



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- Technical Advisory Committee Art in Public Places Committee Variance
 Planning and Development Board Historic Preservation Board Special Exception
 City Commission Administrative Approval

PROPERTY INFORMATION

Location Address: 1101 Hillcrest Drive

Lot(s): _____ Block(s): 6 Subdivision: Hollywood Section Three 69-10

Folio Number(s): 514219270034, 514219171541, and 514219171651

Zoning Classification: PUD-R Land Use Classification: Medium (16) Residential

Existing Property Use: Office and Vacant Sq Ft/Number of Units: _____

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: Site plan for the development of 120 affordable housing units

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="120"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="4303"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="20"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="148"/>)
Height (# of stories)	(# STORIES) <input type="text" value="8"/> (<input type="text" value="84'8"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="2.97"/> FT.)

Name of Current Property Owner: Harwin-Tobin 1101 LLC

Address of Property Owner: 1101 Ben Tobin Dr, Hollywood, FL, 33021

Telephone: 786-347-4553 Email Address: arielf@htgf.com

Applicant Greenspoon Marder LLP Consultant Representative Tenant

Address: 200 E. Broward Blvd., Suite 1800 Telephone: (954)527-2485

Email Address: julian.bobilev@gmlaw.com

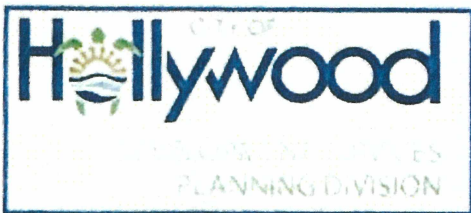
Email Address #2: elizabeth.somerstein@gmlaw.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



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: 10/6/2024

PRINT NAME: Jason Tobin Date: 10/6/2024

Signature of Consultant/Representative: [Signature] Date: 10/4/2024

PRINT NAME: Julian Boblev, Greenspoon Marder LLP Date: 10/4/2024

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 site plan to my property, which is hereby made by me or I am hereby authorizing Greenspoon Marder LLP to be my legal representative before the TAC, PDB, City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 6 day of October 2024

[Signature]
Notary Public



[Signature]
Signature of Current Owner

Jason Tobin
Print Name

My Commission Expires 3/16/28 (Check One) Personally known to me: OR Produced Identification _____



PROJECT

HILLCREST VILLAGE

1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

FINAL TAC
03/03/2025

OWNER



1101 BEN TOBIN DR.
HOLLYWOOD, FL 33021

ARCHITECT



REALIZATION ARCHITECTS
1701 PONCE DE LEON BLVD, SUITE 201
CORAL GABLES, FLORIDA 33134
305.284.7325
RA@REALIZATIONARCHITECTS.COM

PROJECT LOCATION



SUBMITTAL AND MEETING	DATE
PRE-APP	02/16/2023
PRE T.A.C	11/18/2024
FINAL T.A.C	03/03/2025
PLANING & ADVISORY BOARD MEETING	
CITY COMMISSION MEETING	

INDEX OF DRAWINGS

	PRE-TAC	FINAL-T.A.C	PDB	CC
GENERAL				
COVER SHEET		X		
SURVEY				
1 SURVEY		X		
ARCHITECTURE				
A-001 AREA DIAGRAMS		X		
A-002 CONTEXT IMAGES		X		
A-100 SITE PLAN		X	X	
A-200 OVERALL FLOOR PLAN - LEVEL 01		X	X	
A-201 OVERALL FLOOR PLAN - LEVEL 2		X	X	
A-202 OVERALL FLOOR PLAN - LEVEL 03, 04, 05, 06 & 07		X	X	
A-203 OVERALL FLOOR PLAN - LEVEL 08		X	X	
A-204 OVERALL ROOF PLAN		X		
A-300 OVERALL BUILDING ELEVATION-SOUTH ELEVATION 1		X	X	
A-301 OVERALL BUILDING ELEVATION-PARTIAL EAST ELEVATION 1		X	X	
A-302 OVERALL BUILDING ELEVATION-EAST ELEVATION 2		X		
A-303 OVERALL BUILDING ELEVATION - NORTH ELEVATION 1		X	X	
A-304 OVERALL BUILDING ELEVATION - PARTIAL WEST ELEVATION 1		X		
A-305 OVERALL BUILDING ELEVATION - WEST ELEVATION 2		X	X	
A-1000 3D VIEWS		X		
CIVIL				
DRAINAGE CALCS		X		
CS-1 COVER SHEET		X		
DM-1 DEMOLITION PLAN		X		
SPM-1 SIGNAGE AND PAVEMENT MARKINGS PLAN		X		
WM-1 WASTE MANAGEMENT PLAN		X		
FT-1 FIRE ACCESS PLAN		X		
PD-1 PD-1 PAVING AND DRAINAGE PLAN		X		
PD-2 PAVING AND DRAINAGE DETAILS		X		
PD-3 PAVING AND DRAINAGE DETAILS		X		
PD-4 CROSS SECTIONS		X		
SWPPP-1 STORMWATER POLLUTION PREVENTION PLAN		X		
SWPPP-2 STORMWATER POLLUTION PREVENTION PLAN		X		
SWPPP-3 NPDES NOTES		X		
WS-1 UTILITY PLAN		X		
WS-2 WATER AND SEWER DETAILS		X		
WS-3 WATER AND SEWER DETAILS		X		
WS-4 WATER AND SEWER DETAILS		X		
LANDSCAPE				
L-100 LANDSCAPE DISPOSITION PLAN		X		
L-101 LANDSCAPE DISPOSITION PLAN		X		
L-200 LANDSCAPE PLANTING PLAN		X		
L-300 LANDSCAPE DETAILS AND SPECIFICATIONS		X		

