



GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

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:

- Technical Advisory Committee
 City Commission

Variance/Special Exception Requested

- Administrative Approvals
 Historic Preservation Board
 Planning and Development Board

PROPERTY INFORMATION

Location Address: 600 Knights Road, Hollywood FL 33021

Lot(s): 1 Block(s): _____ Subdivision: _____

Folio Number(s): 514217000012

C-4

Zoning Classification: C-4 Land Use Classification: 77-01 Clubs

Existing Property Use: Club Sq Ft/Number of Units: _____

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

Has this property been presented to the City before? If yes, check all that apply and provide

File/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: Padel Club

Transformation of current social Club into a Padel Sports Club

Phased Project: Yes / No Number of Phases: two phases

Project	Proposal		
Units/rooms (# of units)	N/A	(Area: N/A	S.F.)
Proposed Non-Residential Uses	N/A		S.F.
Open Space (% and SQ.FT.)	N/A	(Area: N/A	S.F.)
Parking (# of spaces)	N/A	(Area: N/A	S.F.)
Height (# of stories)	N/A	(FT.)
Gross Floor Area (SQ. FT)	7,236 sqft as per survey		

Name of Current Property Owner: Bluevis LLC

Address of Property Owner: 185 sw 7th st #4201, Miami FL 33130 APT 4201 Mia

Telephone: 202-250-0373 Email Address: Sarceatp@gmail.com

Applicant Padel Essentials LLC Consultant | Representative | Tenant (check one)

Address: 1116 Cedar Falls Dr, Weston Fl 33327 Telephone: 954-803-6920

Email Address: ismaelf@padelessentials.com

Email Address #2: mariafabianape@gmail.com

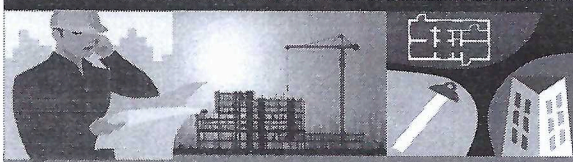
Date of Purchase: 11/23/2023 Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Rio Development Resources

E-mail Address: diana@rdrmiami.com

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign as approved by the Division of Planning & Urban Design. 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: [Signature] Date: _____

PRINT NAME: Salomon Arce Lema Date: _____

Signature of Consultant/Representative: [Signature] Date: 12/4/2023

DocuSigned by:
Ismael Fernandez
B562902D0F6457...

PRINT NAME: Ismael Fernandez Date: 12/4/2023

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

Sworn to and subscribed before me
this 7 day of December 2023

[Signature]

Notary Public
State of Florida



My Commission Expires: 8/26/2025 (Check One) Personally known to me; OR Produced Identification New York State Driver license.

[Signature]
Signature of Current Owner

Salomon Arce Lema
Print Name

JOHNSON STREET
THE N. LINE OF SECTION 17, TOWNSHIP 51, RANGE 42 EAST

KNIGHTS ROAD
50' TOTAL RIGHT-OF-WAY PER PB 130, PG 49

HOLLYWOOD SELF STORAGE
PLAT BOOK 130, PAGE 49

SCHEDULE B
AMERICAN LAND TITLE ASSOCIATION COMMENTARY
COMMITTEE NUMBER: 14-010
ISSUING OFFICE FILE NUMBER: 2308-10 PA
COMMITMENT DATE: AUGUST 25, 2023 AT 11:00 PM

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created attaching to the Schedule B, Part 1, after the commitment date and which still requires one met. (NOT A SURVEY MATTER)
2. a. General or special taxes and assessments required to be paid in the year 2023 and subsequent years. (NOT A SURVEY MATTER)
b. Rights or claims of parties in possession not recorded in the Public Records. (NOT A SURVEY MATTER)
c. Any defect, lien, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection of an accurate and complete land survey of the land and inspection of the land. (NOT A SURVEY MATTER)
d. Easements or claims of easements not recorded in the Public Records. (NOT A SURVEY MATTER)
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. (NOT A SURVEY MATTER)
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. (NOT A SURVEY MATTER)
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any county or municipality. (NOT A SURVEY MATTER)
5. Covenants, conditions, and restrictions as contained in Warranty Deed recorded 8/24/1986 in O.R. Book 3251, Page 769. Public Records of Broward County, Florida. (NOT A SURVEY MATTER)
6. Easement contained in instrument recorded June 24, 1966, under O.R. Book 3251, Page 773. Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)
7. Easement to City of Hollywood, Florida recorded in O.R. Book 3542, Page 268. Public Records of Broward County, Florida. (NOT REVIEWED BY SURVEYOR)
8. Easement to Florida Power & Light Company recorded in O.R. Book 4242, Page 921. Public Records of Broward County, Florida. (NOT REVIEWED BY SURVEYOR)
9. Easement to Florida Power & Light Company recorded in O.R. Book 4501, Page 508. Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)
10. Ordinance recorded in O.R. Book 7649, Page 373. Public Records of Broward County, Florida. (NOT A SURVEY MATTER)
11. Agreement recorded in O.R. Book 14863, Page 321. Public Records of Broward County, Florida. (DOES NOT PERTAIN TO PROPERTY)
12. Rights of the lessees under unrecorded leases. (NOT A SURVEY MATTER)

LEGAL DESCRIPTION:
The South 3/42 feet of the North Three-Quarters (N. 3/4) of the East One-Half (E. 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Fifty-one (51) South, Range Forty-two (42) East, situate, lying and being in Broward County, Florida excepting therefrom the East 412 feet.

