

ATTACHMENT A
Application Package



Development Services Department
City of Hollywood
2600 Hollywood Blvd
Hollywood, FL 33020

Re: Alta Hollywood Cover Letter of Changes

I am writing to formally inform you of the recent upgrades made to our development project, Alta Hollywood, located at 401 N Federal Highway, Hollywood FL (21-DP-54a), and to provide the reasoning behind the transition from a multifamily rental project to a condominium structure.

After a detailed evaluation of current market conditions, financial considerations, and long-term project goals, we made the strategic decision to reposition the development as a condominium rather than a traditional multifamily rental. This shift allows us to better meet current buyer demand for ownership opportunities in the area, while also ensuring greater financial viability for the project.

As part of this transition, we have also made several upgrades and changes to the building's façade and overall design to reflect a more modern, contemporary aesthetic consistent with today's condo market expectations. These enhancements include:

- Updated façade materials and finishes to create a cleaner, more sophisticated appearance
- Building to be a Condominium instead of multifamily
- Unit count changed from 466 to 464 (2 units less)
- Balcony railings changed to glass
- Amenity program on level 5 was changed to add more amenities to the south tower
- Padel and pickle ball courts were removed
- Rooftop pool deck added to both tower, previously only one tower had it
- Management office was added to Level 2
- Level 1 changed the leasing office to co-work area

We appreciate your ongoing support and collaboration. Please let us know if any further documentation or clarification is required at this time.


Ines Muñoz de Cote
Alta Developers

786.230.1040
info@altadevelopers.com
2950 SW 27th Ave. Suite 220, Miami, FL 33133



CITY OF
**DEVELOPMENT SERVICES
PLANNING DIVISION**

GENERAL APPLICATION

APPLICATION DATE: 07/08/2025

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: 401 North Federal Highway

Lot(s): See Exhibit "A" Block(s): See Exhibit "B" Subdivision: _____

Folio Number(s): See Exhibit "A" _____

Zoning Classification: FH 2 Land Use Classification: RAC

Existing Property Use: Vacant land 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): Yes - File #2.2022_0712 - Status: Passed

DEVELOPMENT PROPOSAL

Explanation of Request: Review of new development "Alta Hollywood", a two-tower residential building with 464 condominium units.

Phased Project: Yes ☒ No ☐ Number of Phases: 2

Project	Proposal
Units/rooms (# of units)	# UNITS: 464 #Rooms 704
Proposed Non-Residential Uses	7,000 S.F. S.F.)
Open Space (% and SQ.FT.)	Required %: 20% (Area: 22,646 S.F. (20.4%) S.F.)
Parking (# of spaces)	PARK. SPACES: (# 639)
Height (# of stories)	(# STORIES) 19 (190 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (111,087 FT.)

Name of Current Property Owner: Alta Hollywood LLC

Address of Property Owner: 2950 SW 27th Avenue, STE 220, Miami, FL, 33133

Telephone: 786-230-1040 Email Address: imunozeccote@altadevelopers.com

Applicant Felipe Raimundo Onetto Consultant ☐ Representative ☐ Tenant ☐

Address: 2950 SW 27th Avenue, STE 220, Miami, FL, 33133 Telephone: 786-230-1040

Email Address: ronetto@altadevelopers.com

Email Address #2: _____

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: _____

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 07/07/2025

PRINT NAME: Felipe Raimundo Onetto

Date: 07/07/2025

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

Sworn to and subscribed before me
this 8 day of July

Joelyn Ferradas
Notary Public

State of Florida



JOCELYN FERRADAS
Commission # HH 421862
Expires July 26, 2027

Felipe Raimundo Onetto
Signature of Current Owner

Felipe Raimundo Onetto
Print Name

My Commission Expires: 7/26/27 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

Exhibit "A"

Alta Hollywood PACO Application

Folio Numbers

Zoning Districts			
Lots:			
1	1736 Filmore St	Folio : 5142-15-02-0820	RAC-FH2
	1730 Filmore St	Folio : 5142-15-02-0810	RAC-FH2
	1726 Filmore St	Folio : 5142-15-02-0800	RAC-FH2
	1720 Filmore St	Folio : 5142-15-02-0790	RAC-FH2
	1710 Filmore St	Folio : 5142-15-02-0780	RAC-FH2
	416 N 17th Ave	Folio : 5142-15-02-0770	RAC-FH2
2	401 N Federal Highway	Folio : 5142-15-02-0700	RAC-FH2
	1725 Taylor St	Folio : 5142-15-02-0710	RAC-FH2
	1723 Taylor St	Folio : 5142-15-02-0720	RAC-FH2
	1719 Taylor St	Folio : 5142-15-02-0730	RAC-FH2
	1716 Taylor St	Folio : 5142-15-02-0740	RAC-FH2
	1713 Taylor St	Folio : 5142-15-02-0750	RAC-FH2
Lot Area Summary			

LOT GROUP 1:North Parcels

LOT GROUP 2:South Parcels

ATTACHMENT "B"
Alta Hollywood
Legal Description

Parcel I:

Lot 1, LESS the West 15 feet thereof, and ALL of Lot 2 in Block 53, HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

LESS that part of Lot 1, Block 53 of HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, in Section 15, Township 51 South, Range 42 East, which is included in the external area formed by a 15-foot arc which is tangent to the South line of said Lot 1 and tangent to a line which is 15 feet East of and parallel to the West line of said Lot 1.

Parcel II:

Lot 8, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel III:

Lot 10, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel IV:

Lots 13 and 14, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel V:

Lots 15, 16 and 17, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VI:

Lots 18, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VII:

Lots 19, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VIII:

Lots 20 and 21, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel IX:

Lots 22, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel X:

Lots 3, 4 and 5, Less the East 14.7 feet thereof, in Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel XI:

Lot 5, the East 14.7 feet thereof, and All of Lots 6 and 7, in Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel XII:

Lot 9, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

The Plat referenced above is also known as Town of Hollywood, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Project Description:

Alta Hollywood is a 19-story mixed-use development consisting of 464 residential condominium units, approximately 7,000 square feet of retail, and a structured parking garage with 639 spaces.

The building consists of two towers, north and south, and a shared podium connecting both towers. The ground floor has a pedestrian friendly frontage along all streets, anchored by retail and walk-up units. The podium conceals the parking with a garage screen design, and supports the recreational pool deck on level 5.

Building amenities include a lobby and mail room on each tower, co-working spaces, fitness centers, multi-purpose rooms, spas, lounge rooms, media room, sport lounge room, kid's room, outdoor pools, outdoor summer kitchens, outdoor mini-golf area, and rooftop pool decks.

Prepared by:
Eric P. Stein, Esq.
Eric P. Stein, P.A.
1820 NE 163 Street, Suite 100
North Miami Beach, Florida 33162

After Recording return to:

Thomas F. Oppenheimer, Esq.
Fox Rothschild LLP
One Biscayne Tower
2 South Biscayne Boulevard
Suite 2750
Miami, Florida 33131

E-RECORDED simplifile®

ID: 117535322
County: Broward
Date: 8/25/2021 Time: 2:12pm

(For Recorder's Use Only)

SPECIAL WARRANTY DEED
(Florida)

This SPECIAL WARRANTY DEED is effective as of this 20th day of August, 2021, by **Hollywood on the Golf, LLC, a Florida limited liability company ("Grantor")**, having an address of 2980 NE 207th Street, Suite 409, Aventura, Florida 33180, to **ALTA Hollywood, LLC, a Florida limited liability company ("Grantee")**, having an address of 2950 SW 27th Avenue, Suite 220, Miami, Florida 33133.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Broward County, Florida, and being more particularly described on **Exhibit A** attached hereto (the "Property").

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Taxes for the year 2021 and thereafter, not yet due and payable;
2. Zoning and other regulatory laws and ordinances, prohibitions and other requirements imposed by governmental authority; and
3. Those certain restrictions, reservations, covenants, conditions, limitations and easements of record, without reimposition of the same to the extent any of the foregoing have been released, expired, or are in anyway or wise no longer legally enforceable.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns in fee simple forever; and Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

[illegible]

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is assigned to the case. The investigator must first determine the nature of the problem and the scope of the investigation. This is done by interviewing the complainant and the accused, and by reviewing the evidence. The investigator must also determine the jurisdiction of the investigation and the applicable laws. Once the problem has been identified, the investigator must then develop a plan of action. This plan should include the objectives of the investigation, the methods to be used, and the timeline for the investigation. The investigator must then implement the plan and collect the evidence. This is done by interviewing witnesses, conducting interviews with the accused, and by reviewing the evidence. Once the evidence has been collected, the investigator must then analyze the evidence and determine the results of the investigation. This is done by reviewing the evidence and by comparing it to the applicable laws. Finally, the investigator must then prepare a report of the investigation. This report should include the findings of the investigation, the results of the investigation, and the recommendations of the investigator. The report should be submitted to the appropriate authority for review and action.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

WITNESSED BY:

GRANTOR:

Hollywood on the Golf, LLC


Name: Amanda Bender

By: 

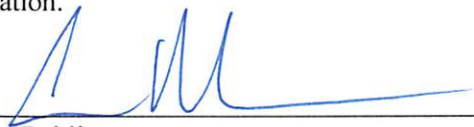
Name: Jonathan Brief

Title: CEO and sole Member


Name: Catalina Arroyave

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021 by Jonathan Brief, as CEO of Hollywood on the Golf, LLC, a Florida limited liability company, who is [☒] personally known to me, or [☐] has produced _____ as identification.


Notary Public

Print Name: _____

My Commission Expires: _____



AMANDA BENDER
Commission # GG 974919
Expires April 1, 2024
Bonded Thru Budget Notary Services

Exhibit A

LEGAL DESCRIPTION

Parcel I:

Lot 1, LESS the West 15 feet thereof, and ALL of Lot 2 in Block 53, HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida. LESS that part of Lot 1, Block 53 of Hollywood according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, in Section 15, Township 51 South, Range 42 East which is included in the external area formed by a 15-foot arc which is tangent to the South line of Said Lot 1 and tangent to a line which is 15 feet East of and parallel to the West line of said Lot 1.

Parcel II:

Lot 8, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel III:

Lot 10, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel IV:

Lots 13 and 14, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel V:

Lots 15, 16 and 17, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VI:

Lot 18, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VII:

Lot 19, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VIII:

Lots 20 and 21 Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel IX:

Lot 22, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel X:

Lots 3, 4 and 5, Less the East 14.7 feet thereof, in Block 53, TOWN OF HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page Public Records of Broward County, Florida.

Parcel XI:

Lot 5, the East 14.7 feet thereof, and All of Lots 6 and 7, in Block 53, TOWN OF HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel XII:

Lot 9, in Block 53, TOWN OF HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Prepared by:
Eric P. Stein, Esq.
Eric P. Stein, P.A.
1820 NE 163 Street, Suite 100
North Miami Beach, Florida 33162

After Recording return to:

Thomas F. Oppenheimer, Esq.
Fox Rothschild LLP
One Biscayne Tower
2 South Biscayne Boulevard
Suite 2750
Miami, Florida 33131

(For Recorder's Use Only)

SPECIAL WARRANTY DEED
(Florida)

This SPECIAL WARRANTY DEED is effective as of this 20th day of August, 2021, by **Hollywood on the Golf, LLC**, a Florida limited liability company ("Grantor"), having an address of 2980 NE 207th Street, Suite 409, Aventura, Florida 33180, to **ALTA Hollywood, LLC**, a Florida limited liability company ("Grantee"), having an address of 2950 SW 27th Avenue, Suite 220, Miami, Florida 33133.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Broward County, Florida, and being more particularly described on Exhibit A attached hereto (the "Property").

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Taxes for the year 2021 and thereafter, not yet due and payable;
2. Zoning and other regulatory laws and ordinances, prohibitions and other requirements imposed by governmental authority; and
3. Those certain restrictions, reservations, covenants, conditions, limitations and easements of record, without reimposition of the same to the extent any of the foregoing have been released, expired, or are in anyway or wise no longer legally enforceable.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns in fee simple forever; and Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

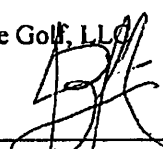
WITNESSED BY:


Name: Amanda Bender

Name: Catalina Arroyave

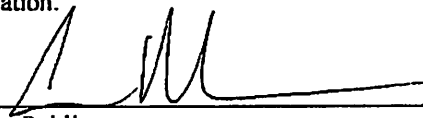
GRANTOR:

Hollywood on the Golf, LLC

By: 
Name: Jonathan Brief
Title: CEO and sole Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021 by Jonathan Brief, as CEO of Hollywood on the Golf, LLC, a Florida limited liability company, who is [☒] personally known to me, or [☐] has produced _____ as identification.


Notary Public
Print Name: _____
My Commission Expires: _____



AMANDA BENDER
Commission # GG 974919
Expires April 1, 2024
Bonded Thru Budget Notary Services

Exhibit A

LEGAL DESCRIPTION

Parcel I:

Lot 1, LESS the West 15 feet thereof, and ALL of Lot 2 in Block 53, HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida. LESS that part of Lot 1, Block 53 of Hollywood according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, in Section 15, Township 51 South, Range 42 East which is included in the external area formed by a 15-foot arc which is tangent to the South line of Said Lot 1 and tangent to a line which is 15 feet East of and parallel to the West line of said Lot 1.

Parcel II:

Lot 8, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel III:

Lot 10, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel IV:

Lots 13 and 14, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel V:

Lots 15, 16 and 17, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VI:

Lot 18, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VII:

Lot 19, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VIII:

Lots 20 and 21 Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel IX:

Lot 22, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel X:

Lots 3, 4 and 5, Less the East 14.7 feet thereof, in Block 53, TOWN OF HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page Public Records of Broward County, Florida.

Parcel XI:

Lot 5, the East 14.7 feet thereof, and All of Lots 6 and 7, in Block 53, TOWN OF HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel XII:

Lot 9, in Block 53, TOWN OF HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Design Criteria

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 Hollywood Residences is a 19-story mixed-use development located three blocks north of Young Circle Park, east of Federal Highway between Fillmore Street and Taylor Street. The project includes 464 residential units, approximately 7,000 square feet of retail, and a structured parking garage with 639 spaces.

The revised design reflects a streamlined, contemporary architectural language that emphasizes clarity, proportion, and clean articulation. The massing is expressed through a hierarchy of base, podium, and tower forms. Façades are composed of alternating glass and solid panels, deep balcony lines, and continuous horizontal expression. White framing elements define the outer edges of the towers, while a palette of light and dark materials including glass railings, aluminum louvers, and painted stucco enhances contrast and refinement.

The Hollywood Residences is located three blocks north from Young Circle Park to the east of Federal Highway between Fillmore Street and Taylor Street.

The project's ground level creates a rich pedestrian experience that welcomes tenants and visitors alike through walk up to units, corner cafes, retail, and lush tropical landscaping.

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 surrounding context of Hollywood's downtown ranges from single family homes, hotels, commercial buildings and, condominiums ranging in architectural styles, from Florida Vernacular to Mid-Century Modern. Rather than mimic any single tradition, the Hollywood Residences acknowledges this eclecticism through a neutral, modern expression that harmonizes with the varied scale and character of its neighbors. Elements such as continuous balconies, deep window recesses, and vertical fins lend depth and visual interest without relying on decorative motifs. These gestures reference local traditions of shade, light modulation, and outdoor living, reinterpreted in a crisp and modern language that supports the ongoing revitalization of the city center.

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 project is organized into a base-podium-tower configuration, breaking down the overall mass while addressing the human scale at street level.

- The base provides a porous, pedestrian-friendly frontage along all streets, anchored by retail and walk-up units.
- The podium conceals the parking and supports a lush recreational deck at the 5th floor.
- The towers are designed as two vertical volumes oriented to minimize bulk, optimize views, and create a distinctive silhouette on the skyline.

Architectural features including the rhythm of balconies, consistent vertical window stacks, and corner frames maintain a proportional dialogue with both adjacent low scale buildings and neighboring high-rises near Young Circle.

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.



Development Services Department
City of Hollywood
2600 Hollywood Blvd
Hollywood, FL 33020

Re: Confirmation of No Changes – Petition File No. 21-D-54a

To Whom It May Concern:

This letter serves as formal confirmation that the proposed modifications to the design of the residential project associated with Petition File No. **21-D-54a** will not result in any changes to the previously approved Zoning performance standards. The current modifications to the design include the following:

- Condominium instead of traditional multifamily rental development
- Unit count reduced from 466 to 464
- Increased parking spaces from 624 spaces to 639
- Exterior façade design was improved: more stylish garage screen and more glazing
- Increased balcony sizes
- Balcony railings materiality
- Added amenities to the south tower: spa, fitness center, club lounge & media room
- Added amenities to north tower: small fitness center & kid's room
- Added a mini golf at the pool deck and removed paddle and pickle ball courts
- Added canopy with bathrooms and summer kitchens at the pool deck
- Added more planters at the pool deck for a greener look
- Pool's shape changed at the pool deck
- Added a roof top pool deck on both towers instead of just one
- Added management office at level 2
- Removed leasing office and added co-working area at ground floor

786.230.1040

info@altadevelopers.com

2950 SW 27th Ave. Suite 220, Miami, FL 33133



Please accept this notarized letter as confirmation of compliance with the requirements set forth for the design review of Alta Hollywood.

Sincerely,

Felipe Raimundo Onetto
Management Committee Member
of APM Hollywood LLC

Juan Ignacio Montes
Management Committee Member
of APM Hollywood LLC

STATE OF FLORIDA)

) SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of August 2025, by Felipe Raimundo Onetto and Juan Ignacio Montes Labarca, as Managers of APM Hollywood LLC, a Florida limited liability company, which is the manager of Alta Hollywood, LLC, a Florida limited liability company, who are ☒ personally known to me or have ☐ produced _____ as identification and did not take an oath.



Notary Public
State of Florida

My Commission Expires: 10-13-2026

786.230.1040

info@altadevelopers.com

2950 SW 27th Ave. Suite 220, Miami, FL 33133

ALTA HOLLYWOOD PROJECT

ALTA/NSPS LAND TITLE BOUNDARY SURVEY

PROJECT ADDRESS: 401 N. FEDERAL HIGHWAY, HOLLYWOOD, FL 33020

LEGEND:

A	-	ARC DISTANCE
BCR	-	BROWARD COUNTY RECORDS
CB	-	CATCH BASIN
C	-	CENTERLINE
CLF	-	CHAIN LINK FENCE
CONC	-	CONCRETE
CPP	-	CONCRETE POWER POLE
Δ	-	CENTRAL ANGLE
DMH	-	DRAINAGE MANHOLE
(E)	-	EAST
EBX	-	ELECTRIC BOX
	-	ELEVATION
FND	-	FOUND
FEMA	-	FEDERAL EMERGENCY MANAGEMENT AGENCY
x 0.00	-	FIRE HYDRANT
GV	-	GAS VALVE
GW	-	GUIDE WIRE
HHE	-	HANDHOLE ELECTRIC
HHI	-	HANDHOLE IRRIGATION
INV	-	INVERT
LB	-	LICENSED BUSINESS
L/S	-	LANDSCAPE AREA
LB#	-	LICENSE BUSINESS NUMBER
MLP	-	METAL LIGHT POLE
(N)	-	NORTH
NGVD	-	NATIONAL GEODETIC VERTICAL DATUM 1929
OHW	-	OVERHEAD WIRE
ORB	-	OFFICIAL RECORDS BOOK
PB	-	PLAT BOOK - PAGE
IRCS	-	IRON ROD AND CAP SET
PG	-	PAGE
R	-	RADIUS
R/W	-	RIGHT OF WAY
(S)	-	SOUTH
SN	-	SIGN
SMH	-	SANITARY SEWER MANHOLE
STMH	-	STORM MANHOLE
(SW)	-	SOUTHWEST
TBX	-	TELEPHONE BOX
TYP	-	TYPICAL
(W)	-	WEST
WV	-	WATER VALVE
WLP	-	WOOD LIGHT POLE
WPP	-	WOOD POWER POLE

PROPERTY INFORMATION REPORT REVIEW:

We have reviewed the Property Information Report provided to us and prepared by Chicago National Title Insurance Company dated from 01/01/1950 through 01/31/2022, Order Number: 10225245, Customer Reference Number Order No. 9570281, and our comments are as follows:

The Legal Description contained in the Property Information Report is in agreement with the Legal Description shown on this Survey.

