



DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@  
Hollywoodfl.org

### SUBMISSION REQUIREMENTS:

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

### NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

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

### APPLICATION TYPE (CHECK ALL THAT APPLIES):

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance          |
| <input type="checkbox"/> Planning and Development Board          | <input type="checkbox"/> Historic Preservation Board    | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission                         | <input type="checkbox"/> Administrative Approval        |  |

### PROPERTY INFORMATION

Location Address: 2127 N STATE ROAD 7 AND ADJACENT LOT TO THE SOUTH

Lot(s): N/A Block(s): N/A Subdivision: N/A

Folio Number(s): 5141-12-00-0230 & 5141-12-00-0240

Zoning Classification: C-MU Land Use Classification: TOC

Existing Property Use: VACANT Sq Ft/Number of Units: N/A

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): N/A

### DEVELOPMENT PROPOSAL

Explanation of Request: DESIGN AND SITE PLAN APPROVAL FOR A MIXED USE DEVELOPMENT INCLUDING 2,357 SF OF COMMERCIAL AND 36 RESIDENTIAL UNITS

Phased Project: Yes ☐ No ☒ Number of Phases: N/A

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>36</u> #Rooms <u>    </u>
Proposed Non-Residential Uses	<u>2,357</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>6</u> (Area: <u>1,452</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>68</u> )
Height (# of stories)	(# STORIES) <u>8</u> ( <u>84</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <u>30,887</u> FT.)

Name of Current Property Owner: VIELIX INVESTMENTS LLC

Address of Property Owner: 2127 N STATE ROAD 7, HOLLYWOOD FL

Telephone: (954) 248 0858 Email Address: F.VIERA2001@GMAIL.COM

Applicant SENGA ARCHITECTURE LLC Consultant ☐ Representative ☒ Tenant ☐

Address: 3434 MCKINLEY STREET HOLLYWOOD FL 33021 Telephone: (954) 613-8371

Email Address: FITZMURPHY@SENGAARCHITECTURE.COM

Email Address #2: \_\_\_\_\_

Date of Purchase: 06/2023 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : CUTRO & ASSOCIATES

E-mail Address: CUTROPLANNING@YAHOO.COM



**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](http://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: B. Viera Date: 2/26/2025

PRINT NAME: Brenda Viera Date: \_\_\_\_\_

Signature of Consultant/Representative: [Signature] Date: 02/26/2025

PRINT NAME: FITZ MURPHY, AIA - SENG ARCHITECTURE LLC Date: 02/26/2025

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

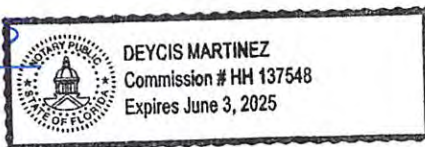
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**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 AND SITE PLAN to my property, which is hereby made by me or I am hereby authorizing SENG ARCHITECTURE LLC to be my legal representative before the TECHNICAL ADVISORY (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
 this 26 day of February 2025

[Signature]  
 Notary Public



State of Florida

My Commission Expires: 06/03/25 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_

B. Viera  
 Signature of Current Owner  
Brenda Viera  
 Print Name



## **VIELIX ON THE 7**

### **LEGAL DESCRIPTION**

THE SOUTH 100 FEET OF THE NORTH 430 FEET OF THE WEST 308.87 FEET OF THE SOUTH ONE-HALF (1/2) OF THE NORTHWEST ONE-QUATER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, LYING AND BEING IN BROWARD COUNTY, FLORIDA

### **ADDRESS**

2127 N STYATE ROAD 7, HOLLYWOOD, FLORIDA

### **PROJECT INFORMATION**

DESIGN AND SITE PLAN FOR A MIXED USED DEVELOPMENT INCLUDING 36 RESIDENTIAL UNITS AND 2,357 SF OF COMMERCIAL UNIT TOWNHOME DEVELOPMENT

FLOOR AREA: 86,805 SQUARE FEET  
BUILDING HEIGHT: 8 STORIES, 84 FEET HIGH



FILE NO 24-DP-08  
VIELIX ON THE 7  
2127 N STATE ROAD 7

March 3rd, 2025

## DESIGN CRITERIA STATEMENT

(1) Architectural and design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

*The design is contemporary, utilizing simple rectilinear lines and intentional bold undulating balconies, moving away from symmetry and creating a fluid and rhythmic facade. Materials used include concrete, stucco, large aluminum-framed glazing, and angled aluminum vertical screens. Pedestrian connectivity is provided through the engagement of the useable front and side yard garden and a distinct pedestrian entry. Fifty percent of the projects units are directly visible to primary public right-of-way in order to enhance the public right-of-way, as recommended by the Design Guidelines and recently adopted Transit Oriented Regulations.*

(2) Compatibility. The harmonious relationship between existing architectural language and composition 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, and with the established and adopted vision for the area.

*The Design Guidelines state new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility. While the primary architectural style along the activity center is post war modern commercial, the vision for the area lends itself to a larger scale contemporary structure. As this section of the Transit Oriented Corridor is meant to serve as a transition from the commercial uses along State Road 7 to the single family residential neighborhood to the east, the proposed development is consistent with the surrounding buildings in scale, massing, and placement. Redevelopment of this site is a step closer to beautifying the Transit Oriented Corridor.*

*The placement of the building on the site creates a harmonious relationship between the proposed building and the existing context, as well as adhering to the patterns for future developments. The building layout is also consistent with the surrounding neighborhood as it maintains the minimum required setback on State Road 7 in order to maintain a pedestrian oriented experience.*

(3) Scale/massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries 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.

*The scale of the development is reflective of the adopted vision for the area, proposing a eight-story building at approximately 84 feet in height. The building geometries reflect a simple composition that is a direct product of the lot it sits on. The height of the building is slightly less than the building's frontage, expressing the verticality that is expected in in the district..*



*The building mass is reduced and articulated by the composition of architectural details; street-facing facades are articulated with intentional bold undulating balconies, with a more delicate vertical screen dancing between the floors of the residential tower. The adjacent exterior building materials include concrete, smooth stucco, and aluminum-framed glass windows.*

(4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

*The Landscaping for this project has been carefully coordinated to ensure that a variety of native species and preferred plant types were integrated into the design.” The proposed landscape provides a transition from the site to its context and vice versa, through the use of complementary plant material that blurs the lines between the public and private realm and frames the entry to the building. This enhances the design of the proposed building and the pedestrian experience along Arthur Street.*



FILE NO 24-DP-08  
VIELIX ON THE 7  
2127 N State Road 7

March 3rd 2025

## PRELIMINARY TAC RESPONSE TO COMMENTS

### **A. APPLICATION SUBMITTAL**

*Reginald White, Planning Administrator (rwhite@hollywoodfl.org) 954-921-3471*

1. Application Form
2. Ownership & Encumbrance Report (O&E):
  - a. The O&E for 2127 N State Road 7 needs to be dated prior to the ALTA Survey.
  - b. The O&E shall be dated within 30 days of the submittal package.
  - c. The square footage on the Alta survey and the O&E report should match, and also on the Site Plan.
  - d. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.  
**RESPONSE: Noted**
  - e. Ensure O&E addresses the requirements on the TAC submittal checklist: <http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>  
**RESPONSE: Noted. Information provided as required.**
3. Alta Survey:
  - a. Alta survey shall be based on the O&E and make reference of the O&E report.  
**RESPONSE: See note 8 on Alta Survey**
  - b. Easements and/or dedications with O.R. or plat books and page numbers.  
**RESPONSE: All known easements and dedications are shown on the Alta Survey**
  - c. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.  
**RESPONSE: Noted**
4. Complete and submit to Broward County School Board impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website: <https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf>  
**RESPONSE: We are pending issuance of a Plat Number from Broward County.**
5. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.  
**RESPONSE: Past and future meeting dates integrated into Sheet Index on Sheet A100**
6. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the



date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

Hollywood Hills Civic Association

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

**RESPONSE: Public Participation Outreach Meeting will be held on June 26th 2024. Meeting minutes submitted as a separate attachment.**

7. Additional comments may be forthcoming.

**RESPONSE: Noted.**

8. Provide written responses to all comments with next submittal.

**RESPONSE: Noted and provided.**

## B. ZONING

*Reginald White, Planning Administrator (rwhite@hollywoodfl.org) 954-921-3471*

1. Indicate past, current, and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

**RESPONSE: Dates noted in title block**

2. Site Plan:

a. Label the guest parking spaces, handicap and electric vehicle charging stations.

**RESPONSE: 36 Assigned Residential Unit Parking Space provided on second floor with resident only access. All parking on ground floor shall be shared commercial/resident and guest parking, unassigned.**

b. Indicate Active Use frontage dimensions on the site plan.

**RESPONSE: Active Use dimensions added to enlarged site plan, Sheet A004**

c. Bold property line on the site plan.

**RESPONSE: Property line is the boldest line on the Site Plan**

d. Indicate the dimensions of each parking space.

**RESPONSE: Individual dimensions for parking stall provided on enlarged site plans on sheet A004 and A005.**

e. No column shall be within 3 ft of the entrance to a parking space. Please dimension on the site plan.

**RESPONSE: See column dimension to parking entrance on sheet A004 and A005.**

f. The minimum required parking width of parking spaces that are adjacent to a wall or other obstruction shall be 9.5 ft. Please indicate on the site plan where required.

**RESPONSE: All Parking adjacent to obstructions have been adjusted to 9'-6"**

g. What will the commercial units be used for? Please label the use of the commercial units.

**Use of units will be any commercial and/or office uses permitted under the zoning regulations. No tenant has been identified for these spaces.**

h. Indicate on A105 the height of the AC Unit and surrounding walls.

**RESPONSE: No screen or enclosure is proposed as the units are not visible from the public right of way.**

3. Site calculations:

1. Per Sec. 4.6.B.3.a.(7), include the minimum required and provided dwelling unit sizes and cumulative averages. Provide a breakdown of all units per floor, including balcony area.

**RESPONSE: See sheet A001 for unit breakdown and sheet A002 for unit size breakdown**

2. Indicate the square footage calculations of the development (building).

**RESPONSE: See sheet A002 for building area breakdown.**

3. Indicate the number of each kind of unit in the zoning data calculations.

**RESPONSE: See data table on sheet A001**



4. Work with the City's Landscape Architect to ensure that all landscape requirements are met.
5. The City of Hollywood is currently in the process of working with Broward County with regards to resolving a land use discrepancy in the City's Comprehensive Plan. While this development may be zoning compliant, delays in other approvals may occur until the City and County has resolved the land use discrepancy. The applicant is advised to proceed at their own risk.

### **C. ARCHITECTURE AND URBAN DESIGN**

*Reginald White, Planning Administrator (rwhite@hollywoodfl.org) 954-921-3471*

1. Any planters on the balconies shall be accessible and shall have irrigation.

**RESPONSE: No planters provided on balconies**

2. Provide a rendering of all the sides.

**RESPONSE: Note Provided on Sheet A002, Site Data, Site Plan Note 1.**

3. Currently, the building walls facing the right of way are mostly white or gray color. Consider providing more articulation, color, or paneling to comply with design standards.

**RESPONSE: The building facade is primarily glazed with only a small percentage of solid wall. Furthermore, the building will in aluminum screening and bold undulating balconies which will be the primary feature of the primary facades of the building. The building architecture is express in the movement of the balconies and the texture provided by the screening. Additional materials may add additional noise that may disrupt the cohesiveness of the architecture.**

4. Ensure that all plumbing, mechanical and electrical fixtures, and equipment are indicated on Site Plan and Elevations.

**RESPONSE: All know plumbing and mechanical equipment are included on the building..**

5. Work with the Building Department to ensure that adequate ventilation is provided for the parking garage.

**RESPONSE: Parking is more than 50% open as required by the FBC.**

6. The city's art in public places ordinances require new developments of 20,000 square feet or more to contribute art, payment, or a combination of payment and art prior to the issuing of building permits. Please choose one of the following commitments below:

In-lieu Public Art Fee: 1% of the cost of the proposed development project, as an "in lieu" public art fee, with a minimum payment of \$5,000.00.

Placement of Artwork on Site: Placement of Artwork on the site of the development project, with a minimum value of 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.

Combination of In-lieu Public Art Fee and Placement of Artwork on Site: Placement of Artwork on the site of the development project when valued and combined with a payment of a public art fee, totals 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.

**RESPONSE: Payment in-lieu of art fees will be provided.**

### **D. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY**

*Reginald White, Planning Administrator (rwhite@hollywoodfl.org) 954-921-3471*

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site



plan and provide green registration documentation with next submittal.

2. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces. Recommend to locate the charging stations on the visitor parking spaces.
3. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices.

#### **G. ENGINEERING**

Azita Behmardi, City Engineer ([abehmardi@hollywoodfl.org](mailto:abehmardi@hollywoodfl.org)) 954-921-3251

Clarissa Ip, City Engineer ([cip@hollywoodfl.org](mailto:cip@hollywoodfl.org)) 954-921-3915

Rick Mitinger, Transportation Engineer ([rmitinger@hollywoodfl.org](mailto:rmitinger@hollywoodfl.org)) 954-921-3990

1) A Unity of Title, or equivalent, will be required.