BOUNDARY & TOPOGRAPHIC SURVEY NOTES:

- The purpose of this Map Survey is to prepare a Boundary and Topographic Survey for the parcel of land at 1101 Hillcrest Drive, Hollywood, Florida, 33021, and having Broward County Folio Numbers of: 5142-19-17-1541, 5142-19-17-1651 and 5142-19-27-0034.
- Not valid without the signature and seal of a Florida Professional Surveyor & Mapper.
- Underground improvements and/or encroachments were not located as part of this survey task.
- Unless otherwise noted hereon, record and measured values are in substantial agreement.
- The horizontal features shown hereon are plotted to within 1/20 of the map scale.
- Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON ES-105" Total Station and "D5-NOMAD" Data Collection System.
- Bearings shown hereon are assumed and referenced to the East line of Block 9, HILLWOOD SECTION THREE, as recorded in Plat Book 69, Page 10, B.C.R., have a bearing of S 00°18'53" W.
- Horizontal feature location is to the center of the symbol and may be enlarged for clarity.
- The elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and referenced to Broward County Engineering Department (B.C.E.D.) Benchmark No. 1433, Elevation = 6.54' (NAVD88) (Published as Elevation = 8.14 (NGVD29)) being a square cut in NW corner of concrete sidewalk at #2550 Park Road, and to National Geodetic Survey (NGS) Designation - M 312, Elevation = 13.44' (NAVD88).
- The property as described has a Flood Zone designations of Zone AH (EL9), per the Flood Insurance Rate Map (FIRM), Map Number: 12011C0564, Community Number: City of Hollywood 125113, Panel: 568, Suffix: J, Effective Date: 07/31/2024.
- There was no observed evidence of: current earth moving work, building construction or building additions, recent street or sidewalk construction or repairs, or site used as a solid waste dump, sump, or sanitary landfill.

**BLOCK 6
HILLCREST SECTION THREE
P.B. 69, PG. 10, B.C.R.**
FOLIO: 5142-19-17-1650
HILLCREST EAST NO. 20, CONDOMINIUM

**BLOCK 6
HILLCREST SECTION THREE
P.B. 69, PG. 10, B.C.R.**
FOLIO: 5142-19-17-1650
OWNER: PARKVIEW AT HILLCREST HOMEOWNERS ASSOCIATION, INC.

**BLOCK 6
HILLCREST SECTION THREE
P.B. 69, PG. 10, B.C.R.**
FOLIO: 5142-19-27-0034
OWNER: HARWIN-TOBIN 1101 LLC

**BLOCK 6
HILLCREST SECTION THREE
P.B. 69, PG. 10, B.C.R.**
FOLIO: 5142-19-17-1651
OWNER: HARWIN-TOBIN 1101 LLC

**PARCEL 4
TALLWOOD AMENDED
PB. 64, PG. 39, B.C.R.**
FOLIO: 5142-19-19
TALLWOOD WEST, CONDOMINIUM

**PARCEL 3: (PARCEL A-1(TENNIS COURTS))
INSTR#: 115937357, B.C.R.**
FOLIO: 5142-19-17-1520
OWNER: PARKVIEW AT HILLCREST HOMEOWNERS ASSOCIATION, INC.

**TRACT OS-1
HILLCREST COUNTRY CLUB NORTH
P.B. 183, PG. 16, B.C.R.**
FOLIO: 5142-19-17-1540
OWNER: PARKVIEW AT HILLCREST HOMEOWNERS ASSOCIATION, INC.

LEGAL DESCRIPTION:

PARCEL 1:
A PORTION OF TRACT OS-1 AND A PORTION OF TRACT OS-3, HILLCREST COUNTRY CLUB NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT OS-1; THENCE, ALONG THE NORTH LINE OF SAID TRACT OS-1 AND SAID PLAT OF HILLCREST COUNTRY CLUB NORTH, NORTH 88°17'07" EAST, A DISTANCE OF 29.91 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 01°43'26" EAST, A DISTANCE OF 124.74 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID TRACT OS-1; THENCE, ALONG THE WEST LINE OF SAID TRACT OS-1, SOUTH 88°16'34" WEST, A DISTANCE OF 29.91 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, NORTH 01°43'26" WEST, A DISTANCE OF 124.74 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (EAST OF TENNIS COURTS)
A PORTION OF BLOCK 6, HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE, ALONG THE EAST LINE OF SAID BLOCK 6, SOUTH 01°38'31" EAST, A DISTANCE OF 460.33 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EAST LINE OF BLOCK 6, SOUTH 01°38'31" EAST, A DISTANCE OF 131.67 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 88°17'07" WEST, A DISTANCE OF 103.00 FEET TO A POINT ON A LINE 103.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF BLOCK 6; THENCE, ALONG SAID PARALLEL LINE, NORTH 01°38'31" WEST, A DISTANCE OF 131.67 FEET; THENCE, NORTH 88°17'07" EAST, A DISTANCE OF 103.00 FEET TO THE POINT OF BEGINNING;

