



JUNE 27, 2024

**TECHNICAL ADVISORY COMMITTEE REPORT
DEVELOPMENT SERVICES PLANNING DIVISION**

City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33020-4807

File Number: **23-DP-14**

Preliminary Site Plan review for 109-unit residential development.
2219-2231 Lincoln St, Hollywood Florida 33020.

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The following are the responses to your plans review comments of the above-mentioned project:

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ENTERED 02/29/24.

A. APPLICATION SUBMITTAL

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

Urban
Renovation

1. Application Form:

a. Application shall be on one page.

R: We are providing the City of Hollywood application, which is two pages, see attached.

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2. Ownership & Encumbrance Report (O&E):

a. The O&E for 2219 Lincoln Street needs to be dated prior ALTA Survey.

R: O&E is in progress and will be submitted for sign off.

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b. The square footage on the Alta survey and the O&E report should match, and also on the Site Plan. Please indicate the square footage on the O&E report.

R: Will be updated after O&E is revised.

2310 Hollywood Blvd.

c. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

R: Will do for sign off.

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Florida 33020

d. Ensure O&E addresses the requirements on the TAC submittal checklist:

<http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>

R: We will ensure that the O&E addresses the requirements.

Tel: 954.925.9292

Fax: 954.925.6292

email:

mail@sklarchitect.com

3. Alta Survey:

a. Provide an Alta survey instead of Boundary Survey. Submittal package will not be accepted if Alta survey is not included in the package.

R: See attached Alta survey.

WEBSITE:

www.sklarchitect.com

b. Alta survey shall be based on and dated after O&E. It shall make reference of the O&E report.

R: See Alta survey attached, will be updated for sign off after O&E is done.

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c. Easements and/or dedications with O.R. or plat books and page numbers.

R: Alta survey will have easements and/or dedications, etc.

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d. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.

R: Understood, updated survey will be provided for sign off.

4. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Plat determination letter shall be for all properties in this project.

R: See attached plat determination letter.

5. Complete and submit to Broward County School Board an 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>

R: See attached Broward County School Board impact fee application.

6. Provide a School Capacity Availability Determination Letter of approval.

R: See School Capacity Availability Determination Letter of Approval.

7. Park Impact Fee Application Required.

R: See attached park impact fee calculations.

8. 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.

R: See cover sheet with meeting dates.

9. 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). a. North Central Hollywood Civic Association Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

R: The PPM took place via zoom on June 13, 2024 @ 6 PM. See attached confirmation paperwork and recording file uploaded.

10. Additional comments may be forthcoming.

R: Acknowledged.

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

R: Acknowledged.

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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.

R: See Cover Sheet with meeting dates.

2. Provide a location map on the cover sheet and an index of drawing sheets A-0.0.

R: See the location Map and index of drawings on the Cover Sheet (A0.0).

3. Site Plan:

a. Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval.

R: See required note on Site Plan / Sheets A-1.0 & A-1.1.

b. Dimension all balcony setbacks to all property lines. Per Sec. 4.6.B.3.a.(9)(i), balconies may encroach a maximum of 75% into the required setback.

R: See required balcony dimensions on Sheets A-2.1, A-2.2, A-2.3, A-3.1, & A-4.0.

c. All walkways and green areas shall be labeled.

R: See required walkways and green areas labeled on Site Plan / Sheets A-1.0 & A-1.1.

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

R: See labeled elements on Site Plan / Sheets A-1.0 & A-1.1.

e. Provide the minimum parking spaces required on the site plan.

R: 124 minimum parking spaces required, see chart on site plan A-1.1.

f. Ensure zoning calculations for parking spaces match the site plan.

R: Zoning calculations for parking spaces match the site plan. See Sheet A-1.1.

g. Provide the dimensions of each parking space.

R: See dimensions of each parking space on Sheet A-1.1.

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

R: See dimensions to columns on Sheet A-1.1.

i. 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.

R: See parking space dimensions on Sheet A-1.1.

j. Provide the dimensions of each parking wheel stop of 6ft.

R: See parking wheel stop dimensions on Sheet A-1.1.

k. Please label all areas on site plan A2.3.

R: See labeled elements on Site Plan / Sheet A-1.1.

l. Please finish the rooftop design and indicate the use of each space on rooftop plan A2.3.

R: See finished rooftop design / Sheet A-2.4.

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- m. How much of the roof is covered? Only 10% of the ground floor is allowed.
R: See note with rooftop covered area on Sheet A-2.4. Proposed covered rooftop area 3,758 SF which is 8.32% of the ground floor.
 - n. On A2.3, indicate the height of the AC Units.
R: AC units height max will be 4 ft. See Sheet A-2.4.
 - o. Provide screening of all AC Units. Please indicate on A2.3 and on all renderings.
R: See screening for AC Units in Sheets A-2.4 / A-3.0 / A-3.1 / A5.5, and preliminary renderings. On elevation sheets A-3.0 & A-3.1, item #8 is the AC screening.
 - p. Please label the open space on floor plans A2.2 and A2.3
R: See open space labeled on Sheet A-2.1 / A-2.2 / A2.3.
 - q. Dimension and provide 19 ft of queuing space at both entries.
R: The queuing distance on Lincoln Street is 33'ft and on Johnson is 37'ft. See Site Plan Sheet A-1.1.
 - r. Dimension the width of both driveway curb cuts on the site plan.
R: Curb cuts on both streets are 24 ft. See Sheet A-1.1.
4. 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 and provided dwelling unit sizes and cumulative averages.
R: Minimum required and provided dwelling unit sizes and cumulative averages included. See Cover Sheet (A0.0). Dwelling unit sizes and cumulative averages provided on Sheets A-2.1 / A-2.2 / A-2.3. Average unit size is 717 SF. See zoning chart on cover page A0.0.
 2. On the parking calculation, indicate how many single spaces and how many tandem spaces are provided.
R: See parking calculation and provided parking space types on the Project Data table. Provided 98 single and 32 tandem spaces. See Cover Sheet (A0.0).
 3. Provide the total height of the building, including the rooftop amenities, in the zoning calculations.
R: Total height is 45 ft + 15 ft rooftop making a total of 60 ft. See Project Data table on Cover Sheet (A0.0).
 4. Provide the building height of the rooftop amenity (party room).
R: Rooftop amenity height is 15 ft. See zoning chart on A0.0.
 5. Indicate on the elevation plans the height of the building including the elevation plans.
R: See the building height on Sheets A-3.0 / A-3.1 & A-4.0.
 6. Work with the City's Landscape Architect to ensure that all landscape requirements are met.
R: Understood and in process.

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.
R: Balcony planters shall be accessible and have irrigation.

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2. Provide a note: All changes to the design will require Planning review and may be subject to Board approval.

R: See required note on Site Plan / Sheet A-1.1.

3. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on the Site Plan and elevations.

R: Understood and indicated.

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

R: Project will provide adequate ventilation and will be part of the building permit plans package.

5. 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.