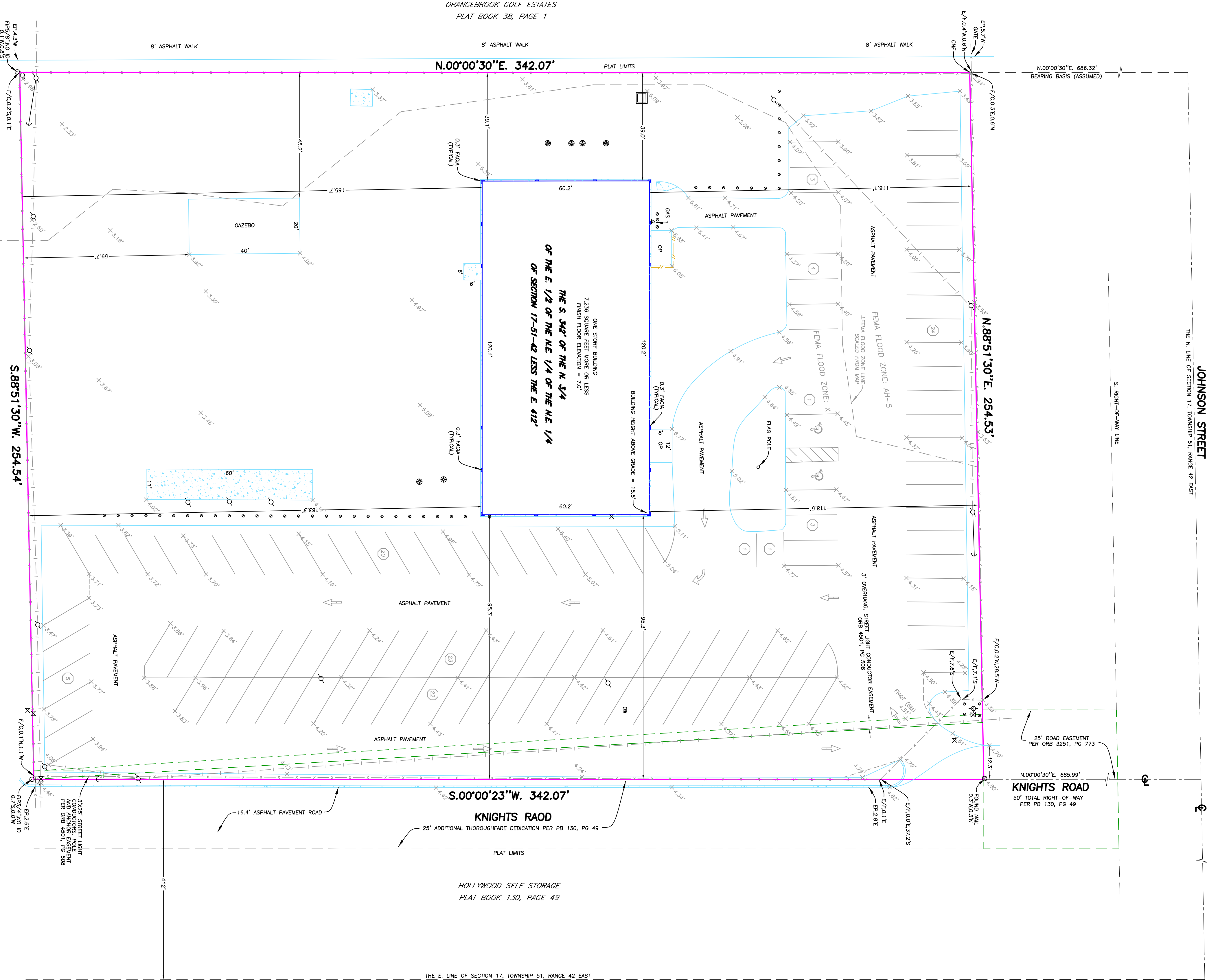
CERTIFIED TO:
TBD

PROPERTY ADDRESS:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

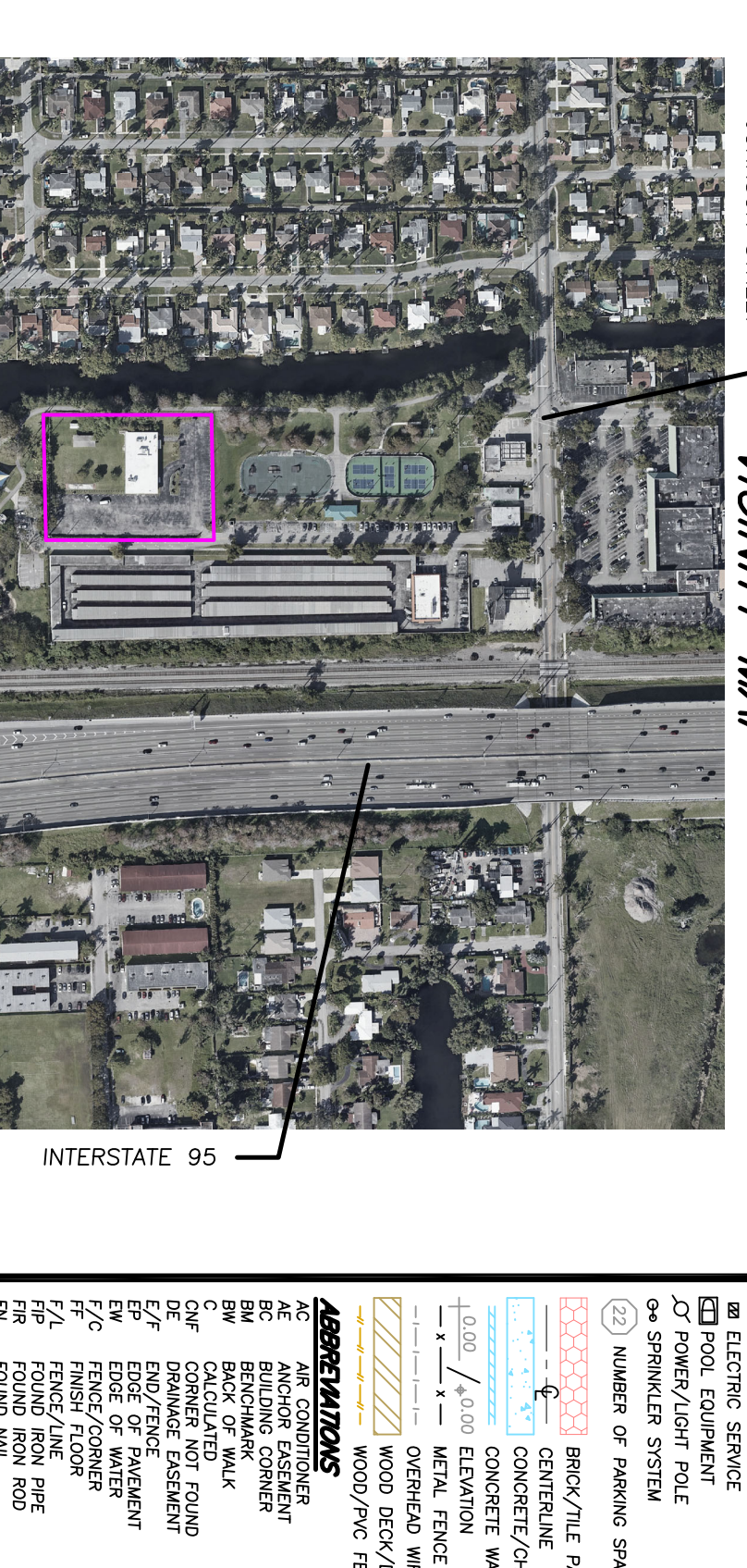
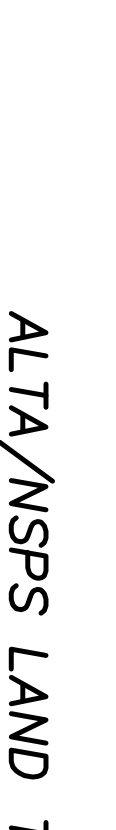
ALTA / NSPS LAND TITLE SURVEY
INVOICE # 44479
SURVEY DATE 09/13/23
FLOOD ZONE: X0.2X/AH-5
MAP DATE 08/18/24
MAP NUMBER 125113 0568H

TABLE A
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- ITEM 4: NET LAND AREA = 87,068 SQUARE FEET MORE OR LESS (2.0 ACRES MORE OR LESS)
- ITEM 5: GROSS LAND AREA* = 91,344 SQUARE FEET MORE OR LESS (2.1 ACRES MORE OR LESS)
- ITEM 6: GROSS LAND AREA TAKEN TO CENTER OF 25' RIGHT OF WAY OF KNIGHTS ROAD (AREA OF 25' RIGHT OF WAY OF KNIGHTS ROAD IS 108,750 SQ. FT.) = 108,750 SQUARE FEET MORE OR LESS
- ITEM 7: BENCHMARK OF ORIGIN: PID - AD6875, ELEVATION = 5.24'
- ITEM 8: NO DOCUMENTS PROVIDED TO SURVEYOR TO REVIEW
- ITEM 9: TOTAL NUMBER OF PARKING SPACES = 108 BEING 106 STANDARD PARKING SPACES AND 2 HANDICAPPED PARKING SPACES.
- ITEM 10: NO DOCUMENTS PROVIDED TO SURVEYOR TO REVIEW
- ITEM 11: NO GOVERNMENTAL AGENCY SURVEY RELATED REQUIREMENTS PROVIDED TO SURVEYOR



