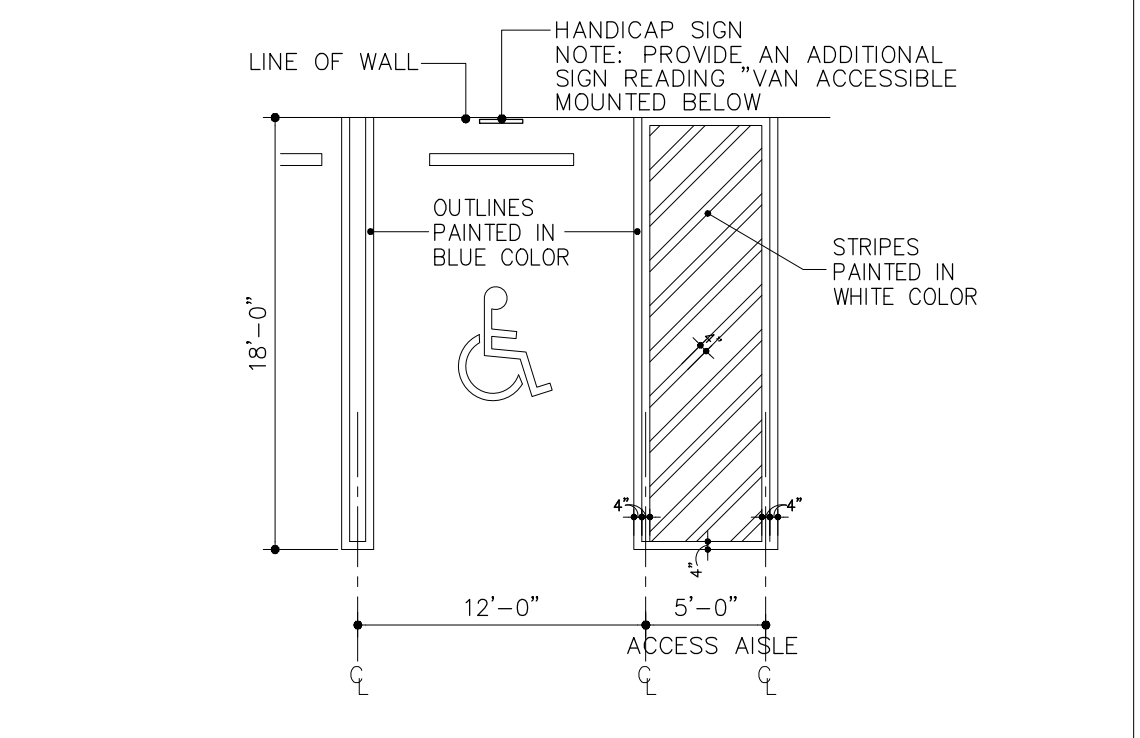


SITE INFORMATION					
Property Location	1744 Federal Highway, Hollywood, Florida				
Gross Lot Area	69,741 sf (1.6 ac)				
Net Lot Area	44,375 sf (1.01 ac)				
Gross square footage (GSF)					
	Required	Provided			
Floor Area Ratio (site located b/w Filmore & Monroe St)	4.75 max	4.75			
Building Height (from crown of road)	18 stories max (190')	18 stories (180')			
Zoning district	Federal Highway Medium-High Intensity Mixed-use district (FH-2)				
Building type	Mixed use				
Green Building Certification	NGBS Bronze				
GENERAL DEVELOPMENT REGULATIONS					
	Allowed	Provided			
Ground floor residential uses F.F.E	18" above sidewalk elevation and COR	18" above COR & Sidewalk FFE			
Ground floor commercial/retail uses F.F.E	Flush with sidewalk elevation				
Maximum tower length	300 ft	Federal Highway 105'-9"			
		Van Buren St 137'-10"			
Allowable Encroachments					
Balconies	75% of required setback	Van Buren St 3'-6" (23.3%)			
Mechanical equipment	50% of required setback	Side interior N/A			
Parapets					
Base	10' max	N/A			
Tower	15' max	15'-0"			
FH-2 DISTRICT DEVELOPMENT REGULATIONS-MIXED USE BUILDING					
Minimum Setbacks					
	Frontage	Base (-55 ft)	Tower (+55')	Base	Tower
				Resi. Bldg	Garage
All frontages	Non-residential: 10 ft	Non-residential: 10 ft	N/A	10'-0"	N/A
	Residential: 15 ft	Residential: 15 ft	N/A	15'-0"	N/A
Side interior	0 ft	0 ft	N/A	5'-0"	5'-0"
	When adj. to FH-1: 10 ft	When adj. to FH-1: 60 ft	N/A	N/A	N/A
Alley	5 ft	5 ft	N/A	5'-0"	5'-0"
	When adj. to FH-1: 20 ft	When adj. to FH-1: 60 ft	N/A	N/A	N/A
Maximum Setbacks					
Frontage	Ground Floor	Above groundfloor	Ground Floor	Above groundfloor	
Federal Highway	30 ft.	N/A	16'-3"	N/A	
Minimum active uses					
Frontage	Ground Floor	Above groundfloor	Ground Floor	Above groundfloor	
Federal Highway (Residential & Garage combined)	60% (139'-1")	N/A	81% (187'-10")	N/A	
Unit Mix					
	Min Area Required	Area Provided	# of units		
Jr 1 Bedroom	538 sf	85 units	85 units		
1 Bedroom	649 sf-699 sf	88 units	88 units		
2 Bedrooms	1107 sf-1169 sf	18 units	18 units		
3 Bedrooms	1121 sf-1426 sf	32 units	32 units		
Total	650 avg sf/du	759 avg sf/du	223 units		
Parking					
Required					
1bd units or less @ 1sp/du	173 units		173 sp		
2bd units or more @ 1.5 sp/du	50 units		75 sp		
Guests @ 1sp/10 units	223 units		22 sp		
Commercial @ 3sp/1,000 sf	2,206 sf		7 sp		
Total Required			277 sp		
Total Provided			309 sp		
See Parking Breakdown Table					
Loading spaces					
Residential	50-100 units 1sp + 1 sp for each add. 100 unit or major fraction (10'W x 25'L x 14'HGT.)		2 sp @ (10'W x 25'L x 12'HGT.)		
Total			2 sp		
Loading Height - Variance Table					
Loading Height Variance Req*	Required	14ft	Requested for:	12 ft*	

Notes:
 1 - ADA spaces provided (included in Total Provided): 10 sp
 2 - Provided ADA spaces meet ADA Standards for Accessible design 4.1.2 (5)



HANDICAP & STANDARD STALL DTL. SCALE: 1/8" = 1'-0" ①



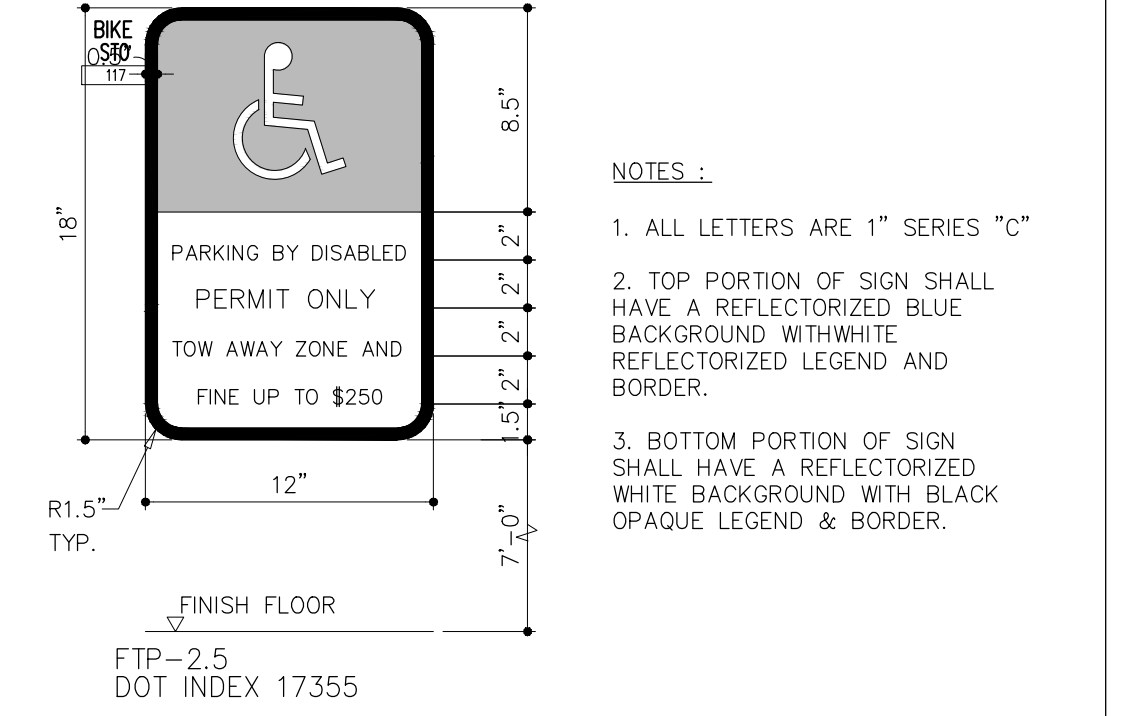
HANDICAP VAN PARKING SCALE: 1/8" = 1'-0" ②

PER 2020 FBC A T 208.2
 THE TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY 301-400 NEED A MINIMUM OF 8 REQUIRED ACCESSIBLE PARKING SPACES. A TOTAL OF NINE (9) ADA PARKING SPACES ARE PROVIDED. SET TABLE BELOW.
 PER 2020 FBC A T 208.2.4
 VAN PARKING FOR EVERY SIX OR FRACTION OF PARKING SPACES REQUIRED BY 208.2 AT LEAST ONE SHALL BE A VAN PARKING SPACE. PER 2020 FBC-A T 208.2
 NEED 2 VAN PARKING SPACES - TWO (2) ARE PROVIDED ON GROUND LEVEL OF PARKING GARAGE.

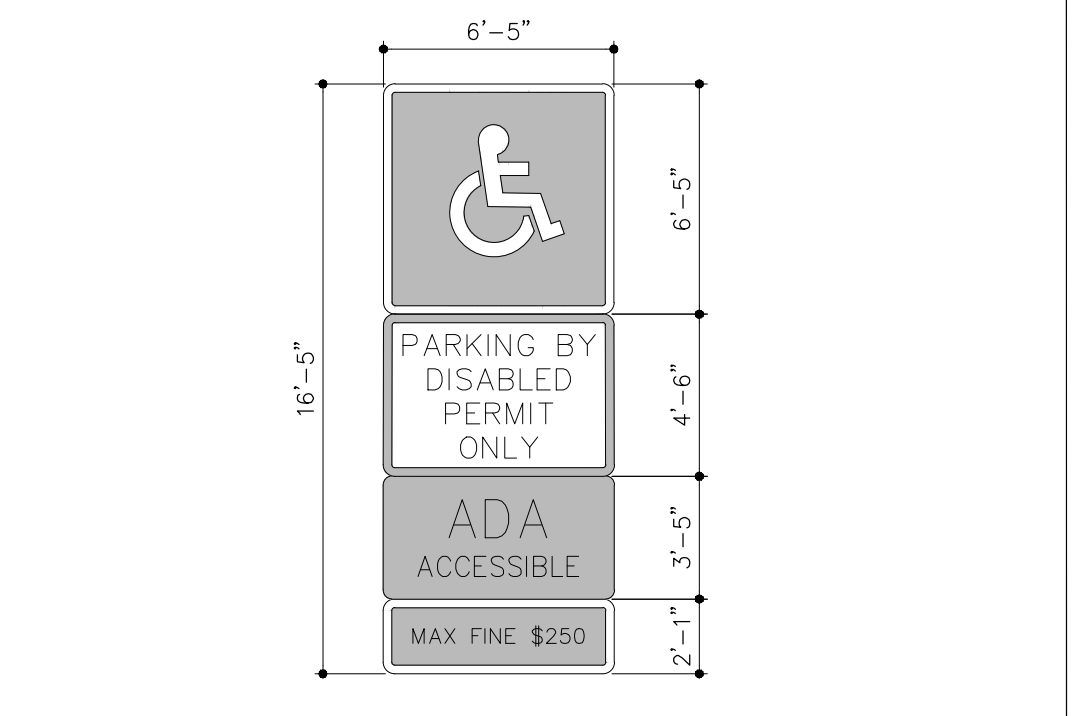
LEVEL	STD 8'-6"x18'-0"	PRKG 9'-6"x18'-0"	PRKG 10'-6"x18'-0"	PRKG 9'-6"x23'-0"	PRKG 11'-8"x23'-6"	VAN	ADA	TOTAL
1	4	12	0	0	0	2	0	18
2	10	24	2	0	0	0	1	37
3	10	26	2	0	0	0	1	39
4	11	26	2	0	0	0	1	40
5	11	26	2	0	0	0	1	40
6	11	26	2	0	0	0	1	40
7	11	26	2	0	0	0	1	40
8	11	25	2	0	0	0	1	39
9	0	15	1	0	0	0	0	16
TOTAL	79	206	15	0	0	2	7	309

PROVIDED 2 LOADING ZONES 10'x25'

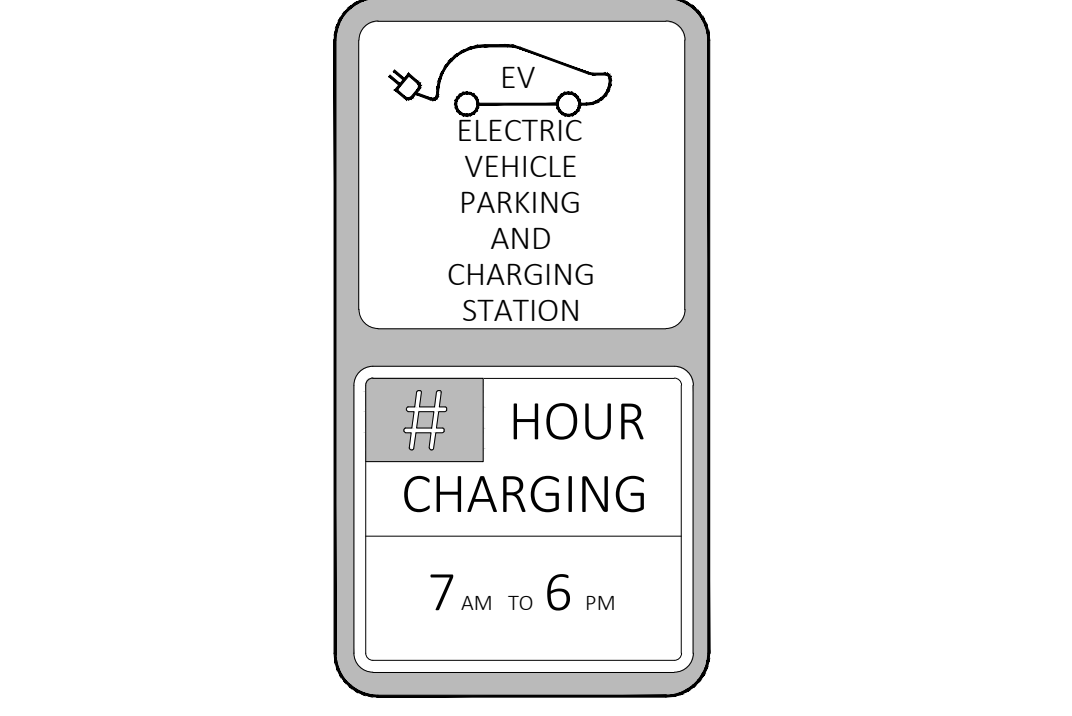
NOTES
 THE MAXIMUM LIGHTING LEVEL AT ALL PROPERTY LINES TO BE PROVIDED IS 0.5 FOOTCANDLES.
 AS PER COH'S GREEN BUILDING ORDINANCE IN CHAPTER 151, THIS PROJECT WILL PROVIDE A THIRD PARTY FLORIDA GREEN BUILDING COALITION CERTIFICATION OF BRONZE LEVEL.



SIGN DETAIL N.T.S. ③



FLOOR SIGN DETAIL N.T.S. ④



SIGN DETAIL N.T.S. ⑤

EMERGENCY VEHICLE SUPPORT CAPABILITY
 FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT A MINIMUM OF 32 TONS AND SHALL BE PROVIDED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES PER THE FLORIDA FIRE PREVENTION CODE NFPA 1:1.8,2.3,4.5
 FIRE DEPARTMENT ACCESS / EMERGENCY VEHICLES ACCESS, LANE WIDTH, TURN-AROUND PROVISIONS, DEAD-END DIMENSION, SET-UP SITES, TURNING RADIUS IN CONFORMANCE WITH FFC 1: CHAPTER 18