ITEM 1:
Liens against the real property, recorded in the following Instrument No 117535323, and No 117691681 together with the collateral security instrument (s):
a) Assignment of Leases and Rents, as Instrument No. 117535324.
b) UCC-1 Financing Statement, as Instrument No. 117535325.
Real Property Taxes for informational purposes only:
A) 2021 Real property taxes paid, under Tax I.D. No 514215-02-0700. (as to Parcel I)
B) 2021 Real property taxes paid, under Tax I.D. No 514215-02-0730. (as to Parcel II)
C) 2021 Real property taxes paid, under Tax I.D. No 514215-02-0750. (as to Parcel III)
D) 2021 Real property taxes paid, under Tax I.D. No 514215-02-0770. (as to Parcel IV)
E) 2021 Real property taxes paid, under Tax I.D. No 514215-02-0780. (as to Parcel V)
F) 2021 Real property taxes paid, under Tax I.D. No 514215-02-0790. (as to Parcel VI)
G) 2021 Real property taxes paid, under Tax I.D. No 514215-02-0800. (as to Parcel VII)
H) 2021 Real property taxes paid, under Tax I.D. No 514215-02-0810. (as to Parcel VIII)
I) 2021 Real property taxes paid, under Tax I.D. No 514215-02-0820. (as to Parcel IX)
J) 2021 Real property taxes paid, under Tax I.D. No 514215-02-0710. (as to Parcel X)
K) 2021 Real property taxes paid, under Tax I.D. No 514215-02-0720. (as to Parcel XI)
L) 2021 Real property taxes paid, under Tax I.D. No 514215-02-0740. (as to Parcel XII)

LIENS AGAINST THE PROPERTY, ASSIGNMENT OF LEASES AND RENTS, FINANCING STATEMENT AND REAL PROPERTY TAXES, NOT A SURVEY MATTER.

ITEM 2:
Restrictions, covenants, conditions, dedications, easements, reservations, and other matters as contained on the Plat of HOLLYWOOD, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.
AFFECTS THE SUBJECT PARCELS. NOT PLOTTABLE.

ITEM 3:
Agreement recorded in Official Records Book 1194, Page 620.

AFFECTS PARCELS X AND XI. NOT PLOTTABLE.

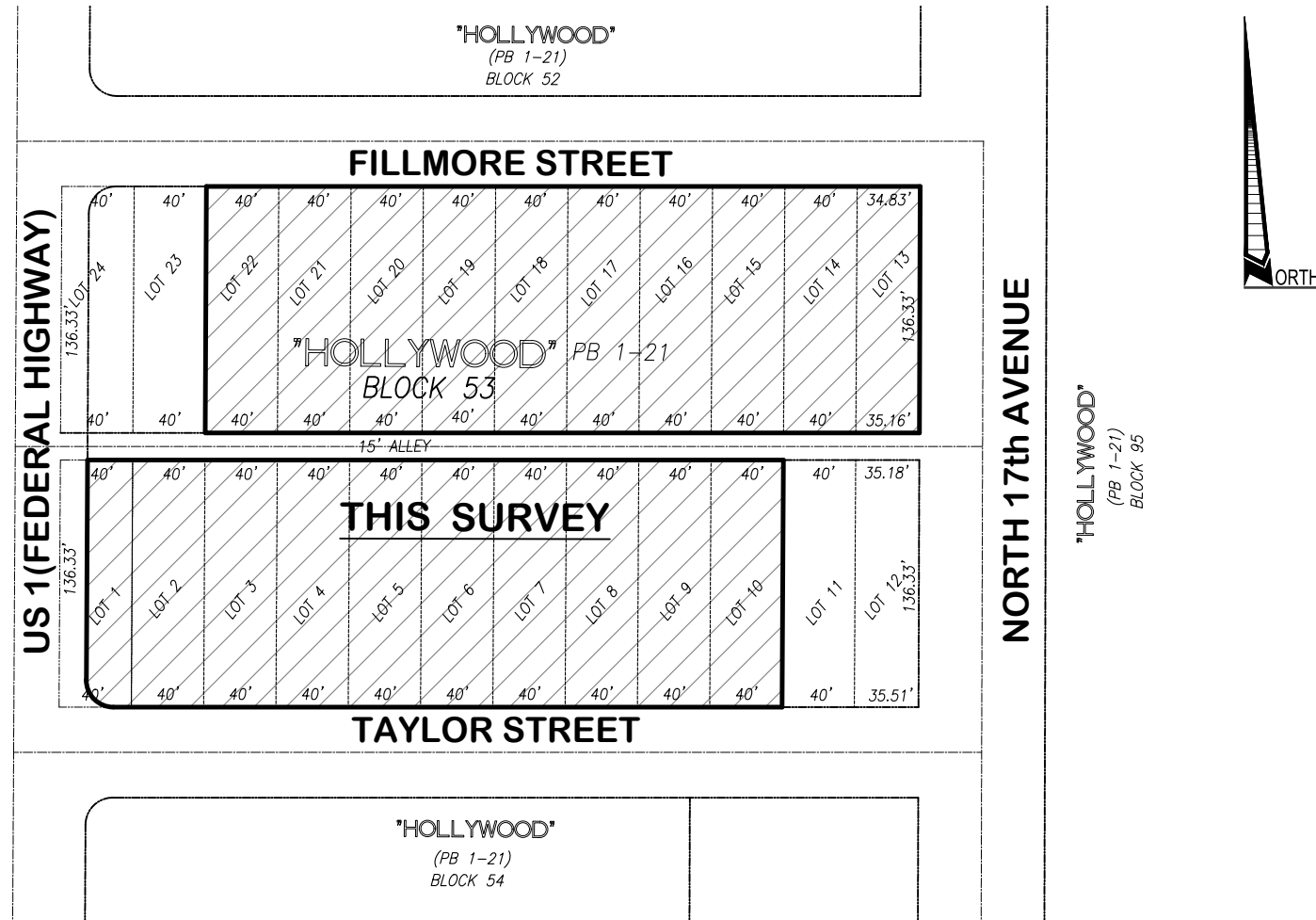
ITEM 4:
Easement in favor of Florida Power & Light Co., recorded in Official Records Book 4628, Page 180.

AFFECTS PARCEL I. SHOWN ON SURVEY.

ITEM 5:
Rights of tenants occupying all or part of the insured land under unrecorded leases of rental agreements.
UNRECORDED LEASES AND RENTAL AGREEMENTS. NOT A SURVEY MATTER.

NOTES:

- This is a Boundary Survey prepared in accordance with ALTA/NSPS requirements.
- This survey is based on the legal description contained in the Property Information Report prepared for Chicago Title Insurance Company, Order Number: 10225245, Customer Reference Number Order No. 9570281, and all items in said Report have been addressed. The surveyor did not abstract this property and has relied on said Report for all matters of record.
- This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021)".
- The property address is 401 N. Federal Highway, Hollywood, FL 33020.
- There was no evidence of earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There was no evidence of recent street or sidewalk construction or repair observed in the process of conducting the fieldwork. Information regarding proposed changes in street right of way lines was not provided or obtained by the surveyor from the controlling jurisdiction as of the date of this survey.
- At the time of survey there was no visible evidence of cemeteries or burial grounds on the subject property.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, foundations, party walls, easements, servitude's, and apparent uses are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The dimensions and area of the buildings shown are based on the building's exterior footprint at ground level.
- As of the date of this survey, Leiter, Perez & Associates, Inc. has not been provided zoning information in accordance with Table A, Item 8(a) and 6(b) of the ALTA requirements.
- According to the U.S. Fish & Wildlife Service - National Wetlands Inventory Maps, the subject property does not fall in any designated wetlands.
- All dimensions are shown in survey feet and decimal feet.
- Gross Area: 113,317 Square Feet or 2.6014 Acres, more or less. Includes proposed Alley abandonment.
- Net Area: 106,414 Square Feet or 2.443 Acres, more or less.
- All recording references hereon refer to the Public Records of Broward County, Florida.
- Distances along boundary of subject property are record and measured unless otherwise stated.
- The lands shown hereon have not been abstracted by this firm regarding matters of interest to other parties, such as easements, rights-of-ways, reservations, etc.
- Visible surface utilities are shown hereon but no attempt has been made by this office to locate buried utilities.
- In some instances graphic representation have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. Dimensions shall control the location of the improvements over scaled positions.
- All iron pipes set by this Firm are 5/8" diameter unless otherwise noted.
- Elevations are referenced to the North American Vertical Datum of 1988 (NAVD 88) using National Geodetic Survey Benchmark Number P-239 Elevation +9.07 feet.
- This survey is 2 sheets and is not full and complete unless accompanied by all sheets.
- Tree locations measured by this Firm. Tree species and sizes provided by Client's Arborist.
- Last day of field work 5/19/2025.



LOCATION MAP
Portion of Section 15, Township 51 South, Range 42 East
City of Hollywood, Broward County, Florida
Scale: 1" = 100'

FEMA FLOOD ZONE:

Community No: 125113
Community Name: City of Hollywood
Map Number: 12011C0569H
Panel No: 0569
Suffix: H
Flood Zone: X (NGVD 1929)
Elevation: n/a
Date of Map Panel: 8/18/2014
Date of Firm Index: 8/18/2014

LEGAL DESCRIPTION:

Parcel I:
Lot 1, LESS the West 15 feet thereof, and ALL of Lot 2 in Block 53, HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida. LESS that part of Lot 1, Block 53 of HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, in Section 15, Township 51 South, Range 42 East, which is included in the external area formed by a 15-foot arc which is tangent to the South line of said Lot 1 and tangent to a line which is 15 feet East of and parallel to the West line of said Lot 1.

Parcel II:
Lot 5, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel III:
Lot 10, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel IV:
Lots 13 and 14, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel V:
Lots 15, 16 and 17, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VI:
Lots 18, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VII:
Lots 19, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VIII:
Lots 20 and 21, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel IX:
Lots 22, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel X:
Lots 3, 4 and 5, Less the East 14.7 feet thereof, in Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel XI:
Lot 5, the East 14.7 feet thereof, and All of Lots 6 and 7, in Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel XII:
Lot 9, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.
The Plat shown above is also known as Town of Hollywood, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

SURVEYOR'S CERTIFICATION:

Certify To:
Hollywood on the Golf, LLC, a Florida limited liability company
ALTA Developers, LLC, a Florida limited liability company
Fox Rothschild LLP
Chicago Title Insurance Company

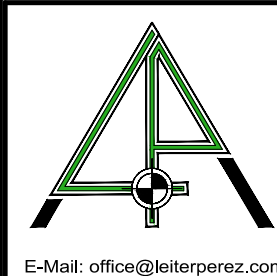
WE HEREBY CERTIFY:
This is to certify that this map and the survey on which it is based were made in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 11, 13, 14, 16, 17, and 18 of Table A thereof.
AND

That this survey is true and correct to the best of our knowledge and belief as recently surveyed and drawn under our direction, and that this survey meets the "Standards of Practice" as set forth by the Florida State Board of Professional Surveyors and Mappers in chapter 51-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Field work was completed on: 5-19-2025
Date of Survey: 6/23-2025

_____, President
Geoffrey Leiter, Professional Surveyor & Mapper #6395, State of Florida

This item has been digitally signed and sealed by Geoffrey Leiter, P.S.M. No. 6395 State of Florida, using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



TYPE OF SURVEY: ALTA/NSPS BOUNDARY SURVEY
PREPARED FOR: ALTA DEVELOPERS, LLC
LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 16TH STREET ROAD, SUITE 200, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 682-5133 BROWARD (954) 524-2202 FAX: (305) 682-0411
WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6757

DATE	JOB ORDER	DESCRIPTION	F.B.	PG.
11-8-2021	21-222	ELEVATIONS REFERENCED TO NAVD88		
2-9-2022	21-222	PROPERTY INFORMATION REPORT, NET/GROSS AREA		
8-16-23	23-215	UPDATE BOUNDARY SURVEY		
11-17-23	23-215	UPDATE BOUNDARY SURVEY		
5-19-25	23-215	UPDATE BOUNDARY SURVEY, TEMPORARY FENCE		

NOTES
1. ELEVATIONS WHEN SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST, OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAY, ETC.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH LB# 6767.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Professional Surveyor and Mapper



DEVELOPER:



2950 SW 27 AVENUE, SUITE 220
MIAMI, FLORIDA 33133
TEL. (786) 230-1040

ZONING ATTORNEY:

Holland & Knight

515 EAST LAS OLAS BLVD, SUITE 1200
FORT LAUDERDALE, FLORIDA 33301
TEL. (954) 468-7871

ARCHITECTURE:



ARCHITECTS, PA

8085 NW 115TH STREET
MIAMI, FLORIDA 33016
TEL. (305) 826-3999

LANDSCAPE ARCHITECTURE:



307 South 21st Avenue Hollywood,
Florida 33020
TEL. (954)923-9681

CIVIL ENGINEERING:



3409 NW 9TH AVENUE, SUITE 1102
FORT LAUDERDALE, FLORIDA 33309
TEL. (954) 568-0888

HOLLYWOOD RESIDENCES
HOLLYWOOD, FLORIDA
TAC SUBMISSION



INDEX OF SHEETS

PRELIMINARY TECHNICAL ADVISORY COMMITTEE:
-DATE: 10/18/2021

ARCHITECTURE

A0.0	COVER SHEET
	SURVEY
A1.0	DATA SHEET
A1.1	TRUCK TURN DIAGRAM
A1.2	COLOR SITE PLAN
A2.0	PROPOSED 1ST LEVEL PLAN & PROJECT DATA
A2.1	PROPOSED 2ND LEVEL PLAN
A2.2	PROPOSED 3RD
A2.3	PROPOSED 4TH LEVEL PLAN
A2.4	PROPOSED 5TH LEVEL PLAN
A2.5	PROPOSED 6TH-18TH LEVEL PLAN
A2.6	PROPOSED ROOF PLAN
A2.7	ENLARGED UNIT PLANS
A2.8	ENLARGED UNIT PLANS
A4.0	EAST ELEVATION
A4.1	WEST ELEVATION
A4.2	NORTH ELEVATION
A4.3	SOUTH ELEVATION
A4.4	CONTEXT ELEVATIONS
A4.5	CONTEXT ELEVATIONS
A4.6	GARAGE DETAIL
A7.0	RENDERINGS
A7.1	RENDERINGS
A7.2	RENDERINGS

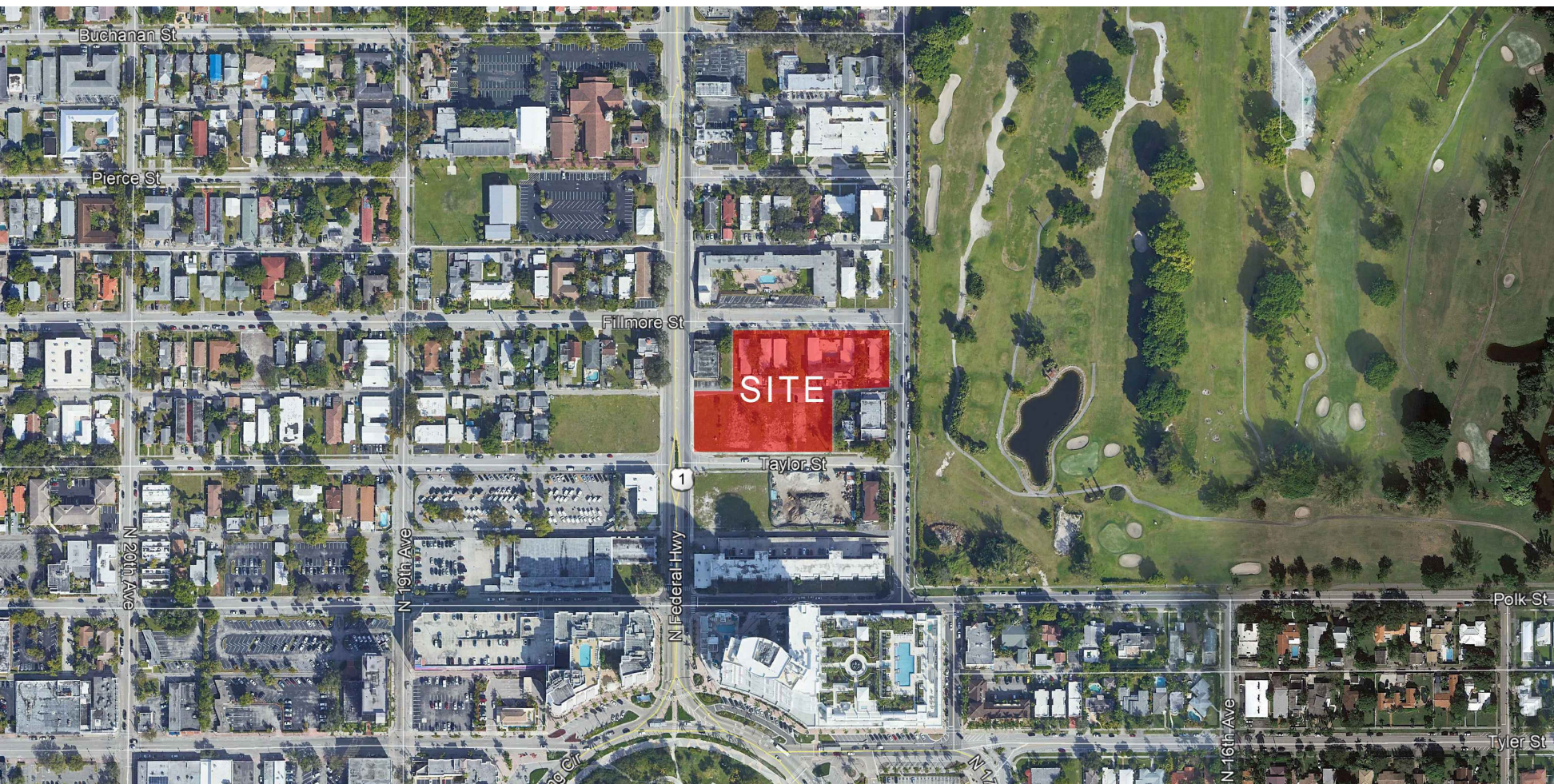
LANDSCAPE

L-1	GROUND LEVEL LANDSCAPE PLAN
L-2	AMENITY LEVEL LANDSCAPE PLAN
L-3	LANDSCAPE DETAILS
TD-1	TREE DISPOSITION
TD-2	TREE DISPOSITION

CIVIL

C-0	CIVIL COVER SHEET
C-1	CIVIL GENERAL NOTES AND SPECIFICATIONS
C-2	ALLEY UTILITY VACATION PLAN
C-3	PAVING AND GRADIN PGLAN
C-3.1	OFFSITEP AVING AND GRADIN PGLAN
C-3.2	PAVING AND GRADING SECTIONS
C-3.3	PAVING AND GRADING DETAILS
C-4	DRAINAGE PLAN
C-4.1	DRAINAGE DETAILS
C-5	WATER AND SANITARY SEWER PLAN
C-5.1, 5.2, 5.3	WATER AND SANITARY SEWER DETAILS
C-6	PAVEMENT MARKING AND SIGNAGE PLAN
C-6.1	PAVEMENT MARKING AND SIGNAGE DETAILS
C-7	POLLUTION AND EROSION CONTROL PLAN
C-8	SITE DEMOLITION PLAN

LOCATION MAP



PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

revisions:
drawn by: LF/SP/JG
date: 1/08/2025
sheet no: A0.0
project: 3807

Total Building Area									
Non-FAR					FAR				
Levels	Garage	FPL, Elect.Rm, Bldg. Services	Amenity Deck	Total Non FAR	Unit Area	Circulation	Tower Services	Amenities	Retail
Level 1	48,621 sf	7,070 sf	0 sf	55,691 sf	8,919 sf	12,755 sf	0 sf	2,328 sf	6,893 sf
Level 2	59,306 sf	0 sf	0 sf	59,306 sf	16,310 sf	3,284 sf	250 sf	0 sf	0 sf
Level 3	59,306 sf	0 sf	0 sf	59,306 sf	16,310 sf	3,384 sf	250 sf	0 sf	0 sf
Level 4	59,306 sf	0 sf	0 sf	59,306 sf	16,310 sf	3,384 sf	250 sf	0 sf	0 sf
Level 5	0 sf	0 sf	49,147 sf	49,147 sf	19,100 sf	3,384 sf	250 sf	7,161 sf	0 sf
Level 6	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 7	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 8	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 9	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 10	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 11	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 12	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 13	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 14	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 15	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 16	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 17	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 18	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 19	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	2,296 sf	0 sf
Total	226,539 sf	7,070 sf	49,147 sf	282,756 sf	430,952 sf	70,183 sf	4,250 sf	11,785 sf	6,893 sf

