

# ATTACHMENT A

## Application Package

# GENERAL APPLICATION

APPLICATION DATE: 4.14.25

**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 type="checkbox"/> Technical Advisory Committee              | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance          |
| <input checked="" 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:** 2233 Hollywood BLVD

Lot(s): 1-26 B W1/2 OF LOT 2, LO1 Block(s): LESS S 30 THEREOF Subdivision: HOLLYWOOD LITTLE RA

Folio Number(s): 514216013110

Zoning Classification: RC-1 Land Use Classification: Commercial

Existing Property Use: Commercial Sq Ft/Number of Units: 322039 / 180 units

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

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): Project # 19-DP-57

## DEVELOPMENT PROPOSAL

Explanation of Request. Amendment to apply artificial greenery as the garage screen for the REVV Hollywood development.

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="180"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="184686"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="288"/> )
Height (# of stories)	(# STORIES) <input type="text" value="7"/> ( <input type="text" value="77"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text" value="70000"/> FT.)

**Name of Current Property Owner:** CALTA GROUP HOLLYWOOD LLC

Address of Property Owner: 500 S DIXIE HWY SUITE 204 CORAL GABLES, FL 33146

Telephone: \_\_\_\_\_ Email Address: kaly@thecaltagroup.com

**Applicant** Rebecca Miller & MPLD Staff Consultant ☐ Representative ☒ Tenant ☐

Address: 528 Northwood RD Telephone: 561-725-2432

Email Address: liam@mpldconsulting.com

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

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

**Noticing Agent** (FTAC & Board submissions only) : \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](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: \_\_\_\_\_

Date: 10/14/24

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

Date: 10/14/24

Signature of Consultant/Representative: \_\_\_\_\_

Date: 11/6/24

PRINT NAME: Rebecca Miller & MPLD Staff

Date: 9/4/24

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

Sworn to and subscribed before me  
this 14 day of October



Marcela Salas  
Comm.: HH 406563  
Expires: Jun. 5, 2027  
Notary Public - State of Florida

Notary Public  
State of Florida

Signature of Current Owner

Print Name

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



MPLD Consulting  
528 Northwood Rd  
West Palm Beach, FL 33417

May 2, 2025

City of Hollywood  
2600 Hollywood Boulevard  
Hollywood, FL 33020  
ATTN: Division of Planning and Urban Design

RE: REVV Hollywood (2233 Hollywood BLVD)

Dear City of Hollywood,

We are requesting a minor design amendment due to engineering inconsistencies caused by our previously approved screening solution for our parking garage on our north-facing rear elevation. After conferring with the City Planning Department regarding acceptable replacement screening, we agreed that a green wall would be the best option.

This amendment is deemed necessary as NOA/Miami Dade approvals were not available for the original screen design. We were unable to engineer an acceptable solution to this issue while meeting High Velocity Hurricane Zone (HVHZ) requirements. Safety is our primary concern along with our building's visual appeal.

We believe that our current landscape plan and the beauty of the architecture will create a harmonious aesthetic with our new proposed green wall and meets the intent of our original approvals.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Rebecca Miller'.

Rebecca Miller  
President, MPLD Consulting  
Phone: 772-418-1384  
Email: rebecca@mpldconsulting.com

Developing Relationships Today, Building Tomorrow.

[www.MPLDConsulting.com](http://www.MPLDConsulting.com)

MPLD South Office | 528 Northwood Road. | West Palm Beach, FL 33407 | O: 561-425-6753

MPLD Tradition Office | 10489 SW Meeting St. | Port St. Lucie, FL 34987 | O: 772-343-0336

MPLD North Office | 1011 Boston Avenue | Fort Pierce, FL 34950 | O: 772-343-0336



Revised April 24, 2025

1. Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

**Borges:** The architectural articulation of the facades are providing a contemporary architectural language with movement and depth accentuated by a soft color scheme. Balconies are presented with a variety of widths with an aluminum mesh railing system. The corners have a signature framing element to celebrate the end transitions of the main façade with a significant break at the middle entry point of the project. The building has an active live-work use along Hollywood Boulevard with 2 neighborhood service-oriented retail to book end the pedestrian street experience. The garage structure is mostly lined with residential units on 3 sides and treated with a fencing material within the voids created by the top of the crash walls and level above. The fence is then clad with artificial planting material and durable for 5 to 10 years. The building is finished with a stucco façade with accented paint tones that are represented in our colored presentation.

2. Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

**Borges:** The immediate context of the building being proposed is mostly a series of one story buildings that will eventually be redeveloped and sometimes mostly renovated. Our side of the street does not have significant buildings that conform to the current zoning allowing 7 story buildings such as ours. On the East end of our site there is 5 story professional office building with street level storefronts. This professional office building appears to be about 55 feet to the top of its roof parapet. The patterns and rhythm created in our proposed facades establish a contextual response to existing building and relation to new multifamily buildings developed in recent years along the South Side of Hollywood Boulevard that were allowed to be 14 stories while our proposed building is 7 stories and fits well within established and evolving context.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

**Borges:** The proposed multifamily low rise building is proportionate in scale and height and consistent with existing context. The proposed architectural details and articulation introduce horizontal banding and recessed façade articulation to help the upper building appear to be suspended and floating to a degree. Our side of the street does not have significant buildings that conform to the current zoning allowing 7 story buildings such as ours. On the East end of our site there is 5 story professional office building with street level storefronts. This professional

office building appears to be about 55 feet to the top of its roof parapet. The patterns and rhythm created in our proposed facades establish a contextual response to existing building and relation to new multifamily buildings developed in recent years along the South Side of Hollywood Boulevard that were allowed to be 14 stories while our proposed building is 7 stories and fits well within established and evolving context.

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.

**Borges:** The Landscape Design represents a variety of native and other compatible plant materials and create a more urban rhythm along the street and harmonizes with the recent street scape improvements along Hollywood Boulevard. The new sidewalks installed during the Hollywood Boulevard upgrades by FDOT will be harmonized with our project and will all look seamless upon final development construction. The 3 sides of the project present transitional buffering landscape and shade trees as presented on the landscape documents, the elevated pool deck will also represent a tropical and sustainable landscape concept to animate the residential amenity deck.

BORGES + ASSOCIATES ARCHITECTS







2212 Polk ST (north of subject property)



2222 Polk ST (north of subject property)





2228 Polk ST (north of subject property)



2230 Polk ST (north of subject property)





2230 Polk ST (north of subject property)



2242 Polk ST (north of subject property)





2303 Hollywood BLVD (west of property)

Previously approved design



ISSUE DATE: 02.17.23		PERMIT SET
No.	Date	Description
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architecture    urban-planning    interior-design		
237 S Dixie Hwy, 4th Fl Suite 419 Coral Gables, FL 33133 305.374.6216 phone www.borgesarchitects.com		
REINALDO BORGES, ARCHITECT		
AA2000716 A0004300		
Project Team		
<b>OWNERSHIP ENTITY</b> The Cella Group 3108 Ponce de Leon Blvd Coral Gables, FL 33134 (786) 350-1989		
<b>OWNER'S REPRESENTATIVE</b> Arcon Construction 21304 W. Dixie Hwy Miami, FL 33160 (305) 792-7333		
<b>ARCHITECT</b> Borges Architects 237 S Dixie Hwy, 4th Fl Suite 419 Coral Gables, FL 33133 (305) 374-6216		
<b>LEAF SAFETY</b> S&S Consulting, LLC 200 Palmetto Ave Coral Gables, FL 33134 (888) 224-8911		
<b>Civil Engineering</b> Terra Civil Engineering 4011 W. Flagler St., Suite 404 Coral Gables, FL 33134 (305) 495-4010		
<b>LANDSCAPE</b> All Landscape Design, Inc. 4400 100 97th Court Doral, Florida 33176 (305) 205-7664		
<b>STRUCTURAL ENGINEER</b> DHS Structural Engineers 11088 Biscayne Blvd, Suite 103 Miami, FL 33150 (305) 285-7800		
<b>M.E.P.</b> RESTEKO Consulting Engineers 18151 NW 88th Avenue, Suite 225 Miami Lakes, FL 33075 (760) 803-8669		
<b>SUSTAINABILITY</b> Spirimeter Group 11777 Clark Avenue, #7 Avenue West Palm Beach, FL 33401 (760) 801-0775		
<b>POOL DESIGN</b> AquaScapes 5000 SW 7th Ave., Suite 103 Miami, FL 33155 (305) 697-8975		
Project Name		
HOLLYWOOD ENTERTAINMENT CENTER		
2233 Hollywood Boulevard, Hollywood, FL 33020		
Project Number: 18-500		
Drawing Name		
RENDER		
Scale:		
Drawing Number		
A-004		