SITE PLAN (ACCESSIBLE ROUTE) SCALE: 1/16" = 1'-0" NORTH

THE TROPIC
 FOR: AFFILIATED DEVELOPMENT PROJECT LOCATED AT: 1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

MSA ARCHITECTS, INC.
 A A C 0 0 0 8 9 5
 8950 SW 74th COURT
 MIAMI, FLORIDA 33156
 (305) 273-9911

ARCHITECTURE & PLANNING

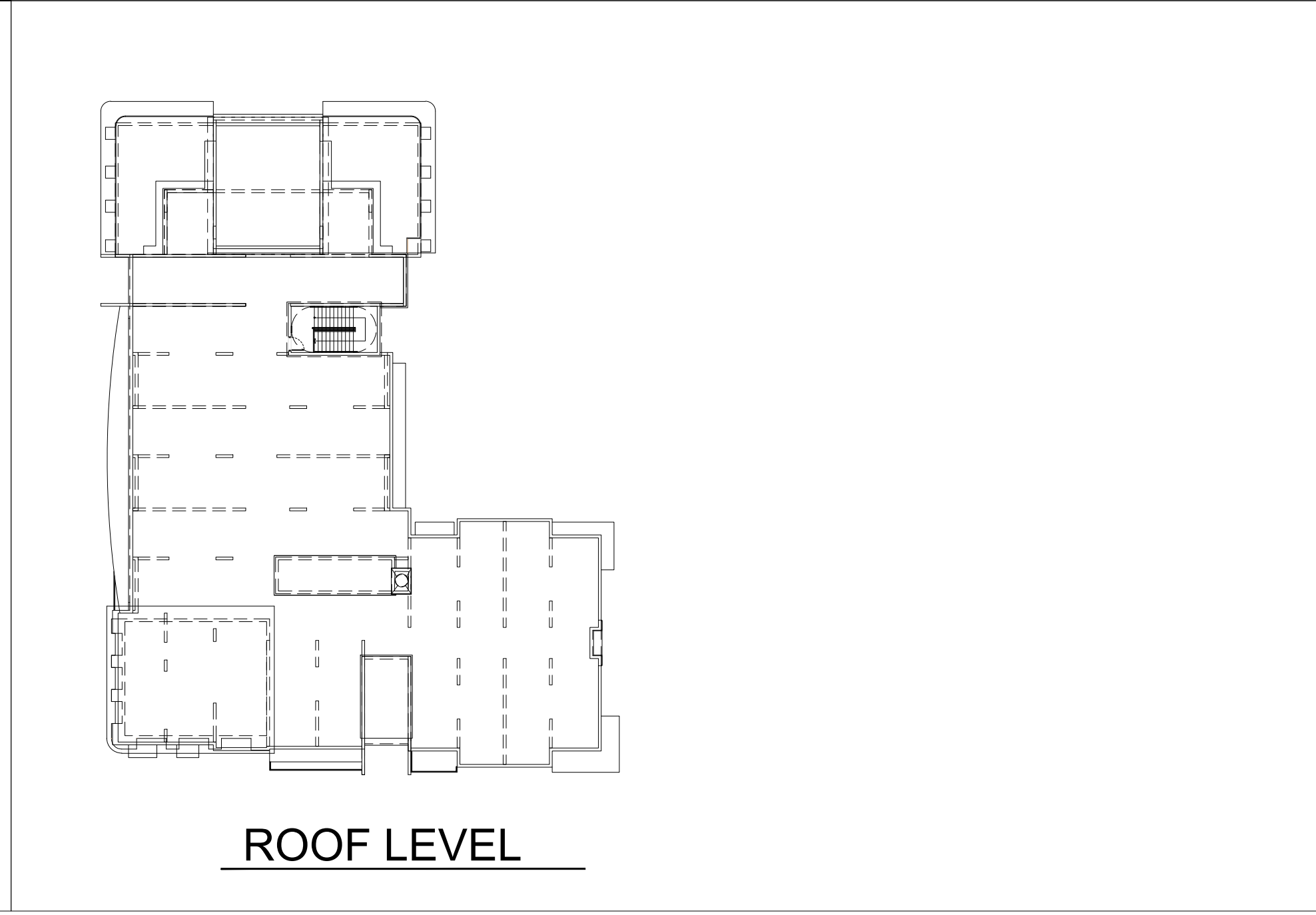
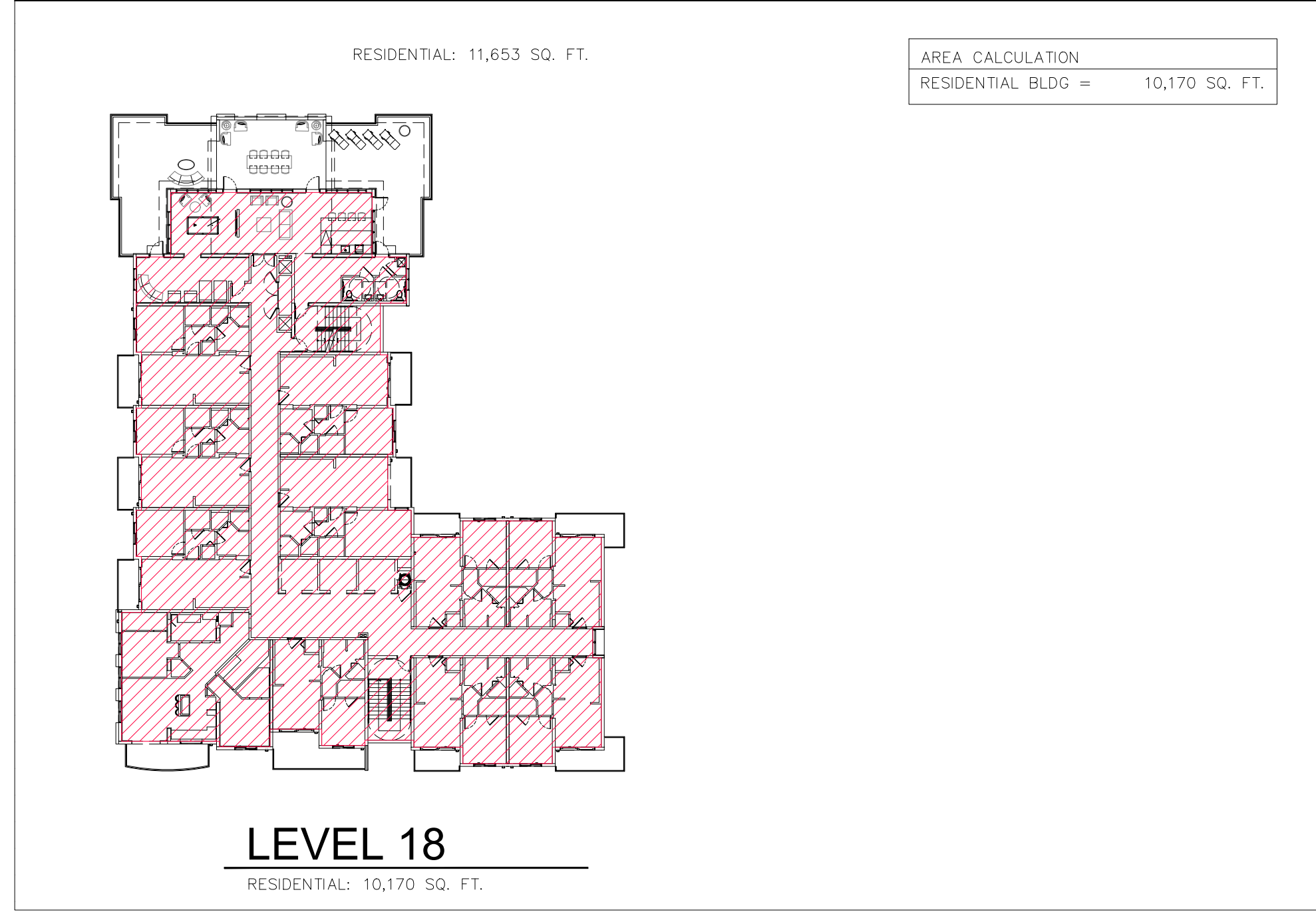
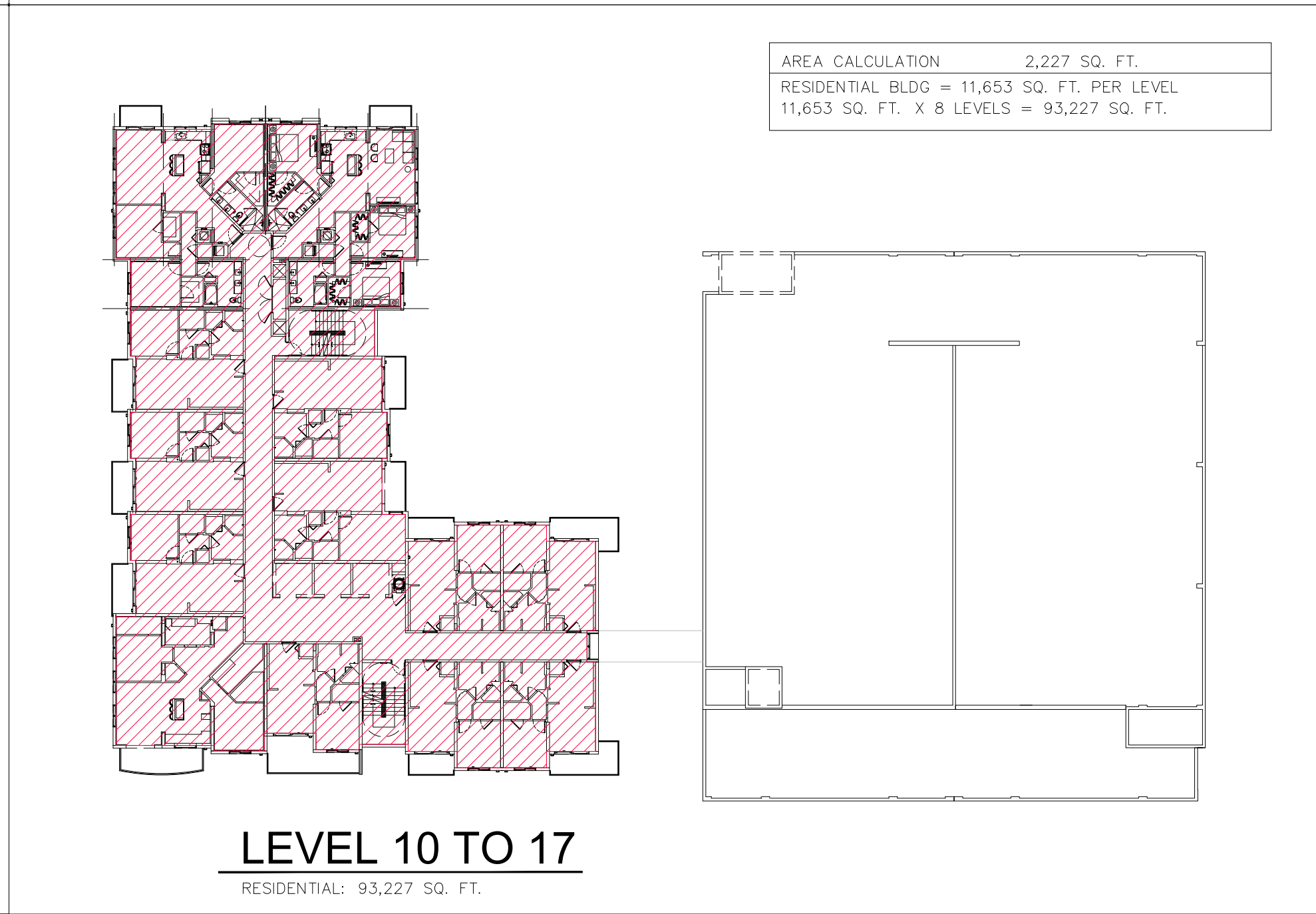
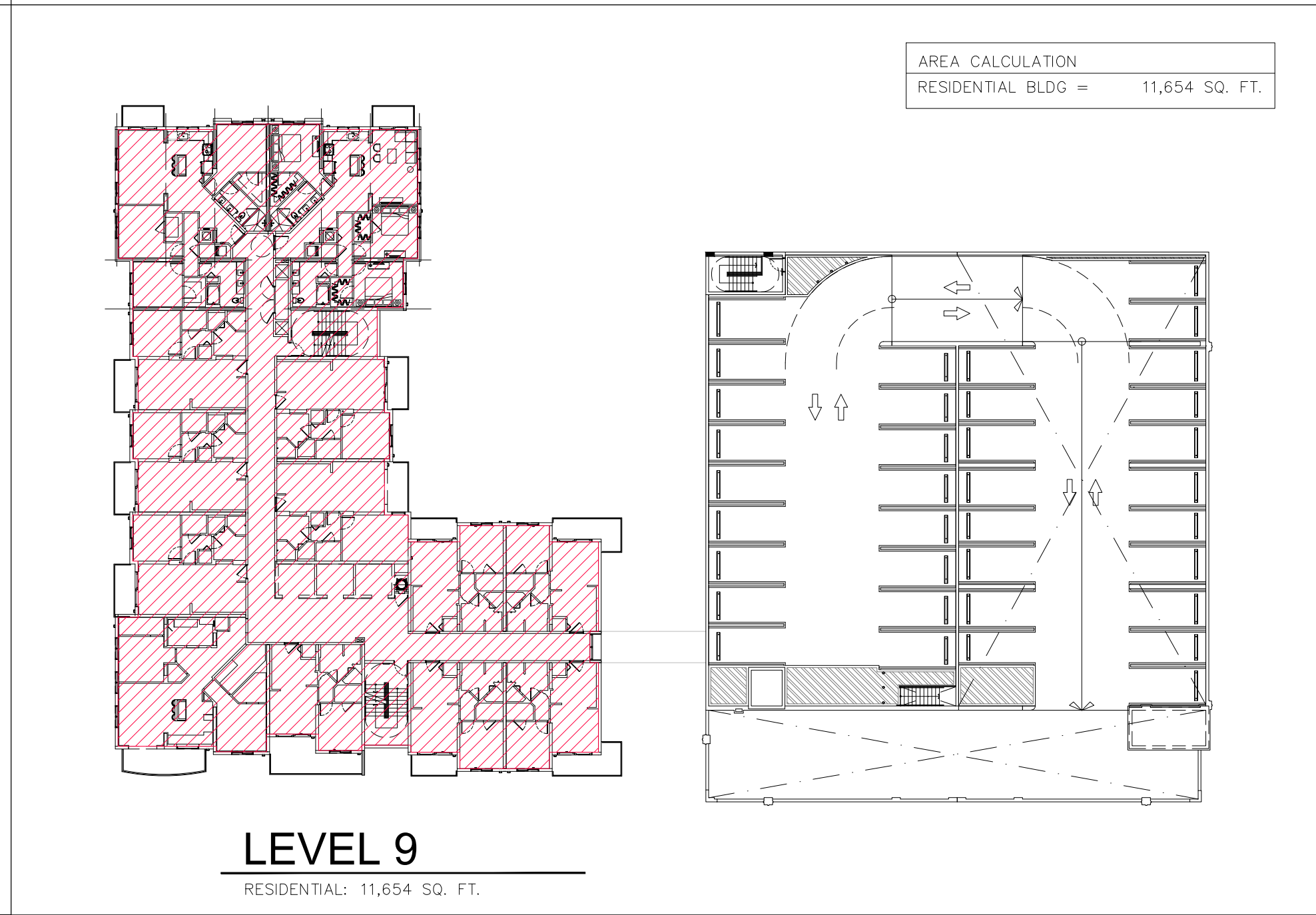
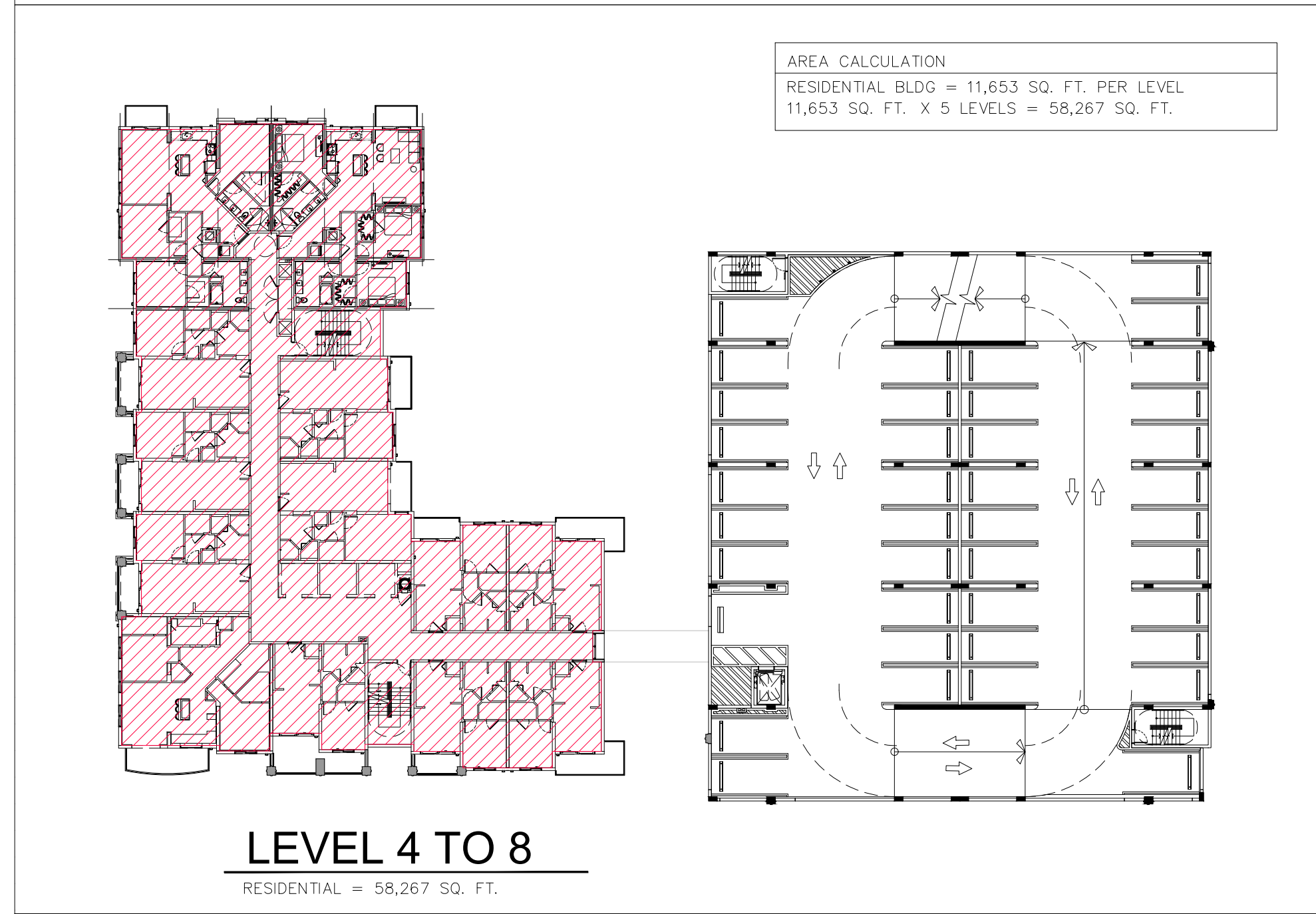
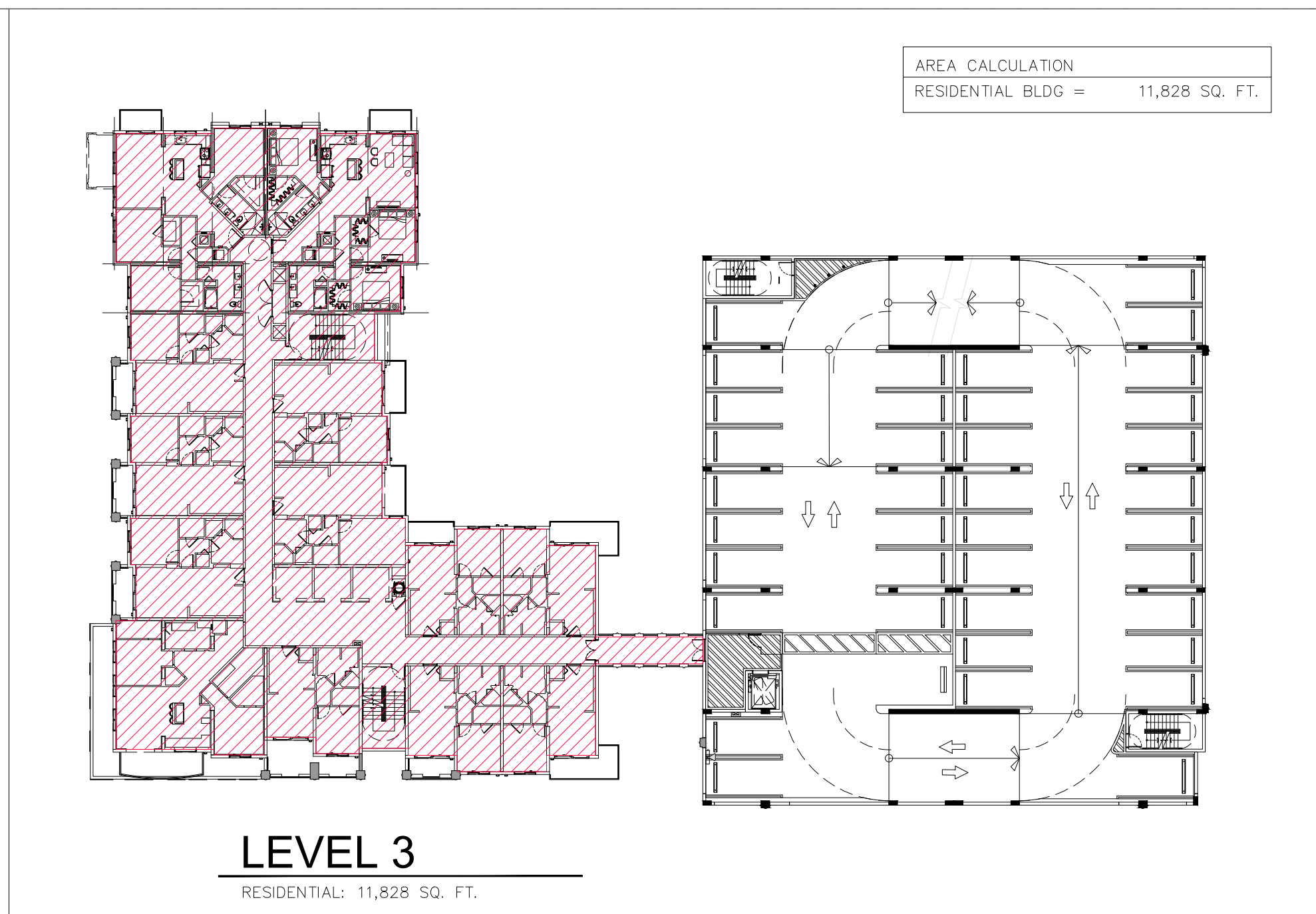
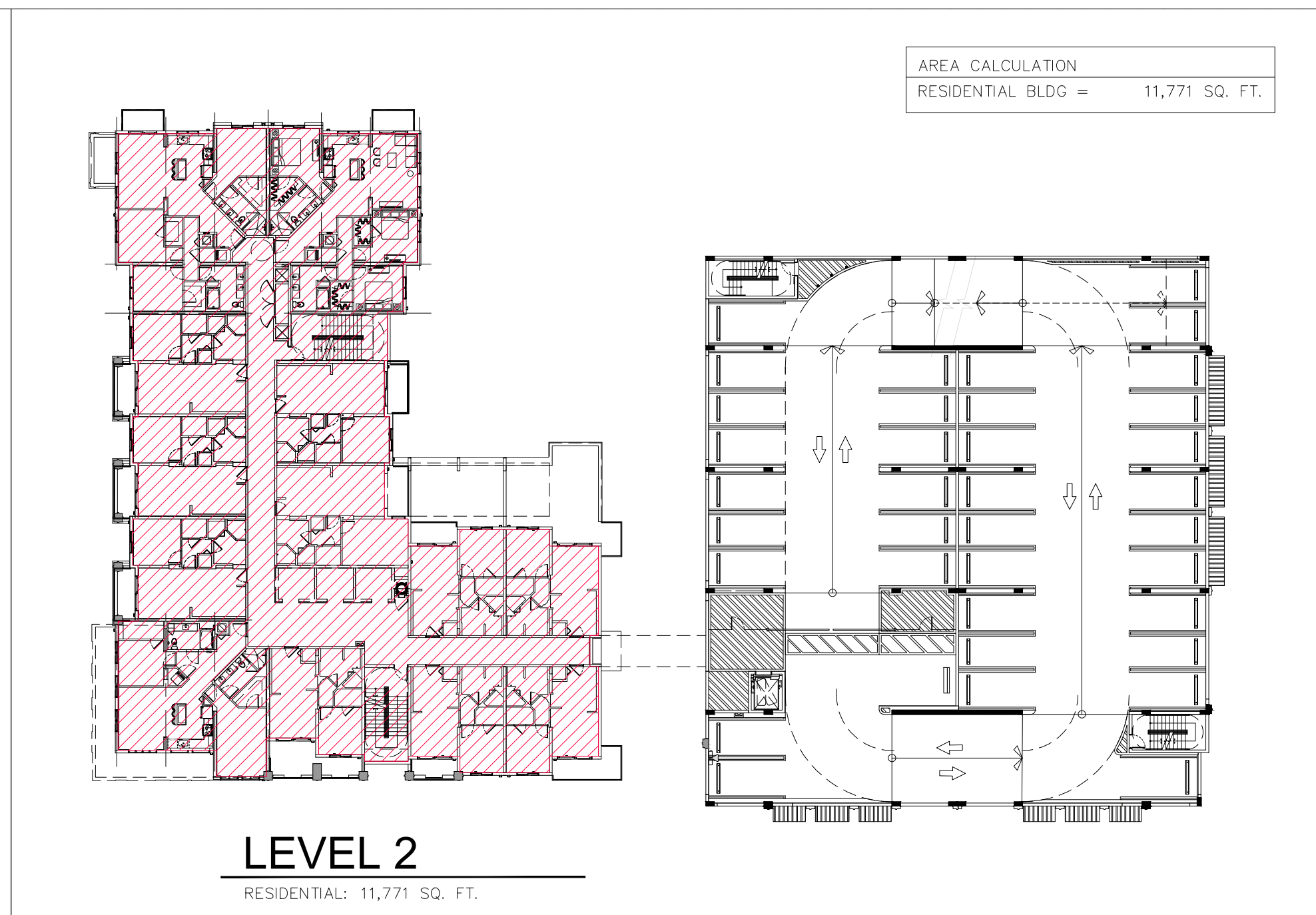
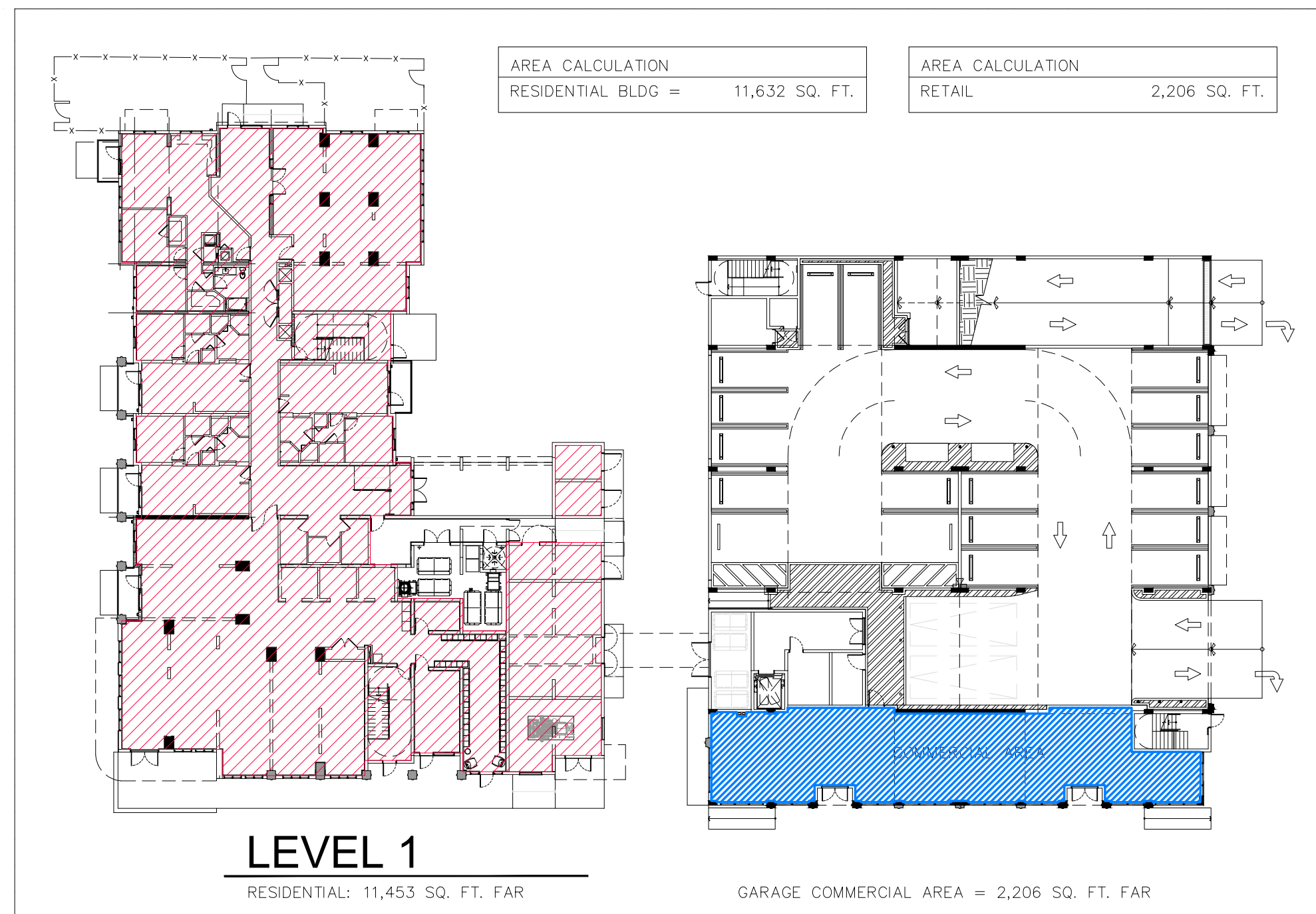
BEATRIZ M. HERNANDEZ
 A R 0 0 9 4 5 7 6

STATE OF FLORIDA
 REGISTERED ARCHITECT
 BEATRIZ M. HERNANDEZ
 A R 0 0 9 4 5 7 6

MSA ARCHITECTS, INC.
 ARCHITECTURE & PLANNING

DRAWN: DATE: 08/23/2021
 SCALE: AS SHOWN
 JOB NO.: 1986.PRJ
 SHEET TITLE: SITE PLAN
 SHEET NUMBER: SP-1

PDB SUBMITTAL - 03/08/2022



RESIDENTIAL FOR AREAS CALCULATION		COMMERCIAL AREA	
LEVEL 1	11,453 SQ. FT.	SUB-TOTAL:	2,206 SQ. FT.
LEVEL 2	11,771 SQ. FT.		
LEVEL 3	11,828 SQ. FT.		
LEVEL 4	11,653 SQ. FT.		
LEVEL 5	11,653 SQ. FT.		
LEVEL 6	11,653 SQ. FT.		
LEVEL 7	11,653 SQ. FT.		
LEVEL 8	11,653 SQ. FT.		
LEVEL 9	11,654 SQ. FT.		
LEVEL 10	11,653 SQ. FT.		
LEVEL 11	11,653 SQ. FT.		
LEVEL 12	11,653 SQ. FT.		
LEVEL 13	11,653 SQ. FT.		
LEVEL 14	11,653 SQ. FT.		
LEVEL 15	11,653 SQ. FT.		
LEVEL 16	11,653 SQ. FT.		
LEVEL 17	11,653 SQ. FT.		
LEVEL 18	10,170 SQ. FT.		
SUB-TOTAL:	208,349 SQ. FT.		
GRAND TOTAL:		210,555 SQ. FT.	

SITE DATA FLOOR AREA DIAGRAM
(F.A.R. AREA CALCULATION) SCALE: 1"=30'-0"
NORTH

BY

THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

STATE OF FLORIDA
REGISTERED ARCHITECT
BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

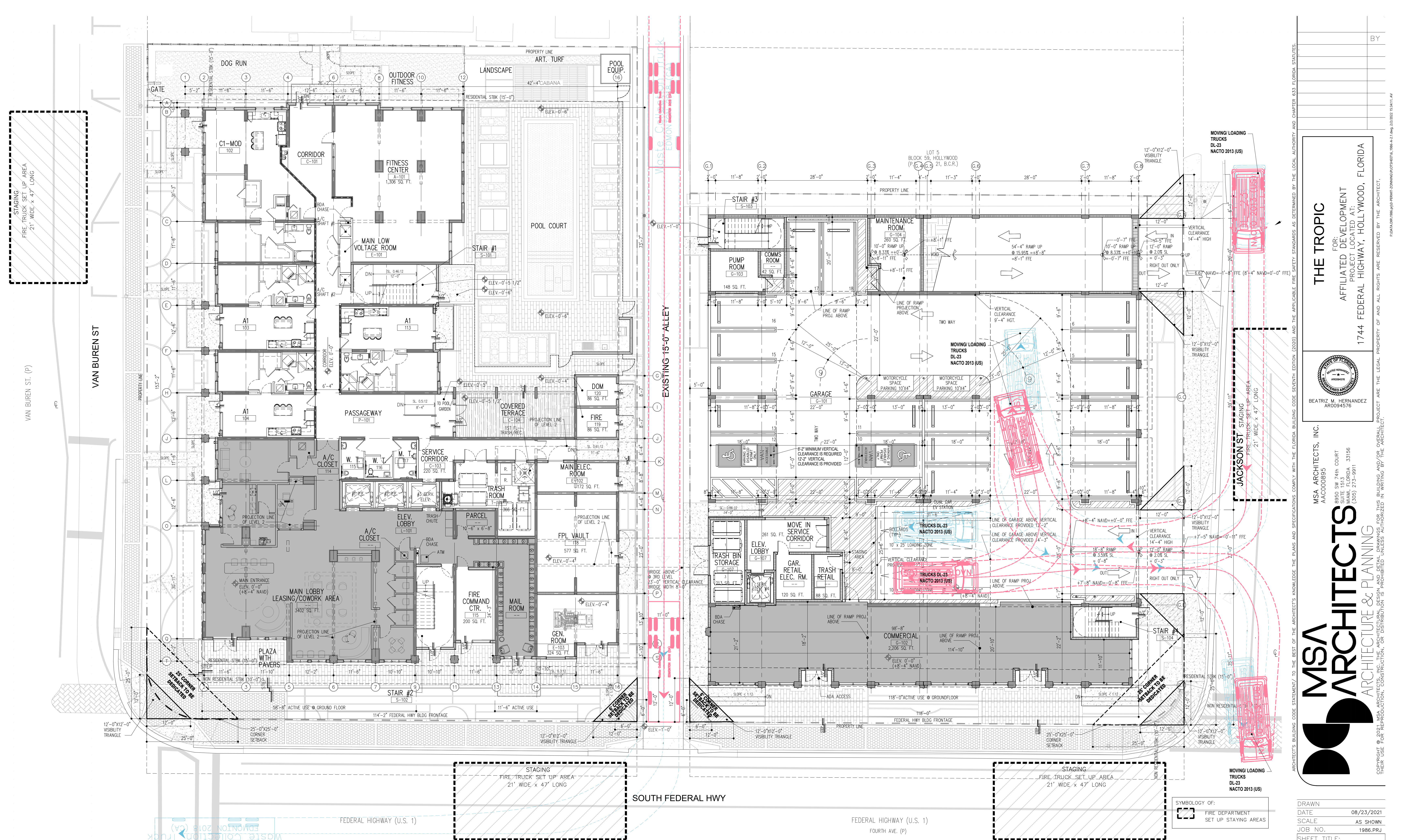
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ARCHITECTURE & PLANNING

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ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

DRAWN
DATE 08/23/2021
SCALE AS SHOWN
JOB NO. 1986.PRJ
SHEET TITLE:
SITE DATA FLOOR AREA DIAGRAM
SHEET NUMBER:
SP-2

PDB SUBMITTAL - 03/08/2022



STAGING
FIRE TRUCK SET UP AREA
21' WIDE X 47' LONG

VAN BUREN ST. (P)

VAN BUREN ST

EXISTING 15'-0" ALLEY

SOUTH FEDERAL HWY

FEDERAL HIGHWAY (U.S. 1)
FOURTH AVE. (P)

STAGING
FIRE TRUCK SET UP AREA
21' WIDE X 47' LONG

SYMBOLS OF:
FIRE DEPARTMENT
SET UP STAGING AREAS

MOVING/LOADING
TRUCKS
DL-23
NACTO 2013 (US)

JACKSON ST
STAGING
FIRE TRUCK SET UP AREA
21' WIDE X 47' LONG

MOVING/LOADING
TRUCKS
DL-23
NACTO 2013 (US)



BUILDING FLOOR PLAN
LEVEL 1 (STAGING & MANEUVERING PLAN)
4 DU's
18 SP
SCALE: 3/32" = 1'-0"