**RESPONSE: Noted**

2) Provide O & E report with all applicable easement documents, i.e. easements under Items 10 and 11 of Schedule B.

**RESPONSE: updated O&E Report Submitted**

3) Easements shown on the survey are not consistent with the easements identified in the O & E report. i.e. there are three FPL easements shown on the survey, only one was listed in the O & E report.

**Response: O&E report Revised and resubmitted accordingly**

4) Per Broward County Planning Council, platting will be required for this project. Plat applications are submitted separately to Engineering, Transportation and Mobility Division. Applications can be obtained online at [www.hollywoodfl.org/DocumentCenter/View/19697/Plat-Subdivision-Regulations-Application-2021-2022-003](http://www.hollywoodfl.org/DocumentCenter/View/19697/Plat-Subdivision-Regulations-Application-2021-2022-003)

**RESPONSE: Plat and County Applications have been submitted. County plat Comments Provided in the attached.**

5) The Architectural plans submitted are not signed and sealed, please provide signed and sealed plans along with a signed and sealed set of civil plans addressing the comments below.

**RESPONSE: Signed and sealed architectural and civil plans have been provided.**

6) Please provide FDOT Pre Application Letter.

**RESPONSE: FDOT Letter and Variance Approval Attached.**

7) Broward County Trafficways map indicates that the ROW varies between 150 feet and 175 feet. Please confirm with FDOT if ROW dedication is required. If so, please revise the plans accordingly.

**RESPONSE: No comments from FDOT to this effect.**

8) Provide an overall site plan and civil plans with the following information:

Label and dimension the existing right-of-way width (centerline and full width) and show limits of the rights-of-way on all streets/alleys adjacent to the site.

Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc. Label and dimension the adjacent items listed above.



All features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines.

**RESPONSE: Overall Site plan and Civil Plans provided as requested.**

9) The site plan and civil plan sheets shall include the following information: All features of the ROW shall be labeled and dimensioned, including but not limited to swales, sidewalks, the width of the roadway, adjacent property line, and adjacent driveway/curb cuts.

**RESPONSE: Information, as requested provided on sheets A001 and A005**

Provide vehicular turning radii (inside, centerline, and outside) at driveway access locations as well as throughout garage and the loading zones.

**RESPONSE: Truck turning radiator provided on sheet A003**

10) The location map on the cover sheet, A000, shows that the project site is South of Thomas Street; however, the plans indicate that the project site is South of Liberty Street. Please clarify and revise the plans as necessary.

**RESPONSE: Location map corrected accordingly.**

11) Two cover sheets were submitted, and it appears that they may be reduced to one. Please clarify.

**RESPONSE: Single cover sheet provided**

12) Please provide a parking table calculation that includes calculation for guest stalls, ADA and Van ADA compliant stalls, loading, bicycle, and electric charging spaces, etc. The table shall show the amount of each type of parking required and the amount provided.

**RESPONSE: Parking Calculations for zoning requirements provided on sheet A001.**

13) Provide table showing quantity and square footage under AC of each unit type.

**RESPONSE: See sheet A003 for building area breakdown.**

14) Fully dimension all features on the Site Plans and Floor Plans, such as but not limited to driveway widths, drive aisle widths, garage ramp widths, garage ramp slopes, parking stalls widths and lengths, bump out measurements, curbing, backout distances, passenger zones, landscape areas and walk paths.

**RESPONSE: Detailed dimensioning provided on sheet A005 and A006 for Enlarged Site Plan.**

15) Provide dimensions for all parking stalls. Please identify if any overhangs are provided. If so, provide the total length of the stall in addition to the breakdown of the stalls overhang and width. Stalls are to be 8.5'X18'. Parking stalls with obstruction on one side shall be minimum 9.5' wide. Parking stalls with obstruction on both sides shall be a minimum of 10.5' wide. Please note when a Column is longer than 3 feet this is consider an obstruction and the same width requirements are to be followed.

**RESPONSE: Dimensions for all parking stalls provided on enlarged site plans, Sheet A005 and A006.**

16) Provide dimensions for the column setback from the entrance of the parking stall, a minimum distance of 3' between the face of the column and drive aisle is required. Please make sure to dimension the setbacks for the columns in the 'islands' on Sheet A101 and A102.

**RESPONSE: Dimensions for column setback provided on enlarged site plans, Sheet A005 and A006.**

17) Please dimension all columns and call out the columns, walls, all other obstructions.

**RESPONSE: Dimensions for column setback provided on enlarged site plans, Sheet A005 and A006.**



18) Please label and dimension the length and width of all proposed sidewalks, walkways, ramps, slabs, stoops, etc.

**RESPONSE: Dimensions provided on enlarged site plans, Sheet A005 and A006.**

19) Provide a legend and hatching to identify existing and proposed materials.

**RESPONSE: All materials are proposed as this is a new development. All materials are labelled on the drawing.**

20) Fully dimension width of driveway openings at property lines. Include all driveway setback dimensions and distance between driveways measuring from edge to edge.

**RESPONSE: Driveway opening as at property lines provided.**

21) Please remove all overlapping text on Sheet A001. The property line may be identified via callouts with leaders.

**RESPONSE: Overlapping pert adjusted. Additional information indicated on sheets A005 and A006.**

22) Please provide all applicable setbacks (front and side) for all walkways from the side property lines. All walkways are to be setback a minimum of 3 feet from the side property lines. Please fully dimensions all proposed walkways.

**RESPONSE: detailed dimensions shown on sheet A005 and A006.**

23) Please dimension and label curb type on site plan and civil plan sheets. Provide curb detail(s).

**RESPONSE: Curb Typos provided on sheet A005.**

24) Please confirm if the double line / island is striping or curbing on the site plan and floor plan sheets.

**Response. Double line is striping. Note added to clarify striping VS curbing.**

25) Provide sight visibility triangle for all driveway access per Chapter 155.12 of City Codes on plans. Be sure to label the distance between the edge of pavement and the property line to verify triangle size. Please include the information in the civil plans.

**RESPONSE: Site triangle added to drawings**

26) Sidewalk shall be flush and continuous through driveway openings. Provide a callout to label that the sidewalk is flush with the driveway on the site plan.

**RESPONSE: Sidewalk markers added to indicate flush connections. See sheet A005.**

27) There are detectable warning mats shown on A001. However, the limits and symbols are not clear. Please revise the plans as necessary.

**RESPONSE: Detectable warning shall expand the width of the crosswalk or sidewalk as indicated on sheet A005.**

28) Please provide and identify the radii of all apron radius flares are to be a minimum of 3 feet wide and curved in shape.

**RESPONSE: existing curb cut at State Road 7 is not served. Development is not proposing any changes to the curbcut in the public ROW / State Road. All striped flare radii dimensioned accordingly.**



29) Please provide ADA accessible routes. Routes are required between accessibility parking and the building's Lobby/Retail/Units etc. as well as accessible route to the sidewalk in the public rights-of-way. For the accessible route, identify any change in elevation or slopes. If there is no change in elevation, indicate on plans the transition is flush. Please add a note on the site plan and civil plan sheets stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements.

**RESPONSE: Note added to SITE plan Sheet. ADA Route Added to Sheets A005 and A006.**

30) Please dimension the clear space from the door swing to the edge of sidewalk and confirm the clear space meets ADA standards.

**RESPONSE: All surfaces are flush.**

31) Please identify the location of the ADA signage, please consider wall mounting the signage to not encroach into the clear space of the parking stall.

**RESPONSE: See Civil drawings and Sheet A005 and A006**

32) Please confirm how the garbage will be maintained and picked up. Please label the dumpster / trash chutes on the site plans, floor plans, and civil plans. Please provide the type of garbage truck used to provide the radii on the plans. Ensure trash chute is shown and called out on all floor plans.

**RESPONSE: Per FDOT Broward County Comments, trash pickup rerouted internal to site. Trash pickup diagram shown on sheet A003.**

33) Please clarify where the electrical vehicle charging parking stalls will be located. Sheet A001, note 2 under Green Building Practices indicates that a two-gang junction box will be provided. Please clarify if this refers to a charger station, and if so, please show, label, and dimension this junction box on the site plan and civil plan sheets. Please include details of the junction box.

**RESPONSE: Ever charger locations and spots indicated on sheet A005 and A006**

34) Clarify on plans location of public access to each of the commercial units.

**RESPONSE: Access doors added to floor plans. See sheet A001**

35) Clarify if the paver walkways adjacent to the entrance/exit drive aisle are flushed or changes in elevation.

**RESPONSE: Walkway is flush. Flush marker indicators Added to sheet A005 and A006.**

36) Please provide the bicycle room dimensions, measurements, placement information. In addition, please specify the amount of bike parking to be provided.

**RESPONSE: Bike storage proposed on the east side of commercial unit 03.**

37) All non-vehicle areas shall be stripped to clearly identify pedestrian areas and vehicular areas. (i.e., loading zone, any space next to parking stalls or walls etc.). Parking stalls and stripping are to be designed to the City of Hollywood Standard Parking Stall detail. This striping should not be the same as the ADA parking stall access aisles. (i.e. dead end situation on 2<sup>nd</sup> floor)

**RESPONSE; Pedestrian walkways delineated separately from vehicular use areas. SE SHEET A001, A005 AND A006.**



38) Please identify the slope of all proposed vehicular ramps. Typical and recommended slopes should not exceed 12%. Show ramp slopes for all levels of the garage. Identify any transitional landings as well if applicable.

**RESPONSE: Garage slope ramps identified. On sheets A005 and A006.**

39) Sheet A101 has the text for the parking spaces 32-38 bold. Sheet A102 has the 32-43 grayed back. Please clarify if spaces 39-43 should be bold on Sheet A102.

**RESPONSE: All text is now uniformed in appearance.**

40) Applicant states on plans, "Assigned residential parking beyond this point", will a gate, barrier or control arm be proposed to prevent customers visiting the commercial units from entering the residential parking area? Please clarify and show on plans. If one of these options is proposed please identify how the traffic control will work (i.e. key fob, clicker button gate system etc.)\*\*

**RESPONSE: Gate shown with access barcode reader identified on wall.**

41) Provide civil plans for the proposed project. Indicate items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking and signage plans and details. Show location of existing water and sewer mains on plans and show the project is planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width asphalt pavement mill and resurface is required for all adjacent road / alley to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set.

**RESPONSE: Civil plans provided**

42) Provide note on civil and site plans for full road width pavement mill and resurfacing and or pavers, will be required for all streets / roadway adjacent to the project site.

**RESPONSE: Note added**

43) Please provide a pavement marking and signage plan for all onsite (level 1 & 2 of the garage) and off-site pavement markings and for all applicable floor levels. All pavement marking and signage within City rights-of-way requires review and stamped approved plans by Broward County Traffic Engineering Division. BCTED approval required at the time of permitting.

**RESPONSE: See Civil Plans**

44) Please include all applicable Standard City of Hollywood details: <https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan>

**RESPONSE: See civil Plans**

45) Provide separate streetscape plans and details showing existing conditions and proposed public improvements and work along site's adjacent streets within City rights-of-way.

**RESPONSE: No additional public ROW improvements proposed as this area was recently redeveloped by FDOT.**

46) Provide trip generation calculation for review to determine if a traffic impact study will be required.

**RESPONSE: Trip Generation Calculations provided.**

47) For utilities work within City rights-of-way, ROW permit will be required at the time of permit.

**RESPONSE: NOTED**



48) MOT plans required at the time of City Building Permit review.

**RESPONSE: NOTED**

49) All outside agency permits are required at the time of City building permit review.

**RESPONSE: NOTED**

50) This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.

More comments may follow upon review of the requested information

**RESPONSE: NOTED**

## **H. LANDSCAPING**

*Favio Perez, Landscape Reviewer ([fperez@hollywoodfl.org](mailto:fperez@hollywoodfl.org)) 954-921-3900*

*Clarissa Ip, City Engineer ([cip@hollywoodfl.org](mailto:cip@hollywoodfl.org)) 954-921-3915*

1. Satellite images show existing trees/palms.
2. Provide a Tree disposition plan and landscape plan on separate sheets. Show all existing trees on site to scale. The tree legend must include the tree number, common name, botanical name, DBH, overall height, spread, condition and disposition (to remain, to be relocated, to be removed). Show all canopy including crowns of trees from adjacent lot located within 10' from property line. For new construction, Disposition plan must superimpose the new construction plan.
3. Provide tree protection detail for existing trees to remain (Section 106.02). For existing trees to remain on site, they must be protected with a barricade. Provide tree protection barricade detail on landscape plan, detail can be downloaded from city website.
4. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.
5. Provide tree mitigation on landscape plans as needed. Mitigation trees are in addition to site required trees.
6. Provide FPL approved trees for planting next to overhead powerlines.
7. Coordinate with any FDOT requirements for street planting, if applicable.
8. More comments may follow upon review of the requested information.

## **I. UTILITIES**

*Alicia Vereas-Feria, Engineer ([avereas-feria@hollywoodfl.org](mailto:avereas-feria@hollywoodfl.org)) 954-921-3302*

1. Submit civil engineering plans indicating existing and proposed water, fire, sewer services and drainage for initial review.