PARCEL 3:
THAT PORTION OF BLOCKS 6 AND 9 OF "HILLWOOD SECTION THREE" AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6, RUN S0°39'59"W ON AN ASSUMED BEARING 592 FEET TO THE POINT OF BEGINNING; THENCE, N89°25'23"W 471.66 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HILLCREST DRIVE; THENCE, S20°55'56"E ALONG SAID EASTERLY RIGHT-OF-WAY 94.61 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A 300 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64°06'35", AN ARC DISTANCE OF 335.68 FEET TO A POINT OF TANGENCY; THENCE, S85°02'31"E 48.17 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A 468.63 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7°49'58", AN ARC DISTANCE OF 64.07 FEET; THENCE, N0°34'04"E 112 FEET; THENCE, N89°25'56"W 29.91 FEET; THENCE, N0°34'04"E 124.74 FEET; THENCE, S89°25'23"E 99.29 FEET; THENCE, N0°38'59"E 53.33 FEET TO THE POINT OF BEGINNING.

TITLE SEARCH REPORT

Old Republic National Title Insurance Company, Title Search Report, ORT File No. 24108267, Agent File #: 525670002, Effective Date: October 9, 2024 at 8:00 A.M., has been reviewed and Schedule B-Section 2 Exceptions as they pertain to survey matters are as follows:

- Dedications as set out on the Plat of Hillwood Section One as recorded August 6, 1969 in Plat Book 60, at Page 29. (All Parcels). PLAT INFORMATION SHOWN HEREON.
- Ordinance No. 0-76-25 by the City of Hollywood recorded March 10, 1976 in Official Records Book 6515, re-recorded March 23, 1976 in Official Records Book 6529, Page 704, together with and as affected by Developer Affidavit recorded December 18, 2009 in Official Records Book 46744, Page 983, First Amended And Restated Developer Affidavit recorded June 22, 2016 in Official Records Instrument No. 113769743, re-recorded July 29, 2016 in Official Records Instrument No. 113841558, of the Public Records of Broward County, Florida. (All Parcels). A PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.
- Declaration of Restrictive Covenants recorded April 7, 2009 in Official Records Book 46115, Page 669, as affected by Amendment recorded August 23, 2016 in Official Records Instrument No. 113886678, Second Amendment recorded January 7, 2020 in Official Records Instrument No. 116271897, Third Amendment recorded March 3, 2021 in Official Records Instrument No. 117095252, of the Public Records of Broward County, Florida. (Parcel 1 and 2). A PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.
- Declaration of Restrictive Covenants recorded June 22, 2016 in Official Records Instrument No. 113769741, re-recorded July 29, 2016 in Official Records Instrument No. 113841556, of the Public Records of Broward County, Florida. (Parcel 1 and 2). A PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.
- Restrictions, covenants, conditions and easements as contained on the Plat of Hillcrest Country Club North, recorded March 22, 2017 in Plat Book 183, page 16 through 24, as affected by Agreement for Amendment of Notation on Plat recorded January 30, 2020 in Official Records Instrument No. 116318416, of the Public Records of Broward County, Florida. (Parcel 1). PLAT INFORMATION SHOWN HEREON AND PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.
- Agreement for the Issuance of Building Permits Prior to Plat Recordation recorded December 22, 2016 in Official Records Instrument No. 114113780, of the Public Records of Broward County, Florida. (Parcel 1). A PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.
- Security/Lien Agreement Installation of Required Improvements recorded March 22, 2017 in Official Records Instrument No. 114276147, of the Public Records of Broward County, Florida. (Parcel 1). A PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.
- Notice to Prospective Purchasers of Potential Aircraft Overflights, Noise Impacts and Noise Mitigation Policy recorded March 22, 2017 in Official Records Instrument No. 114276148, of the Public Records of Broward County, Florida. (Parcel 1). A PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.
- Declaration of Restrictive Covenant recorded September 19, 2017 in Official Records Instrument No. 114612294, of the Public Records of Broward County, Florida. (Parcel 1). PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.
- Notice of Establishment of Hillcrest Community Development District recorded September 20, 2017 in Instrument No. 114617636, of the Public Records of Broward County, Florida. (Parcel 1 and 2). PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.
- Declaration of Consent to Jurisdiction of Hillcrest Community Development District Imposition of Special Assessments and Imposition of Lien of Record, Series 2018 Bonds (Capital Improvement Program) recorded January 19, 2018 in Instrument No. 114839882, of the Public Records of Broward County, Florida. (Parcel 1 and 2). PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.
- Hillcrest Community Development District's Notice of Series 2018 Special Assessments (Capital Improvement Program) recorded January 19, 2018 in Instrument No. 114839883, of the Public Records of Broward County, Florida. (Parcel 1 and 2). PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.
- Agreement between the Hillcrest Community Development District and Pulte Home Company, LLC Regarding the True-Up and Payment of Series 2018 Assessments recorded January 19, 2018 in Instrument No. 114839884, of the Public Records of Broward County, Florida. (Parcel 1 and 2). PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.
- Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by The Hillcrest Community Development District recorded January 19, 2018 in Instrument No. 114839885, of the Public Records of Broward County, Florida. (Parcel 1 and 2). PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