NORTH TOWER									
UNIT	AREA	LEVEL						TOTAL	TOTAL
NAME	SF	1st	2nd	3rd	4th	5th	6th - 18th	UNITS	AREA SF
S1 (STUDIO)	535			1	1	1	1 X 13 = 13	16	8,560
S1-L (STUDIO)	535		1					1	535
S2 (STUDIO)	560								
S2-L (STUDIO)	560								
S3 (STUDIO)	615								
S3-L (STUDIO)	615								
A1 (1BD / 1BA)	690								
A1-R (1BD / 1BA)	690								
A1-L (1BD / 1BA)	690								
A1-LR (1BD / 1BA)	690								
A1a (1BD / 1BA)	690								
A1a-L (1BD / 1BA)	690								
A2 (1BD / 1BA)	700						1 X 13 = 13	13	9,100
A2-R (1BD / 1BA)	700						1 X 13 = 13	13	9,100
A2-L (1BD / 1BA)	700					1		1	700
A2-LR (1BD / 1BA)	700					1		1	700
A3 (1BD / 1BA)	740			1	1	1	1 X 13 = 13	16	11,840
A3-R (1BD / 1BA)	740			1	1	1	1 X 13 = 13	16	11,840
A3-L (1BD / 1BA)	740		1					1	740
A3-LR (1BD / 1BA)	740		1					1	740
A4 (1BD / 1BA +DEN)	820			1	1	1	1 X 13 = 13	16	13,120
A4-L (1BD / 1BA +DEN)	820		1					1	820
A5 (1BD / 1BA +DEN)	885	2						2	1,770
A6 (1BD / 1BA +DEN)	835	1						1	835
A7 (1BD / 1BA +DEN)	895	1						1	895
A8 (1BD / 1BA +DEN)	885	1						1	885
B1 (2BD / 2BA)	1050			1	1	1	1 X 13 = 13	16	16,800
B1-R (2BD / 2BA)	1050			1	1	1	1 X 13 = 13	16	16,800
B1-L (2BD /2BA)	1050		1					1	1,050
B1-LR (2BD /2BA)	1050		1					1	1,050
B2 (2BD / 2BA)	1050						1 X 13 = 13	13	13,650
B2a (2BD / 2BA)	1050						1 X 13 = 13	13	13,650
B2-L (2BD / 2BA)	1050					1		1	1,050
B3 (2BD / 2BA)	1075			1	1	1		3	3,225
B3-L (2BD / 2BA)	1075		1					1	1,075
B4 (2BD /2BA)	1080			1	1	1	1 X 13 = 13	16	17,280
B4-R (2BD / 2BA)	1080			1	1	1	1 X 13 = 13	16	17,280
B4-L (2BD / 2BA)	1080		1					1	1,080
B4-LR (2BD / 2BA)	1080		1					1	1,080
B4a (2BD /2BA)	1080						1 X 13 = 13	13	14,040
C1 (3BD / 2BA)	1300						1 X 13 = 13	13	16,900
TOTAL		5	9	9	9	12	182	226	208,190
AVERAGE UNIT SIZE =	921.19 SF								

SOUTH TOWER									
UNIT	AREA	LEVEL						TOTAL	TOTAL
NAME	SF	1st	2nd	3rd	4th	5th	6th - 18th	UNITS	AREA SF
S1 (STUDIO)	535								
S1-L (STUDIO)	535								
S2 (STUDIO)	560			1	1	1	1 X 13 = 13	16	8,960
S2-L (STUDIO)	560		1					1	560
S3 (STUDIO)	615			1	1			2	1,230
S3-L (STUDIO)	615		1					1	615
A1 (1BD / 1BA)	690			1	1	1	1 X 13 = 13	16	11,040
A1-R (1BD / 1BA)	690			1	1	1	1 X 13 = 13	16	11,040
A1-L (1BD / 1BA)	690		1					1	690
A1-LR (1BD / 1BA)	690		1					1	690
A1a (1BD / 1BA)	690			1	1	1	1 X 13 = 13	16	11,040
A1a-L (1BD / 1BA)	690		1					1	690
A2 (1BD / 1BA)	700						1 X 13 = 13	13	9,100
A2-R (1BD / 1BA)	700						1 X 13 = 13	13	9,100
A2-L (1BD / 1BA)	700							0	0
A2-LR (1BD / 1BA)	700							0	0
A3 (1BD / 1BA)	740			1	1	1	1 X 13 = 13	16	11,840
A3-R (1BD / 1BA)	740			1	1	1	1 X 13 = 13	16	11,840
A3-L (1BD / 1BA)	740		1					1	740
A3-LR (1BD / 1BA)	740		1					1	740
A4 (1BD / 1BA +DEN)	820						1 X 13 = 13	13	10,660
A4-L (1BD / 1BA +DEN)	820							0	0
A5 (1BD / 1BA +DEN)	885	2						2	1,770
A6 (1BD / 1BA +DEN)	835	1						1	835
A7 (1BD / 1BA +DEN)	895	1						1	895
A8 (1BD / 1BA +DEN)	885	1						1	885
B1 (2BD / 2BA)	1050							0	0
B1-R (2BD / 2BA)	1050							0	0
B1-L (2BD /2BA)	1050							0	0
B1-LR (2BD /2BA)	1050							0	0
B2 (2BD / 2BA)	1050						1 X 13 = 13	13	13,650
B2a (2BD / 2BA)	1050						1 X 13 = 13	13	13,650
B2-L (2BD / 2BA)	1050							0	0
B3 (2BD / 2BA)	1075			1	1			2	2,150
B3-L (2BD / 2BA)	1075		1					1	1,075
B4 (2BD /2BA)	1080			1	1	1	1 X 13 = 13	16	17,280
B4-R (2BD / 2BA)	1080			1	1	1	1 X 13 = 13	16	17,280
B4-L (2BD / 2BA)	1080		1					1	1,080
B4-LR (2BD / 2BA)	1080		1					1	1,080
B4a (2BD /2BA)	1080						1 X 13 = 13	13	14,040
C1 (3BD / 2BA)	1300						1 X 13 = 13	13	16,900
TOTAL		5	10	10	10	8	195	238	203,145
AVERAGE UNIT SIZE =	853.55 SF								

UNIT MIX			UNIT MIX		
NORTH TOWER			SOUTH TOWER		
UNIT TYPE	QUANTITY	PERCENTAGE	UNIT TYPE	QUANTITY	PERCENTAGE
STUDIO	17	8%	STUDIO	20	8%
1BD / 1BA	62	27%	1BD / 1BA	111	47%
1BD / 1BA + DEN	22	10%	1BD / 1BA + DEN	18	8%
2BD / 2BA	112	50%	2BD / 2BA	76	32%
3BD / 2BA	13	6%	3BD / 2BA	13	5%
TOTAL	226	100%	TOTAL	238	100%
UNIT MIX			UNIT MIX		
UNIT TYPE	QUANTITY	PERCENTAGE	UNIT TYPE	QUANTITY	PERCENTAGE
STUDIO	37	8%	STUDIO	37	8%
1BD / 1BA	173	37%	1BD / 1BA	173	37%
1BD / 1BA + DEN	40	9%	1BD / 1BA + DEN	40	9%
2BD / 2BA	188	41%	2BD / 2BA	188	41%
3BD / 2BA	26	6%	3BD / 2BA	26	6%
TOTAL	464	100%	TOTAL	464	100%

OFF-STREET PARKING:

REQUIRED:	RESIDENTIAL:	251 UNITS X 1.0	=	251	SPACES
		215 UNITS X 1.5	=	323	SPACES
	GUESTS:	466 UNITS X 0.1	=	47	SPACES
	RETAIL:	7,000 SF X 3/1000	=	21	SPACES
				642	SPACES

SHARED PARKING REDUCTION:

SHARED PARKING					
USE	WEEKDAY			WEEKEND	
	NIGHT	DAY	EVENING	DAY	NIGHT/EVENING
RESIDENTIAL (621)	621 ^{100%}	372.6 ^{60%}	558.9 ^{90%}	496.8 ^{80%}	558.9 ^{90%}
RETAIL (11)	.5 ^{5%}	9.9 ^{90%}	7.7 ^{70%}	11 ^{100%}	7.7 ^{70%}
RESTAURANT (11)	1.1 ^{10%}	5.5 ^{50%}	11 ^{100%}	5.5 ^{50%}	11 ^{100%}
	623	388	578	514	578

TOTAL REQUIRED / REDUCTION: 623 = 623 SPACES

PROVIDED: 639 PARKING SPACES (INC. 64T SPACES & 54 STACKERS)

SPACES PER LEVEL:	STANDARD	ADA	TANDEM	STACKER	TOTAL
LEVEL 1	63	2 VAN	21	0	86 SPACES
LEVEL 2	147	4	11	0	162 SPACES
LEVEL 3	158	4	16	0	178 SPACES
LEVEL 4	139	4	16	54	213 SPACES
TOTAL	507	14	64	54	639 SPACES

ON STREET PARKING PROVIDED: 13 SPACES

ON STREET BIKE RACKS: 6 (12 SPACES)

OFF-STREET LOADING:

REQUIRED - 10'W X25'L X 14' VERTICAL CLEARANCE

RESIDENTIAL: 50-100 UNITS 1 SPACE + 1/100 UNITS OR FRACTION OF
464 UNITS = (5) 10'W X25'L X 14' CLEAR
RETAIL: >10,000= NONE

PROVIDED:

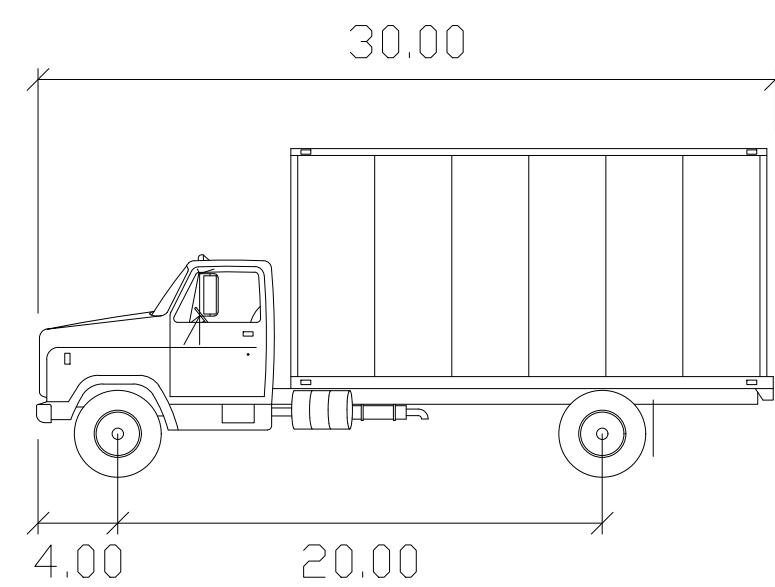
5 LOADING BERTHS
(10' X 25' X14' CLEAR)

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

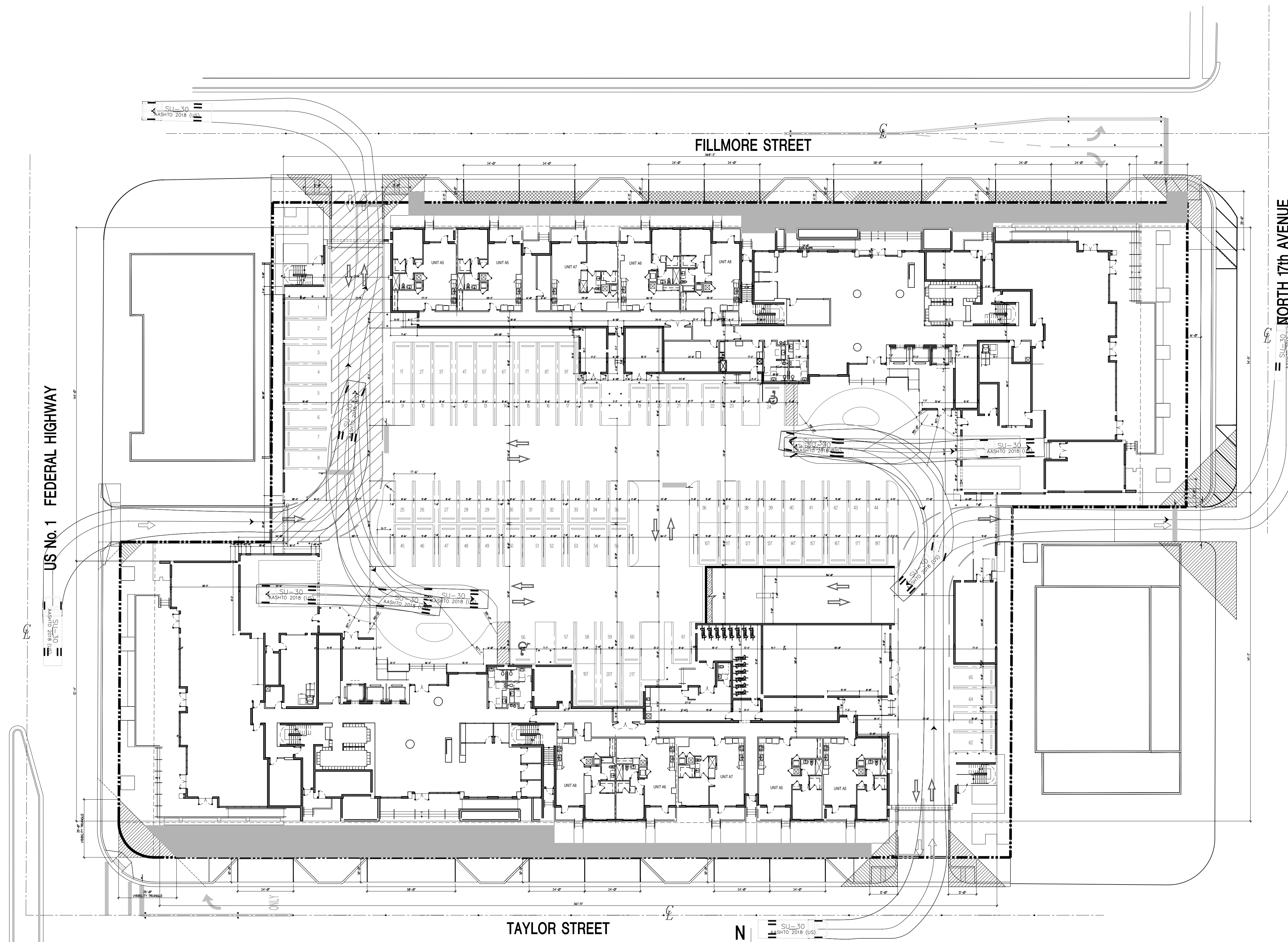
revisions:
drawn by: LF/SP/JG
date: 1/08/2025
sheet no: A1.0
project: 3807



SU-30

feet

Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8



GROUND LEVEL

TRUCK TURN RADIUS DIAGRAM

SCALE: nts.

PRELIMINARY DESIGN FOR:

Hollywood Residences
Hollywood, FL

revisions:

drawn by:
LF/SP/JG

date:
1/08/2025

sheet no:

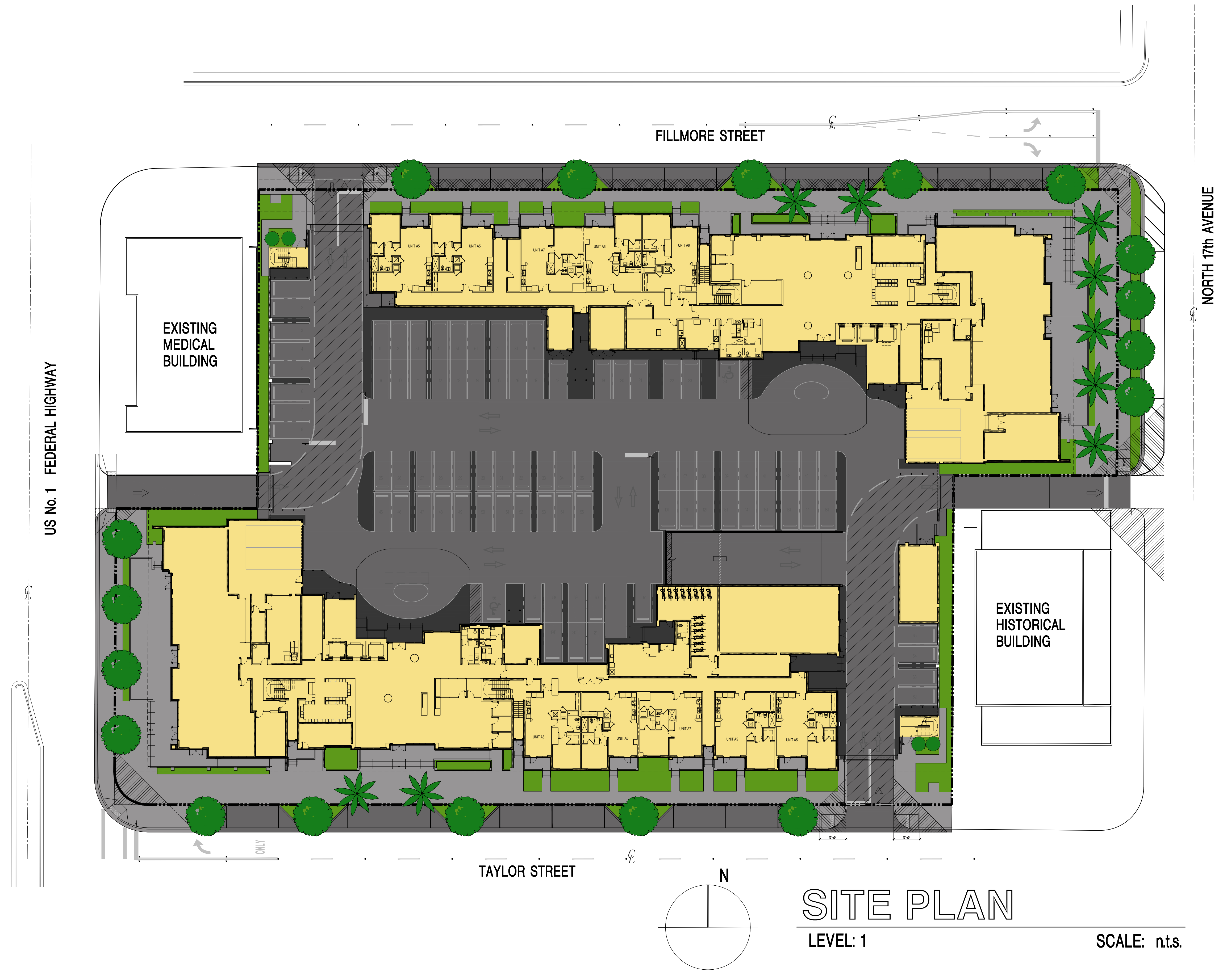
A1.1

project:
3807

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999



SITE PLAN

LEVEL: 1

SCALE: n.t.s.

PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

revisions:
drawn by: LF/SP/JG
date: 7/08/2025
sheet no: A1.2
project: 3807

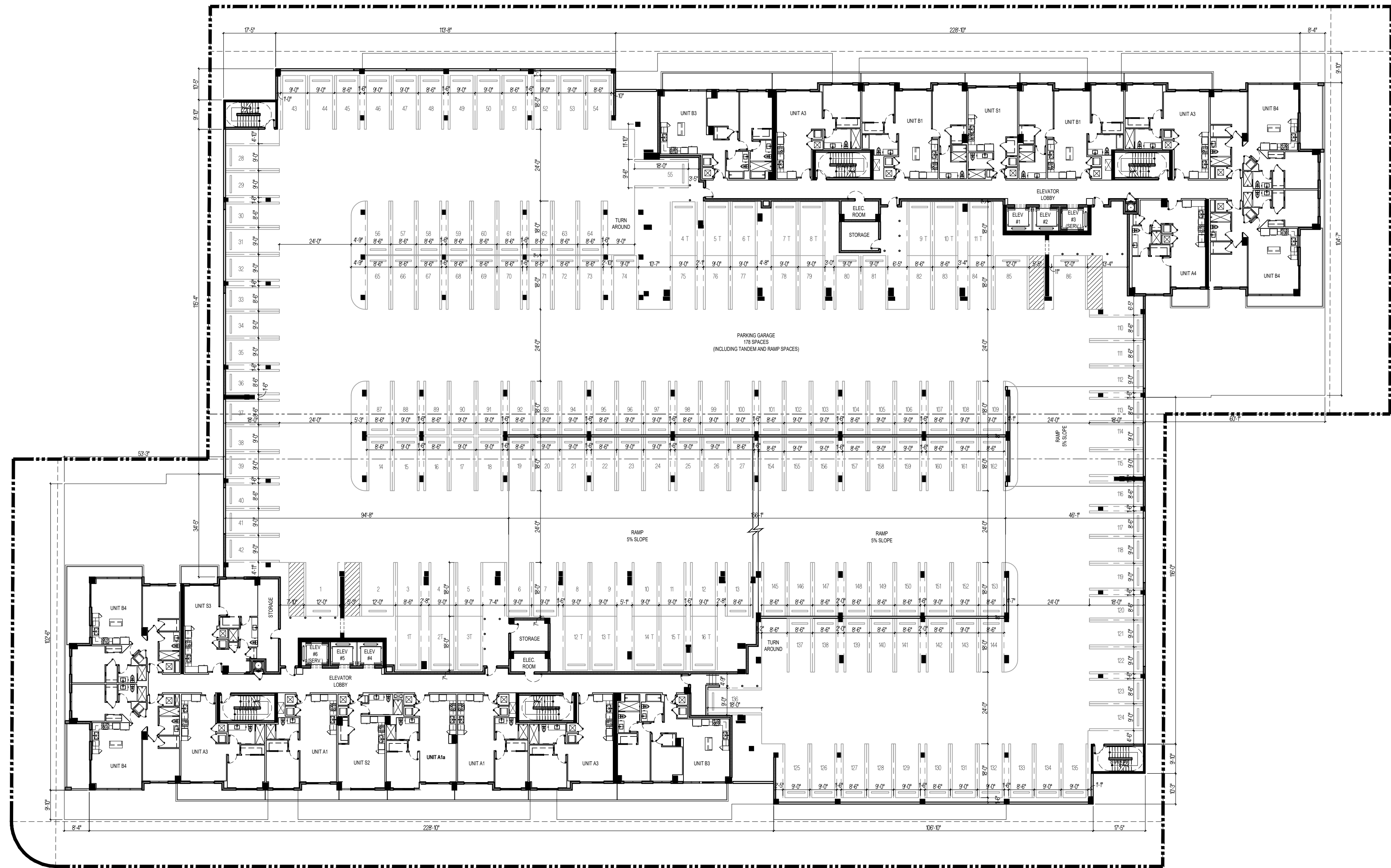


SCALE: n.t.s

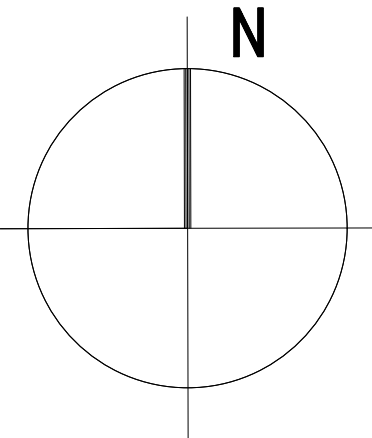
Hollywood, FL

33016

project: 3807



TANDEM PARKING NOTE:
ALL TANDEM SPOTS WILL BE ASSIGNED TO
THE SAME CORRESPONDING UNIT.



GARAGE LEVEL

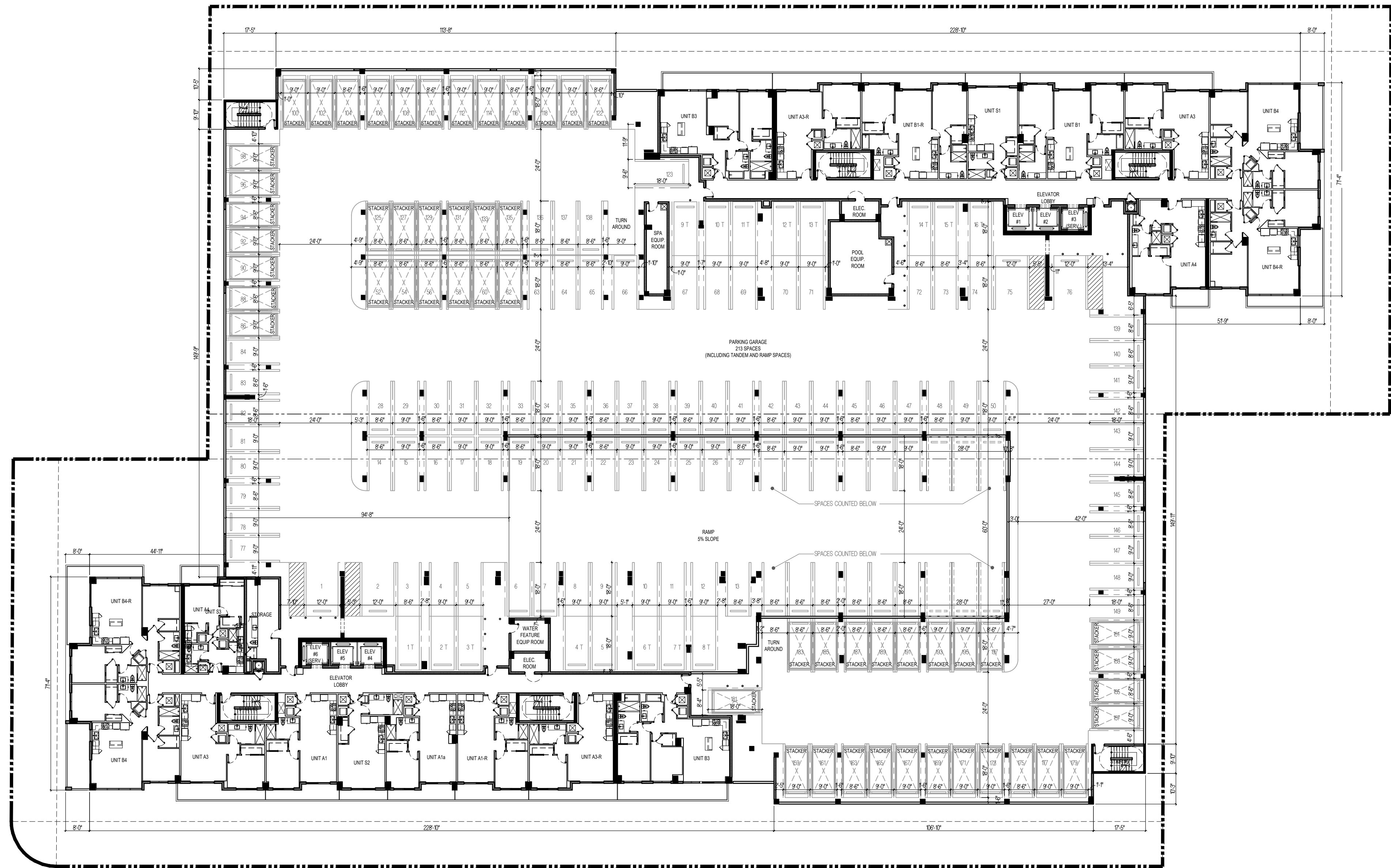
LEVEL: 3

SCALE: n.t.s.

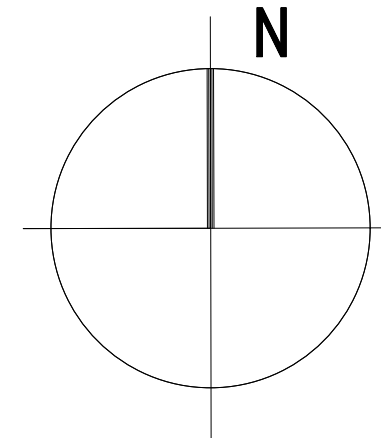
PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

drawn by:	LF/SP/JG
date:	7/08/2025
sheet no:	A2.2
project:	3807



TANDEM PARKING NOTE:
ALL TANDEM SPOTS WILL BE ASSIGNED TO
THE SAME CORRESPONDING UNIT.



GARAGE LEVEL

LEVEL: 4

SCALE: n.t.s.

PRELIMINARY DESIGN FOR:

Hollywood Residences
Hollywood, FL

revisions:

drawn by:
LF/SP/JG

date:
1/08/2025

sheet no:

A2.3

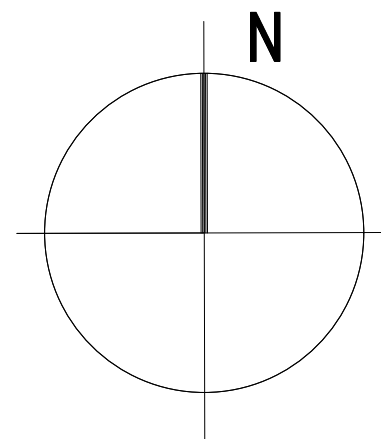
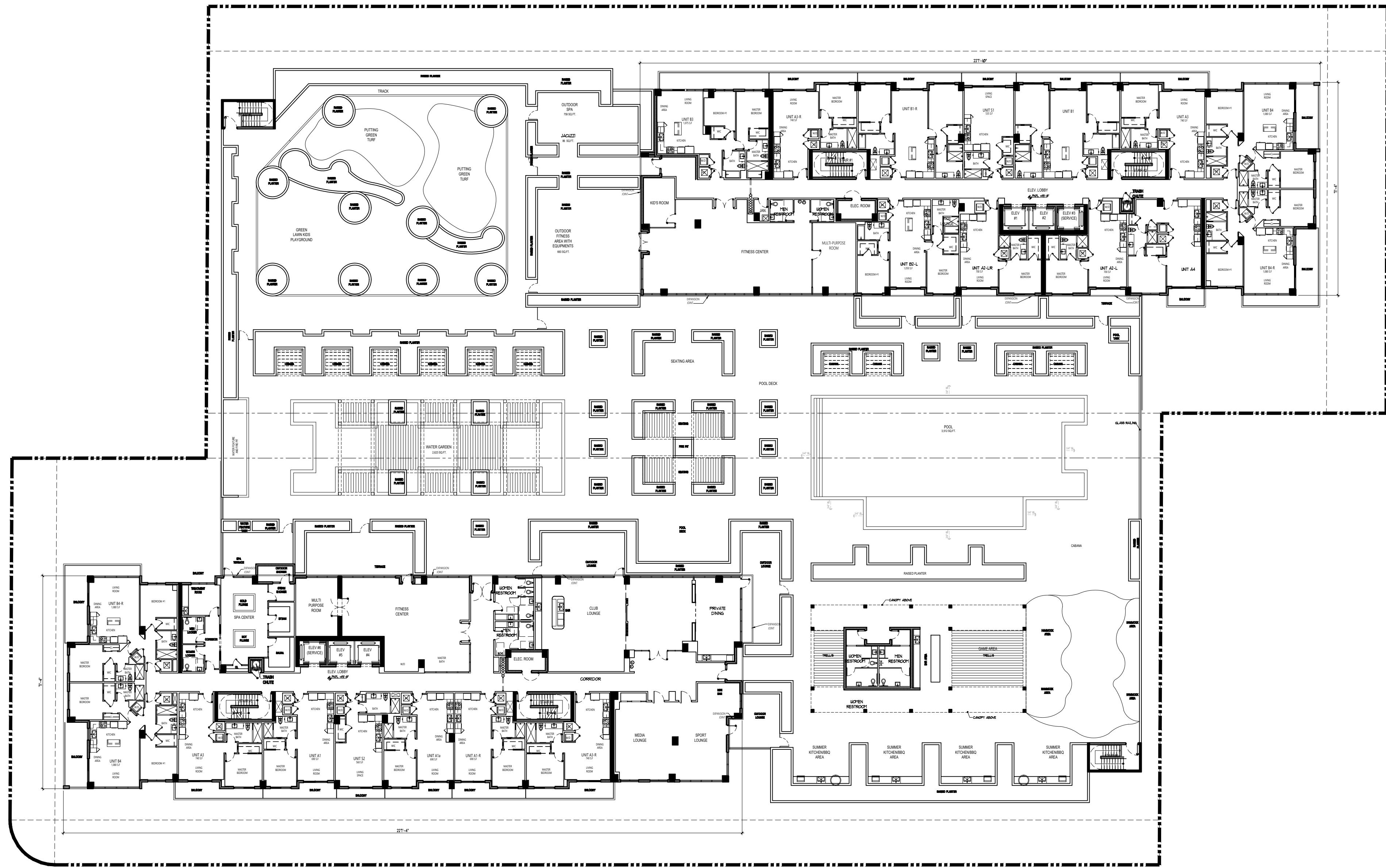
project:

3807

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999



AMENITY LEVEL

LEVEL: 5

SCALE: n.t.s.

PRELIMINARY DESIGN FOR:

Hollywood Residences
Hollywood, FL

revisions:

drawn by:
LF/SP/JG

date:
1/08/2025

sheet no:

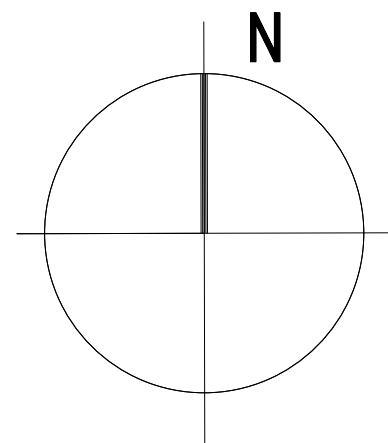
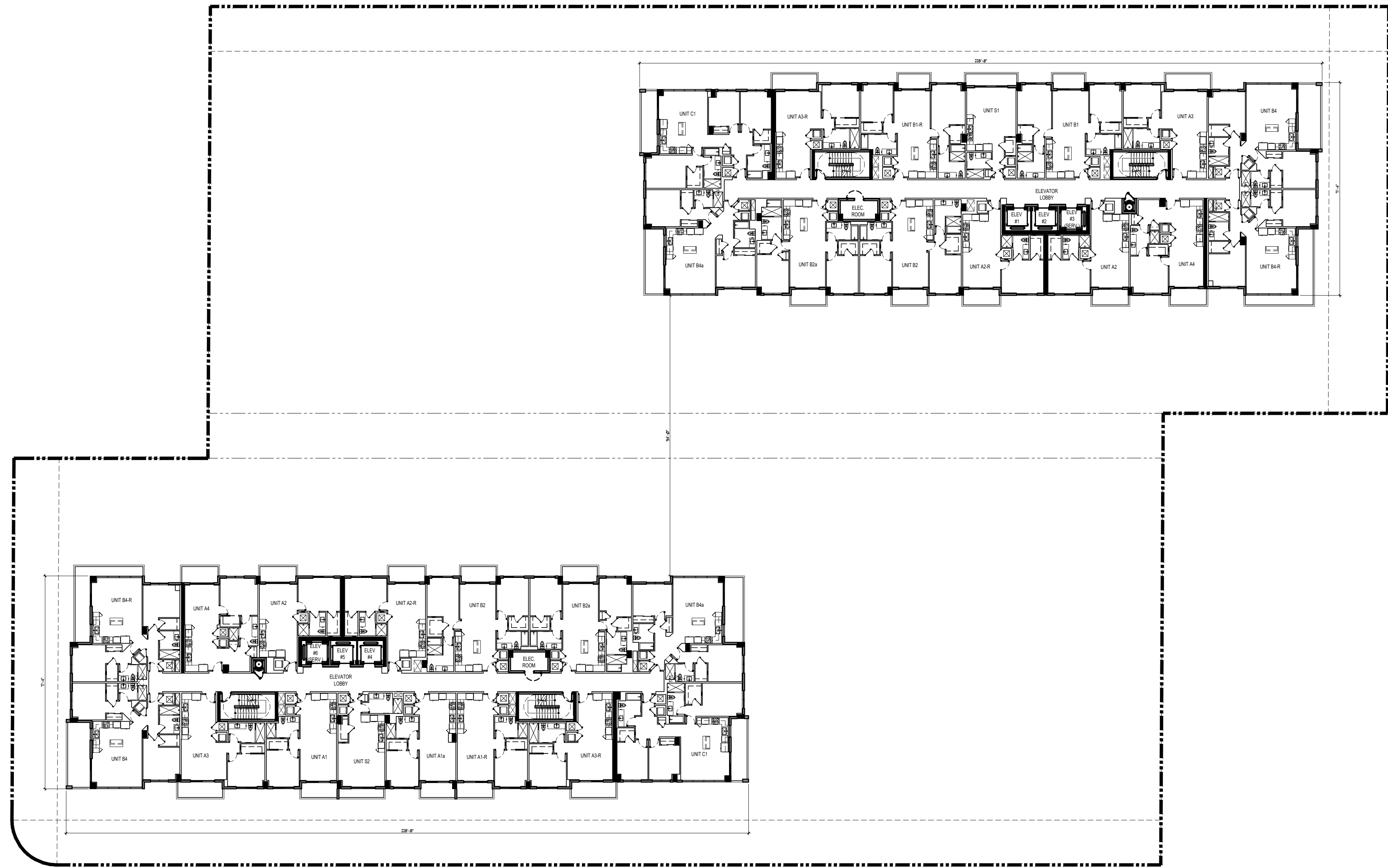
A2.4

project:
3807

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999



TOWER LEVELS

LEVELS: 6-18

SCALE: n.t.s.

PRELIMINARY DESIGN FOR:

Hollywood Residences
Hollywood, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

revisions:

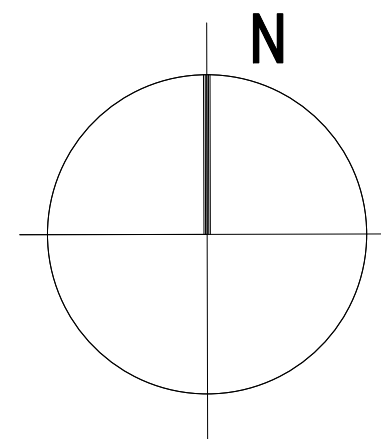
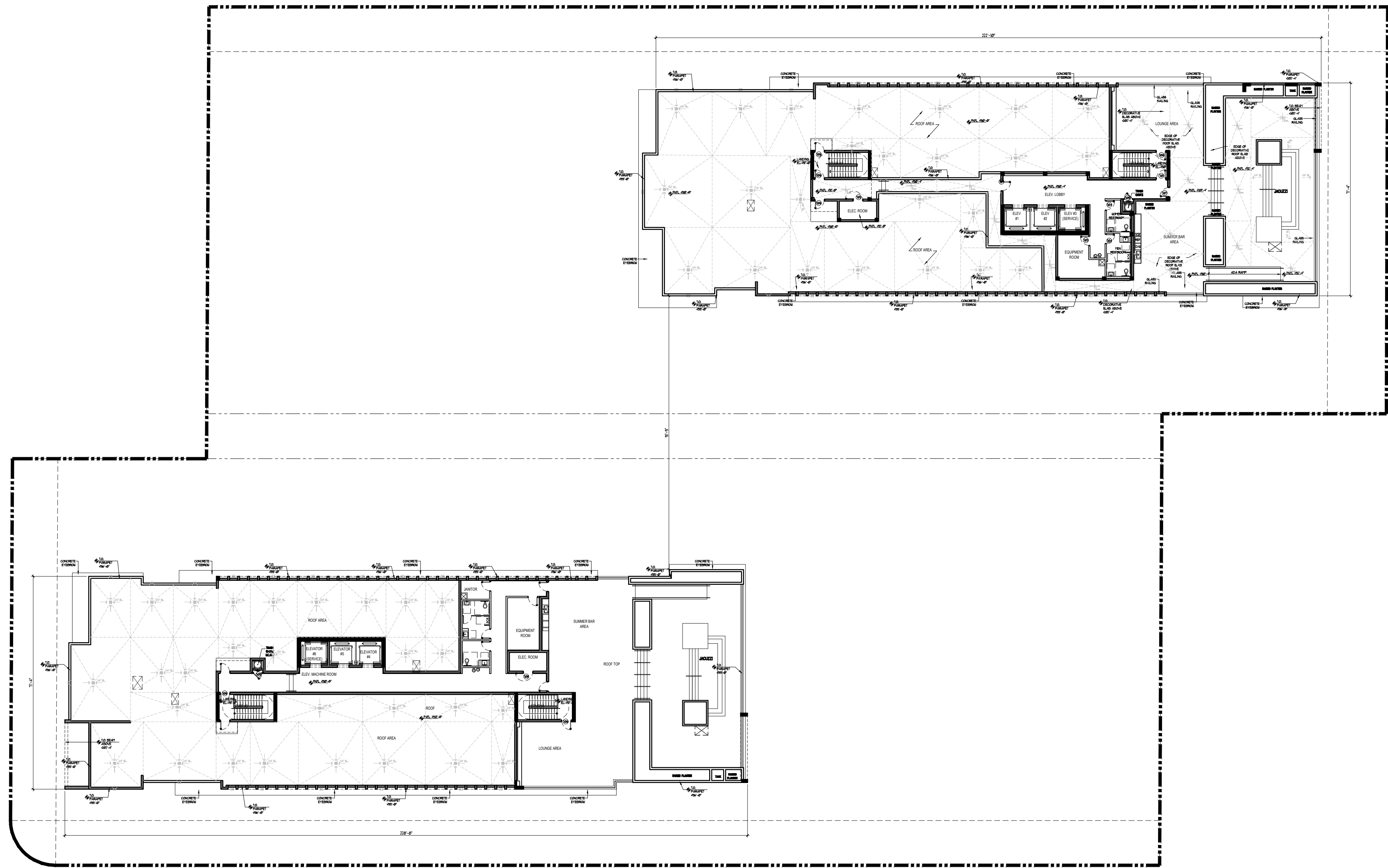
drawn by:
LF/SP/JG

date:
7/08/2025

sheet no:

A2.5

project:
3807



ROOF PLAN

LEVEL: 19

SCALE: n.t.s.