R: This project will provide Placement of Artwork on Site and on buildings with a minimum value of 1% of the cost of the proposed development project, which shall not be less than \$5,000.00. We anticipate having 3 art sculptures and façade art for the project. Sculpture locations are preliminarily indicated on plans 2 at Lincoln Street and 1 on Johnson Street. See site plan A-1.1.

D. LIGHTING

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

1. Provide note on Site Plan: "Maximum foot candle level at all property lines maximum 0.5 if adjacent to residential".

R: See required note on Site Plan / Sheet A-1.1.

E. 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.

R: This project Green Building Certification will be by NGBS certification. At this time, we are tracking silver level with 438 points. See page A-1.2.

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1. 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.

R: See future installation of electric vehicle charging equipment on Site Plan A-1.1.

2. 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.

R: Green Building Certification clarified, this project Green Building Certification will be by NGBS certification. At this time, we are tracking silver level with 438 points. See page A-1.2.

F. ENGINEERING

Azita Behmardi, Deputy Director (*abehmardi@hollywoodfl.org*) 954-921-3251

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

Rick Mitinger, Transportation Engineer (*rmitinger@hollywoodfl.org*) 954-921-3990

This project is within the RAC, but not CRA.

Revision Procedure: -Any revisions applied to the plans shall be numbered and bubbled/clouded. -In an 8.5"x11" revision summary, identify each revision by providing the plan sheet number, revision cloud / bubble number and a narrative describing each change or how a comment is being addressed.

R: Understood, all revisions will be clouded and numbered.

1) Provide a plat determination letter from the Broward County Planning Council.

R: See plat determination letter from the Broward County Planning Council attached.

2) Please clarify the '-231' in the address provided on the application.

R: See revised application attached.

3) The Broward County Property Appraisers website shows the property as one parcel and the survey shows it as four parcels. Also, the location map on Sheet C1 varies from the ALTA survey. Please clarify.

R: The property is one parcel; Survey will be updated for sign off.

7) Please clearly label all roads on the location map on Sheet A0.1.

R: Sheet A-0.0 now shows all roads labeled.

8) Sheet A1.1 calls out 'Existing Parkway' on the sidewalk on the NW corner of the site along Johnson Street. Please clarify and revise the plans as necessary.

R: Parkway wording removed.

9) Sheet A1.9: please clarify whether the fire hydrants are existing or proposed. There are two that say only fire hydrant. Please add a legend for clarification and correct the spelling. ("hidrant" to hydrant.)

R: Sheet A-1.1 now shows a new legend. All the "hydrant" words were corrected.

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10) Provide an overall site plan with the following information:
a. Existing right-of-way width dimension and show limits of the rights-of-way on all streets/alleys adjacent to the site.

R: Site plan sheet A-1.1 now shows existing right-of-way width dimension and limits. See also Civil plan Sheets.

b. 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.

R: See labeled elements on Site Plan Sheet A-1.1. See also Civil plan Sheets.

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

R: See labeled elements on Site Plan Sheet A-1.1. See also Civil plan Sheets.

d. Label and dimension the existing and proposed ROW widths (full and centerline) for Lincoln Street and Johnson Street on the site plan and civil plan sheets.

R: See labeled elements on Site Plan Sheet A-1.1. See also Civil plan Sheets.

11) The Site Plan / Architectural Plans and Civil Plans shall include the following information:

a. 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.

R: See labeled elements on Site Plan Sheet A-1.1. See also Civil plan Sheets. Arch, Civil, and Landscape are coordinated.

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

R: See all vehicular turning radius on Sheet A-1.4.

12) Please identify the ceiling height along the path for the Loading Zones, ensure these areas meet minimum 14' vertical clearance and indicate such on the plans.

R: See ceiling height along the path for the Loading Zones is 14 ft. clear on Site Plan Sheet A-1.1. Also see section 3 on A-4.0.

13) Clearly identify the guest parking on A1.1.

R: See all guest parking labeled on Site Plan Sheet A-1.1.

14) The parking table indicates 14 tandem parking spaces; however, A2.0 indicates 16 tandem parking spaces and plans show more than 16 tandem spaces. Please clarify.

R: Parking table and plan now show 17 tandem parking spaces on the first floor, and 14 tandem parking spaces on the second floor. 31 Total tandem parking spaces. See Sheets A-1.1 & 2.1.

15) Please clarify the parking table. It reads 22+14 tandem =72 spaces.

R: First floor has 17 tandem parking spaces, and second floor has 14 tandem parking spaces. In total, there are 31 tandem parking spaces.

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

R: See required tables in sheet A-2.0, A-2.1, A-2.2, and A-2.3.



17) Please consecutively number the parking spaces from the first floor to the second floor so that there is one number provided per space and the total number of stalls provided in the table is consistent with the total number of stalls on the plans.

R: Parking spaces are now numbered consecutively. See Sheet A-1.1 & 2.1.

18) Please individually and fully dimension each stall on both levels of the garage, provide dimensions for all drive aisle at the property line and throughout the first and second floors of the garage.

R: See dimensions for each stall and drive aisles on both levels of the garage. See Sheet A-1.1 & 2.1.

19) Provide “No Parking” pavement marking for the Turn Around Areas. Please address the dead-end situation at stalls 21 and 39.

R: See “No Parking” pavement marking for the Turn Around Areas on both levels of the garage. See Sheets A-1.1 & 2.1. Site and zoning chart.

20) Provide vehicle queuing space of minimum 19’ in length, not 18’.

R: Vehicle queuing space of 33’ in driveway access of Lincoln Street and 37” in driveway access of Johnson Street. See Sheets A-1.1 & 2.1.

21) Indicate and provide dimensions for column setback from the entrance of the parking stall, minimum distance of 3’ between the face of the column and drive aisle is required. Please show how columns in each row of parking complies.

R: Site Plan now shows required distance between the face of the column and drive aisle of 3 ft. See Sheet A-1.1.

22) Provide sight visibility triangle for all driveway access per Chapter 155.12 of City Codes on plans. Be sure to call out the edge of pavement and label distance between the edge of pavement and the property line to verify triangle size on the site plan and civil plan sheets.

R: See required sight visibility triangle and dimensions on Sheet A-1.1.

23) Sidewalk shall be flush and continuous through driveway openings.

R: Acknowledged and sidewalks will be flushed and continuous.

24) All walkways are to be setback a minimum of 3 feet from the side property lines please show minimum required setback.

R: See required setback dimensions on Sheet A-1.1.

25) The walkway on Johnson from the sidewalk to the new property line shall extend 5 feet beyond the new property line before widening. Please dimension all walkways, slabs etc to ensure ADA access and setback requirements.

R: See the required walkway extended 5 feet beyond the new property line before widening to 4ft on Sheet A-1.1. See also all required dimensions.

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

R: See all apron radii dimensioned to 4’-5’’on Site Plan / Sheet A-1.1. See also Civil plan Sheets.

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27) Please provide ADA accessible routes. Please label and dimension the sidewalks on and offsite on the site plan and civil plan sheets. Please indicate if it is existing or proposed and hatch it accordingly. 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 Paving, Grading, and Drainage Plan, C2, stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements.