**RESPONSE: See Civil Plans**

2. Show Water and Sewer demand calculations on proposed utilities plans.

**RESPONSE: See Civil Plans**

3. Include the City's latest applicable standard water and sewer details. The details are available on the City's website via the following link: <http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices>

4. This site resides currently within FEMA Flood Zone AH with Base Flood Elevation = 9-FT NAVD88. The proposed Finished Floor Elevations (FFE) shall comply with the greatest of the following three (3)



conditions, as applicable.

**RESPONSE: See Civil Plans**

a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use.

b. Broward County FEMA Flood Map to be Effective July 31, 2024 available online via the following link: [https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a?data\\_id=widget\\_22\\_output\\_config\\_0%3A0](https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a?data_id=widget_22_output_config_0%3A0); OR

c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link: <https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>

**RESPONSE: See civil plans. Ground floor shall be flood proofed as noted**

5. Indicate FFE (use NAVD88) for all enclosed areas on the ground floor.

**RESPONSE: See civil plans and Enlarged floor plan sheet A005.**

6. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades.

**RESPONSE: See civil plans.**

7. Ensure all stormwater is retained onsite.

**RESPONSE: See civil plans.**

8. Note how roof drainage will be collected and connected to the on-site drainage system.

**RESPONSE: NOTE Added to indicate internal roof drains to be connected to exfiltration trench shown in civil plans.**

9. Provide preliminary drainage calculations.

**RESPONSE: See preliminary Drainage Calculations provided.**

10. Submit Erosion Control Plan.

**RESPONSE: See Erosion Control Plan Provided.**

11. Permit approval from outside agencies will be required.

**RESPONSE: Noted.**

12. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features.

**RESPONSE; SEE Landscape Plans Provided.**

13. Additional comments may follow upon further review of requested items.

**RESPONSE: Noted**

## **K. FIRE**

Chris Clinton, Fire Marshal ([cclinton@hollywoodfl.org](mailto:cclinton@hollywoodfl.org)) 954-967-4404

Marcy Hofle, Deputy Fire Marshall ([mhofle@hollywoodfl.org](mailto:mhofle@hollywoodfl.org)) 954-967-4404

1 - Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.

2 - The construction type on plan page A000 states "Type V-B" which I believe is incorrect. --- Clarify and correct on the plans.

**RESPONSE: Corrected on the Plans to IIA.**

3 - Update the codes on plan page A000 as we are under a new code cycle which took effect 01-01-24. --- For Fire at a minimum:

Florida Fire Prevention Code (8th Ed.)

NFPA 1 (2021 Ed.)

NFPA 101 (2021 Ed.)



4 - Water supply shall meet the requirements of NFPA 1 (2018 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- [underground@hollywoodfl.org](mailto:underground@hollywoodfl.org)

After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

**RESPONSE: Fireflow calculations and tests provided.**

5 - Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2021 Ed.) Section 16.5.3.1.1. --- Provide a note on the plans.

6 - Provide civil drawings for the underground fire main. --- Provide such including the location of the fire department connection, DDCV, and size and type of the fire line from the water supply. --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections as required by NFPA 14 (2019 Ed.) Section 6.4.5.4 --- "Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply."

**RESPONSE: Civil drawings provided.**

7 - Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

**RESPONSE: See civil plans attached.**

8 - If a fire pump is needed, show the location on the plan in compliance with NFPA 20 (2019 Ed.).

**RESPONSE: Pump shall be located in utility room on the south side of the building.**

9 - As per NFPA 1 (2021 Ed.) Section 12.3.2 --- In new buildings three stories or greater in height, a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the RDP responsible for design. Inspections of firestop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.2. --- Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. --- Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. --- Provide a note on the plan regarding NFPA 1 (2021 Ed.) Section 12.3.2.

**RESPONSE: Note added to sheet A003.**

10 - Be advised that NFPA 1 (2021 edition) Section 11.10.2 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

It is recommended that a 2-hour vertical BDA chase be incorporated into your design in the event such a system is needed at a future date.

**RESPONSE: Noted. DBA Shaft location shown near Stair 2. See Enlarged Unit Plan on sheet A400.**

**S. ADDITIONAL COMMENTS**

*Reginald White, Planning Administrator ([rwhite@hollywoodfl.org](mailto:rwhite@hollywoodfl.org)) 954-921-3471*

1. Additional comments may be forthcoming.



**OPINION OF TITLE**

Broward County Land Development Code - Section 5-189(c)(3)  
Florida Statutes Chapter 177

**To: Broward County Board of County Commissioners**

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from the beginning to the 26th day of November, 2024, at the hour of 8:00 A.M., inclusive, of the following described property:

*The South 100 feet of the North 430 feet of the West 308.87 feet of the South one-half (1/2) of the Northwest one-quarter (1/4) of the Northeast one-quarter (1/4) of Section 12, Township 51 South, Range 41 East, lying and being in Broward County, Florida.*

Most recent conveyance was by Warranty Deed recorded June 21, 2023 in Instrument No. 118932020.

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in: Vielix Investments LLC, a Florida limited liability company.

I am of the opinion that Brenda Viera and Roger Calix, as Managers, are authorized to sign on behalf of Vielix Investments LLC.

**Subject to the following:**

**Mortgage(s) of Record**

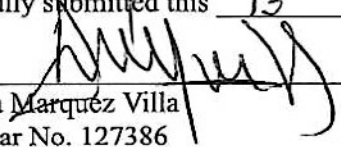
- Mortgage in favor of First-Citizens Bank & Trust Company, recorded on June 21st, 2023 under Instrument# 118932021, Public Records of Broward County, Florida.

**List of easements and Rights-of-Way lying within the plat boundaries**

- Easement contained in City Quitclaim Deed recorded March 18, 2015 in Instrument No. 112875624, Public Records of Broward County, Florida.
- Easements in favor of Florida Power and Light Company recorded March 22, 1957, in Book 930, Page 636; recorded October 1, 1957, in Book 1033, Page 359; and recorded September 25, 1958 in Book 1325, Page 235, as affected by that Subordination of Utility Interests by and between the State of Florida (FDOT) and Florida Power and Light Company recorded July 3, 2013 in Book 49950, Page 1767, Public Records of Broward County, Florida.

**I HEREBY CERTIFY** that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 13 day of December, 2024.

  
\_\_\_\_\_  
Alejandra Marquez Villa  
Florida Bar No. 127386



# ALTA/NSPS LAND TITLE SURVEY

TREE TABLE				
NUMBER	TYPE	HEIGHT	SPREAD (WIDTH)	SIZE
#1	SABLE PALM	24'	14'	14"
#2	STRANGLER FIG	35'	24'	40"
#3	SABLE PALM	12'	16'	16"
#4	GUMBO LIMBO	25'	24'	(2) X 12"
#5	GUMBO LIMBO	25'	16'	10"
#6	STRANGLER FIG	30'	24'	84"
#7	GUMBO LIMBO	25'	16'	17"
#8	GUMBO LIMBO	20'	12'	12"
#9	SABLE PALM	18'	18'	15"
#10	SABLE PALM	7'	12'	10"
#11	SABLE PALM	9'	12'	12"
#12	SABLE PALM	17'	14'	12"
#13	STRANGLER FIG	20'	18'	7"
#14	STRANGLER FIG	25'	20'	8"

LEGAL DESCRIPTION  
THE SOUTH 100 FEET OF THE NORTH 430 FEET OF THE WEST 308.87 FEET OF THE SOUTH ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFIED TO:  
VIELIX INVESTMENTS LLC

PROPERTY ADDRESS  
2127 N STATE ROAD 7  
(SOUTH OF 2141 N SR 7)  
HOLLYWOOD, FL 33021

BOUNDARY SURVEY  
INVOICE # 44805U  
SURVEY DATE 12/03/24

FLOOD ZONE AH9  
MAP DATE 08/18/14  
MAP NUMBER 125113 0564H

OPINION OF TITLE  
SIGNED BY ALEJANDRA MARQUEZ VILLA, FLORIDA BAR NO. 12786  
DATED DECEMBER 13, 2024

SUBJECT TO THE FOLLOWING:

Mortgage(s) of Record  
Mortgage in favor of First-Citizens Bank & Trust Company, recorded on June 21st, 2023 under Instrument# 18932021, Public Records of Broward County, Florida. (NOT A SURVEY MATTER)

List of easements and Rights-of-Way lying within the plat boundaries  
Easement contained in City Quitclaim Deed recorded March 18, 2015 in Instrument No. 112875624, Public Records of Broward County, Florida.  
Easements in favor of Florida Power and Light Company recorded March 22, 1957, in Book 930, Page 636; recorded October 1, 1957, in Book 1033, Page 359; and recorded September 25, 1958 in Book 1325, Page 235, as affected by that Subordination of Utility Interests by and between the State of Florida (FDOT) and Florida Power and Light Company recorded July 3, 2013 in Book 49950, Page 1767, Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)

## TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

ITEM 4: GROSS LAND AREA\* = 30,720 SQUARE FEET MORE OR LESS (0.71 ACRES MORE OR LESS)  
NET LAND AREA = 24,552 SQUARE FEET MORE OR LESS (0.56 ACRES MORE OR LESS)  
\*GROSS LAND AREA TAKEN TO CENTER OF STATE ROAD 7 RIGHT-OF-WAY.  
9. NO CLEARLY IDENTIFIABLE PARKING SPACES OBSERVED.

PROPERTY ID: 514112000220  
PROPERTY OWNER(S): TRIANGLE AUTO CENTER INC

N.88°17'12"E. 244.64'

PROPERTY ID: 514112000230  
PROPERTY OWNER(S): VIELIX INVESTMENTS LLC

THE SOUTH 100' OF THE NORTH 430' OF  
OF THE WEST 308.87 FEET OF THE SOUTH 1/2 OF  
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST

PROPERTY ID: 514112000240  
PROPERTY OWNER(S): VIELIX INVESTMENTS LLC

PROPERTY ID: 514112000250  
PROPERTY OWNER(S): VAMEL CORP

ALTA COMMITMENT FOR TITLE INSURANCE

ISSUING AGENT: AMV LEGAL GROUP P.A.  
COMMITMENT NUMBER: 7222-6389175  
ISSUING OFFICE FILE NUMBER: 2023-51  
REVISION NUMBER: 3-6.20-2023

COMMITMENT DATE: JUNE 14, 2023 AT 8:00 AM

SCHEDULE B, PART II

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (NOT A SURVEY MATTER)  
2. Any rights, interests, or claims of parties in possession of the land not shown by the Public Records. (NOT A SURVEY MATTER)  
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. (NOT A SURVEY MATTER)  
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records. (NOT A SURVEY MATTER)  
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously under water. (NOT A SURVEY MATTER)  
6. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy. (NOT A SURVEY MATTER)  
7. Any minerals or mineral rights leased, granted or retained by current or prior owners. The Standard Exception for any minerals or mineral rights leased, granted or retained by current or prior owners is hereby deleted. (NOT A SURVEY MATTER)  
8. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable. (NOT A SURVEY MATTER)  
9. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). (NOT A SURVEY MATTER)  
10. Easement contained in City Quitclaim Deed recorded March 18, 2015 in Instrument No. 112875624 (AS SHOWN ON SURVEY)  
11. Easements in favor of Florida Power and Light Company recorded March 22, 1957, in Book 930, Page 636; recorded October 1, 1957, in Book 1033, Page 359; and recorded September 25, 1958 in Book 1325, Page 235, as affected by that Subordination of Utility Interests by and between the State of Florida (FDOT) and Florida Power and Light Company recorded July 3, 2013 in Book 49950, Page 1767 (AS SHOWN ON SURVEY)

SURVEYOR'S CERTIFICATE

To VIELIX INVESTMENTS LLC:

This is to certify that this map or plat 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 2, 3, 4, 5, 7A, 8, 9, 11(A), 13, 18, 20 of Table A thereof. The field work was completed on December 03, 2024. Date of Plat or Map: December 16, 2024.

## SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH. STATE PLANE COORDINATES BASIS ON NAD83 (2011).  
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE. UNLESS OTHERWISE INDICATED ON SKETCH.  
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.  
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.  
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.  
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.  
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.  
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.  
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.  
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.  
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS  
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.  
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

## LEGEND

— GUY ANCHOR  
— WATER METER  
— FIRE HYDRANT  
— CABLE BOX  
— ELECTRIC SERVICE  
— POOL EQUIPMENT  
— POWER/LIGHT POLE  
— SPRINKLER SYSTEM  
— CONTROL VALVE  
— CONCRETE/CHAT  
— ASPHALT PAVEMENT  
— BRICK/TILE PAVERS  
— WOOD DECK/DOCK  
— PROPERTY LINE  
— CENTERLINE  
— CONCRETE WALL  
— METAL FENCE  
— WOOD/PVC FENCE  
— OVERHEAD WIRES  
— ELEVATION

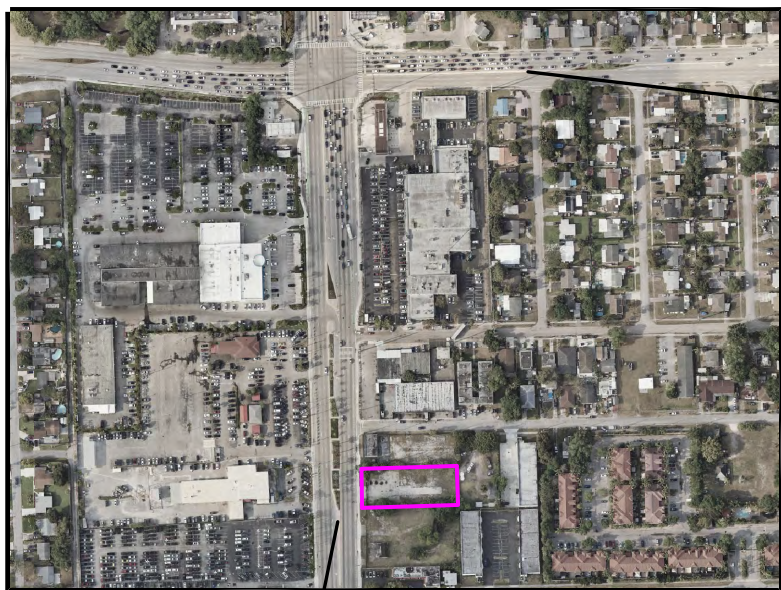
## ABBREVIATIONS

AC AIR CONDITIONER  
AE ANCHOR EASEMENT  
BC BUILDING CORNER  
BM BENCHMARK  
BW BACK OF WALK  
C CALCULATED  
CNF CORNER NOT FOUND  
DE DRAINAGE EASEMENT  
E/F END/FENCE  
EP EDGE OF PAVEMENT  
EW EDGE OF WATER  
F/C FENCE/CORNER  
FF FINISH FLOOR  
F/L FENCE/LINE  
FIP FOUND IRON PIPE  
FIR FOUND IRON ROD  
FN FOUND NAIL  
FN&D FOUND NAIL & DISC  
FN&T FOUND NAIL & TAB  
FP&L FLORIDA POWER & LIGHT  
GAR GARAGE  
GEN GENERATOR  
INSTR INSTRUMENT  
OP OPEN PORCH  
ORB OFFICIAL RECORD BOOK  
M MEASURED  
NTS NOT TO SCALE  
PB PLAT BOOK  
PC POINT OF CURVATURE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
PG PAGE  
PRC POINT OF REVERSE CURVE  
PRM PERMANENT REFERENCE  
PT POINT OF TANGENCY  
RD RECORD  
RAD RADIAL  
RW RIGHT-OF-WAY  
SN&D SET NAIL & DISC 5495  
SP SCREENED PORCH  
SP&C SET 1/2" PIN & CAP 5495  
UE UTILITY EASEMENT

ATLANTIC COAST  
SURVEYING, INC.

Paul J. Stowell  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 5241  
ATLANTIC COAST SURVEYING, INC.  
13798 NW 4th Street, Suite 306  
Sunrise, FL 33325  
P: 954.587.2100 E: info@acsiweb.net

## VICINITY MAP



STATE ROAD 7



R

Q

P

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F

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A

The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



VIELIX 441

MIXED-USE DEVELOPMENT

2127 N STATE ROAD 7 :: HOLLYWOOD, FLORIDA

2315 FMM  
PROJECT ID DRAWN / DESIGNED

ARCHITECT



3434 MCKINLEY STREET | HOLLYWOOD, FL 33021  
T. 954.631.8371  
HTTP: //WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY  
FITZ MANNINGHAM MURPHY, AIA  
AR101069  
ON 3/3/25.

PRINTED COPIES OF THIS  
DOCUMENT ARE NOT  
CONSIDERED SIGNED AND  
SEALED AND THE SIGNATURE  
MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY  
REGISTERED ARCHITECT  
101069

SHEET INDEX:

ID	NAME
[GENERAL AND SITE INFORMATION	
A000	COVER SHEET AND GENERAL NOTES
A001	CONTEXTUAL SITE PLAN
A002	SITE DATA
A003	TRASH PICKUP DIAGRAM
A004	STATE ROAD DRIVEWAY SEPARATION
A005	ENLARGED SITE PLAN
A006	ENLARGED SITE PLAN - LEVEL 2 PARKING
A007	FPL POWER STRUCTURE
A008	ADJACENT DEVELOPMENTS
[LANDSCAPE	
L100	TREE DISPOSITION PLAN
L200	PLANTING PLAN
L201	PLANTING DETAILS
[ARCHITECTURE	
A100	RESIDENTIAL LEVEL 3 PLAN
A103	RESIDENTIAL LEVEL 4 PLAN
A104	RESIDENTIAL LEVEL 5 AND 7 PLANS
A104	RESIDENTIAL LEVEL 6 AND 8 PLANS
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A200	WEST & EAST ELEVATION
A203	NORTH & SOUTH ELEVATION
A400	ENLARGED UNIT PLANS
A601	3D STUDY - FRONT VIEW
A602	3D STUDY - SOUTH EAS VIEW
A603	3D STUDY - SOUTH WEST VIEW
A604	3D STUDY - NORTH EAST VIEW
A604	3D STUDY - NORTH WEST VIEW

LOCATION MAP



APPLICABLE CODE:

OCCUPANCY TYPE: GROUP R-2  
CONSTRUCTION TYPE: IIIA)  
2023 FLORIDA BUILDING CODE  
CITY OF HOLLYWOOD CODE OF ORDINANCES  
CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS

SCOPE OF WORK :

MIXED USE DEVELOPMENT INCLUDING APPROXIMATELY 2500 SF OF COMMERCIAL AND 36  
RESIDENTIAL UNITS

MEETING / SUBMITTAL DATES:

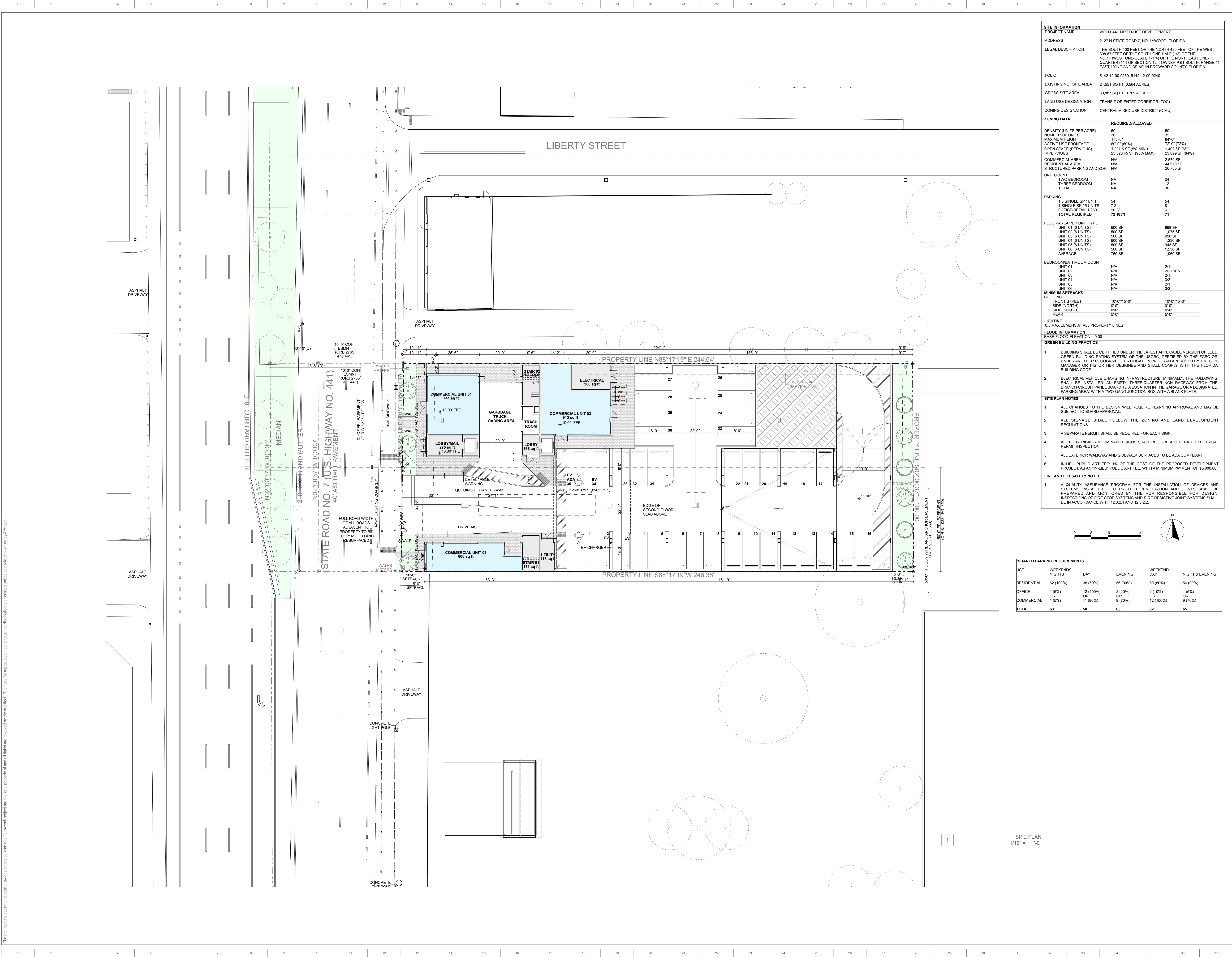
PRE-APPLICATION CONCEPTUAL OVERVIEW	10/02/2023
PRELIMINARY TECHNICAL ADVISORY COMMITTEE	02/05/2024
FINAL TECHNICAL ADVISORY COMMITTEE	03/18/2025
SIGNOFF SUBMITTAL	TO BE DETERMINED
PLANNING AND DEVELOPMENT BOARD	TO BE DETERMINED

SUBMITTAL: CITY OF HOLLYWOOD TECHNICAL ADVISORY COMMITTEE  
DATE: Monday, March 3, 2025

COVER SHEET AND GENERAL NOTES

A000





SITE INFORMATION		
PROJECT NAME	VIELIX 441 MIXED-USE DEVELOPMENT	
ADDRESS	2127 N STATE ROAD 7, HOLLYWOOD, FLORIDA	
LEGAL DESCRIPTION	THE SOUTH 100 FEET OF THE NORTH 430 FEET OF THE WEST 308.87 FEET OF THE SOUTH ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 12, TOWNSHIP 31 SOUTH, RANGE 41 EAST, LYING AND BEING IN BROWARD COUNTY, FLORIDA	
FOLIO	5142-12-00-0230, 5142-12-00-0240	
EXISTING NET SITE AREA	24,551 SQ FT (0.564 ACRES)	
GROSS SITE AREA	30,887 SQ FT (0.709 ACRES)	
LAND USE DESIGNATION	TRANSIT ORIENTED CORRIDOR (TOC)	
ZONING DESIGNATION	CENTRAL MIXED-USE DISTRICT (C-MU)	
ZONING DATA		
	REQUIRED	ALLOWED
DENSITY (UNITS PER ACRE)	50	50
NUMBER OF UNITS	36	35
MAXIMUM HEIGHT	175'-0"	84'-0"
ACTIVE USE FRONTAGE	60'-0" (60%)	72'-0" (72%)
OPEN SPACE (PERVIOUS)	1,227.5 SF (5% MIN.)	1,403 SF (6%)
IMPERVIOUS	23,323.45 SF (95% MAX.)	23,089 SF (84%)
COMMERCIAL AREA	N/A	2,570 SF
RESIDENTIAL AREA	N/A	44,978 SF
STRUCTURED PARKING AND BOH	N/A	20,735 SF
UNIT COUNT		
TWO BEDROOM	N/A	24
THREE BEDROOM	N/A	12
TOTAL	N/A	36
PARKING		
1.5 SINGLE SP/ UNIT	54	54
1 SINGLE SP/ 15 UNITS	7.2	8
OFFICE/RETAIL 1/250	10.28	6
TOTAL REQUIRED	72 (85%)	71
FLOOR AREA PER UNIT TYPE		
UNIT 01 (6 UNITS)	500 SF	898 SF
UNIT 02 (6 UNITS)	500 SF	1,075 SF
UNIT 03 (6 UNITS)	500 SF	990 SF
UNIT 04 (6 UNITS)	500 SF	1,230 SF
UNIT 05 (6 UNITS)	500 SF	943 SF
UNIT 06 (6 UNITS)	500 SF	1,230 SF
AVERAGE	750 SF	1,060 SF
BEDROOM/BATHROOM COUNT		
UNIT 01	N/A	2/1
UNIT 02	N/A	2/2+DEN
UNIT 03	N/A	2/1
UNIT 04	N/A	3/2
UNIT 05	N/A	2/1
UNIT 06	N/A	3/2
MINIMUM SETBACKS		
BUILDING		
FRONT STREET	10'-0"/15'-0"	10'-0"/15'-0"
SIDE (NORTH)	0'-0"	0'-0"
SIDE (SOUTH)	0'-0"	0'-0"
REAR	5'-0"	5'-0"
LIGHTING		
0.5 MAX LUMENS AT ALL PROPERTY LINES		
FLOOD INFORMATION		
BASE FLOOD ELEVATION = 9.00		
GREEN BUILDING PRACTICES		
1. BUILDING SHALL BE CERTIFIED UNDER THE LATEST APPLICABLE VERSION OF LEED GREEN BUILDING RATING SYSTEM OF THE USGBC, CERTIFIED BY THE FGBC OR UNDER ANOTHER RECOGNIZED CERTIFICATION PROGRAM APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNEE AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE		
2. ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE: MINIMALLY, THE FOLLOWING SHALL BE INSTALLED: AN EMPTY THREE-QUARTER-INCH RACEWAY FROM THE BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR A DESIGNATED PARKING AREA, WITH A TWO-GANG JUNCTION BOX WITH A BLANK PLATE.		
SITE PLAN NOTES		
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING APPROVAL AND MAY BE SUBJECT TO BOARD APPROVAL.		
2. ALL SIGNAGE SHALL FOLLOW THE ZONING AND LAND DEVELOPMENT REGULATIONS.		
3. A SEPARATE PERMIT SHALL BE REQUIRED FOR EACH SIGN.		
4. ALL ELECTRICALLY ILLUMINATED SIGNS SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT INSPECTION.		
FIRE AND LIFESAFETY NOTES		
1. A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE RDP RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.2.		