PDB SUBMITTAL - 03/08/2022

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

BY

THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

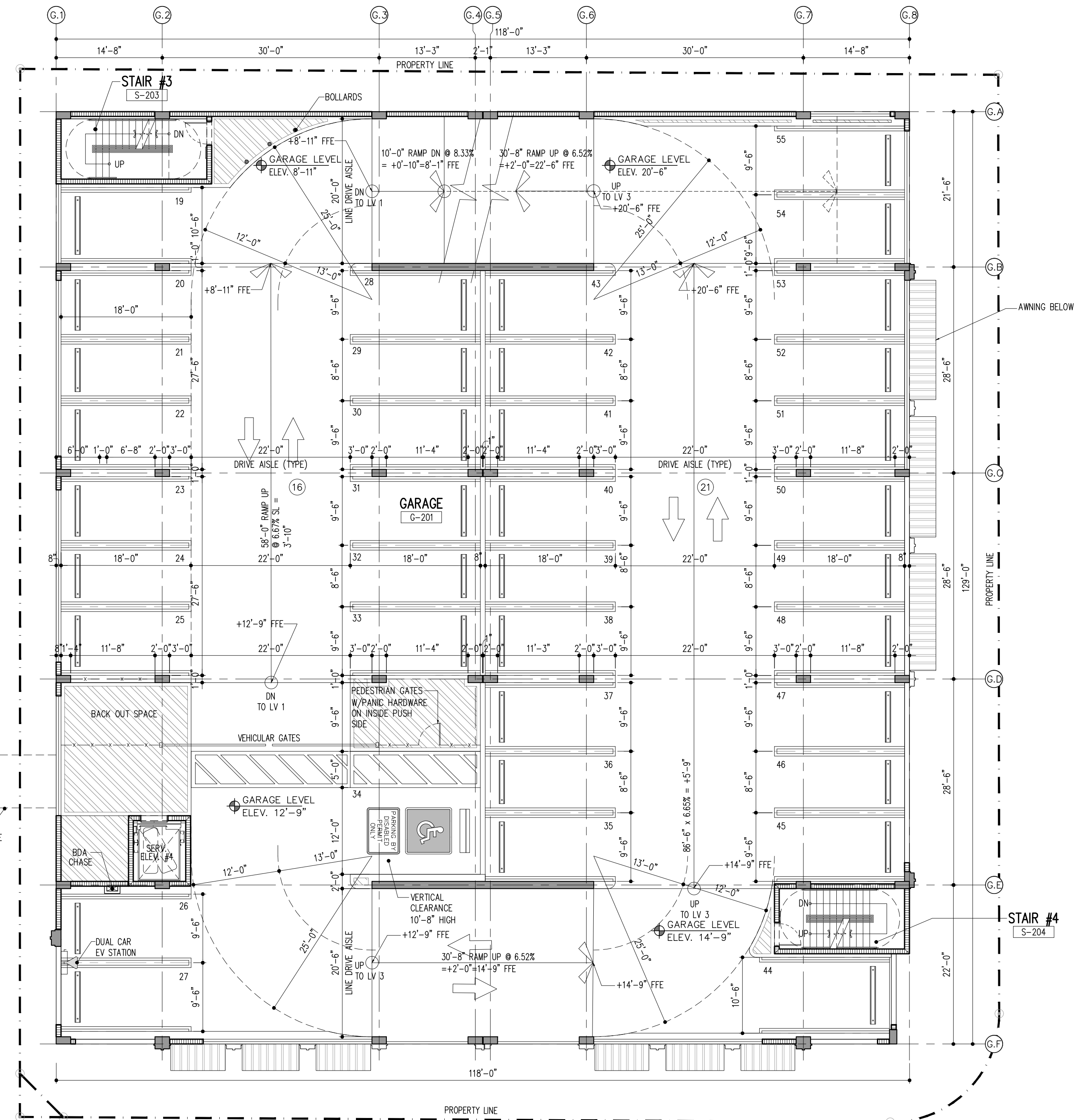
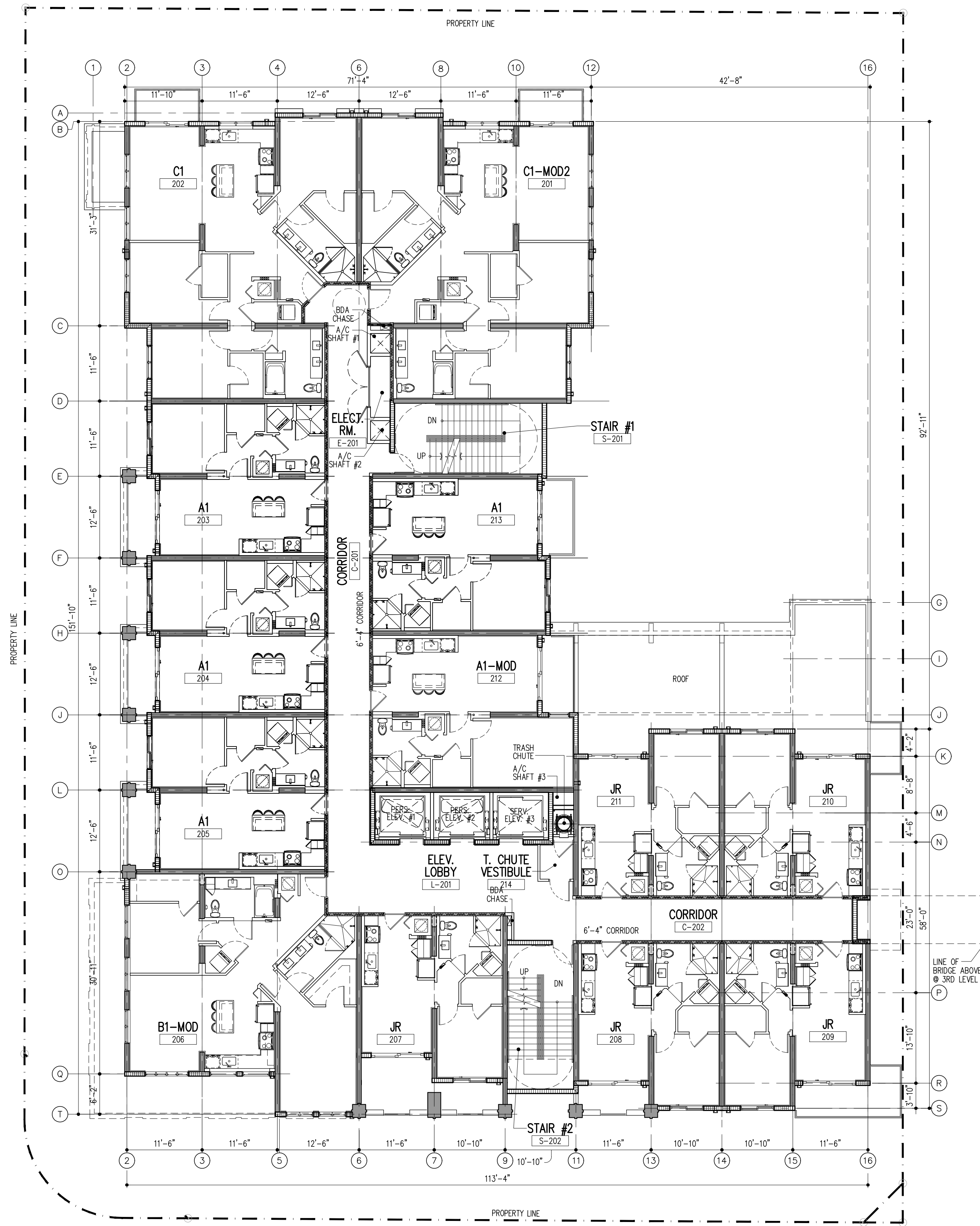
MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

BEATRIZ M. HERNANDEZ
AR0094576

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DRAWN: []
DATE: 08/23/2021
SCALE: AS SHOWN
JOB NO.: 1986.PRJ
SHEET TITLE:
BUILDING FLOOR PLAN
LEVEL 1
SHEET NUMBER:
A-2.1



**BUILDING FLOOR PLAN
LEVEL 2**

13 DU's
37 SP

NORTH

SCALE: 3/32" = 1'-0"

PDB SUBMITTAL - 03/08/2022

DRAWN
DATE 08/23/2021
SCALE AS SHOWN
JOB NO. 1986.PRJ

SHEET TITLE:
**BUILDING FLOOR PLAN
LEVEL 2**

SHEET NUMBER:
A-2.2

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AAC000895



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MIAMI, FLORIDA 33156
(305) 273-9911



BEATRIZ M. HERNANDEZ
AR0094576

THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

BY

DATE

SCALE

JOB NO.

SHEET TITLE

SHEET NUMBER

PROJECT

DATE

SCALE

JOB NO.

SHEET TITLE

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SHEET NUMBER

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SCALE

JOB NO.

SHEET TITLE

SHEET NUMBER

PROJECT

DATE

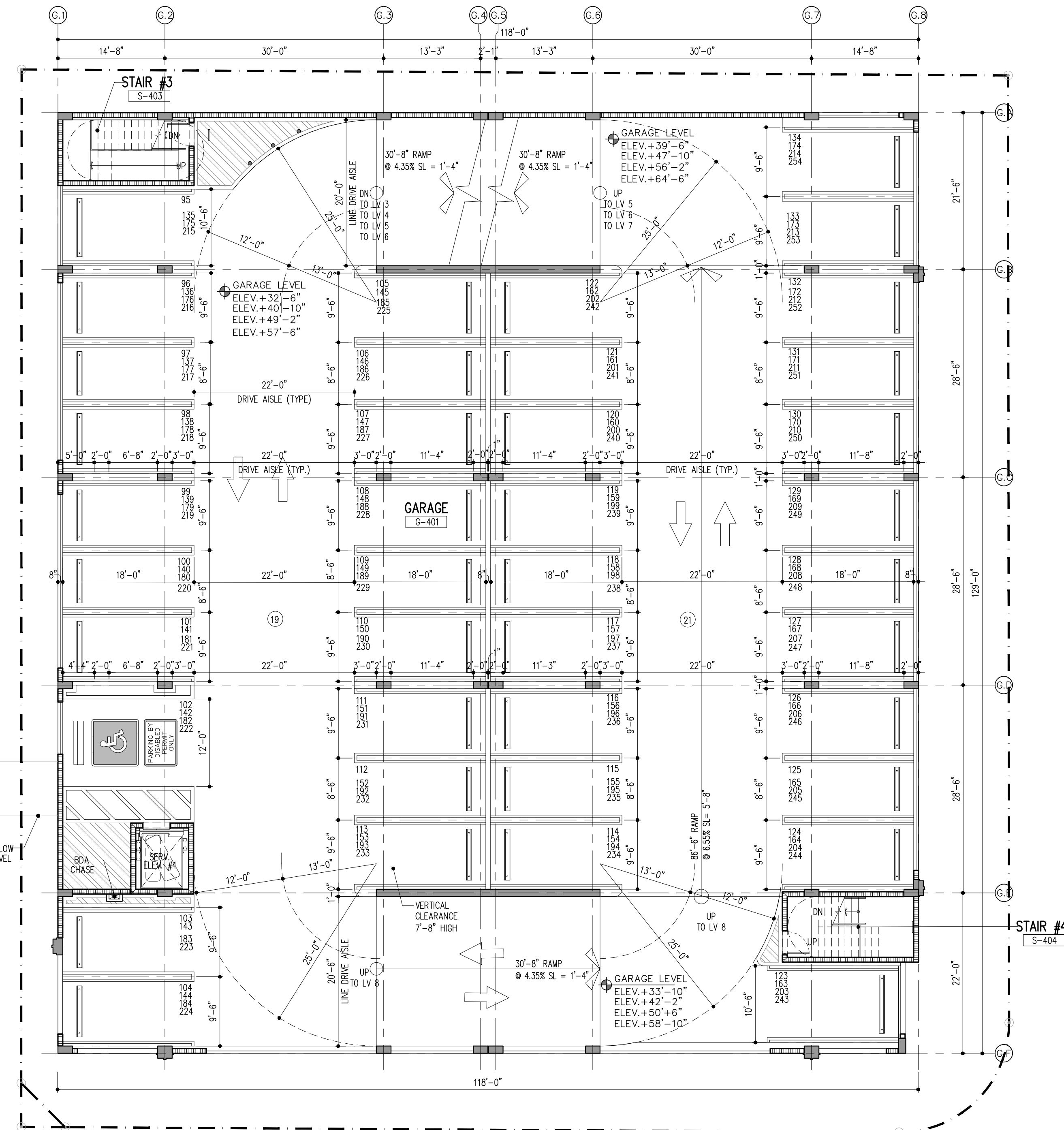
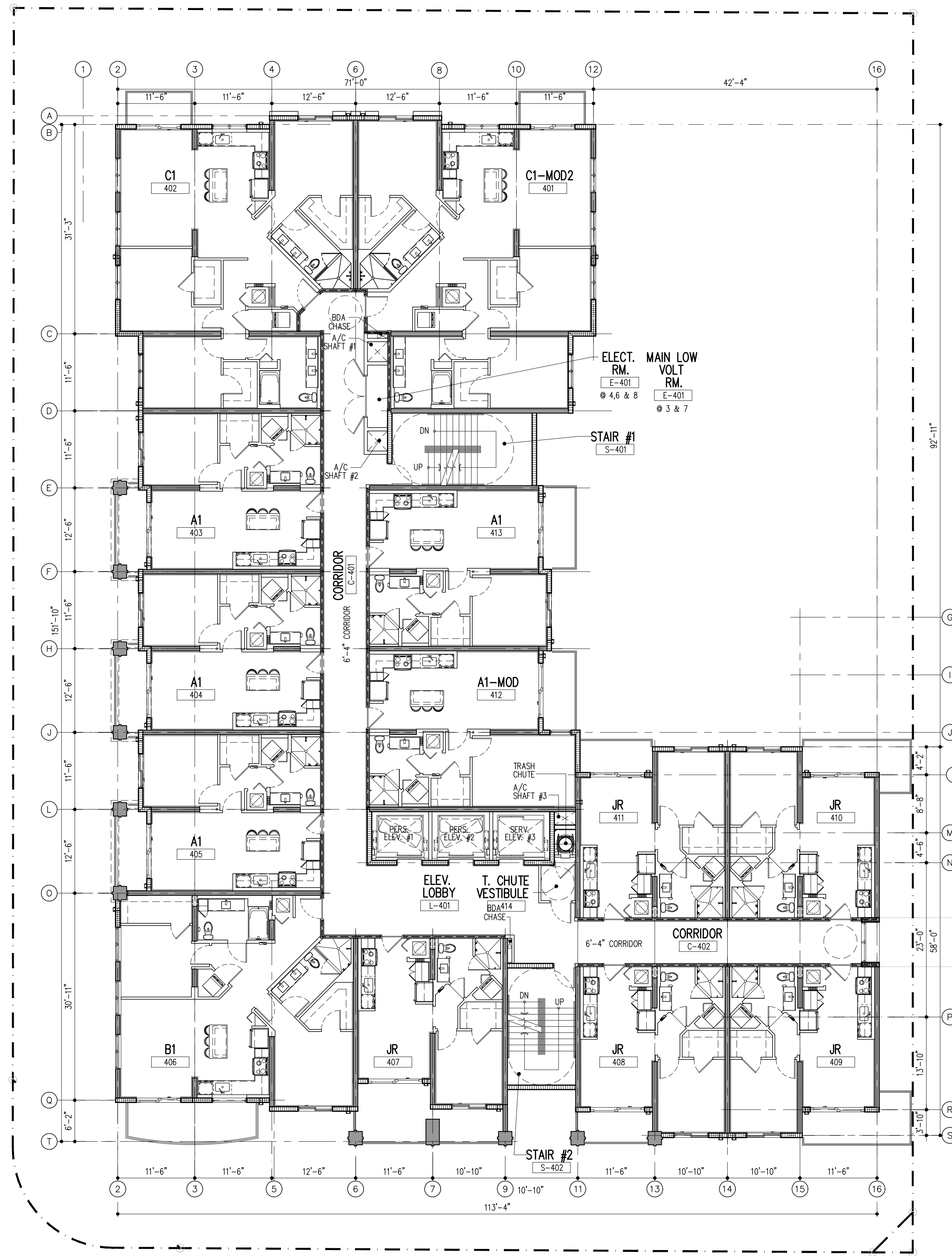
SCALE

JOB NO.

SHEET TITLE

SHEET NUMBER

PROJECT



**TYPICAL LEVELS
TOWER 4 TO 7, GARAGE 4 TO 7)**
 13 DU'S X 4 LV = 52 DU'S
 40 SP X 4 LV = 160 SP
 SCALE: 3/32" = 1'-0"
 NORTH

BY	
----	--

THE TROPIC
 FOR:
 AFFILIATED DEVELOPMENT
 PROJECT LOCATED AT:
 1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

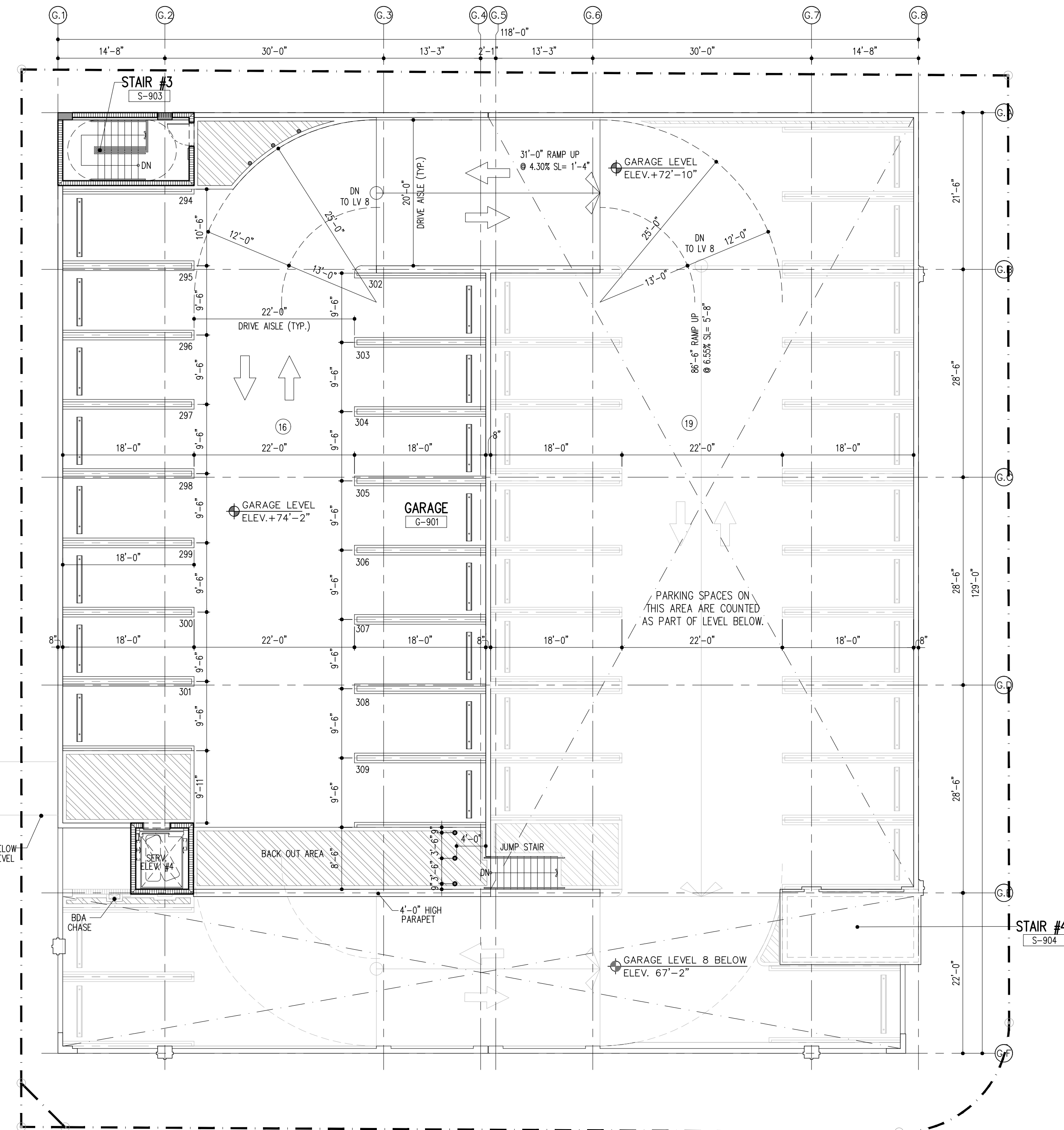
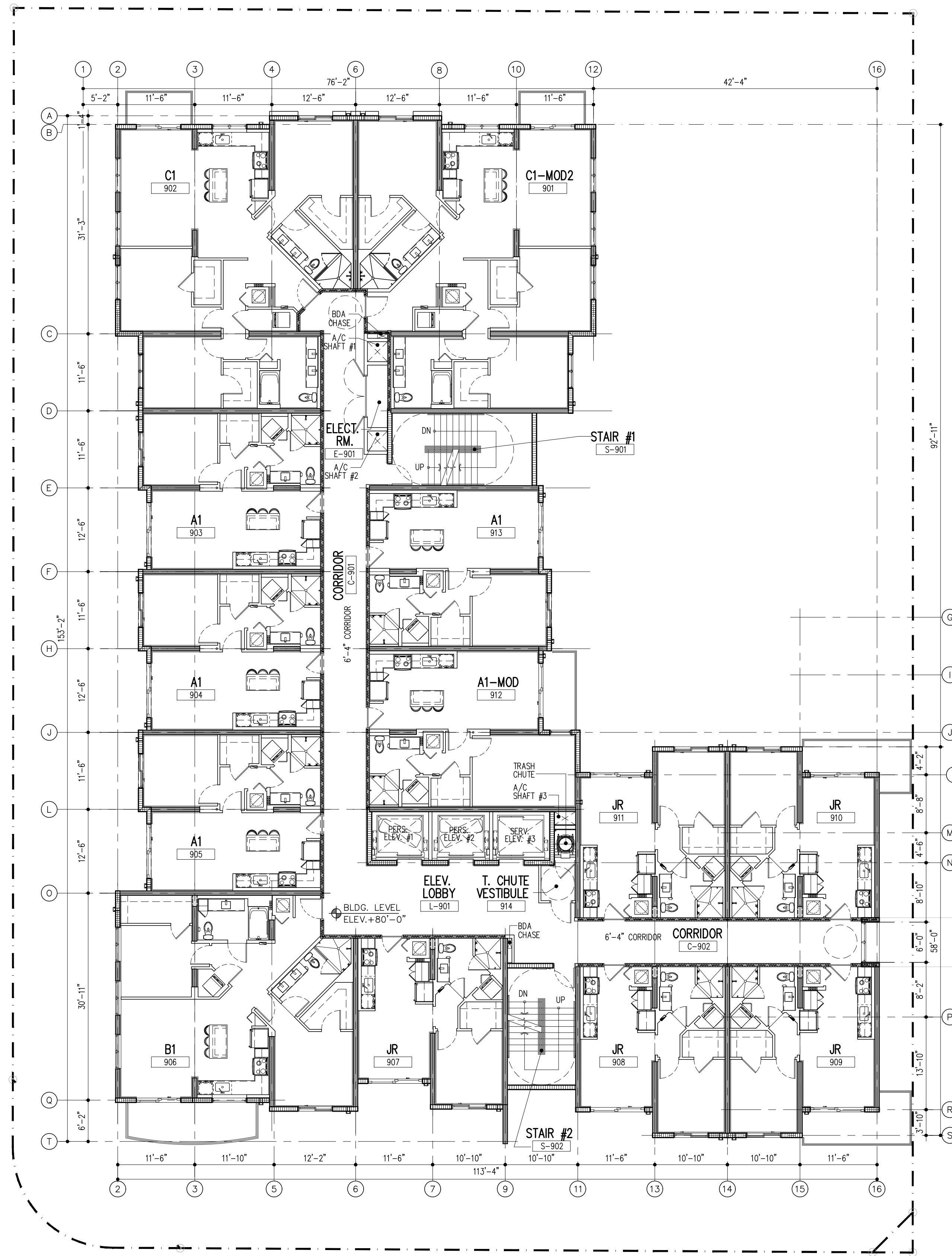
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 AR0094576

MSA ARCHITECTS, INC.
 AAC000895
 8950 SW 74th COURT
 MIAMI, FLORIDA 33156
 (305) 273-9911

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DRAWN	
DATE	08/23/2021
SCALE	AS SHOWN
JOB NO.	1986.PRJ
SHEET TITLE:	TYPICAL LEVELS TOWER 4 TO 7 GARAGE 4 TO 7)
SHEET NUMBER:	A-2.4