ORANGEBROOK GOLF ESTATES
PLAT BOOK 38, PAGE 1



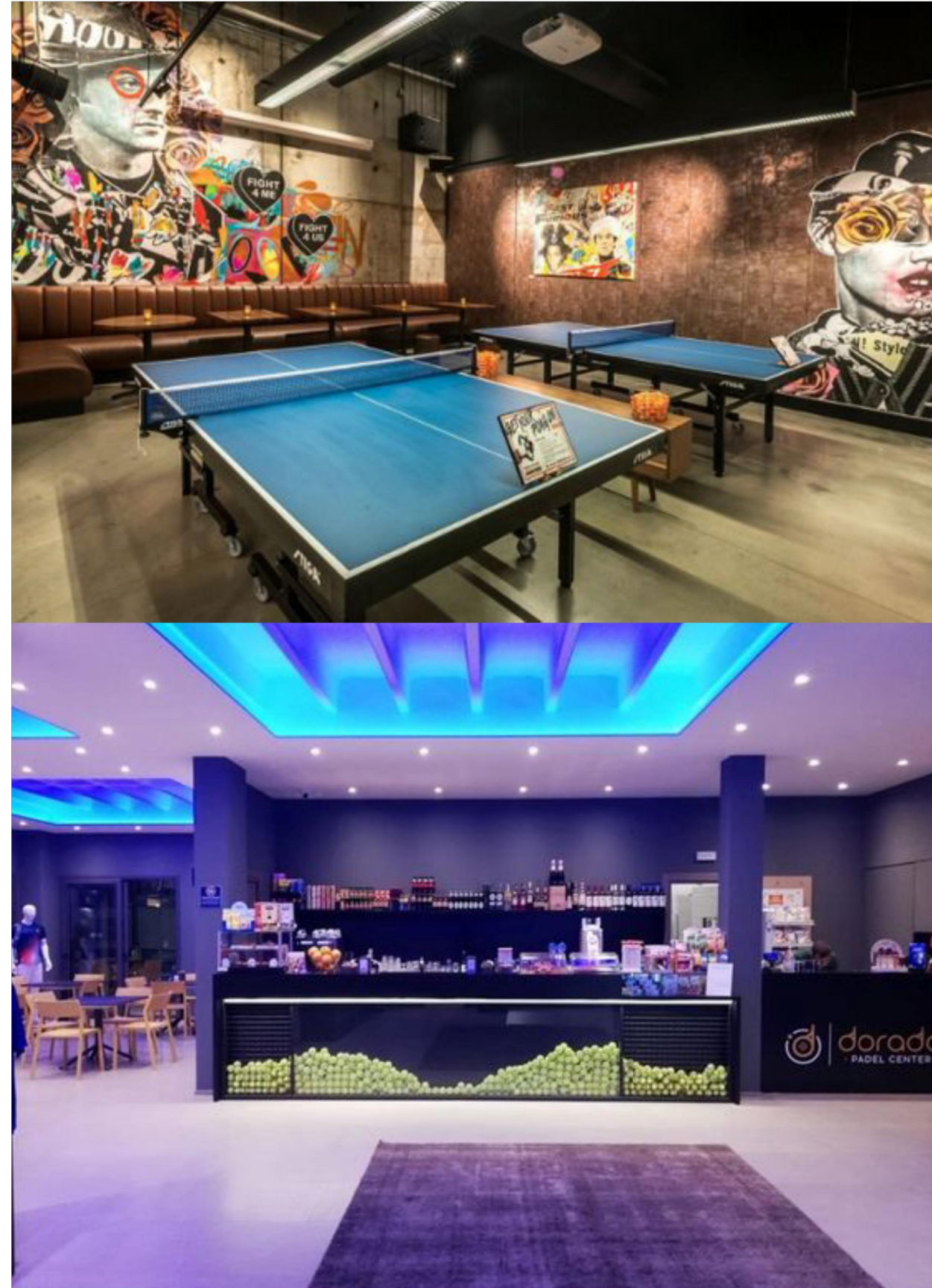
SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPLICANT. WESTERLY BEARINGS ASSUMED UNLESS OTHERWISE INDICATED. UNLESS OTHERWISE INDICATED, ALL OTHER BEARINGS AND DISTANCES WERE NOT LOCATED.
3. ALL DIMENSIONS OF BOUNDARIES, DISTANCES, AND BEARINGS WERE NOT LOCATED UNLESS OTHERWISE INDICATED ON SKETCH.
4. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPLICANT. WESTERLY BEARINGS ASSUMED UNLESS OTHERWISE INDICATED. UNLESS OTHERWISE INDICATED, ALL OTHER BEARINGS AND DISTANCES WERE NOT LOCATED.
5. ALL DIMENSIONS OF BOUNDARIES, DISTANCES, AND BEARINGS WERE NOT LOCATED UNLESS OTHERWISE INDICATED ON SKETCH.
6. IN SCALE INSTANCES THE CORNER, THE LOCATION OF THE IMPROVEMENTS OVER SCALED INSTANCES WAS NOT LOCATED.
7. FENCE LINES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE CORNER OF THE FENCE. UNLESS OTHERWISE INDICATED, ALL DIMENSIONS WERE NOT LOCATED.
8. DIMENSIONS OF ROAD RIGHTS-WAY WERE NOT LOCATED.
9. DIMENSIONS OF ROAD RIGHTS-WAY WERE NOT LOCATED.
10. DIMENSIONS OF ROAD RIGHTS-WAY WERE NOT LOCATED.
11. EXISTING CORNERS ROUND OFFERS WERE PROPERTY CORNERS.
12. ALL DIMENSIONS WERE NOT LOCATED UNLESS OTHERWISE INDICATED ON SKETCH.
13. NO ALTERATION WAS MADE TO LOCUS WRITTEN OR UNWRITTEN EXCEPTS OR RIGHTS-OF-WAY OTHER THAN THOSE SHOWN HEREON.

SURVEYOR'S CERTIFICATE:
I, **ALTA / NSPS LAND TITLE SURVEY**, being duly qualified and sworn in by the State of Florida, certify that this map and plat were prepared by me or under my direct supervision and that I am a duly licensed surveyor in the State of Florida. I have read the foregoing plat and the plat book containing the same and the same is true and correct as to the facts therein stated and as to the legal description of the land therein shown and as to the boundaries, easements, and other interests therein shown and as to the other matters therein shown and as to the other matters therein shown.

ALTA / NSPS LAND TITLE SURVEY
S U R V E Y O R S
P L L C
13100 W. STATE ROAD 90
SUITE 100
HOUSTON, TEXAS 77054
PHONE 281-292-1234
FAX 281-292-1235
WWW.ALTA-NSPS.COM

INDOOR CONCEPT



PHASE 2 Designer's Concept Drawing

NEW PADEL BALL COURTS
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FLORIDA 33021



COURT COVER EXAMPLE



PHASE 1 Designer's Concept Drawing

CODE SUMMARY:

APPLICABLE CODES:
Florida Building Code, Building - 2020, 7th Ed.
FLORIDA FIRE PREVENTION CODE - 2020, 7TH ED.
HOLLYWOOD Zoning Code - Latest Edition

FOLIO NUMBER: 5142 1700 0012

LEGAL DESCRIPTION:
THE S. 342' OF THE N ¼ OF E ½ OF NE ¼ OF NE ¼ OF SEC.17-51-42 LESS THE E 412'

TYPE OF CONSTRUCTION:
TYPE III

BUILDING SQUARE FOOTAGE:

7,236 S.F.

SITE SQUARE FOOTAGE:

86,967.7 S.F.

CLASSIFICATION OF WORK:

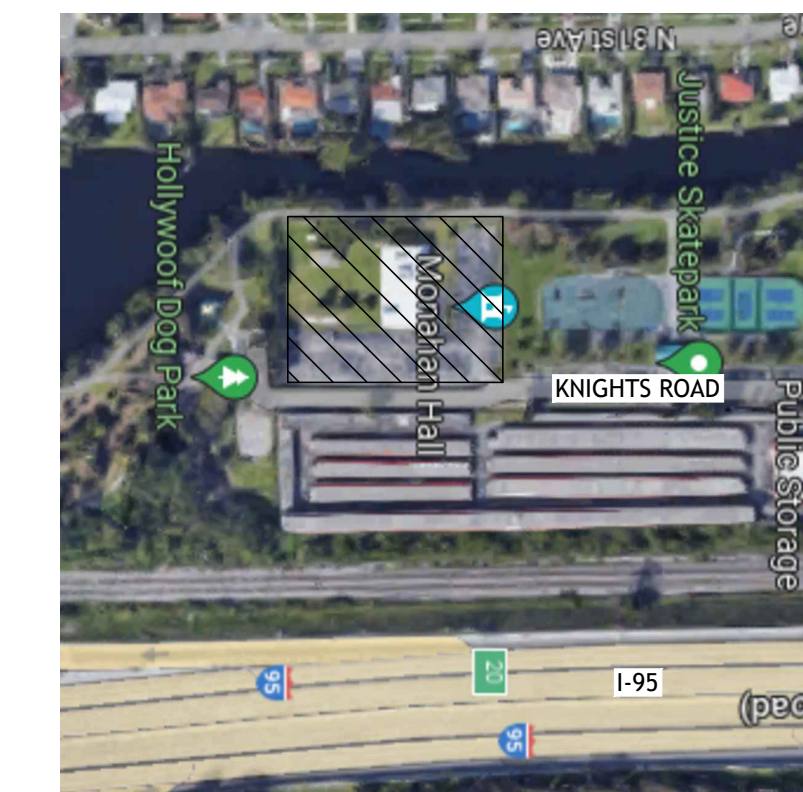
NEW PADEL COURTS AND TENT REMODELING

CLASSIFICATION OF USE:

A1 Assembly - Recreation

SCOPE OF WORK:

NEW 2 STORY RESIDENCE WITH UNDERSTORY



PROJECT TEAM

Architect of Record

Designers

Structural Engineer

MEP/FP Engineer

Landscape Architect

Civil Engineer

ANTHONY LEON
3DESIGN, INC.
3260 NW 7th STREET
MIAMI, FLORIDA 33125
Off: 305-438-9377
Email: 3dtony@bellsouth.net