R: See labeled ADA accessible routes in Site Plan / Sheets A-1.1 and A-2.1.

28) For ADA Stall 2, please relocating or reconfiguring this area. ADA accessible route along a vehicle drive aisle / drive lane is prohibited. Please provide an alternative design that does not require a tenant to walk in a drive aisle but just cross it instead.

R: See the new ADA parking space was relocated in front of access. See Site Plan / Sheet A-1.1.

29) On Sheet A1.1, label all areas on the plan, i.e. between Stalls 1 and 2, adjacent to North Mail Room, and adjacent to North Trash Room.

R: See labeled elements on Site Plan / Sheet A-1.1.

30) On Sheet A1.1, Pet Care Yard being proposed within dedicated area is not permitted, please relocate/remove.

R: Understood. Pet Care Yard was relocated to the North-West corner of the building. See on Site Plan / Sheet A-1.1.

31) Provide a legend to define all hatching used on plans.

R: See required legend on Site Plan / Sheet A-1.0 in color and A-1.1 in black and white.

32) 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. Please show the ADA accessible symbol and striping per the city's detail.

R: See ADA Signage location labeled on Site Plan / Sheet A-1.1.

33) Label elevators. Elevator #1 is shown at the entrance; however, there is an Elevator #3 & #4 at the North side of the parking garage on A1.1. Please clarify and number Elevators consecutively, where is elevator #2?

R: Two elevators are now labeled correctly. See Site Plan / Sheet A-1.1.

34) Please call out all columns and walls and/or provide a legend and hatching to confirm locations on the site plan sheets. Please note that parking adjacent to walls is required to have a stall width of 9.5' and 10.5' if the wall is on both sides of the parking space.

R: Site Plan now shows required dimensions for parking adjacent to walls. See Sheet A-1.1.

35) Label all existing and proposed features on A1.1. There appears to be a wall around Unit 101 Yard and Unit 102 Yard. Similarly, along Lincoln Street. Please clarify. Label and dimension the retaining wall on the site plan sheets.

R: 5 ft high privacy wall and fence proposed on fronts on both streets. Walls are proposed around Unit 101/102 yard, see labeled and dimensioned elements on Site Plan / Sheet A-1.1.



36) Applicant is proposing fencing/retaining walls at the property line. No portion of the fence/gate or footers are to encroach within the City ROW. Please provide a cross section of the fence showing the setback from the property line to ensure all encroachment is avoided. In addition, please include the minimum setback of the fence on the site plan to accommodate the footers/fence.

R: No wall will be encroaching ROW. See cross section of the fence/wall with setback from the property line on Sheet A-1.3.

37) Label and dimension the clear space in front of the fire hydrant on the sidewalk(s) to confirm ADA standards are met.

R: Clear space in front of the fire hydrant on the sidewalk labeled. See Sheet A-1.1.

38) Adjacent to Lincoln Street, there is an 'Existing Parkway' label. Please confirm the intent of the note and if there is proposed parking along the project site in the ROW on either side. If so, please clearly label and dimension the proposed improvements on the site and civil plan sheets. If this is a grassed swale area please label as "Swale".

R: Grassed area now labeled as Swale. See Sheet A-1.1.

39) A1.1 calls for tactile warning surfacing at the driveway on Johnson Street and Lincoln Street. On the Civil plans please call out the warnings on Johnson and provide detectable warnings in compliance with FDOT and provide the FDOT standard detectable warning detail in the plans.

R: See labeled elements Civil plan Sheets.

40) Confirm the car placement along the West row of parking on Sheet A2.0, vehicle shown in the middle of the drive aisle between Stalls 30 and 106.

R: Vehicle position relocated to new placement. See Sheet A-1.1.

41) All non-vehicle areas shall be stripped to clearly identify pedestrian areas and vehicular areas. (i.e., areas adjacent to loading zone, turnaround space, any space next to parking stalls or walls, etc.). Parking stalls and striping are to be designed to the City of Hollywood Standard Parking Stall detail. This stripping should not be the same as the ADA parking stall access aisles.

R: Non-vehicle areas are now stripped per City of Hollywood Standard. See Sheet A-1.1.

42) 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.

R: See slope of vehicular ramps of 12% on Sheet A-1.1.

43) On the civil plans, please include items such as but not limited to curbing, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking and signage plans and details for all parking levels, show the proposed pavement restoration and milling and resurfacing on C2.

R: See required elements on Civil plan Sheets.

44) Please provide cross-sections on the civil plans at each property line (N, S, E, W) and at the driveways, including the driveway slopes. Also, provide cross sections of the proposed ADA ramps from the ROW to the site, as applicable.

R: See required elements on Civil plan Sheets.

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45) Provide a note on the site plan sheets and C2 for full road width pavement mill and resurfacing and/or pavers, will be required for all streets / roadway adjacent to the project site.

R: See required note on Site Plan / Sheet A-1.1. See also Civil plan Sheets.

46) Please provide a pavement marking and signage plan for all onsite and off-site pavement markings. Please provide pavement marking plan for level 2 of the garage after sheet C6.

R: See required pavement marking and signage plan in Civil plan Sheets.

47) 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.

R: Acknowledged. All approvals will be obtained during permitting.

48) Please include all applicable Standard City of Hollywood details:

<https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan> Please include the city's dumpster detail.

R: See required elements on Civil plan Sheets.

49) Please confirm how the garbage will be maintained and picked up. Please label the dumpster / trash chutes on the site plan sheets and civil plans. Trash chute shall be shown on all floors of the building. Please provide the type of garbage truck used to provide the radii on the plans.

R: The garbage disposal will be collected on both streets, see proposed trash out route on Site Plan / Sheet A-1.1. See also Civil plan Sheets.

50) Fully dimension all vehicle turnaround spaces on plans.

R: See vehicle turnaround on Sheet A-1.4.

51) Please clarify where the electric chargers parking stalls will be located on the site plan and civil plan sheets. Provide labels and dimensions, add the information to the parking table, and provide details of the chargers.

R: See the electric chargers parking stalls location labeled on Sheet A-1.1.

52) The site plan shall be fully dimensioned. Please dimension all rooms, setbacks, parking spaces, aisles, etc. Please provide the bicycle room dimensions, measurements, placement information. In addition, please specify the amount of bike parking to be provided on the site plan and add the information to the parking table.

R: The Site plan now shows all the required labeled elements. See Sheet A-1.1. See bike parking information updated on Project Data Table on Cover Sheet A-0.0.

53) Please label all rooms and BOH (i.e. area between stalls 1 & 2 as well as serval rooms on the first and second floor.)

R: All rooms are now labeled, see various plans.

54) 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.

R: See sheet A-1.13.