**BUILDING FLOOR PLAN
LEVEL 9**

13 DU's
16 SP

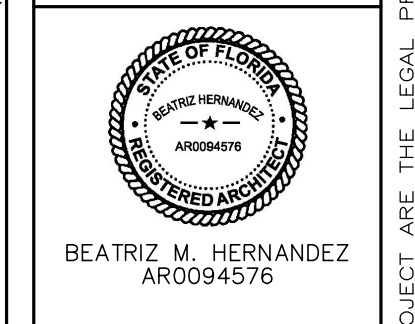
NORTH

SCALE: 3/32" = 1'-0"
PDB SUBMITTAL - 03/08/2022

DRAWN	08/23/2021
DATE	AS SHOWN
SCALE	1986.PRJ
JOB NO.	
SHEET TITLE: BUILDING FLOOR PLAN LEVEL 9	
SHEET NUMBER: A-2.6	

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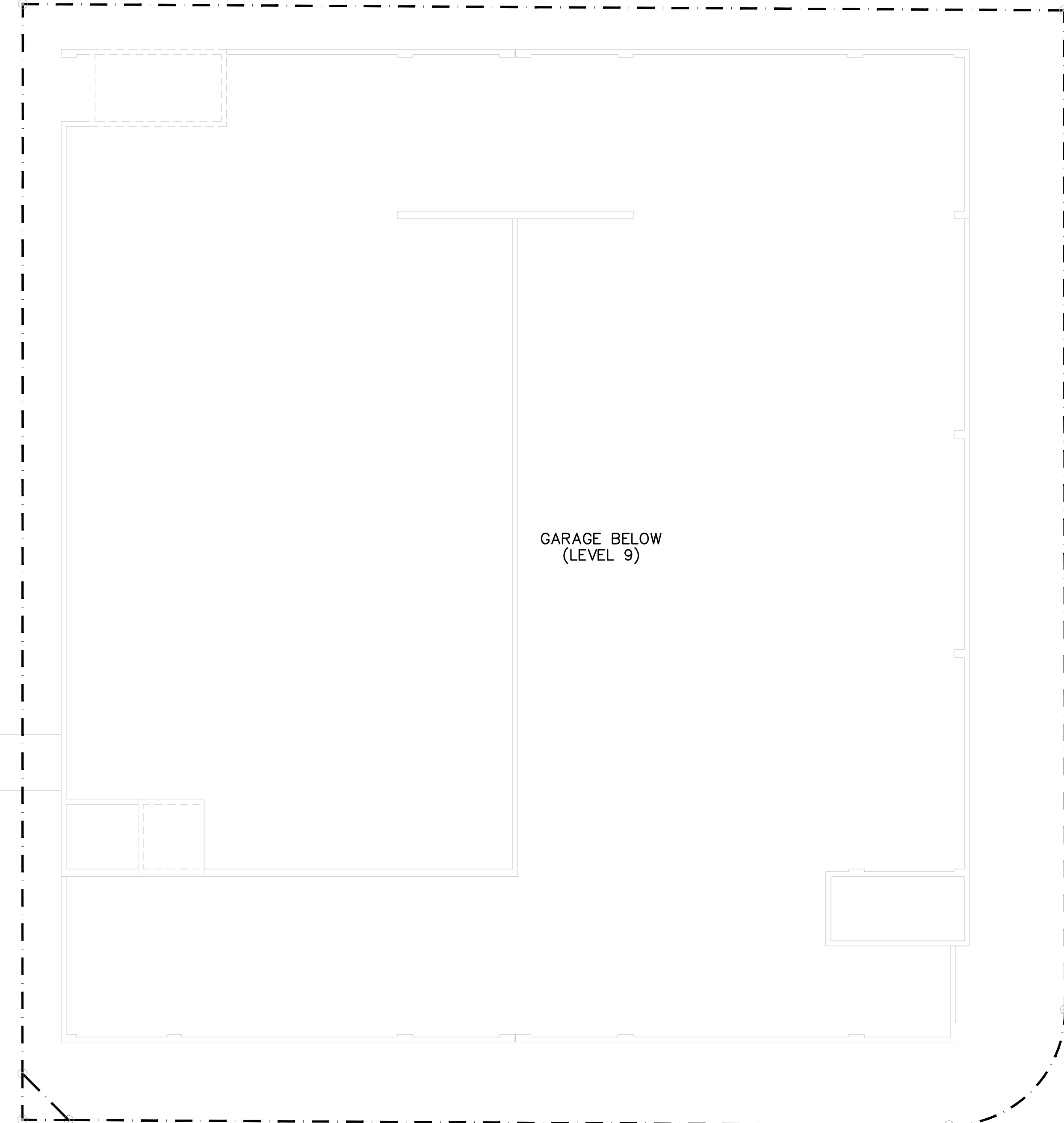
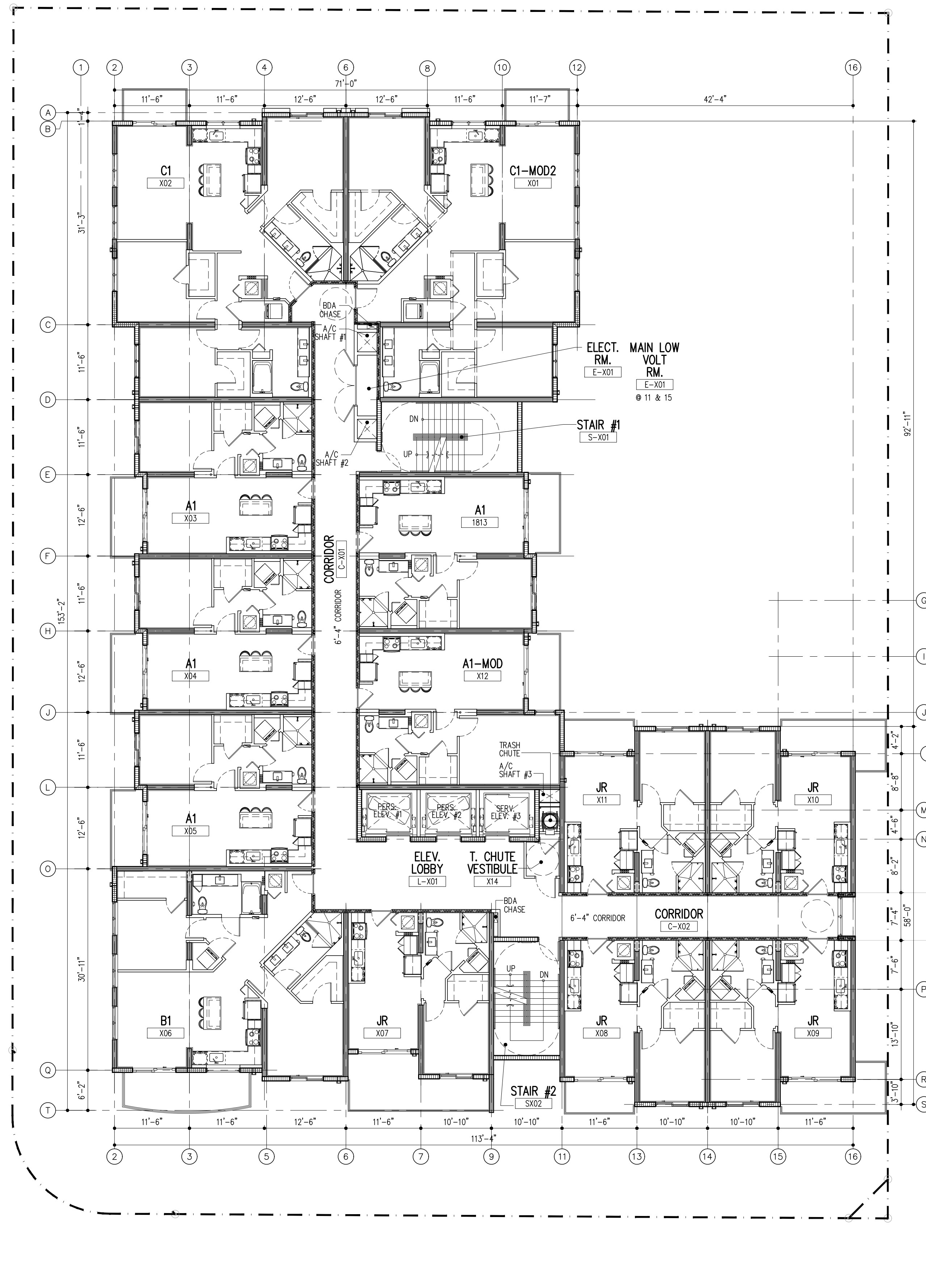
THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA


BY	

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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FLORIDA LICENSE NO. 1986-PRJ-1986-A-2.6.dwg 3/2/2022 14:27:41




**TYPICAL LEVELS
TOWER 10 TO 17**
 104 DU's

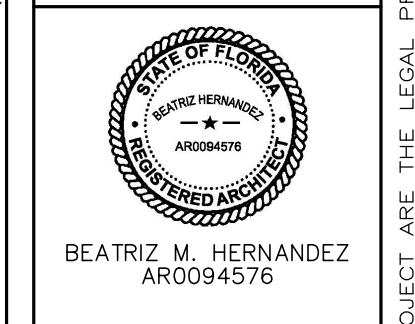
SCALE: 3/32" = 1'-0"

PDB SUBMITTAL - 03/08/2022

DRAWN _____
 DATE 08/23/2021
 SCALE AS SHOWN
 JOB NO. 1986.PRJ

SHEET TITLE:
**TYPICAL LEVELS
TOWER 10 TO 17**
 SHEET NUMBER:
A-2.7

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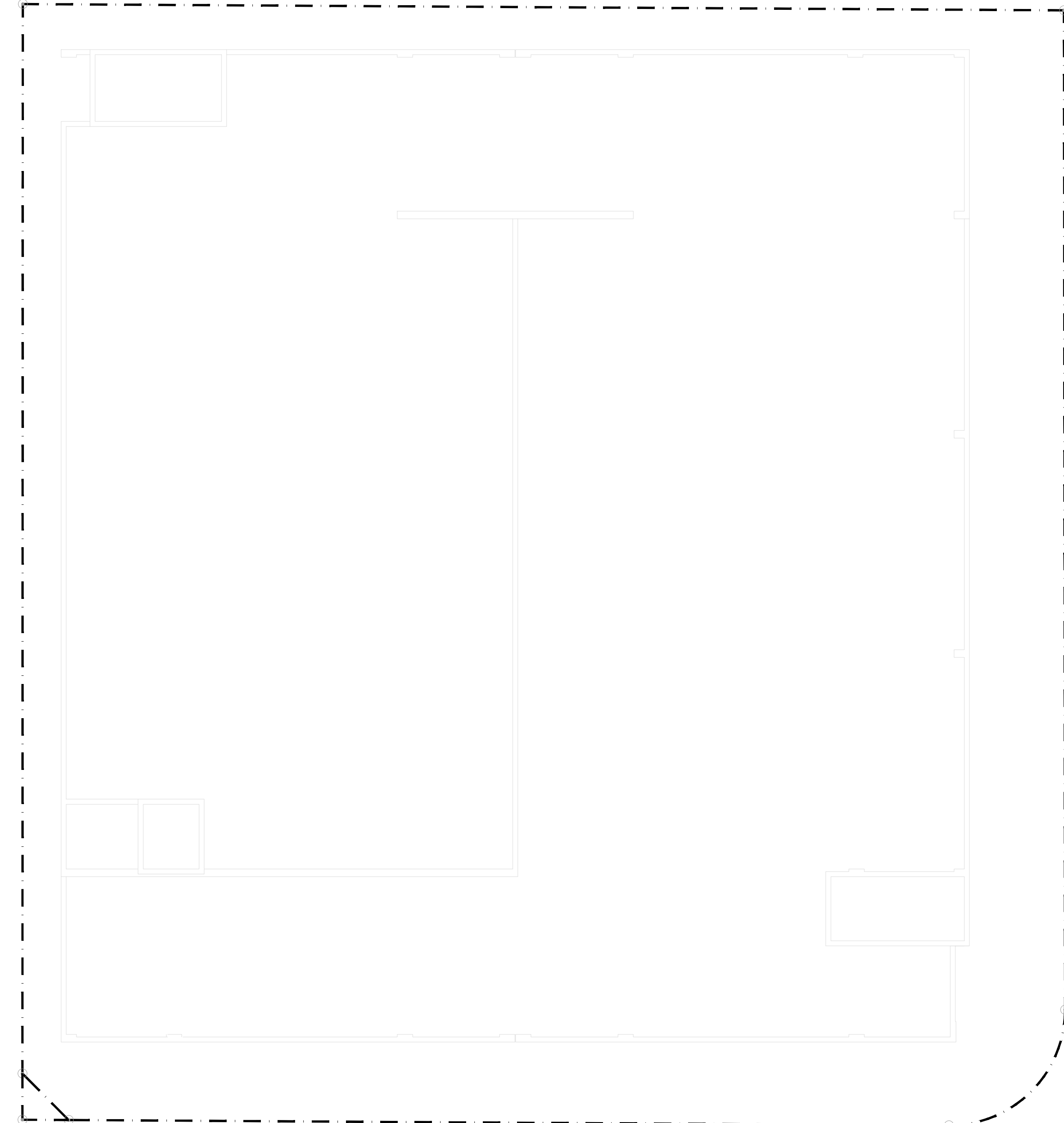
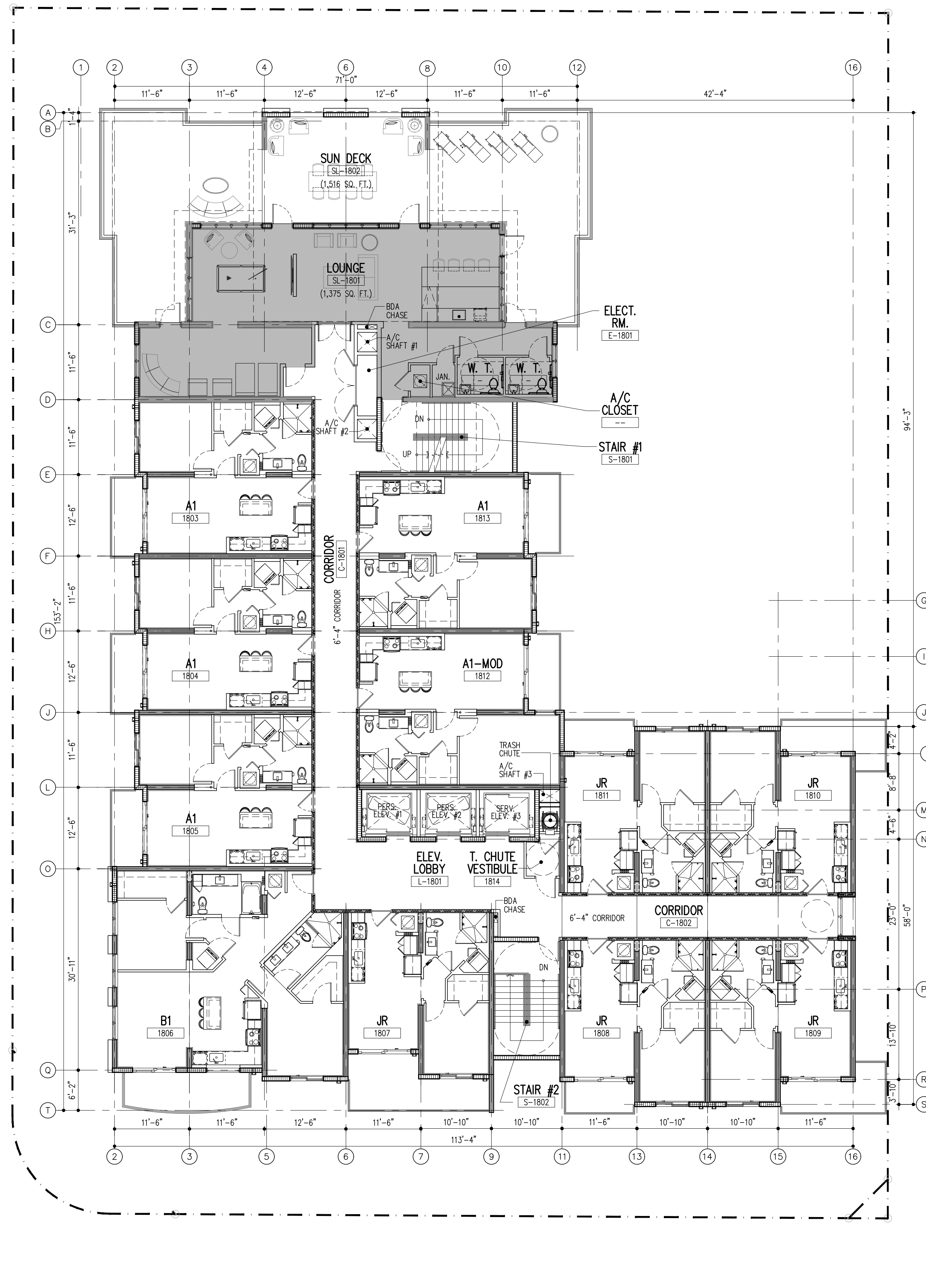


THE TROPIC
 FOR:
 AFFILIATED DEVELOPMENT
 PROJECT LOCATED AT:
 1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

	BY

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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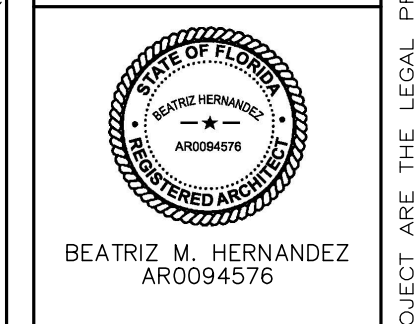



BUILDING FLOOR PLAN
LEVEL 18
 11 DU's SCALE: 3/32" = 1'-0"

PDB SUBMITTAL - 03/08/2022

DRAWN	
DATE	08/23/2021
SCALE	AS SHOWN
JOB NO.	1986.PRJ
SHEET TITLE:	
BUILDING FLOOR PLAN LEVEL 18	
SHEET NUMBER:	
A-2.8	


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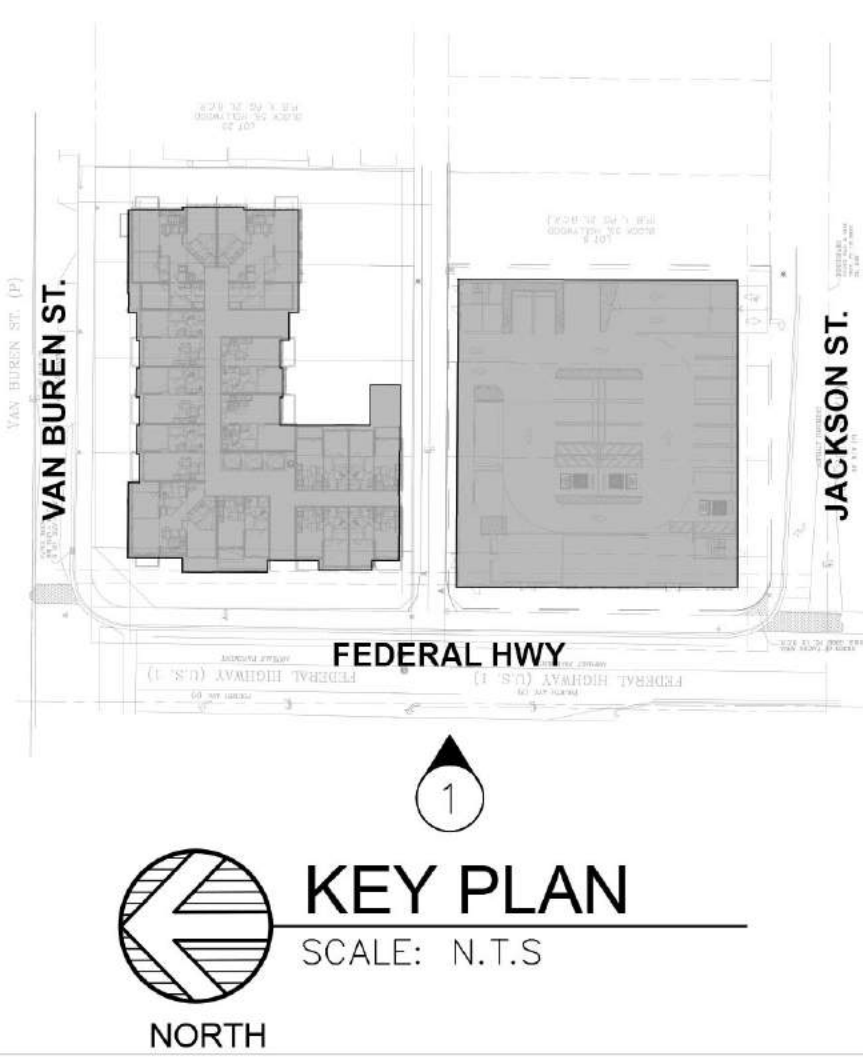
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 PROJECT LOCATED AT:
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ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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 FLORIDA LICENSE NO. 1986-PRJ-1986-03/08/2022 143102.AV

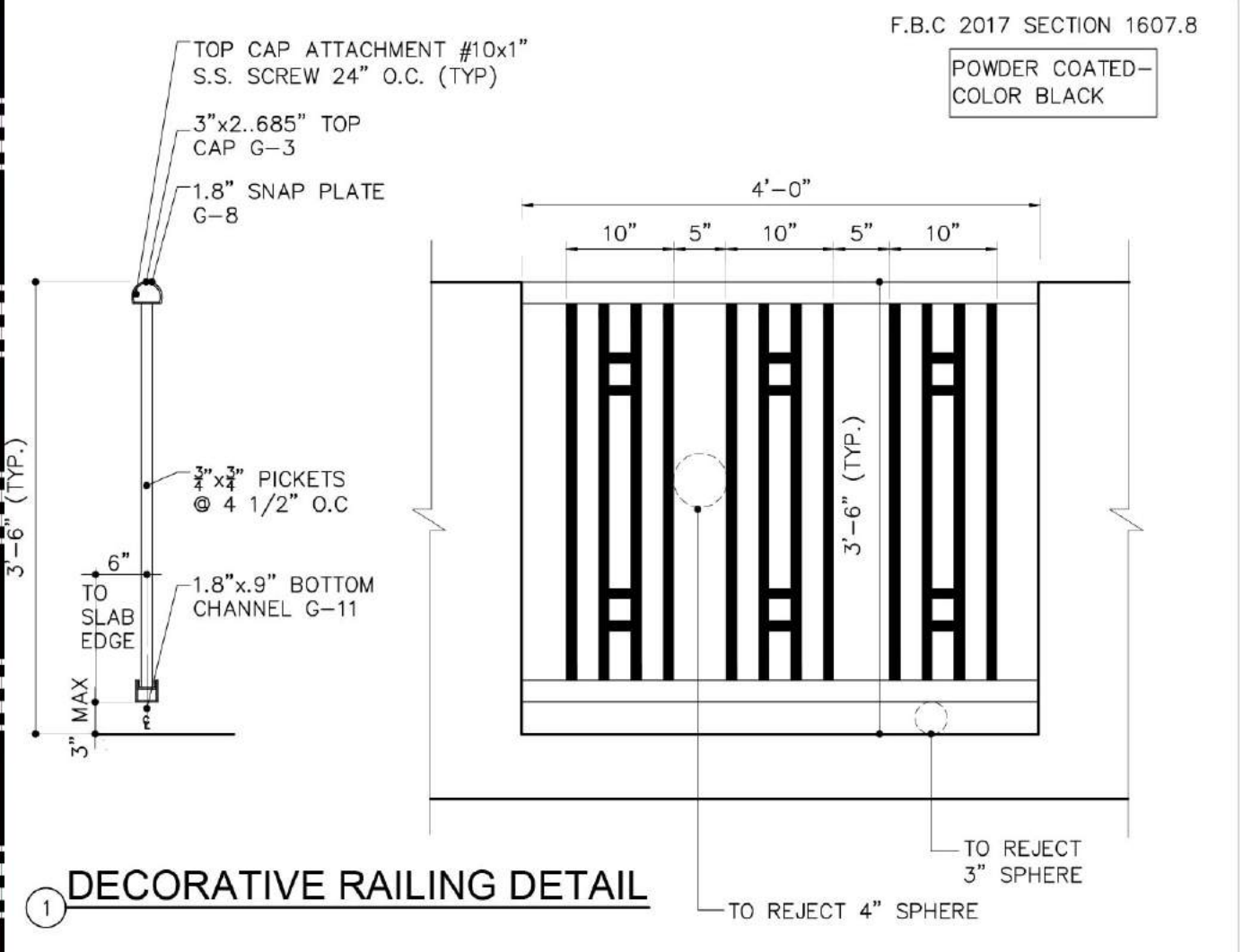


1 WEST ELEVATION
SOUTH FEDERAL HWY

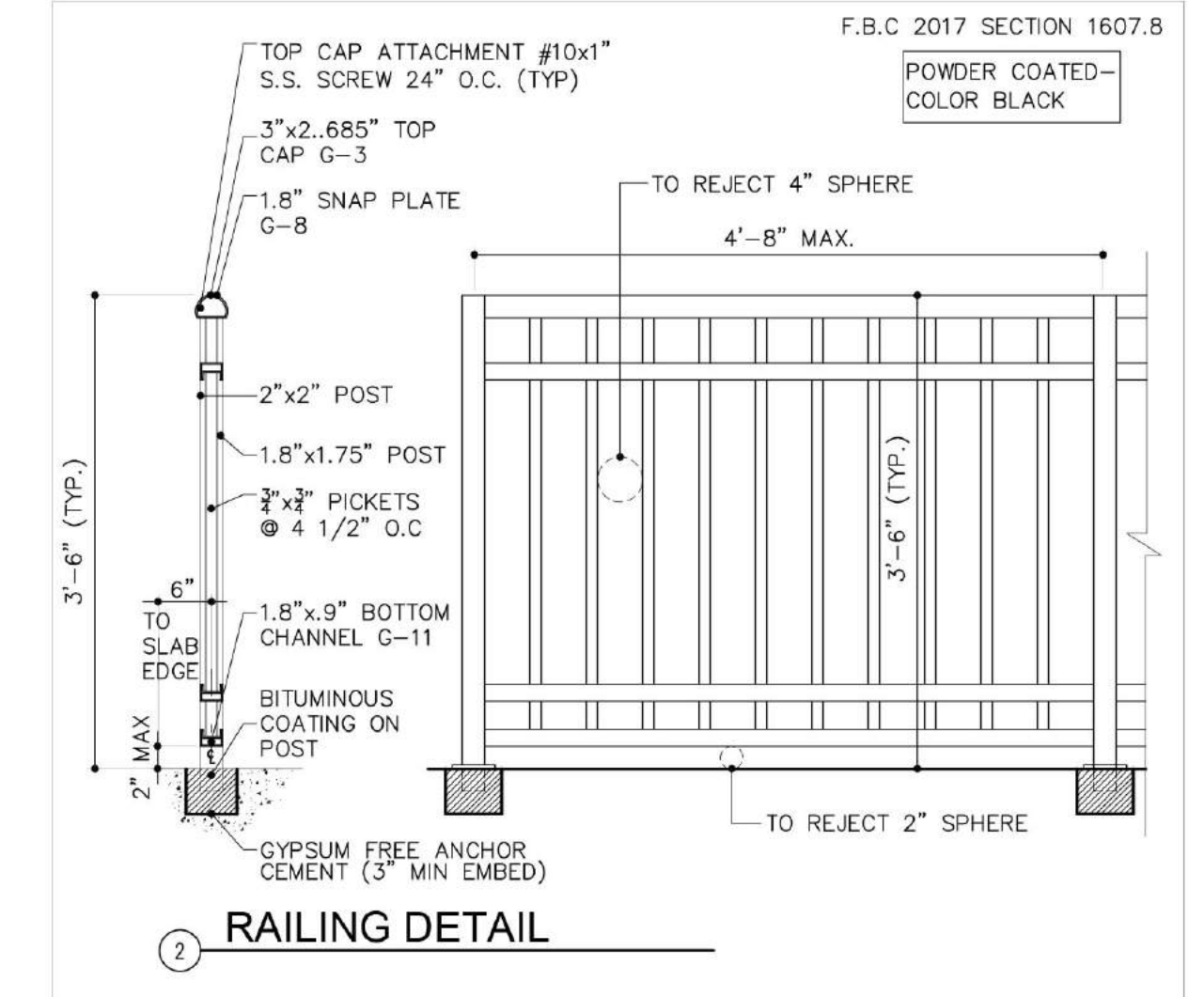


KEY PLAN
SCALE: N.T.S.