AA0003569
ANTHONY LEON
0016732

3DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

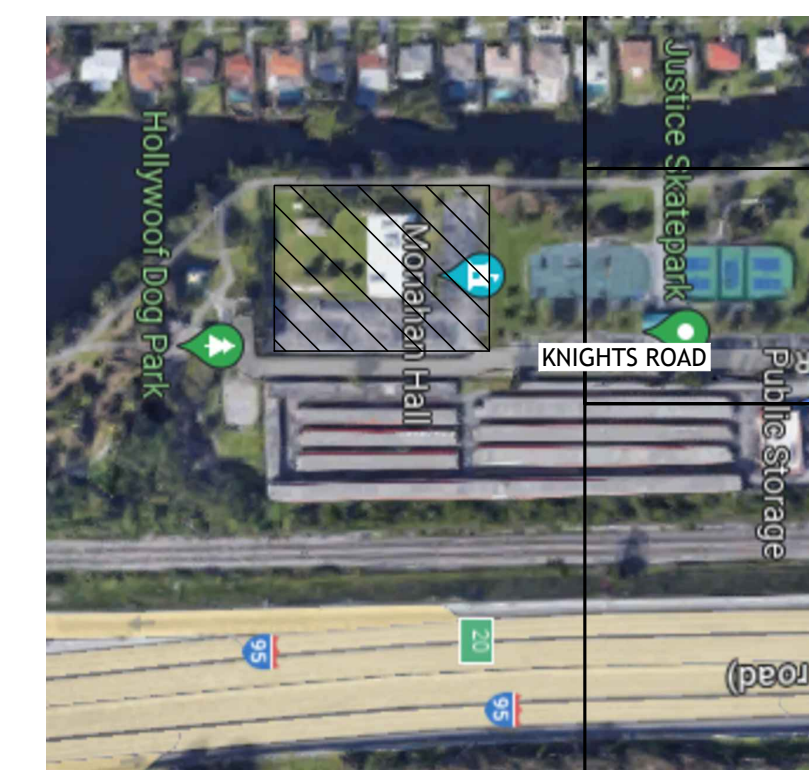
PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:
REVISIONS:

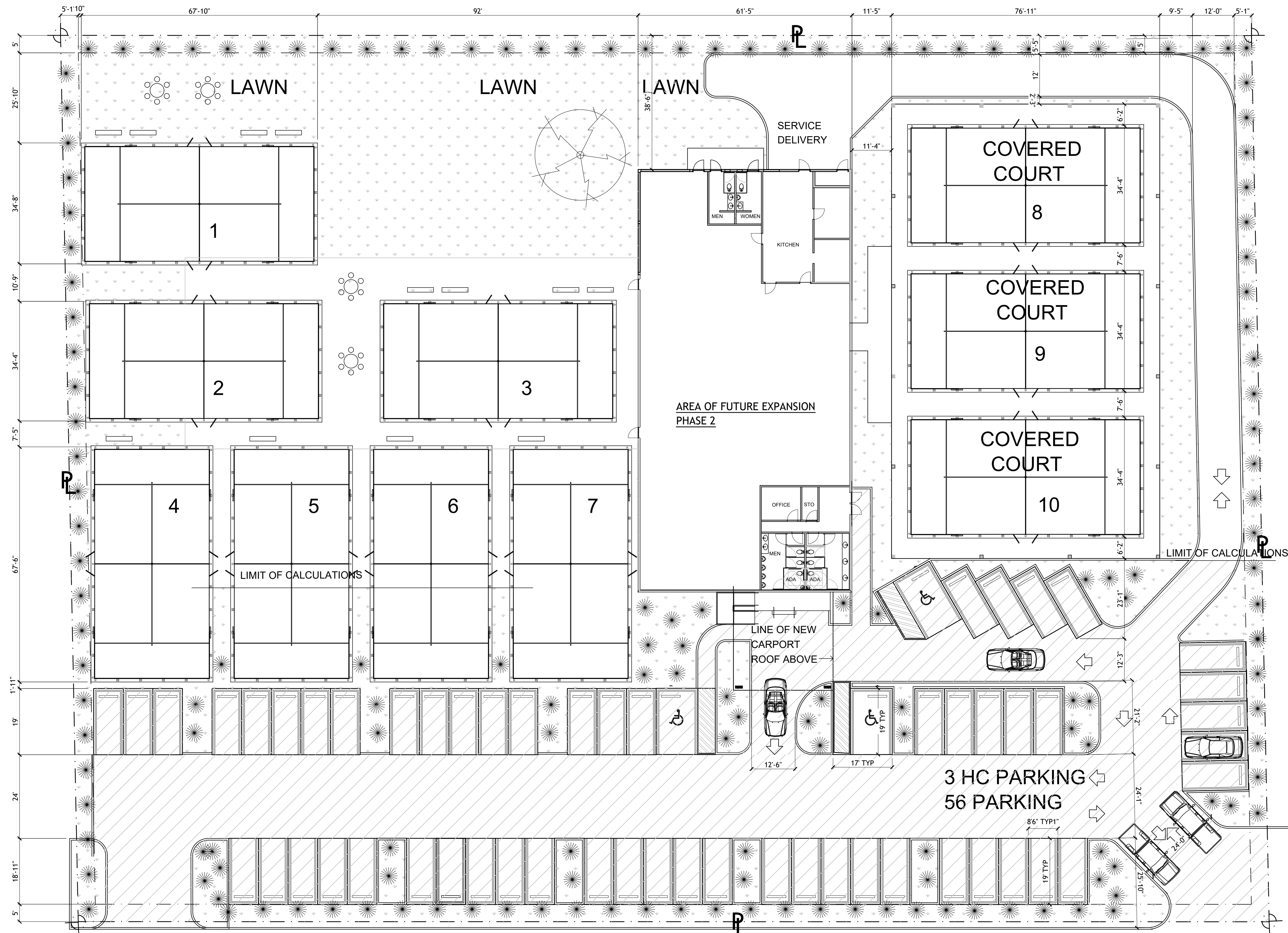
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-1.0

COVER SHEET



LOCATION



PARKING CALCULATIONS

TABLE	EXTERIOR	INTERIOR (FUTURE BUILD OUT)
(4) 6 TOP TABLE	= 50 SF X 4 = 200 SF	
(12) 7-6" BENCH	= 10.0 SF X 12 = 120 SF	
	PRO SHOP = 107 SF	
	DINING AREA = 1140 SF	
	LOUNGE AREA = 800 SF	
	GAME AREA = (6) 10 SF BENCHES = 60 SF	
	(10) CAFE SEATS = 10.0 SF X 6 = 60 SF	REQUIRED PROVIDED
	2,851 SF OF SEATING AREA / 60 = 47.5 = 48	48 59

ASPHALT LANDSCAPE AREAS

LANDSCAPE	ASPHALT
6,950 SF	22,083 SF
	25% OF 22,083 = 5,520.75

ASPHALT LANDSCAPE CALCULATIONS

LANDSCAPE REQUIRED	PROVIDED
5,520.75 SF	6,950 SF

ASPHALT LANDSCAPE KEY

- ASPHALT
- LANDSCAPE

AA000666
ANTHONY LECHE
0006752

DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

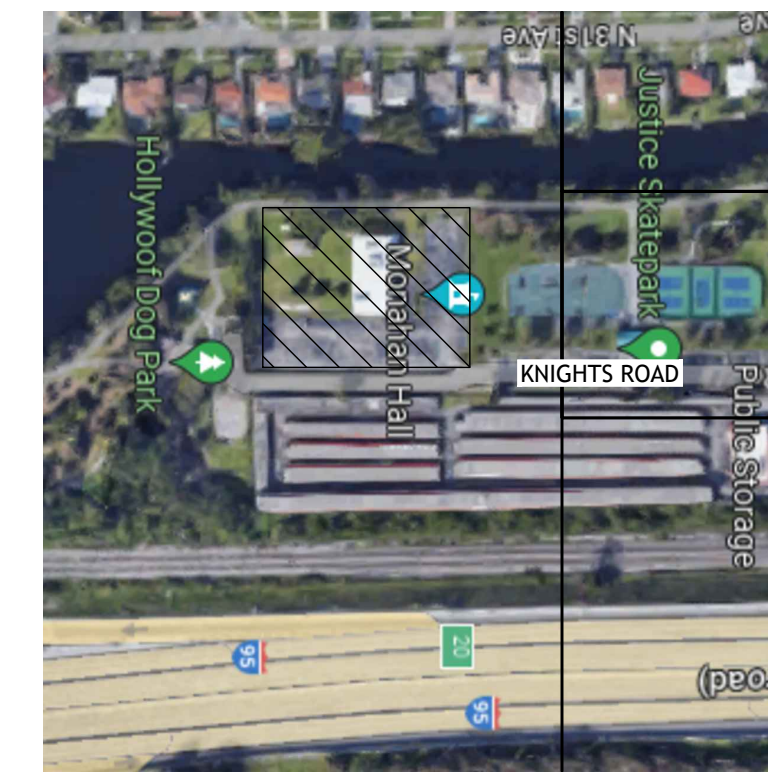
PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:
REVISIONS:

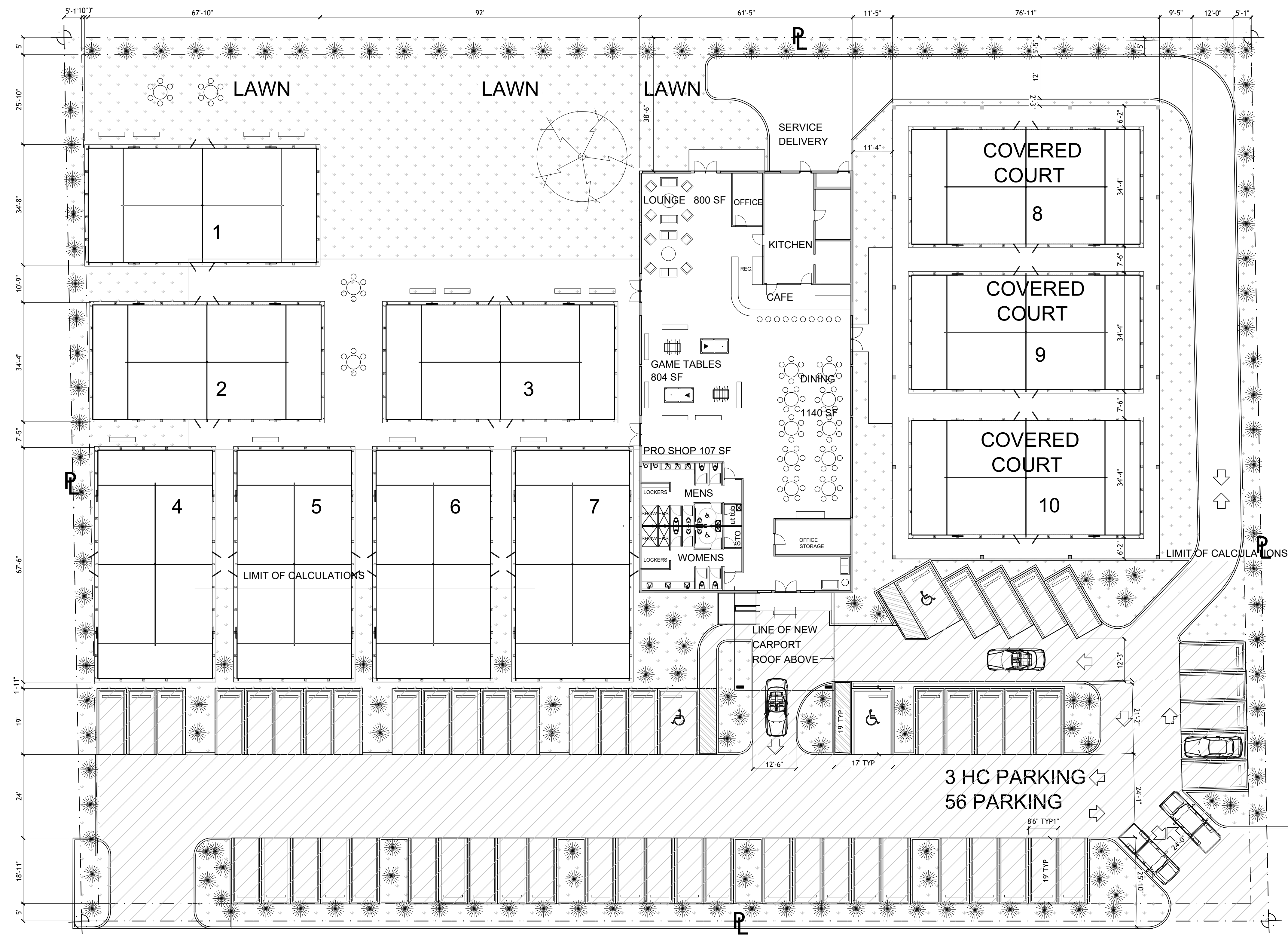
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-1.1
ZONING DATA/ SITE PLAN/ GENERAL NOTES

KNIGHTS ROAD
SITE PLAN PHASE 1
1/16" = 1'-0"



LOCATION



PARKING CALCULATIONS

TABLE	EXTERIOR
(4) 6 TOP TABLE = 50 SF X 4	= 200 SF
BENCH (12) 7'-6" BENCH = 10.0 SF X 12	= 120 SF

INTERIOR

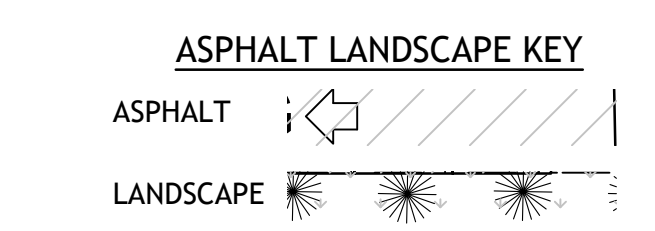
PRO SHOP = 107 SF	
DINING AREA = 1140 SF	
LOUNGE AREA = 800 SF	
GAME AREA = (6) 10 SF BENCHES = 60 SF	REQUIRED PROVIDED
(10) CAFE SEATS = 10.0 SF X 6 = 60 SF	48 48 59
2,851 SF OF SEATING AREA / 60 = 47.5 = 48	

ASPHALT LANDSCAPE AREAS

LANDSCAPE	ASPHALT
6,950 SF	22,083 SF
25% OF 22,083 = 5,520.75	

ASPHALT LANDSCAPE CALCULATIONS

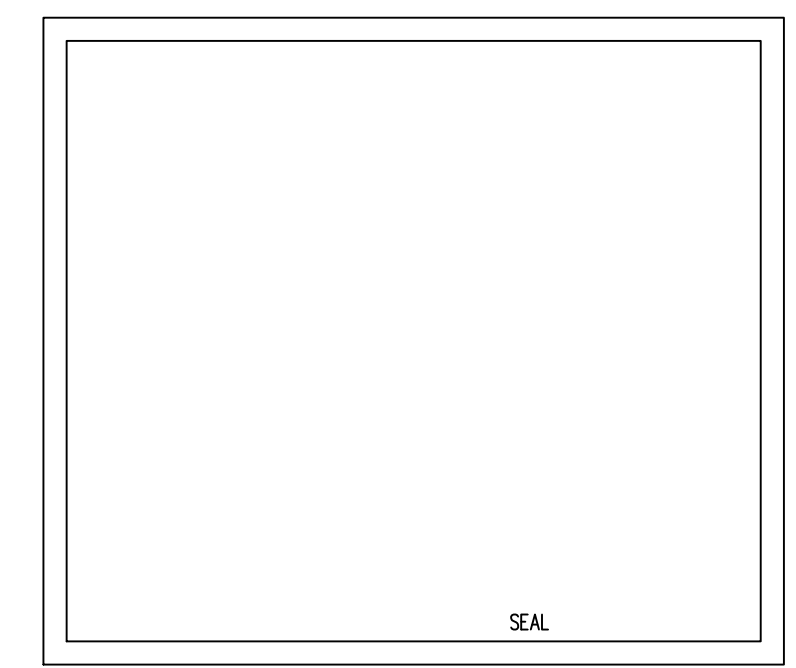
LANDSCAPE REQUIRED	PROVIDED
5,520.75 SF	6,950 SF



AA000569
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.8377 | F: 305.438.8379



PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

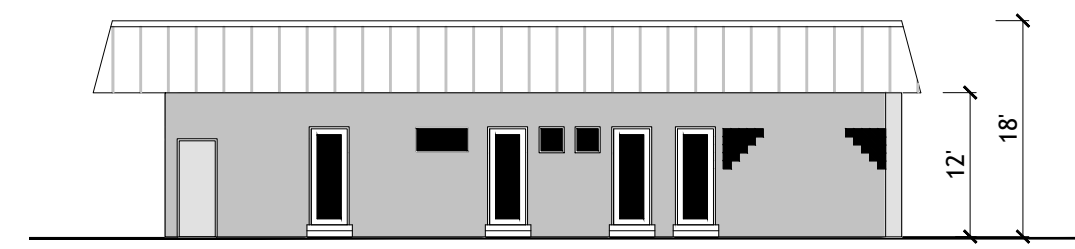
DRAWN BY:
REVISIONS:

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-1.1
ZONING DATA/ SITE PLAN/ GENERAL NOTES