SYMBOL LEGEND

- = SIGN
- ⊗ = WATER VALVE
- ⊕ = IRRIGATION VALVE
- ⊗ = FIRE HYDRANT
- ⊗ = SIAMESE HYDRANT
- ⊕ = WATER METER
- ⊕ = BACKFLOW PREVENTOR
- ⊕ = ELECTRIC HANDHOLE
- ⊕ = SANITARY MANHOLE
- ⊕ = WOOD POWER POLE
- ⊕ = CATCH BASIN
- ⊕ = CATV HANDHOLE
- ⊕ = CURB INLET
- ⊕ = BOLLARD
- ⊕ = ELECTRIC METER/RACK
- ⊕ = FPL TRANSFORMER PAD
- ⊕ = GUY ANCHOR
- ⊕ = DRAINAGE MANHOLE
- ⊕ = CONC. POWER POLE
- ⊕ = LAMP POST
- ⊕ = CLEANOUT
- ⊕ = FENCE
- ⊕ = METAL LIGHT POLE
- ⊕ = DOUBLE DETECTOR CHECK VALVE
- ⊕ = SET IRC-LB6791
- ⊕ = YARD DRAIN
- ⊕ = ELECTRIC BOX
- ⊕ = GROUND LIGHT
- ⊕ = MAILBOX

ABBREVIATIONS

- CONC. = CONCRETE
- CATV = CABLE TELEVISION
- P.B. = PLAT BOOK
- PG. = PAGE
- B.C.R. = BROWARD COUNTY RECORDS
- INSTR. = INSTRUMENT
- ELEV. = ELEVATION
- LB = LICENSED BUSINESS
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- NO. = NUMBER
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- (D) = DEED
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCE
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT

CERTIFICATION

To: Harwin-Tobin 1101, LLC
This is to certify that this drawing and the survey on which it is based upon were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, and includes Table A Items: 1, 2, 3, 4, 5, 8, 7a, 9, 11(a), 13, 16.
I, Steven M. Watts, do hereby state that this Map of Boundary and Topographic Survey was done under my direct supervision and is accurate to the best of my knowledge and belief. I further state that this Map of Boundary and Topographic Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping in the State of Florida as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes Chapter 472.027.

Last Date of Field Survey: October 15, 2024

CALVIN, GIORDANO & ASSOCIATES, INC.

Signature _____
Steven M. Watts, PSM
Professional Surveyor and Mapper
Florida Registration No. 4588



File Name: P:\Projects\2024\248346 Tabin - 1101 & 3701 Hillcrest Drive-Tobin-2024.dwg - (Plotted by: Steve Watts on Wednesday, February 5, 2025 1:43:15 PM)

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY
2	02/05/2025	UPDATE TITLE SEARCH REPORT INFORMATION	SMW				
1	10/30/2024	ADD TITLE SEARCH REPORT INFORMATION	SMW				

Calvin, Giordano & Associates, Inc.
A SAFEUTIC COMPANY
580 Village Blvd., Suite 525, West Palm Beach, FL 33409
Phone: 561.684.6161 • Fax: 561.684.6360
Certificate of Authorization 6791

1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021
PORTION OF BLOCKS 6 & 9, P.B. 69, PG. 10, B.C.R.
PORTION OF TRACTS OS-1 & OS-3, P.B. 183, PAGE 16, B.C.R.