COLOR SCHEME



1 DECORATIVE RAILING DETAIL



2 RAILING DETAIL



BUILDING ELEVATION

SCALE 3/32"=1'-0"

NOTE: ALL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW

PDB SUBMITTAL -- 03/08/2022

BY

THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
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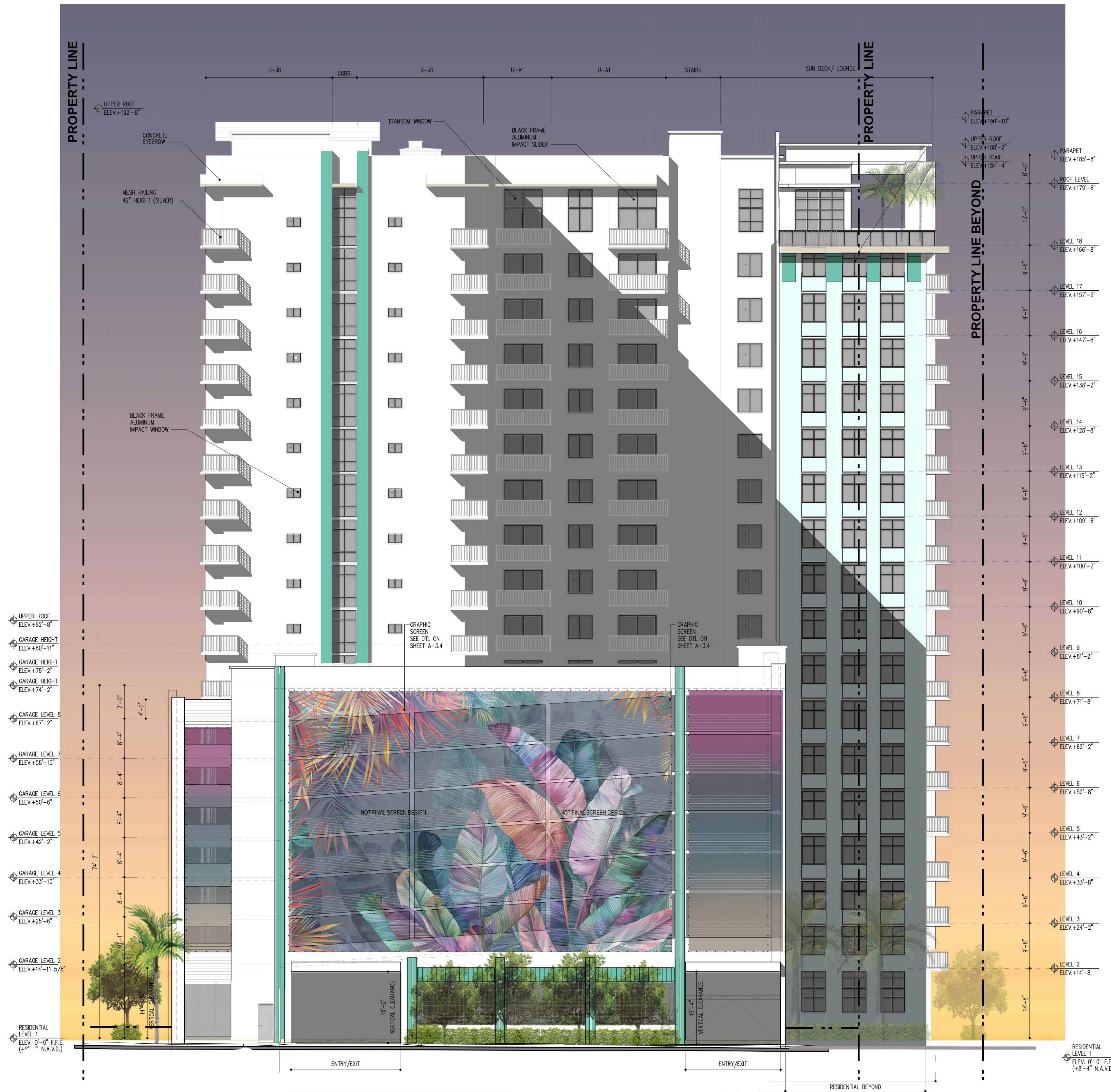
ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE, SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

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DRAWN: [Blank]
DATE: 08/23/2021
SCALE: AS SHOWN
JOB NO.: 1986.PRN

SHEET TITLE:
BUILDING ELEVATION

SHEET NUMBER:
A-3.1



COLOR SCHEME

A	B
MAIN STUCCO SW 7006 EXTRA WHITE	ACCENT 1 SW 6106 KILIM BEIGE
C	D
ACCENT 2 SW 6743 MINT CONDITION	ACCENT 3 SW 6745 LARK GREEN



KEY PLAN
SCALE: N.T.S.
NORTH

2 SOUTH ELEVATION
JACKSON STREET

BUILDING ELEVATION

SCALE 3/32"=1'-0"

NOTE: ALL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW

PDB SUBMITTAL - 03/08/2022

FOR THE TROPIC AFFILIATED DEVELOPMENT PROJECT LOCATED AT: 1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

BEATRIZ M. HERNANDEZ AR0094576

MSA ARCHITECTS, INC. AAC000895
8650 SW 74th COURT
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DRAWN: []
DATE: 08/23/2021
SCALE: AS SHOWN
JOB NO.: 1986.PRJ
SHEET TITLE: BUILDING ELEVATION
SHEET NUMBER: A-3.2

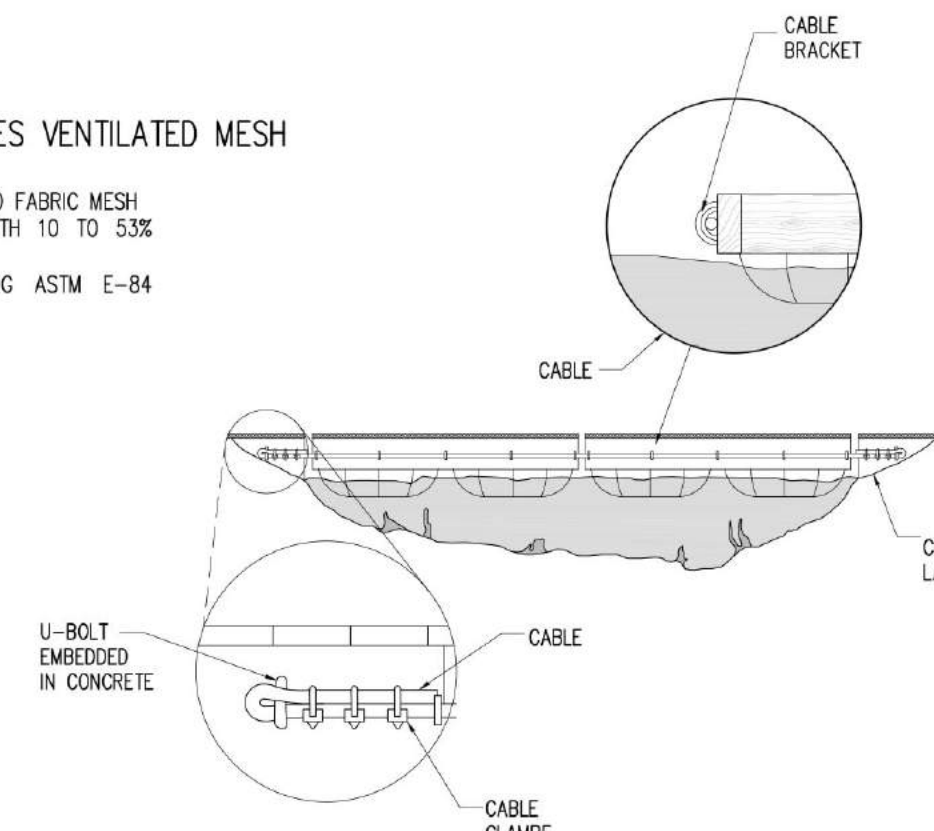
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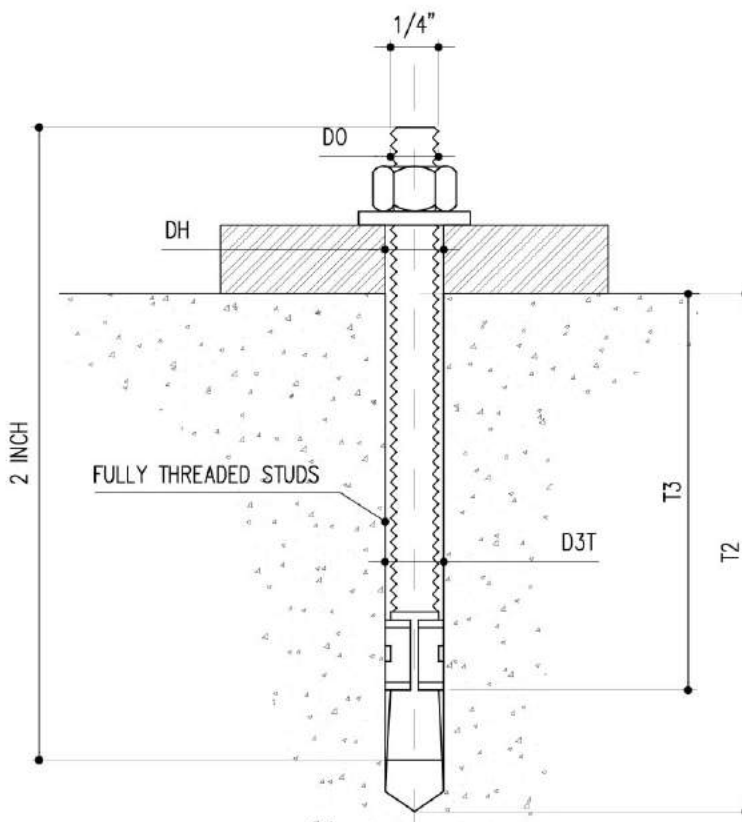
KEY PLAN
SCALE: N.T.S.
NORTH

GRAPHIC SCREEN - TYPE 1A-PES VENTILATED MESH

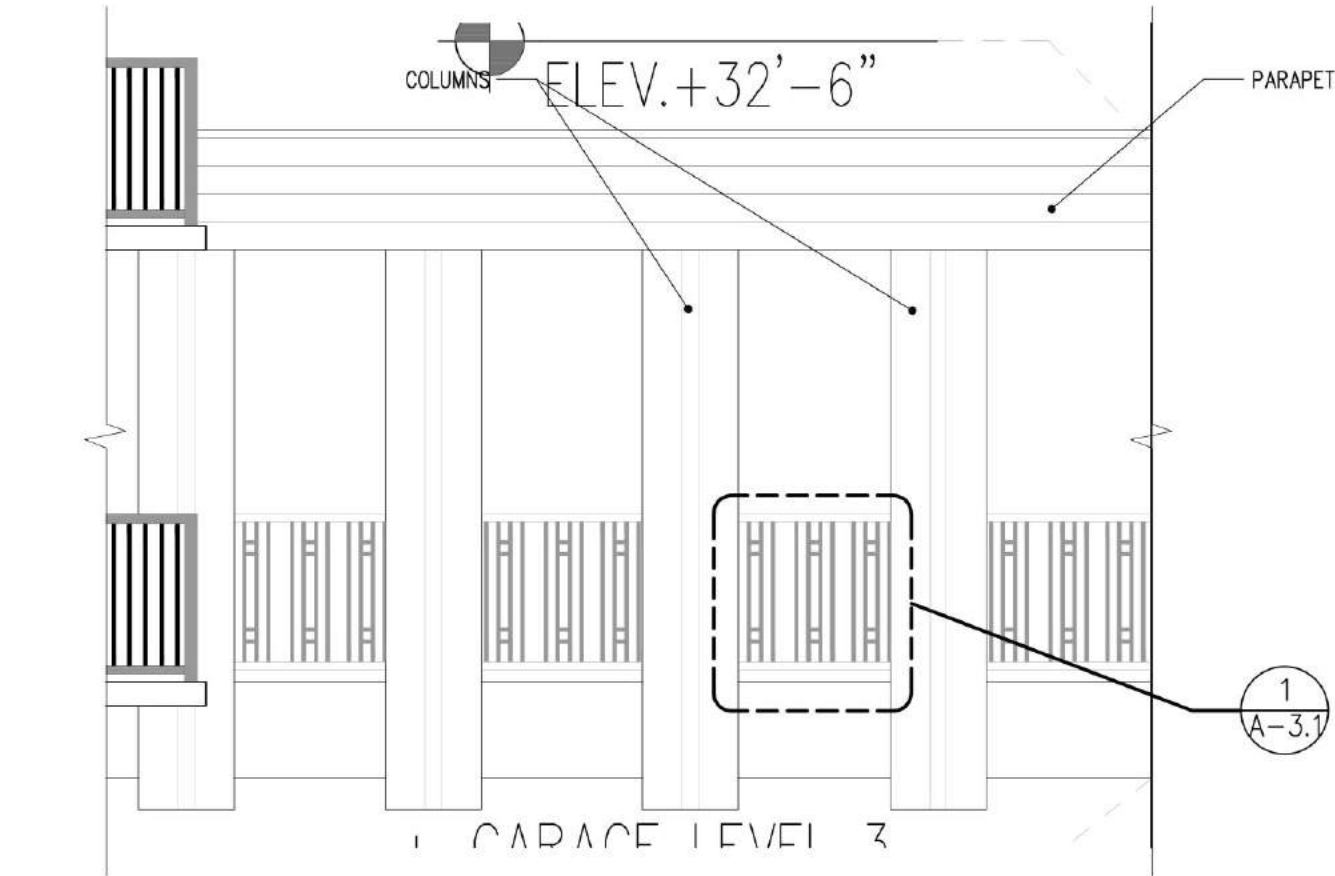
- a. POLYVINYL COATED POLYESTER VENTILATED FABRIC MESH
- b. CUSTOM GRAPHIC APPLIED TO MESH WITH 10 TO 53%
- c. OPEN MESH FABRIC
- d. FIRE RATING: FIRE RESISTANT (PASSING ASTM E-84 "CLASS A" AND NFPA 701)
- e. WARRANTY: 10 YEARS
- f. EXPECTED LIFE CYCLE: 20 YEARS
- g. 100% RECYCLABLE MATERIAL



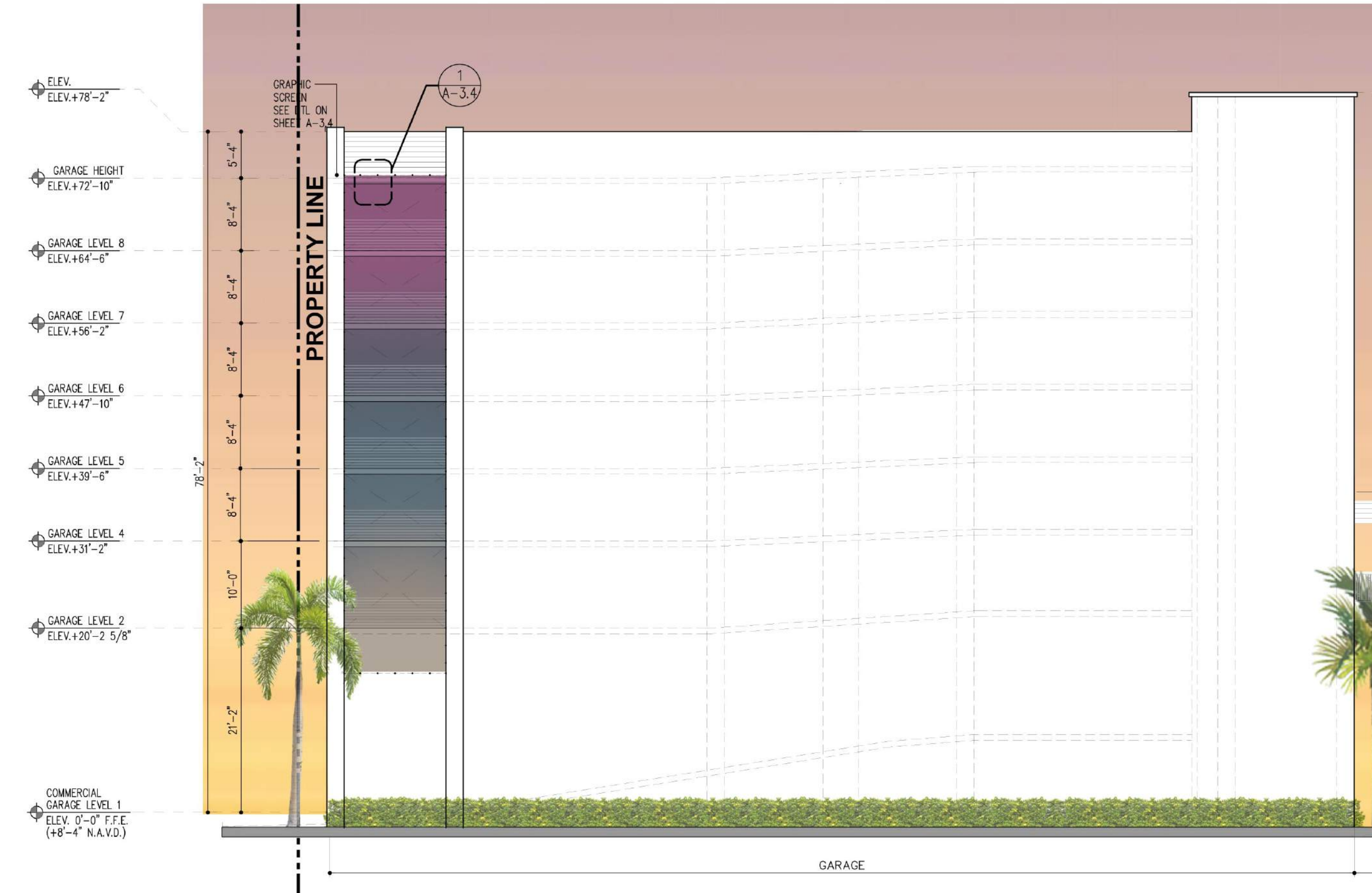
1 DET. SCREEN 1
SCALE: N.T.S.



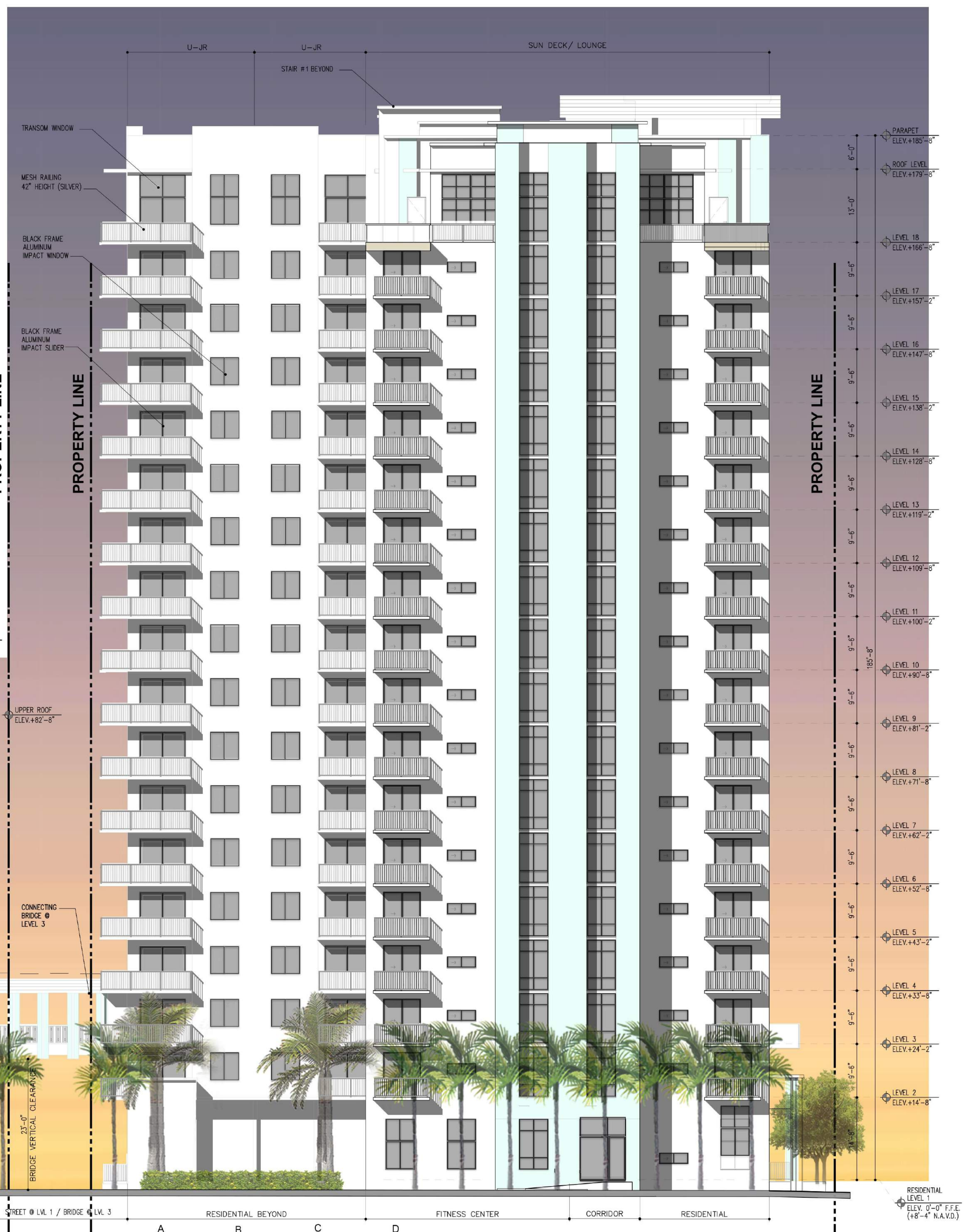
2 DET. SCREEN 2
SCALE: 12" = 1'-0"



3 BRIDGE ELEVATION DETAIL
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION REAR ELEVATION



COLOR SCHEME

A	B	C	D
MAIN STUCCO SW 7006 EXTRA WHITE	ACCENT 1 SW 6106 KILIM BEIGE	ACCENT 2 SW 6743 MINT CONDITION	ACCENT 3 SW 6745 LARK GREEN

BUILDING ELEVATION

SCALE 3/32" = 1'-0"

PCB SUBMITAL - 03/08/2022

BY

THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

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AR0094576

MSA ARCHITECTS, INC.
AACC00895
8865 SW 74th COURT
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

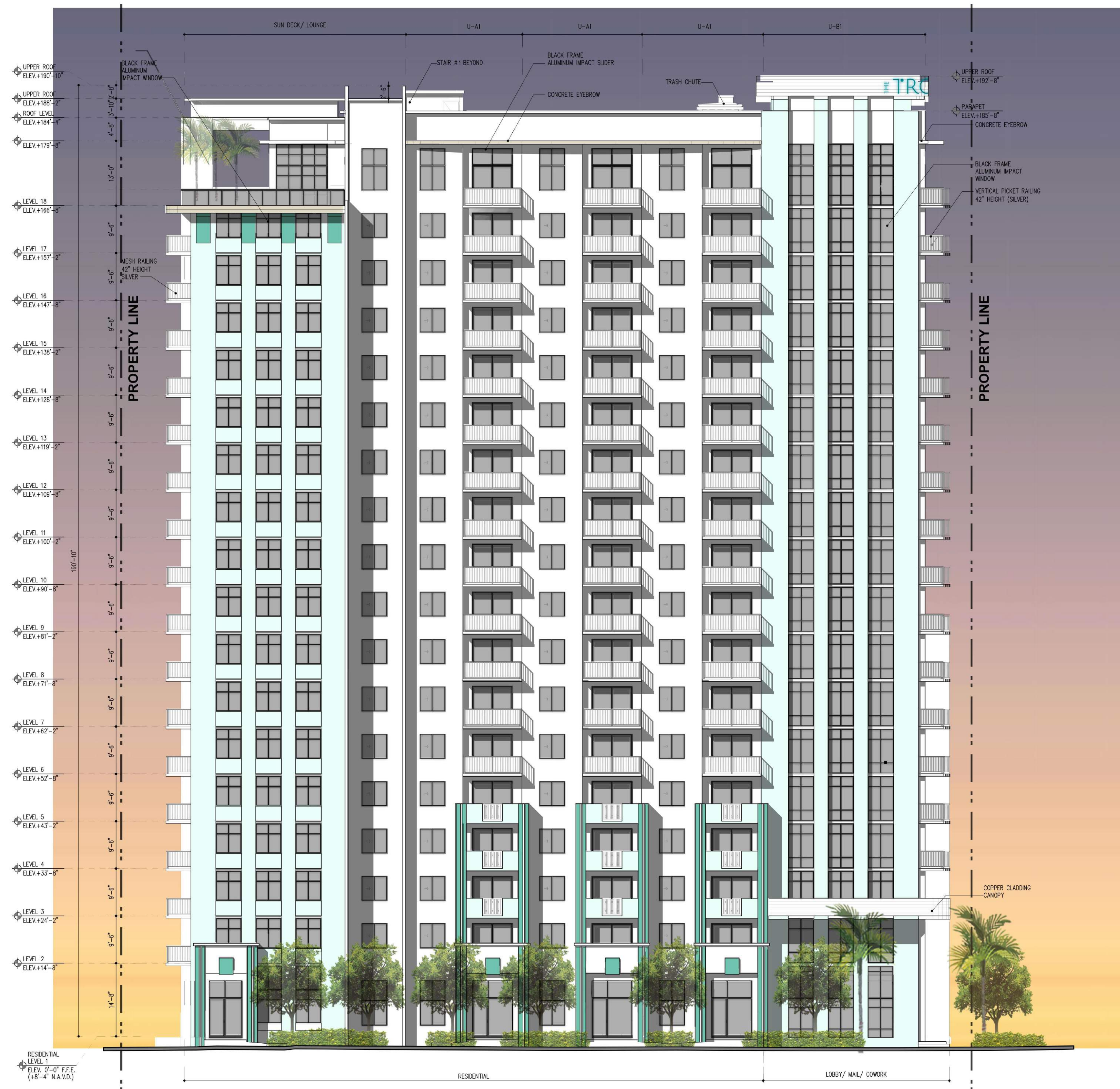
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ARCHITECTS BUILDING CODE STATEMENT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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DRAWN	08/23/2021
DATE	AS SHOWN
SCALE	JOB NO. 1986.PRJ
JOB NO.	SHEET TITLE:

BUILDING ELEVATION
SHEET NUMBER: A-3.3



5 NORTH ELEVATION
VAN BUREN STREET



KEY PLAN
SCALE: N.T.S.
NORTH

BUILDING ELEVATION
SCALE 3/32"=1'-0"

COLOR SCHEME

A	B
MAIN STUCCO SW 7006 EXTRA WHITE	ACCENT 1 SW 6106 KILIM BEIGE
C	D
ACCENT 2 SW 6743 MINT CONDITION	ACCENT 3 SW 6745 LARK GREEN

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2022) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
A4000695
8850 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

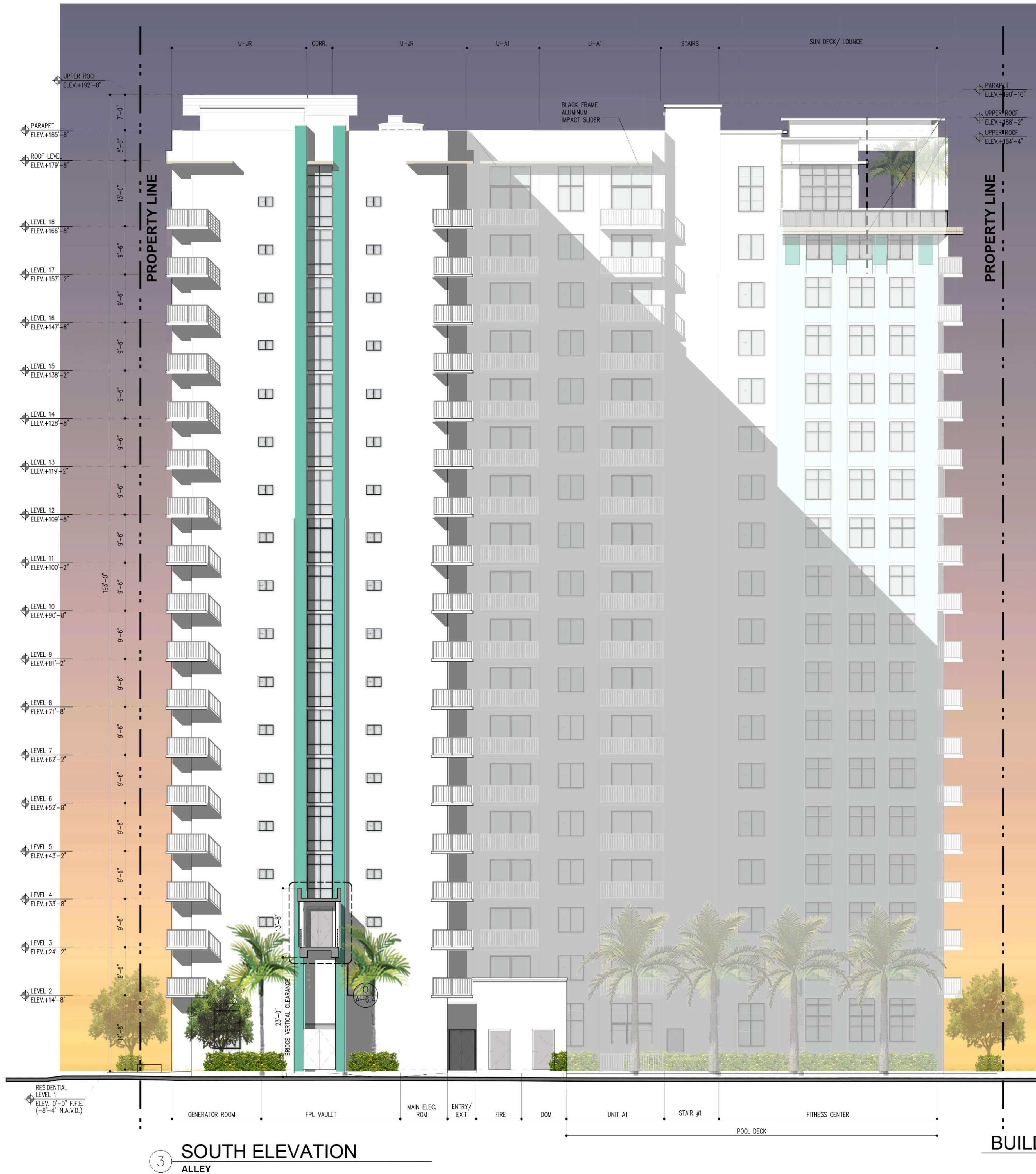
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ARCHITECTURE & PLANNING

