

ATTACHMENT C
Public Participation
Meeting



LLR Architects Inc.

9000 Sheridan Street Suite 158

Pembroke Pines, FL 33028

954-862-2248

www.llrarchitectsinc.com

hello@llrarchitectsinc.com

VIRTUAL COMMUNITY MEETING:

Our firm represents 1834 Mayo Street LLC who is developing Multi-Family Apartments at 1834-1840 Mayo Street in Hollywood, FL. On behalf of my client we would like to invite you to attend a Virtual Community Meeting to share our vision for this site.

Owner:

1834 Mayo Street LLC

1833 S Ocean Dr #1209

Hallandale Beach, FL 33009

Project address:

1834-1840 Mayo Street

Hollywood, FL 33020

FILE NUMBER: 23-DP-50

The hearing is being held to offer the community a preview of what is being designed and to obtain feedback on project. All interested parties are encouraged to participate in the virtual meeting. We will be presenting this proposed project and immediately following the presentation will be a time to address any questions or concerns you may have.

MEETING TO BE HELD ON: Thursday November 2, 2023 at 6:00 PM EST.

FOR FURTHER INFORMATION CONTACT: hello@llrarchitectsinc.com

If you have questions regarding the proposed project or need assistance to access the Zoom application, we request that you please send via e-mail in advance of the meeting. To participate, you must access the link provided below via the Zoom Application.

Link to Join Zoom Meeting:

<https://us02web.zoom.us/j/85074325023?pwd=MnlhWFNab1dmU25hQUgwWE5TSTg1Zz09>

You can also access the meeting directly by logging into the Zoom application and entering the Meeting ID and Passcode below:

Meeting ID: 850 7432 5023

Passcode: 1834mayo



LLR Architects Inc.

VIRTUAL COMMUNITY MEETING-minutes:

Our firm is representing **1834 Mayo Street LLC** who is developing Multi-Family Apartments at 1834-1840 Mayo Street in Hollywood, Florida:

Owner:

1834 Mayo Street LLC

1833 S. Ocean Drive #1209

Hallandale Beach, FL 33009

Project Address:

1834-1840 Mayo Street

Hollywood, FL 33024

FILE NUMBER: 23-DP-50

The hearing was held on Thursday November 2, 2023 at 6:00 PM

The following people were in attendance via on-line zoom call.

- Luis La Rosa- Architect
- Xavier Valerie
- Yel Saias
- Christine
- Pamela Sepulveda

LLR Architects Inc.

9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024

(work) 954-862-2248
e-mail: llarosa@larosaarchitects.com



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- Previous to meeting starting
 - Xavier: inquired about the project, confirming if the property is Royal Poinciana or Parkside.
 - Christine: mentioned FEC Commuter Train meeting they had - breaking ground in 2024 with station in Hollywood
- Luis La Rosa presented project. Showed Site Plan, Floor Plans and Elevations
- Luis La Rosa opened questions to participants.
- Luis La Rosa: Have to revisit with the owner if he will be adding amenities/like a gym
 - Christine: As long as there are some type of greenery/umbrellas/ for residents to be able to be outside. It's a plus for the owner/developer, I don't think the neighborhood cares one way or the other. As a selling point to rent your apartment for the top dollar you gotta give
- Xavier: I like the townhouse on the top
 - Luis: They are a great feature. It breaks up the monotony. Allows to do different things like the crown at the top
- Christine: I like the canopies over the balcony on the top. They create different shadows at different times of the day. A little detail that in the long run creates detail in the building that makes it interesting.
 - Luis: They are like little sunscreens. The band gives you the roof covering that you need either way
- Christine: What is the material covering the garage?
 - Luis: These are screens. I need to have the garage ventilating 50%. The rendering guy didn't do it justice and I need to fix that. We have been dealing with a couple different companies that are creating really nice architectural features. I'll have that updated in my final sign-off. It's going to be a metal screen with some type of ornamental work (like little leaves or different things).
 - Christine: The building across from me, they were supposed to do the metal screen but then it was too costly at the end so they did, it looks like a material screen, and it's just pops of colors, different shades of blue and it's so cool. Maybe something like that to make a stand, an artsy look.
 - Luis: They have other ones that are applied, like a face mountain application, and within that it could be a whole pattern, like a face, it could be anything I am also looking into doing a mural. Art on the wall that goes with the building as well.
 - Christine: Start making things that are out of the box. The art, people love it.
- Christine: Your landscaping. You are going to have tons of trees?
 - Luis: We tried to keep all the street trees.
 - Christine: I'm looking at google maps right now. It looks like the one to the left you are keeping and the entryway that you are taking out, you are replacing it - there were no trees at that end anyway so you are actually accomplishing a good thing
 - Luis: I think so too and those will grow out. We lost one of the same size and we are adding four back. We want a buffer because we are next to that commercial project

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which is pretty good. In the rear we have plenty of room for that planting. These side ones are tight but we will be able to get enough trees in there. We are framing the front up pretty nice

Christine:

- Christine: Where is the fire suppressant?
 - Luis: It's on the right hand side.
- Xavier: You have 50 plus parking space. Did you provide some bicycle are on the ground floor?
 - Luis: We provided in the storage area.
 - Xavier: I'm in the business of renting and it has gone from people having 0 bicycles to at least 4th to 5th person of every rental having a bicycle or 2 even. To put them in the street to be stolen
 - Luis: This is the area where we will grow it
- Christine: Any lifts for parking?
 - Luis: Yes. Lifts have to be designated to the 2 bedroom only. We are required 76 and we have 78
 - Christine: Something came up on a project in a neighborhood and I brought up the fact that the building would have lifts and they were unaware of it. I showed them where to look. A week later the lifts won't work with electric vehicles because they were so much heavier than a regular vehicle that the lifts won't work heavy. Have you heard that or is that bizarre?
 - Luis: A regular vehicle I believe is 5 to 6 thousand pounds. The lifts we use I believe hold 8.5 to 9 thousand pounds. If they have a cheaper lift that holds 5 to 6 thousand pounds then I can see that being a problem.
 - ***Shows plans- Lift capacity: is actually 6 thousand pounds. Let me look it up: An SUV is between 1,500 and 2,400 hundred pounds. An electric vehicle is 5 thousand pounds***
- Christine: Discusses how there are people who complain in the meetings and find things to complain about
 - Luis: Mentions that we do not get as many people that complain as much but in the beginning we would have more people complain about RAC but not the actual building design
- Christine: I like this project Luis. Thank God for the 2 buildings it is replacing.
- Attendee: Will this presentation be available for those who could not attend the meeting?
 - Luis: I don't believe so. I believe it only takes audio and transcript. If you send me your email I can send you a copy of that transcript.
 - *Did not receive email in chat*

Meeting Ended

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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 18, 2023

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: 1834 Mayo Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 22 33 0110

SUBJECT: 1840 Mayo Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 22 33 0120

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 10/16/2023.

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 and the site was posted on 10/18/2023.

Sincerely,

RDR Miami | Diana B. Rio, LEED® AP

Total number of mailed notices: **110, including 1 international**

(This includes the Division of Planning, registered civic and neighborhood association(s) as provided by the applicant, the Mayor and 6 commissioners)

PAELINCK, HUGO G & MARY
917 ST GEORGE ST PO BOX 752
PORT DOVER ON NOA 1N0
CANADA

1400 FEDERAL HIGHWAY LLC
% JONAS MOMOUN
550 N ISLAND DR
GOLDEN BEACH, FL 33160

1600 FEDERAL HWY LLC
CVS/ALTUS PO BOX 1610
COCKEYSVILLE, MD 21030

1840 MAYO STREET LLC
1833 S OCEAN DR #1209
HALLANDALE BEACH, FL 33009

1845 PEMBROKE RD 2-14 LLC
1215 N SOUTHLAKE DR
HOLLYWOOD, FL 33019

1845 PEMBROKE RD 31 LLC
1215 N SOUTHLAKE DR
HOLLYWOOD, FL 33019

1845 PEMBROKE ROAD LLC
1215 N SOUTHLAKE DR
HOLLYWOOD, FL 33019

1858 FLETCHER STREET LLC
19355 TURNBERRY WAY #19C
AVENTURA, FL 33180

191626 FLETCHER LLC
3323 NE 163 ST PH704
NORTH MIAMI BEACH, FL 33160

1921 PEMBROKE RD LLC
1921 PEMBROKE RD
HOLLYWOOD, FL 33020

2022 MAYO LLC
3241 SW 44 ST
FORT LAUDERDALE, FL 33312

ADVANTAGE HOSPITALITY GROUP LLC
1450 SE 3 AVE STE 403
DANIA BEACH, FL 33004

AHMED VENTURES INC
1625 S FEDERAL HWY
HOLLYWOOD, FL 33020

AJOKU, ADAEZE
1400 S 19 AVE #7
HOLLYWOOD, FL 33020

ALL STAR INTERNATIONAL INV LLC
SOLE HOMES LLC ETAL
4524 SE 16 PL #2C
CAPE CORAL, FL 33993

ALVAREZ, JAVIER
LEVEY, ISABEL BETANCOURT
800 SE 4 AVE #806
HALLANDALE BEACH, FL 33009

ANJOVI LLC
13762 W STATE RD 84 PMB 605
DAVIE, FL 33325

ANSON, GLEN H/E
ANSON, KENNETH & DUMAS, MARY
1845 PEMBROKE ROAD #16
HOLLYWOOD, FL 33020

ANTHIAS LLC
1917 NE 118 RD
NORTH MIAMI, FL 33181

ARAD PROPERTIES LLC
3501 N OCEAN DR APT 4F
HOLLYWOOD, FL 33019

ASEROV, MICHAEL
ASEROV, RINA
400 DIPLOMAT PKWY #710
HALLANDALE BEACH, FL 33009

BEDU INVESTMENTS INC
1219 S FEDERAL HWY
HOLLYWOOD, FL 33020

BEDZ INVESTMENTS INC
1219 S FEDERAL HWY
HOLLYWOOD, FL 33020

BENDOYM, MARINA
1400 S 19 AVE #1
HOLLYWOOD, FL 33020

BLACK, CLAYTON J
1400 S 19 AVE APT 2
HOLLYWOOD, FL 33020

BLANKENSHIP, TAMMY
1400 S 19 AVE #4
HOLLYWOOD, FL 33020

BURCA, VOICHITA E
BURCA, VOICU C
218 NE 12 AVE #407
HALLANDALE BEACH, FL 33009

CARLOS EDUARDO MURCIA REV LIV TR
MURCIA, CARLOS EDUARDO TRSTEE
1901 FLETCHER ST
HOLLYWOOD, FL 33020

CASERIO LLC
777 BRICKELL AVE #500-49
MIAMI, FL 33131

CASERIO LLC
848 BRICKELL AVE STE 1130A
MIAMI, FL 33131

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

DAPHNA GAZIT LLC
1920 E HALLANDALE BCH BLVD #501
HALLANDALE BEACH, FL 33009

DE LUCCA, ANTHONY A
4715 NW 47 TERR
TAMARAC, FL 33319

DELIGHTFUL SEVEN REAL EST MGMT
%JAMES A WEINKLE, MANAGER
1829 SW WILLOWBEND LN
PALM CITY, FL 34990

DIAZ, FRANK A
214 SE 2 CT
HALLANDALE BEACH, FL 33009

ECHEVERRIA ASSOCIATES SPA LLC
3515 VAN BUREN ST #204
HOLLYWOOD, FL 33021

ETOILE3640 LLC
4053 PINE RIDGE LN
WESTON, FL 33331

FERNANDEZ, JESUS
1852 WILEY ST
HOLLYWOOD, FL 33020

FLETCHER RENTALS LLC
4230 CASPER CT
HOLLYWOOD, FL 33021

FLETCHER TGA LLC
PO BOX 66
HALLANDALE BEACH, FL 33008

FLO INVEST LLC
749 NE 195 ST
MIAMI, FL 33179

FLORIDA DEPT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE, FL 33309

FLORKIKA LLC
PO BOX 800639
AVENTURA, FL 33280

FYR SFR BORROWER LLC
%HAVENBROOK HOMES
PO BOX 4090
SCOTTSDALE, AZ 85261

GAGO CAPITAL LLC
10175 COLLINS AVE #1406
BAL HARBOUR, FL 33154

GARCIA, RICARDO & ELISABET
1914 WILEY ST
HOLLYWOOD, FL 33020

GCW INVESTMENTS LLC
100 GOLDEN ISLES DR #1115
HALLANDALE BEACH, FL 33009

GONZALEZ, GUILLERMO G
1520 S 19 AVE
HOLLYWOOD, FL 33020

GONZALEZ, JESUS
1547 RODMAN ST
HOLLYWOOD, FL 33020

GONZALEZ, RAYMOND & NYDIA
1845 PEMBROKE ROAD #3-17
HOLLYWOOD, FL 33020

GRAB, DOREL
HACMAN, SIMONA
1412 S 19 AVE
HOLLYWOOD, FL 33020

GRETO LLC
2131 HOLLYWOOD BLVD #306
HOLLYWOOD, FL 33020

GULKAROV, DMITRIY
102-25 63 AVE
FOREST HILL, NY 11375

HAKIM, TAL
HAKIM, HAGIT
26 HIGHFIELD LN
ROSLYN HTS, NY 11577

HANIEL INC
2049 S OCEAN DR #703
HALLANDALE BEACH, FL 33009

HI-LAND PROPERTIES LLC
5644 CORPORATE WAY
WEST PALM BEACH, FL 33407

JEANNE JARAMILLO REV LIV TR
JOSE M VELEZ REV LIV TR
4912 VAN BUREN ST
HOLLYWOOD, FL 33021

JERVIS, MICHAEL
4151 SW 19 ST
WEST PARK, FL 33023

JOHNSON, TOMMY A
3801 SW 52 ST
FORT LAUDERDALE, FL 33312

KNAM ESTATE LLC
14 TYROLER CT
EDISON, NJ 08820

LINCA, VASILIKA
1858 MAYO ST #3
HOLLYWOOD, FL 33020

LOAIZA, IVETTE
RAMOS, PABLO ETAL
1846 MAYO ST
HOLLYWOOD, FL 33020

LULUSO LLC
1095 OYSTERWOOD ST
HOLLYWOOD, FL 33019

MARIA DOLORES L PADILLA TR
1909 MAYO ST #1-2
HOLLYWOOD, FL 33020

MARTIN, MARCOS FERNANDO
20350 W COUNTY CLUB DR #105
AVENTURA, FL 33180

MENDEZ, RAFAEL
2909 STOCKHOLM AVE
COOPER CITY, FL 33026

MERCURIO, JAIME ALFREDO
BERRIO, KARLA
1853 MAYO ST
HOLLYWOOD, FL 33020

MORENO, ANTHONY
1506 S 19 AVE
HOLLYWOOD, FL 33020

MVGM PROPERTIES LLC
410 SE 2 ST #321
HALLANDALE BEACH, FL 33009

NKM CORP INC
1501 S FEDERAL HWY
HOLLYWOOD, FL 33020

OM FT INVESTMENTS LLC
14880 DUNBARTON PL
MIAMI LAKES, FL 33016

ONE TOWER LLC
11900 BISCAYNE BLVD #289
MIAMI, FL 33181

PANFILOFF, ANDRE
POPESCU, VIORICA
1905 MAYO ST
HOLLYWOOD, FL 33020

PERALTA, JAIME
4421 JOHNSON ST
HOLLYWOOD, FL 33021

PUBLIC LAND % CITY OF HOLLYWOOD
OFFICE OF BUSINESS & INTL TRADE
2600 HOLLYWOOD BLVD #212
HOLLYWOOD, FL 33020

RACOVITA, MARIANA
RACOVITA, MARIUS
303 SW 2 AVE
DANIA BEACH, FL 33004

RAMIO LLC
1852 MAYO ST
HOLLYWOOD, FL 33020

RESSLER, EVAN
RESSLER, SUSAN
1400 S 19 AVE #5
HOLLYWOOD, FL 33020

RYGOT ACQUISITIONS LLC
% GABRIEL RYDZ
20533 BISCAYNE BLVD #1240
AVENTURA, FL 33180

SAKER, OSCAR R
1924 MAYO ST
HOLLYWOOD, FL 33020

SALA, LUIS H/E
SALA, LAURA
1845 PEMBROKE RD APT 18
HOLLYWOOD, FL 33020

SANTA LUCINDA LLC
8201 BYRON AVE #207
MIAMI BEACH, FL 33141

SANTIAGO, ANTONIO & VANEISSA G
1834 WILEY ST
HOLLYWOOD, FL 33020

SUBONI, VALENTIN
1310 N 28 AVE
HOLLYWOOD, FL 33020

TABASSO, ANTHONY E
TABASSO, ELISA MARIE
238 SE 3 PL
DANIA BEACH, FL 33004

THOMPSON, FRANK
1845 PEMBROKE RD 4-29
HOLLYWOOD, FL 33020

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

TSVITAYEV, KONSTIANTYN H/E
FLORENT, TATIANA
1859 FLETCHER ST
HOLLYWOOD, FL 33020

TUDOR, ELENA
1921 FLETCHER ST
HOLLYWOOD, FL 33020

TUSA, JOHN
1918 MAYO ST
HOLLYWOOD, FL 33020

URBAN GROUP DEVELOPMENT
1852 FLETCHER ST
HOLLYWOOD, FL 33020

VEGA, ERICK AXEL
VEGA, SHAYLA ANN
1915 MAYO ST
HOLLYWOOD, FL 33020

VELAZQUEZ, GERRY D
1859 MAYO ST
HOLLYWOOD, FL 33020

VISCARRA, MARIA E
1416 S 19 AVE
HOLLYWOOD, FL 33020

VMN GROUP LLC
1328 S FEDERAL HWY
HOLLYWOOD, FL 33020

WAKE, ANNETTE M
1846 WILEY ST
HOLLYWOOD, FL 33020

XLT INVESTMENT CORP
16450 NE 35 AVE
MIAMI, FL 33160

CITY OF HOLLYWOOD
PLANNING & URBAN DESIGN
2600 HOLLYWOOD BLVD #315
HOLLYWOOD, FL 33020

DOWNTOWN PARKSIDE ROYAL POINCIANA
CIVIC ASSOC.
C/O LYNN SMITH
1939 ADAMS ST
HOLLYWOOD, FL 33020

DOWNTOWN PARKSIDE ROYAL POINCIANA
CIVIC ASSOC.
C/O MITCH ANTON
1900 VAN BUREN ST, APT 502
HOLLYWOOD, FL 33020

HIGHLAND GARDENS CIVIC ASSOC.
DAVID KOUT, PRES./ SHIRLEY STEALEY,
SEC/TREAS
2847 PLUNKETT ST
Hollywood, FL 33020

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

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

THE HONORABLE ADAM GRUBER
DISTRICT 4
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE CARYL S SHUHAM
DISTRICT 1
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE IDELMA QUINTANA
DISTRICT 6
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE JOSH LEVY
MAYOR
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE KEVIN BIEDERMAN
DISTRICT 5
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE LINDA HILL ANDERSON
DISTRICT 2
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE TRACI CALLARI
DISTRICT 3
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Name 1	Name 2	Address	City	State	Zip	Country
PAELINCK, HUGO G & MARY		917 ST GEORGE ST PO BOX 752	PORT DOVER ON		NOA 1NO	CANADA
1400 FEDERAL HIGHWAY LLC	% JONAS MOMOUN	550 N ISLAND DR	GOLDEN BEACH	FL	33160	USA
1600 FEDERAL HWY LLC		CVS/ALTUS PO BOX 1610	COCKEYSVILLE	MD	21030	USA
1840 MAYO STREET LLC		1833 S OCEAN DR #1209	HALLANDALE BEACH	FL	33009	USA
1845 PEMBROKE RD 2-14 LLC		1215 N SOUTHLAKE DR	HOLLYWOOD	FL	33019	USA
1845 PEMBROKE RD 31 LLC		1215 N SOUTHLAKE DR	HOLLYWOOD	FL	33019	USA
1845 PEMBROKE ROAD LLC		1215 N SOUTHLAKE DR	HOLLYWOOD	FL	33019	USA
1858 FLETCHER STREET LLC		19355 TURNBERRY WAY #19C	AVENTURA	FL	33180	USA
191626 FLETCHER LLC		3323 NE 163 ST PH704	NORTH MIAMI BEACH	FL	33160	USA
1921 PEMBROKE RD LLC		1921 PEMBROKE RD	HOLLYWOOD	FL	33020	USA
2022 MAYO LLC		3241 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
ADVANTAGE HOSPITALITY GROUP LLC		1450 SE 3 AVE STE 403	DANIA BEACH	FL	33004	USA
AHMED VENTURES INC		1625 S FEDERAL HWY	HOLLYWOOD	FL	33020	USA
AJOKU, ADAEZE		1400 S 19 AVE #7	HOLLYWOOD	FL	33020	USA
ALL STAR INTERNATIONAL INV LLC	SOLE HOMES LLC ETAL	4524 SE 16 PL #2C	CAPE CORAL	FL	33993	USA
ALVAREZ, JAVIER	LEVEY, ISABEL BETANCOURT	800 SE 4 AVE #806	HALLANDALE BEACH	FL	33009	USA
ANJOVI LLC		13762 W STATE RD 84 PMB 605	DAVIE	FL	33325	USA
ANSON, GLEN H/E	ANSON, KENNETH & DUMAS, MARY	1845 PEMBROKE ROAD #16	HOLLYWOOD	FL	33020	USA
ANTHIAS LLC		1917 NE 118 RD	NORTH MIAMI	FL	33181	USA
ARAD PROPERTIES LLC		3501 N OCEAN DR APT 4F	HOLLYWOOD	FL	33019	USA
ASEROV, MICHAEL	ASEROV, RINA	400 DIPLOMAT PKWY #710	HALLANDALE BEACH	FL	33009	USA
BEDU INVESTMENTS INC		1219 S FEDERAL HWY	HOLLYWOOD	FL	33020	USA
BEDZ INVESTMENTS INC		1219 S FEDERAL HWY	HOLLYWOOD	FL	33020	USA
BENDOYM, MARINA		1400 S 19 AVE #1	HOLLYWOOD	FL	33020	USA
BLACK, CLAYTON J		1400 S 19 AVE APT 2	HOLLYWOOD	FL	33020	USA
BLANKENSHIP, TAMMY		1400 S 19 AVE #4	HOLLYWOOD	FL	33020	USA
BURCA, VOICHITA E	BURCA, VOICU C	218 NE 12 AVE #407	HALLANDALE BEACH	FL	33009	USA
CARLOS EDUARDO MURCIA REV LIV TR	MURCIA, CARLOS EDUARDO TRSTEE	1901 FLETCHER ST	HOLLYWOOD	FL	33020	USA
CASERIO LLC		777 BRICKELL AVE #500-49	MIAMI	FL	33131	USA
CASERIO LLC		848 BRICKELL AVE STE 1130A	MIAMI	FL	33131	USA
CITY OF HOLLYWOOD	DEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	USA
DAPHNA GAZIT LLC		1920 E HALLANDALE BCH BLVD #501	HALLANDALE BEACH	FL	33009	USA
DE LUCCA, ANTHONY A		4715 NW 47 TERR	TAMARAC	FL	33319	USA
DELIGHTFUL SEVEN REAL EST MGMT	%JAMES A WEINKLE, MANAGER	1829 SW WILLOWBEND LN	PALM CITY	FL	34990	USA
DIAZ, FRANK A		214 SE 2 CT	HALLANDALE BEACH	FL	33009	USA
ECHEVERRIA ASSOCIATES SPA LLC		3515 VAN BUREN ST #204	HOLLYWOOD	FL	33021	USA
ETOILE3640 LLC		4053 PINE RIDGE LN	WESTON	FL	33331	USA
FERNANDEZ, JESUS		1852 WILEY ST	HOLLYWOOD	FL	33020	USA
FLETCHER RENTALS LLC		4230 CASPER CT	HOLLYWOOD	FL	33021	USA
FLETCHER TGA LLC		PO BOX 66	HALLANDALE BEACH	FL	33008	USA
FLO INVEST LLC		749 NE 195 ST	MIAMI	FL	33179	USA
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	USA
FLORKIKA LLC		PO BOX 800639	AVENTURA	FL	33280	USA
FYR SFR BORROWER LLC	%HAVENBROOK HOMES	PO BOX 4090	SCOTTSDALE	AZ	85261	USA
GAGO CAPITAL LLC		10175 COLLINS AVE #1406	BAL HARBOUR	FL	33154	USA
GARCIA, RICARDO & ELISABET		1914 WILEY ST	HOLLYWOOD	FL	33020	USA
GCW INVESTMENTS LLC		100 GOLDEN ISLES DR #1115	HALLANDALE BEACH	FL	33009	USA
GONZALEZ, GUILLERMO G		1520 S 19 AVE	HOLLYWOOD	FL	33020	USA