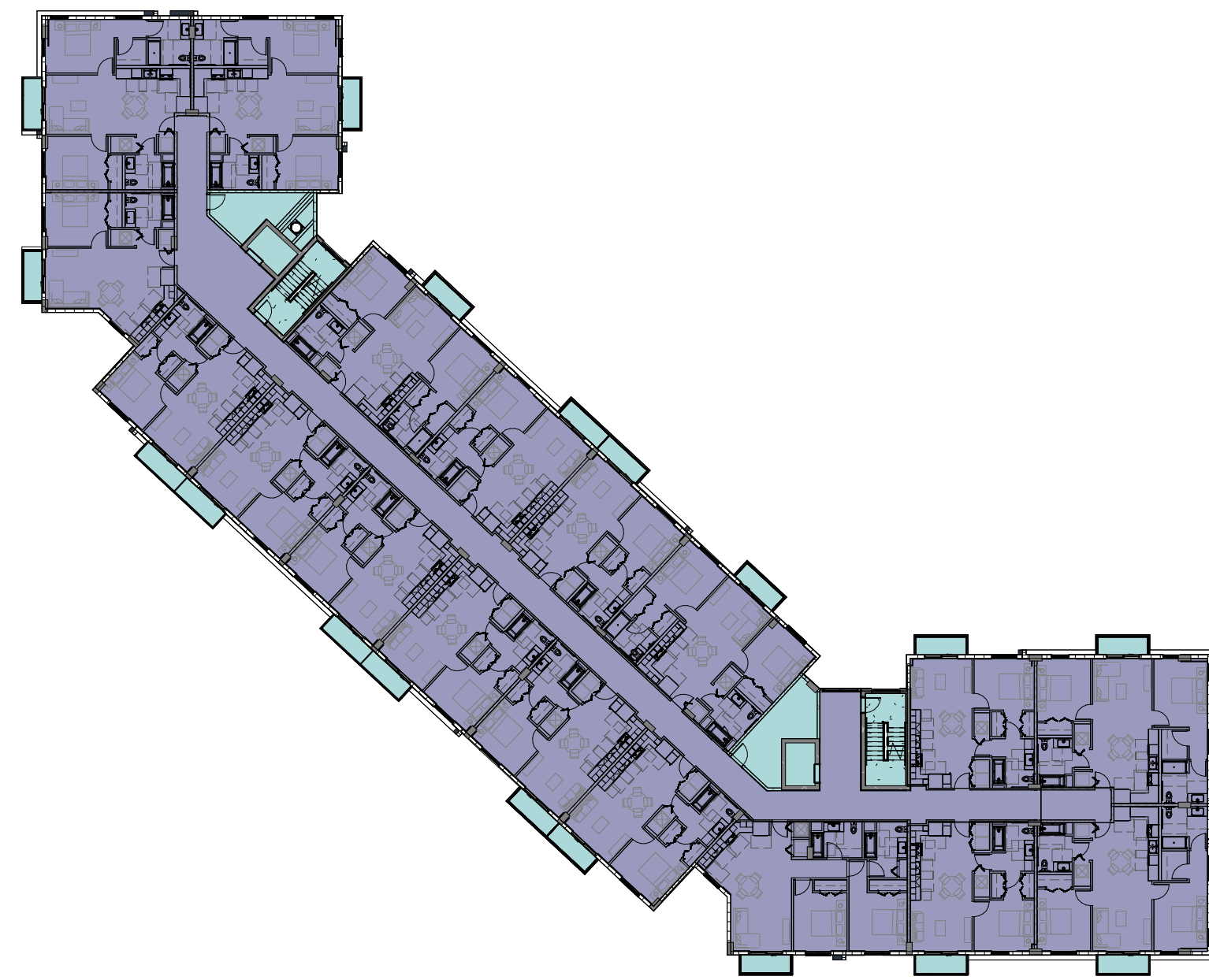
ALTA/NSPS LAND TITLE SURVEY
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
TOBIN CONSTRUCTION GROUP, INC.

SEAL
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
STEVEN M. WATTS
PSM NO. 4588