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55) Traffic impact analysis is required, coordinate with Rick Mitinger, Transportation Engineer, 954 921-3900 or rmitinger@hollywoodfl.org and begin process to development an analysis methodology. Traffic analysis should include site access locations, trips generated by the project and all committed trips of future projects, trip distribution and impact to the roadway network. In addition, include traffic analysis with the operation of the existing school. Provide a review of existing and future multimodal transportation impacts and needs. Include a review of existing and future transportation related improvements and amenities such as street and pedestrian lighting, bus shelter, bike facility and/or sidewalks. Traffic study reviews are done on a cost recovery basis by a City's traffic engineering consultant.

R: Traffic statement was sent to Mr. Mitinger. Tom Hall, our traffic engineer, is waiting for feedback from Mr. Mitinger to proceed.

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

R: Understood, permit will be obtained.

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

R: Understood, permit will be obtained.

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

R: Understood, permit will be obtained.

59) 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.

R: Impact fees will be paid at time of permit.

G. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900

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

1. Provide a Tree Disposition chart with mitigation calculations on sheet L-02. Provide shortfall number with any required Trust Fund payment amount.

R: See Landscape Sheets and response Letter.

2. Add note on sheet L-03 and L-04, 100% irrigation coverage to be provided on landscape areas.

R: See Landscape Sheets and response Letter.

3. some leaders on the pool area planting are missing the quantity.

R: See Landscape Sheets and response Letter.

4. Please revise the proposed tree/palm plantings on the East and West perimeters as there is only a 2-3' wide landscape area provided. Provide mix of native tall hedges and slender trees/palms for the space provided. Palms are counted 3:1 as per code. Any additional trees that don't fit can be paid into the city trust fund. Additional trees can be planted where there is more space in the setback areas. Show all easements and underground lines where available.



R: See Landscape Sheets and response Letter.

5. provide a mix of trees and palms on the SW perimeter corner to provide additional buffer to existing single family homes.

R: See Landscape Sheets and response Letter.

6. SE corner of site appears to have a concrete border near the sidewalk. See site plan by architects and review/revise and landscape as necessary.

R: See Landscape Sheets and response Letter.

H. UTILITIES

Alicia Verea-Feria, Floodplain Development Review Administrator (*averea-feria@hollywoodfl.org*) 954 921-3302

General: This site resides currently within FEMA Flood Zone X. The proposed Finished Floor Elevations (FFE) = 12.0' NAVD88 complies with Section 154.50 of the City's Code of Ordinances, 6" above the COR Elev of Lincoln St = 11.23' NAVD88 and COR Elev of Johnson St = 11.30' NAVD88 and Broward County's Future Conditions 100-year Flood Map 2060 (in effect as of July 2021) Elevation = 12.0' NAVD88.

Water and Sewer:

1. To minimize water main taps on Johnson Street and Lincoln Street, an 8-inch water service line with 8" gate valve is available from Lincoln Street.

R: See Civil Plan Sheets and response Letter.

2. There is an existing active 2-inch water main located as shown in the snapshot below to be addressed. Please advise if to remain or if to be rerouted, a utility easement will be required.

R: See Civil Plan Sheets and response Letter.

Drainage:

3. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades. Swales shall be proposed with 4:1 (3:1 max) slopes and match existing adjacent grades.

R: See Civil Plan Sheets and response Letter.

4. Include proposed and existing elevations on cross-sections.

R: See Civil Plan Sheets and response Letter.

5. Ensure all stormwater is retained onsite.

R: See Civil Plan Sheets and response Letter.

6. Permit approval from outside agencies will be required.

R: Understood, permits will be obtained from outside agencies.

7. Landscape plans shall coordinate with civil plans to accommodate for drainage features and match site plan layout.

R: See Civil Plan / Landscape Sheets and response Letter.

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

R: Acknowledged.

I. BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490

Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

1. No comments received at this time.

R: Acknowledged.

J. FIRE

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

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

1 - Fire review for TAC, since these are proposed townhomes, is limited to fire department access. A complete architectural review will be completed during formal application of architectural plans to the building department.

R: Acknowledged.

2 - Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2021 Ed.) Section 16.4.3.1.1. --- Provide a note on the plans.

R: See required note on Site Plan / Sheet A-1.1.

Water supply shall meet the requirements of NFPA 1 (2021 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

R: Acknowledged, fire flow test will be obtained and calculations shall be made to meet fire flow requirements.

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.

R: Acknowledged, fire flow test will be obtained, and calculations shall be made to meet fire flow requirements.

3 - If a fire pump is needed, show the location on the plan in compliance with NFPA 20 (2019 Ed.), if not, state such on the civil drawings.

R: Acknowledged, fire flow test will be obtained, and calculations shall be made to meet fire flow requirements. Plans will be updated as needed at time of permit.

4 - Update the code on plan page C9 (Fire Department #2) as it should reflect the recently updated code cycle. --- Shall read as "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."

R: See Civil Plan Sheets and response Letter.

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5 - Plan page C9 shows an FDC on both the Lincoln Street and the Johnson Street sides of the building, yet plan pages A1.0 and A1.1 only show a single FDC on the Lincoln Street side. --- Clarify and correct on the plans.

R: Site plan sheet now shows FDC on both the Lincoln Street and the Johnson Street sides of the building. See also Civil Plan Sheets and response Letter.

6 - 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.

R: See required note on Site Plan / Sheet A-1.1.

7 - 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.

R: Acknowledged, we will include conduit for BDA, and a BDA room for this project at time of permitting.

K. PUBLIC WORKS

Annalie Holmes, Public Works Director (*aholmes@hollywoodfl.org*) 954-967-4207

Daniel Millien, Environmental Services Manager (*dmillien@hollywoodfl.org*) 954-967-4207

1. No comments received at this time.

R: Acknowledged.

L. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (*dvazquez@hollywoodfl.org*) 954-921-3404

1. No comments received at this time.

R: Acknowledged.

M. COMMUNITY DEVELOPMENT

Ryon R. Coote, Community Development Manager (*RCoote@hollywoodfl.org*) 954-924-2958

Liliana Beltran, Housing inspector (*lbeltran@hollywoodfl.org*) 954-921-2923

1. No comments received at this time.

R: Acknowledged.

N. ECONOMIC DEVELOPMENT

Joann Hussey, Interim Director (*jhussey@hollywoodfl.org*) 954-924-2922

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Herbert Conde-Parlato, Economic Development Manager (*hconde-parlato@hollywoodfl.org*) 954-924-2922

1. No comments received at this time.

R: Acknowledged.

O. POLICE DEPARTMENT Christine Adamcik, Police (*cadamcik@hollywoodfl.org*) 954-967-4371

Steven Bolger, Police (*sbolger@hollywoodfl.org*) 954-967-4500

Doreen Avitabile, Police (*davitabile@hollywoodfl.org*) 954-967-4371

1. No comments received.

R: Acknowledged.

P. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (*jcamejo@hollywoodfl.org*) 954-924-2980

Susan Goldberg, Deputy Director (*sgoldberg@hollywoodfl.org*) 954-924-2980

Francisco Diaz-Mendez, Project Manager (*fdiaz-mendez@hollywoodfl.org*) 954-924-2980

1. Not applicable.

R: Acknowledged.