SHARED PARKING REQUIREMENTS					
USE	WEEKENDS NIGHTS	DAY	EVENING	WEEKEND DAY	NIGHT & EVENING
RESIDENTIAL	62 (100%)	38 (60%)	56 (90%)	50 (80%)	56 (90%)
OFFICE	1 (5%)	12 (100%)	2 (10%)	2 (10%)	1 (5%)
OR	1 (5%)	11 (90%)	9 (70%)	12 (100%)	9 (70%)
COMMERCIAL					
TOTAL	63	50	65	62	65

# VIELIX ON THE 7 MIXED-USE DEVELOPMENT

2127 N STATE ROAD 7 HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

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FITZ MANNINGHAM MURPHY REGISTERED ARCHITECT AR101059

SUBMITTAL & REVISIONS

2315 PROJECT NO: 3/3/25 DATE: FMM DRAWN: TCD/2025

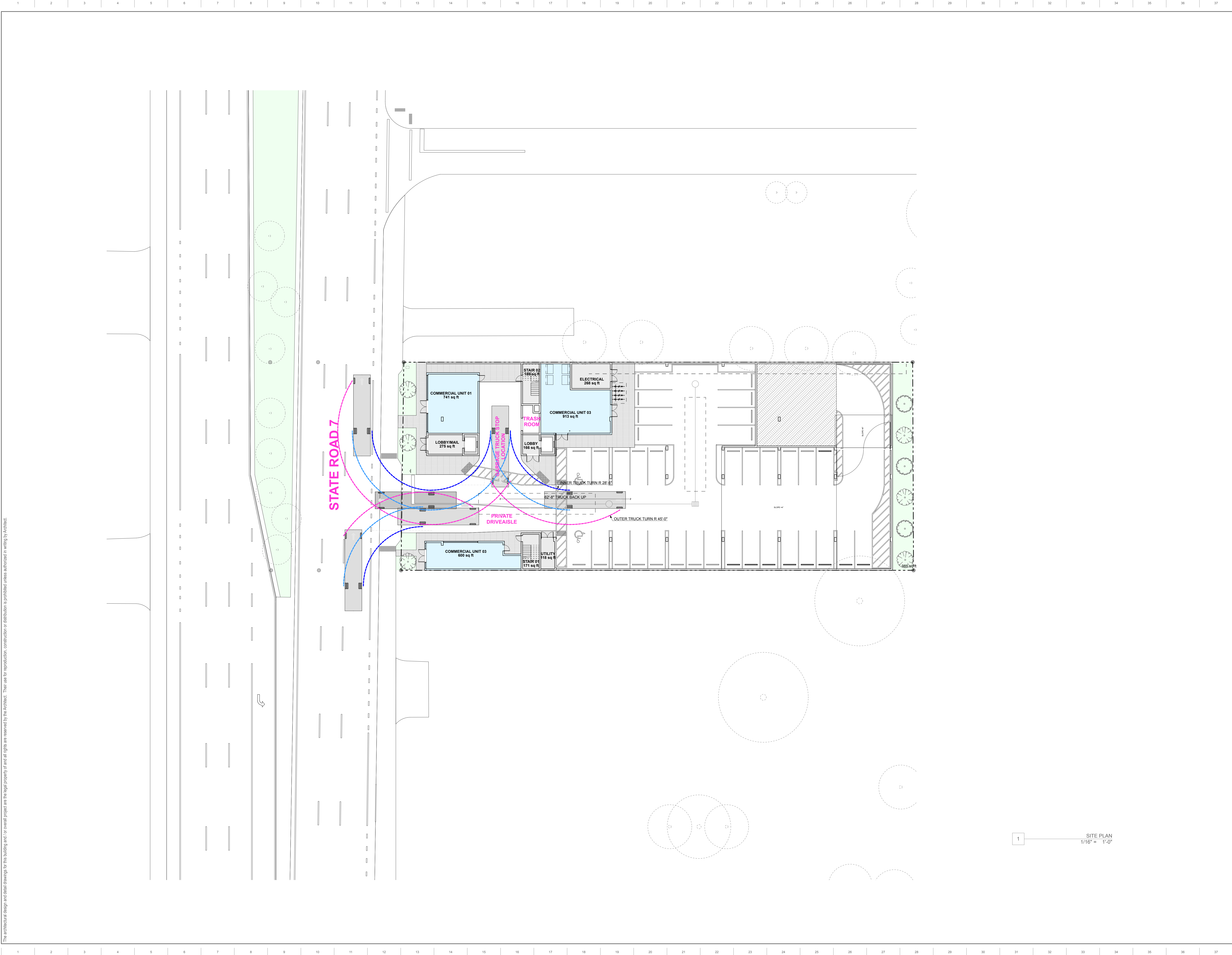
CONTEXTUAL SITE PLAN

A001









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# VIELIX ON THE 7

## MIXED-USE DEVELOPMENT

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PROJECT NO.

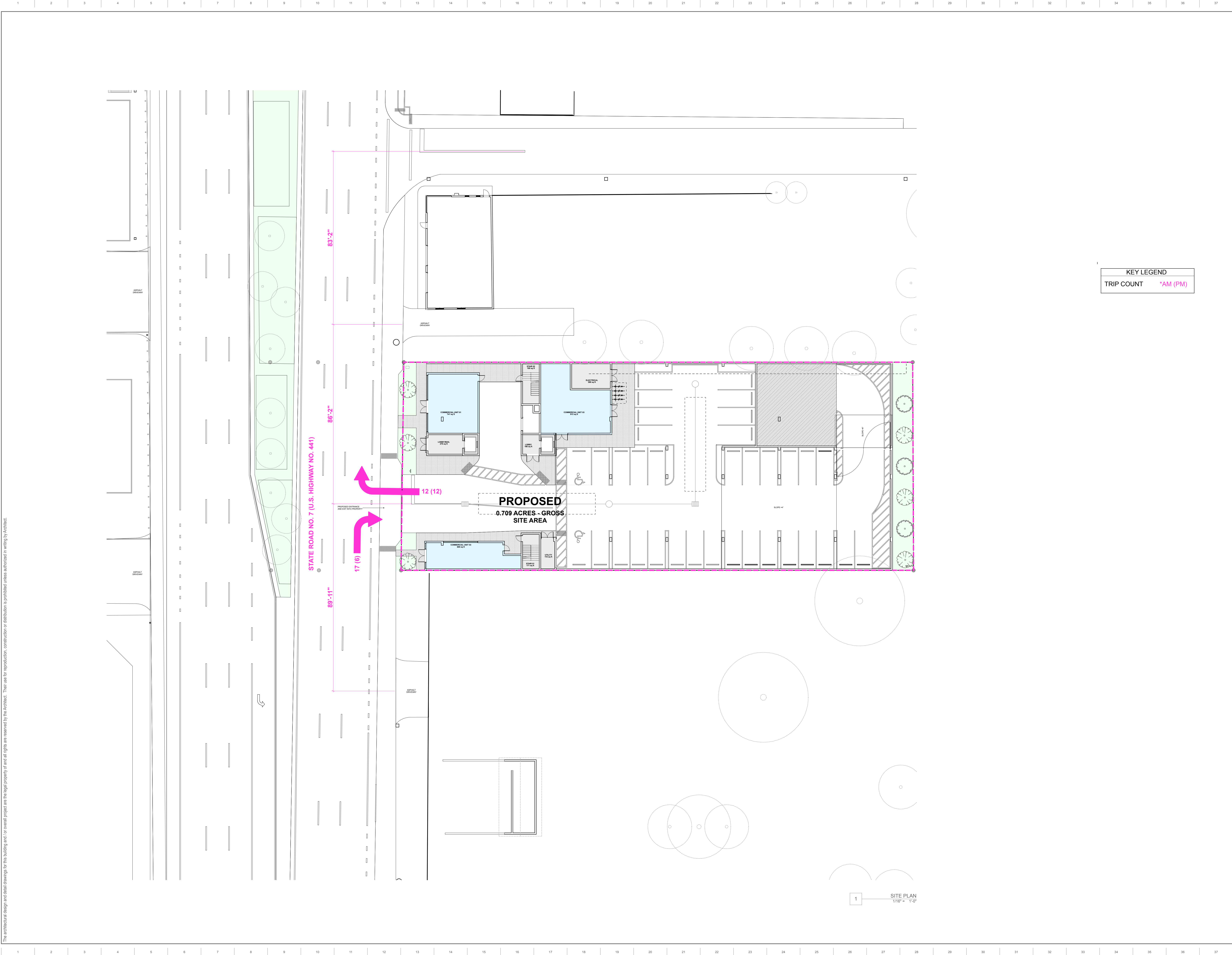
3/3/25  
DATE

FMM  
DRAWN BY: FMM/2025

TRASH PICKUP  
DIAGRAM

**A003**





ARCHITECT

AGENCE

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SENGA ARCHITECTURE LLC

CIVIL ENGINEER

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VIELIX ON THE 7

MIXED-USE DEVELOPMENT

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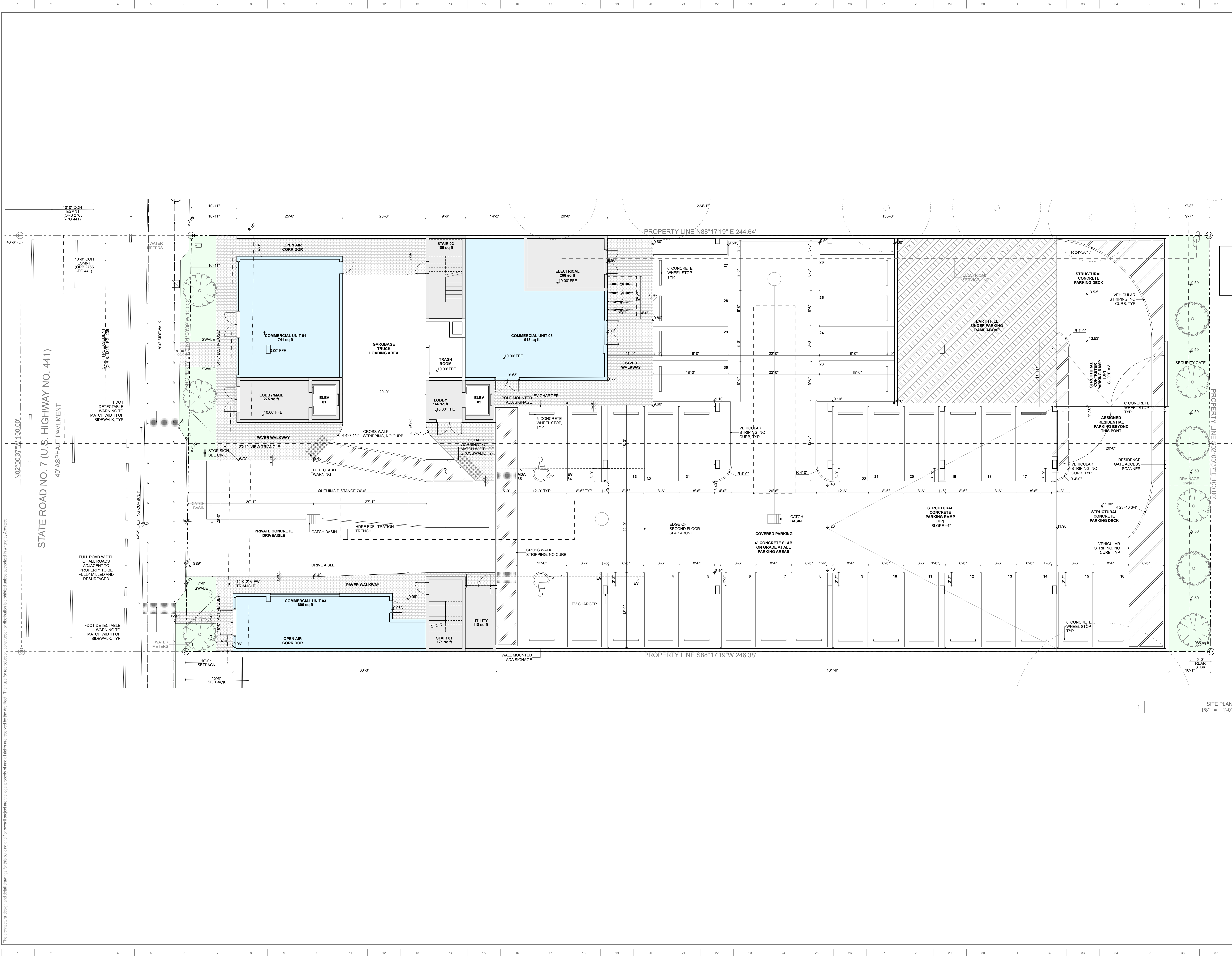
3/3/25  
DATE