SCALE
1" = 30'
PROJECT No
24-8346
FIELD BOOK
791 & 904B

SHEET:
1 OF 1

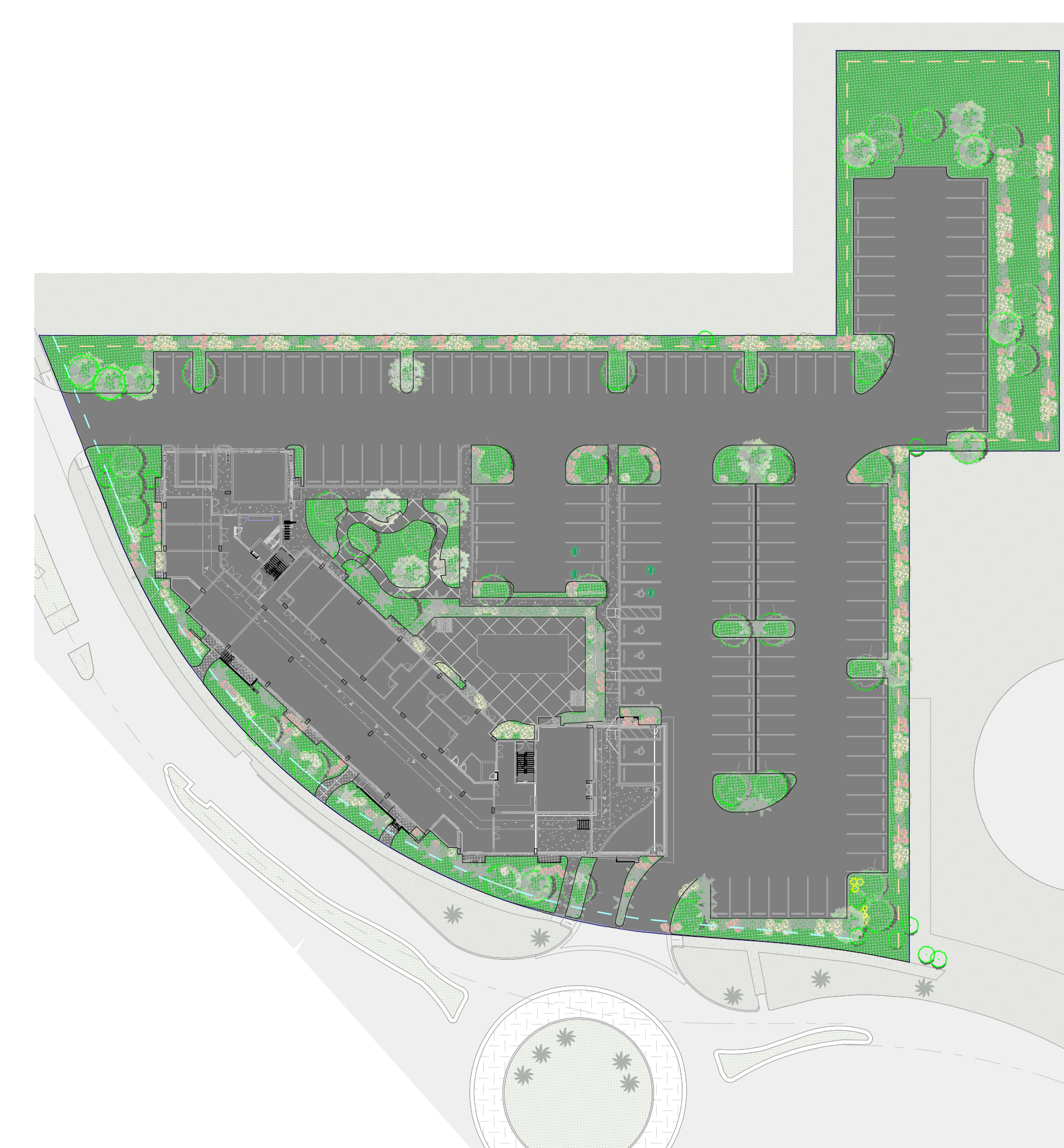
GROSS FLOOR AREA CALCULATION



FLOOR AREA RATIO (FAR) =
FLOOR AREA / LOT AREA =
115,630 SF / 106,800 SF = 1.08

LEVEL 01		LEVEL 02		LEVEL 03-07		LEVEL 08		TOTAL
SPACES COUNTING TOWARDS FLOOR AREA	9,947 SF	SPACES COUNTING TOWARDS FLOOR AREA	12,146 SF	SPACES COUNTING TOWARDS FLOOR AREA	15,589 SF	SPACES COUNTING TOWARDS FLOOR AREA	15,592 SF	SPACES COUNTING TOWARDS FLOOR AREA = 115,630 SF
SPACES NOT COUNTING TOWARDS FLOOR AREA	2,612 SF	SPACES NOT COUNTING TOWARDS FLOOR AREA	1,522 SF	SPACES NOT COUNTING TOWARDS FLOOR AREA	1,694 SF	SPACES NOT COUNTING TOWARDS FLOOR AREA	1,616 SF	SPACES NOT COUNTING TOWARDS FLOOR AREA = 14,220 SF
GROSS FLOOR AREA	12,559 SF	GROSS FLOOR AREA	13,668 SF	GROSS FLOOR AREA	17,283 SF	GROSS FLOOR AREA	17,208 SF	GROSS FLOOR AREA = 129,850 SF

LOT AREA CALCULATION



LOT COVERAGE	OPEN SPACE	PERVIOUS / IMPERVIOUS AREAS
LOT COVERAGE = 19,064 SF = 18% (LOT COVERAGE/LOT)	OPEN SPACE = 37,973 SF = 36% (OPEN SPACE/LOT) (20% REQUIRED)	PERVIOUS AREA (LANDSCAPE) = 32,149 SF = 30 % (PERVIOUS AREA/LOT)
		IMPERVIOUS AREA = 74,651 SF = 70 % (IMPERVIOUS AREA/LOT) (65% REQUIRED)



1701 PONCE DE LEON BLVD | SUITE 201
CORAL GABLES, FLORIDA 33134
P - 305.284.7325
E - ra@realizationarchitects.com
W - www.realizationarchitects.com

CLIENT / PROJECT:

HILLCREST VILLAGE
1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

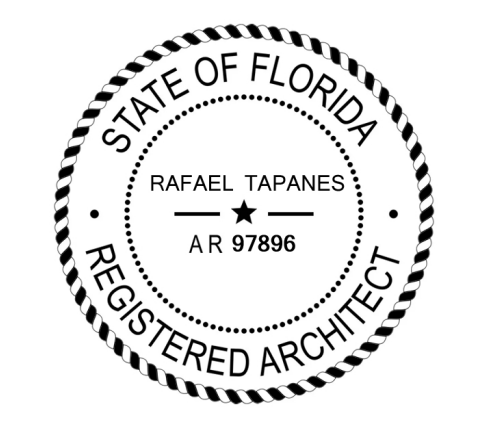
CIVIL
HSQ GROUP, LLC
4577 N NOB HILL ROAD, SUITE 205
SUNRISE, FLORIDA 33351
(954) 440-6990 X1000
Justine@hsqgroup.net