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DRAWN	
DATE	08/23/2021
SCALE	AS SHOWN
JOB NO.	1986.PRJ
SHEET TITLE:	
BUILDING ELEVATION	
SHEET NUMBER:	A-3.4

PDB SUBMITAL - 03/08/2022

NOTE: ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS"

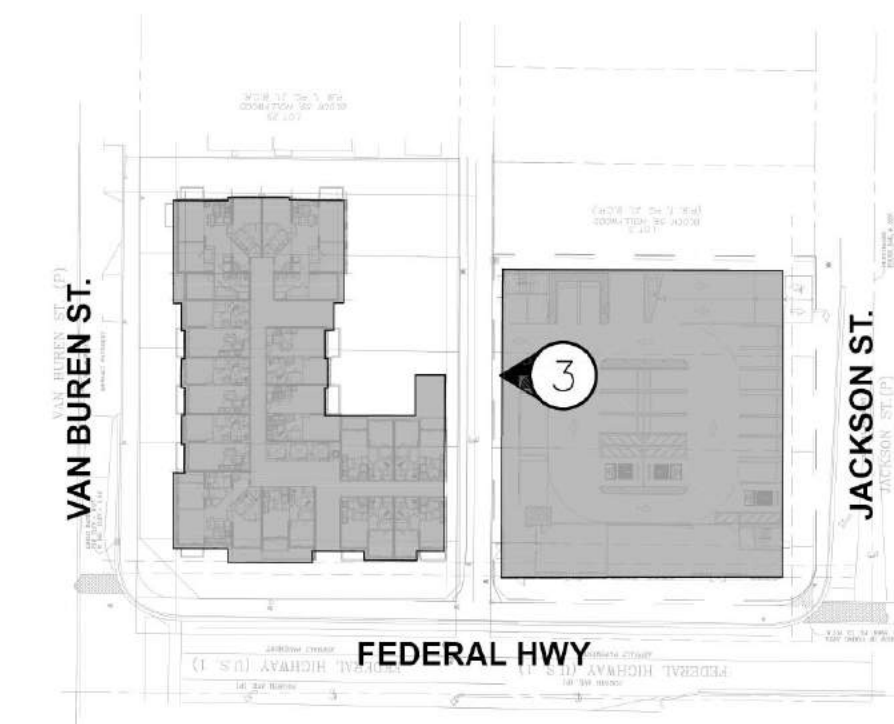
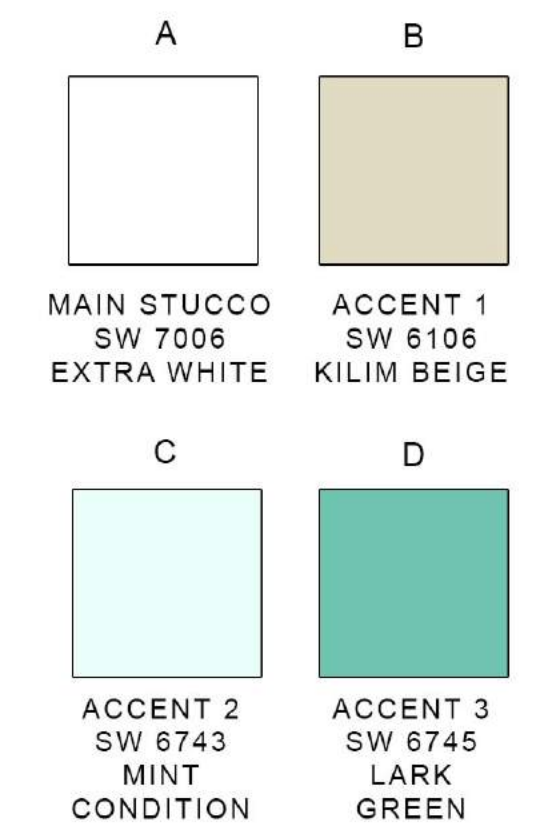


3 SOUTH ELEVATION
ALLEY

BUILDING ELEVATION

SCALE 3/32"=1'-0"

COLOR SCHEME



KEY PLAN
SCALE: N.T.S.
NORTH

BY

THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

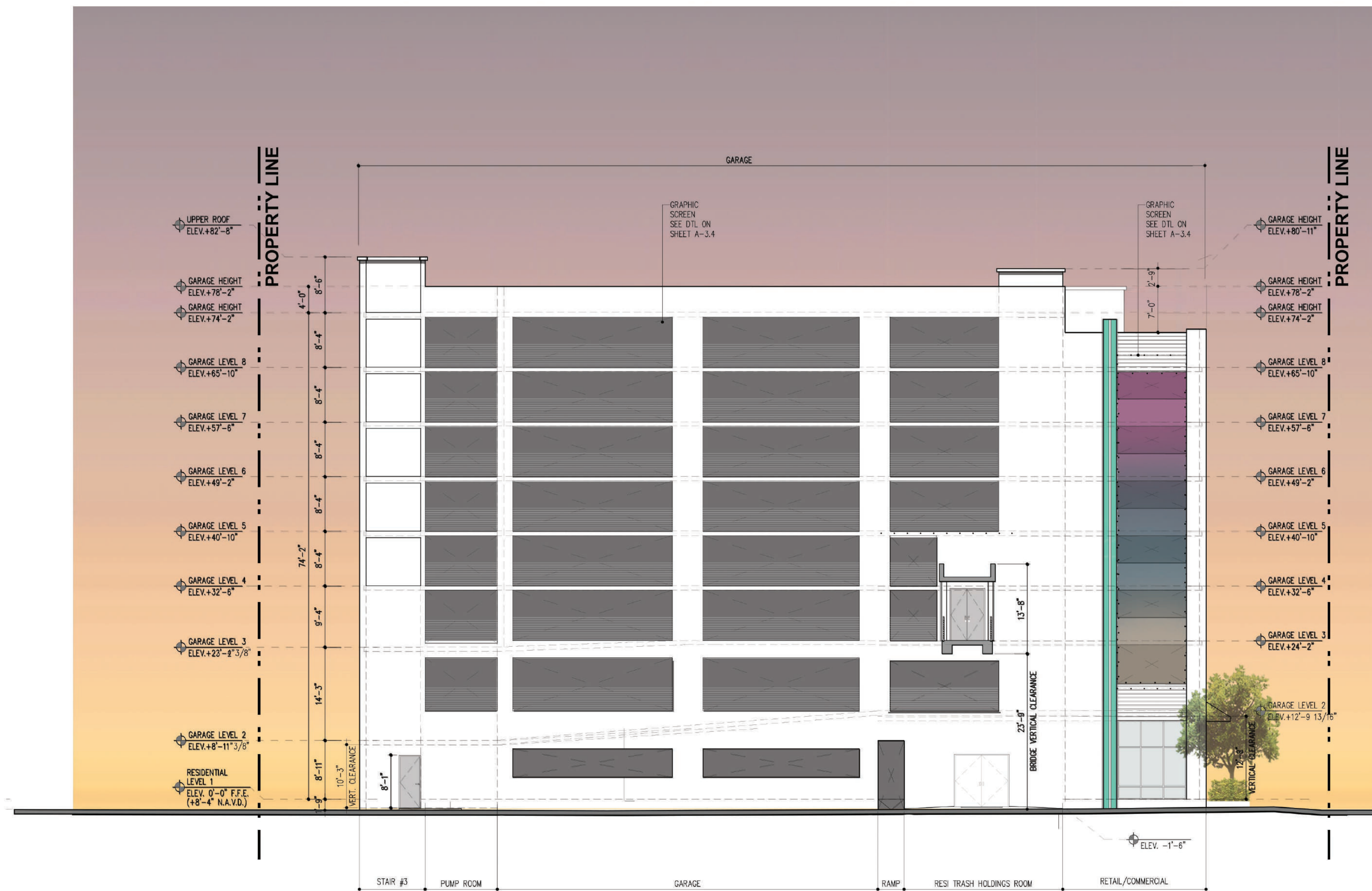
MSA ARCHITECTS, INC.
AACC000895
8800 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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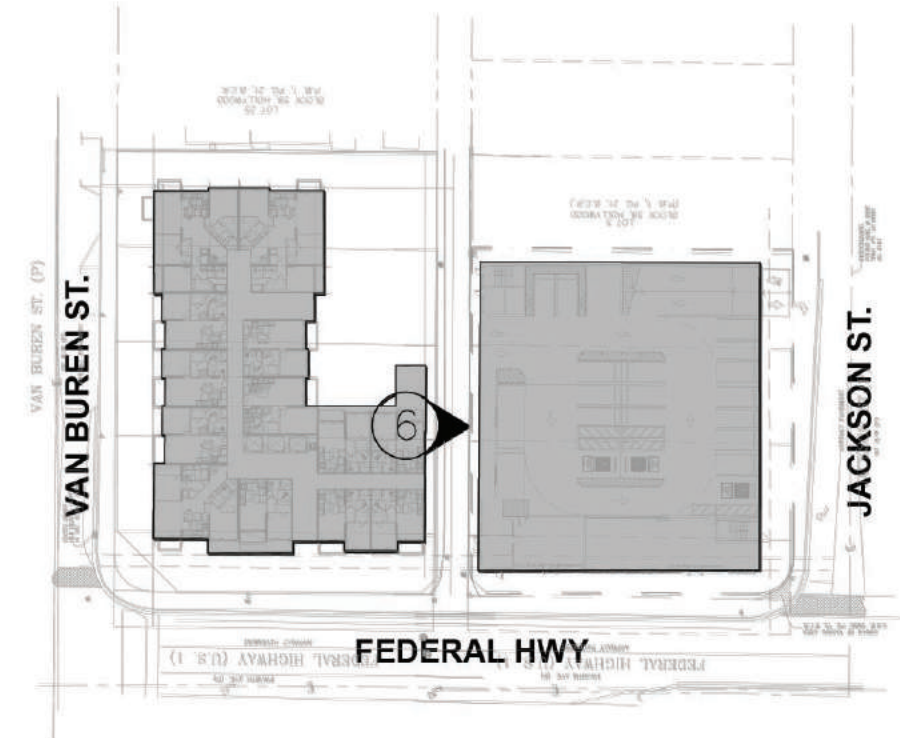
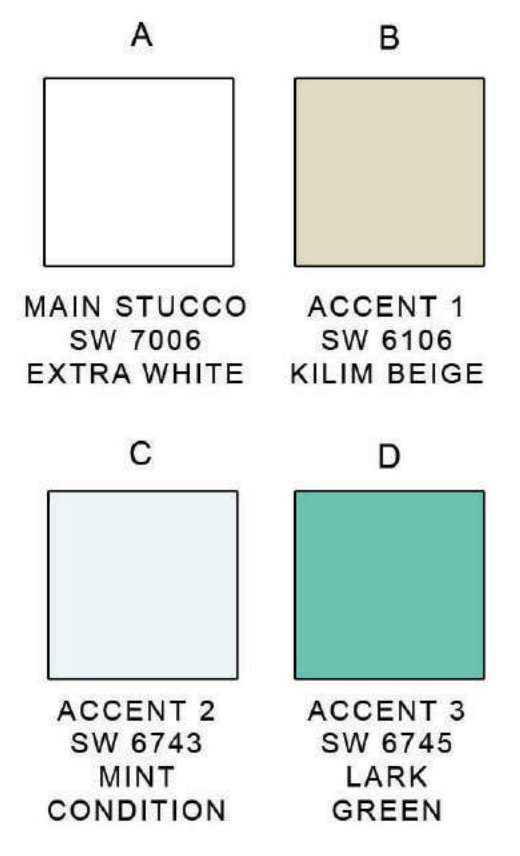
DRAWN	08/23/2021
DATE	AS SHOWN
SCALE	1986.PRJ
JOB NO.	
SHEET TITLE:	
BUILDING ELEVATION	
SHEET NUMBER:	
A-3.5	

PDB SUBMITTAL - 03/08/2022



6 NORTH ELEVATION (GARAGE)
ALLEY

COLOR SCHEME



KEY PLAN
SCALE: N.T.S.
NORTH

BUILDING ELEVATION
SCALE 3/32"=1'-0"
PUB SUBMITTAL-03/08/2022

THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

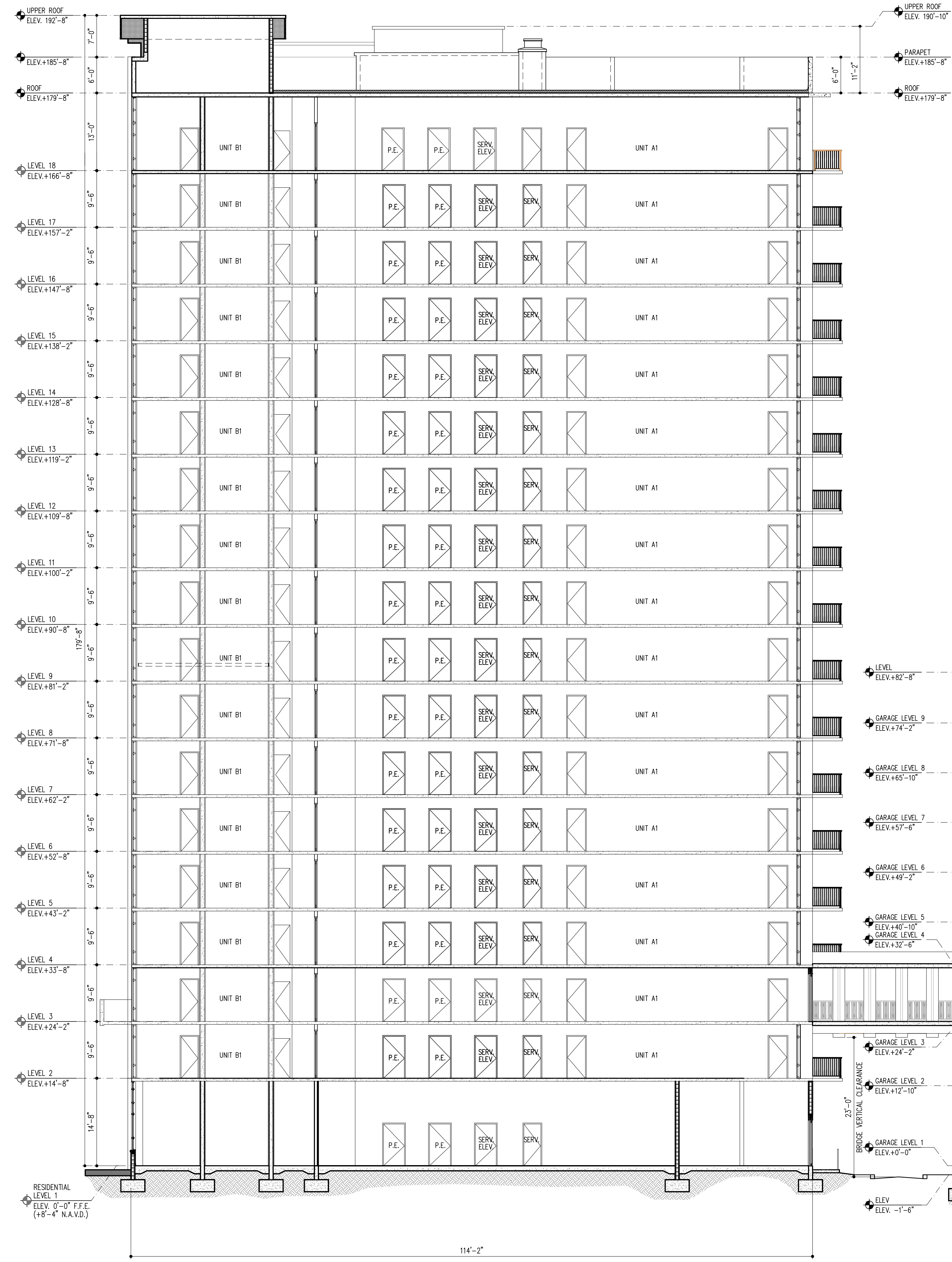
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ARO094576

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AAC000895
8950 SW 74th COURT
SUITE 101
MIAMI, FLORIDA 33156
(305) 273-9811

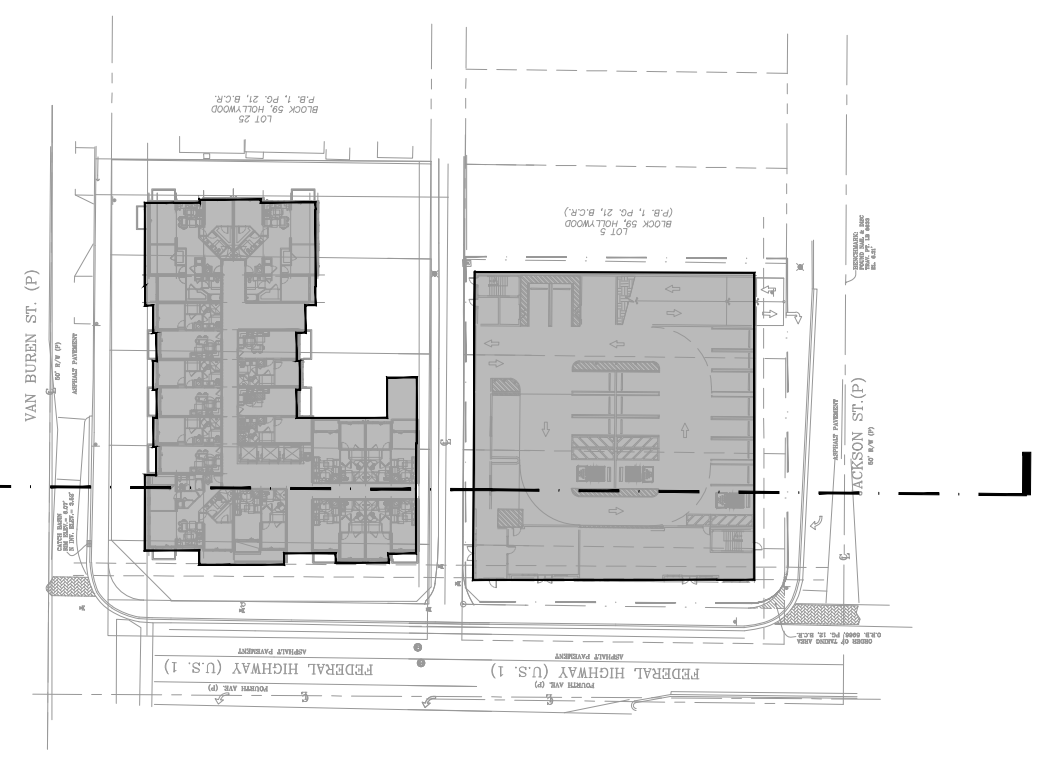
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STATEMENT OF WORK FOR THE ARCHITECTURAL DESIGN AND CONSTRUCTION OF THE BUILDING AND/OR OVERSEAS PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT.
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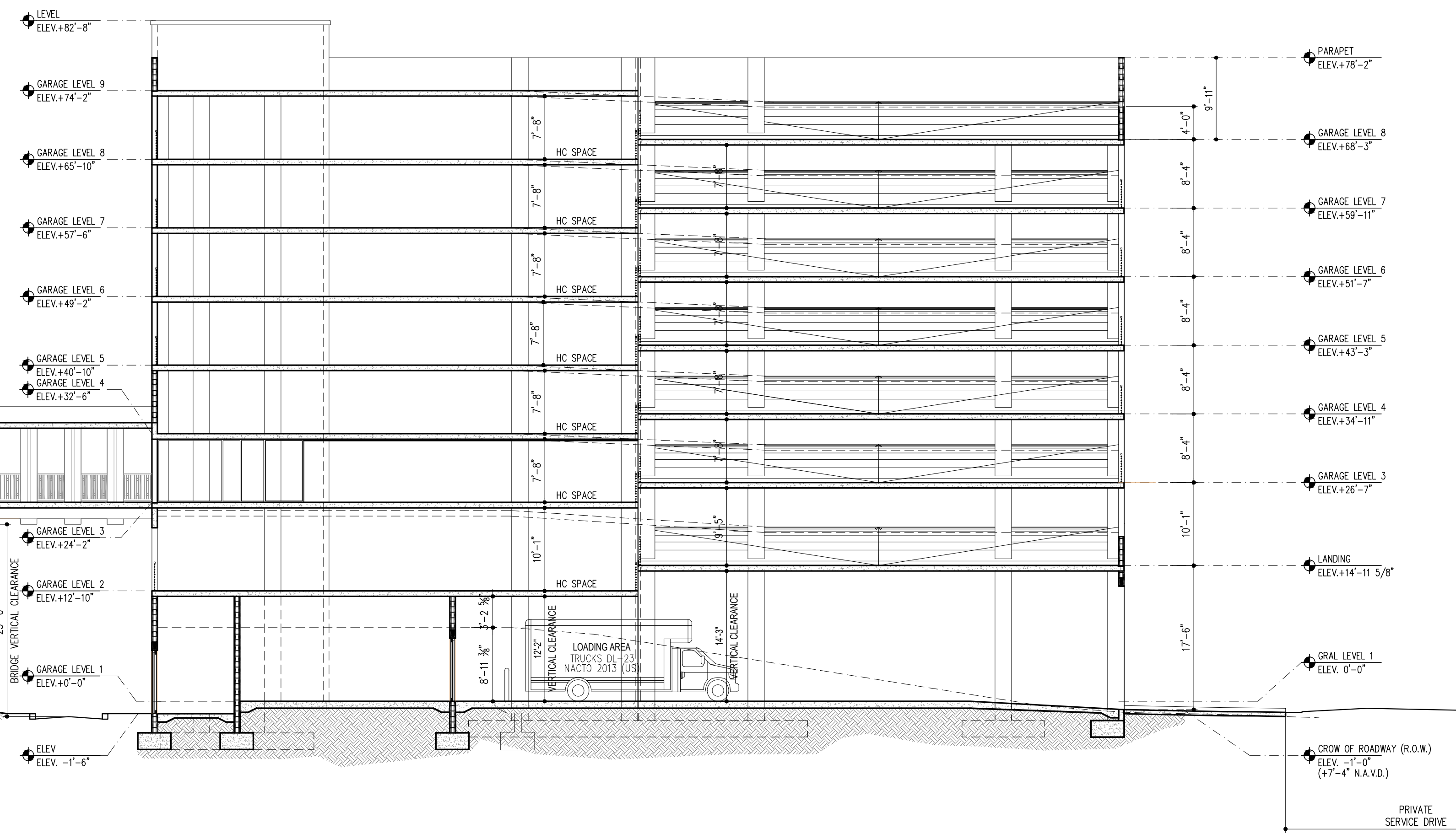
DRAWN	08/23/2021
DATE	AS SHOWN
SCALE	1986.PRJ
JOB NO.	
SHEET TITLE:	
BUILDING ELEVATION	
SHEET NUMBER:	
A-3.6	



SECTION C



KEY PLAN
SCALE: N.T.S.