GONZALEZ, JESUS		1547 RODMAN ST	HOLLYWOOD	FL	33020	USA
GONZALEZ, RAYMOND & NYDIA		1845 PEMBROKE ROAD #3-17	HOLLYWOOD	FL	33020	USA
GRAB, DOREL	HACMAN, SIMONA	1412 S 19 AVE	HOLLYWOOD	FL	33020	USA
GRETO LLC		2131 HOLLYWOOD BLVD #306	HOLLYWOOD	FL	33020	USA
GULKAROV, DMITRIY		102-25 63 AVE	FOREST HILL	NY	11375	USA
HAKIM, TAL	HAKIM, HAGIT	26 HIGHFIELD LN	ROSLYN HTS	NY	11577	USA
HANIEL INC		2049 S OCEAN DR #703	HALLANDALE BEACH	FL	33009	USA
HI-LAND PROPERTIES LLC		5644 CORPORATE WAY	WEST PALM BEACH	FL	33407	USA
JEANNE JARAMILLO REV LIV TR	JOSE M VELEZ REV LIV TR	4912 VAN BUREN ST	HOLLYWOOD	FL	33021	USA
JERVIS, MICHAEL		4151 SW 19 ST	WEST PARK	FL	33023	USA
JOHNSON, TOMMY A		3801 SW 52 ST	FORT LAUDERDALE	FL	33312	USA
KNAM ESTATE LLC		14 TYROLER CT	EDISON	NJ	08820	USA
LINCA, VASILIKA		1858 MAYO ST #3	HOLLYWOOD	FL	33020	USA
LOAIZA, IVETTE	RAMOS, PABLO ETAL	1846 MAYO ST	HOLLYWOOD	FL	33020	USA
LULUSO LLC		1095 OYSTERWOOD ST	HOLLYWOOD	FL	33019	USA
MARIA DOLORES L PADILLA TR		1909 MAYO ST #1-2	HOLLYWOOD	FL	33020	USA
MARTIN, MARCOS FERNANDO		20350 W COUNTY CLUB DR #105	AVENTURA	FL	33180	USA
MENDEZ, RAFAEL		2909 STOCKHOLM AVE	COOPER CITY	FL	33026	USA
MERCURIO, JAIME ALFREDO	BERRIO, KARLA	1853 MAYO ST	HOLLYWOOD	FL	33020	USA
MORENO, ANTHONY		1506 S 19 AVE	HOLLYWOOD	FL	33020	USA
MVGM PROPERTIES LLC		410 SE 2 ST #321	HALLANDALE BEACH	FL	33009	USA
NKM CORP INC		1501 S FEDERAL HWY	HOLLYWOOD	FL	33020	USA
OM FT INVESTMENTS LLC		14880 DUNBARTON PL	MIAMI LAKES	FL	33016	USA
ONE TOWER LLC		11900 BISCAYNE BLVD #289	MIAMI	FL	33181	USA
PANFILOFF, ANDRE	POPESCU, VIORICA	1905 MAYO ST	HOLLYWOOD	FL	33020	USA
PERALTA, JAIME		4421 JOHNSON ST	HOLLYWOOD	FL	33021	USA
PUBLIC LAND % CITY OF HOLLYWOOD	OFFICE OF BUSINESS & INTL TRADE	2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	USA
RACOVITA, MARIANA	RACOVITA, MARIUS	303 SW 2 AVE	DANIA BEACH	FL	33004	USA
RAMIO LLC		1852 MAYO ST	HOLLYWOOD	FL	33020	USA
RESSLER, EVAN	RESSLER, SUSAN	1400 S 19 AVE #5	HOLLYWOOD	FL	33020	USA
RYGOT ACQUISITIONS LLC	% GABRIEL RYDZ	20533 BISCAYNE BLVD #1240	AVENTURA	FL	33180	USA
SAKER, OSCAR R		1924 MAYO ST	HOLLYWOOD	FL	33020	USA
SALA, LUIS H/E	SALA, LAURA	1845 PEMBROKE RD APT 18	HOLLYWOOD	FL	33020	USA
SANTA LUCINDA LLC		8201 BYRON AVE #207	MIAMI BEACH	FL	33141	USA
SANTIAGO, ANTONIO & VANEISSA G		1834 WILEY ST	HOLLYWOOD	FL	33020	USA
SUBONI, VALENTIN		1310 N 28 AVE	HOLLYWOOD	FL	33020	USA
TABASSO, ANTHONY E	TABASSO, ELISA MARIE	238 SE 3 PL	DANIA BEACH	FL	33004	USA
THOMPSON, FRANK		1845 PEMBROKE RD 4-29	HOLLYWOOD	FL	33020	USA
TPEC FLORIDA LLC		35-15 FARRINGTON ST	FLUSHING	NY	11354	USA
TSVITAYEV, KONSTIANTYN H/E	FLORENT, TATIANA	1859 FLETCHER ST	HOLLYWOOD	FL	33020	USA
TUDOR, ELENA		1921 FLETCHER ST	HOLLYWOOD	FL	33020	USA
TUSA, JOHN		1918 MAYO ST	HOLLYWOOD	FL	33020	USA
URBAN GROUP DEVELOPMENT		1852 FLETCHER ST	HOLLYWOOD	FL	33020	USA
VEGA, ERICK AXEL	VEGA, SHAYLA ANN	1915 MAYO ST	HOLLYWOOD	FL	33020	USA
VELAZQUEZ, GERRY D		1859 MAYO ST	HOLLYWOOD	FL	33020	USA
VISCARRA, MARIA E		1416 S 19 AVE	HOLLYWOOD	FL	33020	USA
VMN GROUP LLC		1328 S FEDERAL HWY	HOLLYWOOD	FL	33020	USA
WAKE, ANNETTE M		1846 WILEY ST	HOLLYWOOD	FL	33020	USA
XLT INVESTMENT CORP		16450 NE 35 AVE	MIAMI	FL	33160	USA

CITY OF HOLLYWOOD	PLANNING & URBAN DESIGN	2600 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	C/O LYNN SMITH	1939 ADAMS ST	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	C/O MITCH ANTON	1900 VAN BUREN ST, APT 502	HOLLYWOOD	FL	33020	USA
HIGHLAND GARDENS CIVIC ASSOC.	DAVID KOUT, PRES./ SHIRLEY STEALEY, SEC/TREAS	2847 PLUNKETT ST	Hollywood	FL	33020	USA
HOLLYWOOD LAKES CIVIC ASSOC.	C/O TERRY CANTRELL, PRES.	PO BOX 223922	HOLLYWOOD	FL	33019	USA
PARKSIDE CIVIC ASSOC.	C/O KENNETH CRAWFORD	2018 FLETCHER ST	HOLLYWOOD	FL	33020	USA
THE HONORABLE ADAM GRUBER	DISTRICT 4	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE CARYL S SHUHAM	DISTRICT 1	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE IDELMA QUINTANA	DISTRICT 6	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE JOSH LEVY	MAYOR	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE KEVIN BIEDERMAN	DISTRICT 5	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE LINDA HILL ANDERSON	DISTRICT 2	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE TRACI CALLARI	DISTRICT 3	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA

Site posted on 10/18/2023





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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

500' RADIUS MAP (N.T.S.)



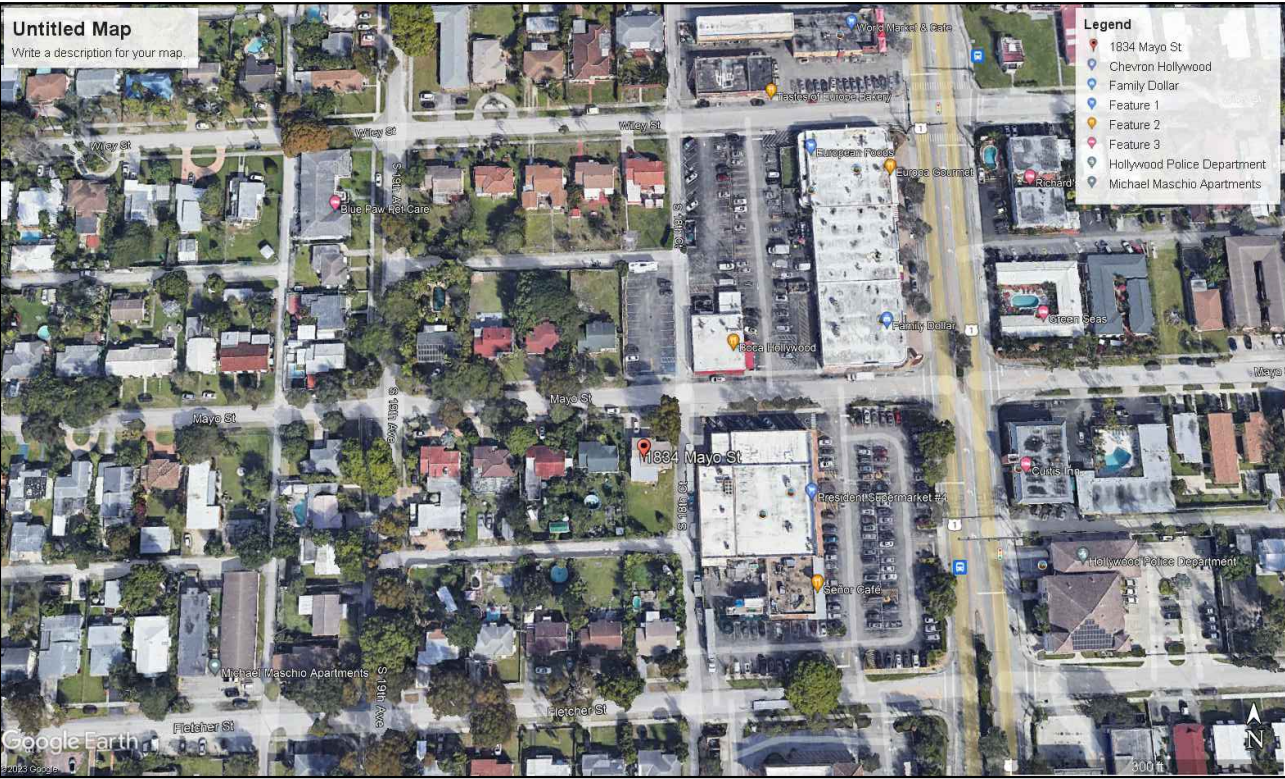
SUBJECT: 1834 Mayo Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 22 33 0110

SUBJECT: 1840 Mayo Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 22 33 0120

PROPOSED 49-UNITS MULTI FAMILY DEVELOPMENT FOR::
1840 MAYO STREET LLC
1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020



LOCATION MAP



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SP-1.3	SITE ELEVATIONS
C-1.1	PAVING, GRADING, WATER & SEWER PLAN
C-1.2	GENERAL DETAILS
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A-2.3	SOUTH ELEVATION
A-2.4	EAST ELEVATION

TAC-1 MEETING DATE: June 19, 2023
TAC-2 MEETING DATE: September 5, 2023



LLR Architects, Inc.

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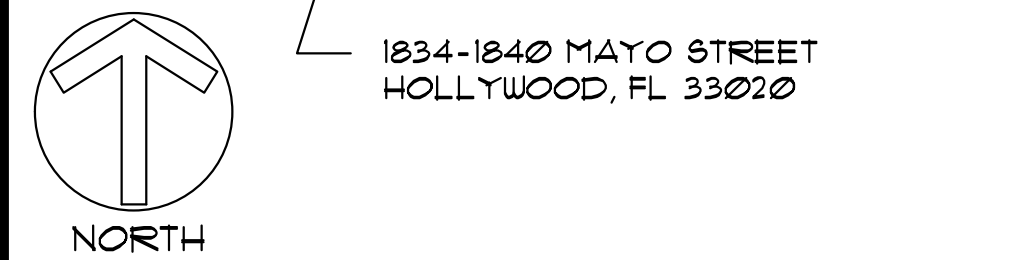
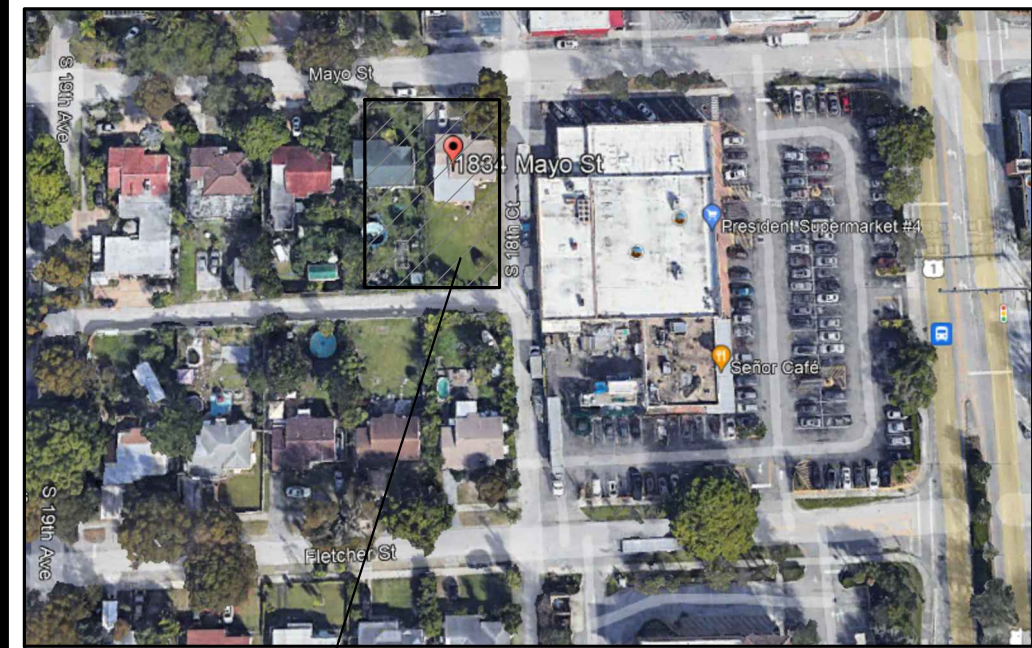
AYLWARD ENGINEERING
CIVIL ENGINEERING

3222 RIDGE TRACE
DAVIE, FLORIDA 33328

(O)- 954-424-5852
E-MAIL: AYLWARDENGINEER@GMAIL.COM

BRANDON M. WHITE- ASLA
LANDSCAPE ARCHITECTURE

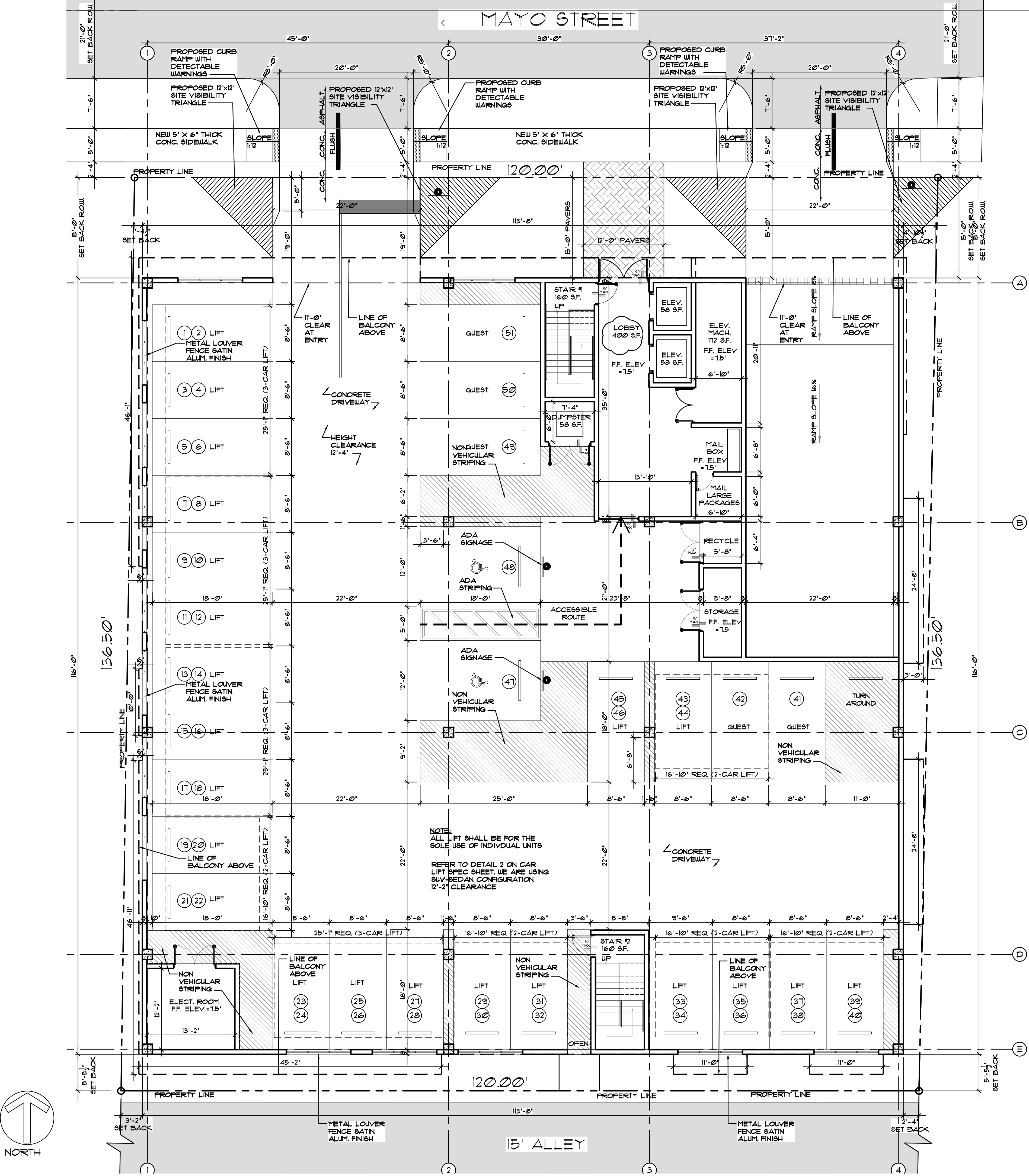
1708 SW JOY HAVEN ST
PORT ST. LUCIE, FL 34983
(O)-772-834-1357



1 LOCATION PLAN

- SCALE: N.T.S.
1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020, (6TH EDITION), FLORIDA FIRE PREVENTION CODE 2020-6TH EDITION AND ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.
5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.
6. ALL PERMITS, INSPECTIONS, AND APPROVALS SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.
7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.
8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.
9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR RESIDUE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.
10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).
11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.
12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES FOR THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.
13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

2 GENERAL NOTES



3 PROPOSED SITE PLAN

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

SITE CALCULATIONS:

TOTAL NET AREA:	16,321.33 SF. OR 0.37 ACRES
TOTAL GROSS AREA:	20,216.92 SF. OR 0.46 ACRES
BUILDING FOOTPRINT AREA	13,696 SF.
DRIVEWAY	528 SF.
CONC. SLAB	90 SF.
TOTAL IMPERVIOUS AREA=	14,314 SF. (81.8%)
TOTAL PERVIOUS AREA=	2,007.33 SF. (12.2%)

F.A.R. CALCULATIONS:

16,321.33 SF. X 3.0=	48,963.99 SF.
FIRST FLOOR (NOT DUPLEXER, ELEV. MACHINE, MAIL ROOM, RECYCLE ROOM, STORAGE + ELECTRICAL ROOM)	680 SF.
2ND FLOOR (NOT TRASH CHUTE, MAIL ROOM, RECYCLE ROOM, STORAGE + ELECTRICAL ROOM)	1,445 SF.
3RD FLOOR (NOT TRASH CHUTE, JAN. + TERRACE)	1,179 SF.
4TH FLOOR (NOT TRASH CHUTE, JAN. + OPEN)	1,179 SF.
5TH FLOOR (NOT TRASH CHUTE, JAN. + OPEN)	1,179 SF.
6TH + 7TH FLOOR (DUPLEX) (NOT TRASH CHUTE, OPEN + SUN DECK)	8,626 SF.