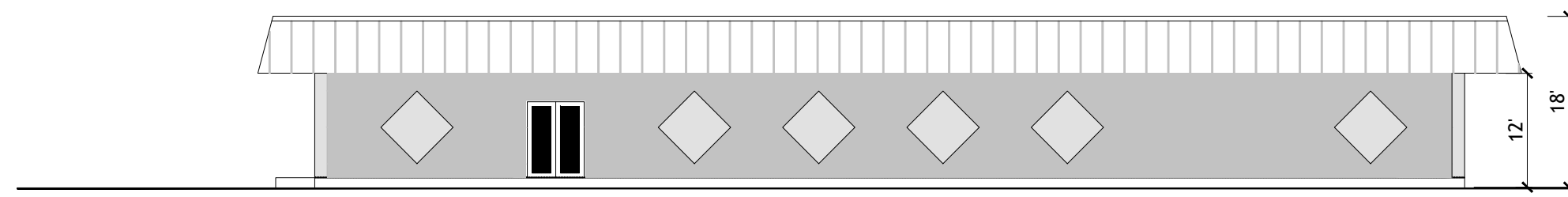
KNIGHTS ROAD

SITE PLAN PHASE 2
1/16" = 1'-0"



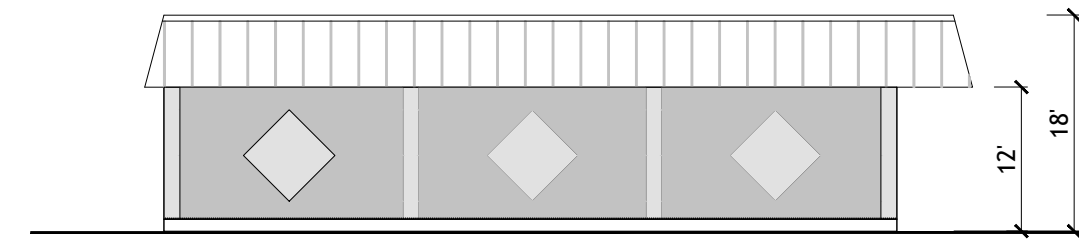
WEST BUILDING ELEVATION

1/16"=1'-0"



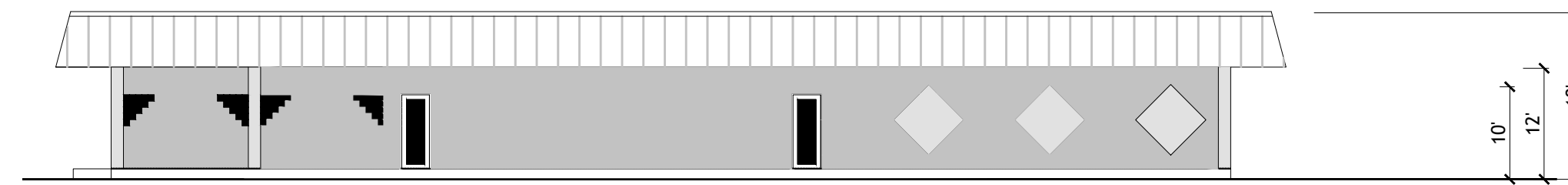
NORTH BUILDING ELEVATION

1/16"=1'-0"



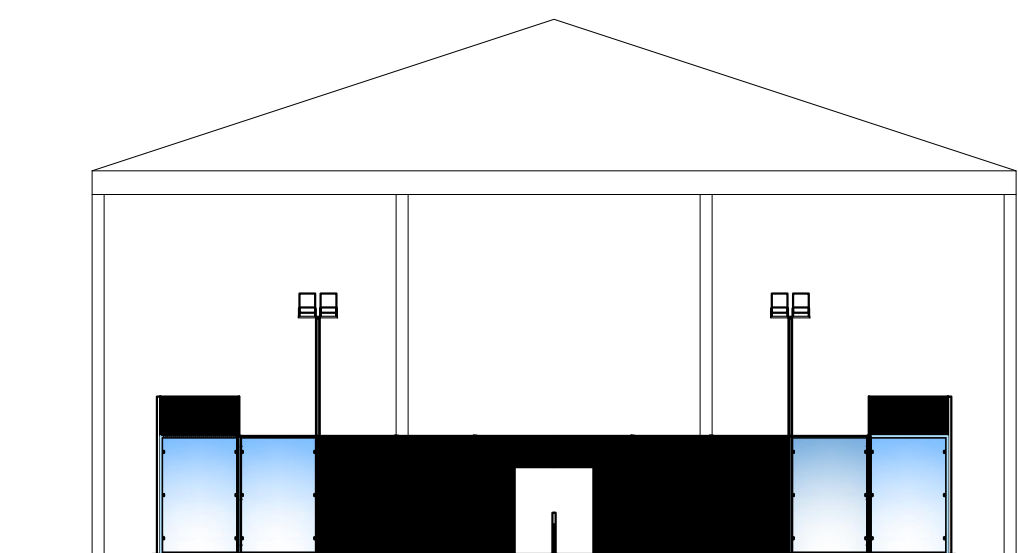
EAST BUILDING ELEVATION

1/16"=1'-0"



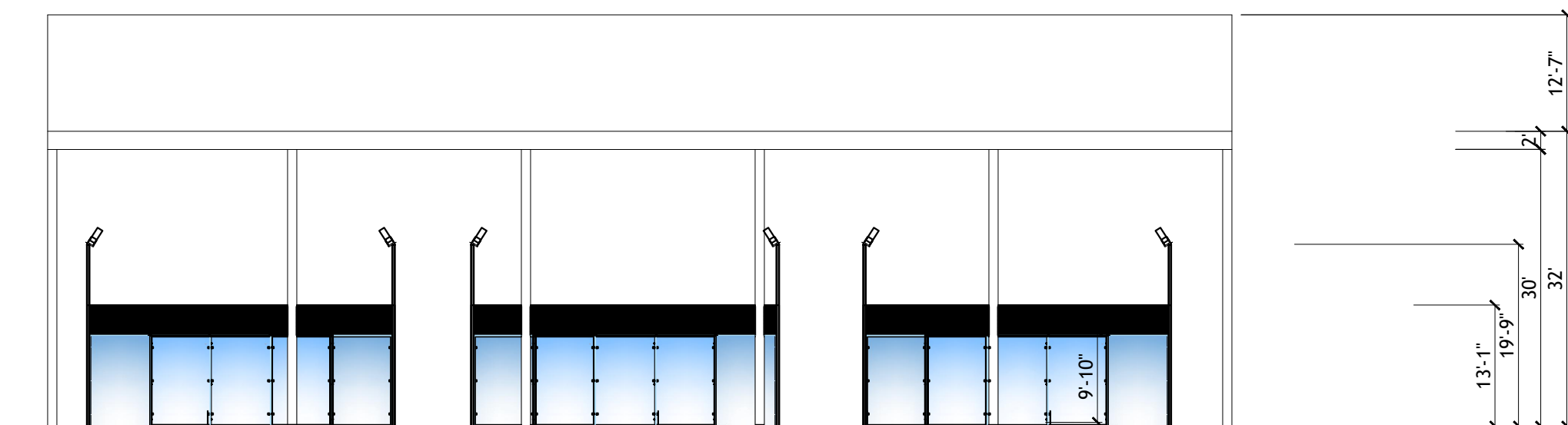
SOUTH BUILDING ELEVATION

1/16"=1'-0"



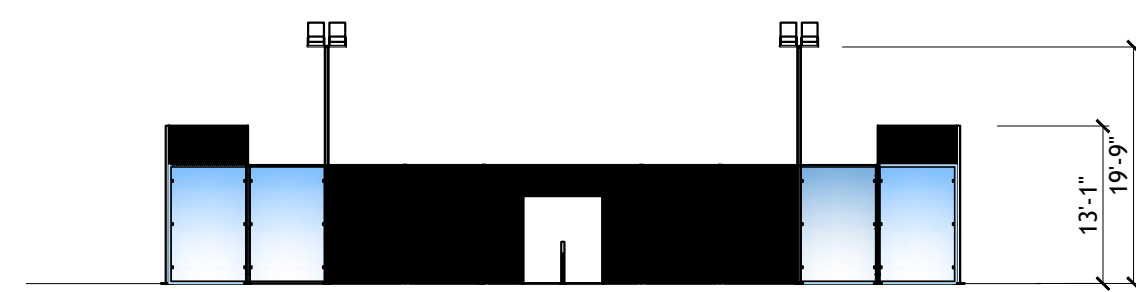
E & W COVERED COURT ELEVATION

1/16"=1'-0"