Q. PARKING

Angela Kelsheimer, Parking Manager (*akeisheimer@hollywoodfl.org*) 954-921-3548

1. No comments received at this time.

R: Acknowledged.

R. ADDITIONAL COMMENTS

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

1. Additional comments may be forthcoming.

R: Acknowledged.

Sincerely,

Ari L. Sklar, AIA, NCARB
President
ALS/

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**Old Republic National Title Insurance Company
600 W. Hillsboro Blvd. Ste 450
Deerfield Beach, FL 33441**

TITLE SEARCH REPORT

This title search has been compiled at the request of:

Shutts & Bowen LLP
201 East Las Olas Boulevard
Suite 2200
Fort Lauderdale, Florida 33301
Phone: 954.847.3822

ATTN: **Scott A. Marcus**

and is provided for review and examination by you or your staff exclusively.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Only the results of a search of the record title are reflected herein.

No title insurance commitment or policy may be issued without compliance with A-G below.

After an examination and review of this search you must:

- A. Request written authorization from Old Republic National Title Insurance Company to issue the Commitment if the amount exceeds your Agency limits.
- B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of surveys, prior title evidence or other relevant aspects of the transaction.
- C. Verify the status of corporation and limited partnerships with the appropriate governmental agency or authorities.
- D. Determine whether legal access exists.
- E. Determine if any unpaid municipal taxes or assessments exists, which do not appear in the public records.
- F. Determine whether any portion of the property is submerged, or a body of water, and whether riparian or littoral rights exist.
- G. Determine that the transaction to be closed is bona fide and arms-length and does not violate any lender's instructions, underwriting guidelines or advice of this Company.

This Title Search is issued to the above name Agent FOR INFORMATIONAL PURPOSES ONLY and is not in conjunction with an application for an Old Republic National Title Insurance Company title insurance commitment and/or title insurance policy.

Date: February 27, 2024



Julie Love, Commercial Title Examiner

TITLE SEARCH REPORT
Schedule A

The following title search has been compiled from the Public Records of Broward County, Florida through an effective date of February 21, 2024 at 8:00 A.M..

1. Policy or Policies to be Issued:

(a) ALTA OWNER'S POLICY (06/17/06) Amount: N/A
(amended 10/17/92 with Florida Modifications)
Proposed Insured:

N/A

(b) ALTA LOAN POLICY (06/17/06) Amount: N/A
(amended 10/17/92 with Florida Modifications)
Proposed Insured:

N/A

2. The estate or interest in the land described or referred to in this Report is Fee Simple.

3. Last grantee of record for the period searched:

2219 Lincoln LLC, a Florida limited liability company

4. Requested legal descriptions searched:

Parcel 1:

Lot 3, Block 12, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 2:

Lot 19, Block 12, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 3:

Lot 4, East 50 feet, Block 12, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 4:

Lot 4, West 50 feet, Block 12, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

TITLE SEARCH REPORT

Schedule B - Section 1

1. Deeds and Conveyances:
 - a) Warranty Deed from Vincenzo Lacerra and Iolanda Lacerra, husband and wife, in favor of Emilio Frank Mendillo and Dolores Anna Mendillo, husband and wife, recorded November 9, 1956 in Official Records Book 764, Page 494, of the Public Records of Broward County, Florida. As to Lot 3.
 - b) Warranty Deed from Albertina Schmidt, an unmarried woman, in favor of Eugene Kay, recorded June 9, 1960 in Official Records Book 1948, Page 235, of the Public Records of Broward County, Florida. As to Lot 4.
 - c) Warranty Deed from Eugenie Kay, joined by her husband, William G. Kay, in favor of Helga Olivia Roach, recorded September 12, 1960 in Official Records Book 2025, Page 386, of the Public Records of Broward County, Florida. As to the West half of Lot 4.
 - d) Warranty Deed from Helga O. Roach, a/k/a Helga Olivia Roach, and Richard K. Roach, her husband, in favor of Estelle E. Boyden, recorded October 1, 1962 in Official Records Book 2468, Page 521, of the Public Records of Broward County, Florida. As to the West half of Lot 4.
 - e) Warranty Deed from Estelle E. Boyden, a single woman, in favor of Jean A. Hallett, recorded June 28, 1963 in Official Records Book 2623, Page 103, of the Public Records of Broward County, Florida. As to the West half of Lot 4.
 - f) Warranty Deed from Jean A. Hallett, a single woman, in favor of Pauline Penta, recorded January 10, 1972 in Official Records Book 4734, Page 783, of the Public Records of Broward County, Florida. As to the West half of Lot 4.
 - g) Quit-Claim Deed from Eugenie Kay, joined by her husband, William G. Kay, in favor of Sophie Goldman, formerly known as Sophie Cohen, recorded August 26, 1973 in Official Records Book 5422, Page 897, of the Public Records of Broward County, Florida. As to the East half of Lot 4.
 - h) Warranty Deed from Sophie Goldman, formerly Sophie Cohen, joined by her husband Simon Goldman, in favor of Sam A. Mandalari and Lawanda Mandalari, his wife, a/k/a Lawanda E. Mandalari, recorded August 28, 1973 in Official Records Book 5422, Page 898, of the Public Records of Broward County, Florida. As to the East half of Lot 4.
 - i) Warranty Deed from Genevieve D. Bergstrom, an unremarried widow, in favor of Angeline G. Weir, a married woman, recorded March 10, 1975 in Official Records Book 6131, Page 164, of the Public Records of Broward County, Florida. As to Lot 19.
 - j) Warranty Deed from Pauline Penta, a married woman, in favor of Robert Leyman, recorded May 2, 1979 in Official Records Book 8186, Page 600, of the Public Records of Broward County, Florida. As to the West half of Lot 4.
 - k) Quit-Claim Deed from Robert Leyman, a single man, in favor of Robert Leyman, Joel Schaffer, Virginia Brown, recorded August 2, 1979 in Official Records Book 8360, Page 478, of the Public Records of Broward County, Florida. As to the West half of Lot 4.
 - l) Quit-Claim Deed from Robert Leyman, Joel Schaffer, Virginia Brown, in favor Robert Leyman, Joel Schaffer, joint tenants with right of survivorship, recorded February 26, 1981 in Official Records Book 9435, Page 113, of the Public Records of Broward County, Florida. As to the West half of Lot 4.