F.A.R. PROVIDED	48,963.99 SF.
F.A.R. ALLOWED	48,963.99 SF.

ZONING DESIGNATION: DH-3

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
(3)-STUDIOS= 4X1= 3 PARKING SPACES	3.0	3.0
24-(1) BEDROOM= 24X1= 24 PARKING SPACE	24.0	24.0
22-(2) BEDROOMS= 22X1.5= 33 PARKING SPACE	33	44.0 SEE NOTE-1
1-GUEST SPACE FOR EVERY 10 UNITS-(49)/10=	5.0	5.0
TOTAL PARKING SPACES	65	76

TOTAL LIFTS USED= 22
ADA PARKING STALLS - 3 REQUIRED/ 4-PROVIDED

NOTE:
1. LIFTS ARE DESIGNATED TO EACH 2-BEDROOM UNIT

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
ALL-FRONTAGES	15'	15'-0"
REAR	5'	5'-6"
SIDE-INTERIOR	0'	3'-0"
SIDE-ALLEY	5'	5'-0"
AT GRADE PARKING SETBACKS		N- 19'-0" S- 6'-2" E- 1'-2" W- 3'-8"

HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	10 STORIES OR 140'	8'-9" TOP OF ROOF
LAND USE DESIGNATION:	RAC	

- NOTE:
- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW & MAY BE SUBJECT TO BOARD APPROVAL.
 - THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.
 - REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM SUV-BEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.
 - MAX. FOOT CANDLE LEVEL @ ALL PROPERTY LINES (MAX. 5' ALLOWED).
 - OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE 02016-02.
 - ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND DEVELOPMENT REGULATION.
 - OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
 - MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
 - A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 1110 AND BROWARD AMENDMENT 1182.
 - ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
 - ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

GREEN BUILDING PRACTICE

THIS PROJECT REQUIRES A GREEN BUILDING CERTIFICATION. WE WILL BE PROVIDING A CERTIFICATION THROUGH THE GREEN BUILDING COUNCIL.

4 SITE DATA



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(CELL) - 786-543-0851
E-MAIL: LLR@LLRARCHITECTS.COM
LLR is a Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:

PROPOSED 49-UNIT MULTI-FAMILY DEVELOPMENT FOR:

1840 MAYO STREET LLC

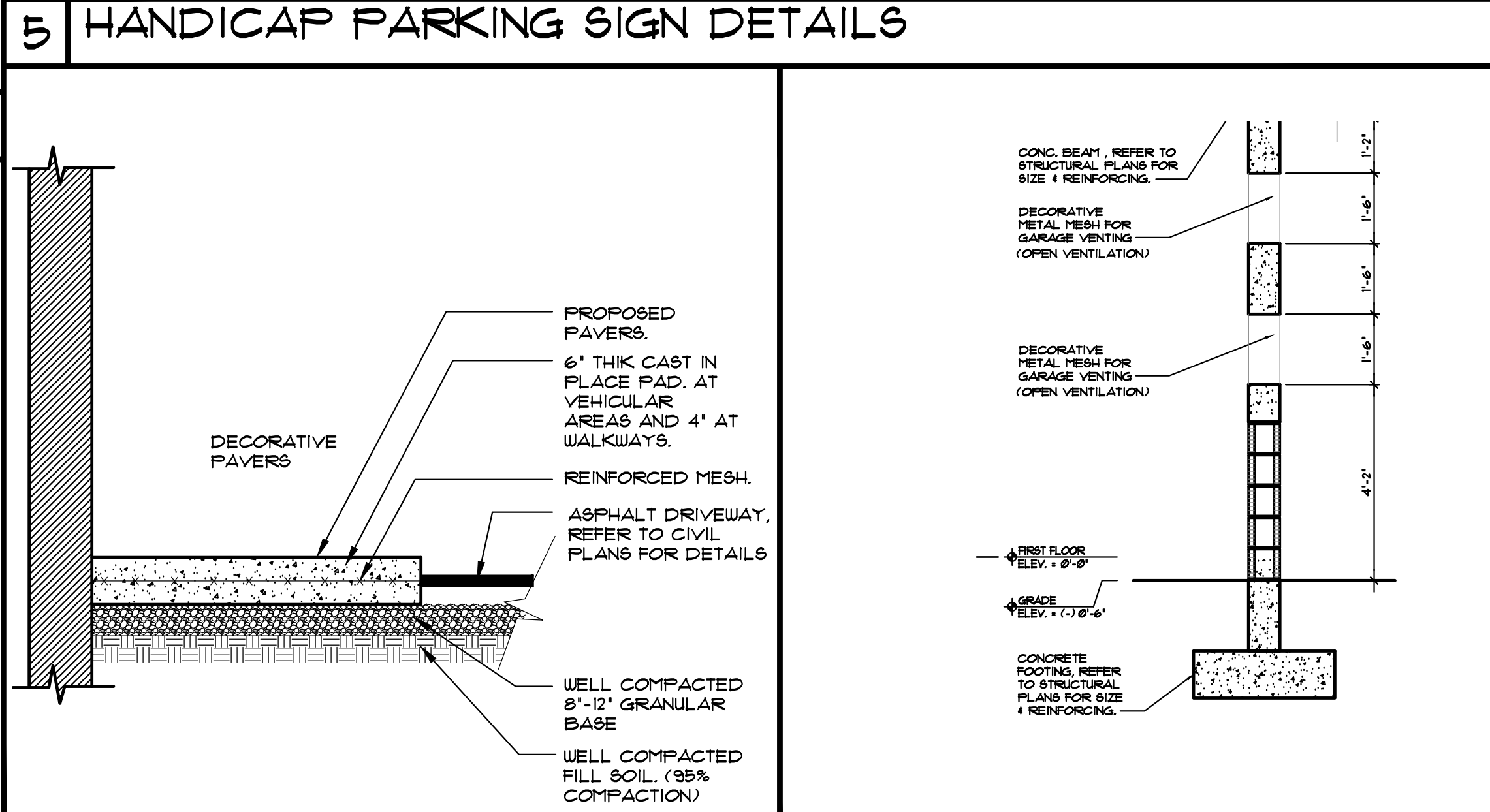
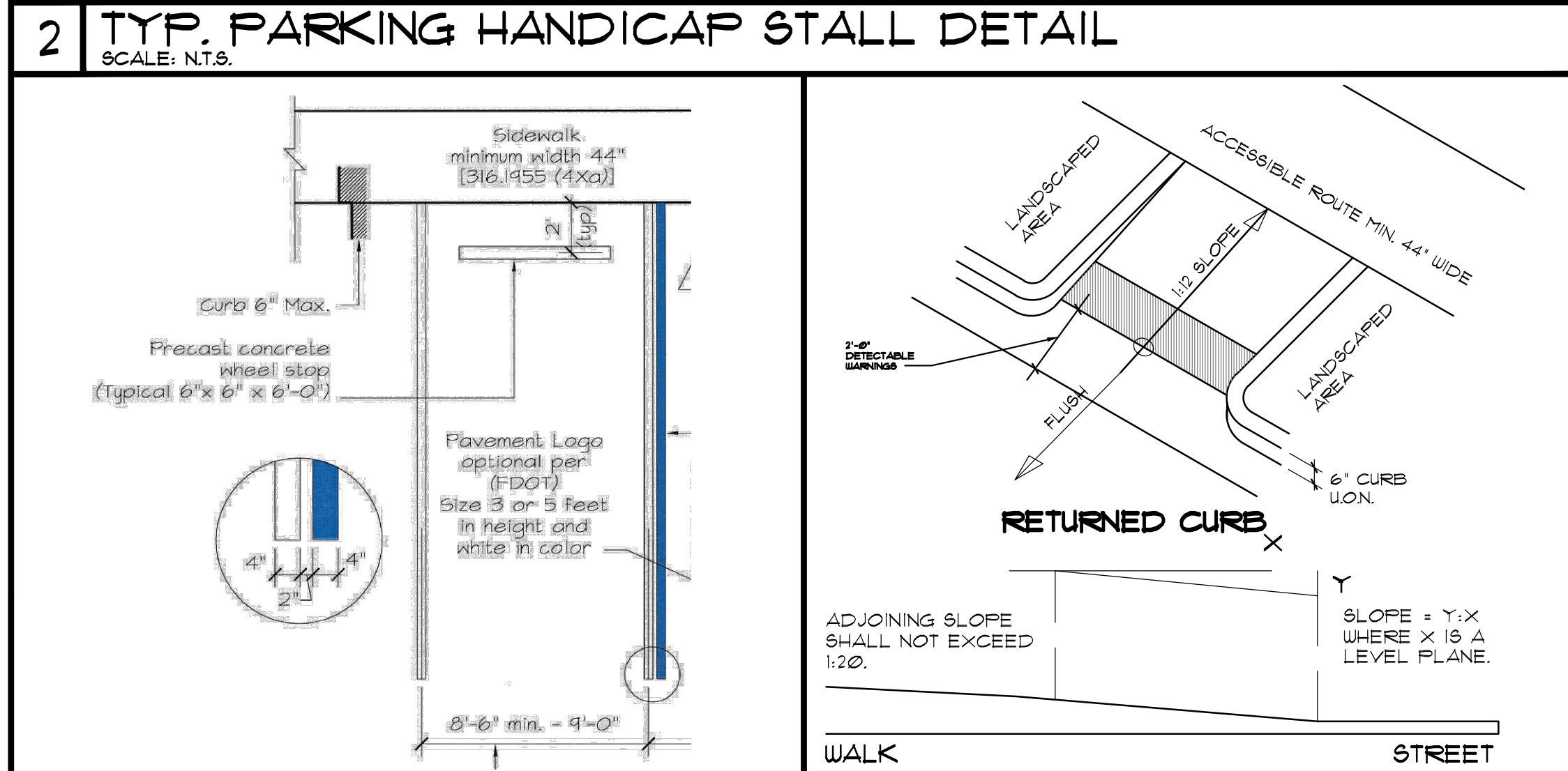
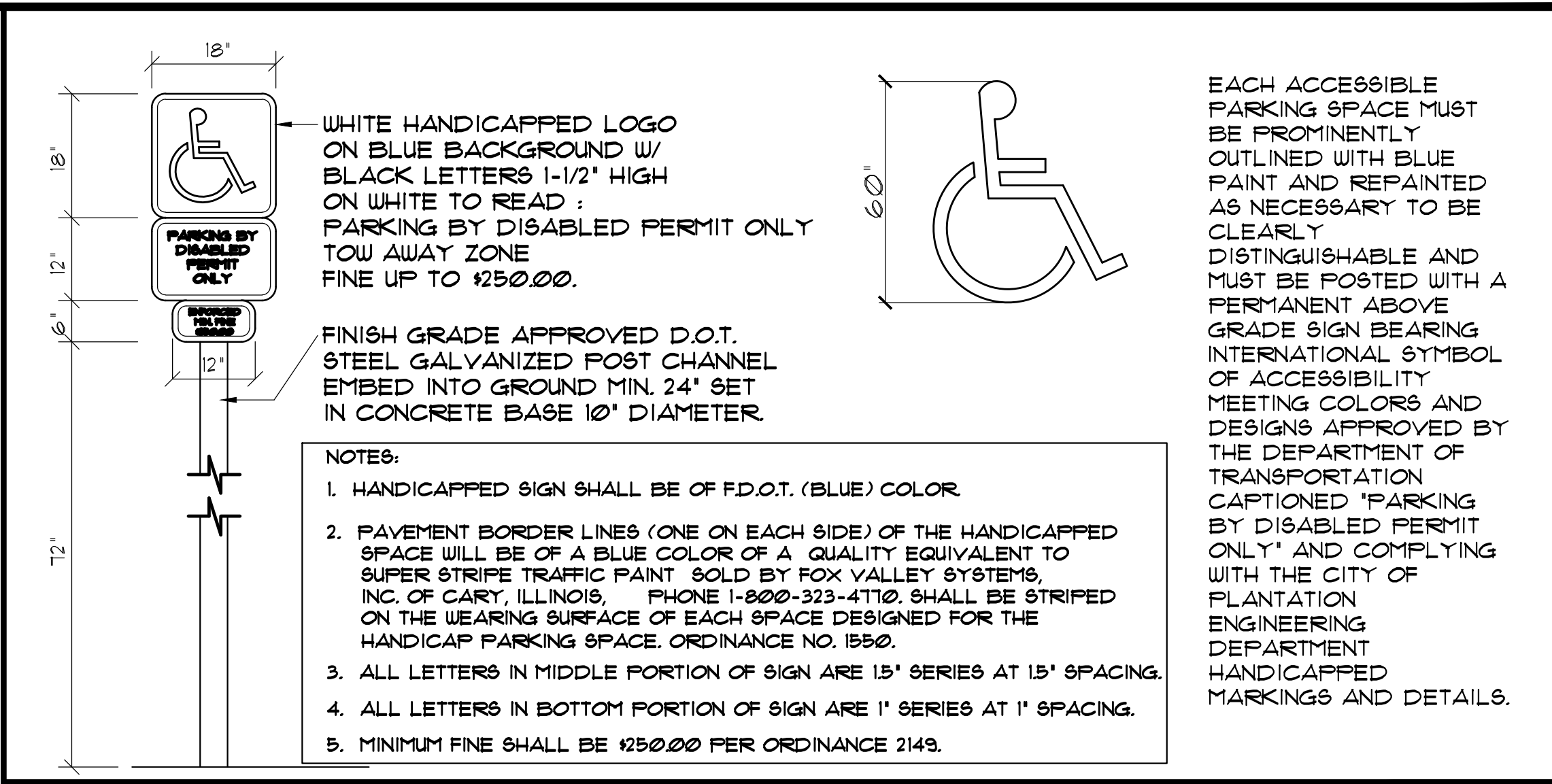
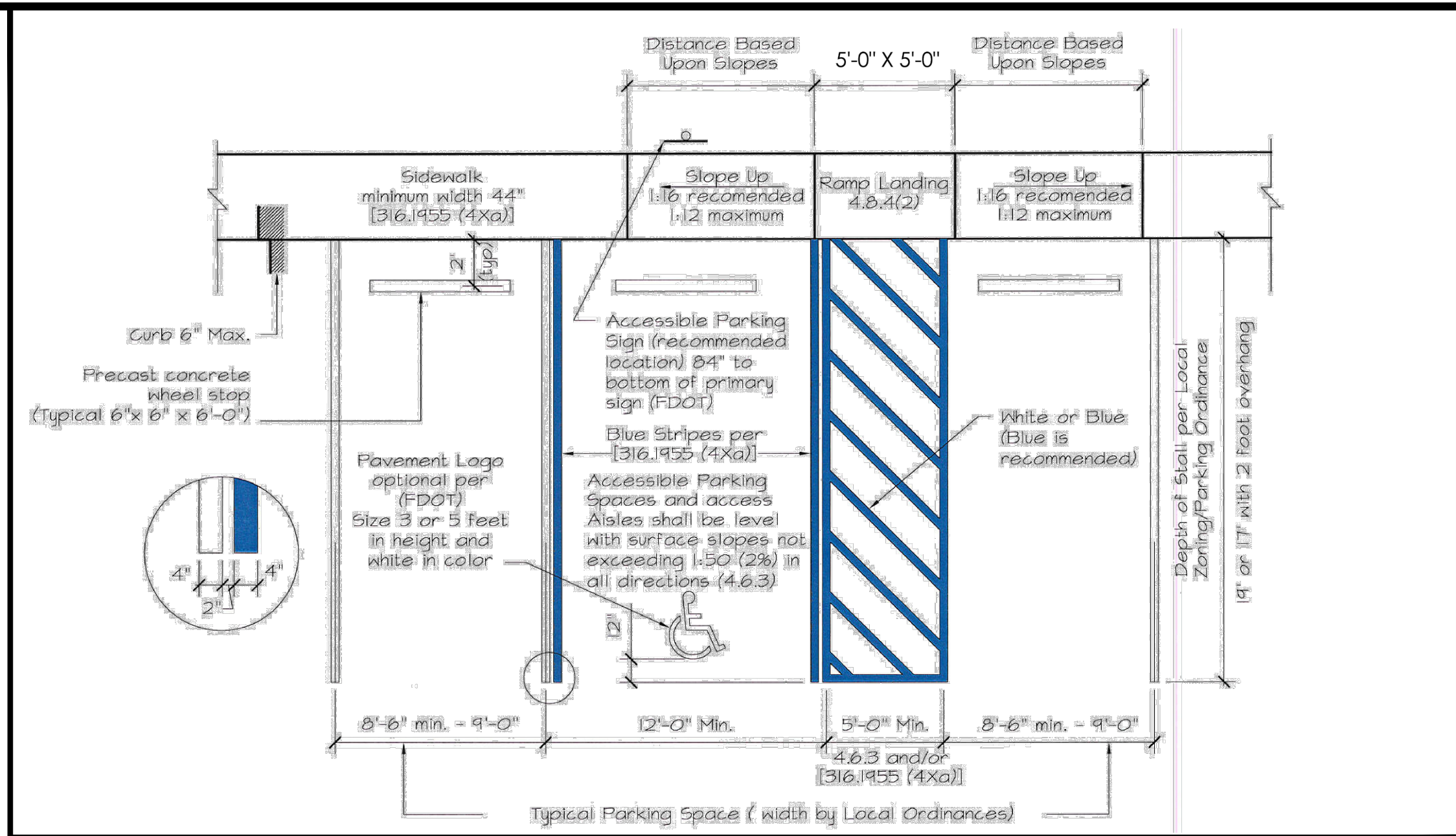
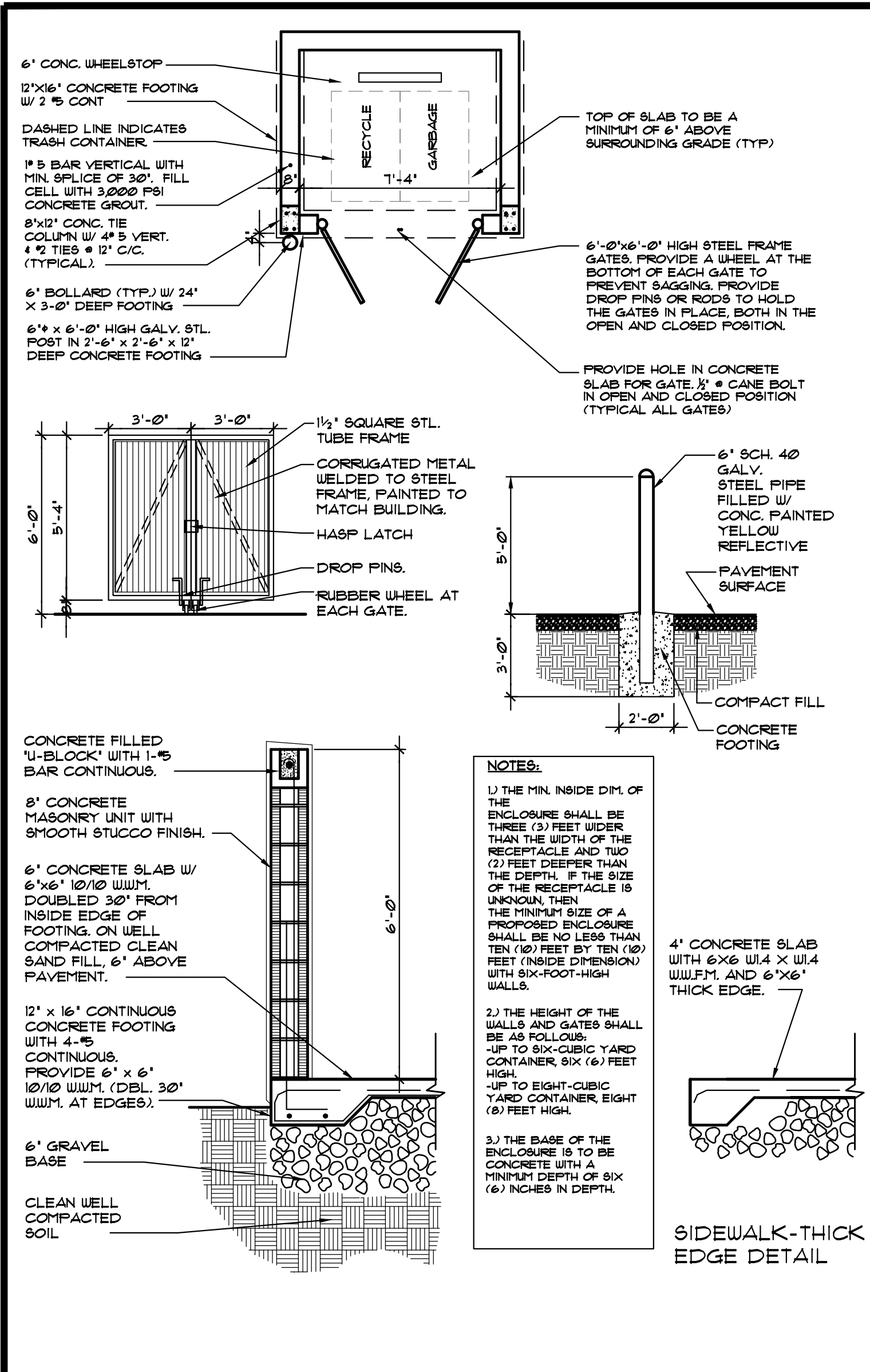
1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	04-10-2023
SCALE	AS NOTED
JOB NO.	023-009
SHEET	