BUILDING SECTION C

SCALE 3/32"=1'-0"
PDB SUBMITTAL - 03/08/2022

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

ARCHITECTURE & PLANNING

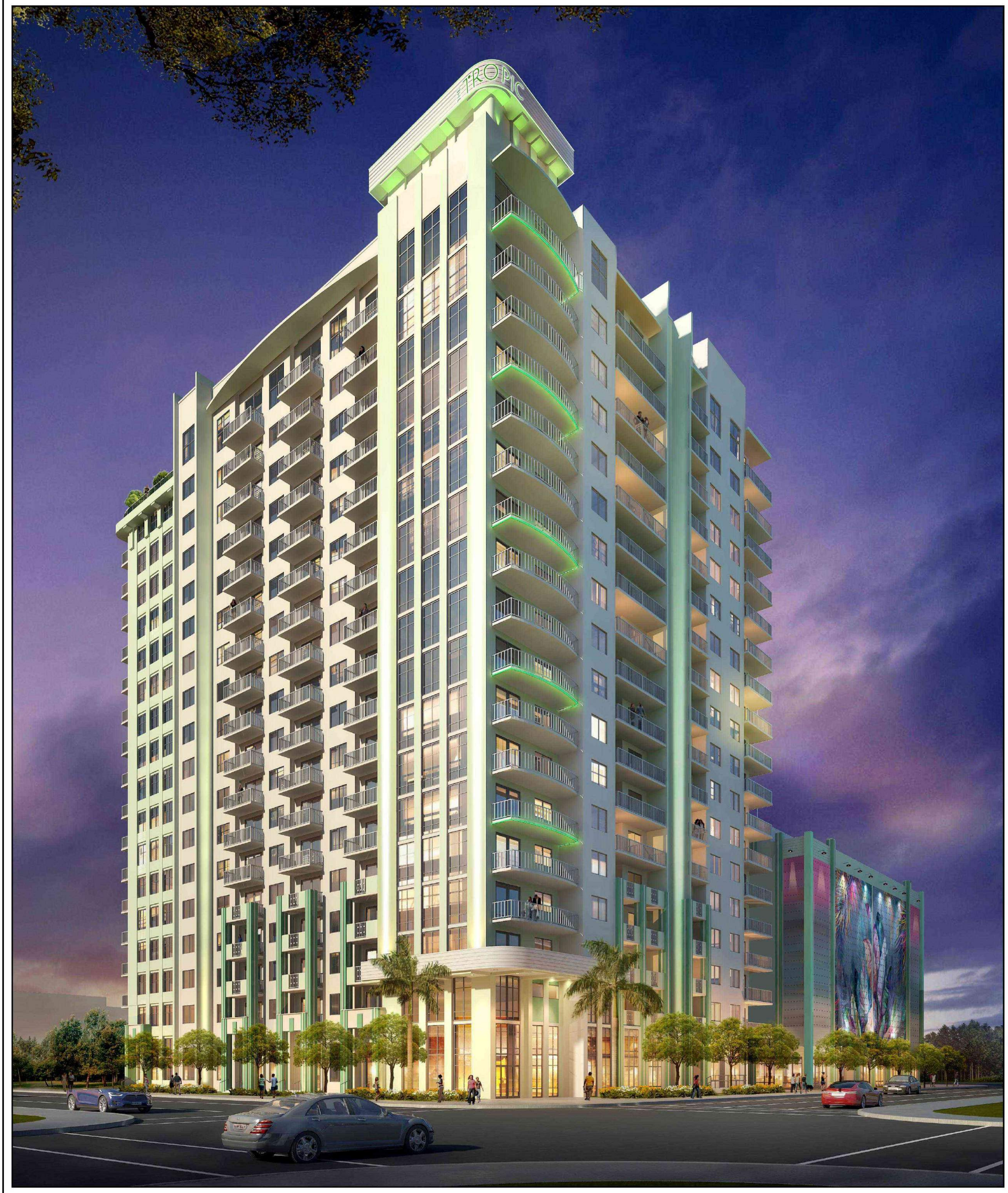
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AR0094576

STATE OF FLORIDA
REGISTERED ARCHITECT

FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

MSA ARCHITECTS, INC.
DATE 08/23/2021
SCALE AS SHOWN
JOB NO. 1986.PRJ
SHEET TITLE: BUILDING SECTION C
SHEET NUMBER: A-3.7

DRAWN
DATE 08/23/2021
SCALE AS SHOWN
JOB NO. 1986.PRJ
SHEET TITLE: BUILDING SECTION C
SHEET NUMBER: A-3.7



RENDERING

PBD SUBMITTAL 03/08/2022

	BY

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

MSA ARCHITECTS & PLANNING
ARCHITECTS
 ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
 AAC000895
 8950 SW 74th COURT
 MIAMI, FLORIDA 33156
 (305) 273-9911

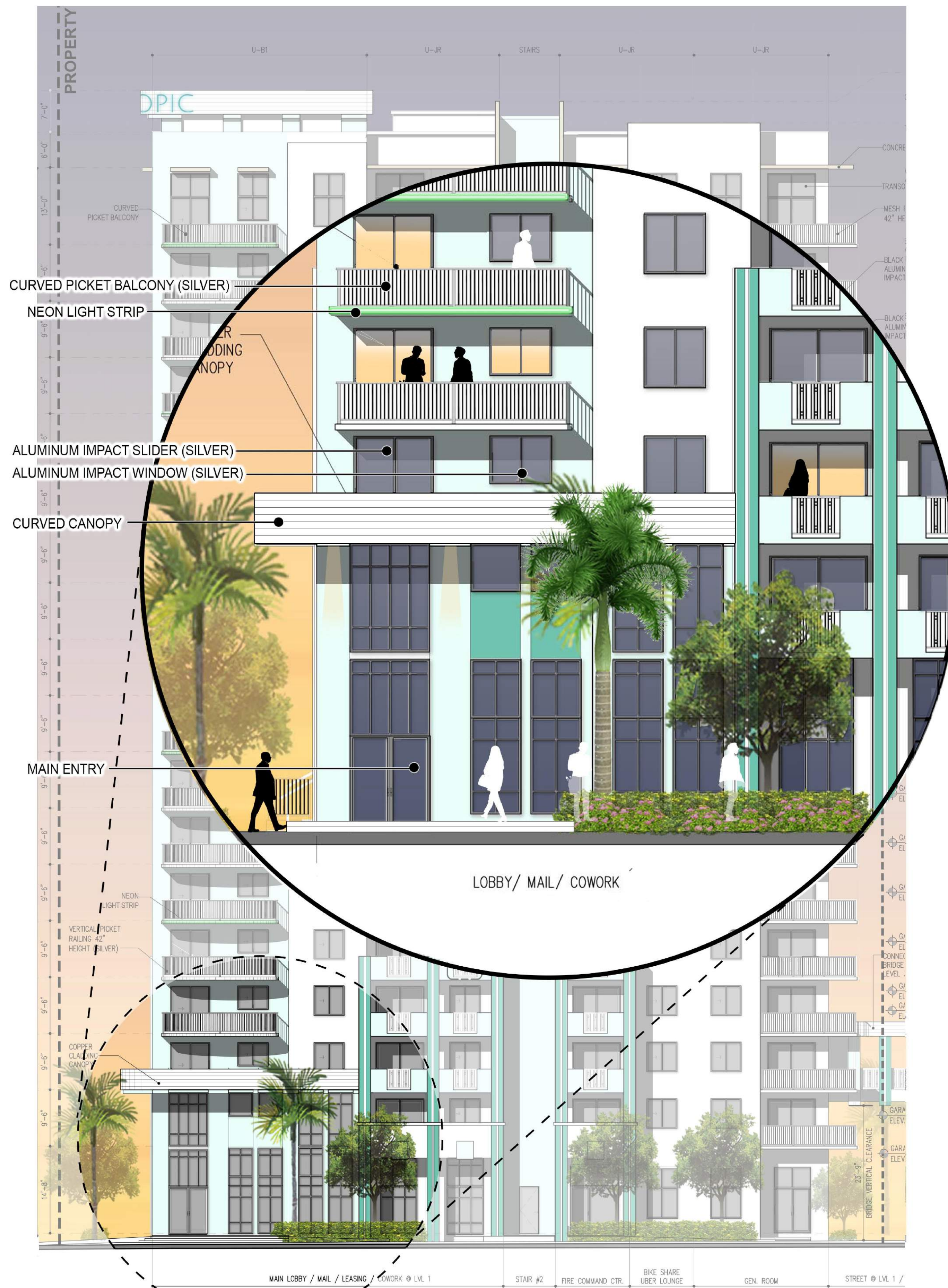
FOR:
 AFFILIATED DEVELOPMENT
 LOCATED AT:
 HOLLYWOOD, FLORIDA

BEATRIZ M. HERNANDEZ
 ARG094576

BEATRIZ M. HERNANDEZ
 ARG094576

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DRAWN	08/23/2021
DATE	AS SHOWN
SCALE	1986.PRJ
JOB NO.	
SHEET TITLE:	RENDERING
SHEET NUMBER:	A-3.8



BUILDING ENLARGEMENTS

<p>THE TROPIC FOR: AFFILIATED DEVELOPMENT LOCATED AT: HOLLYWOOD, FLORIDA</p>		<p>BY</p>
		<p>MSA ARCHITECTS, INC. AACC000895 8920 SW 74th COURT MIAMI, FLORIDA 33156 (305) 273-9911</p>
<p>MSA ARCHITECTS ARCHITECTURE & PLANNING</p>		
<p>ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.</p>		
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<p>DRAWN</p>	<p>DATE 08/23/2021</p>	
<p>SCALE AS SHOWN</p>		
<p>JOB NO. 1986.PRJ</p>		
<p>SHEET TITLE: BUILDING ENLARGEMENTS</p>		
<p>SHEET NUMBER: A-3.6</p>		



VAN BUREN STREET

RESIDENTIAL BUILDING

POOL DECK WITH OUTDOOR KITCHEN

COVERED PATIO WITH LOUNGE SEATING

PEDESTRIAN BRIDGE (3RD FLOOR)

PLAZA WITH PAVERS

PLAZA WITH PAVERS

EXISTING ALLEY

PARKING GARAGE

RETAIL

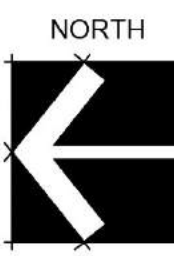
RETAIL

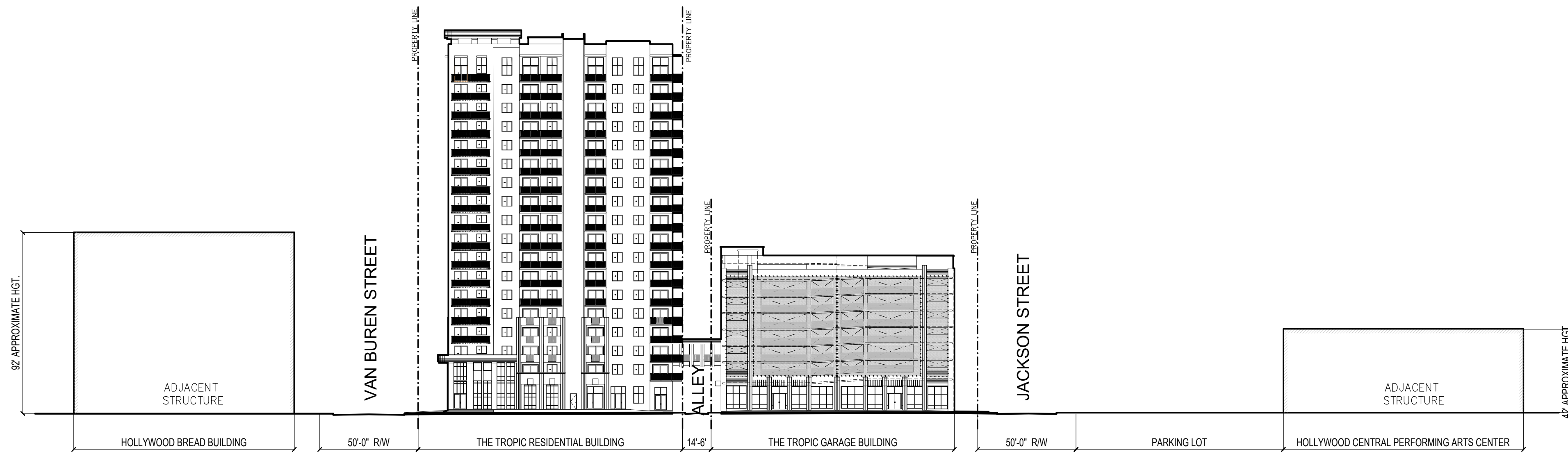
PLAZA WITH PAVERS

PLAZA WITH PAVERS

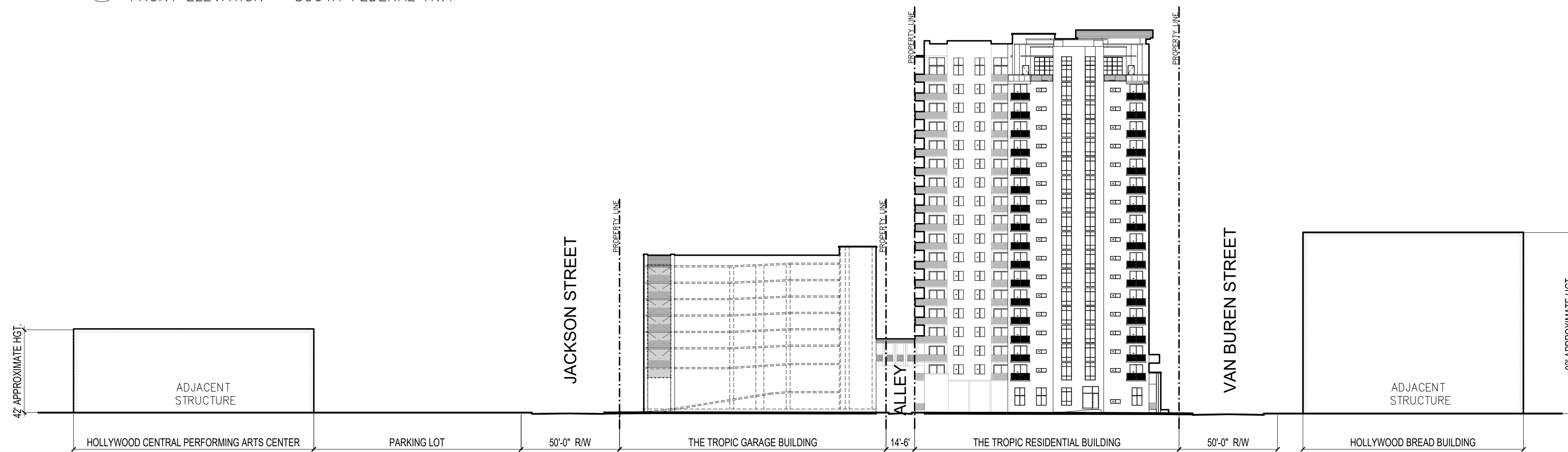
JACKSON STREET

FEDERAL HIGHWAY (US-1)

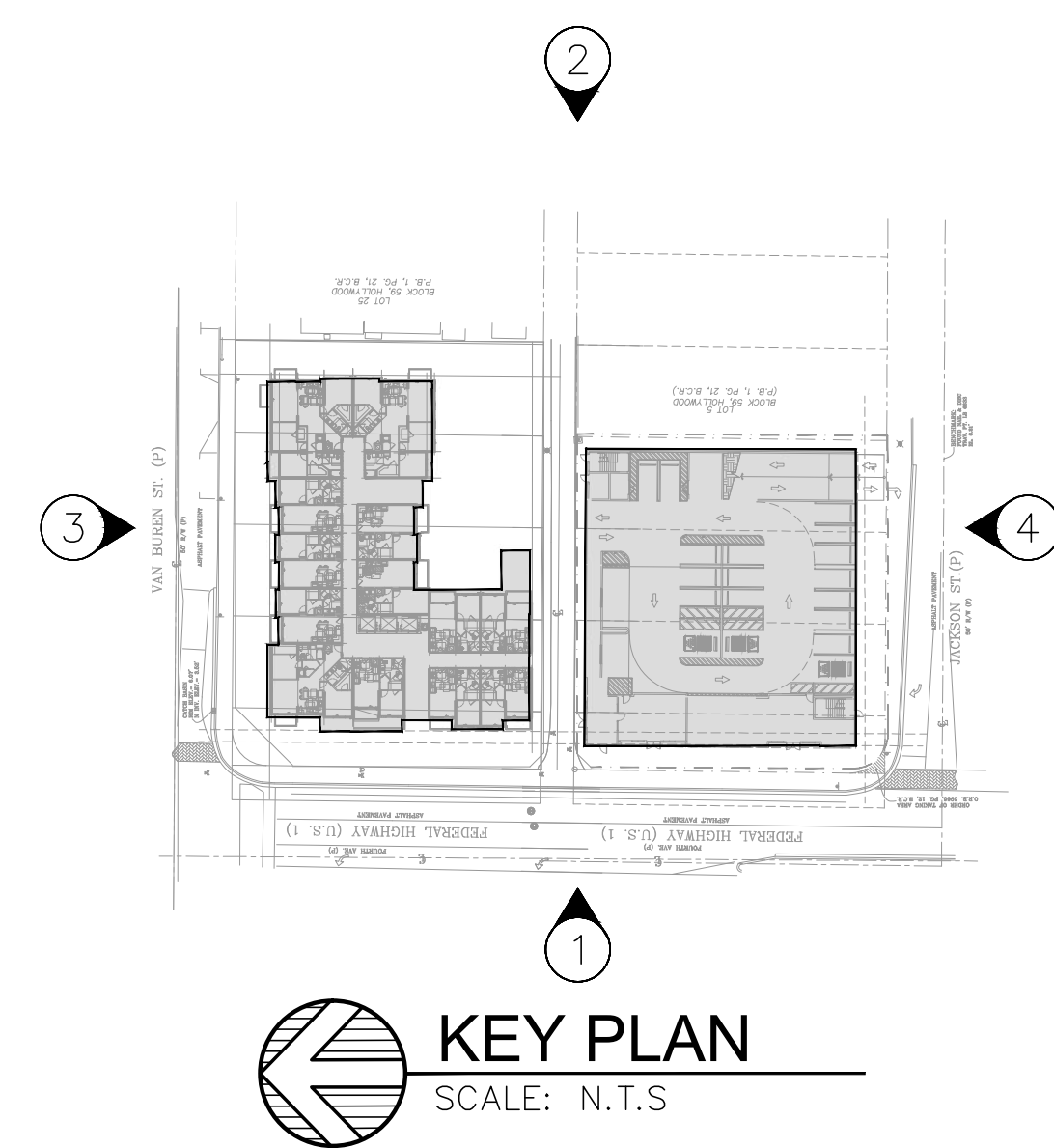




1 WEST ELEVATION
FRONT ELEVATION - SOUTH FEDERAL HWY



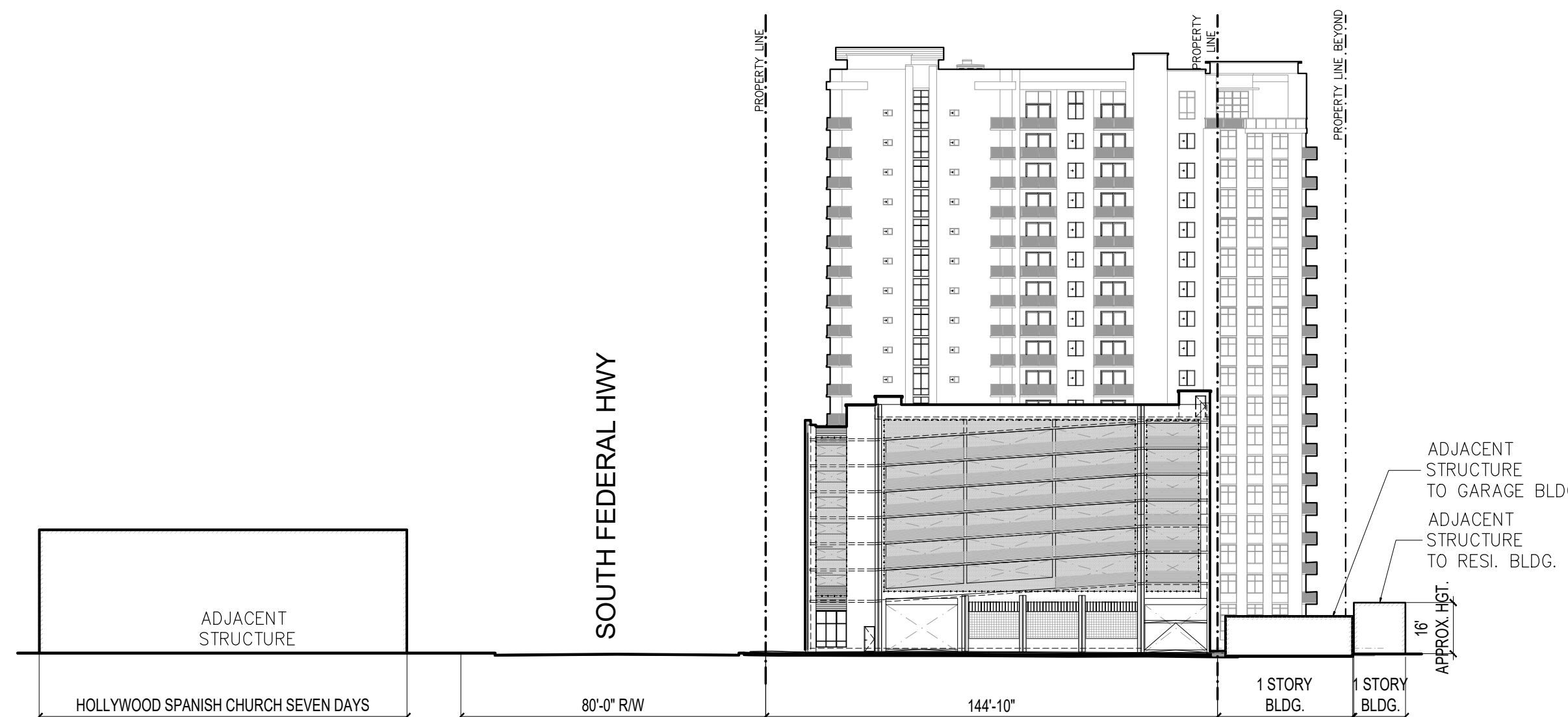
2 EAST ELEVATION
REAR ELEVATION



KEY PLAN
SCALE: N.T.S.



3 NORTH ELEVATION
SIDE ELEVATION - VAN BUREN STREET



4 SOUTH ELEVATION
SIDE ELEVATION - JACKSON STREET

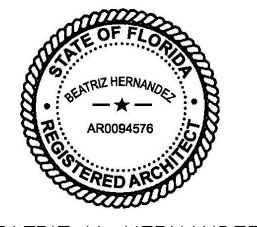
BUILDING CONTEXT ELEVATIONS
(STREET PROFILE ELEVATIONS)

SCALE 1"=40'-0"
PDB SUBMITTAL - 03/08/2022

DRAWN
DATE 08/23/2021
SCALE AS SHOWN
JOB NO. 1986.PRJ

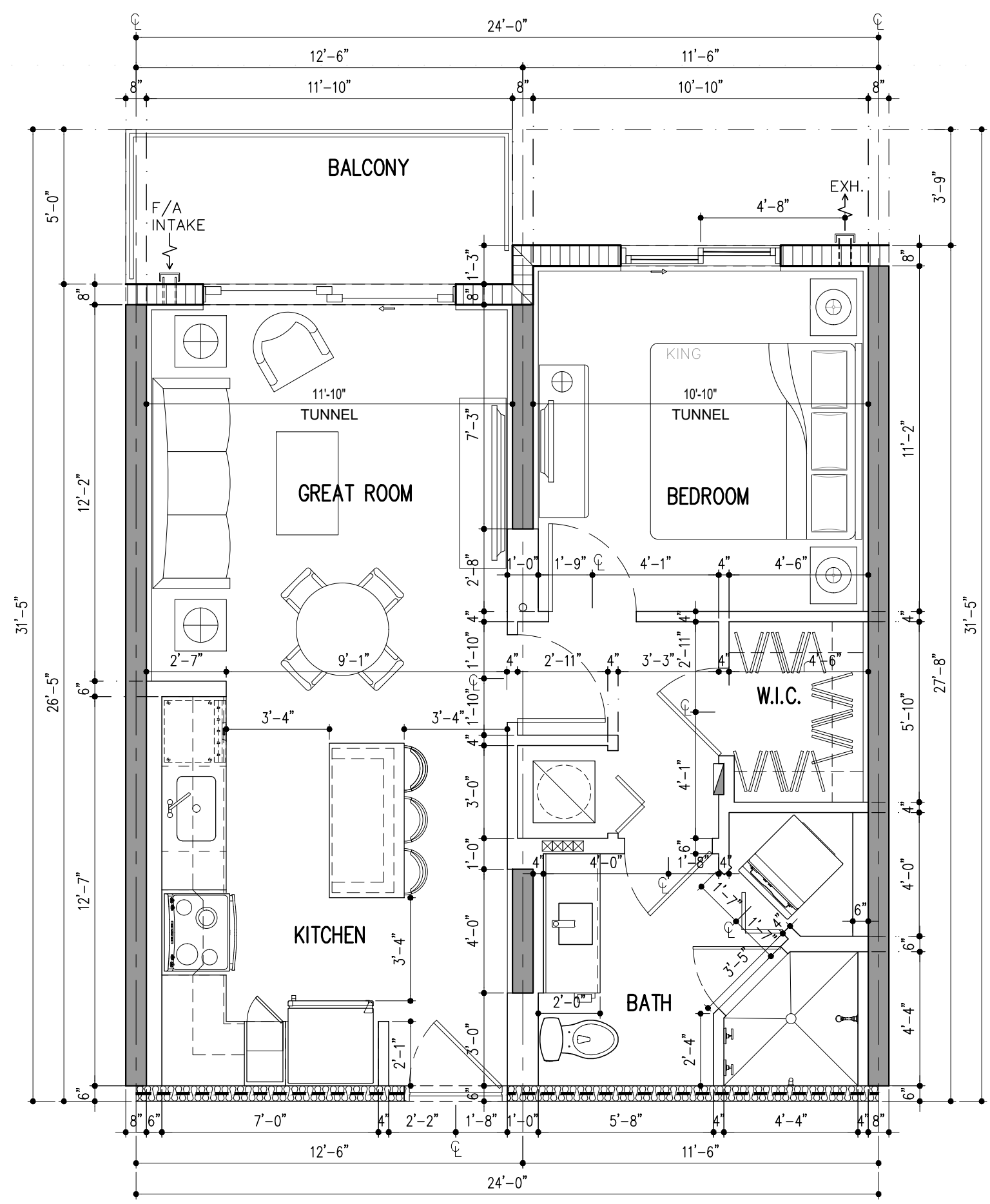
SHEET TITLE:
BUILDING ELEVATION
SHEET NUMBER:
A-3.10

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AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