PRELIMINARY DESIGN FOR:

Hollywood Residences

Hollywood, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

revisions:

drawn by: LF/SP/JG

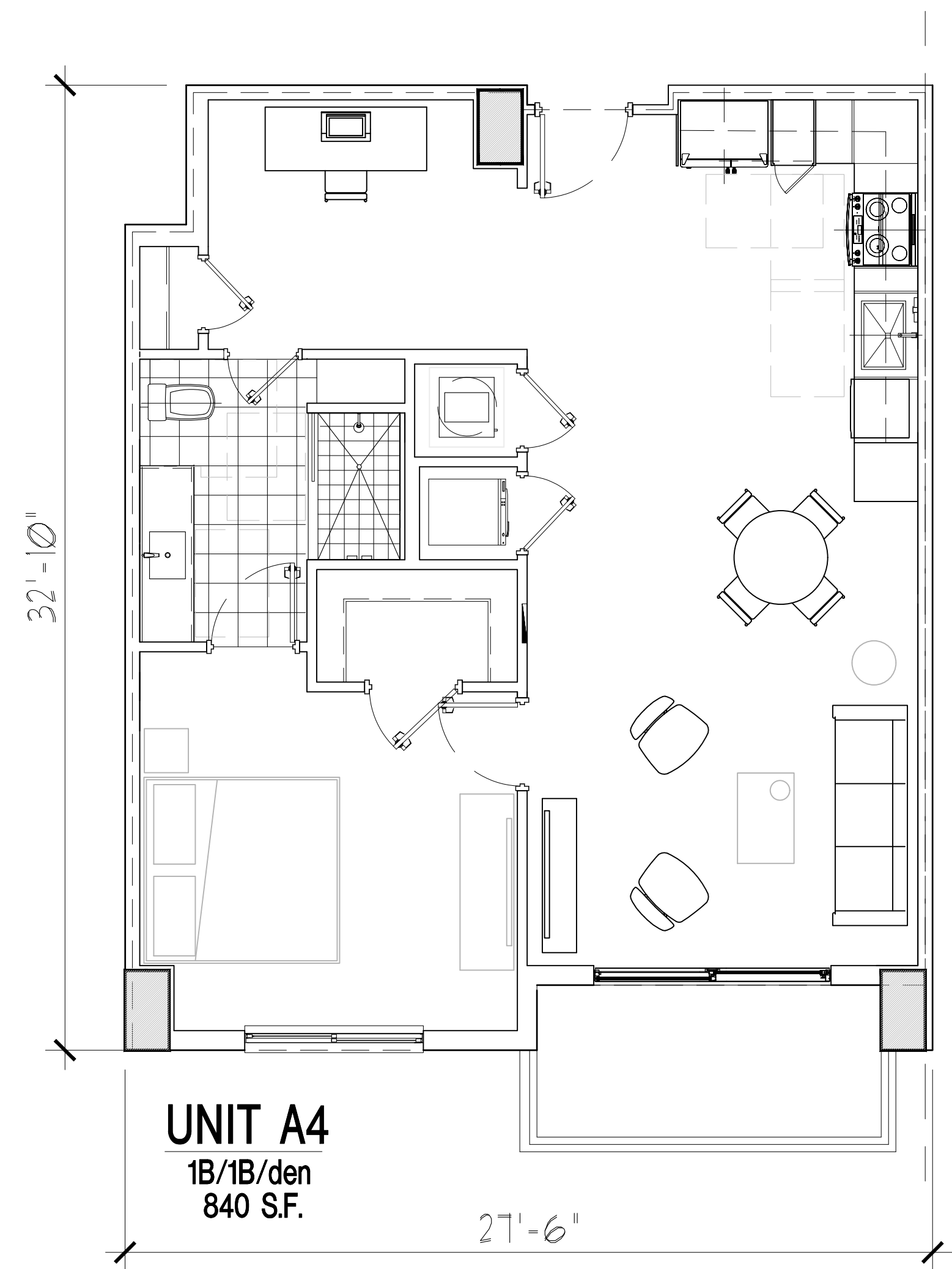
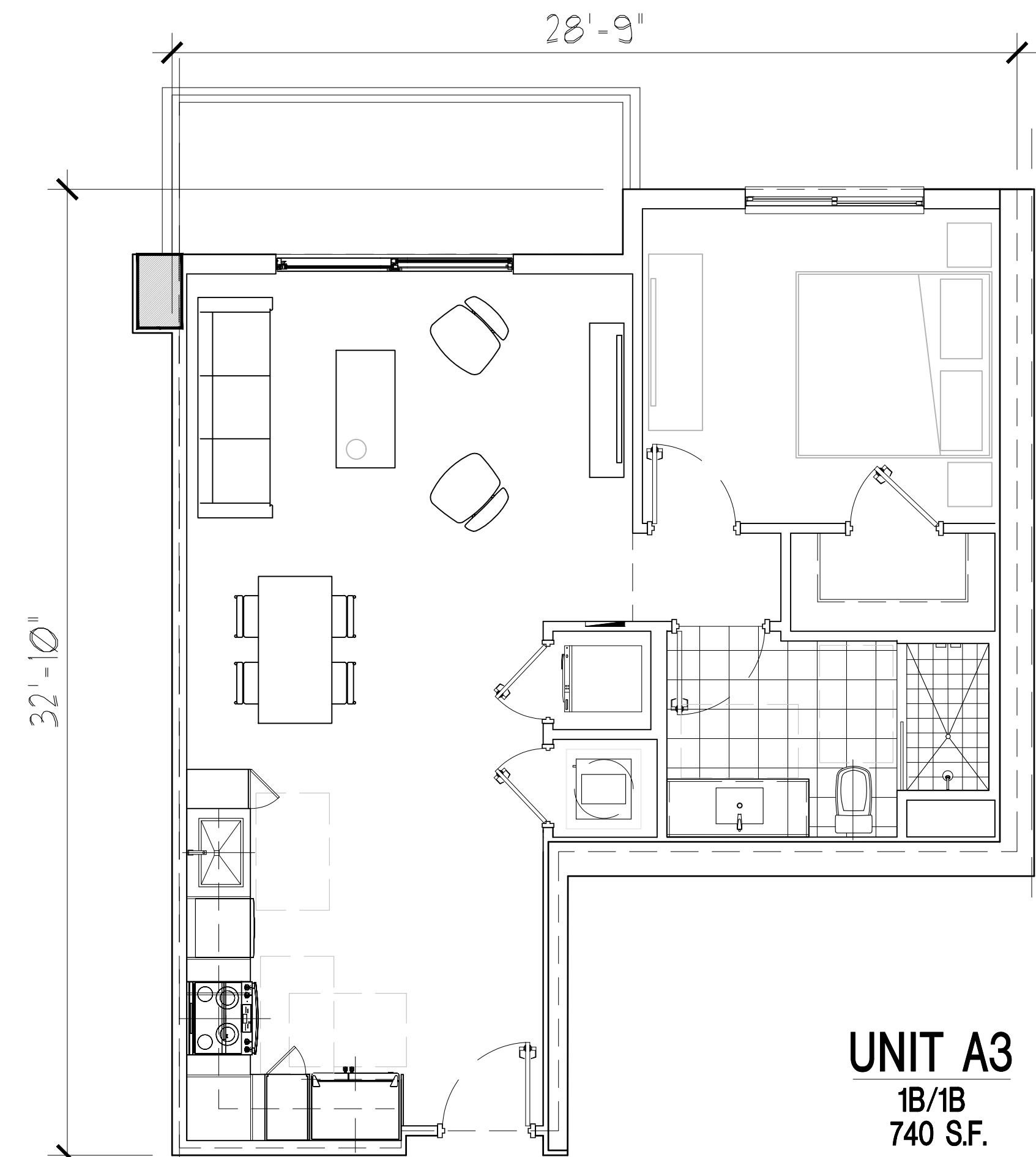
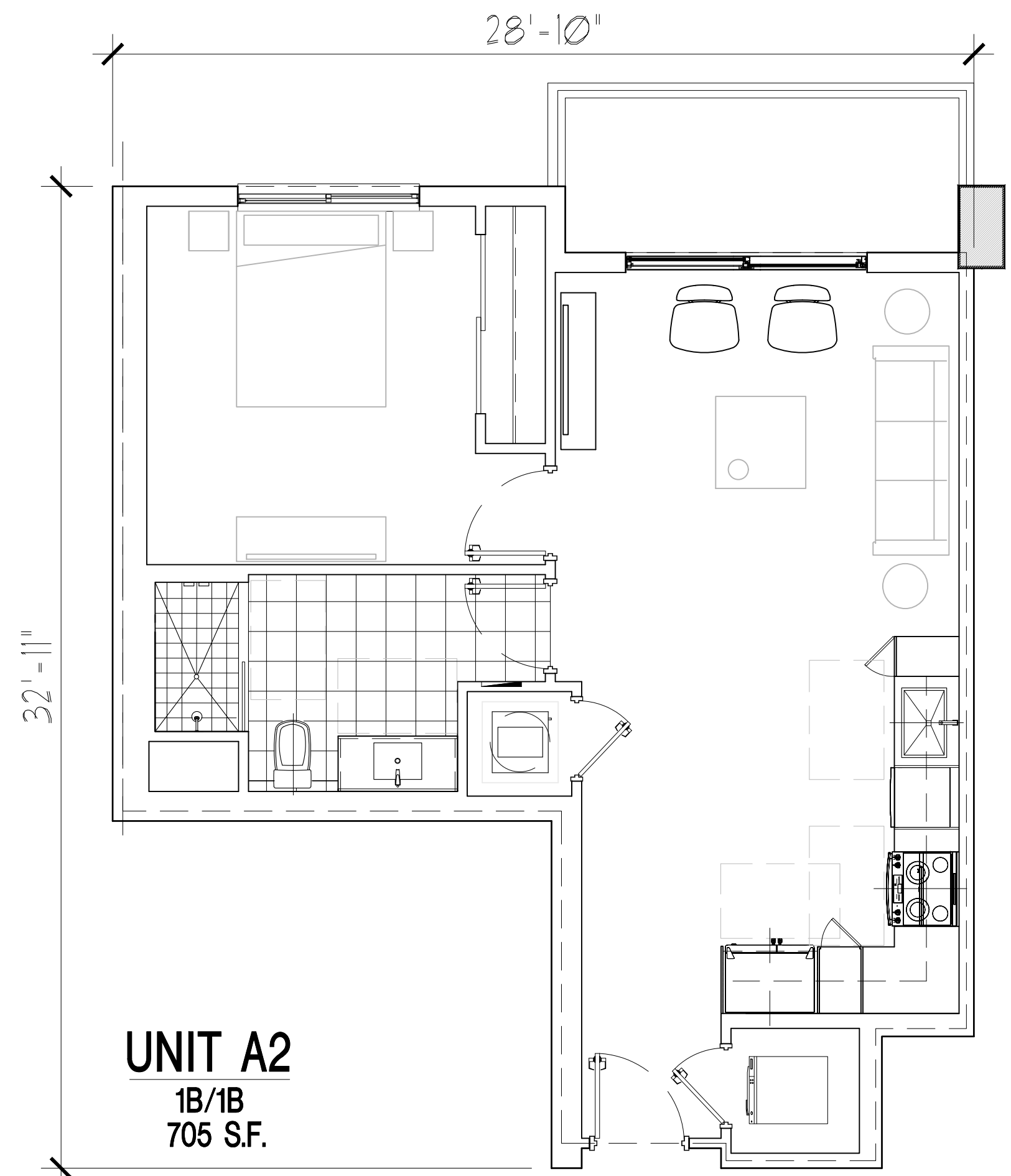
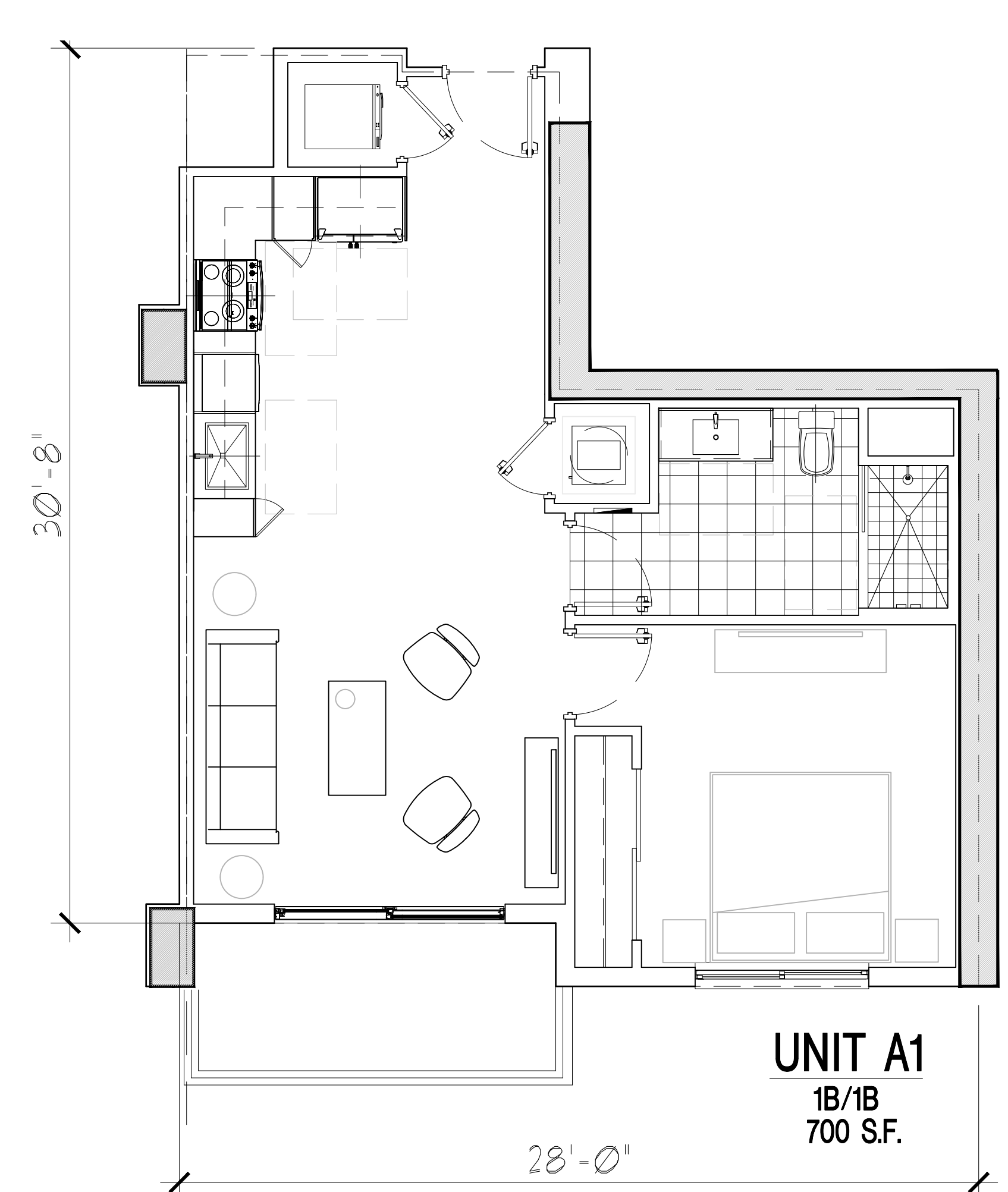
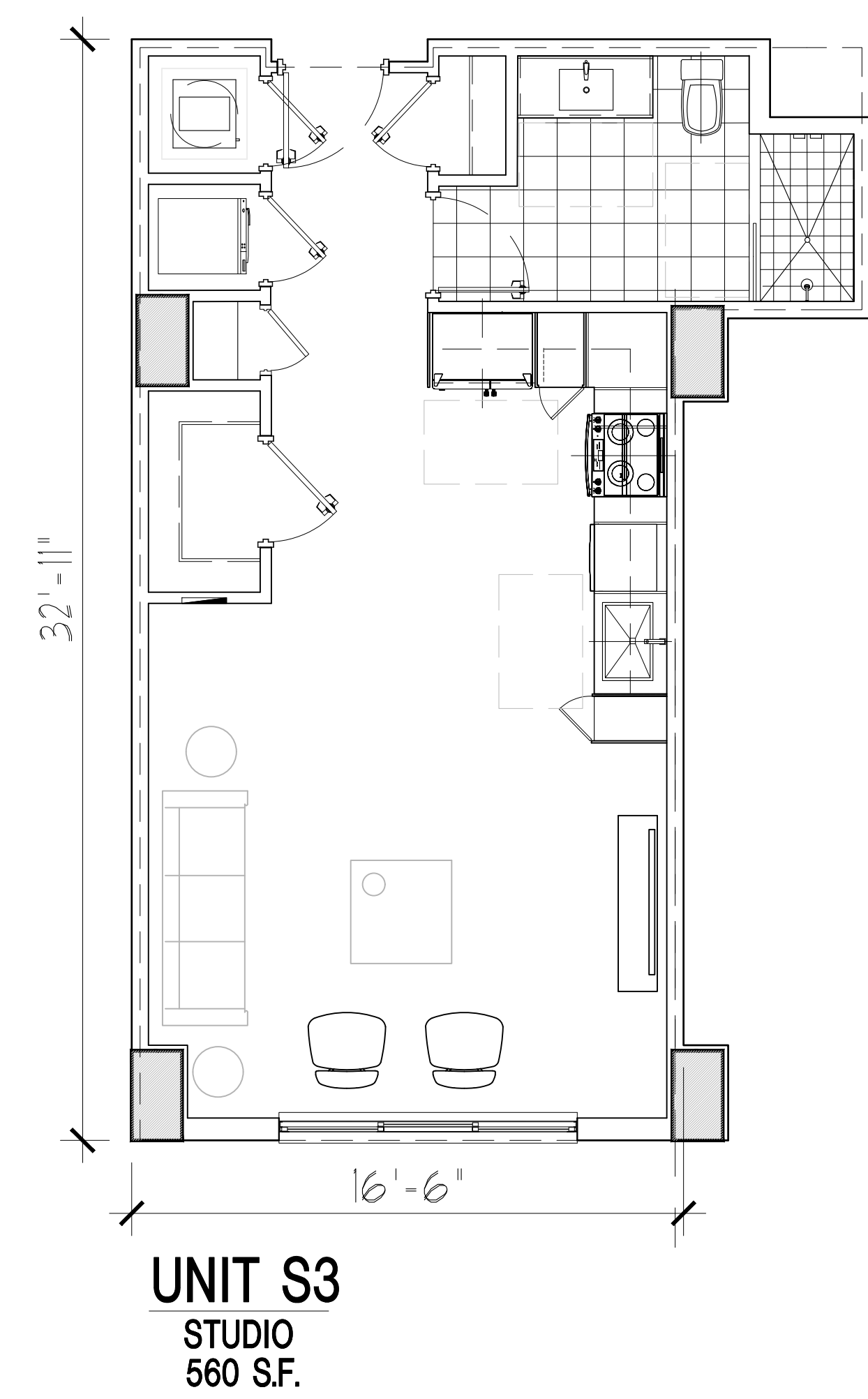
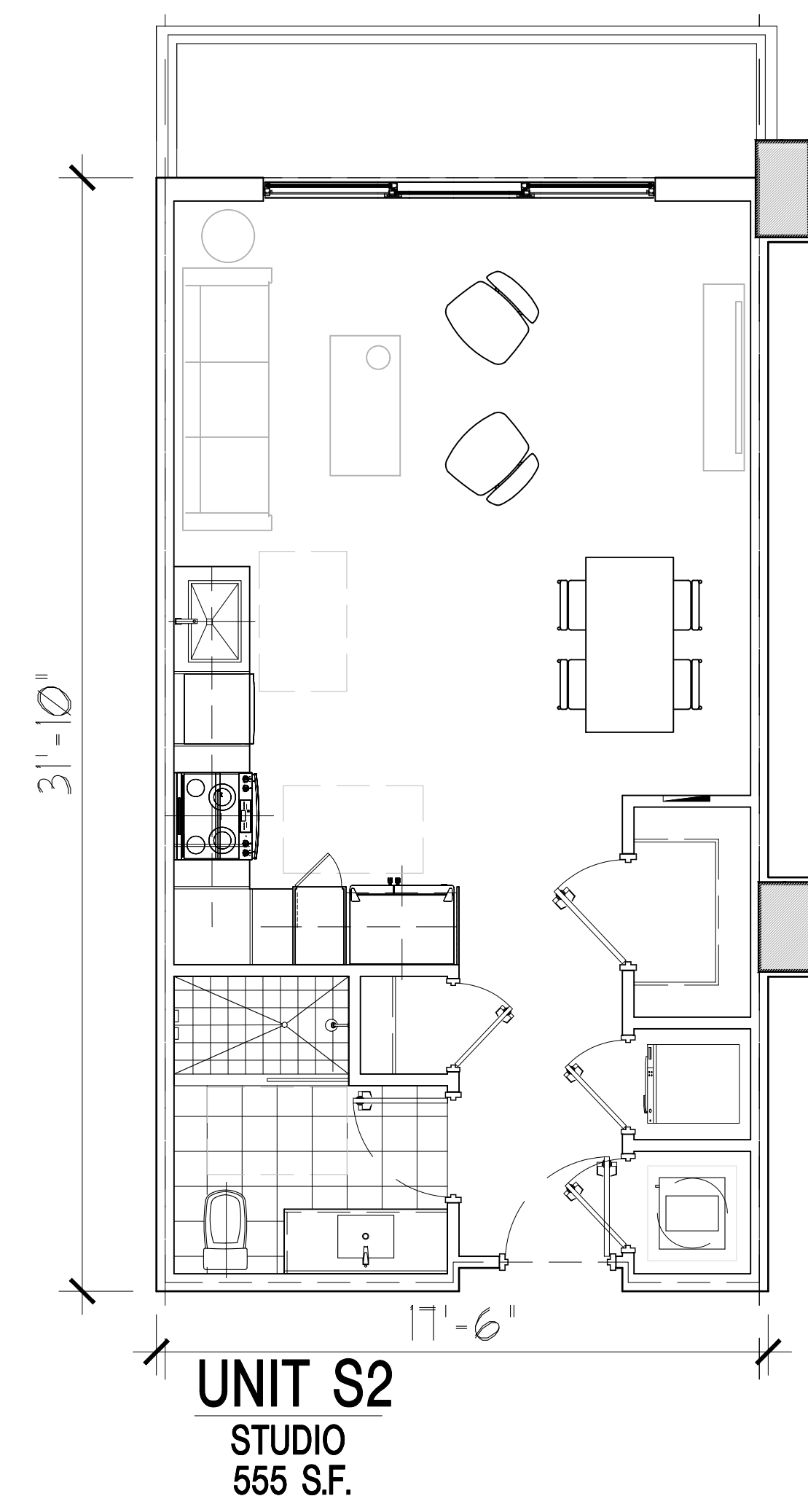
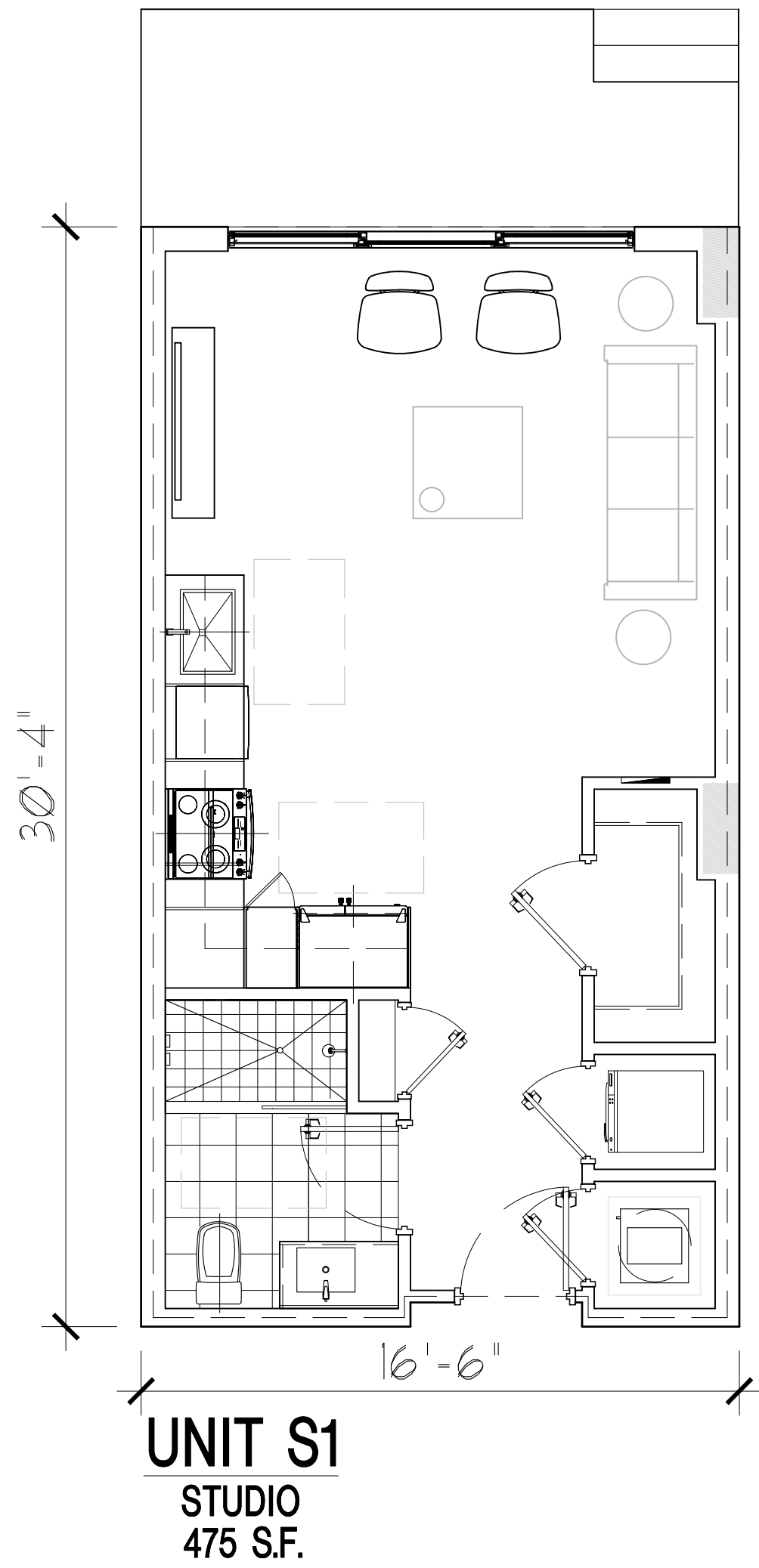
date: 1/08/2025