SP-1.1

OF SHEETS



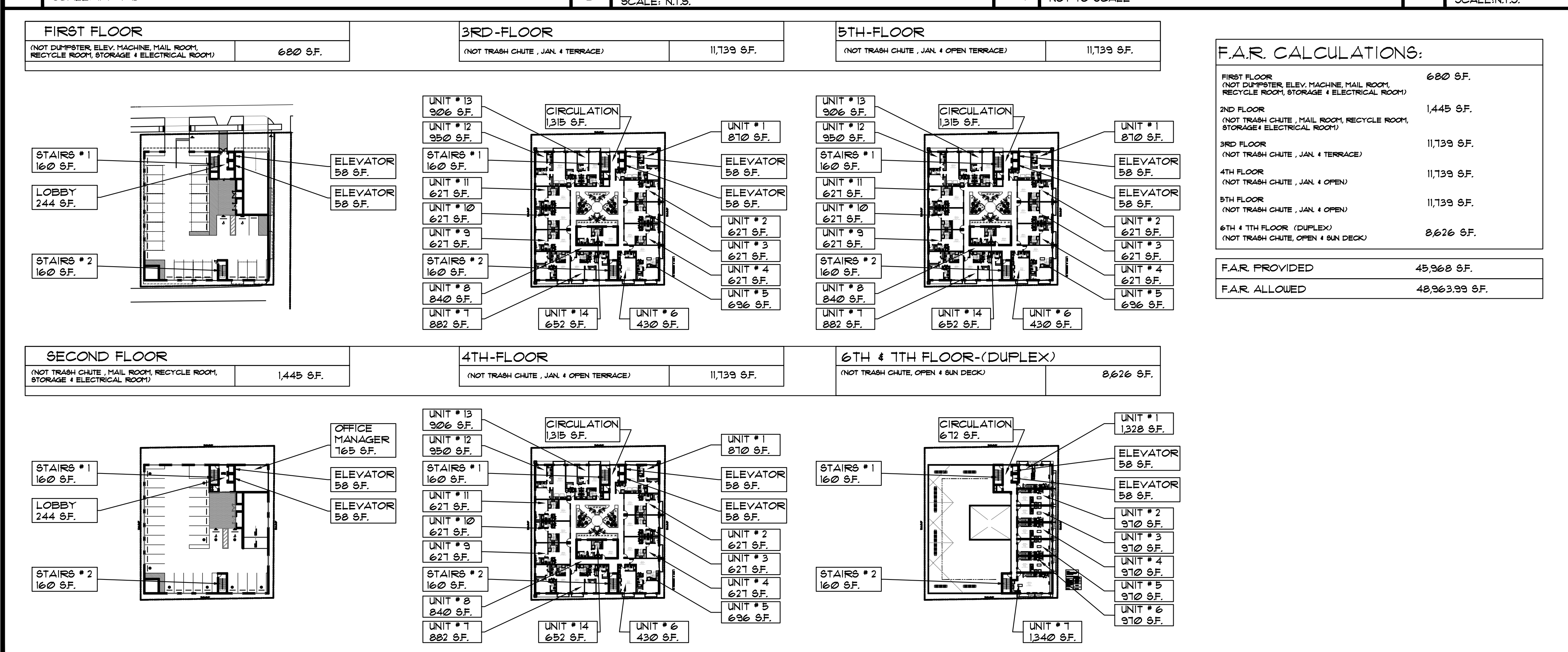
1 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4"=1'-0"

2 TYP. PARKING STALL DET.
SCALE: N.T.S.

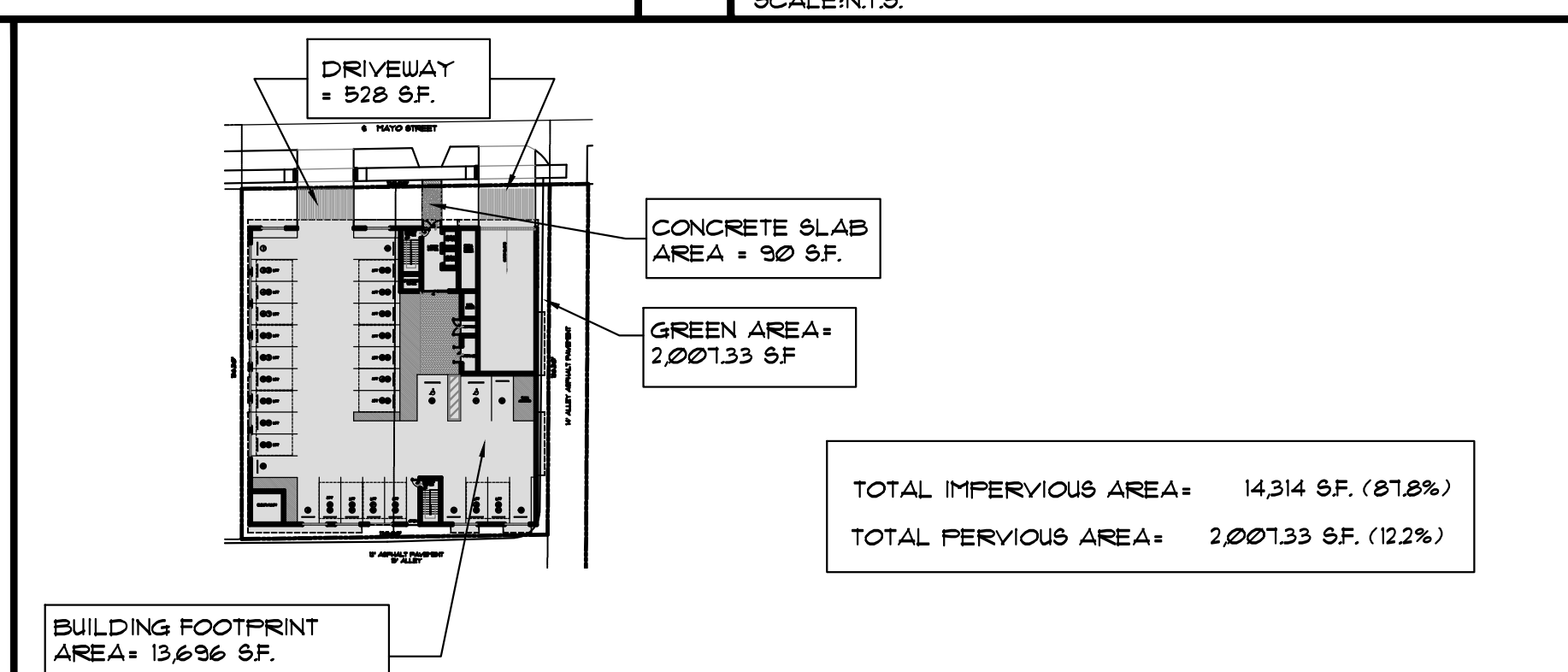
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NOT TO SCALE

6 WALKWAY DETAIL
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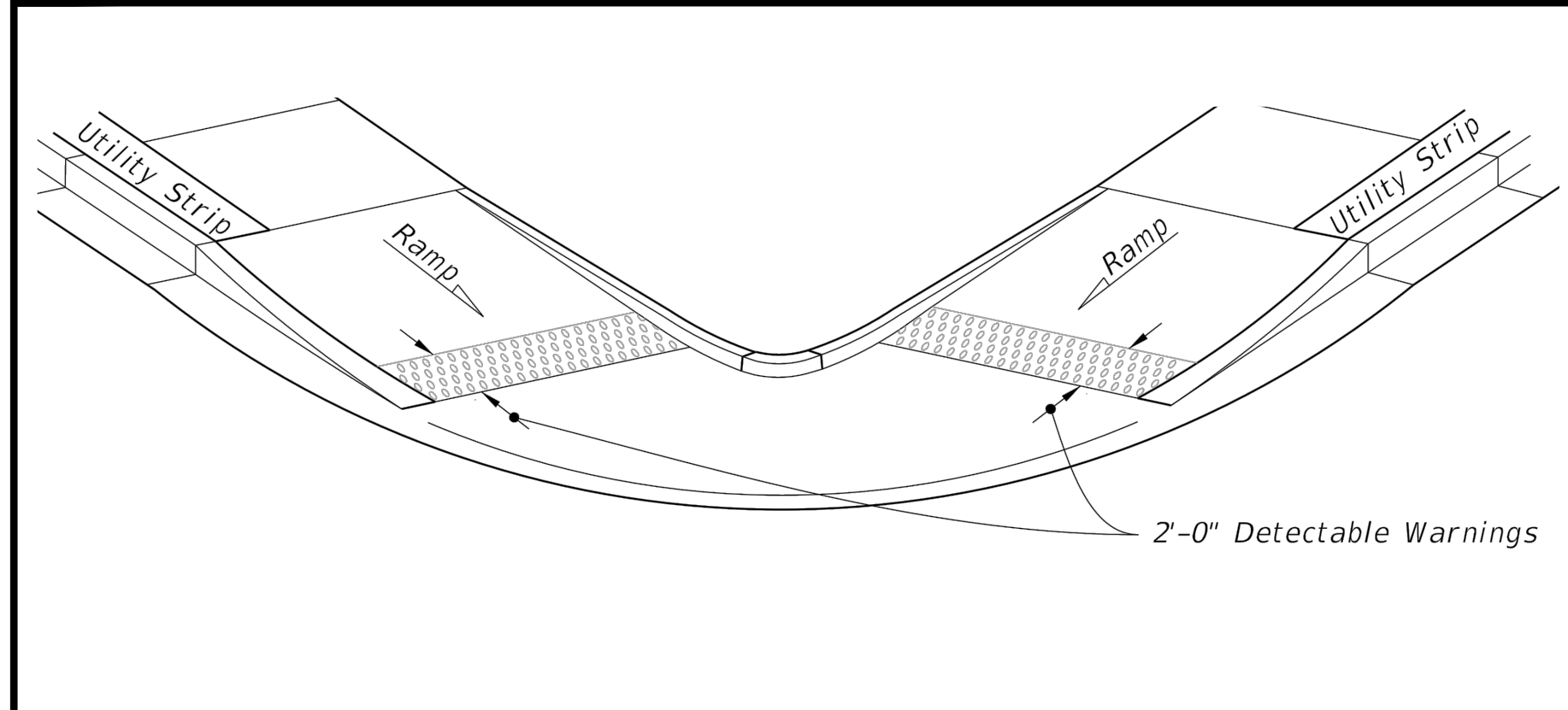
7 DET. OF SCREEN WITH WALL
SCALE: N.T.S.



8 DIAGRAM (F.A.R. CALCULATIONS)
SCALE: N.T.S.



9 DIAGRAM (PERVIOUS & IMPERVIOUS)
SCALE: N.T.S.



10 ACCESSIBLE CURB RAMP
NOT TO SCALE

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Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:

PROPOSED 49-UNIT MULTI-FAMILY DEVELOPMENT FOR:
1840 MAYO STREET LLC
1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	04-10-2023
SCALE	AS NOTED
JOB. NO.	023-009
SHEET	SP-1.2
OF	SHEETS

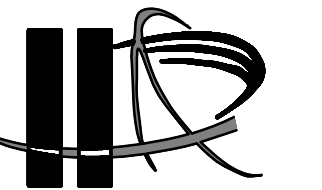


1 | PROPOSED SOUTH ELEVATION/SITE ELEVATION

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

BUILDING CALCULATION														
	UNIT # 1 (TWO BED.)	UNIT # 2 (ONE BED.)	UNIT # 3 (ONE BED.)	UNIT # 4 (ONE BED.)	UNIT # 5 (ONE BED.)	UNIT # 6 (STUDIO.)	UNIT # 7 (TWO BED.)	UNIT # 8 (TWO BED.)	UNIT # 9 (ONE BED.)	UNIT # 10 (ONE BED.)	UNIT # 11 (ONE BED.)	UNIT # 12 (TWO BED.)	UNIT # 13 (TWO BED.)	UNIT # 14 (TWO BED.)
1ST. FLOOR COMMON AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	680 SF.
2ND. FLOOR COMMON AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	680 SF.
OFFICE MANAGER=	-	-	-	-	-	-	-	-	-	-	-	-	-	765 SF.
TOTAL GROSS AREA=														1,445 SF.
3RD. FLOOR LIVING AREA=	870 SF.	627 SF.	627 SF.	627 SF.	636 SF.	430 SF.	882 SF.	840 SF.	627 SF.	627 SF.	627 SF.	950 SF.	906 SF.	652 SF.
BALCONY AREA=	96 SF.				33 SF.	33 SF.	33 SF.	33 SF.				33 SF.	33 SF.	
TOTAL UNIT AREA=	966 SF.	627 SF.	627 SF.	627 SF.	729 SF.	463 SF.	915 SF.	873 SF.	627 SF.	627 SF.	627 SF.	983 SF.	939 SF.	652 SF.
COMMON AREA=														1,751 SF.
TOTAL GROSS AREA=														12,333 SF.
4TH. FLOOR LIVING AREA=	870 SF.	627 SF.	627 SF.	627 SF.	636 SF.	430 SF.	882 SF.	840 SF.	627 SF.	627 SF.	627 SF.	950 SF.	906 SF.	652 SF.
BALCONY AREA=	96 SF.				33 SF.	33 SF.	33 SF.	33 SF.				33 SF.	33 SF.	
TOTAL UNIT AREA=	966 SF.	627 SF.	627 SF.	627 SF.	729 SF.	463 SF.	915 SF.	873 SF.	627 SF.	627 SF.	627 SF.	983 SF.	939 SF.	652 SF.
COMMON AREA=														1,751 SF.
TOTAL GROSS AREA=														12,333 SF.
5TH. FLOOR LIVING AREA=	870 SF.	627 SF.	627 SF.	627 SF.	636 SF.	430 SF.	882 SF.	840 SF.	627 SF.	627 SF.	627 SF.	950 SF.	906 SF.	652 SF.
BALCONY AREA=	96 SF.				33 SF.	33 SF.	33 SF.	33 SF.				33 SF.	33 SF.	
TOTAL UNIT AREA=	966 SF.	627 SF.	627 SF.	627 SF.	729 SF.	463 SF.	915 SF.	873 SF.	627 SF.	627 SF.	627 SF.	983 SF.	939 SF.	652 SF.
COMMON AREA=														1,751 SF.
TOTAL GROSS AREA=														12,333 SF.
6TH. + 7TH FLOOR DUPLEX=	1,303 SF.	945 SF.	945 SF.	945 SF.	945 SF.	945 SF.	1,290 SF.							
BALCONY AREA=	25 SF.	25 SF.	25 SF.	25 SF.	25 SF.	25 SF.	50 SF.							
TOTAL UNIT AREA=	1,328 SF.	970 SF.	970 SF.	970 SF.	970 SF.	970 SF.	1,340 SF.							
COMMON AREA=														1,108 SF.
TOTAL GROSS AREA=														8,626 SF.
TOTAL GROSS AREA=														47,750 SF.

2 | BUILDING CALCULATION



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E-MAIL: LLROSAB@LLRARCHITECTS.COM

Luis La Rosa - Registered
Architect
AR# - 0017852
AA# - 26003693

REVISION:	BY:

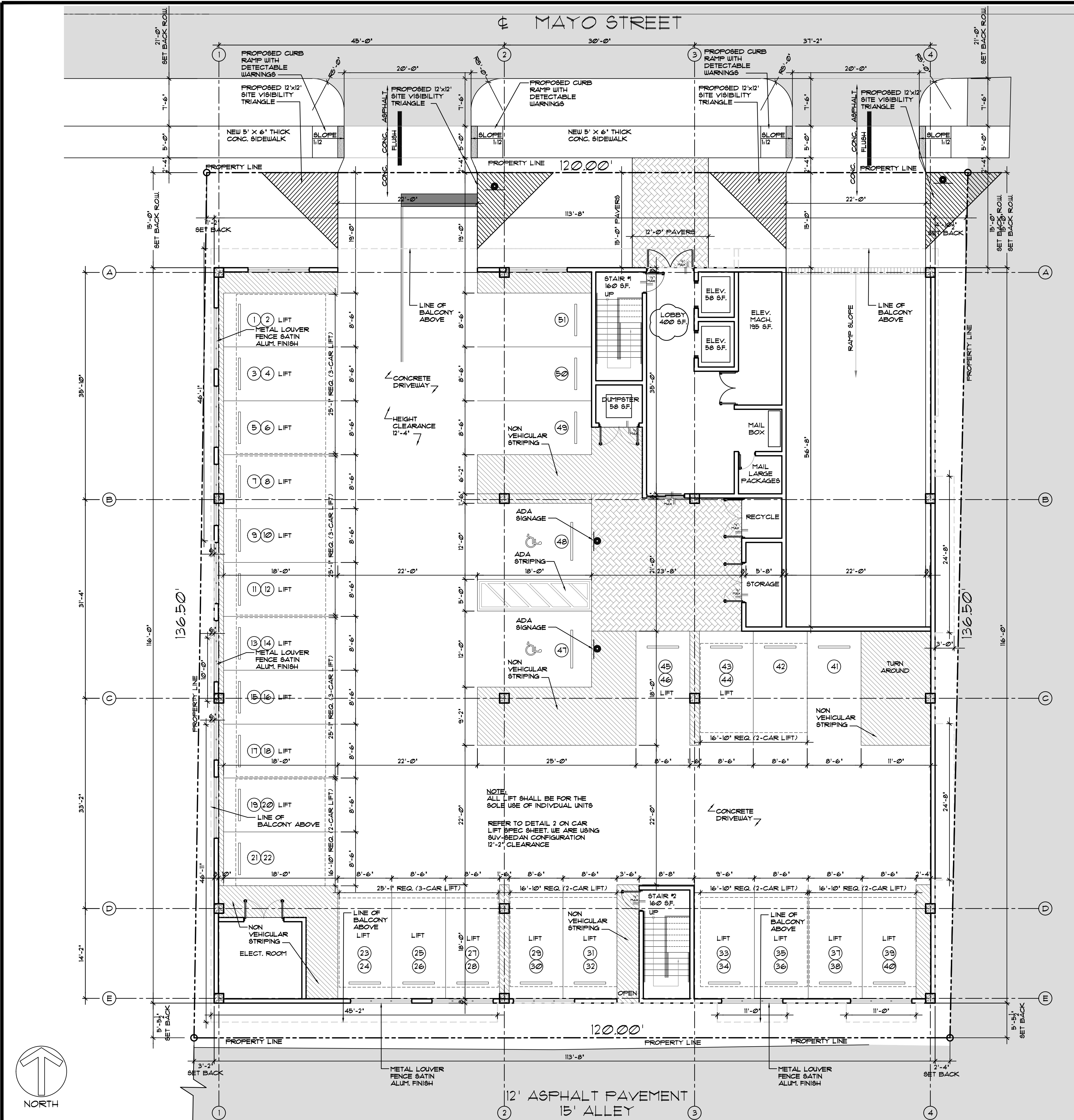
PROPOSED 49-UNIT MULTI-FAMILY DEVELOPMENT FOR:
1840 MAYO STREET LLC
1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
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DATE	04-10-2023
SCALE	AS NOTED
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SHEET	