FMM  
DRAWN BY: 230205

STATE ROAD  
DRIVEWAY  
SEPARATION

A004





# VIELIX ON THE 7 MIXED-USE DEVELOPMENT

2127 N STATE ROAD 7 HOLLYWOOD FLORIDA 33021 USA



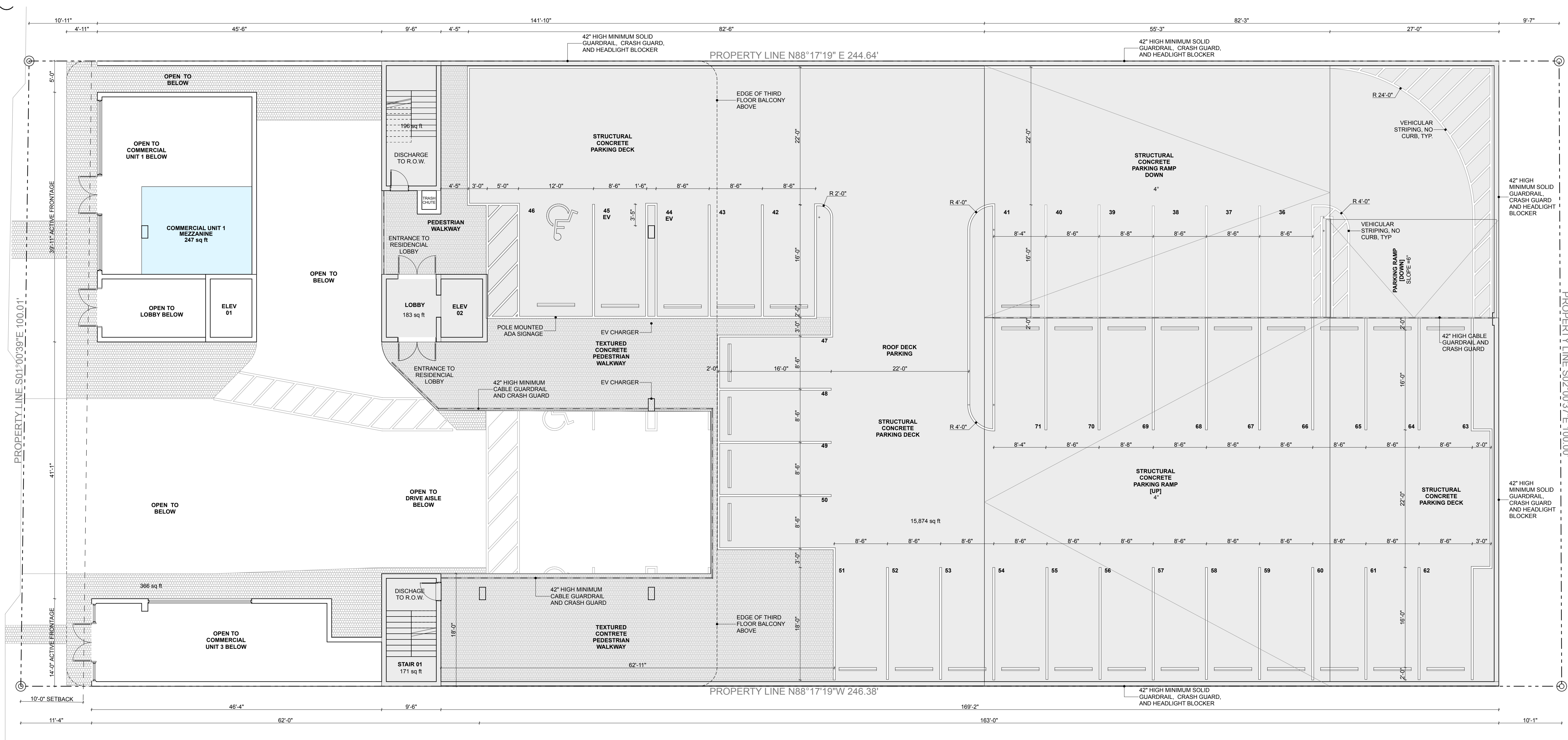
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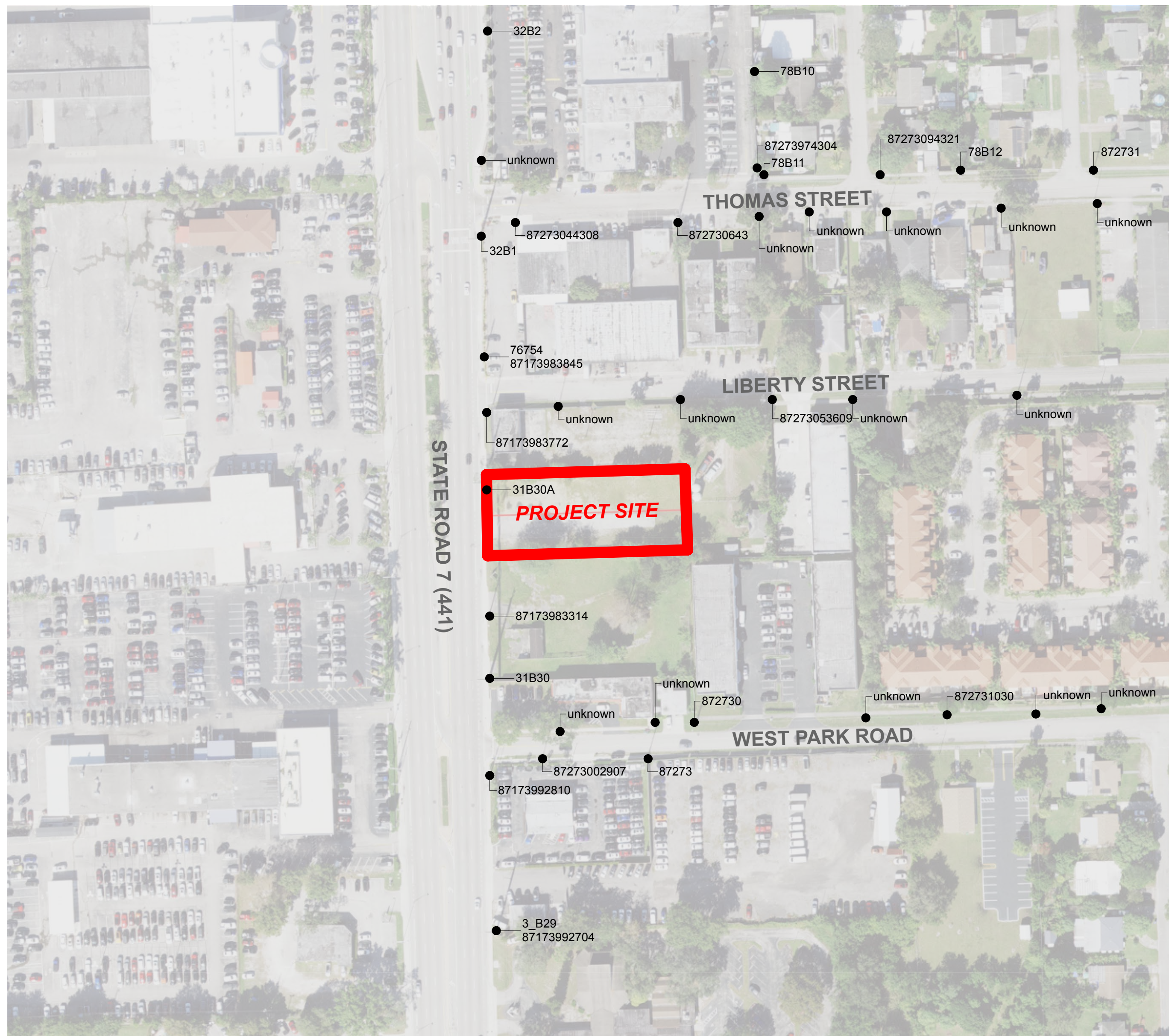
FMM  
DEMAN / CHEMIST