## An aerial view of a modern, multi-story residential building. The building features a prominent green wall on its left side and a series of balconies with glass railings. It is surrounded by lush greenery, including palm trees and dense foliage. In the background, other urban buildings and a clear blue sky with scattered clouds are visible.

A-003



# Proposed Design

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**borges** architects  
+ associates

architecture urban-planning interior-design

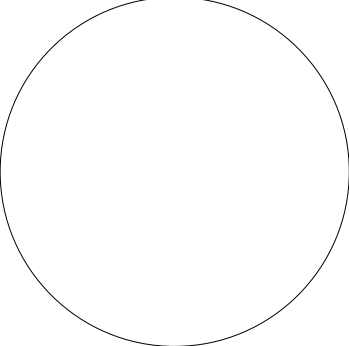
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Coral Gables, FL 33133

305.374.9216 phone

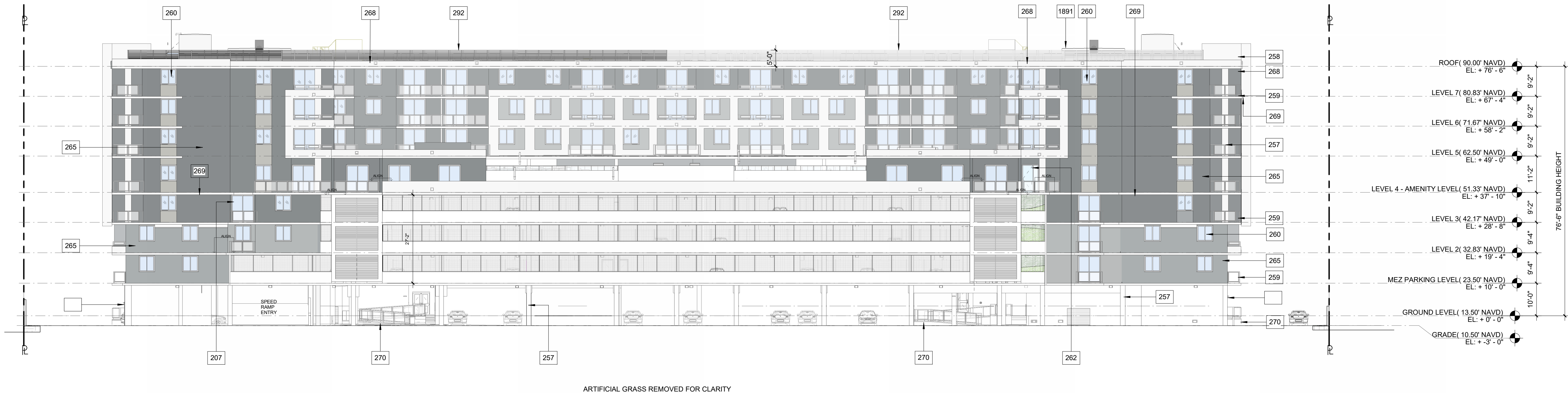
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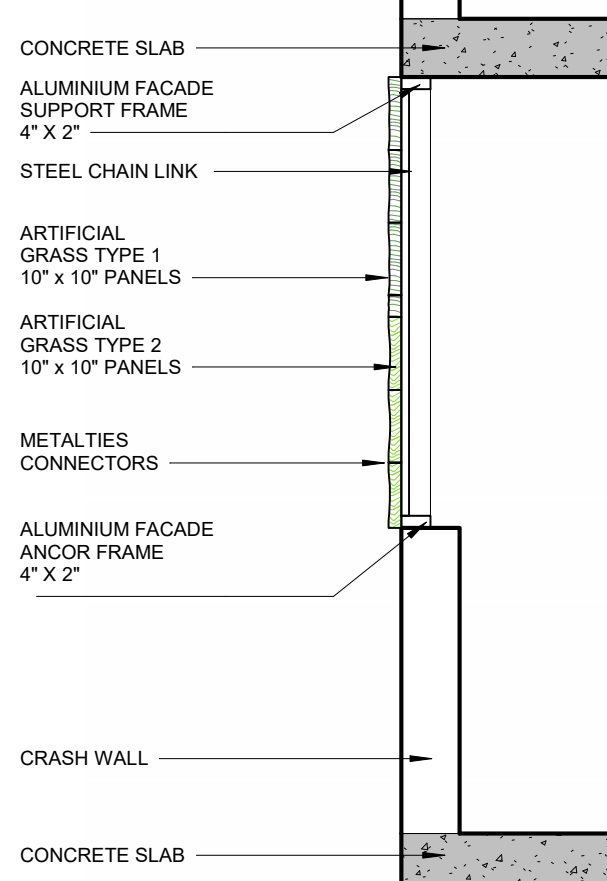


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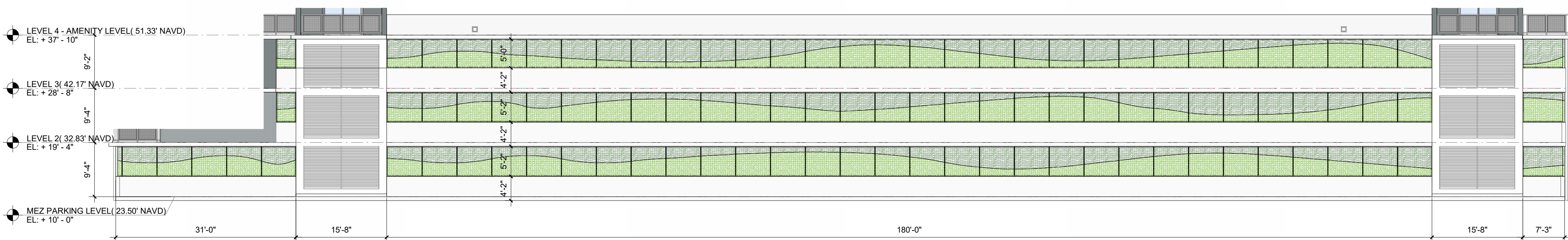