SP-1.3

OF SHEETS



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

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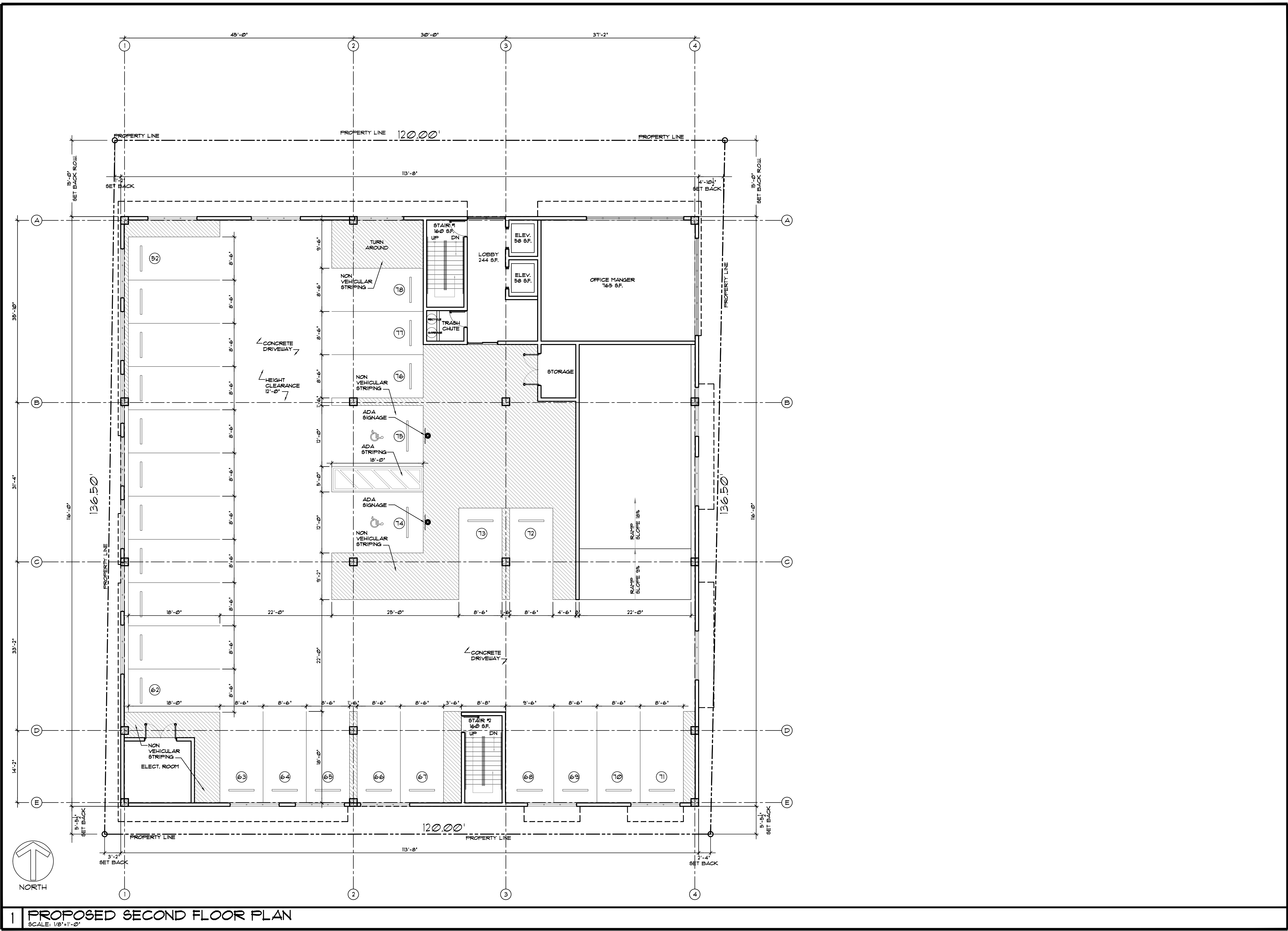
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JOB. NO.	023-003
SHEET	
A-1.1	
OF	SHEETS



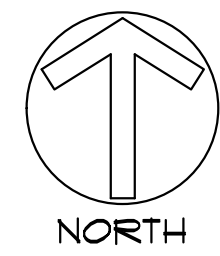
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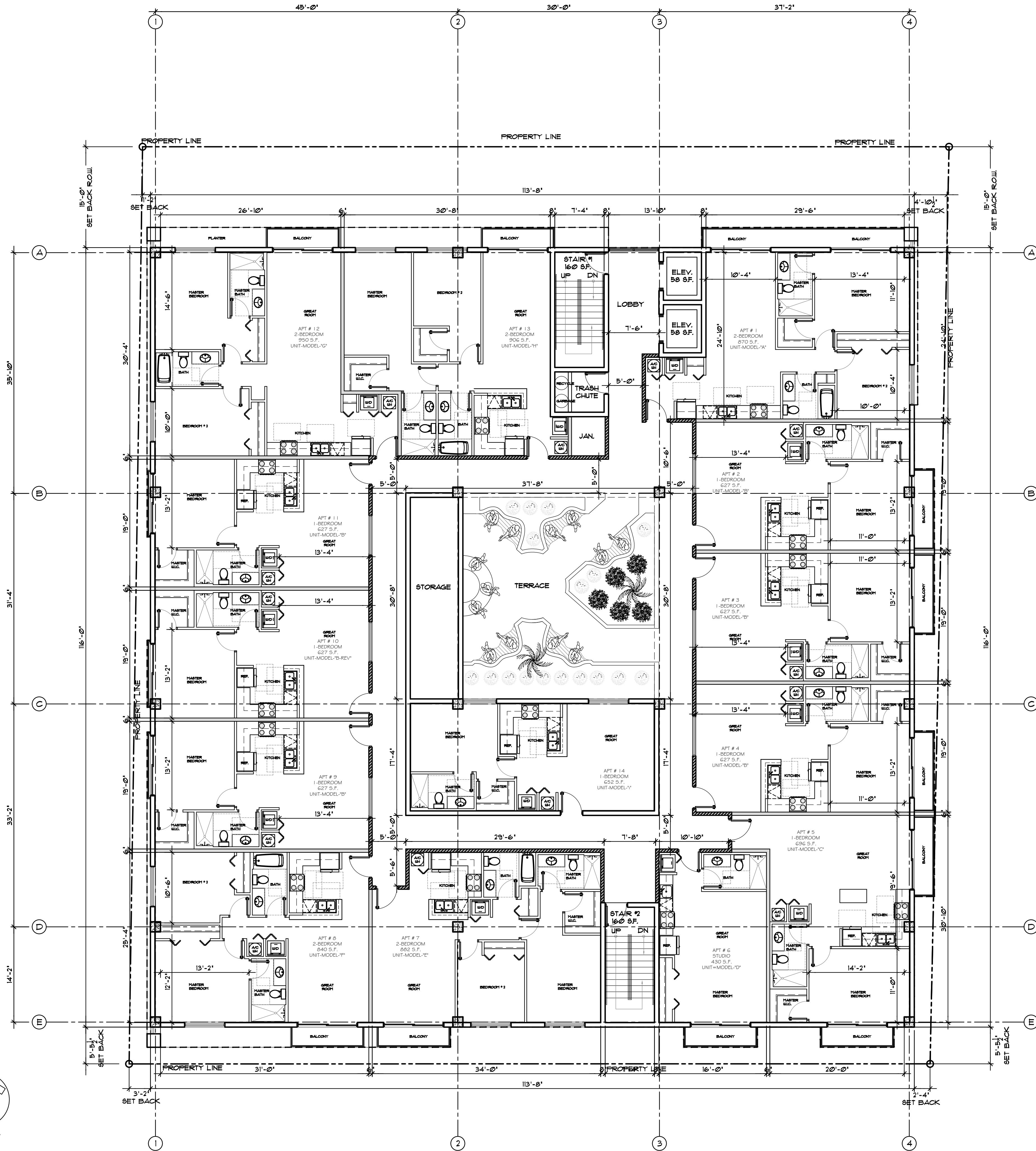
SEAL: AR 0017852
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DATE	04-10-2023
SCALE	AS NOTED
JOB. NO.	023-009
SHEET	A-1.2
OF	SHEETS



1 PROPOSED 3RD, 4TH & 5TH TYP. FLOOR PLAN

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



NOTE:
REFER TO SHEET A-1.1 &
A-1.2 FOR ENLARGED
PROTOTYPES

STUDY	TOTAL UNITS
1 BEDROOM	24 UNITS
2 BEDROOMS	15 UNITS
2 BEDROOMS DUPLEX	1 UNITS
TOTAL	40 UNITS



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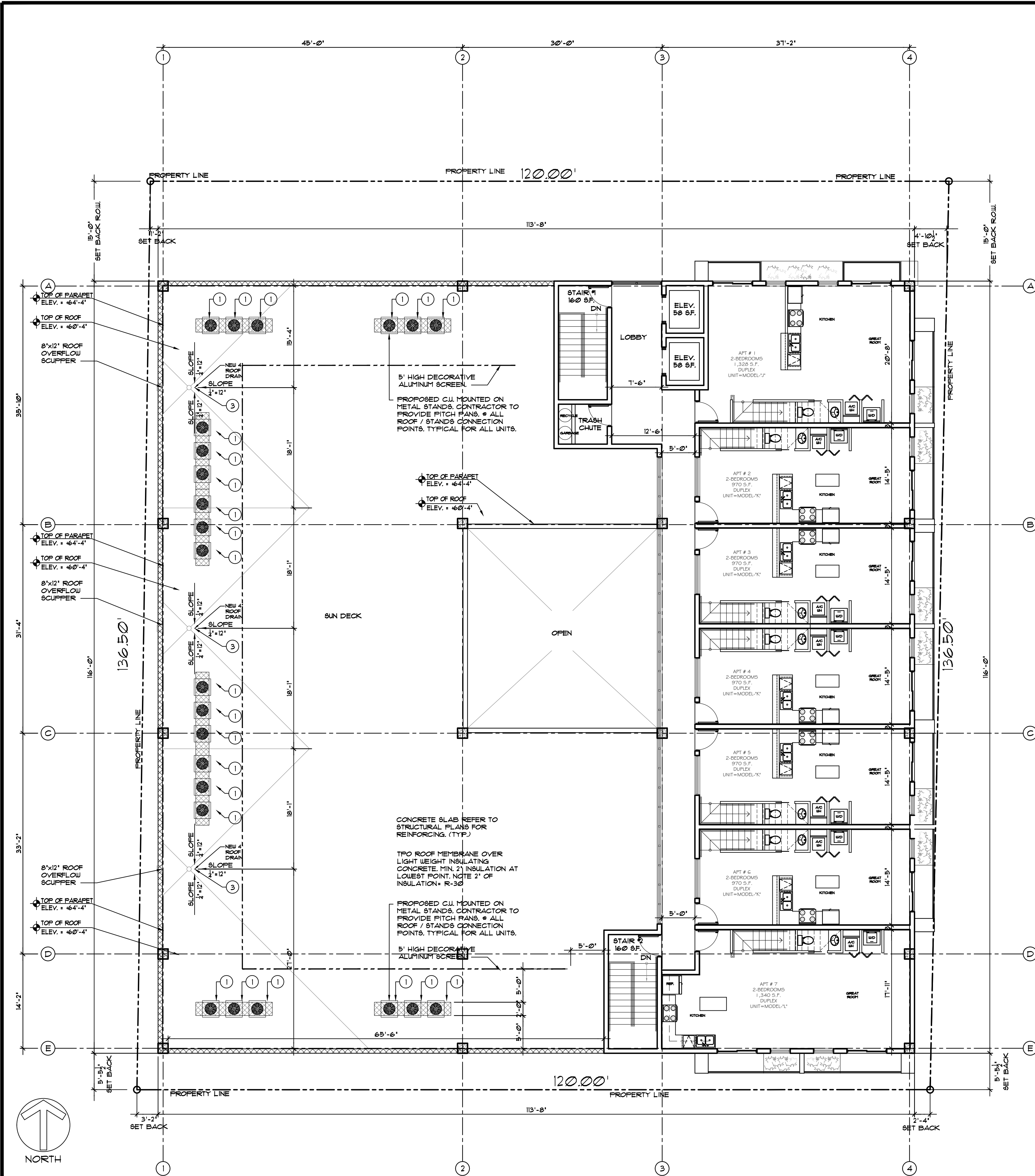
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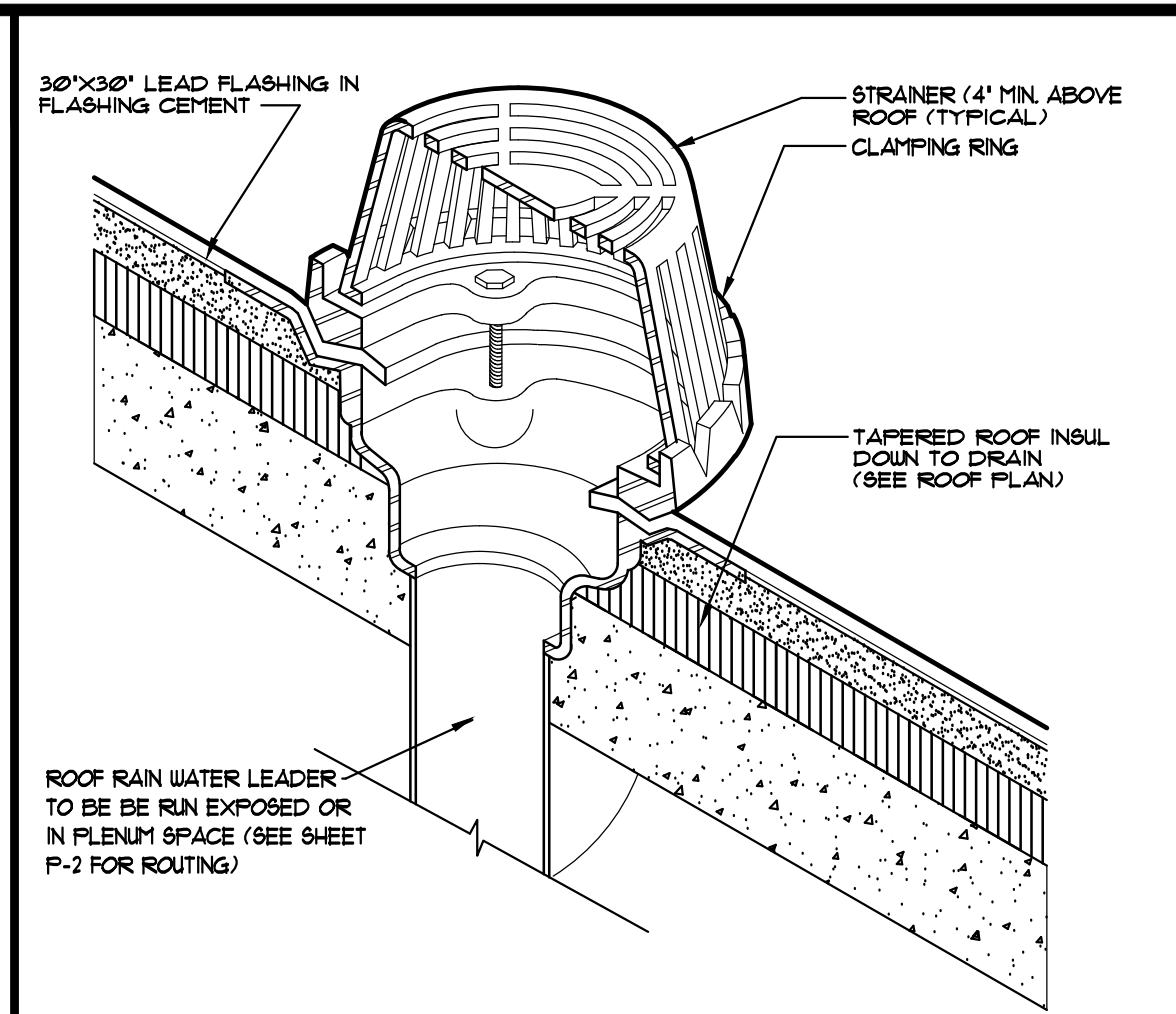
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DATE	04-10-2023
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SHEET	

A-1.3

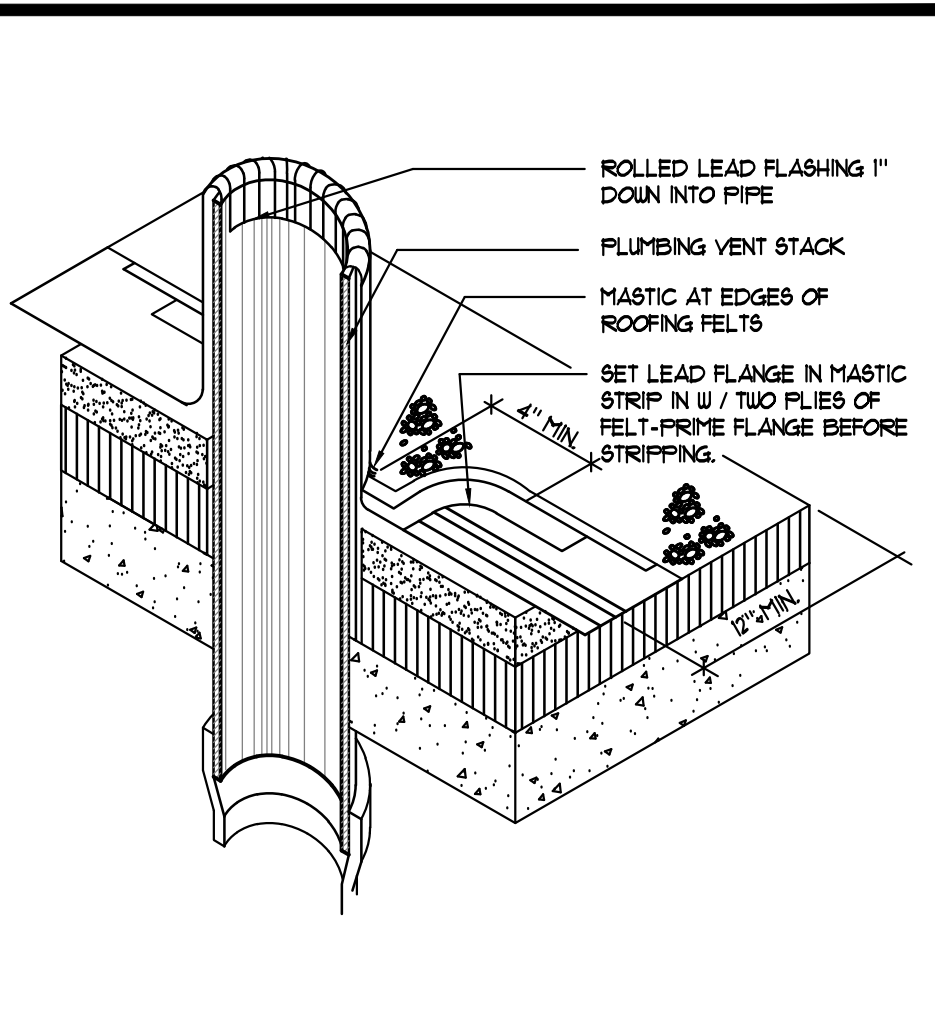
OF SHEETS



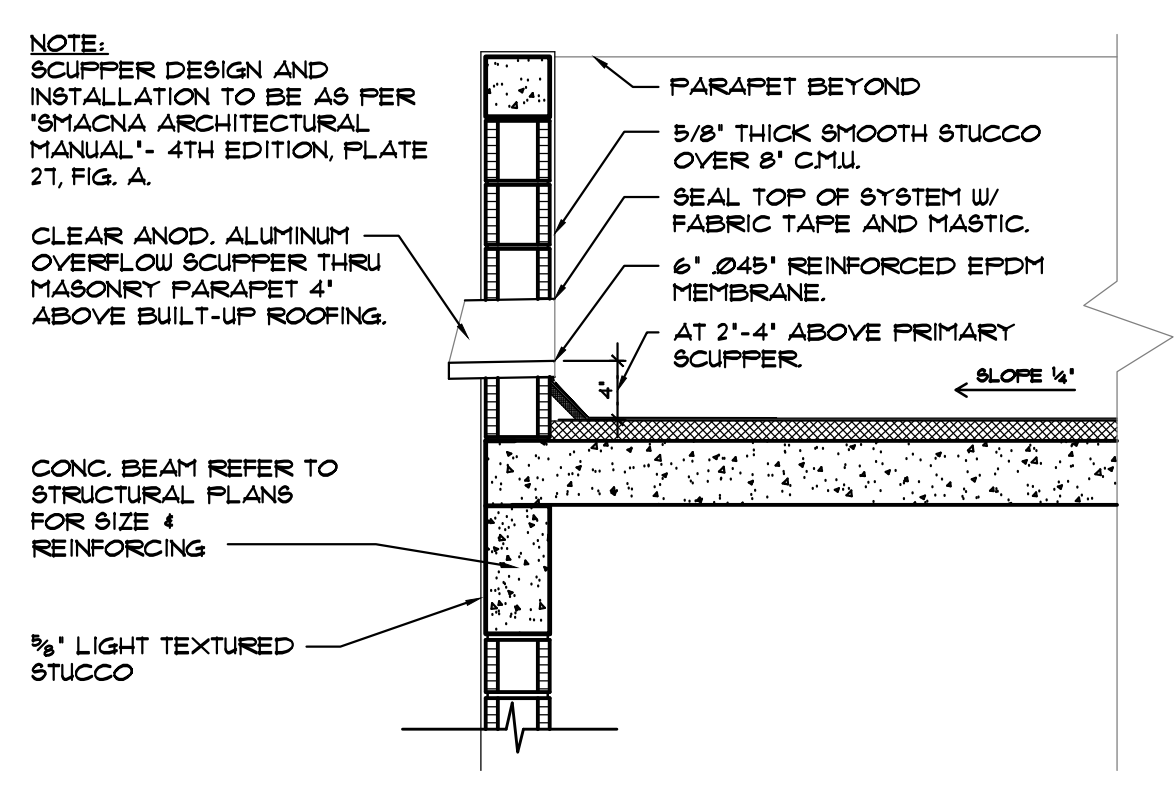
1 PROPOSED 6TH & ROOF PLAN
SCALE: 1/8"=1'-0"



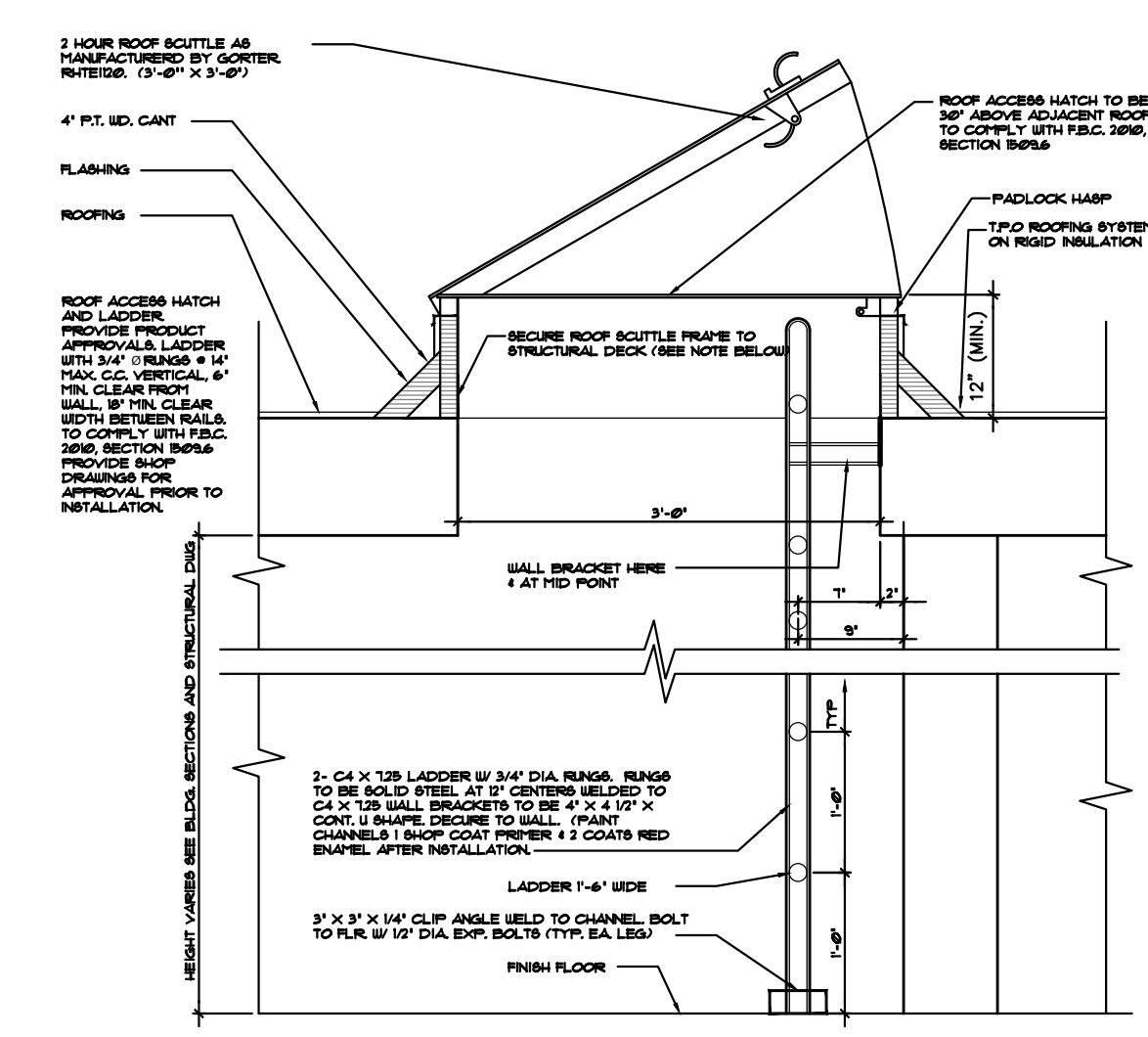
2 DETAIL-ROOF DRAIN
SCALE: N.T.S.