- m) Quit-Claim Deed from Joel Schaffer, in favor of Robert Leyman, recorded November 7, 1983 in Official Records Book 11254, Page 861, of the Public Records of Broward County, Florida. As to the West half of Lot 4.
- n) Warranty Deed from Sam A. Mandalari and Lawanda Mandalari, his wife, a/k/a Lawanda E. Mandalari, in favor of Michael E. Bray and Johanna C. Bielmeier, both single persons, recorded February 19, 1987 in Official Records Book 14181, Page 362, of the Public Records of Broward County, Florida. As to the East half of Lot 4.
- o) Quit Claim Deed from Delores Anna Mendillo, in favor of Antonio M. Fiorito, Stefano Fiorito and Paola Fiorito, as tenants in common, recorded September 25, 1991 in Official Records Book 18773, Page 70, of the Public Records of Broward County, Florida. As to Lot 3.
- p) Personal Representative Deed from William Kent, Personal Representative of the Estate of Robert Leyman, deceased, in favor of William Kent and Mary Jane Kent, his wife, recorded October 8, 1993 in Official Records Book 21202, Page 268, of the Public Records of Broward County, Florida. As to the West 50 feet of Lot 4.
- q) Quit-Claim Deed from Antonio M. Fiorito, a single man, in favor of Dolores Anna Mendillo, a single woman, recorded March 24, 1995 in Official Records Book 23268, Page 1585, of the Public Records of Broward County, Florida. As to Lot 3.
- r) Quit Claim Deed from Dolores Mendillo, a single woman, in favor of Laura Mendillo and Lana Mendillo Sanders, as tenants with rights of survivorship, recorded February 24, 1995 in Official Records Book 23268, Page 663, of the Public Records of Broward County, Florida. As to Lot 3.
- s) Rerecorded Quit Claim Deed from Dolores Mendillo, a single woman, in favor of Laura Mendillo and Lana Mendillo Sanders, as tenants with rights of survivorship, recorded April 3, 1995 in Official Records Book 23293, Page 394, of the Public Records of Broward County, Florida. As to Lot 3.
- t) Quit-Claim Deed from Paola Fiorito and Stefano Fiorito, tenants in common, in favor of Yolanda Mendillo Sanders and Laura I. Mendillo, as tenants in common, recorded March 5, 1996 in Official Records Book 24568, Page 655, of the Public Records of Broward County, Florida. As to Lot 3.
- u) Quitclaim Deed from Yolanda Mendillo Sanders, a/k/a Lana Mendillo Sanders, in favor of Emilio Frank Mendillo, recorded May 14, 1997 in Official Records Book 26417, Page 817, of the Public Records of Broward County, Florida. As to Lot 3.
- v) Warranty Deed from Emilio Frank Mendillo, a married man, joined by his wife, Betty Mendillo, in favor of Steven Stanley and Deana Stanley, husband and wife, recorded May 14, 1997 in Official Records Book 26417, Page 818, of the Public Records of Broward County, Florida. As to Lot 3.
- w) Quit-Claim Deed from Michael D. Bray and Johanna C. Bray (Bielmeier), his wife, in favor of Johanna C. Bray, a married woman, recorded February 26, 1998 in Official Records Book 27775, Page 123, of the Public Records of Broward County, Florida. As to the East half of Lot 4.
- x) Rerecorded Quit-Claim Deed from Michael D. Bray and Johanna C. Bray (Bielmeier), his wife, in favor of Johanna C. Bray, a single woman, recorded October 12, 1998 in Official Records Book 28905, Page 827, of the Public Records of Broward County, Florida. As to the East half of Lot 4.
- y) Warranty Deed from Steven Stanley and Deana Stanley, husband and wife, in favor of Ruth M. Guillaumette, a single woman, recorded October 6, 1999 in Official Records Book 29910, Page 1083, of the Public Records of Broward County, Florida. As to Lot 3.

- z) Quit Claim Deed from Ruth M. Guillaumette, a single woman, in favor of Ruth M. Guillaumette, a single woman and Marie E. Maignan, a single woman, as joint tenants with rights of survivorship and not as tenants in common, recorded May 15, 2000 in Official Records Book 30501, Page 536, of the Public Records of Broward County, Florida. As to Lot 3.
 - aa) Warranty Deed from Angeline C. Weir, a single woman, in favor of Casa 3 Development, LLC, a Florida corporation, recorded February 22, 2005 in Official Records Book 39107, Page 1144, of the Public Records of Broward County, Florida. As to Lot 19.
 - bb) Warranty Deed from Johanna C. Bray, a single woman, in favor of Casa 3 Development LLC, a Florida limited liability company, recorded June 2, 2005 in Official Records Book 39770, Page 21, of the Public Records of Broward County, Florida. As to the East half of Lot 4.
 - cc) Warranty Deed from William Kent and Mary Jane Kent, husband and wife, in favor of Casa 3 Development LLC, a Florida limited liability company, recorded June 22, 2005 in Official Records Book 39894, Page 450, of the Public Records of Broward County, Florida. As to the West half of Lot 4.
 - dd) Warranty Deed from Ruth M. Guillaumette, a single woman, and Mare E. Maignan, a single woman, in favor of Casa 3 Development, LLC, a Florida limited liability company, recorded September 14, 2005 in Official Records Book 40500, Page 377, of the Public Records of Broward County, Florida. As to Lot 3.
 - ee) Warranty Deed from Casa 3 Development, LLC, a Florida limited liability company, in favor of Lincoln Park Development Group, L.L.C., a Florida limited liability company, recorded September 26, 2006 in Official Records Book 42831, Page 1432, of the Public Records of Broward County, Florida. As to Lot 3, Lot 4 and Lot 19.
 - ff) Certificate of Title in favor of Premier American Bank NA, styled Premier American Bank NA, Plaintiff, VS. Lincoln Park Devel Group LLC; Dreszer, Eliu; Martinez, Mauricio; Malabet, Jose; Sarabia, Carlos, Defendant, Case No. CACE-08-059634, recorded November 8, 2010 in Official Records Book 47511, Page 368, of the Public Records of Broward County, Florida. As to Lot 3, Lot 4 and Lot 19.
 - gg) Rerecorded Certificate of Title in favor of Premier American Bank NA, styled Premier American Bank NA, Plaintiff, VS. Lincoln Park Devel Group LLC; Dreszer, Eliu; Martinez, Mauricio; Malabet, Jose; Sarabia, Carlos, Defendant, Case No. CACE-08-059634, recorded November 10, 2010 in Official Records Book 47516, Page 414, of the Public Records of Broward County, Florida. As to Lot 3, Lot 4 and Lot 19.
 - hh) Special Warranty Deed from Florida Community Bank, National Association, formerly known as Premier American Bank, National Association, a national banking association, in favor of GFK Investments LLC, a Florida limited liability company, recorded June 29, 2012 in Official Records Book 48870, Page 238, of the Public Records of Broward County, Florida. As to Lot 3, Lot 4 and Lot 19.
 - ii) Warranty Deed from GFK Investments LLC, a Florida limited liability company, in favor of 2219 Lincoln LLC, a Florida limited liability company, recorded April 5, 2019 at Official Records Instrument Number 115720663, of the Public Records of Broward County, Florida. As to Lot 3, Lot 4 and Lot 19.
2. Unsatisfied Encumbrances:
- a) No open mortgages found.

A judgment search has been run on all parties in the chain of title covered by this report.

3. Unsatisfied Judgments/Liens:

- a) Claim of Lien filed by the City of Hollywood, a municipal corporation, against 2219 Lincoln LLC, recorded January 30, 2024 at Official Records Instrument Number 119364027, of the Public Records of Broward County, Florida. As to Lot 3, Lot 4 and Lot 19.