sheet no:

A2.6

project:

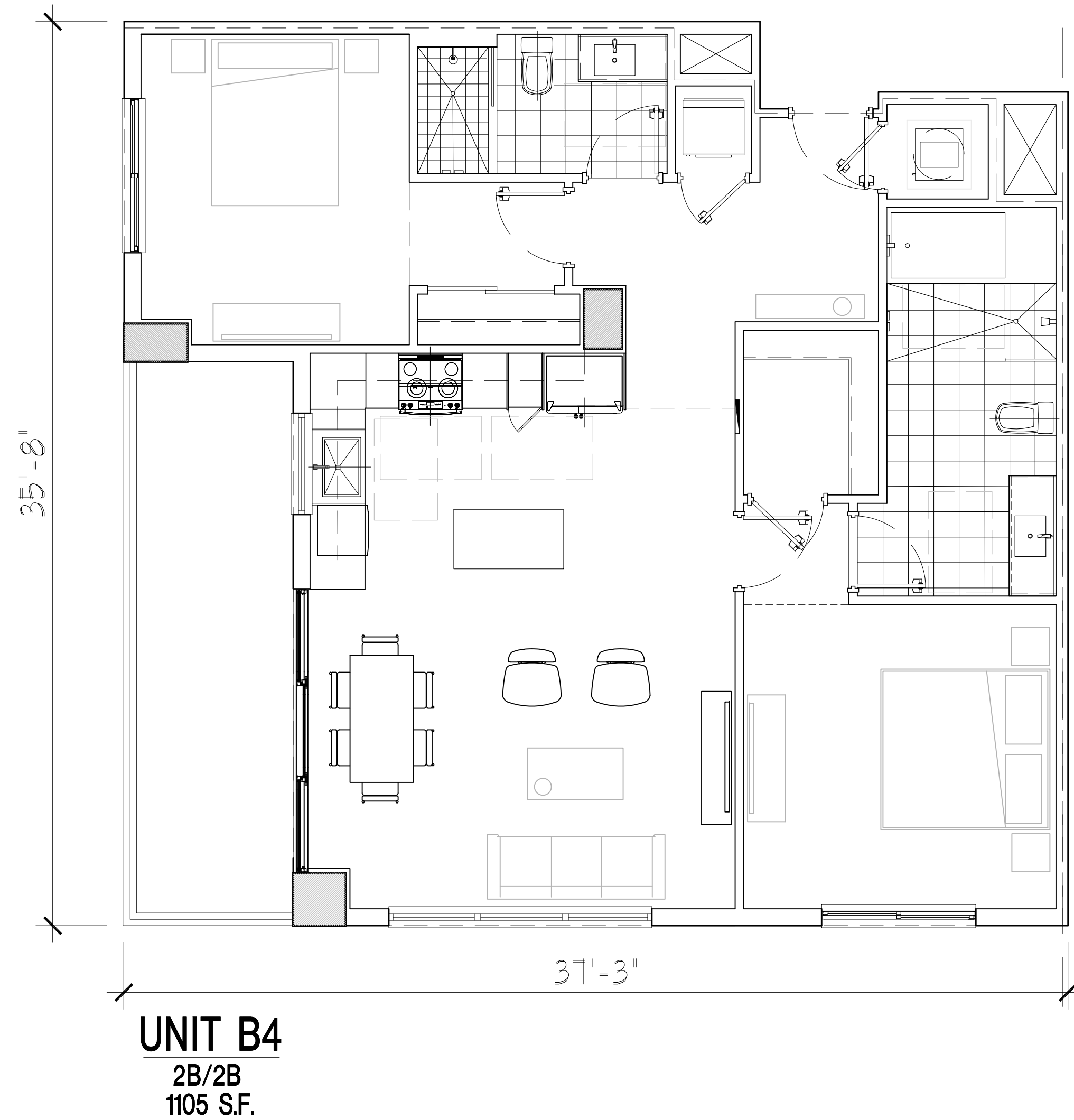
3807



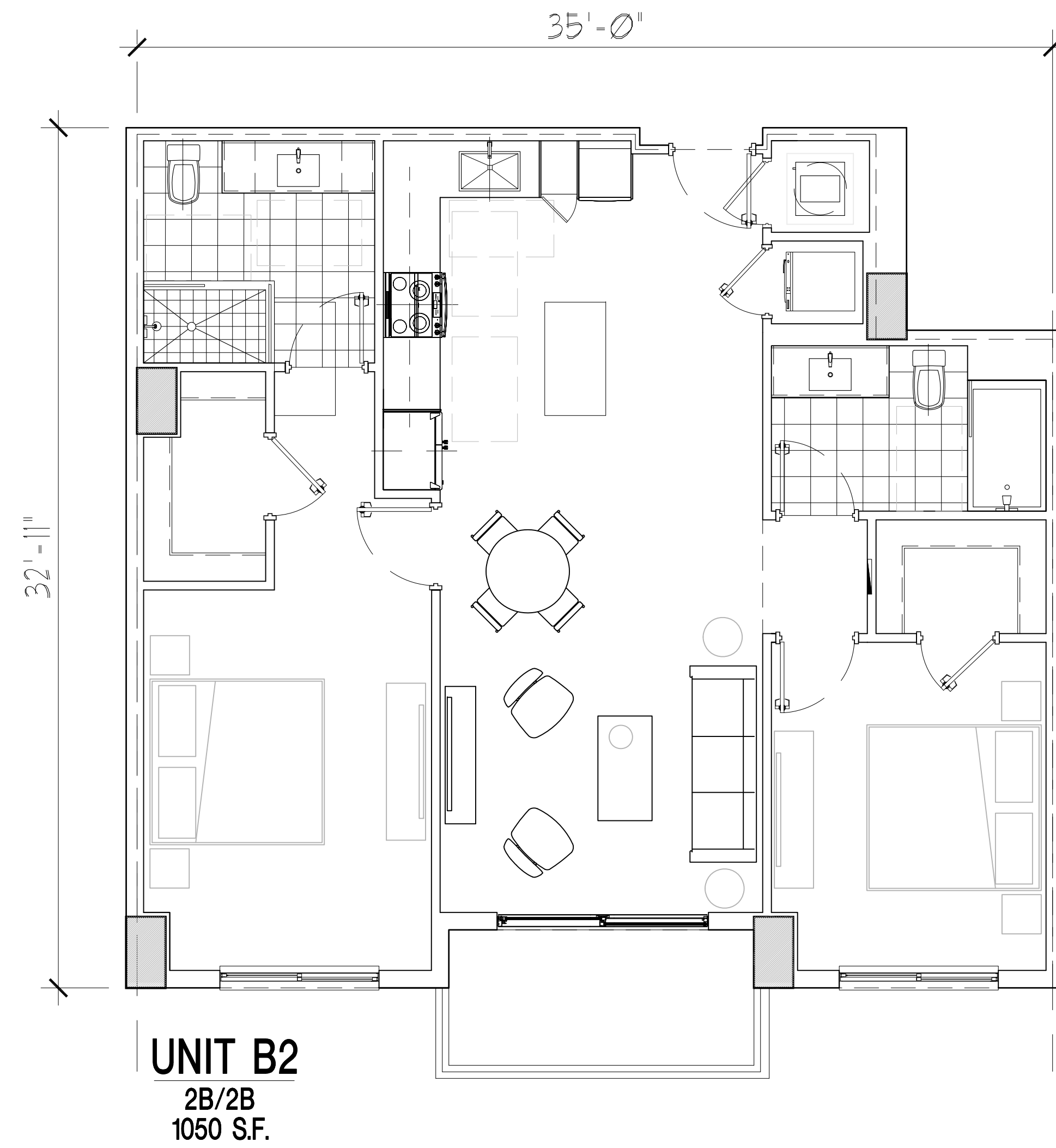
PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

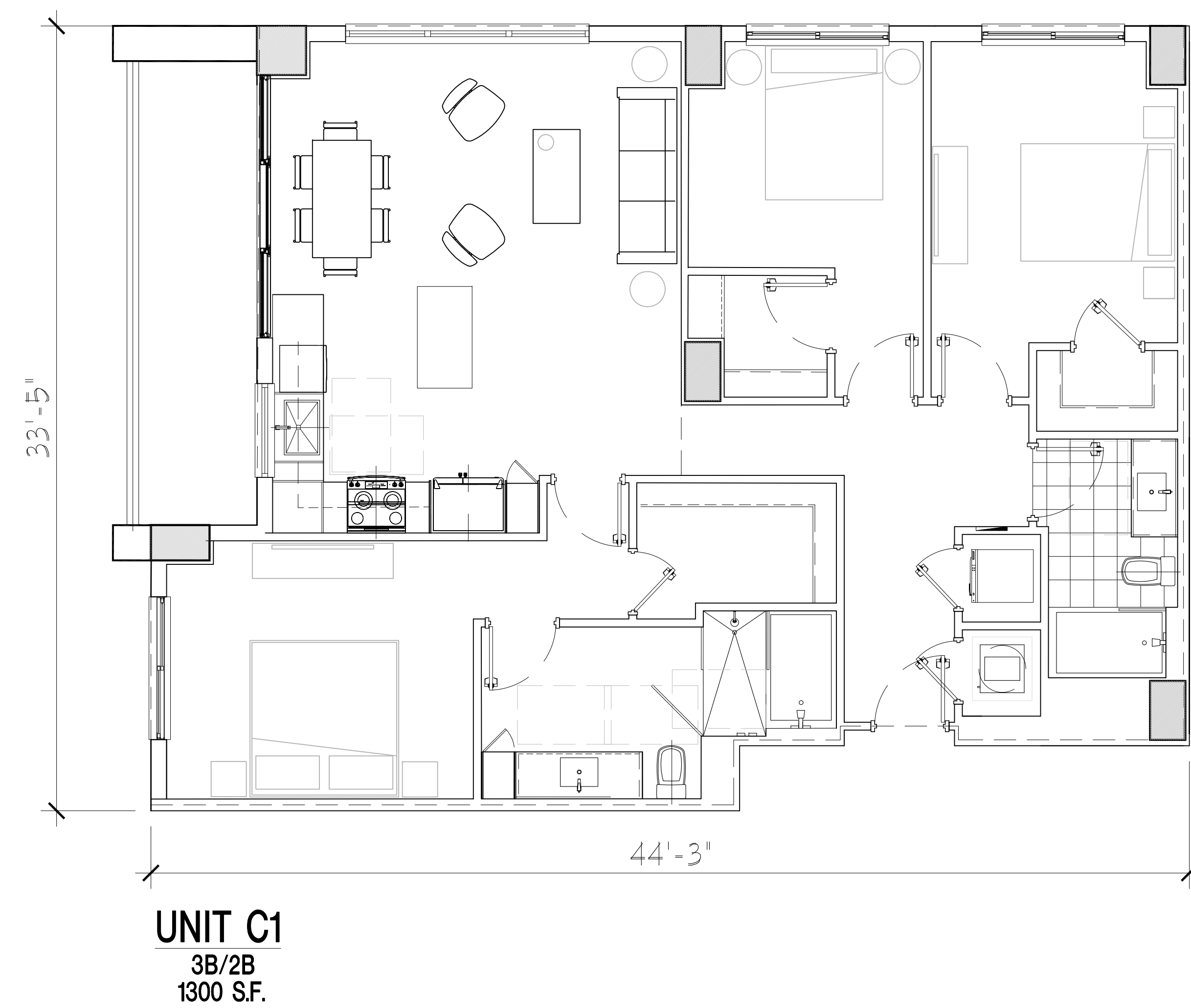
drawn by: LF/SP/JG
date: 7/08/2025
sheet no: A2.7
project: 3807



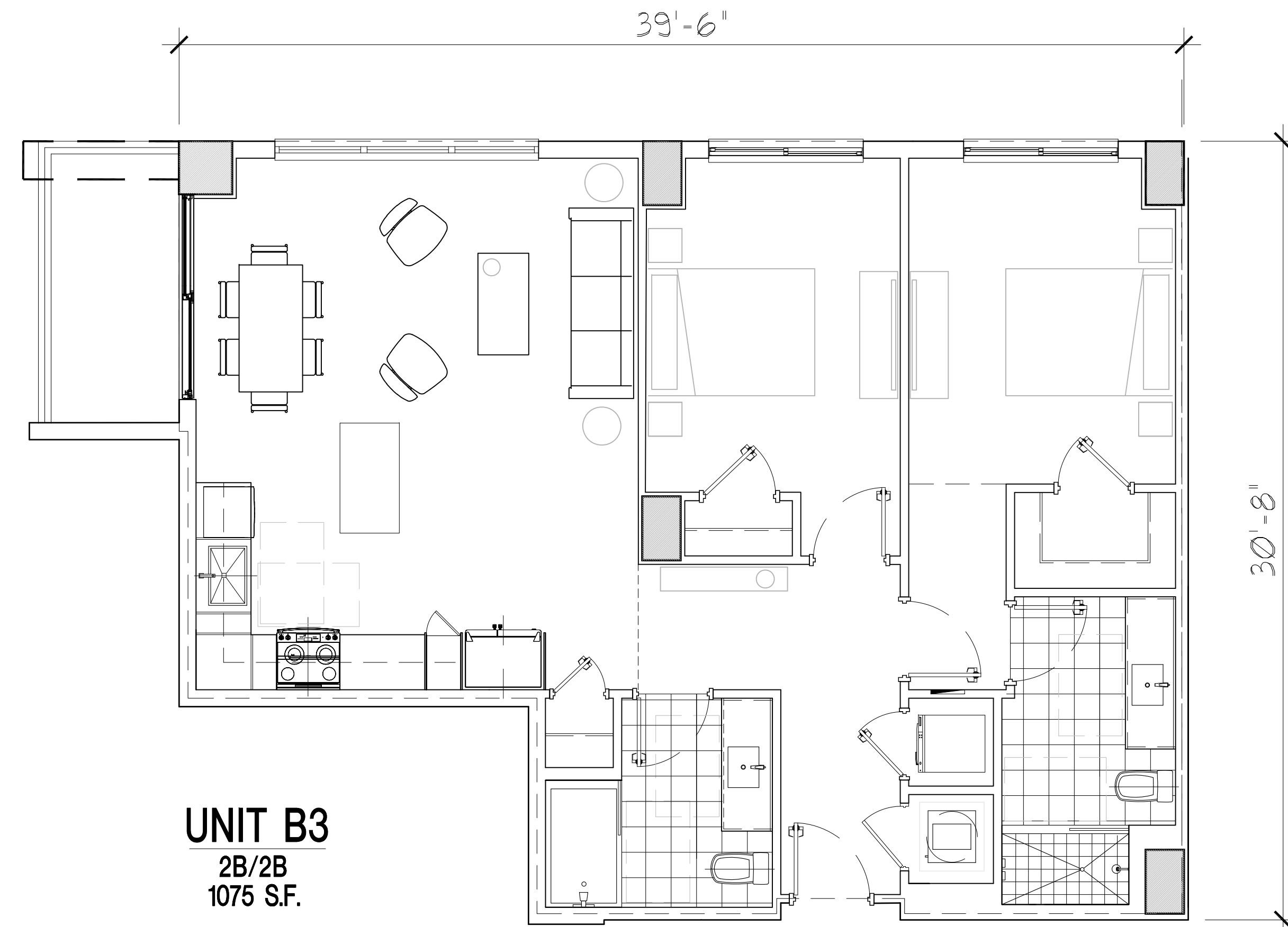
UNIT B4
2B/2B
1105 S.F.