3 TYP. VENT THRU ROOF
SCALE: N.T.S.



4 ROOF SCUPPER DETAIL
SCALE: 1/2"=1'-0"



5 ROOF HATCH DETAIL
SCALE: 1/2"=1'-0"

NOTE:
REFER TO SHEET A-11 &
A-18 FOR ENLARGED
PROTOTYPES

STUDY	TOTAL UNITS
1 BEDROOM	3 UNITS
2 BEDROOMS	24 UNITS
2 BEDROOMS DUPLEX	15 UNITS
2 BEDROOMS DUPLEX	1 UNITS
TOTAL	43 UNITS

ROOF PLAN KEY NOTES:

1. A/C COMPRESSOR (SEE MECH. DIAG'S)
2. ROOF ACCESS HATCH (SEE DETAIL 5/A-16 AND STR. DIAG'S)
3. RUL. SEE DETAIL 2/A-16 (SEE PLUMBING DIAG'S)
4. N/A
5. EMERGENCY OVER FLOW SCUPPERS.
F.B.C. SECTION 1503.4.2 (5' RAINFALL RATE)
1" HEAD X 12" WEIR = 632 SQ. FT.
PROVIDE 2" PER AREA = 1384 SQ. FT.
(MAX. ROOF AREA PER RUL. = 1290 SQ. FT.)

NOTE: ROOF SLOPE 1/4" PER 1'-0" MIN. AS PER F.B.C. 5TH EDITION 2014 BUILDING SECTION 1503.2.1.

AS PER F.B.C. 5TH EDITION (2014) BUILDING 1503.4.2) OVER FLOW SCUPPERS IN PARAPETS TO BE NOT LESS THAN 2' NOR MORE THAN 4' ABOVE LOWEST POINT OF ROOF LEVEL.

ROOF SYSTEM IS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF ROOF AS PER F.B.C. 5TH EDITION 2014 BUILDING SECTION 1503.4.2 & 1616.3

6 ROOF PLAN KEY NOTES
SCALE: 1/2"=1'-0"

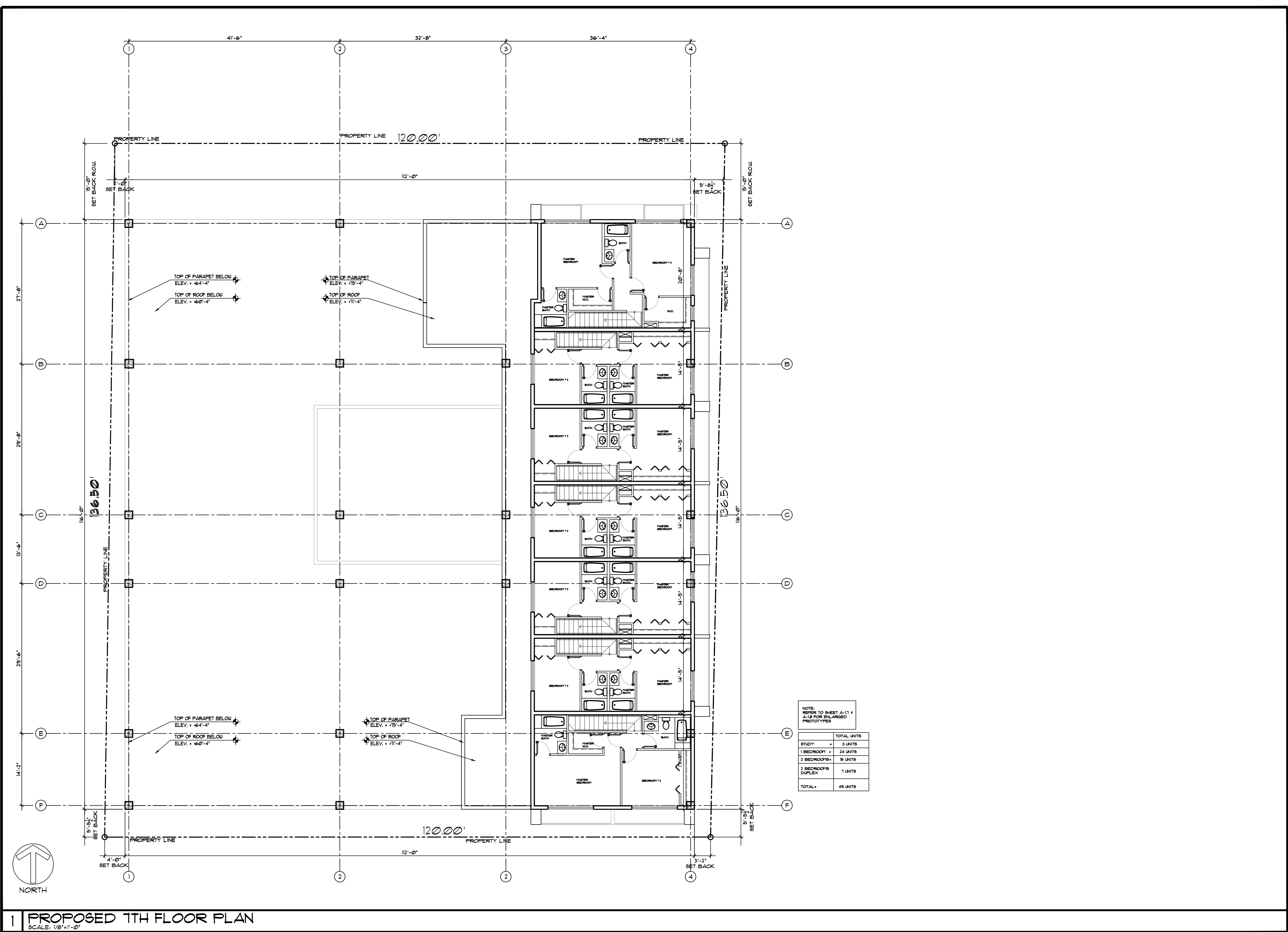
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SHEET	



1 PROPOSED 7TH FLOOR PLAN
SCALE: 1/8"=1'-0"



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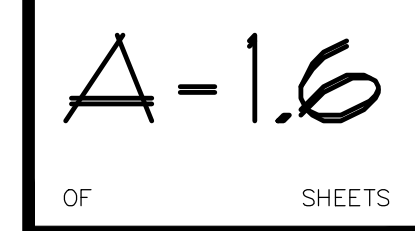
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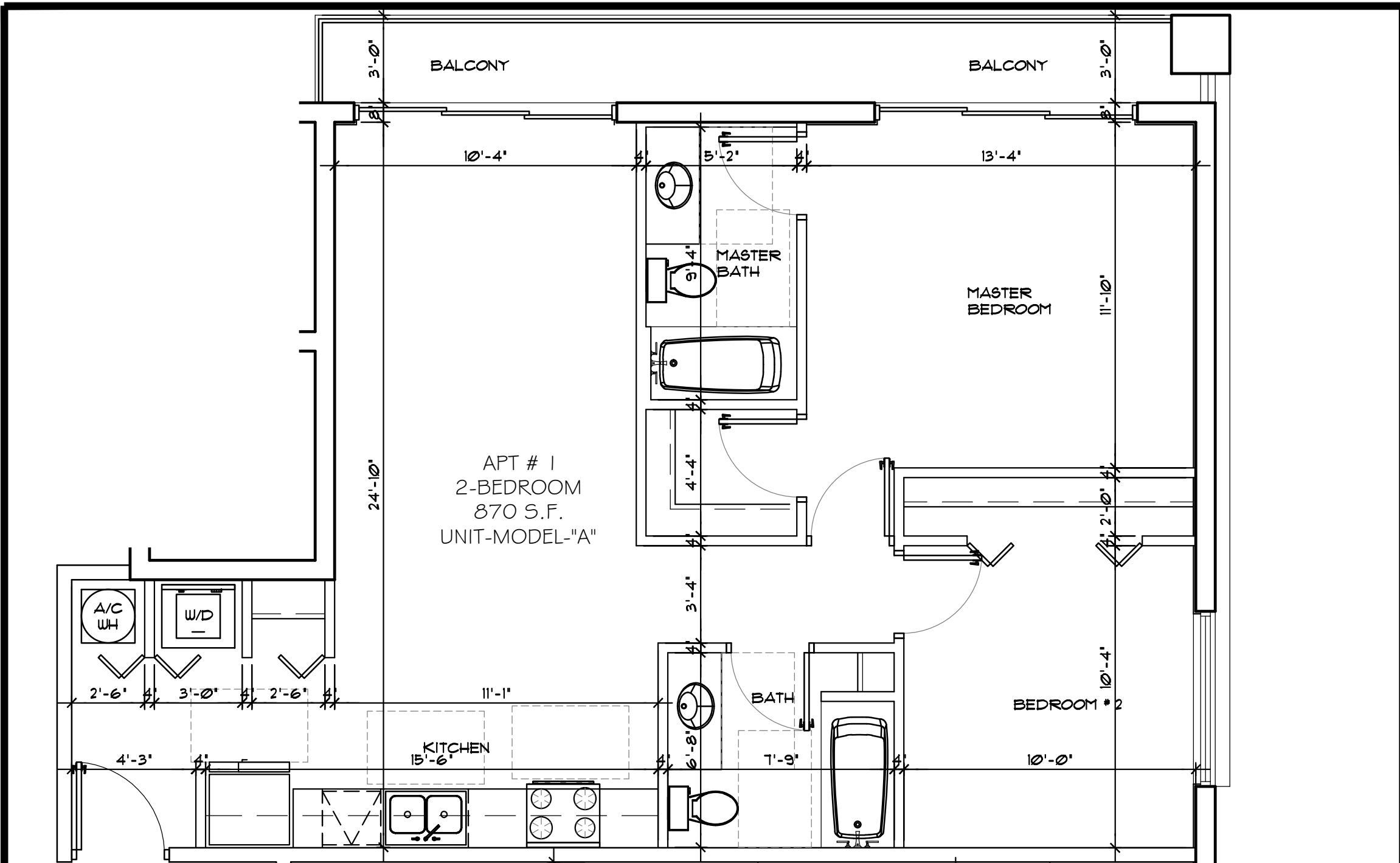
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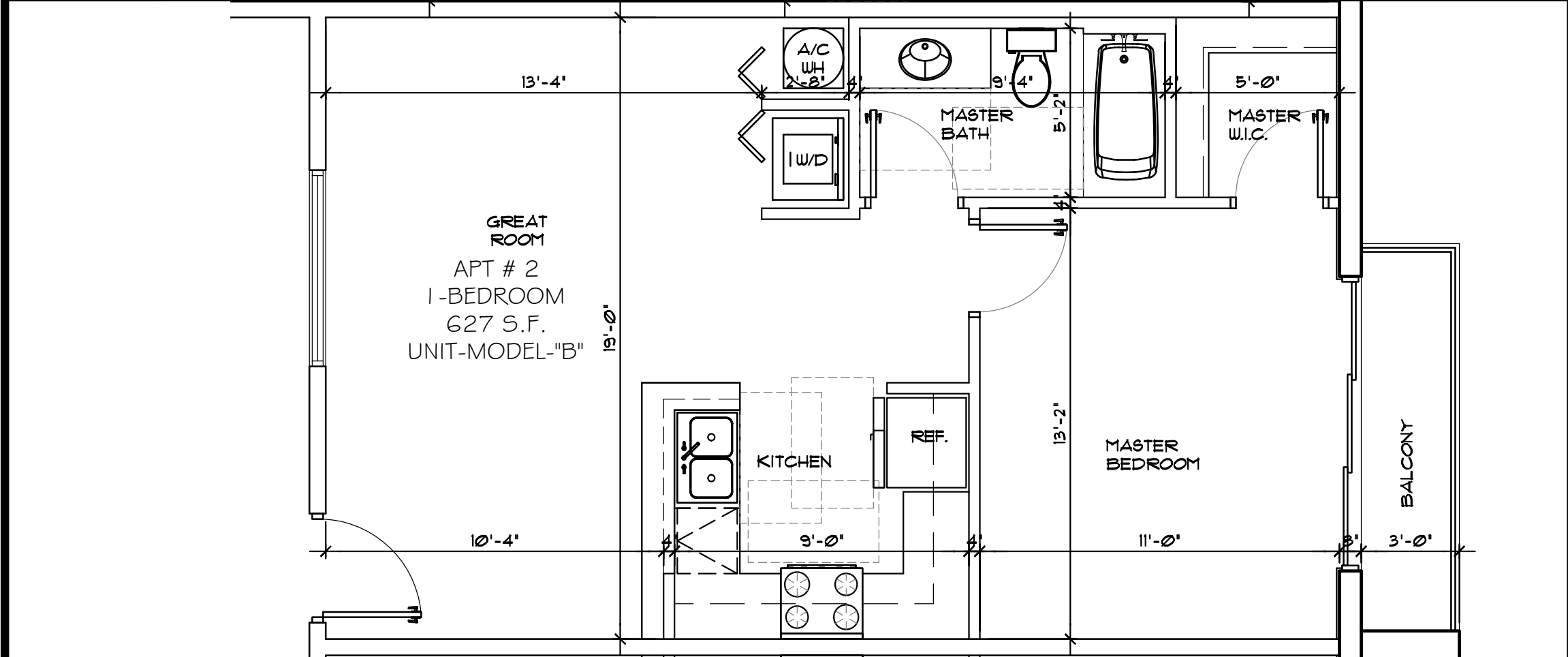
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JOB. NO.	023-009
SHEET	
A-1.5	
OF	SHEETS

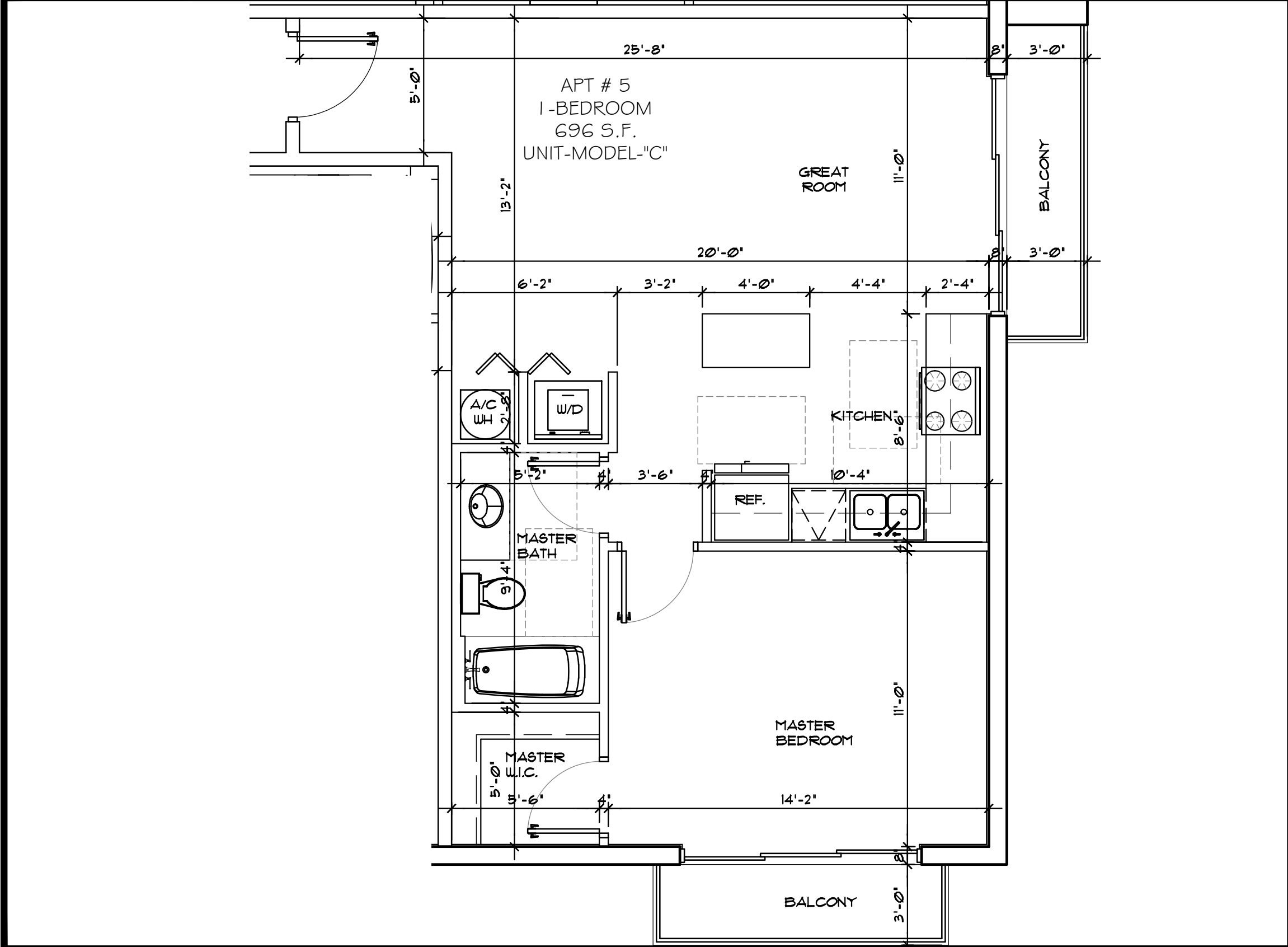




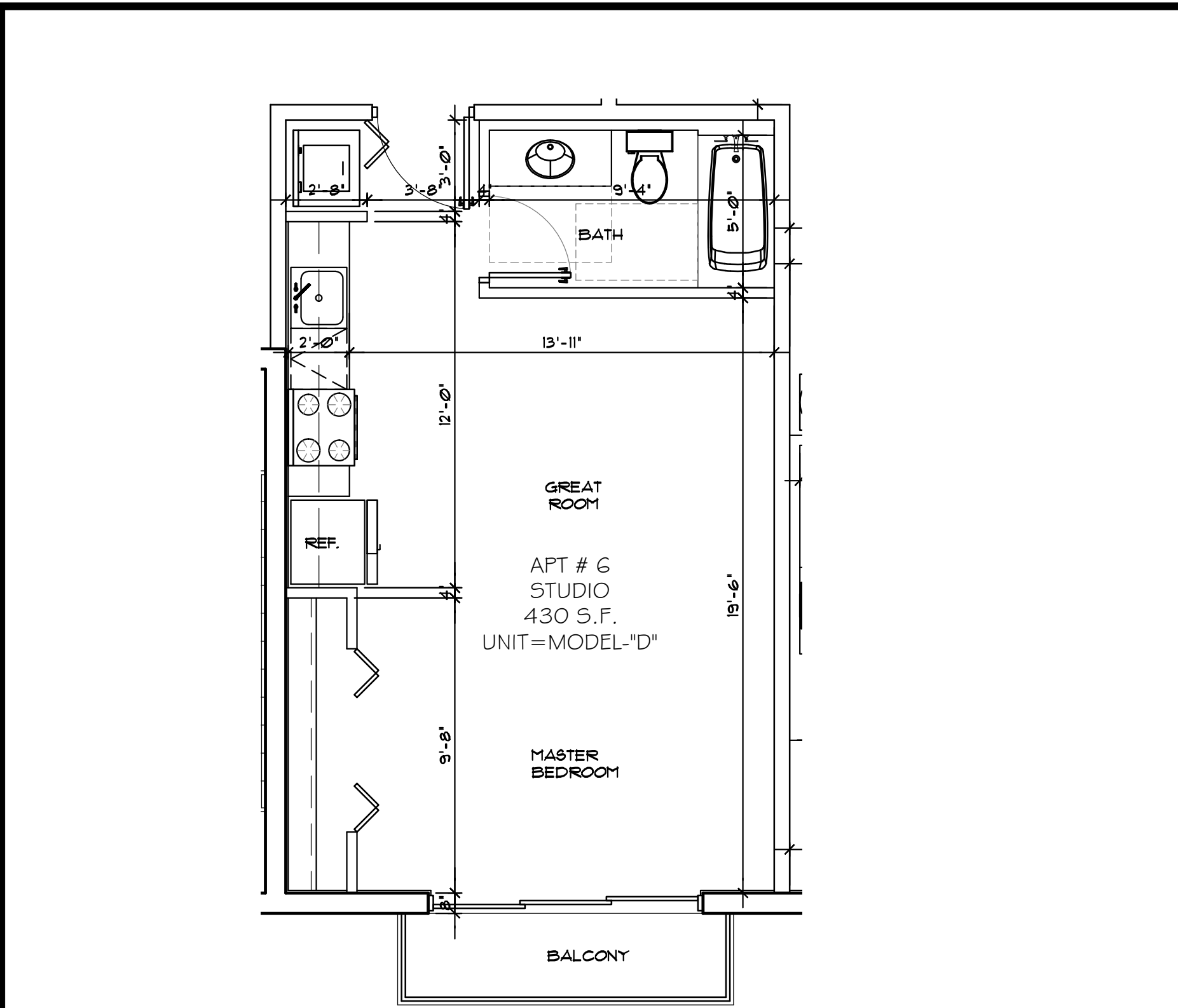
1 | **PROTOTYPE-A-**
SCALE: 1/4"=1'-0"