4. Taxes and Assessments:

None due.

5. Miscellaneous Matters:

- a) Affidavit by Sophie Goldman, formerly known as Sophie Cohen, recorded August 31, 1973 in Official Records Book 5427, Page 358, of the Public Records of Broward County, Florida. As to the East half of Lot 4.
- b) Final Judgment Dissolving Marriage, styled Emilio Frank Mendillo, Petitioner / Husband, and Dolores Anna Mendillo, Wife / Respondent, Case No. 74-14099, recorded March 5, 1976 in Official Records Book 6511, Page 561, of the Public Records of Broward County, Florida. As to Lot 3.
- c) Last Will and Testament of Robert Leyman, deceased, recorded December 30, 1992 in Official Records Book 20225, Page 302, of the Public Records of Broward County, Florida. As to the West half of Lot 4.
- d) Letters of Administration, styled In Re: Estate of Robert Leyman, Deceased, Case No. 92-8401, recorded January 21, 1993 in Official Records Book 20293, Page 362, of the Public Records of Broward County, Florida. As to the West half of Lot 4.
- e) Nontaxable Certificate and Receipt for Estate Tax, In Re: The Estate of Leyman, Robert, recorded January 24, 1994 in Official Records Book 21676, Page 782, of the Public Records of Broward County, Florida. As to the West half of Lot 4.
- f) Order of Discharge, styled In Re: Estate of Robert Leyman, Deceased, Case No. 92-8401, recorded February 25, 1994 in Official Records Book 21802, Page 876, of the Public Records of Broward County, Florida. As to the West half of Lot 4.
- g) Final Judgment of Dissolution of Marriage, styled In Re: The Marriage of Johanna C. Bray, Petitioner / Wife, and Michael E. Bray, Respondent / Husband, Case No. 93-21144, recorded October 20, 1993 in Official Records Book 21535, Page 472, of the Public Records of Broward County, Florida. As to the East half of Lot 4.
- h) Amended Final Judgment of Dissolution of Marriage, styled In Re: The Marriage of Johanna C. Bray, Petitioner / Wife, and Michael E. Bray, Respondent / Husband, Case No. 93-21144, recorded January 6, 1994 in Official Records Book 21610, Page 56, of the Public Records of Broward County, Florida. As to the East half of Lot 4.
- i) Amended Final Judgment of Dissolution of Marriage, styled In Re: The Marriage of Johanna C. Bray, Petitioner / Wife, and Michael E. Bray, Respondent / Husband, Case No. 93-21144, recorded January 18, 1994 in Official Records Book 21650, Page 956, of the Public Records of Broward County, Florida. As to the East half of Lot 4.

- j) Continuous Marriage Affidavit regarding Steven Stanley and Deana Stanley, recorded October 6, 1999 in Official Records Book 29910, Page 1079, of the Public Records of Broward County, Florida. As to Lot 3.
 - k) Affidavit of Continuous Marriage regarding William Kent and Mary Jane Kent, recorded June 22, 2005 in Official Records Book 39894, Page 452, of the Public Records of Broward County, Florida. As to the West 50 feet of Lot 4.
 - l) Certificate of Death, Florida, for Charles Valentine Bergstrom, recorded July 8, 2005 in Official Records Book 40024, Page 874, of the Public Records of Broward County, Florida. As to Lot 19.
 - m) Notice of Lis Pendens, styled Premier American Bank, a Florida banking corporation, Plaintiff, VS. Lincoln Park Development Group, L.L.C., a Florida limited liability company; Eliu Dreszer, individually; Mauricio Martinez, individually; Jose Malabet, individually; Carlos Sarabia, individually, and City of Hollywood, Defendants, Case No. 08 59634, recorded December 23, 2008 in Official Records Book 45881, Page 169, of the Public Records of Broward County, Florida. As to Lot 3, Lot 4 and Lot 19.
 - n) Final Judgment of Foreclosure, styled Premier American Bank, NA, Plaintiff, VS. Lincoln Park Development Group, L.L.C., a Florida limited liability company; Eliu Dreszer, individually; Mauricio Martinez, individually; Jose Malabet, individually; and Carlos Sarabia, individually, Defendants, Case No. 08 59634 CACE 04, recorded July 15, 2010 in Official Records Book 47228, Page 821, of the Public Records of Broward County, Florida. As to Lot 3, Lot 4 and Lot 19.
6. The following abstractor notes should also be reviewed before a commitment or policy is issued:
- None

[B-I Support copies](#)

SCHEDULE B - SECTION II**Schedule B- Section 2**

The following standard exceptions should be made a part of any Commitment, unless evidence is presented which would eliminate the need for same:

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 hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights or claims of parties in possession.
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
5. Easements or claims of easements not shown by the public records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
7. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.

Easements, restrictions and other matters affecting title searched:

8. Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of HOLLYWOOD LITTLE RANCHES, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.
9. Terms and conditions contained in Covenant of Unity of Title, and all exhibits attached thereto, recorded in Official Records Book 41176, Page 1211, of the Public Records of Broward County, Florida.
10. Terms and conditions contained in City of Hollywood, Development Review Board, Resolution No. 05-DPV-58, and all exhibits attached thereto, recorded in Official Records Book 42035, Page 877, of the Public Records of Broward County, Florida.
11. Terms and conditions contained in City of Hollywood, Conveyance Agreement, and all exhibits attached thereto, recorded in Official Records Book 44047, Page 1990, of the Public Records of Broward County, Florida.
12. Terms and conditions contained in City of Hollywood, Planning and Development Board, Resolution No. 13-DPV-60, and all exhibits attached thereto, recorded in Official Records Book 50570, Page 291, of the Public Records of Broward County, Florida.

[B-II Exception copies](#)

REAL PROPERTY TAX INFORMATION

TAXES PAID THRU THE YEAR (S) 2023

TAX INFORMATION FOR THE YEAR 2023 AS FOLLOWS:

PARCEL ID #:	5142 16 01 4710
TOTAL ASSESSED VALUE:	\$1,530,540.00
GROSS TAX AMOUNT:	\$0.00
DUE OR PAID:	NONE DUE
BACK TAXES:	None



March 8, 2024

Jeremy B. Shir, Partner
Shutts and Bowen, LLP
201 East Las Olas Boulevard, Suite 2200
Fort Lauderdale, Florida 33301

Via Email Only

Dear Mr. Shir:

Re: Platting requirements for a parcel legally described as Lots 3, 4 and 19, Block 12, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. This parcel is generally located between Johnson Street and Lincoln Street and between Dixie Highway and North 24 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 1.42 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Jeremy B. Shir
March 8, 2024
Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Dawn Teetsel at your convenience.

Respectfully,

A handwritten signature in blue ink, appearing to read 'BBB', is positioned above the typed name of the sender.