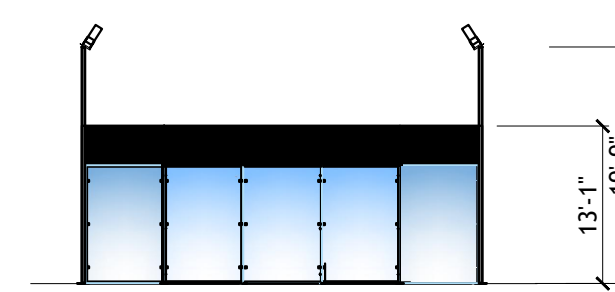
N & S COVERED COURT ELEVATION

1/16"=1'-0"



SIDE COURT ELEVATION

1/16"=1'-0"

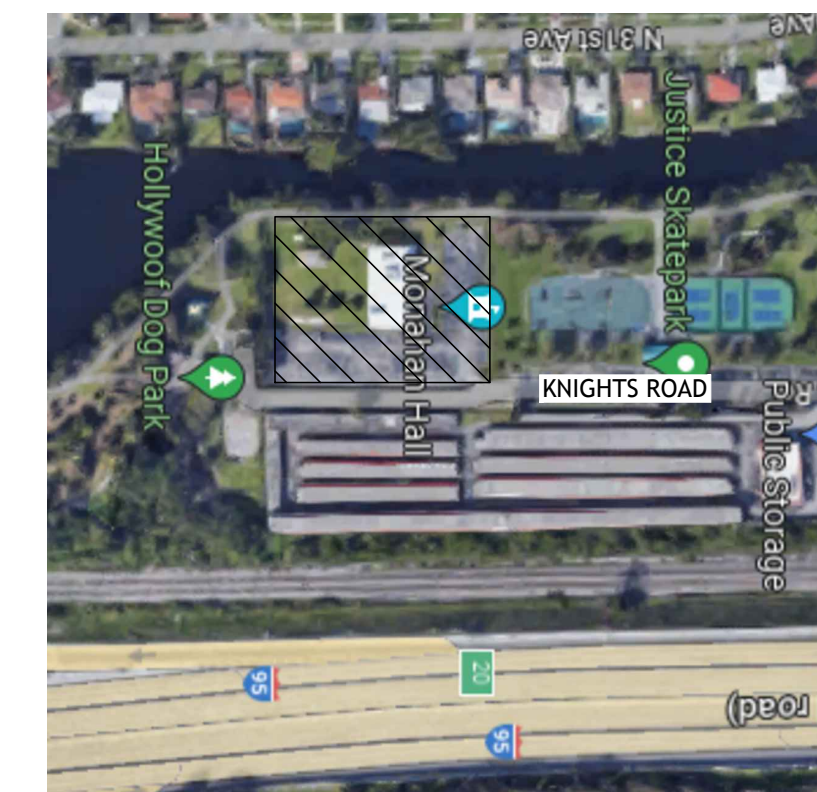


END COURT ELEVATION

1/16"=1'-0"

ELEVATIONS PHASE 1

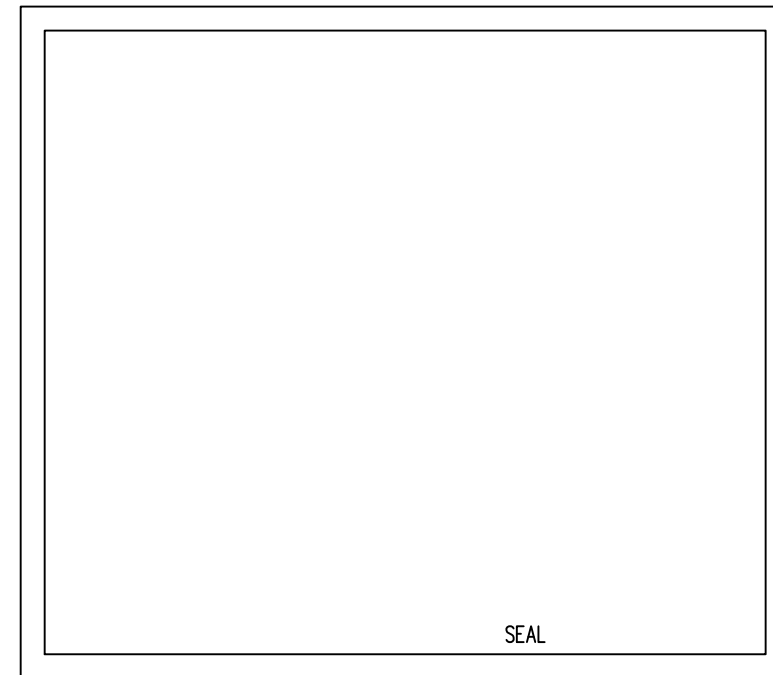
1/16"=1'-0"



ADDRESS:
LOCATION:
DATE:

3 DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

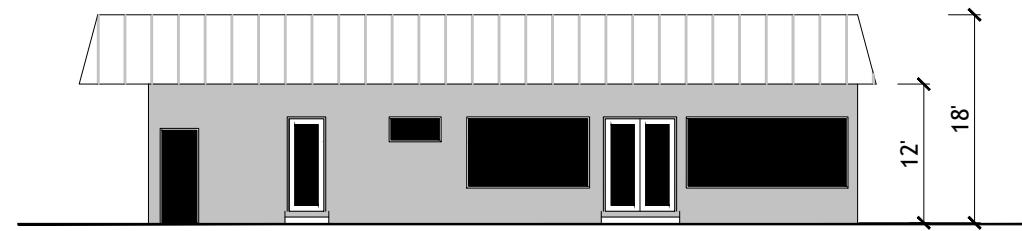


PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:
REVISIONS:

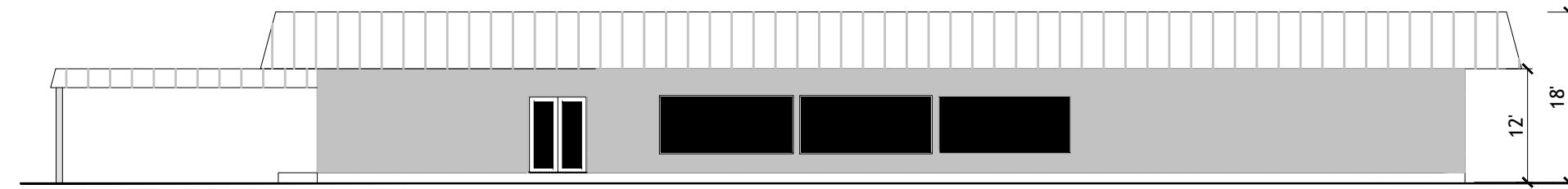
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-1.2
PHASE 1 ELEVATIONS



WEST BUILDING ELEVATION

1/16" = 1'-0"



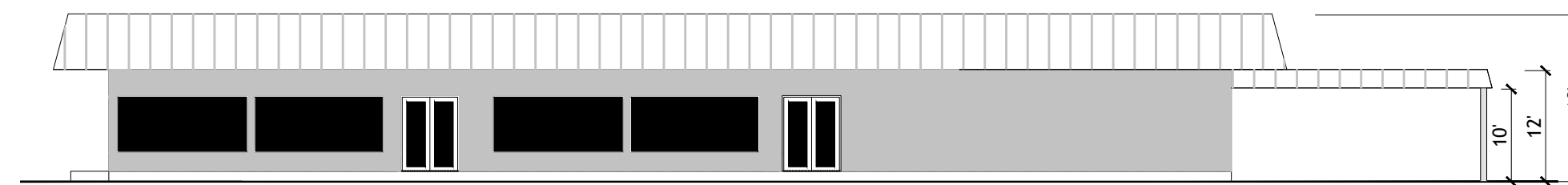
NORTH BUILDING ELEVATION

1/16" = 1'-0"



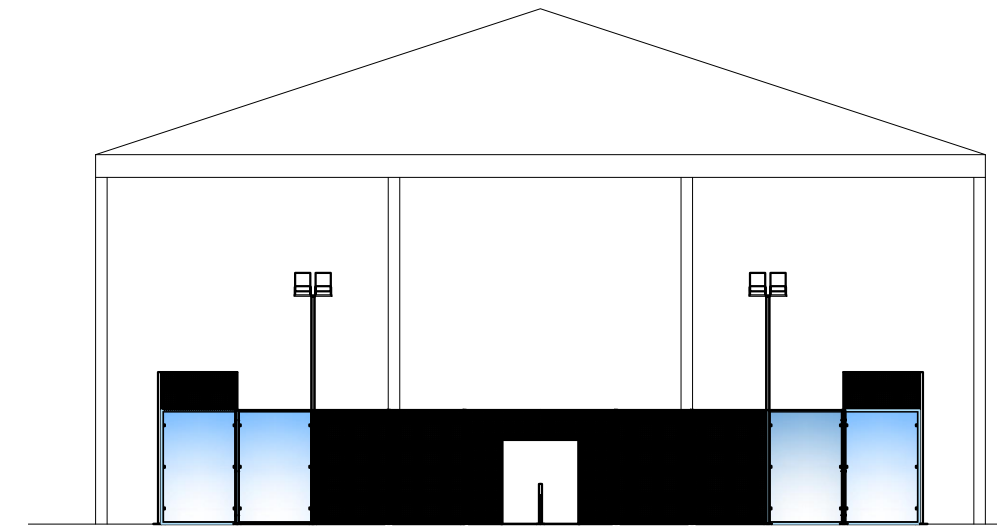
EAST BUILDING ELEVATION

1/16" = 1'-0"