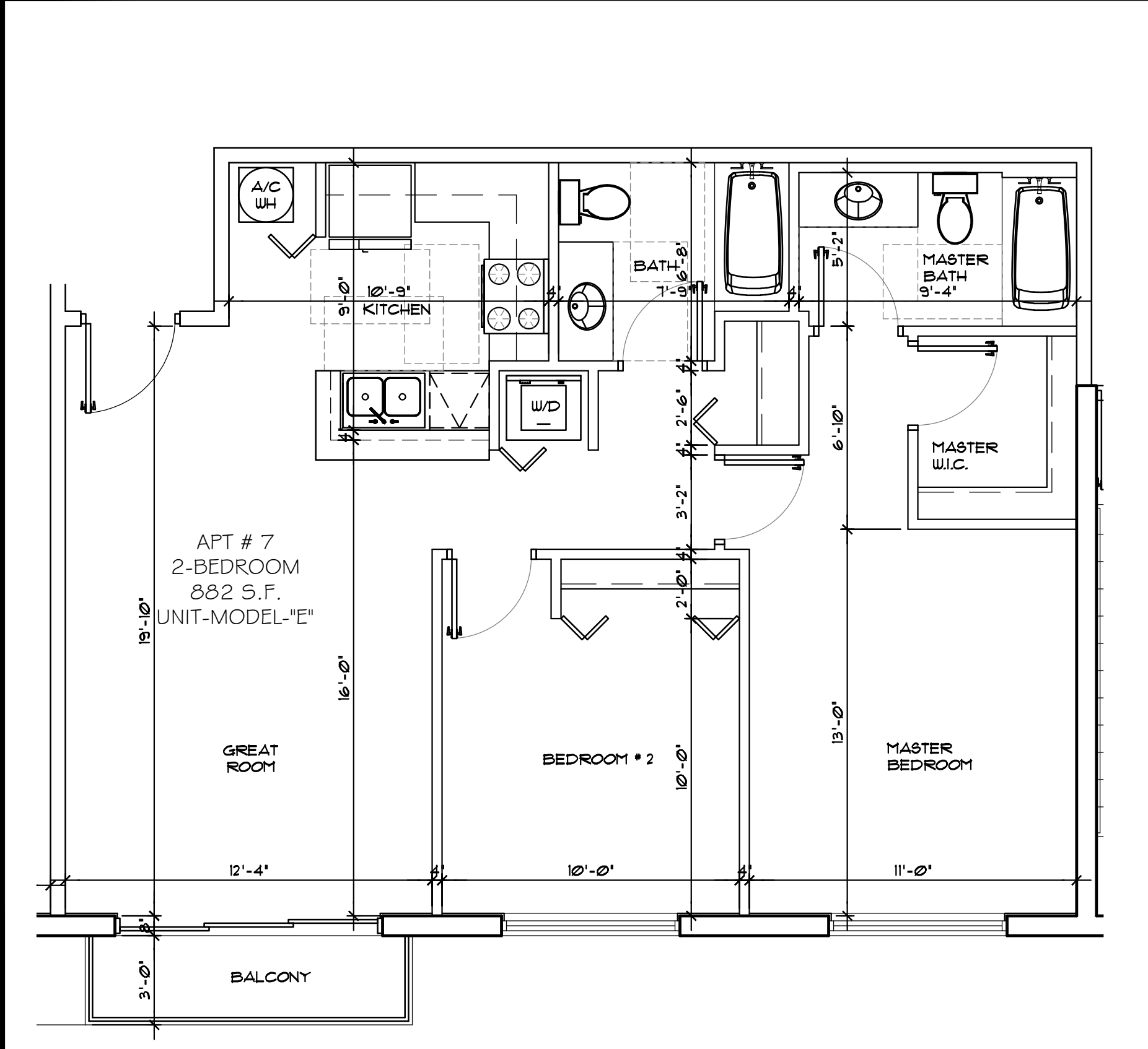
2 | **PROTOTYPE-B-**
SCALE: 1/4"=1'-0"



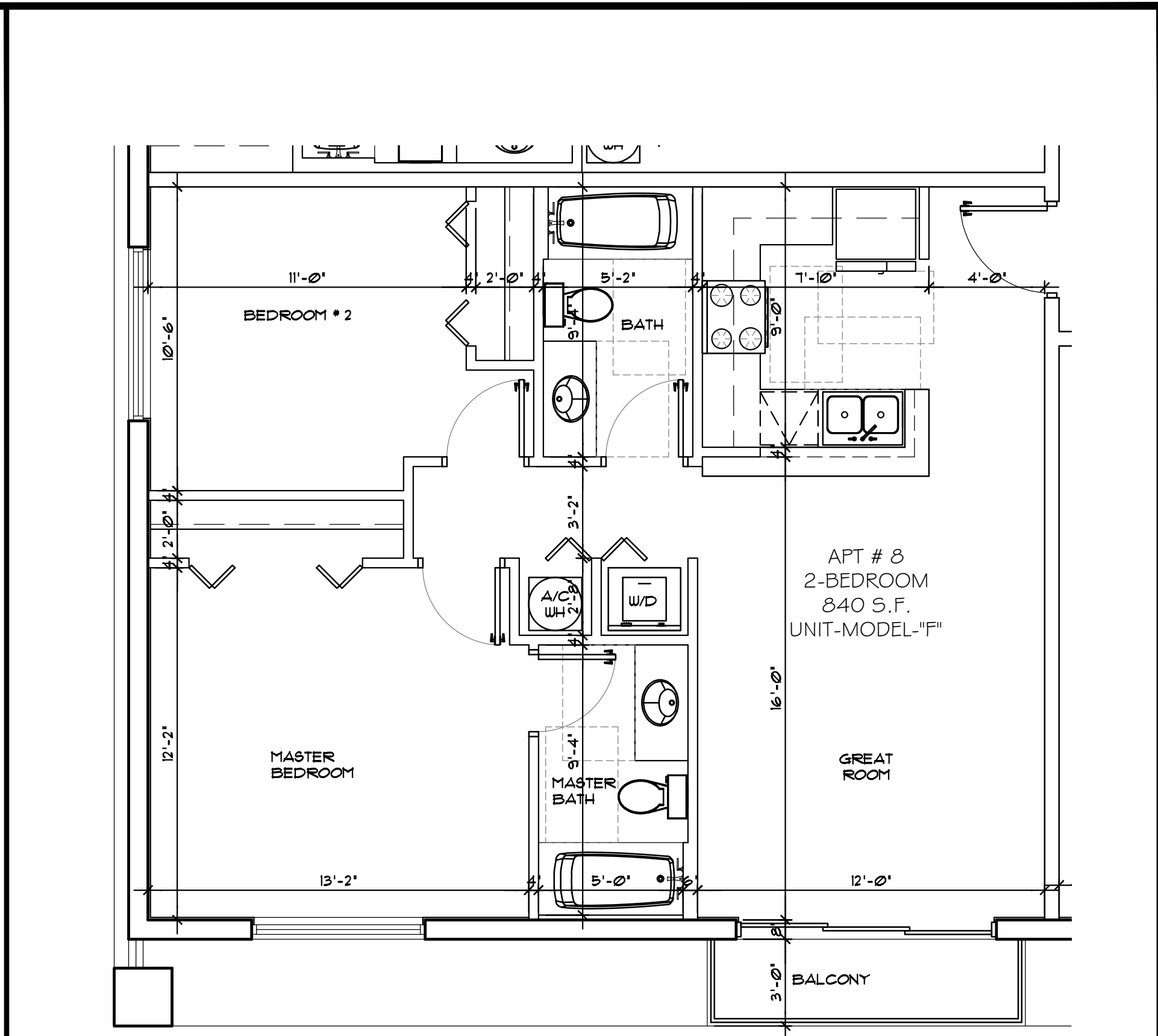
3 | **PROTOTYPE-C-**
SCALE: 1/4"=1'-0"



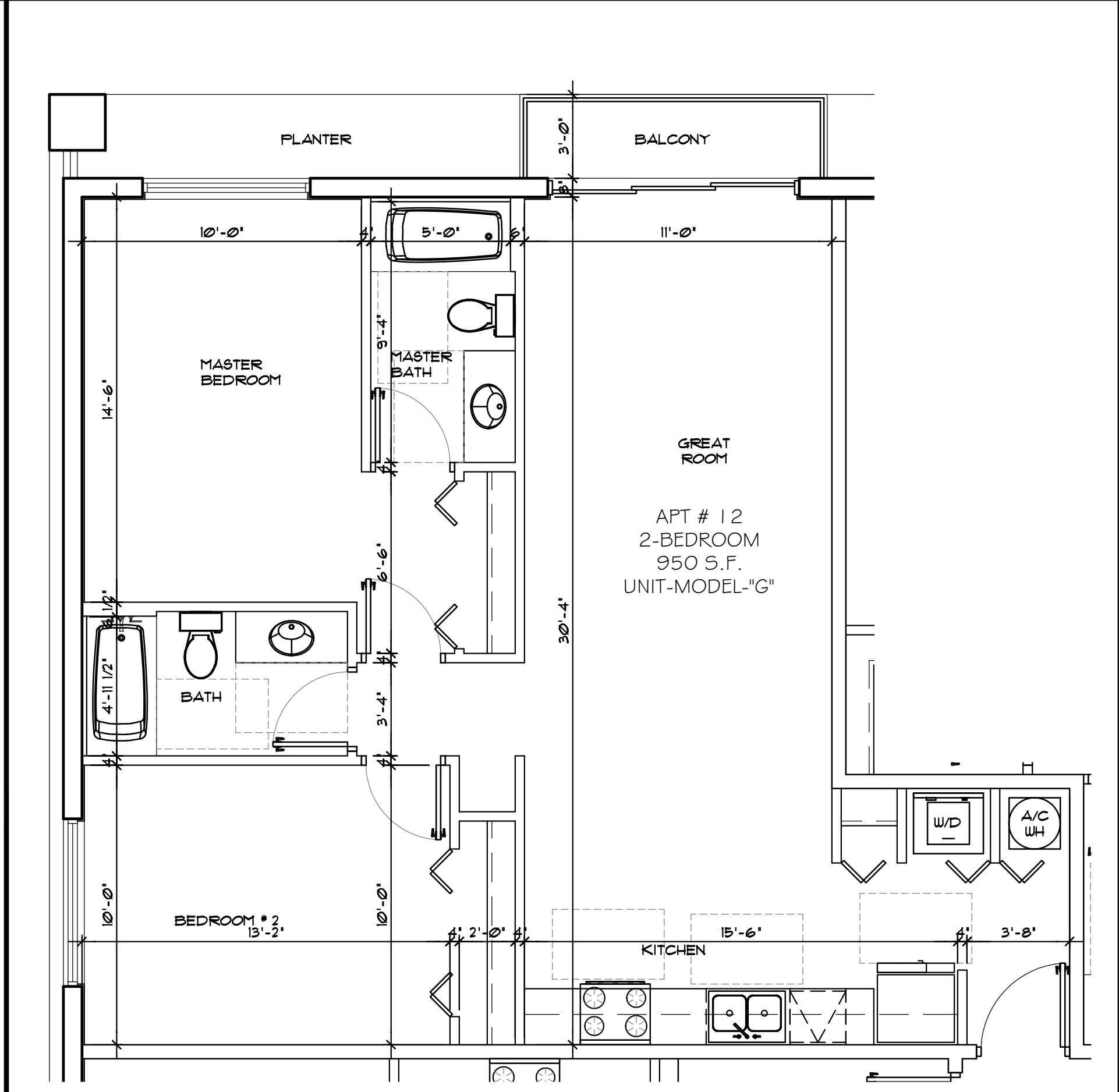
4 | **PROTOTYPE-D-**
SCALE: 1/4"=1'-0"



5 | **PROTOTYPE-E-**
SCALE: 1/4"=1'-0"



6 | **PROTOTYPE-F-**
SCALE: 1/4"=1'-0"



7 | **PROTOTYPE-G-**
SCALE: 1/4"=1'-0"



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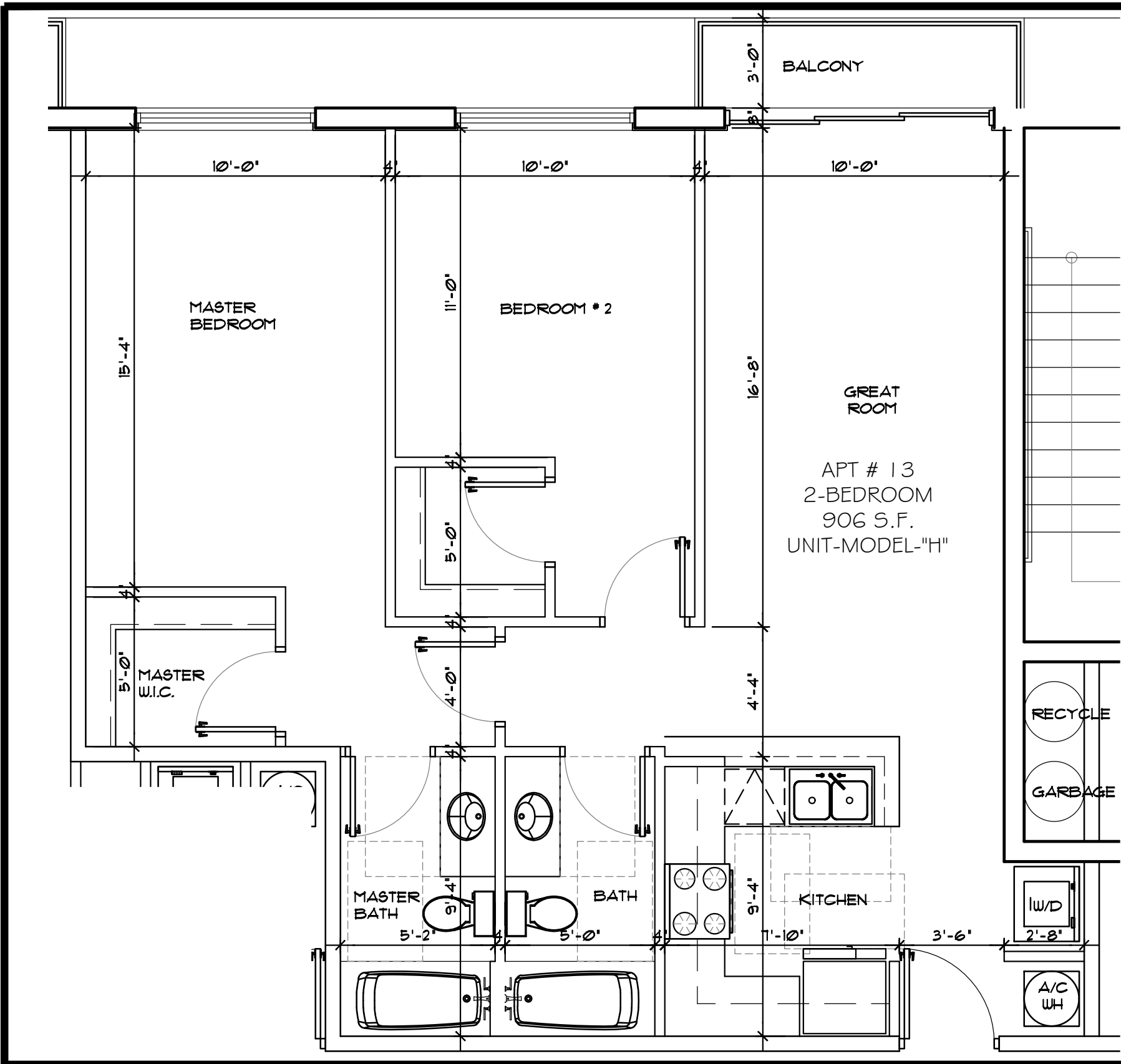
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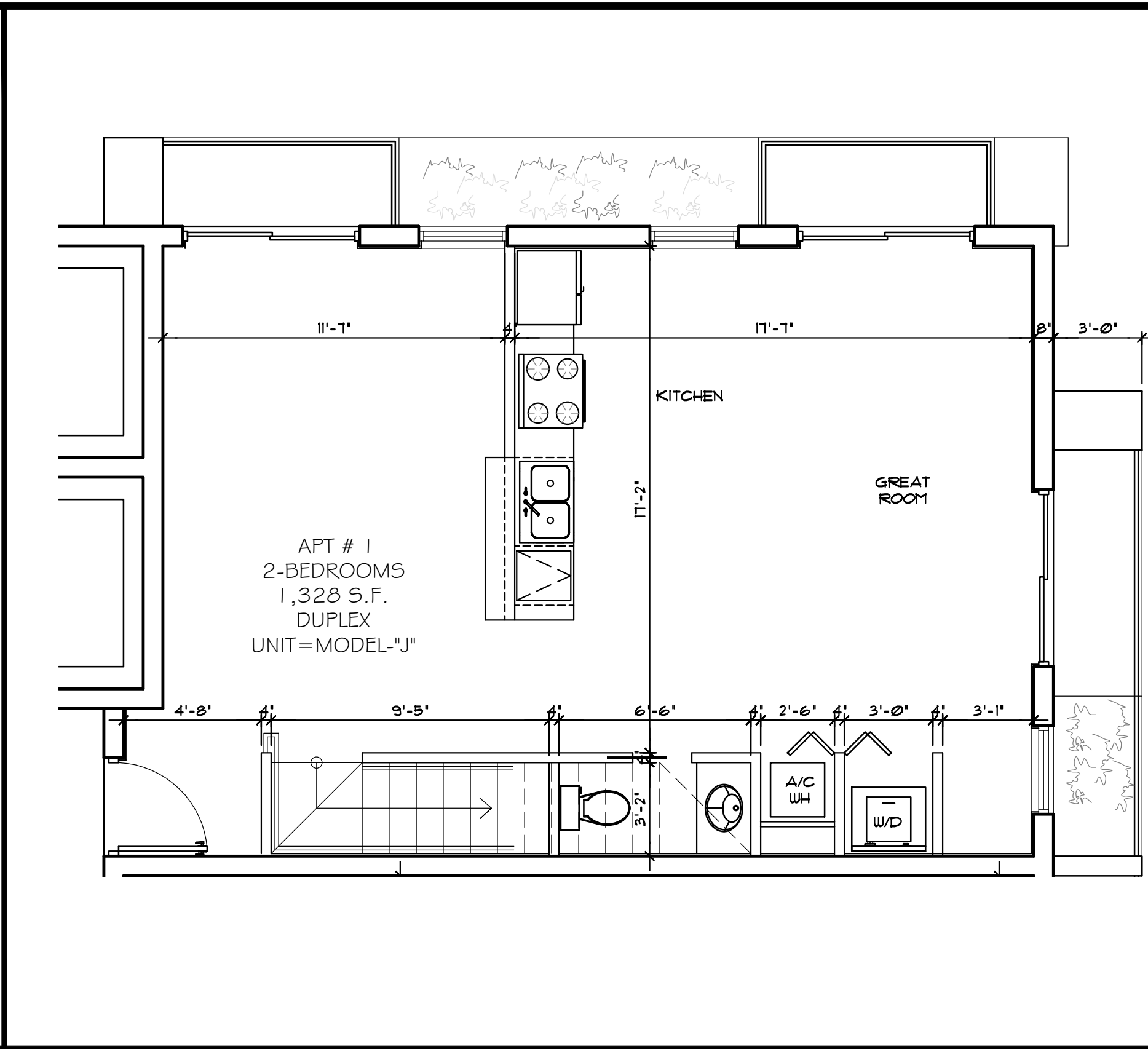
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A-1.7