LANDSCAPE
WALKLAUD
6915 SW 57TH AVENUE II
SUITE 203
CORAL GABLES, FL 33143
O-786.538.2098
Devin@walklaud.com

REVISIONS:

No.	Description	Date
1	Revision 1	02/12/2025

DATE: 11.21.2024
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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

AREA DIAGRAMS

SCALE: AS SHOWN

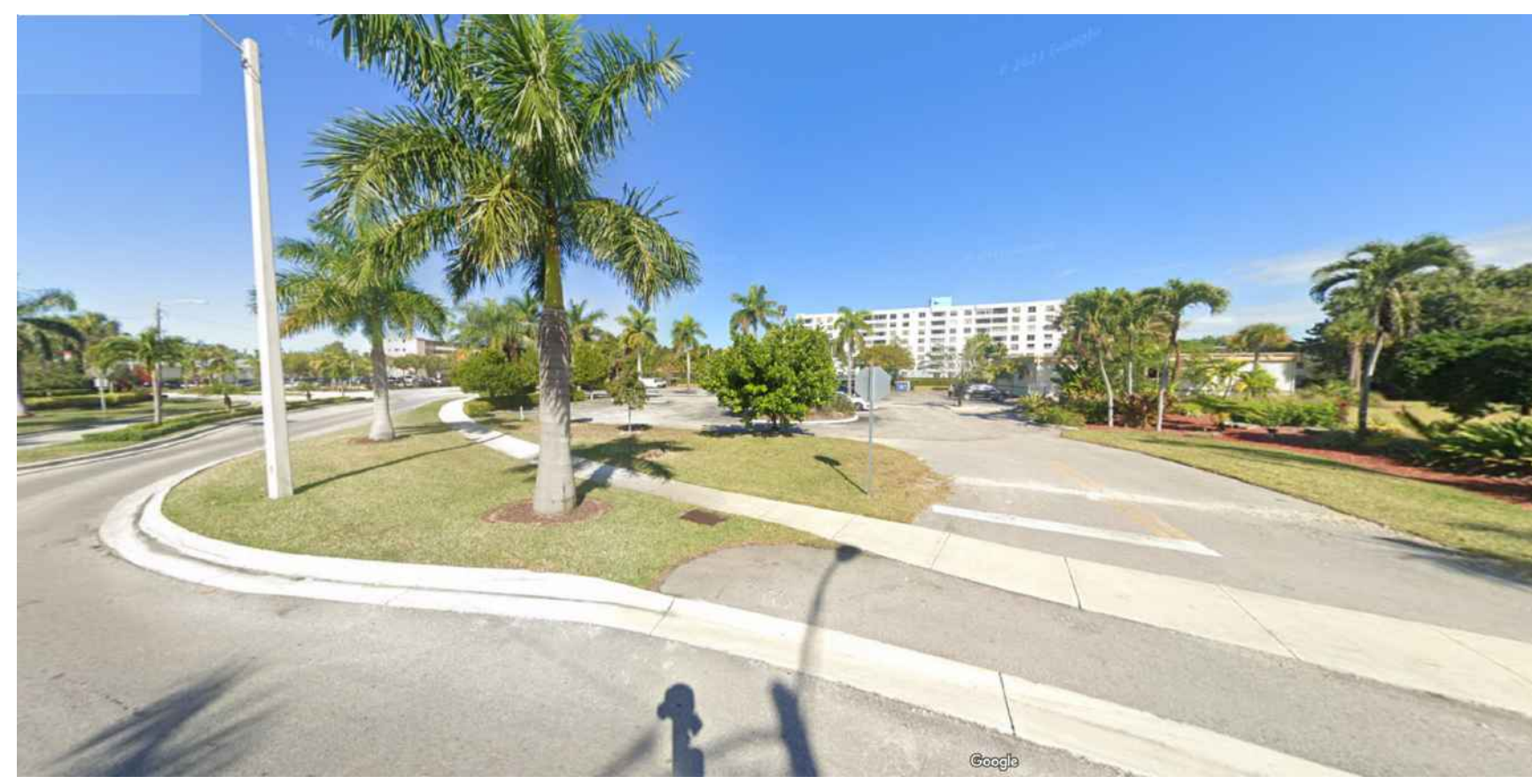
SHEET NO:

A-001

FINAL TAC (NOT FOR CONSTRUCTION)