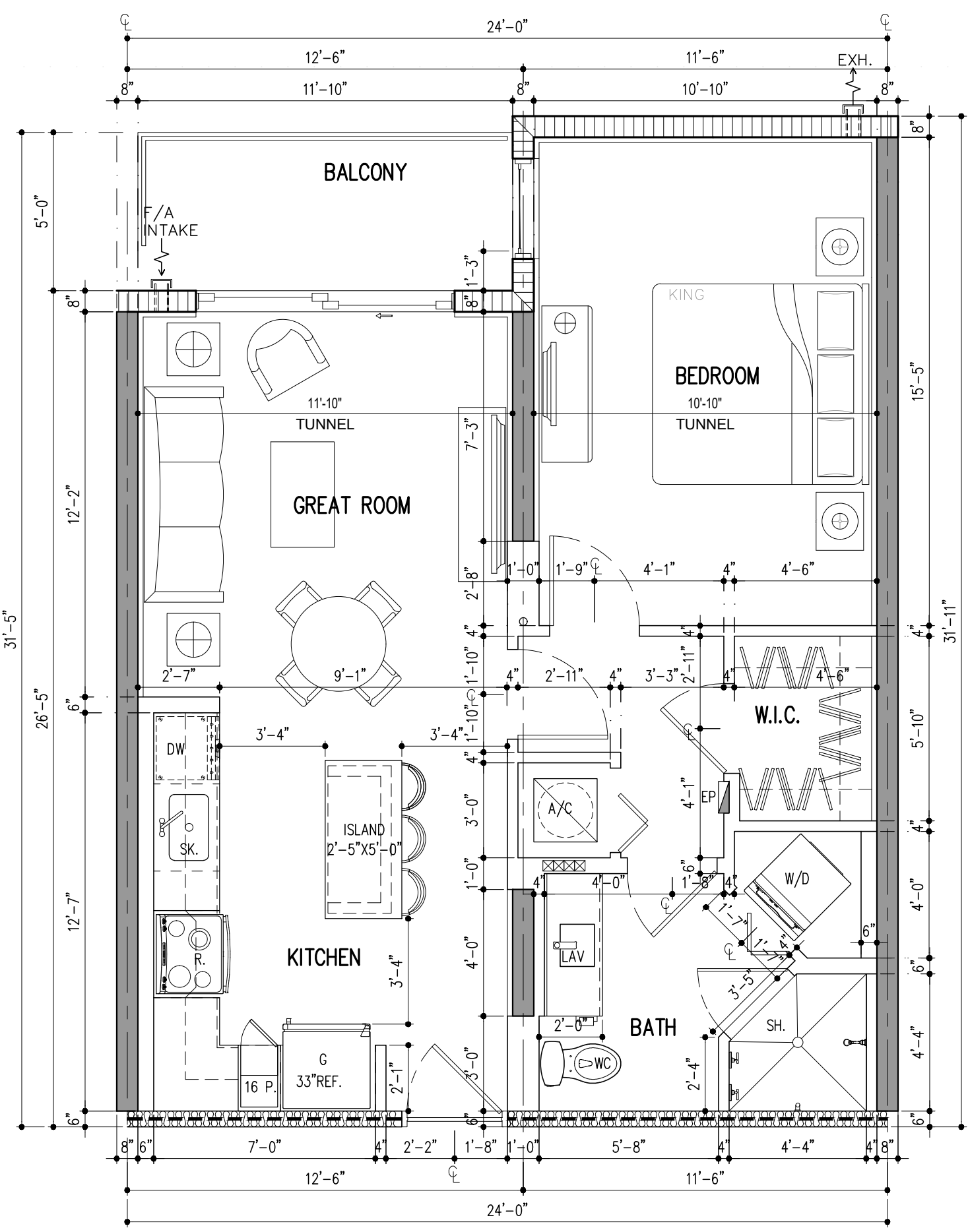


BEATRIZ M. HERNANDEZ
AR0094576

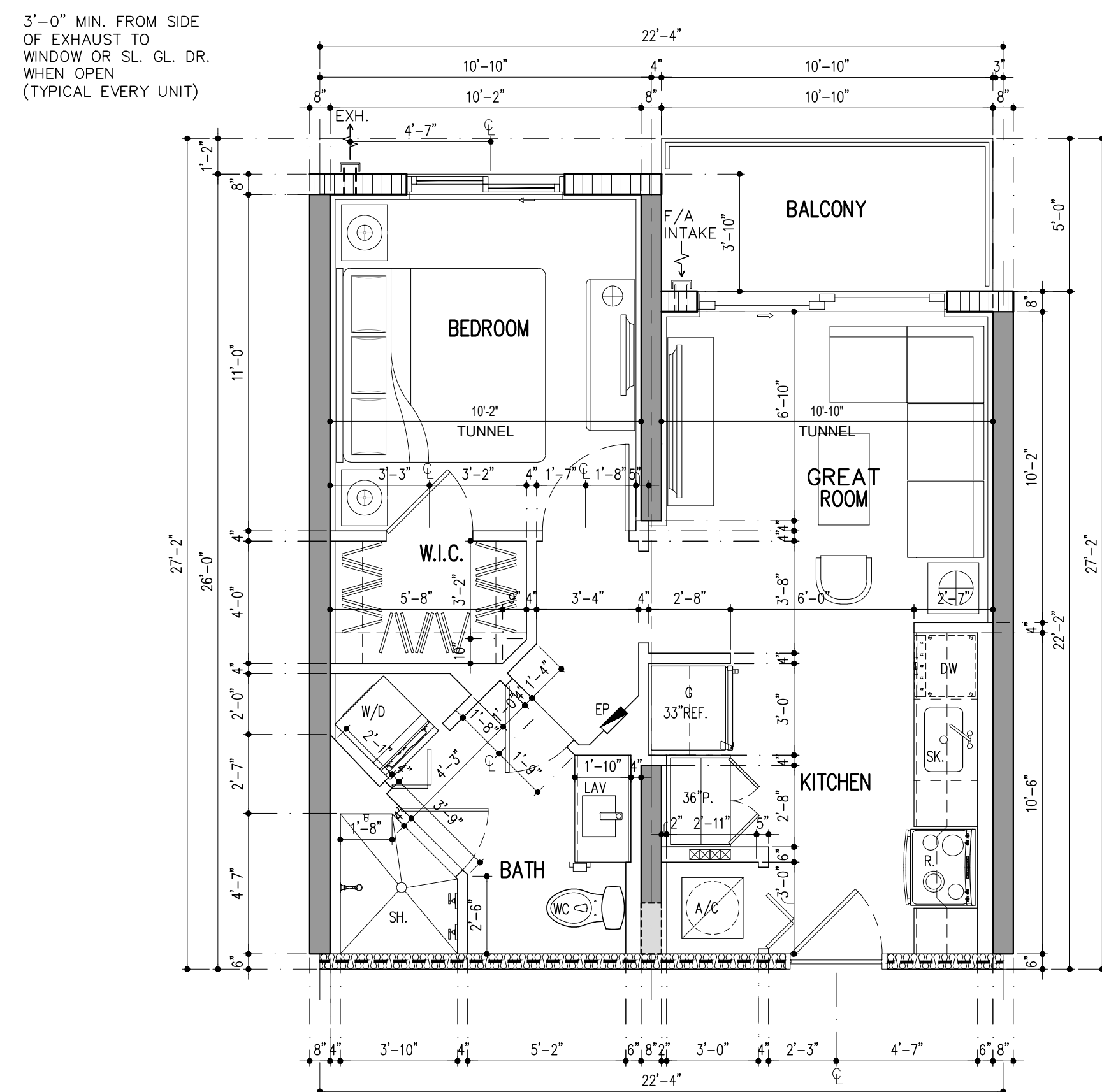
THE TROPIC
FOR:
AFFILIATED DEVELOPMENT
PROJECT LOCATED AT:
1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA



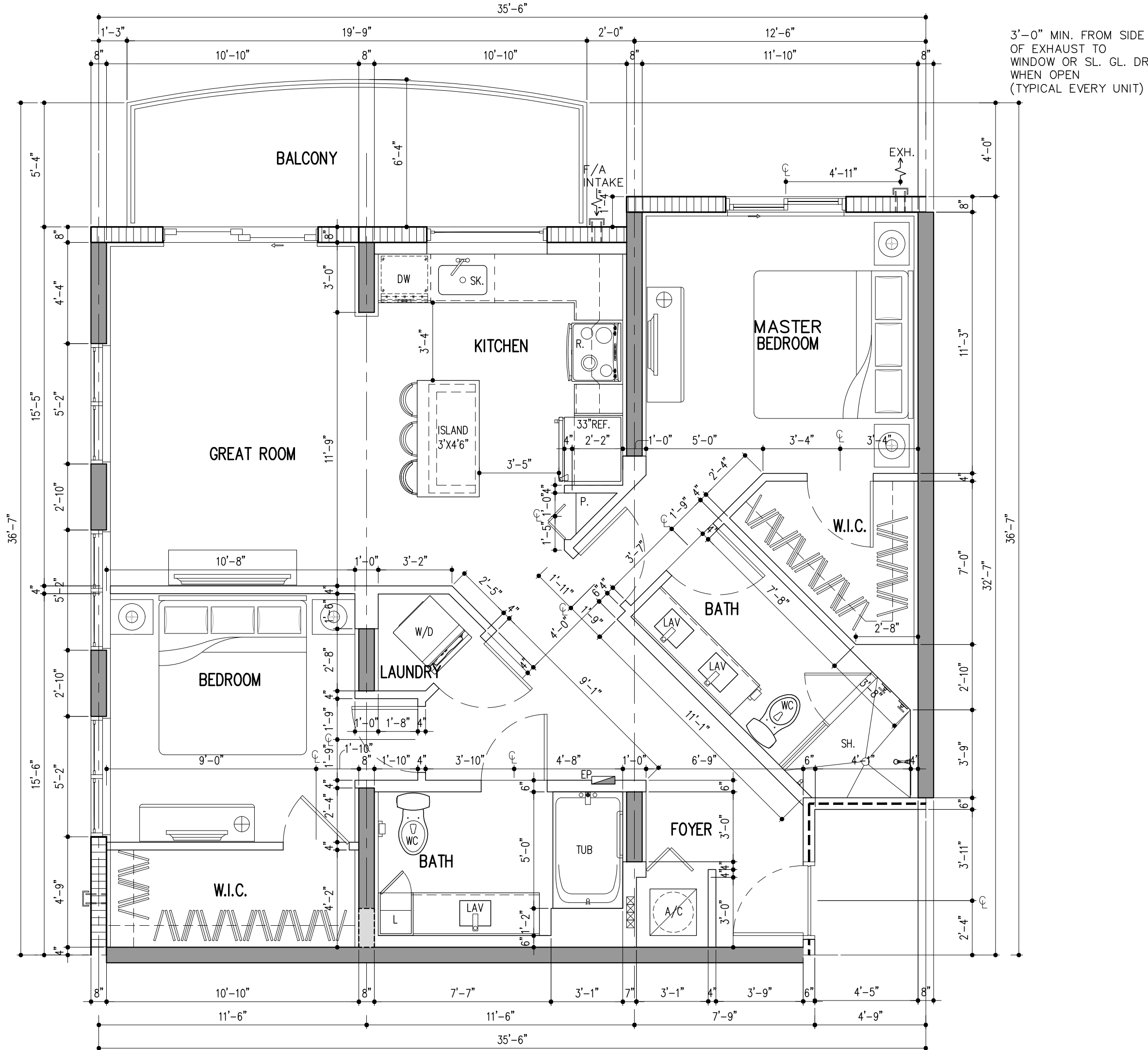
UNIT A1
 GROSS A/C AREA = 649 SQ. FT. (72 DU'S)
 BALCONY = 62 SQ. FT.



UNIT A1-MOD (1BD/1BTH)
 GROSS A/C AREA = 699 SQ. FT. (17 DU'S)
 BALCONY = 59 SQ. FT.



UNIT JR (1BD/1BTH)
 GROSS A/C AREA = 538 SQ. FT. (85 DU'S)
 BALCONY = 54 SQ. FT.



UNIT B1 (2BD /2BTH)
 GROSS A/C AREA = 1,107 SQ. FT. (16 DU'S)
 BALCONY = 118 SQ. FT.

UNIT PLANS

SCALE: 1/4" = 1'-0"

PDB SUBMITTAL - 03/08/2022

DRAWN
 DATE 08/23/2021
 SCALE AS SHOWN
 JOB NO. 1986.PRJ

SHEET TITLE:

UNIT PLANS

SHEET NUMBER:

A-4.1

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 ARCHITECTURE & PLANNING
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 AAC000895
 8950 SW 74th COURT
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 (305) 272-9911

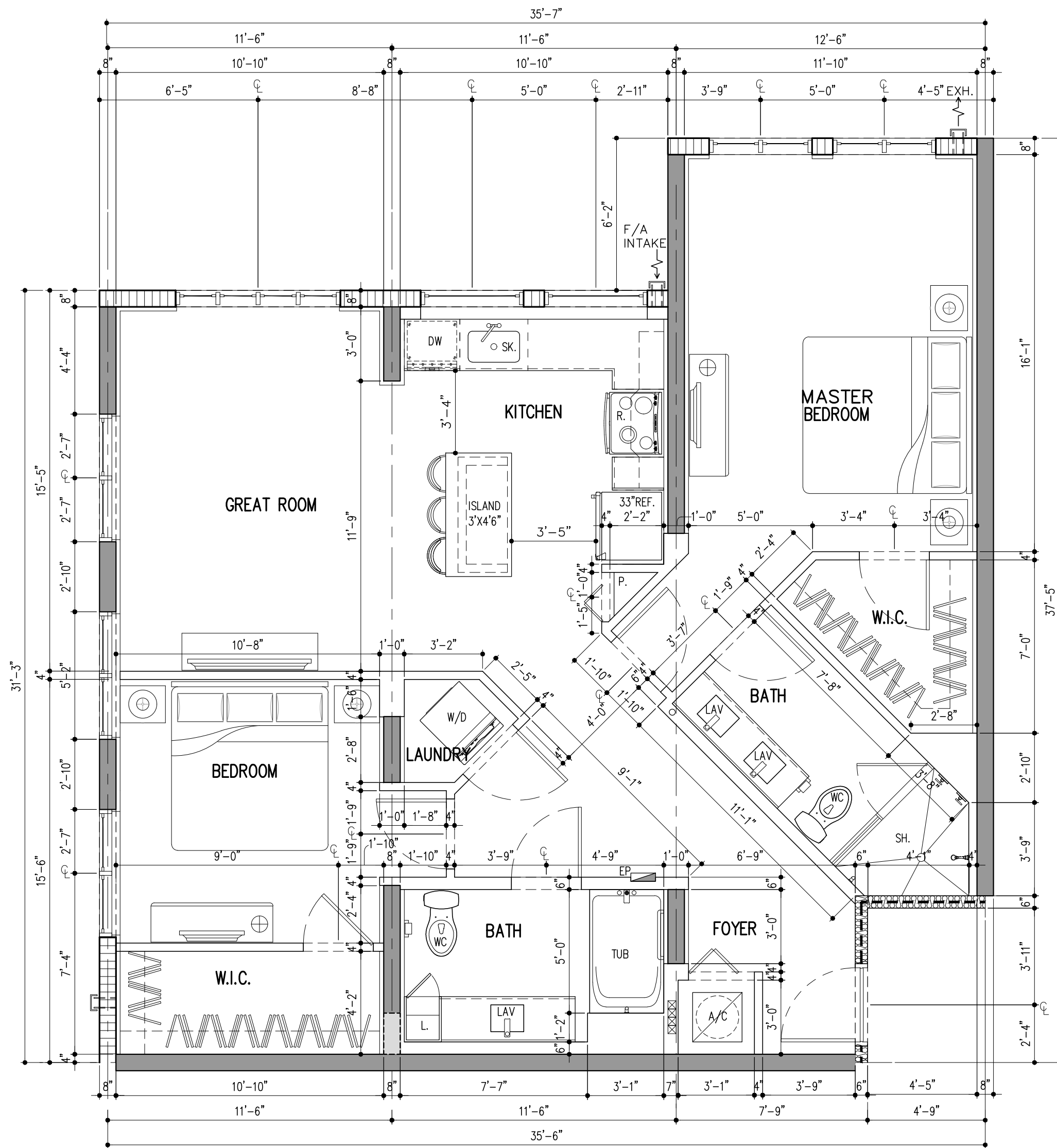


BEATRIZ M. HERNANDEZ
 AR0094576

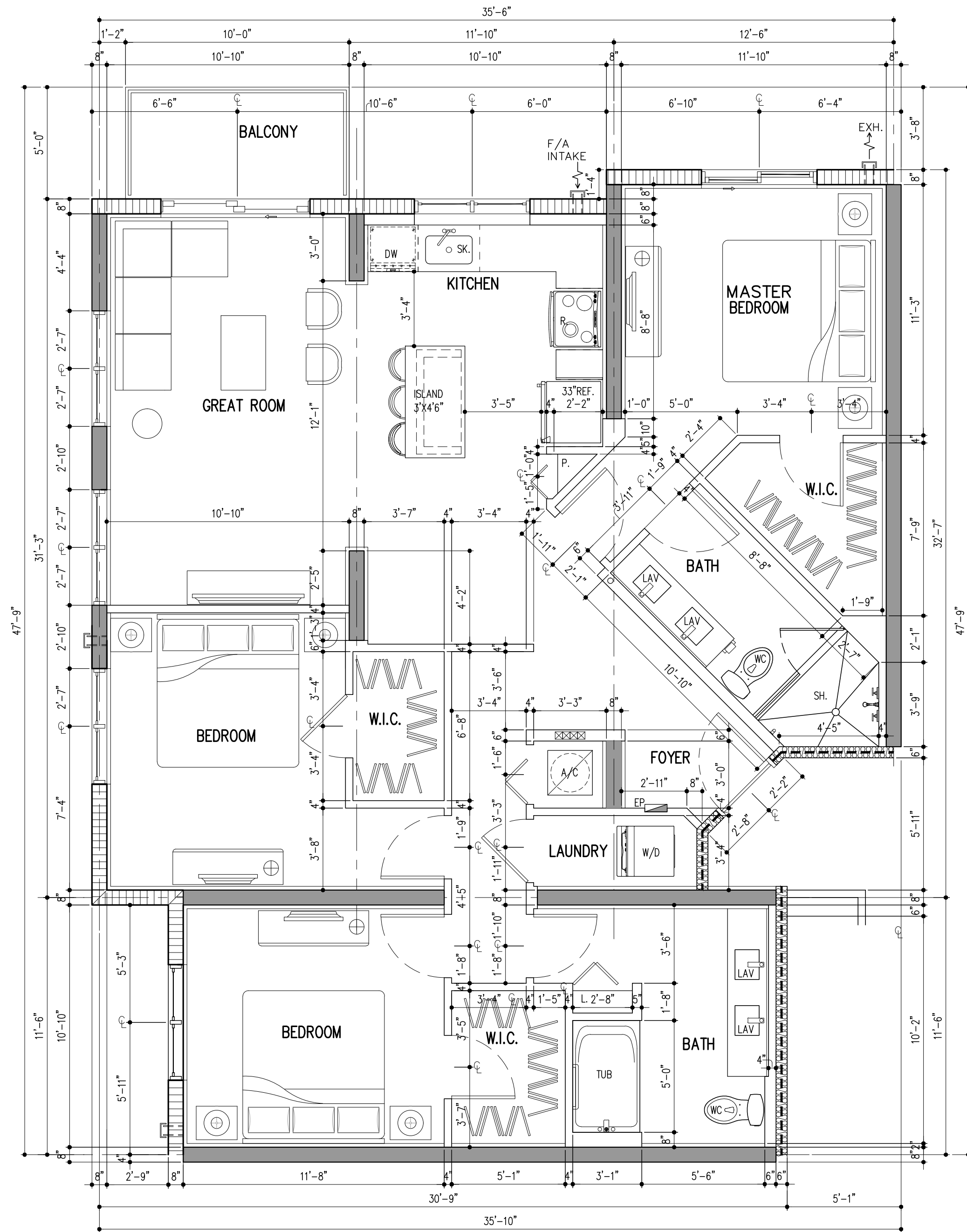
THE TROPIC
 FOR:
 AFFILIATED DEVELOPMENT
 PROJECT LOCATED AT:
 1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

BY	

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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UNIT B1-MOD (2BD /2BTH)
 GROSS A/C AREA = 1,169 SQ. FT. (1 DU'S)



UNIT C1 (3BD /2BTH)
 GROSS A/C AREA = 1,412 SQ. FT. (32 DU'S)
 BALCONY = 50 SQ. FT.

UNIT PLANS

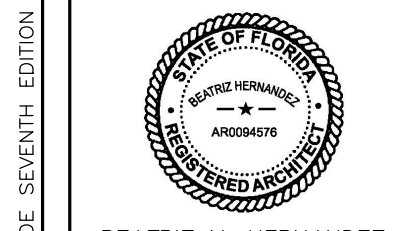
SCALE: 1/4" = 1'-0"

PDB SUBMITTAL - 03/08/2022

DRAWN
 DATE 08/23/2021
 SCALE AS SHOWN
 JOB NO. 1986.PRJ

SHEET TITLE:
UNIT PLANS
 SHEET NUMBER:
A-4.2

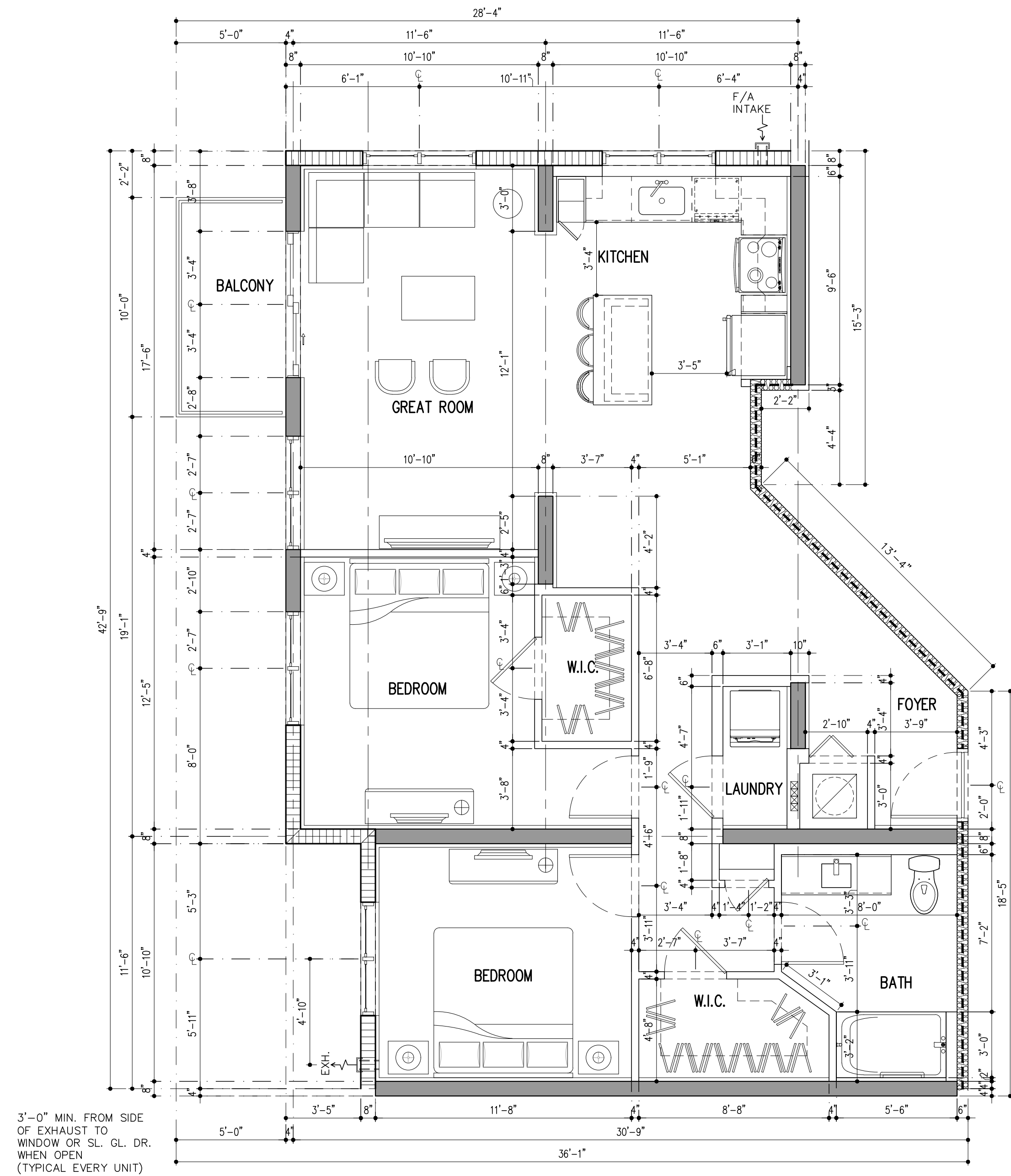
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 ARO094576

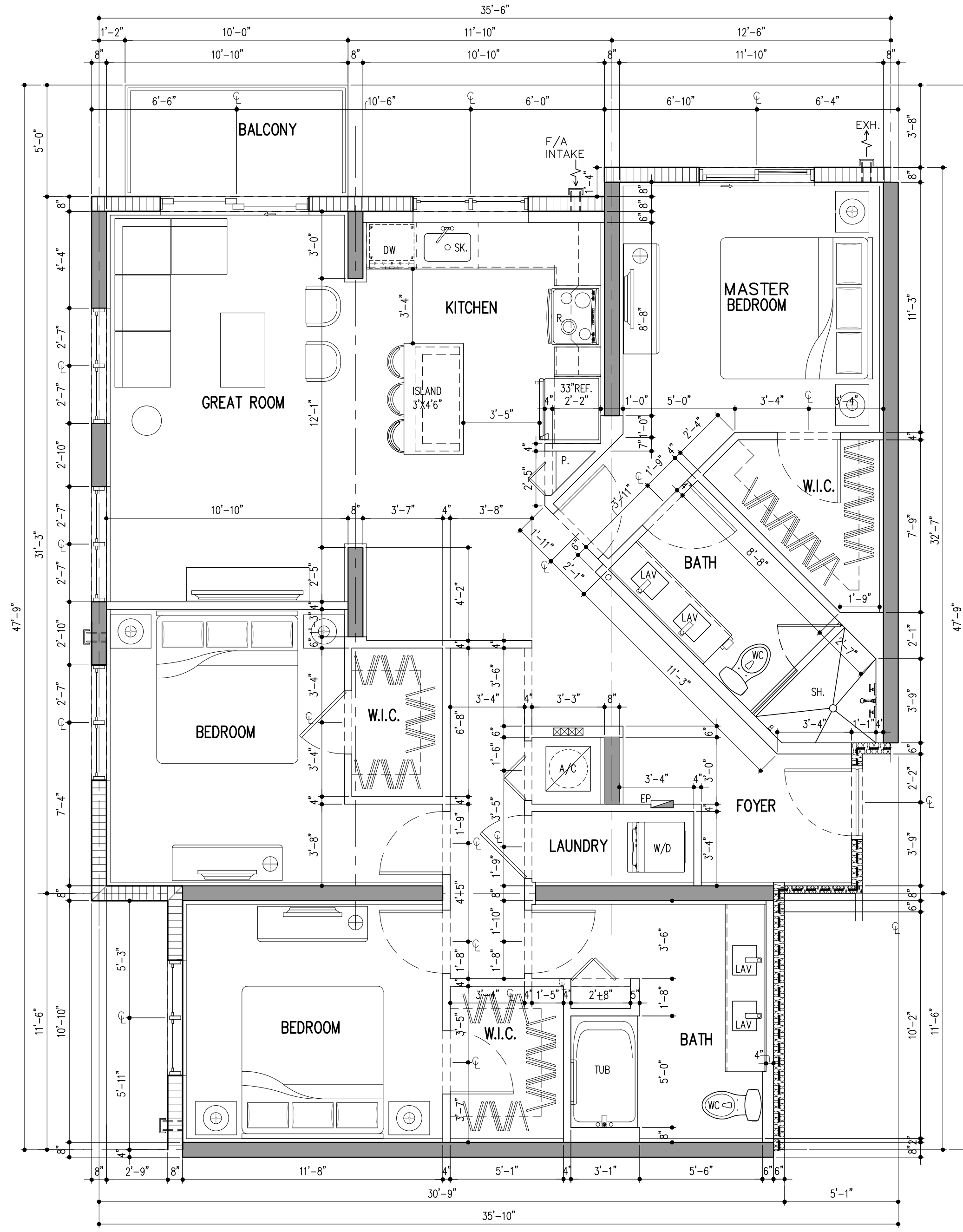
THE TROPIC
 FOR:
 AFFILIATED DEVELOPMENT
 PROJECT LOCATED AT:
 1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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UNIT C1-MOD

GROSS A/C AREA = 1,121 SQ. FT. (1 DU'S)
 BALCONY = 50 SQ. FT.



UNIT C1-MOD2 (3BD /2BTH)

GROSS A/C AREA = 1,447 SQ. FT. (32 DU'S)
 BALCONY = 50 SQ. FT.

UNIT PLANS

SCALE: 1/4" = 1'-0"

PDB SUBMITTAL - 03/08/2022

DRAWN
 DATE 08/23/2021
 SCALE AS SHOWN
 JOB NO. 1986.PRJ

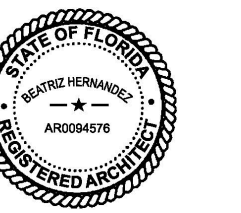
SHEET TITLE:

UNIT PLANS

SHEET NUMBER:

A-4.3

MSA ARCHITECTS
 ARCHITECTURE & PLANNING
 MSA ARCHITECTS, INC.
 AAC000895
 8950 SW 74th COURT
 MIAMI, FLORIDA 33156
 (305) 273-9911



BEATRIZ M. HERNANDEZ
 AR0094576

THE TROPIC
 FOR:
 AFFILIATED DEVELOPMENT
 PROJECT LOCATED AT:
 1744 FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

FLORIDA ARCHITECTS BOARD REGISTRATION NO. 1986-A-4.3 (Rev. 2/1/2022) 144159.AW

BY