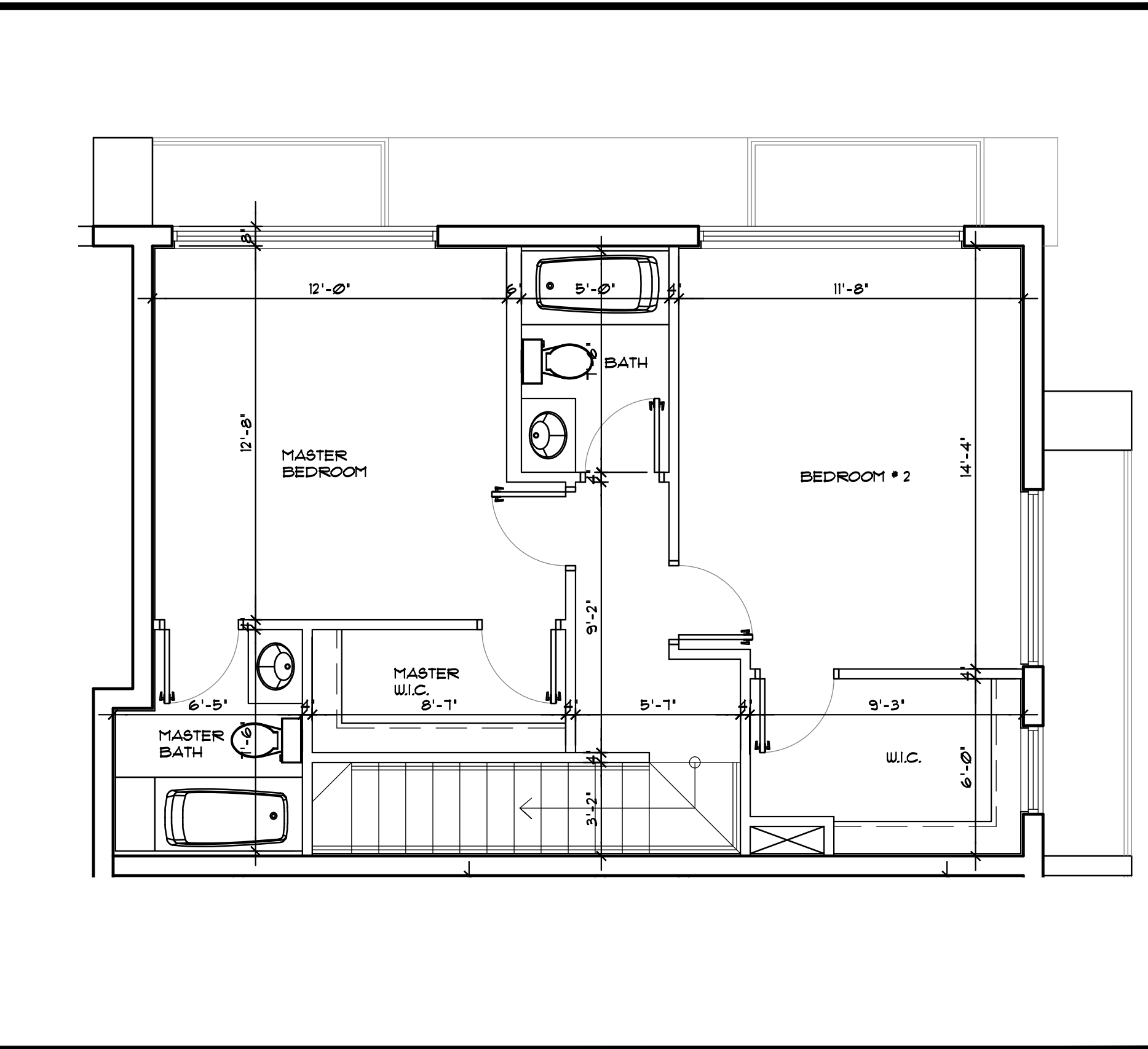
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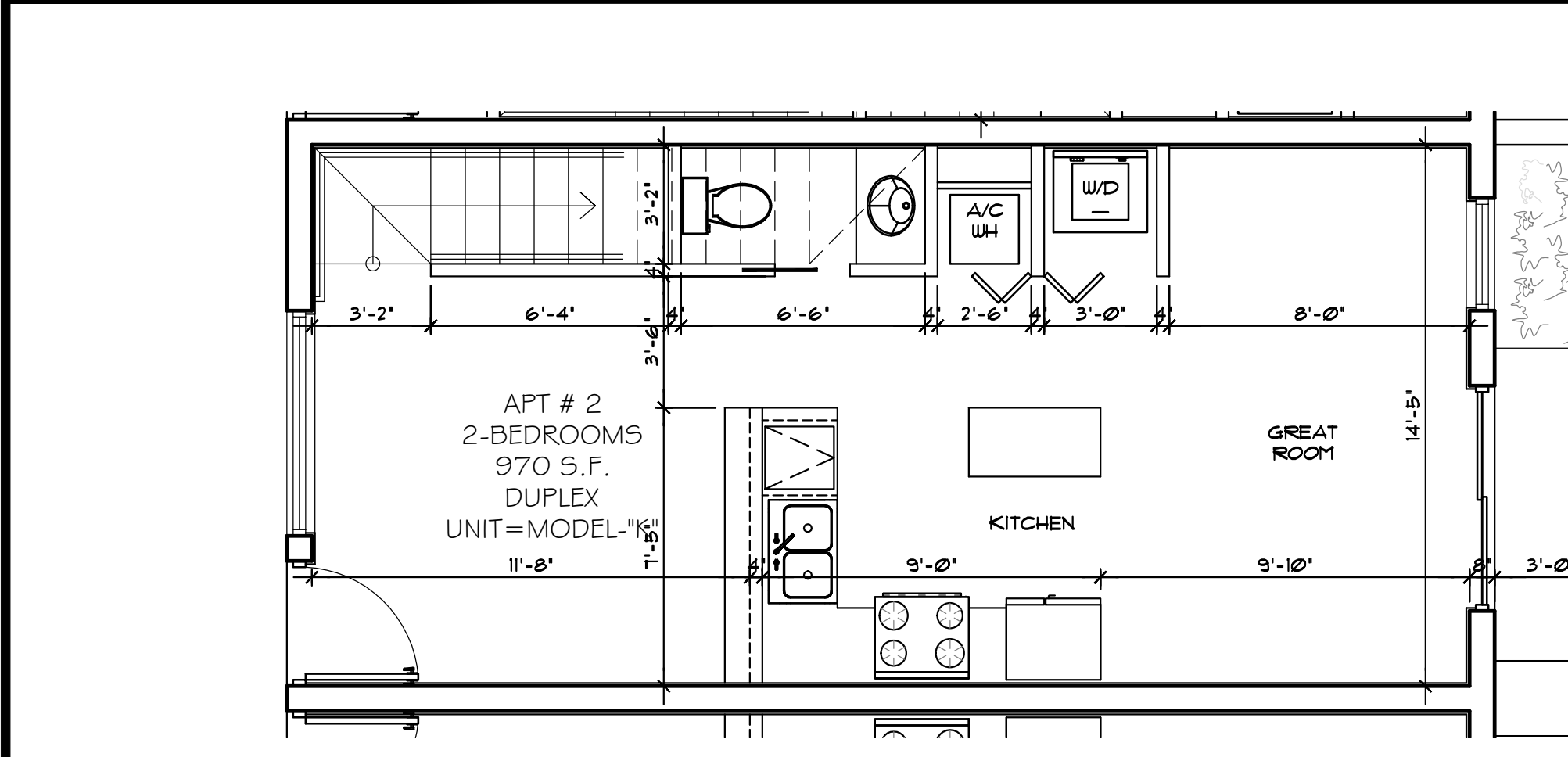
1 | **PROTOTYPE-H-**
SCALE: 1/4"=1'-0"



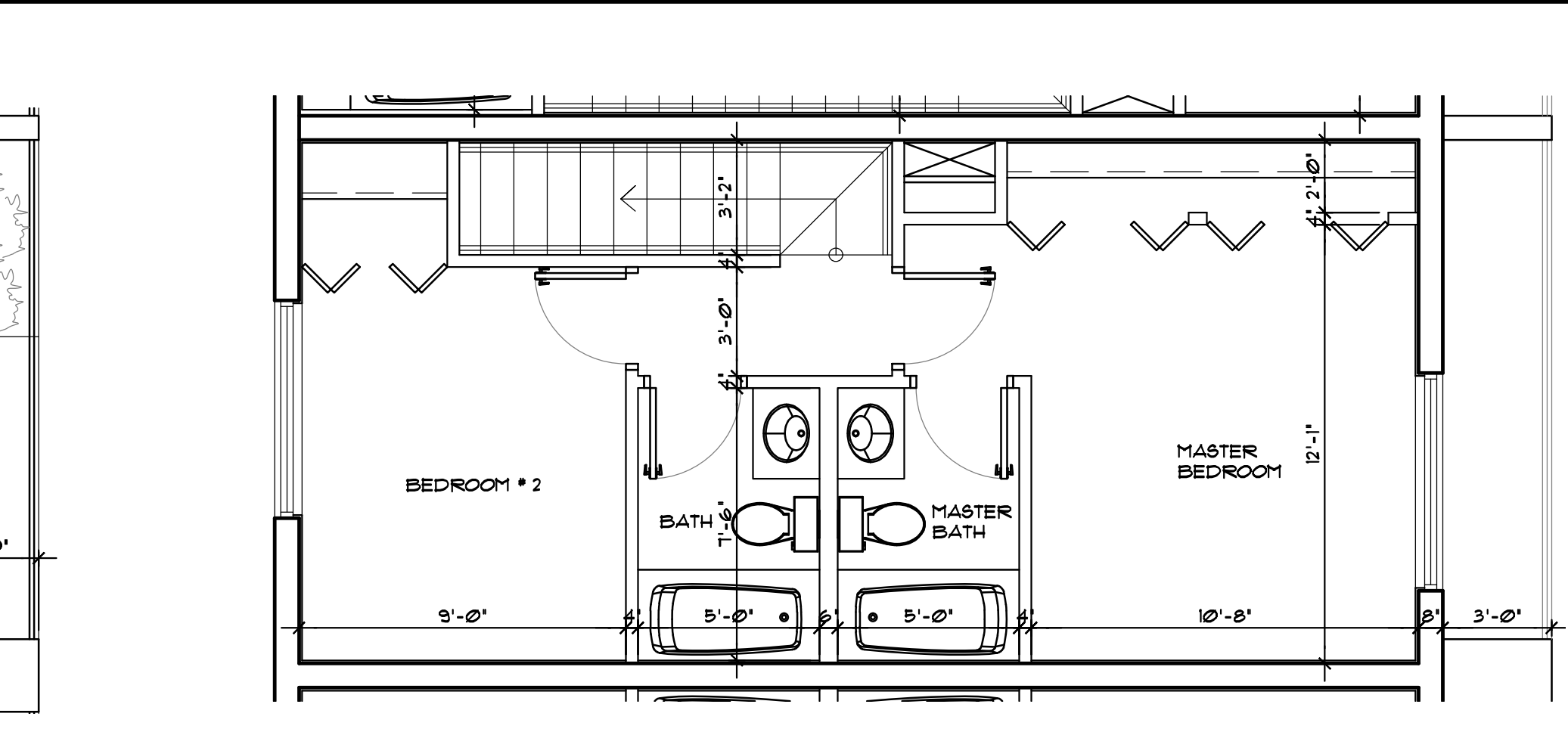
2 | **PROTOTYPE-J- (DUPLEX)**
SCALE: 1/4"=1'-0"



3 | **PROTOTYPE-K- (DUPLEX)**
SCALE: 1/4"=1'-0"



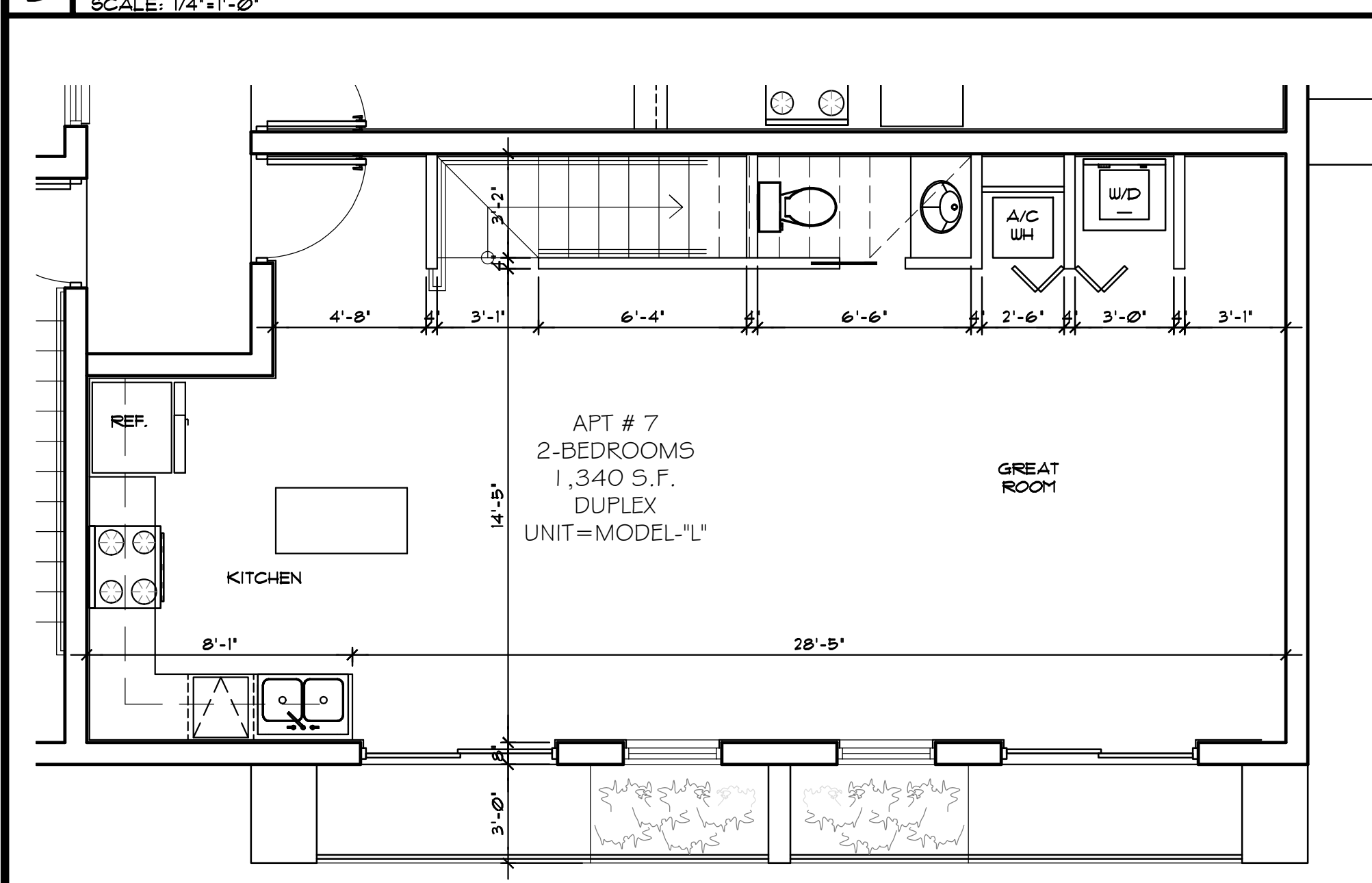
4 | **PROTOTYPE-L- (DUPLEX)**
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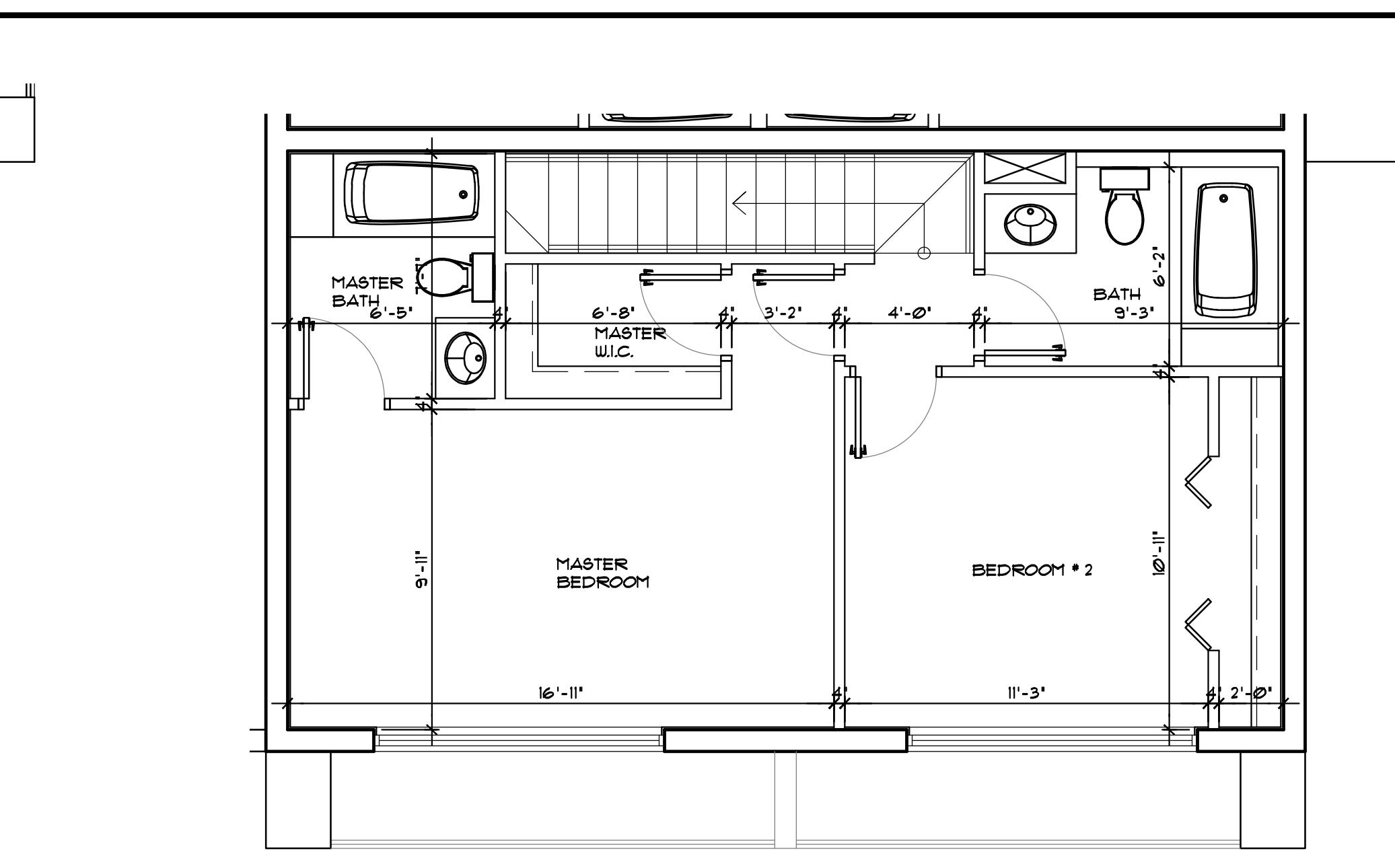
5 | **PROTOTYPE-M- (DUPLEX)**
SCALE: 1/4"=1'-0"



6 | **PROTOTYPE-N- (DUPLEX)**
SCALE: 1/4"=1'-0"



7 | **PROTOTYPE-O- (DUPLEX)**
SCALE: 1/4"=1'-0"



8 | **PROTOTYPE-P- (DUPLEX)**
SCALE: 1/4"=1'-0"



9 | **PROTOTYPE-Q- (DUPLEX)**
SCALE: 1/4"=1'-0"

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A-1.8
OF SHEETS

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SHEET	A-2.1
OF	SHEETS

- MATERIAL LEGEND:
- ① GLASS/STONE
 - ② METAL SCREEN TYPE B-SILVER "PERFORATED"
 - ③ METAL SCREEN VERTICAL BAFFLE
 - ④ IMPACT GLASS
 - ⑤ PORCELAIN TILE "WOOD"
 - ⑥ GLASS GUARDRAILS
 - ⑦ STUCCO
 - ⑧ IMPACT RESISTANT CASHEMENT WINDOW
 - ⑨ IMPACT RESISTANT SLIDING GLASS DOORS
 - ⑩ EXTERIOR LIGHT FIXTURE



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SHEET	A-2.2

- MATERIAL LEGEND:
- ①-FLASSTONE
 - ②-METAL SCREEN TYPE B-SILVER 'PERFORATED'
 - ③-METAL SCREEN VERTICAL BAFFLE
 - ④-IMPACT GLASS
 - ⑤-PORCELAIN TILE 'WOOD'
 - ⑥-GLASS GUARDRAILS
 - ⑦-STUCCO
 - ⑧-IMPACT RESISTANT CASERMENT WINDOW
 - ⑨-IMPACT RESISTANT SLIDING GLASS DOORS
 - ⑩-EXTERIOR LIGHT FIXTURE



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SHEET	

A-2.4
OF SHEETS

- MATERIAL LEGEND
- ④ - FLAGSTONE
 - ⑤ - METAL SCREEN TYPE B-SILVER 'PERFORATED'
 - ⑥ - METAL SCREEN VERTICAL SLAT
 - ⑦ - IMPACT GLASS
 - ⑧ - PORCELAIN TILE 'WOOD'
 - ⑨ - GLASS GUARDRAILS
 - ⑩ - STUCCO
 - ⑪ - IMPACT RESISTANT CASSEMENT WINDOW
 - ⑫ - IMPACT RESISTANT SLIDING GLASS DOORS
 - ⑬ - EXTERIOR LIGHT FIXTURE