UNIT B2
2B/2B
1050 S.F.



UNIT C1
3B/2B
1300 S.F.



UNIT B3
2B/2B
1075 S.F.

PRELIMINARY DESIGN FOR:

Hollywood Residences
Hollywood, FL

revisions:

drawn by:
LF/SP/JG

date:
7/08/2025

sheet no:
A2.8

project:
3807

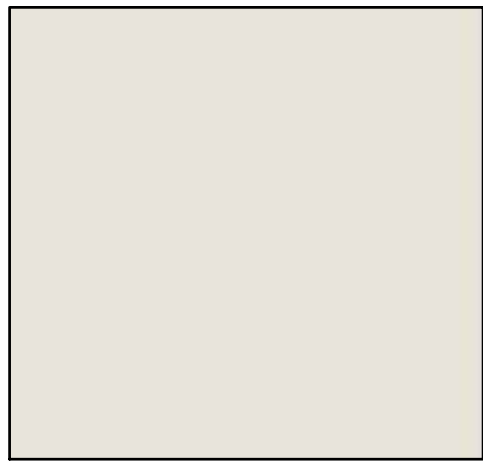
COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999



SHERWIN WILLIAMS
IRON ORE SW7069

A

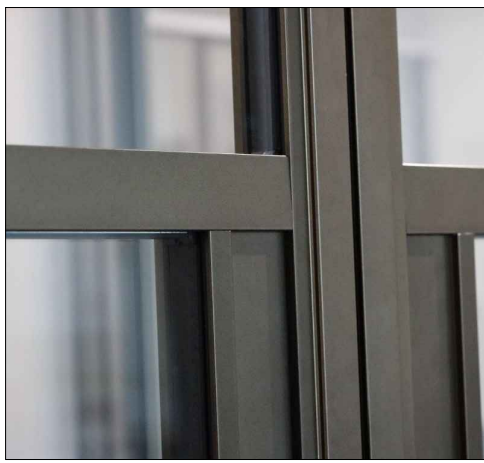


SHERWIN WILLIAMS
TOQUE WHITE SW7003

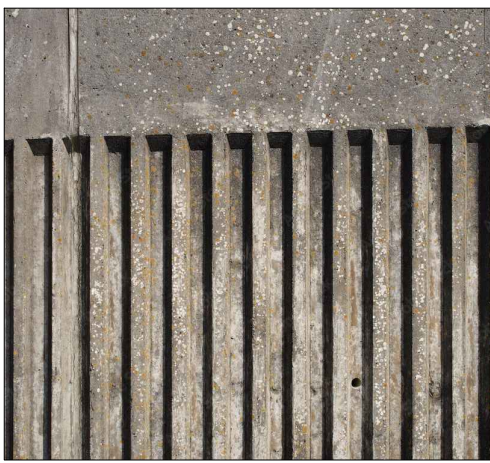
B



1



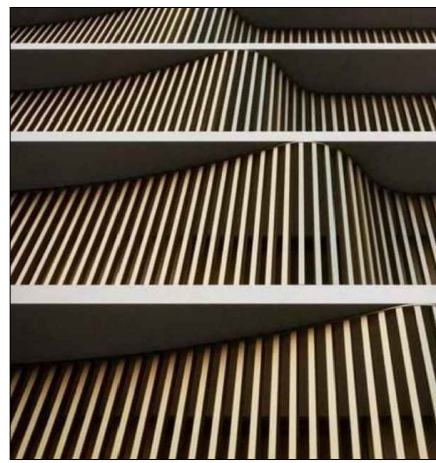
2



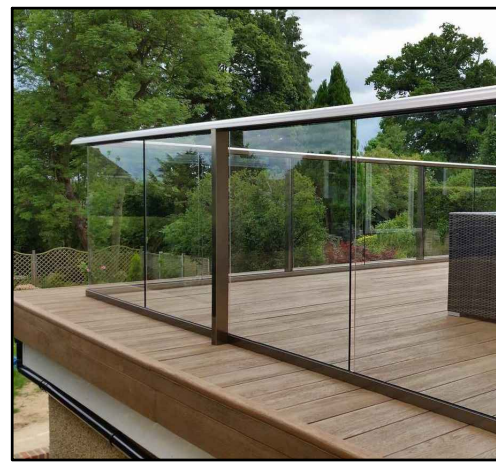
3



7



8



10



EAST ELEVATION

SCALE: nts.

ELEVATION KEY NOTES

- | | |
|-------------------------------------|--------------------------------------|
| 1. SMOOTH STUCCO FINISH | 6. CLEAR STOREFRONT GLASS |
| 2. TINTED GLASS WINDOW IN | IN BRONZE ALUM. FRAME (ESP FIN) |
| BRONZE ALUM. FRAME ESP. FIN. | 7. TEXTURED STUCCO |
| 3. PATTERN BLOCK WALL STUCCO FINISH | 8. WHITE ALUMINUM TUBE LOUVER SYSTEM |
| 4. METAL OVERHANGS IN BRONZE FINISH | 9. WHITE MTL. LOUVERS |
| 5. TINTED SLIDING GLASS DOOR | 10. GLASS RAILING |
| IN BRONZE ALUM. FRAME (ESP FIN) | |

PRELIMINARY DESIGN FOR:

Hollywood Residences

Hollywood, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street

Miami Lakes, Florida

33016

305-826-3999

revisions:

drawn by:

LF/SP/JG

date:

7/08/2025

sheet no:

A4.0

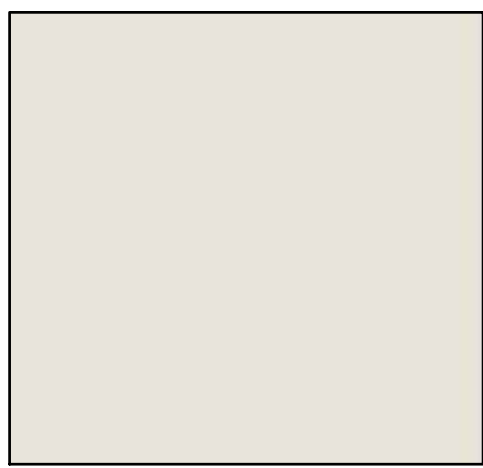
project:

3807



SHERWIN WILLIAMS
IRON ORE SW7069

A

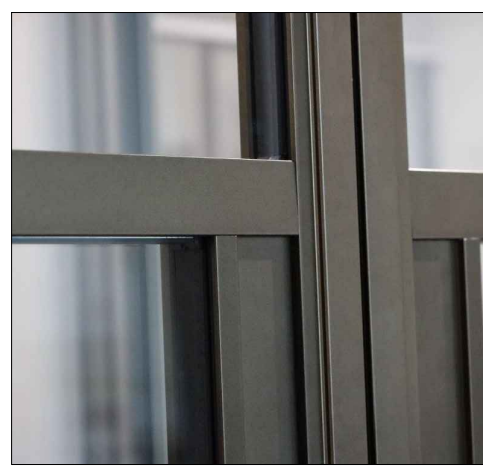


SHERWIN WILLIAMS
TOQUE WHITE SW7003

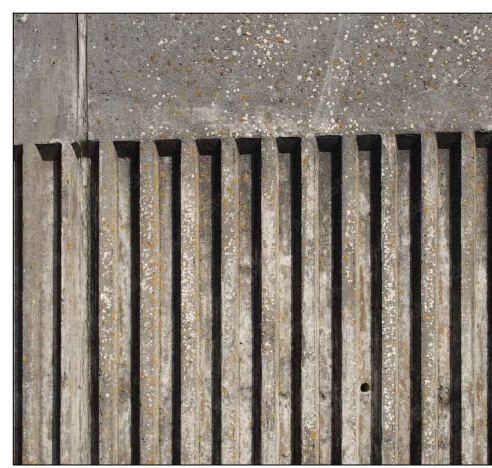
B



1



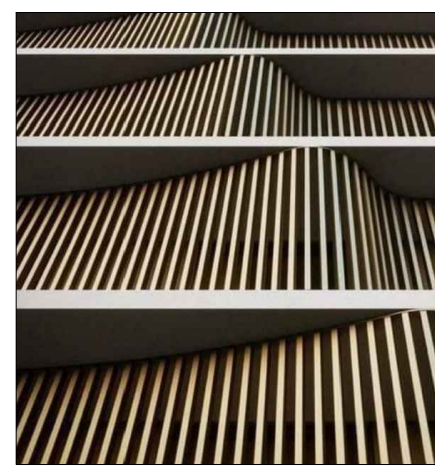
2



3



7



8



10



WEST ELEVATION

SCALE: nts.

ELEVATION KEY NOTES

- SMOOTH STUCCO FINISH
- TINTED GLASS WINDOW IN BRONZE ALUM. FRAME ESP. FIN.
- PATTERN BLOCK WALL STUCCO FINISH
- METAL OVERHANGS IN BRONZE FINISH
- TINTED SLIDING GLASS DOOR IN BRONZE ALUM. FRAME (ESP. FIN.)
- CLEAR STOREFRONT GLASS IN BRONZE ALUM. FRAME (ESP. FIN.)
- TEXTURED STUCCO
- WHITE ALUMINUM TUBE LOUVER SYSTEM
- WHITE MTL. LOUVERS
- GLASS RAILING

PRELIMINARY DESIGN FOR:

Hollywood Residences

Hollywood, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street

Miami Lakes, Florida

33016

305-826-3999

revisions:

drawn by: LF/SP/JG

date: 1/08/2025

sheet no:

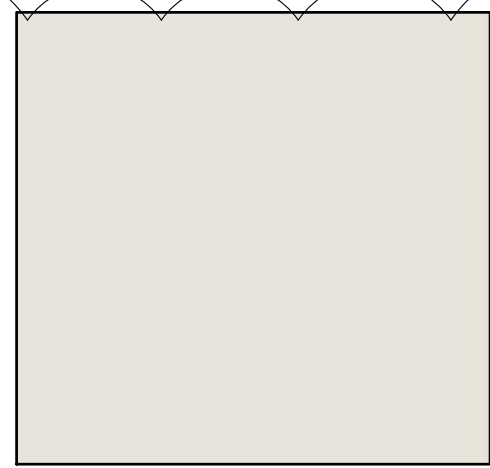
A4.1

project: 3807



SHERWIN WILLIAMS
IRON ORE SW7069

A

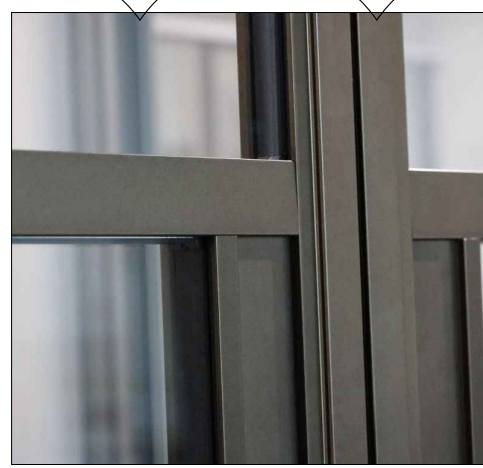


SHERWIN WILLIAMS
TOQUE WHITE SW7003

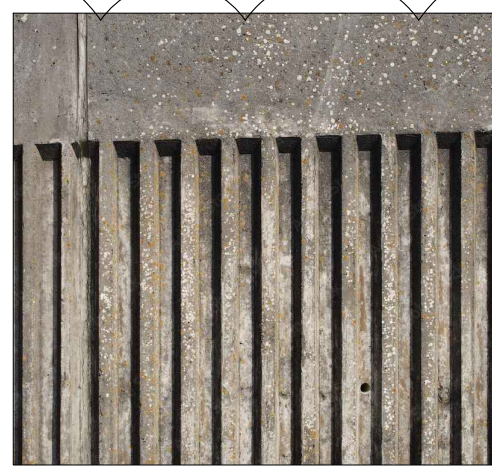
B



1



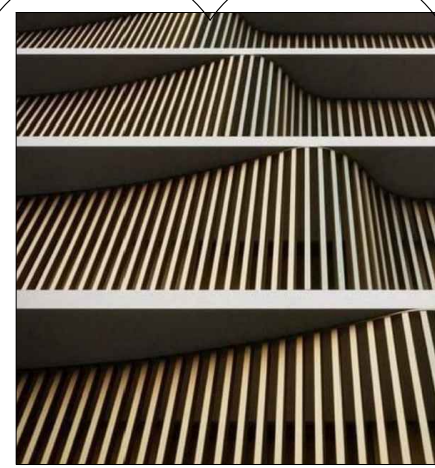
2



3



7



8



10



NORTH ELEVATION

SCALE: nts.

ELEVATION KEY NOTES

- | | |
|-------------------------------------|--------------------------------------|
| 1. SMOOTH STUCCO FINISH | 6. CLEAR STOREFRONT GLASS |
| 2. TINTED GLASS WINDOW IN | IN BRONZE ALUM. FRAME (ESP FIN) |
| BRONZE ALUM. FRAME ESP. FIN. | 7. TEXTURED STUCCO |
| 3. PATTERN BLOCK WALL STUCCO FINISH | 8. WHITE ALUMINUM TUBE LOUVER SYSTEM |
| 4. METAL OVERHANGS IN BRONZE FINISH | 9. WHITE MTL. LOUVERS |
| 5. TINTED SLIDING GLASS DOOR | 10. GLASS RAILING |
| IN BRONZE-ALUM FRAME (ESP FIN) | |

PRELIMINARY DESIGN FOR:

Hollywood Residences

Hollywood, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street

Miami Lakes, Florida

33016

305-826-3999

revisions:

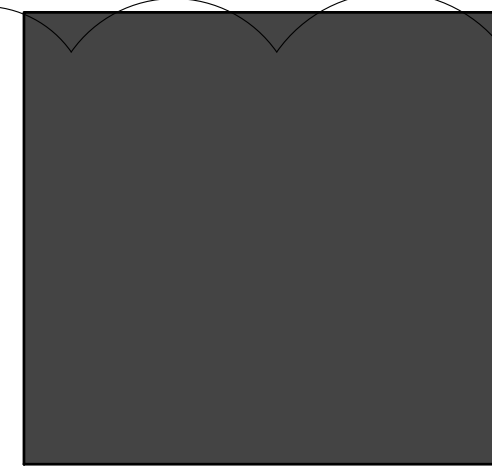
drawn by:
LF/SP/JG

date:
1/08/2025

sheet no:

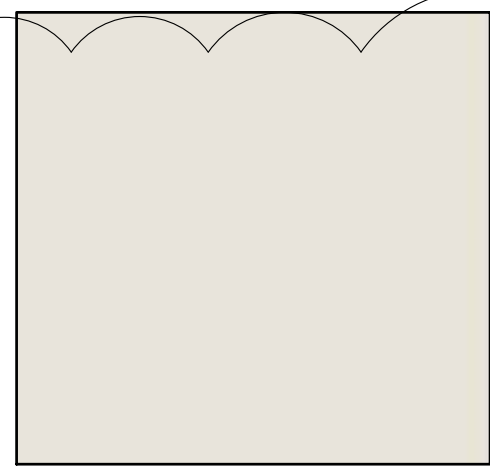
A4.2

project:
3807



SHERWIN WILLIAMS
IRON ORE SW7069

A

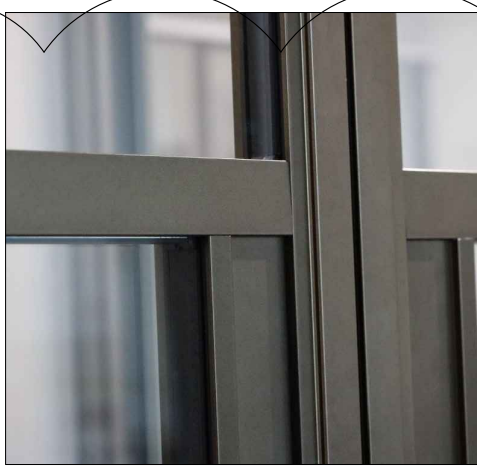


SHERWIN WILLIAMS
TOQUE WHITE SW7003

B



1



2



3



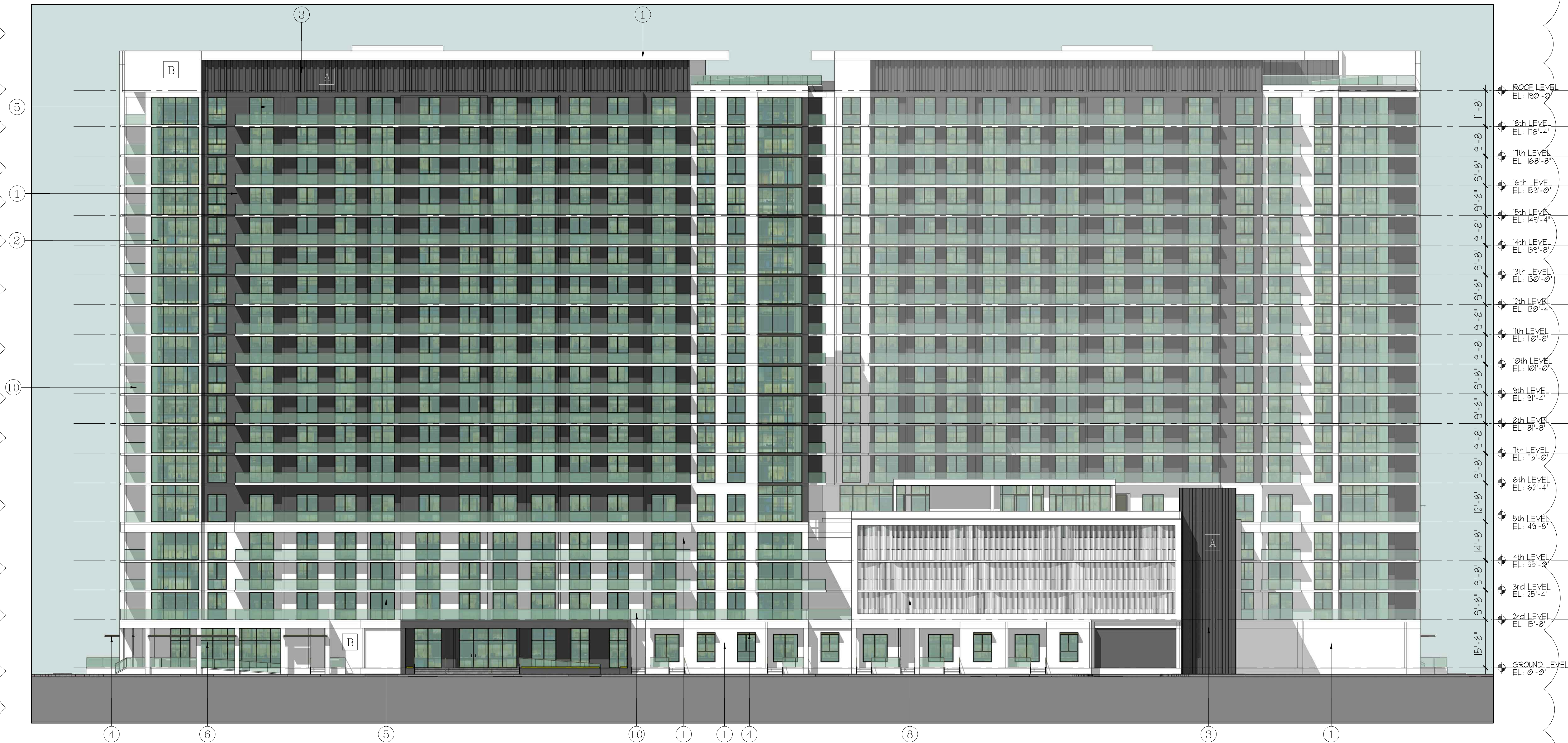
7



8



10



SOUTH ELEVATION

SCALE: n.t.s.