ENLARGED  
SITE PLAN -  
LEVEL 2  
PARKING

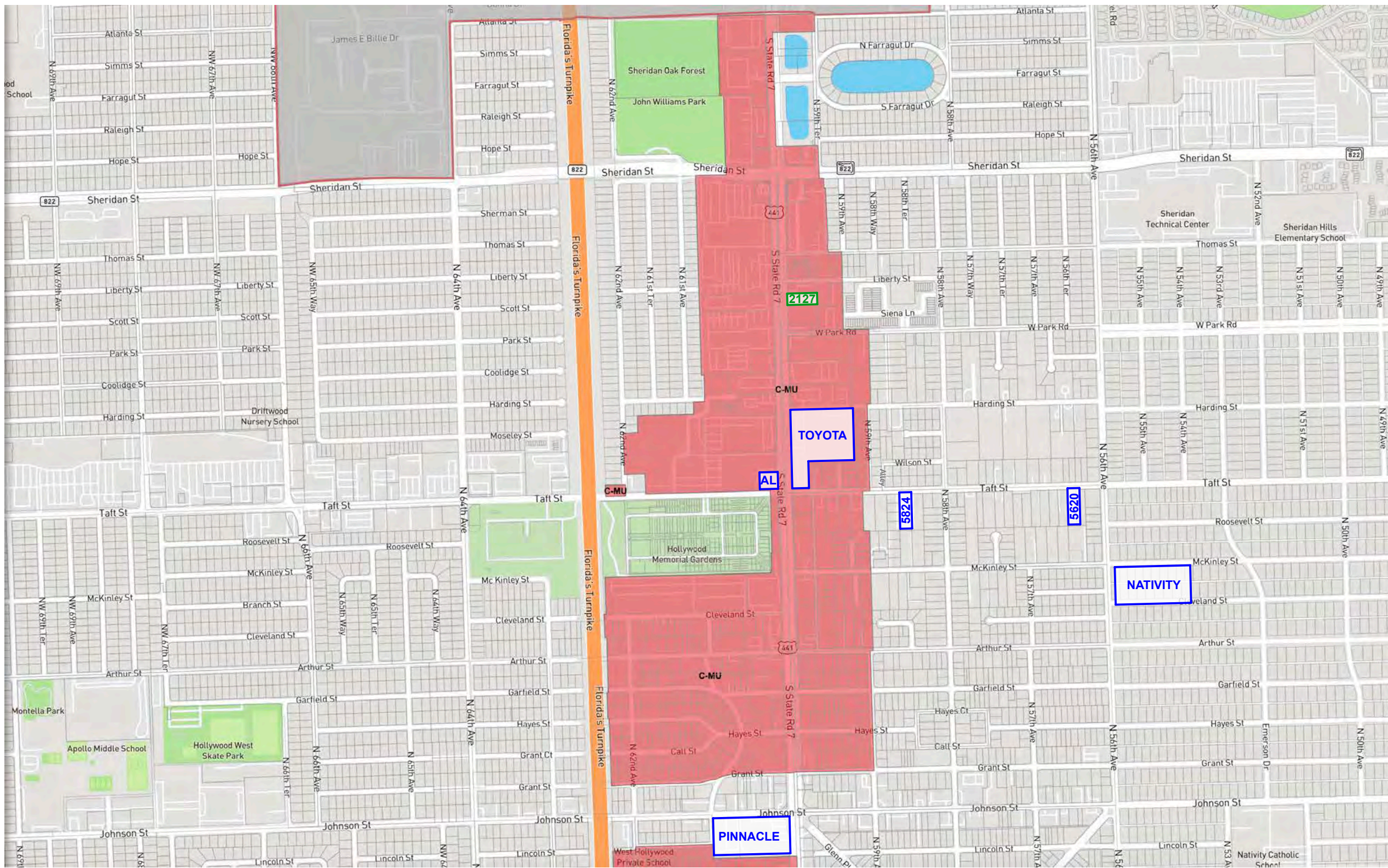




**VIEX ON THE 7  
MIXED-USE DEVELOPMENT**  
2127 N STATE ROAD 7 HOLLYWOOD FLORIDA 33021 USA







**VIELIX ON THE 7  
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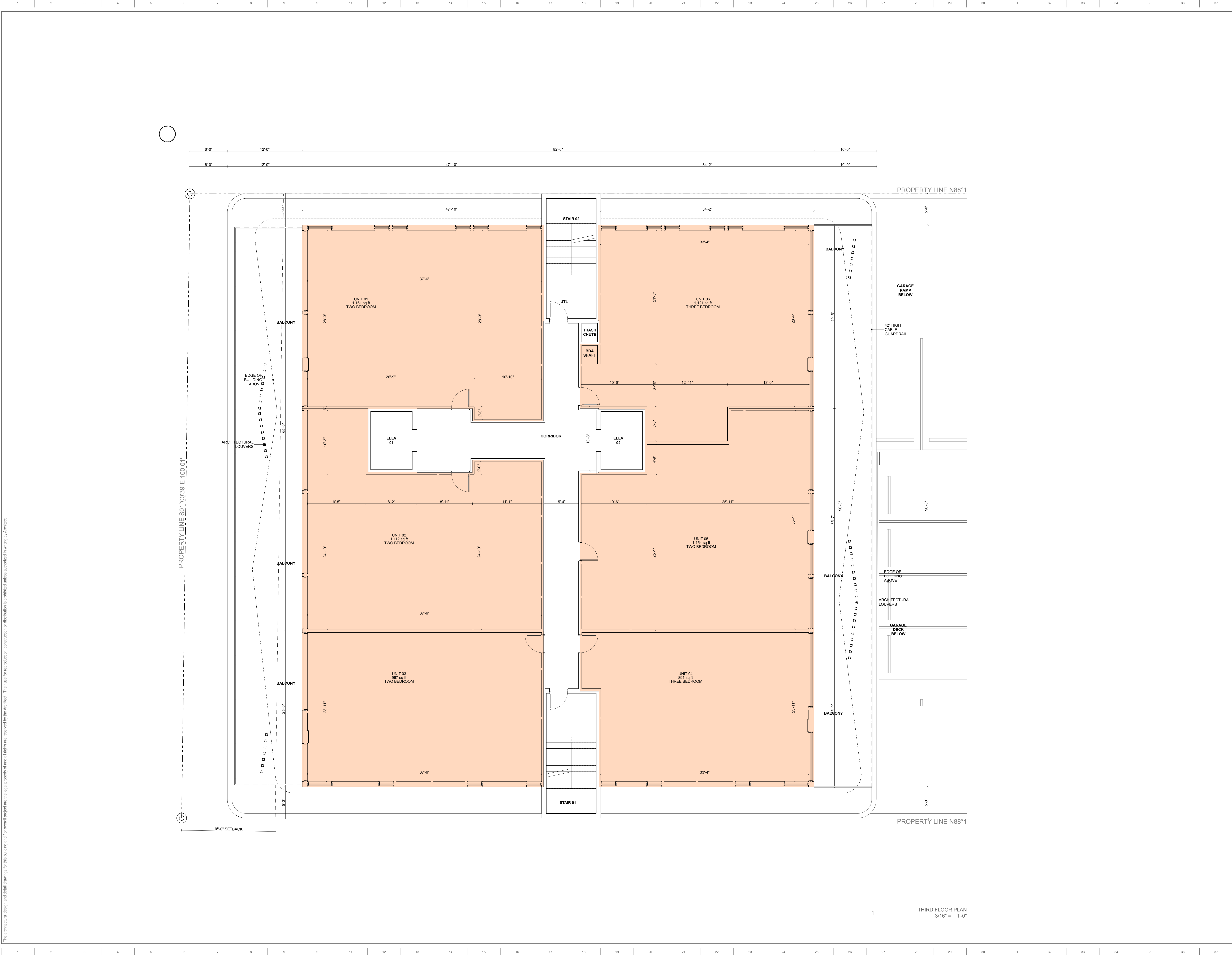
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FMM  
DRAWN / CHECKED

ADJACENT  
DEVELOPMENT  
S

A008





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PROJECT NO.

3/3/25  
DATE

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DRAWN: TAD2025

RESIDENTIAL  
LEVEL 3 PLAN

**A103**



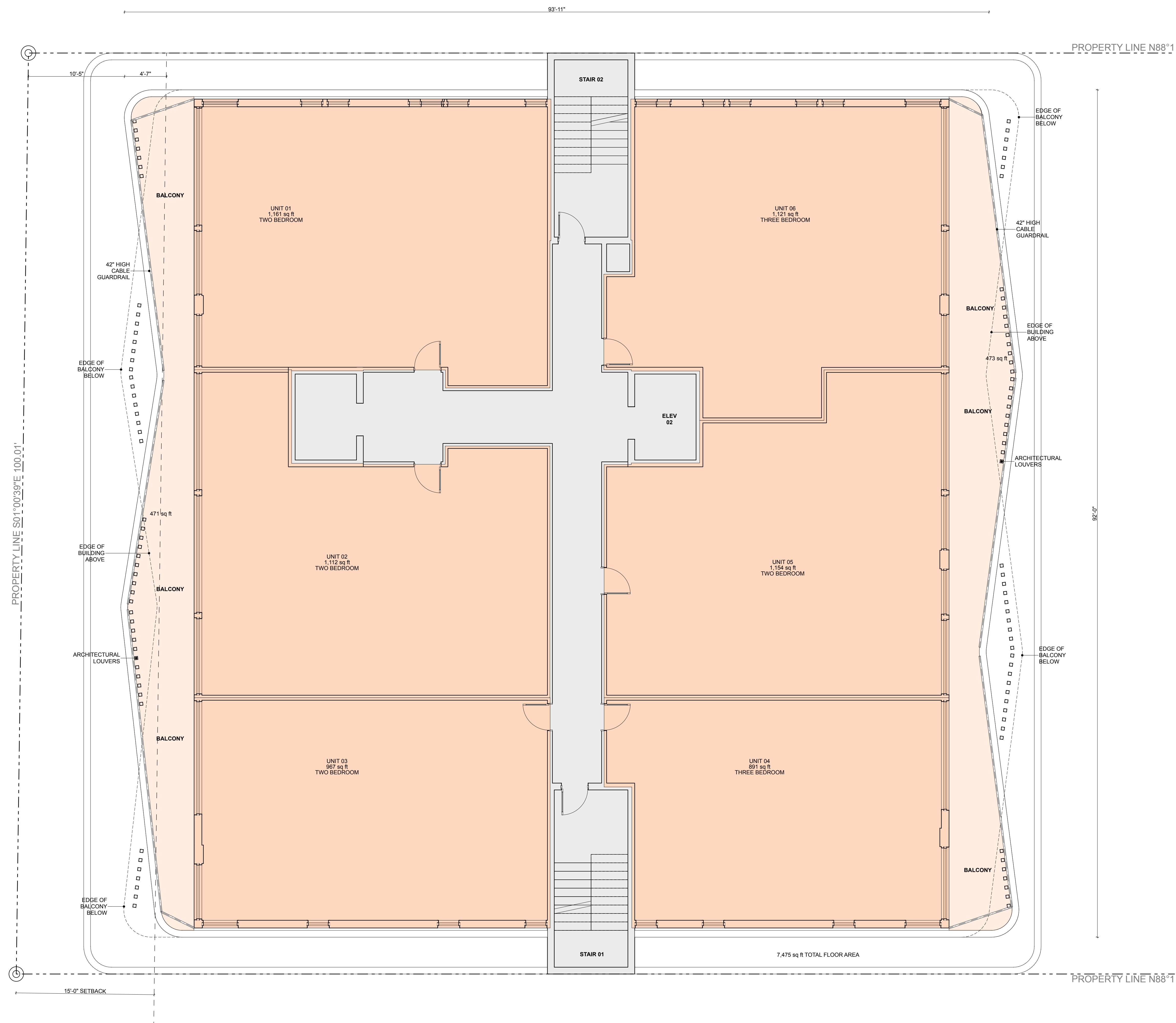
**VIEX ON THE 7  
MIXED-USE DEVELOPMENT**  
2127 N STATE ROAD 7 HOLLYWOOD FLORIDA 33021 USA

## SUBMITTAL & REVISIONS

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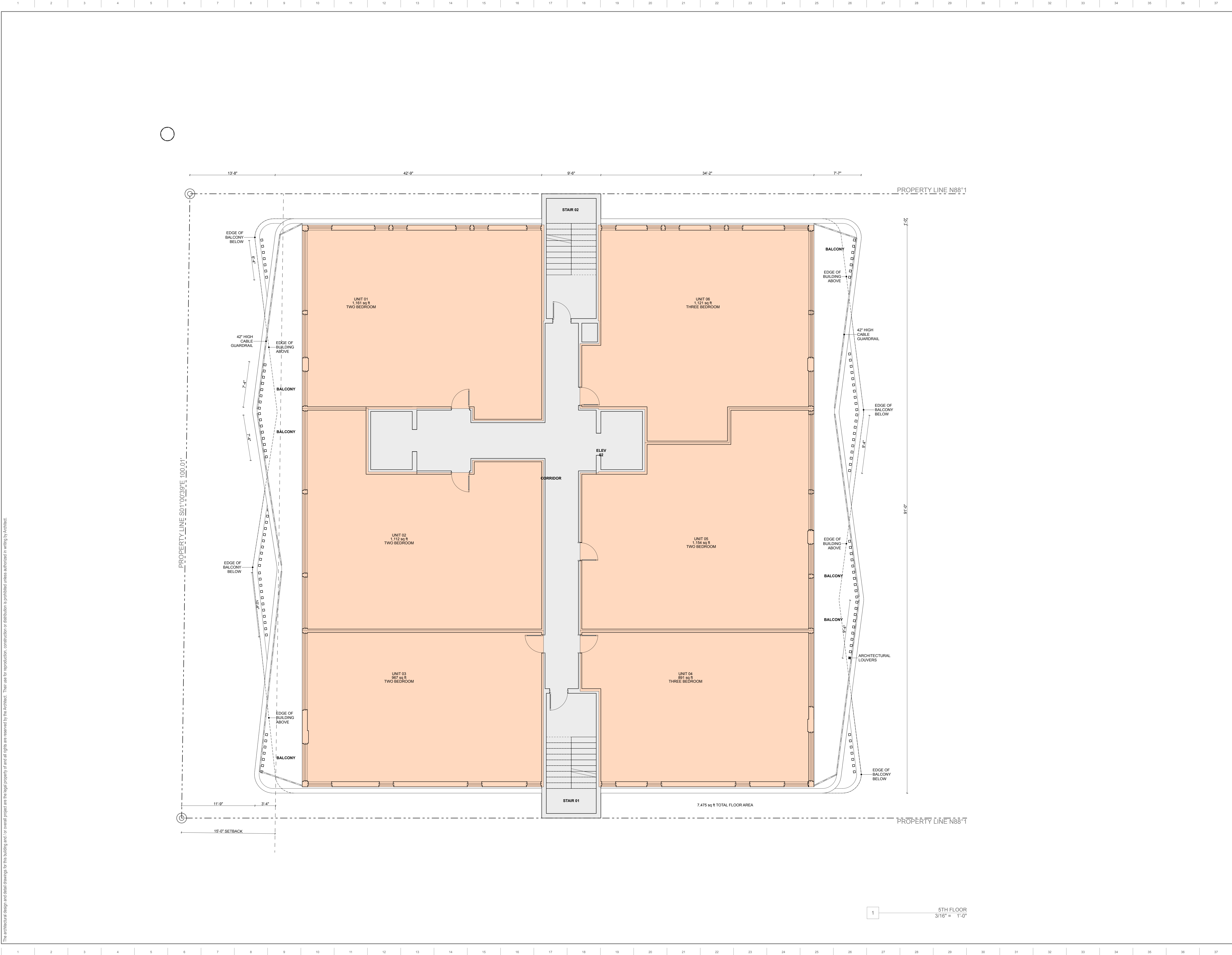
**FMM**  
 [BRYAN J. CHIFFORD]