03 LOOKING INTO PROPERTY TO THE NORTH-EAST
SCALE: N/A



02 SUBJECT SITE - ACCESS TO PROPERTY
SCALE: N/A



01 SUBJECT SITE - LOOKING INTO PROPERTY TO THE NORTH-WEST
SCALE: N/A



12 1200 TALLWOOD AVE
SCALE: N/A



04 901 HILLCREST DR-HILLCREST BUILDING
SCALE: N/A



CONTEXTUAL PHOTO-LOCATION MAP
SCALE: N/A



11 VIEW FROM BUILDING 20 HILLCREST EAST
SCALE: N/A



05 HILLCREST EAST BUILDING 20
SCALE: N/A



10 4496 HILLCREST-BIONIC SUMMER CAMP
SCALE: N/A



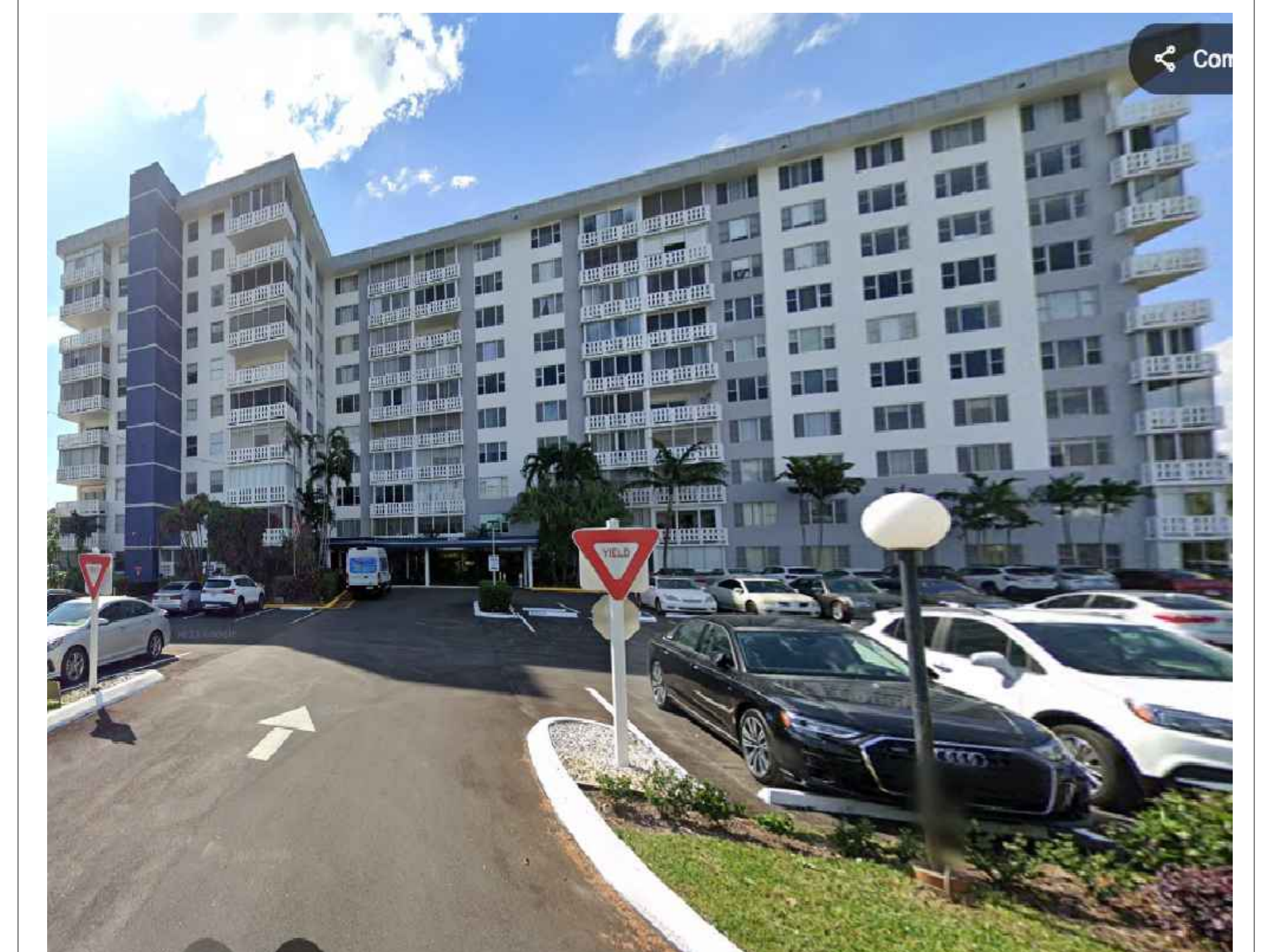
06 4599 HILLCREST DR - IN BEHIND SUBJECT SITE
SCALE: N/A



07 4617 HILLCREST LN
SCALE: N/A



08 NEARBY MULTIFAMILY APARTMENTS
SCALE: N/A

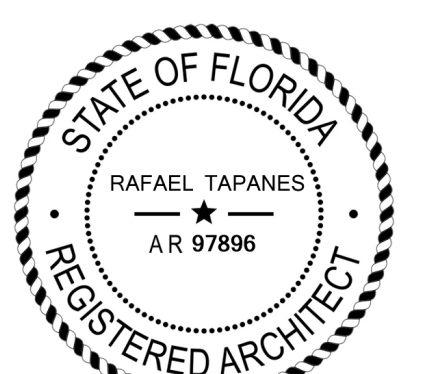


09 4584 HILLCREST DR-NEARBY MULTIFAMILY APARTMENTS
SCALE: N/A

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CONTEXT IMAGES

SCALE: AS SHOWN

SHEET NO: A-002