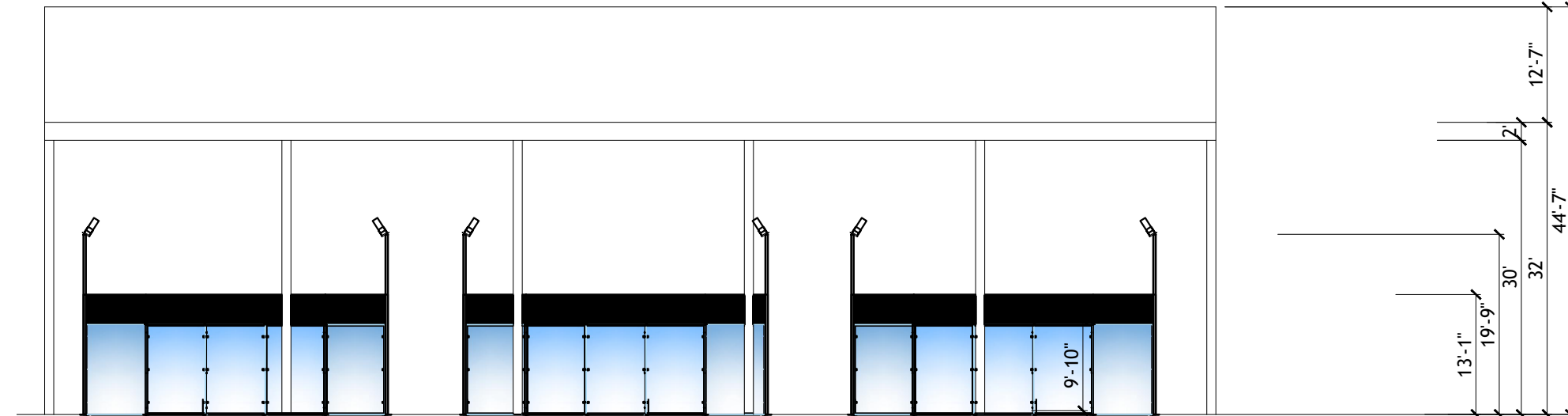
SOUTH BUILDING ELEVATION

1/16" = 1'-0"



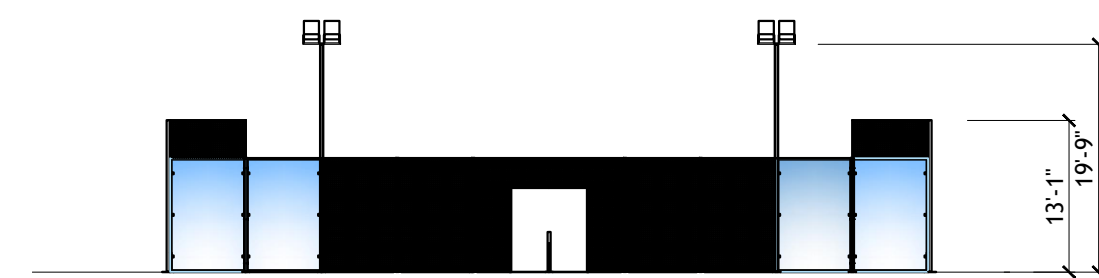
E & W COVERED COURT ELEVATION

1/16" = 1'-0"



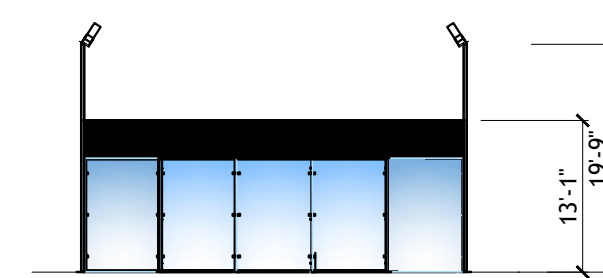
N & S COVERED COURT ELEVATION

1/16" = 1'-0"



SIDE COURT ELEVATION

1/16" = 1'-0"



END COURT ELEVATION

1/16" = 1'-0"

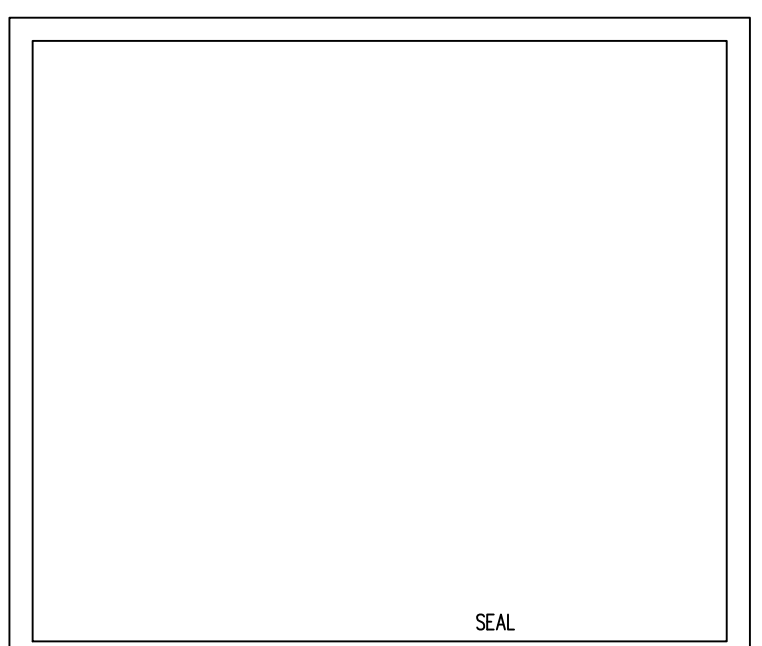
ELEVATIONS PHASE 2

1/16" = 1'-0"

AA0003669
ANTHONY LEON
0016752

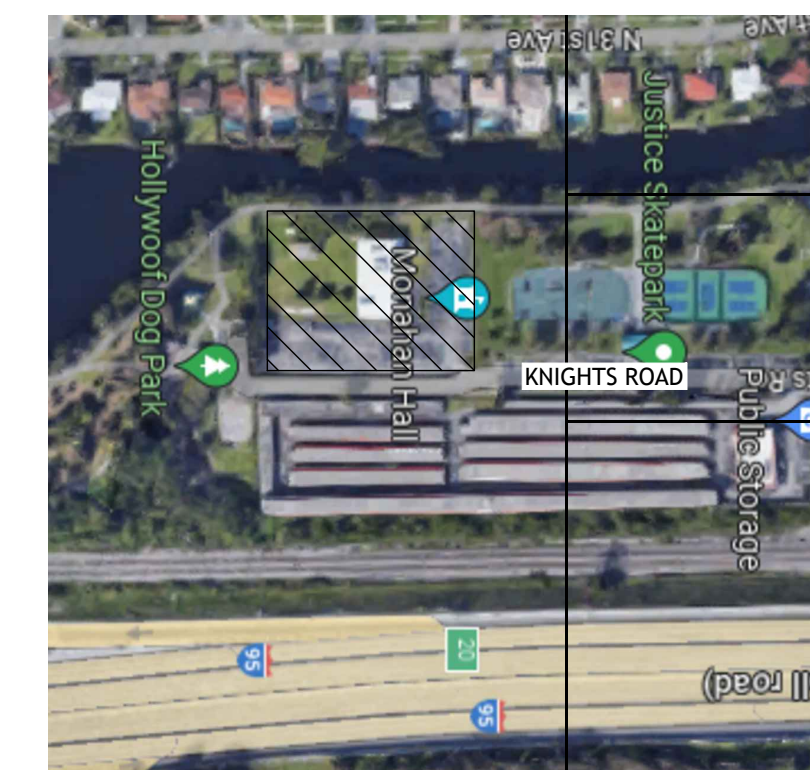
3 DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.8377 | F: 305.438.8378



PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:
REVISIONS:



LOCATION

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-1.2
PHASE 2
ELEVATIONS