A103



1	4th FLOOR 3/16" = 1'-0"
---	----------------------------





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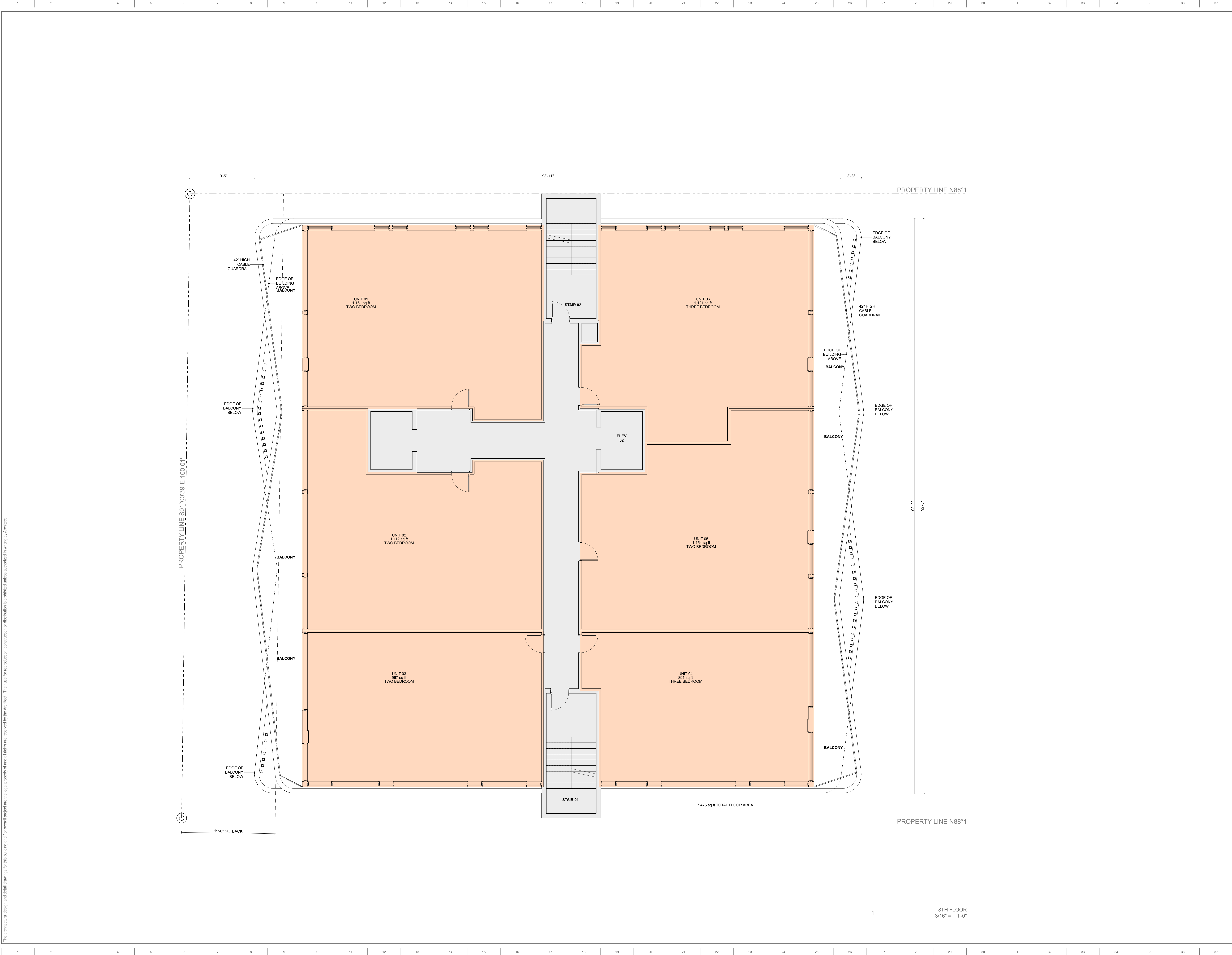
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RESIDENTIAL  
LEVEL 5 AND 7  
PLANS

**A104**





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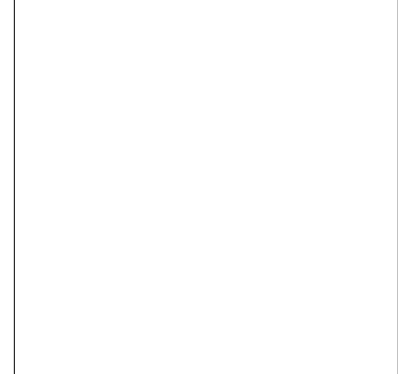
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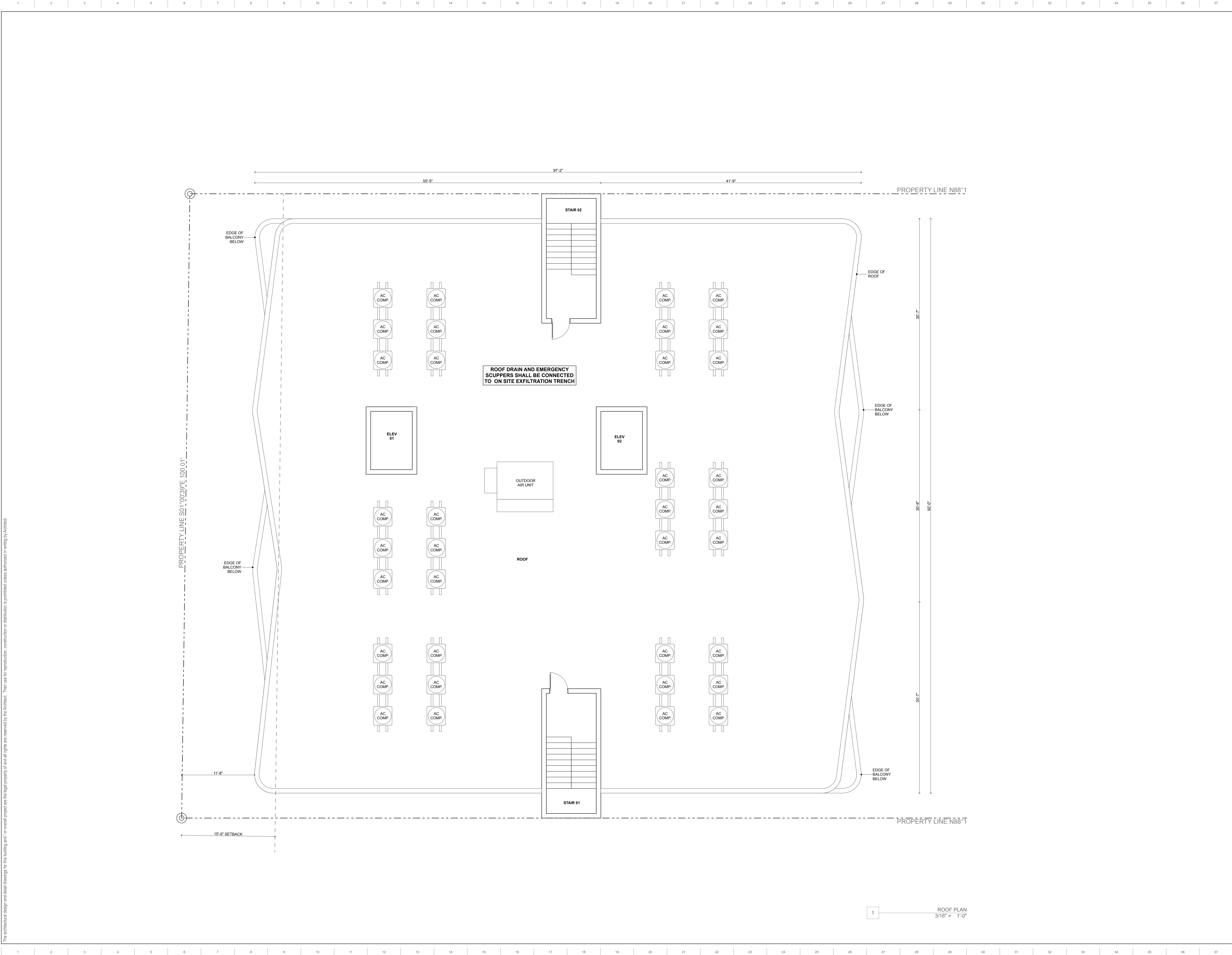
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RESIDENTIAL  
LEVEL 6 AND 8  
PLANS

A104





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# VIELIX ON THE 7

## MIXED-USE DEVELOPMENT

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2315  
PROJECT NO.

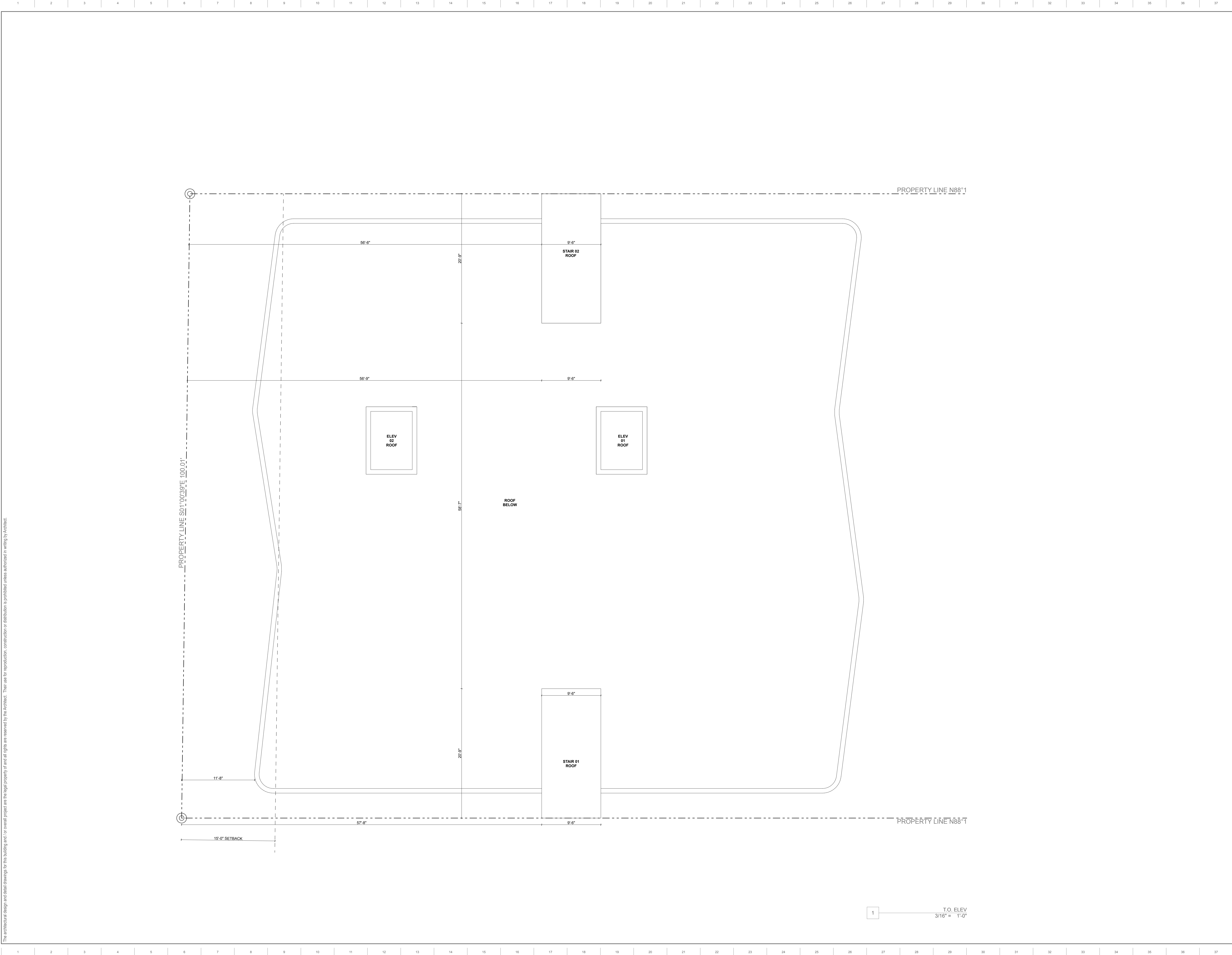
3/3/25  
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ROOF LEVEL

A105





ARCHITECT

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VIELIX ON THE 7  
MIXED-USE DEVELOPMENT  
2127 N STATE ROAD 7 HOLLYWOOD FLORIDA 33021 USA

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2315  
PROJECT NO.

3/3/25  
DATE

FMM  
DRAWN: TAD2025

ELEVATOR AND  
STAIR TOWER  
ROOF

**A105**





STAINLESS STEEL GUARDRAIL AND  
WINDOW FRAME FINISH



TINTED GLASS

\_\_\_\_\_

VIELIX ON THE 7  
 MIXED-USE DEVELOPMENT  
 2127 N STATE ROAD 7 HOLLYWOOD FLORIDA 33021 USA

FITZ MANNINGHAM MURPHY  
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SUBMITTAL &amp; REVISIONS

2315  
PROJECT NO.

3/3/25  
DATE

FMM  
DRAWN / CHECKED

WEST & EAST  
ELEVATION

**A200**





Simply White  
2143-70

SMOOTH STUCCO FINISH PAINTED  
WHITE OR GREY AS NOTED

STONE OR TILE CLADDING

WOOD TEXTURED ALUMINUM SCREEN

STAINLESS STEEL GUARDRAIL AND  
WINDOW FRAME FINISH

TINTED GLASS





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2127 N STATE ROAD 7, HOLLYWOOD, FLORIDA 33021, USA

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SUBMITTAL & REVISIONS

2315  
PROJECT NO.

3/3/25  
DATE

FMM  
DRAWN: TAD2025

ENLARGED  
UNIT PLANS

**A400**





ARCHITECT

**SENGA**

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AIA 101069

SUBMITTAL & REVISIONS

2315  
PROJECT NO.

3/3/25  
DATE

FMM  
DESIGN: TAD2025

3D STUDY -  
FRONT VIEW

**A601**





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VIELIX ON THE 7

MIXED-USE DEVELOPMENT

2127 N STATE ROAD 7 HOLLYWOOD FLORIDA 33021 USA

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2315  
PROJECT NO.

3/3/25  
DATE

FMM  
DRAWN: TAD2025

3D STUDY -  
SOUTH EAST  
VIEW

A602





1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37

AB  
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AGNES

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VIELIX ON THE 7

MIXED-USE DEVELOPMENT

2127 N STATE ROAD 7 HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

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SUBMITTAL & REVISIONS

2315

PROJECT NO.

3/3/25

DATE

FMM

DESIGN: T. DUBOIS

3D STUDY -  
SOUTH WEST  
VIEW

A603





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MIXED-USE DEVELOPMENT

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SUBMITTAL & REVISIONS

2315  
PROJECT NO.

3/3/25  
DATE

FMM  
DESIGN: 2342025

3D STUDY -  
NORTH EAST  
VIEW

A604





ARCHITECT

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