2 NORTH ELEVATION FACADE METAL MESH  
1/16" = 1'-0"



1 NORTH ELEVATION - FACADE VERTICAL GARDEN  
1/16" = 1'-0"

4 ARTIFICIAL GRASS - DETAIL  
1/2" = 1'-0"



## KEYNOTE LEGEND

199	ROLL UP DOORS AT LOADING
207	5/8" X 1/2" WOOD PLANKS ON CEILING TO MATCH EXTERIOR CAST-IN PLACE CONCRETE FINISH, CONTINUOUS FINISH AND ELEVATION ON INTERIOR AND EXTERIOR OF THE HOUSE
257	ALL EXTERIOR COLUMNS TO HAVE PAINTED SMOOTH TEXTURE CEMENT-BASED PLASTER FINISH PER ASTM C926 & C1063. SEE A510
258	CONCRETE ARCHITECTURAL FEATURE WITH SMOOTH STUCCO FINISH. PTD
259	EXTERIOR ALUMINUM MESH RAILING TO BE 42" AFF AT BALCONIES & GROUND LEVEL. CONTRACTOR TO PROVIDE SHOP DWGINGS & CALCS FOR AORREOR REVIEW AND APPROVAL. SEE DETAILS FOR FURTHER INFO 01A517
260	IMPACT RESISTANT ALUM & GLASS FIXED WINDOW. CONTRACTOR TO PROVIDE SHOP DWGINGS & CALCS FOR AORREOR REVIEW AND APPROVAL
262	IMPACT RESISTANT ALUM AND GLASS SLIDING DOOR. CONTRACTOR TO PROVIDE SHOP DWGINGS & CALCS FOR AORREOR REVIEW AND APPROVAL
264	IMPACT RESISTANT ALUM AND GLASS SLIDING DOOR. CONTRACTOR TO PROVIDE SHOP DWGINGS & CALCS FOR AORREOR REVIEW AND APPROVAL
265	SMOOTH STUCCO FINISH. PTD SEE A510
266	PARAPET WALL W/ SMOOTH STUCCO FINISH. PTD. SEE A510
269	CONCRETE EYEBROW WITH SMOOTH STUCCO FINISH. PTD. SEE A510
270	CONCRETE ACCESSIBLE RAMP W/ GUARDRAIL
271	CONCRETE EMERGENCY SCUPPERS. SEE DETAILS FOR FURTHER INFORMATION

## KEYNOTE LEGEND

272	HSS TUBE W/ ALUM CLADDING. SEE STRUCTURAL FOR FURTHER INFORMATION. SEE WIND. ELEV FOR OTHER LOCAT.
277	EXTERIOR LIGHTING. PROVIDE RECESSED J BOX. SEE ELECTRICAL DWGS. SEE RCP FOR LOCATIONS.
282	MECH. SCREEN. SEE A512
474	CONCRETE BEAM. REFER STRUCTURAL
506	CONCRETE STAIR. REFER TO STRUCTURAL DWGS
509	STEM WALL WRAPPING. SEE DETAIL 273 A517
669	CONCRETE BEAM. SEE STRUCTURAL FOR SIZE AND REINFORCING
866	PARKING GARAGE SCREEN. STRUCTURE FLEX. FLEX FACADE BY DELEGATED ENGINEER
1149	
1435	CONC SCUPPERS. SEE A1A10 & S1A10
1704	LOUVER. SEE MECH FOR SPECS
1884	ALUM & MESH GUARDRAIL & HANDRAIL. SEE DETAIL 71A517.
1901	OTIS ELEVATOR OVER RUN
1908	BUILDING SIGNAGE. UNDER SEPARATE PERMIT.
2578	STOREFRONT SYSTEM W/ LOUVERS

## NOTE:

1. FULL SIGNAGE PACKAGE TO BE PROVIDED AT A LATER STAGE THROUGH A SEPARATE PERMIT.
2. PARAPET WALL. 96" H/ COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
3. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMIT ARE REQUIRED FOR EACH SIGN.
4. REFER TO REINFORCING FOR PROPOSED FACADE MESH DRAWING.
5. REFER TO MECH FOR STUCCO & WATERPROOFING SPECS.

Project Name

**HOLLYWOOD  
ENTERTAINMENT  
CENTER**

2233 Hollywood Boulevard, Hollywood, FL 33020

Project Number 18-500

Drawing Name

**NORTH ELEVATION**

Scale:

As indicated

Drawing Number

**D-200**



Proposed Design