Barbara Blake Boy
Executive Director

BBB:DBT

cc/email: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood



The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

SITE PLAN

SBBC-3827-2024

Municipality Number: 24-OP-14

Folio #: 514216014710

Lincoln Park Residences

May 16, 2024



SCAD Expiration Date: November 12, 2024

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: May 16, 2024	Single-Family:		Elementary: 9
Name: Lincoln Park Residences	Townhouse:		Middle: 6
SBBC Project Number: SBBC-3827-2024	Garden Apartments: 109		
County Project Number: N/A	Mid-Rise:		High: 2
Municipality Project Number: 24-OP-14	High-Rise:		
Owner/Developer: Eliana Guimaraes	Mobile Home:		
Jurisdiction: Hollywood	Total: 109		Total: 17

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Oakridge	605	2,026	459	-206	-11	69.0%	9
Olsen	1,080	958	558	-630	-28	47.0%	6
South Broward High	2,297	849	2,295	-231	-9	90.9%	2

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Oakridge	468	-253	64.9%	440	432	423	415	406
Olsen	564	-674	45.6%	519	489	490	521	508
South Broward High	2,297	-221	91.2%	2,285	2,286	2,280	2,275	2,268

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <https://www.browardschools.com/Page/34040>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Avant Garde Academy	1,074	1,139	65	1,139	1,139	1,139
Avant Garde K-8 Broward	1,050	1,125	75	1,125	1,125	1,125
Ben Gamla Charter	625	353	-272	353	353	353
Ben Gamla Charter North Broward	900	289	-611	289	289	289
Hollywood Academy 6_8	450	453	3	453	453	453
Hollywood Academy K_5	1,100	1,113	13	1,113	1,113	1,113
International Studies Academy High School	372	224	-148	224	224	224
International Studies Academy Middle School	594	293	-301	293	293	293
Paragon Academy Of Technology	500	142	-358	142	142	142
Sunshine Elementary	500	211	-289	211	211	211

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Oakridge	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Olsen	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
South Broward High	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <https://www.browardschools.com/Page/34040>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The site plan application proposes 109 (98 one-bedroom or less and 11 two-bedroom) garden apartment units, which are anticipated to generate 17 (9 elementary, 6 middle, and 2 high) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2023/24 school year include Oakridge Elementary, Olsen Middle, and South Broward High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), these schools are expected to maintain their current status through the 2025/26 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2023/24 school year are depicted above. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 109 (98 one-bedroom or less and 11 two-bedroom) garden apartment units, and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on November 12, 2024. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided, and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-3827-2024 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

5/16/2024

Date

Glennika D. Gordon

Signature

Glennika D. Gordon,AICP

Name

Planner

Title

**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes No

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: 2219 LINCOLN LLC

2. Project Name: LINCOLN PARK

3. Project Address: 2219 LINCOLN ST HOLLYWOOD FLORIDA 33138

4. Contact person: ARI SKLAR, ARCHITECT

5. Contact number: 954-925 9292

6. Type of unit(s): Single Family Multi-Family Hotel/Motel

7. Total number of residential and/or hotel/motel units: 111 UNITS

LESS THAN 1,000SF - \$1,132 x 104 UNITS = \$117,728

8. Unit Fee per residential dwelling based on sq. ft.: MORE THAN 1,000SF - \$1,401 x 7 UNITS = \$9,807

9. Unit Fee per hotel/motel room: _____

10. Total Park Impact Fee: \$127,535 Date: 06/25/2024

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts
at 954.921.3404 or dvazquez@hollywoodfl.org with any inquiries.

City of Hollywood Park Impact Schedule of Fees

Land Use	Fee
<i>Residential: single family (detached)</i>	
Less than 1,500 sf	\$2,063
1,500 sf to 2,499 sf	\$2,317
2,500 sf and greater	\$2,594
<i>Residential: multi-family (apartment/condominium/townhouse)</i>	
Less than 1,000 sf	\$1,132
1,000 sf and greater	\$1,401
<i>Residential: mobile home</i>	
Mobile Home Park	\$2,055
<i>Residential: Senior Housing</i>	
Detached	\$1,778
Attached	\$931
<i>Transient, Assisted, Group</i>	
Hotel / Motel	\$1,355

*Square feet refers to enclosed, gross floor area excluding parking garage, screened enclosures and unfinished attics.

Fee calculation is from Chapter 38.97 of the Code of Ordinances entitled "Finance".



MEETING MINUTES
2219-2231 Lincoln St Hollywood FL
June 13, 2024 Virtual
6:00 PM

*ARCHITECTURE
Commercial
& Residential*

Attendees:

Name
Ari Sklar
Adina Kaufman
Jorge Fuentes
Kathryn
Amanda Jonathan
Karen Caputo
Antoine Freitas
Thiago Azevedo
Pyermo Buss Nunes
Nicole Luz

Name
Vice Mayor
Eugenio Vias
Rachel Mamor
FatCat
Larry W
Lenov Tab 17
Daniel Sande
Gabriel Costa
Andre Guimaraes

*Interior
Architecture
& Design*

*Urban
Renovation*

*Architectural
Design of
Children's
Environments*

THE FOLLOWING ITEMS WERE DISCUSSED

- Section 8.
- No Short-Term Rental.
- Trees.
- Infrastructure.
- Uber Pick up and Drop Off (not airport) .
- 3 Bedroom apt
- Not enough parking spaces

*Development
Consulting*

2310 Hollywood Blvd.

Hollywood

Florida 33020

Tel: 954.925.9292

Fax: 954.925.6292

*email:
mail@sklarchitect.com*

*WEBSITE:
www.sklarchitect.com*

Meeting Adjourned 7:15 PM

AA 0002849

IB 0000894

NCARB CERTIFIED



Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.



SKLARchitecture

VIRTUAL COMMUNITY MEETING INVITATION

We are inviting you to attend a Virtual Community Meeting to discuss an application submitted to the City of Hollywood. This meeting is being held to discuss the Residential Apartment Development proposed for the property identified in the location map below. All interested parties are encouraged to participate in this virtual meeting. Ari L. Sklar Architect of SKLARchitecture will be presenting this proposed Project and immediately following the presentation will be a time to address questions.

2219 Lincoln LLC
2219-2231 Lincoln St
Hollywood, FL 33020



VIRTUAL COMMUNITY MEETING DETAILS

Meeting Date & Time: June 13 2024 6:00 pm Virtual

FOR FURTHER INFORMATION CONTACT: Karen Molina at Info@sklarchitect.com If you have questions regarding the proposed project or need assistance accessing the Zoom application, we request that you please send them via e-mail in advance of the meeting. To participate, you must access the link provided below via the Zoom Application.

Please join the meeting from your computer, tablet, or smartphone

Ari SKlar is inviting you to a scheduled Zoom meeting.

Topic: Neighborhood Meeting Lincoln St

Time: Jun 13, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89957183526?pwd=YnhUbHFMV2I5bzEvUmZ2UFhkdTZSUT09>

Meeting ID: 899 5718 3526

Passcode: 172284

Sincerely,



Ari L. Sklar, AIA, NCARB
President

ALS