ELEVATION KEY NOTES

- | | |
|-------------------------------------|--------------------------------------|
| 1. SMOOTH STUCCO FINISH | 6. CLEAR STOREFRONT GLASS |
| 2. TINTED GLASS WINDOW IN | IN BRONZE ALUM. FRAME (ESP FIN) |
| BRONZE ALUM. FRAME ESP. FIN. | 7. TEXTURED STUCCO |
| 3. PATTERN BLOCK WALL STUCCO FINISH | 8. WHITE ALUMINUM TUBE LOUVER SYSTEM |
| 4. METAL OVERHANGS IN BRONZE FINISH | 9. WHITE MTL LOUVERS |
| 5. TINTED SLIDING GLASS DOOR | 10. GLASS RAILING |
| IN BRONZE ALUM FRAME (ESP FIN) | |

PRELIMINARY DESIGN FOR:

Hollywood Residences

Hollywood, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street

Miami Lakes, Florida

33016

305-826-3999

revisions:

drawn by:

LF/SP/JG

date:

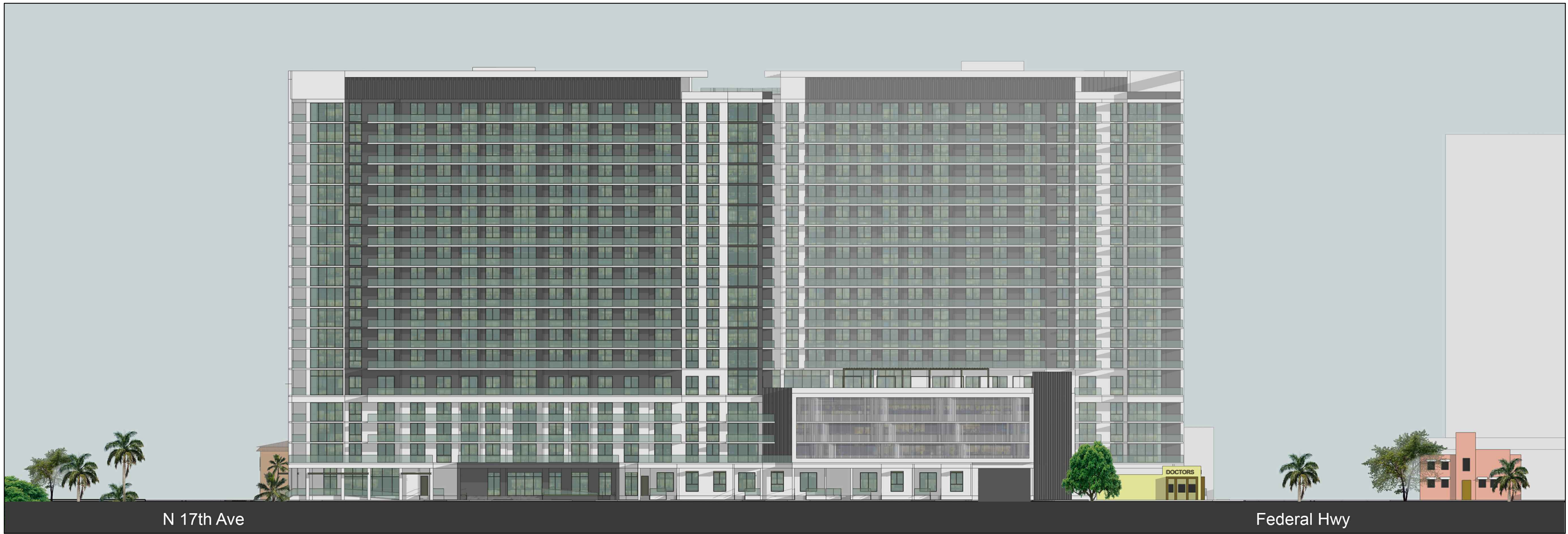
1/08/2025

sheet no:

A4.3

project:

3807



NORTH ELEVATION
STREET PROFILE

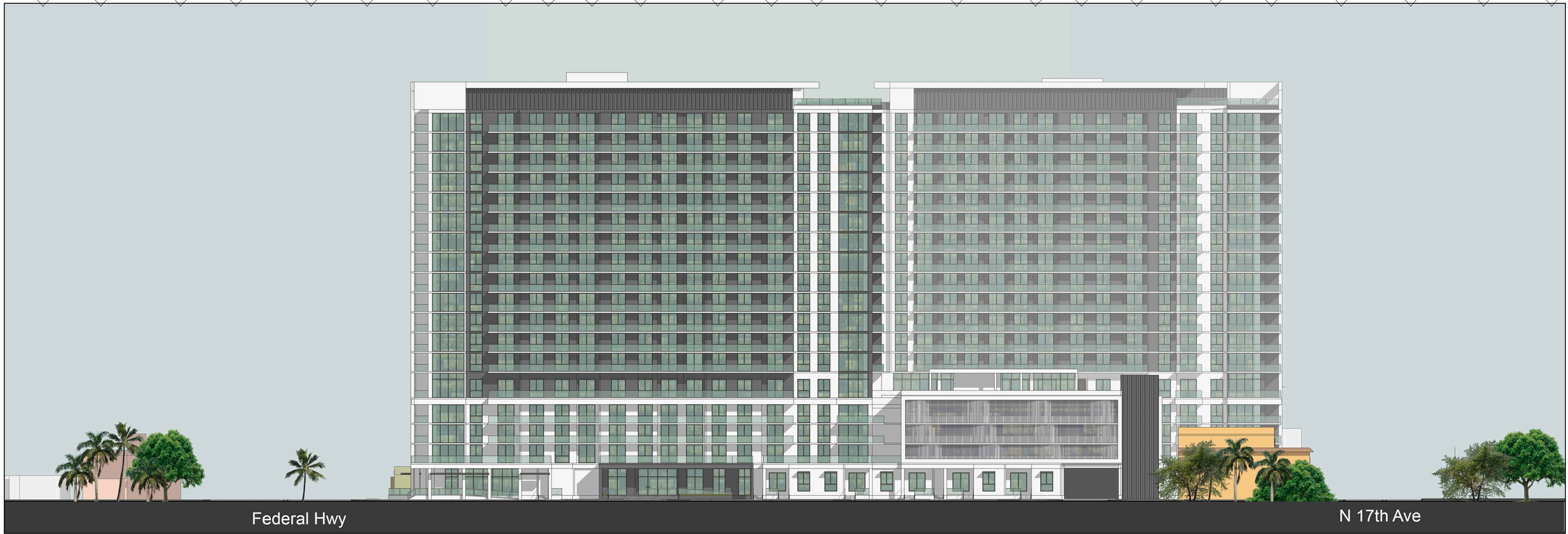


WEST ELEVATION
STREET PROFILE

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

revisions:
drawn by: LF/SP/JG
date: 1/08/2025
sheet no: A4.4
project: 3807



SOUTH ELEVATION
STREET PROFILE



EAST ELEVATION
STREET PROFILE

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

revisions:

drawn by:
LF/SP/JG

date:
7/08/2025

sheet no:

A4.5

project:
3807

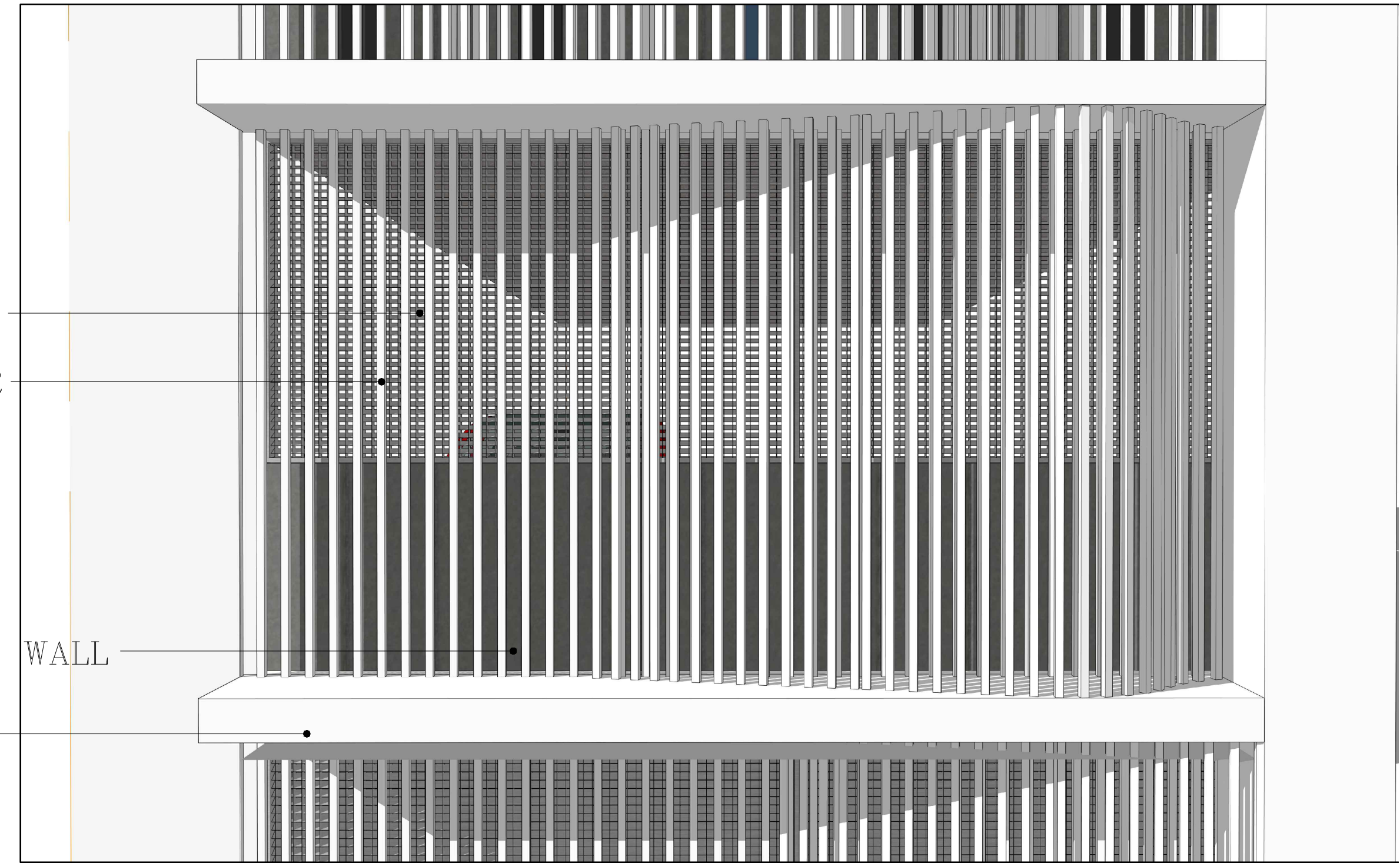
GARAGE CLADDING SYSTEM – DESIGN INTENT
THE GARAGE CLADDING SYSTEM SERVES TWO MAIN PURPOSES:

LIGHT CONTROL: EGGCRATE PANELS HELP REDUCE LIGHT SPILL FROM THE GARAGE INTERIOR, ESPECIALLY AT NIGHT, BY SHIELDING FIXTURES AND MINIMIZING GLARE ONTO ADJACENT PROPERTIES.

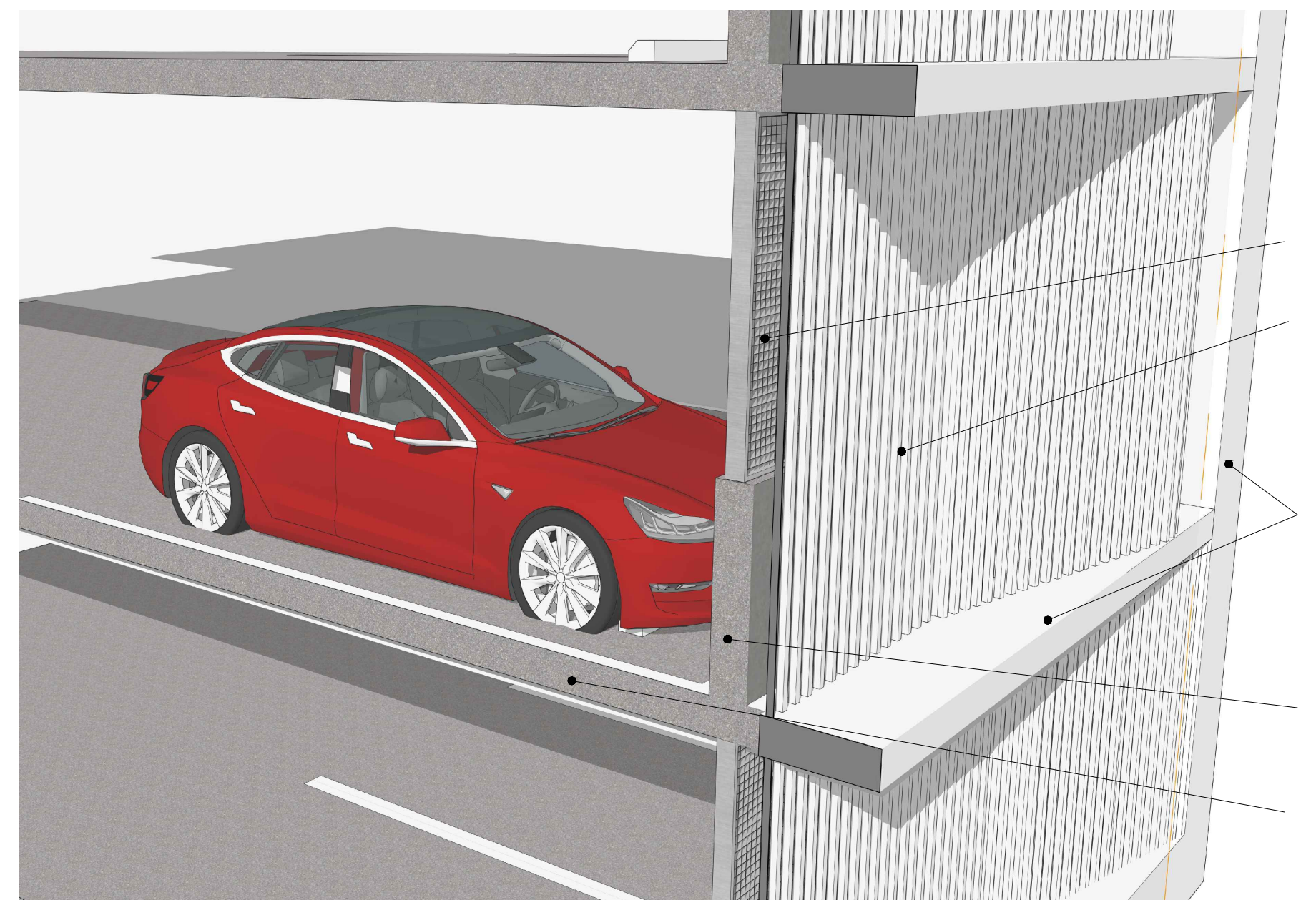
VISUAL SCREENING: THE EGGCRATE ENHANCES THE EFFECTIVENESS OF THE VERTICAL LOUVERS, PROVIDING A MORE OPAQUE BACKGROUND THAT CONCEALS VEHICLES AND LIGHTING WHILE MAINTAINING VENTILATION. THIS ALSO ALLOWS FOR A MORE EFFICIENT & DRAMATIC EXPRESSION OF THE "WAVE" PATTERN (SEE RENDERING SHEET A7.1)

EGGCRATE PANEL
VERTICAL LOUVER

CONCRETE CRASH WALL
FRAMED STUCCO
SMOOTH FINISH



GARGAE ELEVATION DETAIL



EGGCRATE PANEL (LIGHT
DIFFUSER)
VERTICAL ALUMINUM LOUVER
FRAMED STUCCO, SMOOTH FINISH
SHERWIN WILLIAMS TOQUE WHITE
SW7003
CONCRETE CRASH WALL
CONCRETE SLAB

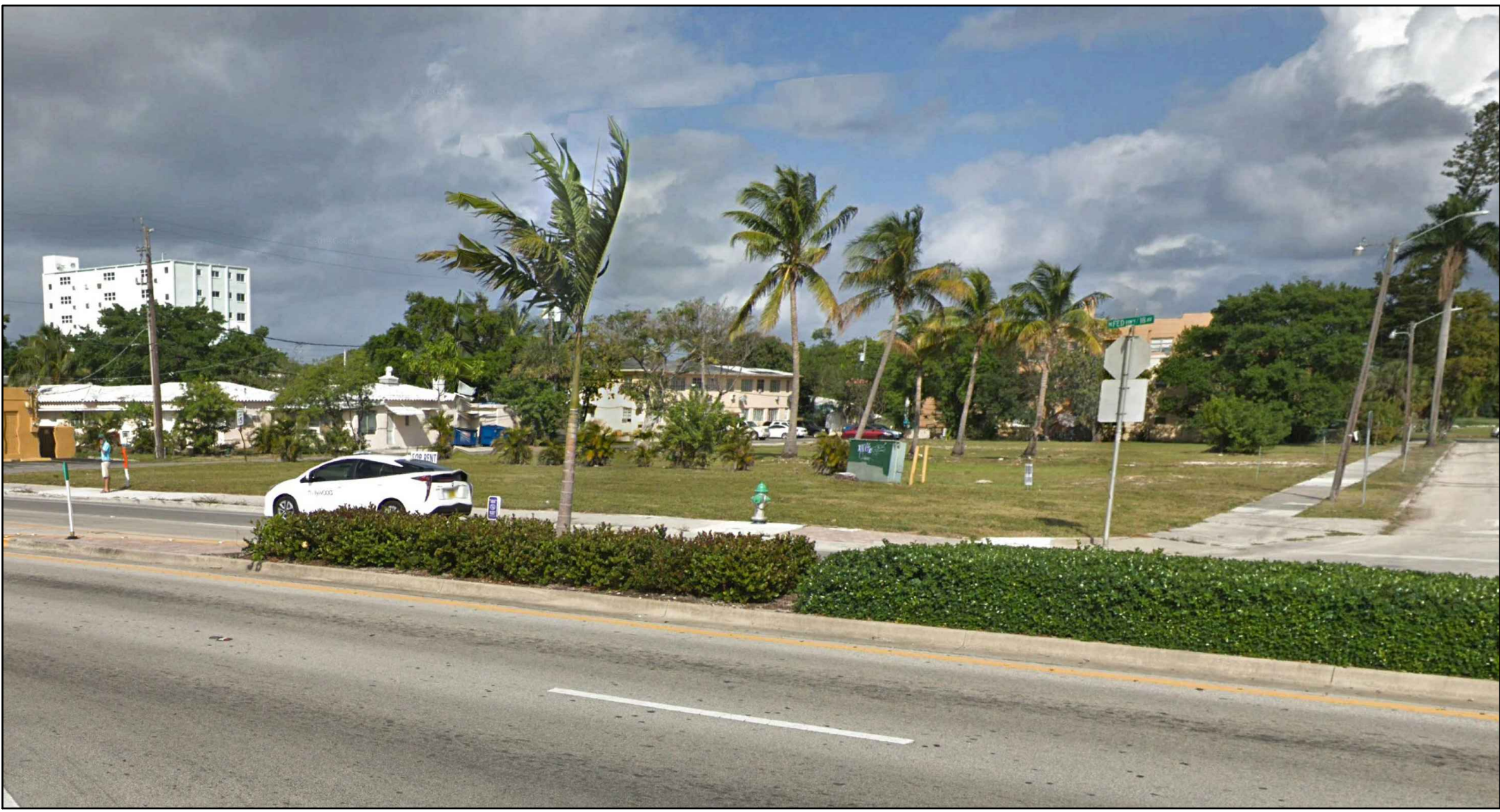
GARGAE ELEVATION DETAIL



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTHWEST

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

revisions:
drawn by: LF/SP/JG
date: 7/08/2025
sheet no: A6.0
project: 3807



VIEW LOOKING SOUTHWEST FROM THE GOLF COURSE



VIEW LOOKING SOUTH

PRELIMINARY DESIGN FOR:

Hollywood Residences
Hollywood, FL

revisions:

drawn by:
LF/SP/JG

date:
1/08/2025

sheet no:

A7.0

project:
3807

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999



VIEW LOOKING NORTHEAST FROM FEDERAL HWY



VIEW LOOKING EAST FROM TAYLOR STREET

PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

revisions:

drawn by:
LF/SP/JG

date:
1/08/2025

sheet no:

A7.1

project:
3807

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999



VIEW LOOKING NORTHWEST FROM THE GOLF COURSE



VIEW LOOKING SOUTHEAST

PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

revisions:

drawn by:
LF/SP/JG

date:
1/08/2025

sheet no:
A7.2

project:
3807

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999